
SARA LEON
& ASSOCIATES, PLLC

March 24, 2022

Via Electronic Mail: Ch313.apps@cpa.texas.gov
Local Government Assistance &
Economic Analysis Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Application for a Chapter 313 Value Limitation Agreement between the Mart
Independent School District and True North Solar, LLC

First Year of Qualifying Time Period – 2023
First Year of Limitation – 2025

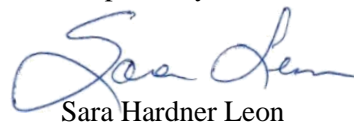
Dear Local Government Assistance and Economic Analysis Division:

The Mart Independent School District Board of Trustees approved the enclosed Application for Appraised Value Limitation on Qualified Property at a duly called meeting held on March 16, 2022. The Application was determined to be complete by the District on March 24, 2022. The Applicant proposes to construct a 240 MW solar farm to be located in the reinvestment zone and project boundary within Mart ISD and Falls County.

A copy is being provided to the Falls County Appraisal District by copy of this correspondence. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

Thanks so much for your kind attention to this matter.

Respectfully submitted,



Sara Hardner Leon

Enclosures

March 24, 2022

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cc: *Via Electronic Mail: mdavis@fallscad.net*
Martha Davis, Interim Chief Appraiser, Falls County Appraisal District

Via Electronic Mail: betsy.burnett@mymartisd.org
Betsy Burnett, Superintendent of Schools, Mart Independent School District

Via Electronic Mail: brian.massey@avangrid.com
Brian Massey, Senior Business Developer, Avangrid Renewables, LLC

Via Electronic Mail: eric.barnett@avangrid.com
Eric Barnett, Senior Developer, Avangrid Renewables, LLC

Via Electronic Mail: renn.neilson@bakerbotts.com
Renn Neilson, Partner, Baker Botts L.L.P.

Application for Appraised Value Limitation on Qualified Property (Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Texas Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
 - the date on which the school district received the application;
 - the date the school district determined that the application was complete;
 - the date the school board decided to consider the application; and
 - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the completed application to the Comptroller, separating each section of the documents. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, and has determined that all assertions of confidentiality are appropriate, the Comptroller will publish all submitted non-confidential application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller's rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project and issue a certificate for a limitation on appraised value to the school board regarding the application by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete by the Comptroller), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School District Information

1. Authorized School District Representative

Date Application Received by District

First Name

Last Name

Title

School District Name

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number (optional)

Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application?

☐

Yes

☐

No

SECTION 1: School District Information *(continued)*3. Authorized School District Consultant *(If Applicable)*

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Mobile Number *(optional)*

Email Address

4. On what date did the district determine this application complete?

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ☐ Yes ☐ No

2a. If yes, please fill out contact information for that person.

First Name

Last Name

Title

Organization

Street Address

Mailing Address

City

State

ZIP

Phone Number

Fax Number

Mobile Number *(optional)*

Business Email Address

3. Does the applicant authorize the consultant to provide and obtain information related to this application? ☐ Yes ☐ No

SECTION 2: Applicant Information *(continued)*4. Authorized Company Consultant *(If Applicable)*

First Name

Last Name

Title

Firm Name

Phone Number

Fax Number

Business Email Address

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☐ Yes ☐ No

The total fee shall be paid at the same time the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

- 1a. If yes, include all transaction information below. Include proof of application fee paid to the school district in **Tab 2**. Any confidential banking information provided will not be publicly posted.

Payment Amount

Transaction Type

Payor

Payee

Date transaction was processed

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☐ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☐ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? _____
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) _____
3. Parent Company Name _____ **Avangrid Renewables, LLC**
4. Parent Company Tax ID _____
5. NAICS code _____
6. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☐ No
- 6a. If yes, please list application number, name of school district and year of agreement _____

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* _____
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☐ No
- 2a. If yes, attach in **Tab 3** a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name

2c. Reporting Entity Taxpayer Number

3. Is the applicant current on all tax payments due to the State of Texas? ☐ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ Yes ☐ No ☐ N/A

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☐ Yes ☐ No
2. The property will be used for one of the following activities:
- (1) manufacturing ☐ Yes ☐ No
 - (2) research and development ☐ Yes ☐ No
 - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☐ No
 - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☐ No
 - (5) renewable energy electric generation ☐ Yes ☐ No
 - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☐ No
 - (7) nuclear electric power generation ☐ Yes ☐ No
 - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☐ No
 - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051* ☐ Yes ☐ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☐ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☐ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☐ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☐ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☐ No

*Note: Applicants requesting eligibility under this category should note that there are additional application and reporting data submission requirements.

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:
- | | |
|---|--|
| <input type="checkbox"/> Land has no existing improvements | <input type="checkbox"/> Land has existing improvements <i>(complete Section 13)</i> |
| <input type="checkbox"/> Expansion of existing operation on the land <i>(complete Section 13)</i> | <input type="checkbox"/> Relocation within Texas |

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☐ Yes ☐ No
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☐ Yes ☐ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☐ Yes ☐ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☐ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☐ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☐ Yes ☐ No
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☐ Yes ☐ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☐ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☐ Yes ☐ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☐ Yes ☐ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

NOTE: Only construction beginning after the application review start date (the date the Texas Comptroller of Public Accounts deems the application complete) can be considered qualified property and/or qualified investment.

1. Estimated school board ratification of final agreement _____
2. Estimated commencement of construction _____
3. Beginning of qualifying time period (MM/DD/YYYY). _____
4. First year of limitation (YYYY) _____
- 4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

☐ A. January 1 following the application date

☐ B. January 1 following the end of QTP

☐ C. January 1 following the commencement of commercial operations
5. Commencement of commercial operations _____

SECTION 10: The Property

1. County or counties in which the proposed project will be located _____
2. Central Appraisal District (CAD) that will be responsible for appraising the property _____
3. Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☐ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

M&O (ISD): _____
(Name, tax rate and percent of project)

County: _____
(Name, tax rate and percent of project)

Hospital District: _____
(Name, tax rate and percent of project)

Other (describe): _____
(Name, tax rate and percent of project)

I&S (ISD): _____
(Name, tax rate and percent of project)

City: _____
(Name, tax rate and percent of project)

Water District: _____
(Name, tax rate and percent of project)

Other (describe): _____
(Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

5. List all state and local incentives as an annual percentage. Include the estimated start and end year of the incentive:

County: _____
(Incentive type, percentage, start and end year)

City: _____
(Incentive type, percentage, start and end year)

Hospital District: _____
(Incentive type, percentage, start and end year)

Water District: _____
(Incentive type, percentage, start and end year)

Other (describe): _____
(Incentive type, percentage, start and end year)

Other (describe): _____
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? ☐ Yes ☐ No
- 6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7 and 8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.
7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ☐ Yes ☐ No
- 7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Texas Tax Code 313.021(1) Qualified Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/economy/local/ch313/.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? _____
2. What is the amount of appraised value limitation for which you are applying? _____
- Note:** The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? ☐ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
- a specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
 - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ☐ Yes ☐ No

SECTION 12: Texas Tax Code 313.021(2) Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:
- a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
 - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**);
 - a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
 - Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? ☐ Yes ☐ No
- Note:** Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

SECTION 12: Texas Tax Code 313.021(2) Qualified Property (*continued*)

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? ☐ Yes ☐ No
- 2a. If yes, attach complete documentation including:
- legal description of the land (**Tab 9**);
 - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
 - owner (**Tab 9**);
 - the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
 - a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? ☐ Yes ☐ No
- 3a. If yes, attach the applicable supporting documentation:
- evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
 - legal description of reinvestment zone (**Tab 16**);
 - order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
 - guidelines and criteria for creating the zone (**Tab 16**); and
 - a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**).
- 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date.

What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (statement 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property within the project boundary in response to statements 1 and 2 of this section, provide the following supporting information in **Tab 10**:
- maps and/or detailed site plan;
 - surveys;
 - appraisal district values and parcel numbers;
 - inventory lists;
 - existing and proposed property lists;
 - model and serial numbers of existing property; or
 - other information of sufficient detail and description.
4. Total estimated market value of existing property within the project boundary (that property described in response to statement 1): _____ \$ _____
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to statement 2): _____ \$ _____

Note: Investment for the property listed in statement 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create?
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14))
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ☐ Yes ☐ No
 - 3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note:** If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.
 - a. Non-qualified job wages
 - average weekly wage for all jobs (all industries) in the county is
 - b. Qualifying job wage minimum option §313.021(5)(A)
 - 110% of the average weekly wage for manufacturing jobs in the county is
 - c. Qualifying job wage minimum option §313.021(5)(B)
 - 110% of the average weekly wage for manufacturing jobs in the region is
5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ☐ §313.021(5)(A) or ☐ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property?
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☐ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ☐ Yes ☐ No
 - 9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).
10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ☐ Yes ☐ No
 - 10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, and C in **Tab 14**. **Note:** Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by an entity other than the Comptroller's office, in **Tab 15**. (*not required*)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Tab 2

Proof of Payment of Application Fee

See attached.

Proof of payment of filing fee received by the
Comptroller of Public Accounts per TAC Rule
§9.1054 (b)(5)

*(Page Inserted by Office of Texas Comptroller of
Public Accounts)*

Tab 3

Documentation of Combined Group Membership under Texas Tax Code § 171.0001(7)

See attached.

**Response to Section 5 question 2a.,
documentation of combined group
membership, received by CPA**

Tab 4

Detailed Description of Project

Applicant, True North Solar, LLC, proposes to build a solar-powered electric generation facility (the “Project”) with a contemplated location in Falls County and within the boundaries of Mart Independent School District. The installed solar photovoltaic capacity of the proposed Project is expected to be approximately 240 Megawatts. While solar panel type and size have yet to be finalized, the current plan is to utilize approximately 621,905 Longi solar modules.

If the Mart ISD location is selected, Applicant estimates the Project would begin construction in the first quarter of 2023 and commence commercial operations in the fourth quarter of 2024. Construction of the project will include, but is not limited to, the following: solar modules/panels; metal mounting system with tracking capabilities; battery or battery system; underground conduit; communication cables; electric collection system wiring; combiner boxes; a project substation including breaks, a transformer, and meters; overhead transmission lines; inverter boxes on concrete pads; an operations and maintenance facility; fencing for safety and security; telephone and internet communication systems; access and service roads; and meteorological equipment to measure solar irradiation and weather conditions.

Tab 5

Documentation of Value Limitation as a Determining Factor

Section 8, Question 2: Has the applicant entered into any agreements, contracts, or letters of intent related to the proposed project?

Applicant has executed contracts as part of the development process, including engagement of various consultants in connection with applying for incentive agreements and early-stage development studies. Applicant has not executed any contracts that would require the Project to be constructed in Mart ISD or the State of Texas. All of Applicant's agreements and contracts related to this project are for early-stage project development; none requires Applicant to move forward with the Project.

Section 8, Question 7: Is the applicant evaluating other locations not in Texas for the proposed project?

Applicant is a national solar developer with the ability to locate projects of this type anywhere in the United States with favorable solar characteristics. The proposed Project site location in Mart ISD is one of the locations under consideration by Applicant to develop its growing business, but Applicant is also actively considering alternative Project sites in other states where it also has operations, including Alabama, Arizona, California, Georgia, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Nevada, New Hampshire, New Mexico, New York, Ohio, Oklahoma, Oregon, Pennsylvania, South Carolina, Tennessee, Utah, Vermont, Virginia, Washington, Wisconsin, and Wyoming.

The proposed Project site in Mart ISD must be competitive with alternative proposed site locations across the county in order for Applicant to select the location for capital investment and commitment to jobs and long-term operations. Project economics at the proposed Project site must also be competitive with similar facilities in Texas, many of which have secured value limitation agreements.

Without an appraised value limitation agreement, projected economics for the proposed Project become far less attractive and the likelihood of selling electricity at a competitive price will significantly decrease. Applicant has determined that it must secure an appraised value limitation with Mart ISD for this Project. If a value limitation agreement is not approved, Applicant must locate the Project elsewhere with more favorable economics.

Applicant has been offered tax incentives from other states where it is considering alternative Project locations. For example, Applicant is considering an alternative site in Arizona where its project would be eligible for significant ad valorem tax benefits under the state Statutory Renewable Generation Methodology formula. This Arizona tax benefit allows for an additional depreciation factor for commercial scale renewable generation projects through 2040. Applicant automatically qualifies for this benefit without a separate application or qualification process.

Another proposed project location in New Mexico has also received offers from local tax authorities for ad valorem tax benefits to attract Applicant's capital investment and resulting employment and operations. New Mexico's incentive is structured in the form of an Industrial Revenue Bond Program involving PILOT payments over a 30-year term to allow for generous up-front property tax savings.

Tab 6

If Project located in more than one district, include
list of percentage in each district

Not applicable.

Tab 7

Description of Qualified Investment

Applicant is requesting an appraised value limitation for all property constructed or placed upon its real property leased in Mart ISD and Falls County. The proposed 240-Megawatt solar photovoltaic facility Project is expected to be fully operational by the fourth quarter of 2024.

The Project would include approximately 621,905 solar modules; metal mounting system with tracking capabilities; battery or battery system; underground conduit; communication cables; electric collection system wiring; combiner boxes; a project substation including breaks, a transformer, and meters; overhead transmission lines; inverter boxes on concrete pads; an operations and maintenance facility; fencing for safety and security; telephone and internet communication systems; access and service roads; and meteorological equipment to measure solar irradiation and weather conditions. The total enclosed Project is estimated to be 1,907 acres.

Major components of the proposed Project would include:

- 621,905 Longi LR5-72HBD 540 solar modules;
- ATI DuraTrack Hz v3 metal mounting system with tracking capabilities;
- Battery or Battery System;
- Power Electronics HEM FS4200M Inverter;
- Underground Conduit;
- Communication Cables with 12 x 34.5kV MV cabling;
- Electric Collection System wiring and associated electrical infrastructure;
- Combiner Boxes;
- 345kV Project Substation (including 2x150MVA Transformers and associated equipment, i.e., disconnects, meters, and circuit breakers);
- Overhead Transmission Lines;
- Inverter Boxes on Concrete Pads;
- Operation and Maintenance Facility;
- Fencing;
- Telephone and Internet Communication Systems;
- Access and Service Roads; and
- Meteorological Equipment.

Tab 8

Description of Qualified Property

Applicant is requesting an appraised value limitation for all property constructed or placed upon its real property leased in Mart ISD and Falls County. The proposed 240-Megawatt solar photovoltaic facility Project is expected to be fully operational by the fourth quarter of 2024.

The Project would include approximately 621,905 solar modules; metal mounting system with tracking capabilities; battery or battery system; underground conduit; communication cables; electric collection system wiring; combiner boxes; a project substation including breaks, a transformer, and meters; overhead transmission lines; inverter boxes on concrete pads; an operations and maintenance facility; fencing for safety and security; telephone and internet communication systems; access and service roads; and meteorological equipment to measure solar irradiation and weather conditions. The total enclosed Project is estimated to be 1,907 acres.

Major components of the proposed Project would include:

- 621,905 Longi LR5-72HBD 540 solar modules;
- ATI DuraTrack Hz v3 metal mounting system with tracking capabilities;
- Battery or Battery System;
- Power Electronics HEM FS4200M Inverter;
- Underground Conduit;
- Communication Cables with 12 x 34.5kV MV cabling;
- Electric Collection System wiring and associated electrical infrastructure;
- Combiner Boxes;
- 345kV Project Substation (including 2x150MVA Transformers and associated equipment, i.e., disconnects, meters, and circuit breakers);
- Overhead Transmission Lines;
- Inverter Boxes on Concrete Pads;
- Operation and Maintenance Facility;
- Fencing;
- Telephone and Internet Communication Systems;
- Access and Service Roads; and
- Meteorological Equipment.

Tab 9

Description of Land

Not applicable.

Tab 10

Description of property not eligible to become qualified property

The proposed Project Site includes existing improvements that are not owned by Applicant and will not be used as part of the proposed Project operations.

Existing improvements within the proposed Project site include:

- a residential home and various commercial and miscellaneous improvements on parcel ID 38969, valued by Falls CAD at \$369,240;
- a barn and miscellaneous improvements on parcel ID 24931, valued by Falls CAD at \$2,050; and
- miscellaneous improvements on parcel ID 31563, valued by Falls CAD at \$2,000.

See attached for Falls CAD records representing the value of all existing improvements within the proposed Project boundary.

Property Search Results > 38969 DIETERICH JASON KIRK & KYLA for Year 2021

Tax Year: 2021

Property

Account			
Property ID:	38969	Legal Description:	A0182 FRANCIS SEBASTIAN 492.27 ACRES
Geographic ID:	13911002	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location			
Address:	501 CR 165 MART, TX 76664	Mapsc0:	
Neighborhood:		Map ID:	12262
Neighborhood CD:			

Owner			
Name:	DIETERICH JASON KIRK & KYLA	Owner ID:	19377
Mailing Address:	501 CR 165 MART, TX 76664	% Ownership:	100.000000000000%
		Exemptions:	HS

Values

(+) Improvement Homesite Value:	+	\$272,850	
(+) Improvement Non-Homesite Value:	+	\$96,390	
(+) Land Homesite Value:	+	\$2,880	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,412,400	\$115,450
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,784,520	
(-) Ag or Timber Use Value Reduction:	-	\$1,296,950	
(=) Appraised Value:	=	\$487,570	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$487,570	

Taxing Jurisdiction

Owner:	DIETERICH JASON KIRK & KYLA
% Ownership:	100.000000000000%
Total Value:	\$1,784,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
--------	-------------	----------	-----------------	---------------	---------------	--	--

CAD	FALLS COUNTY APPRAISAL DISTRICT	0.000000	\$487,570	\$487,570	\$0.00
CF	FALLS COUNTY	0.783610	\$487,570	\$487,570	\$3,820.64
F1	EMER SVCS DIST 1	0.028270	\$487,570	\$487,570	\$137.84
RD	LATERAL ROAD	0.147000	\$487,570	\$484,570	\$712.32
SA	MART ISD	1.303870	\$487,570	\$462,570	\$6,031.31
Total Tax Rate:		2.262750			
				Taxes w/Current Exemptions:	\$10,702.11
				Taxes w/o Exemptions:	\$11,032.49

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E1 Living Area: 3280.0 sqft Value: \$252,850

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	BF		2012	3280.0
OP	OPEN PORCH	BF		2012	2239.0
DG	DETACHED GARAGE	BF		2012	648.0
DK	DECK	BF		0	378.0

Improvement #2: MISC IMPR State Code: E1 Living Area: 3280.0 sqft Value: \$13,720

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	OP3		0	3280.0
STG	STORAGE	OP3		0	560.0

Improvement #3: COMMERCIAL State Code: E1 Living Area: 4000.0 sqft Value: \$16,050

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	OP3		0	4000.0

Improvement #4: COMMERCIAL State Code: E1 Living Area: 4000.0 sqft Value: \$19,260

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	OP3		0	4000.0

Improvement #5: MISC IMPR State Code: E1 Living Area: 6000.0 sqft Value: \$47,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	MB2		0	4500.0
MA	MAIN AREA	OP3		0	1500.0

Improvement #6: UTILITIES State Code: E1 Living Area: sqft Value: \$8,000

Improvement #7: MISC IMPR State Code: E1 Living Area: sqft Value: \$12,000

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,880	\$0
2	DLCP	DRYLAND CROPLAND	491.2700	21399721.20	0.00	0.00	\$1,412,400	\$115,450

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$369,240	\$1,415,280	115,450	487,570	\$0	\$487,570
2020	\$367,240	\$1,132,220	115,450	484,990	\$0	\$484,990
2019	\$367,240	\$1,132,220	114,500	484,040	\$0	\$484,040
2018	\$367,240	\$1,132,220	114,500	484,040	\$0	\$484,040
2017	\$367,240	\$935,310	114,500	483,640	\$8,762	\$474,878
2016	\$356,040	\$596,440	114,390	471,640	\$0	\$471,640
2015	\$356,040	\$596,440	114,390	471,640	\$0	\$471,640
2014	\$356,040	\$596,432	114,390	471,642	\$0	\$471,642
2013	\$153,280	\$596,430	114,390	268,880	\$0	\$268,880
2012	\$64,730	\$590,720	114,390	180,320	\$0	\$180,320
2011	\$101,930	\$590,720	114,390	217,520	\$0	\$217,520
2010	\$101,930	\$516,880	128,430	231,410	\$0	\$231,410
2009	\$98,000	\$516,880	128,430	227,480	\$4,494	\$222,986
2008	\$98,000	\$516,880	128,430	227,480	\$4,494	\$222,986

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Tax Due

Property Tax Information as of 02/25/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	---------------------	---------------	----------	-----------------	--------------	-------------------------------	---------------	------------

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 883-2543

Property Search Results > 24931 BALLMAN RYAN DON & COMFORT CHRISTY BALLMAN for Year 2021

Tax Year: 2021

Property

Account			
Property ID:	24931	Legal Description:	A0362 WALKER JOHN H 92.65 ACRES
Geographic ID:	484006	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location			
Address:	CR 165	Mapsc0:	
Neighborhood:		Map ID:	12262
Neighborhood CD:			

Owner			
Name:	BALLMAN RYAN DON & COMFORT CHRISTY BALLMAN	Owner ID:	41110
Mailing Address:	6033 CLIFF LANE TEMPLE, TX 76502	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,050	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$347,440	\$21,770
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$349,490	
(-) Ag or Timber Use Value Reduction:	-	\$325,670	
(=) Appraised Value:	=	\$23,820	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$23,820	

Taxing Jurisdiction

Owner:	BALLMAN RYAN DON & COMFORT CHRISTY BALLMAN
% Ownership:	100.000000000000%
Total Value:	\$349,490

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
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CAD	FALLS COUNTY APPRAISAL DISTRICT	0.000000	\$23,820	\$23,820	\$0.00
CF	FALLS COUNTY	0.783610	\$23,820	\$23,820	\$186.65
F1	EMER SVCS DIST 1	0.028270	\$23,820	\$23,820	\$6.73
RD	LATERAL ROAD	0.147000	\$23,820	\$23,820	\$35.02
SA	MART ISD	1.303870	\$23,820	\$23,820	\$310.58
Total Tax Rate:		2.262750			
				Taxes w/Current Exemptions:	\$538.98
				Taxes w/o Exemptions:	\$538.98

Improvement / Building

Improvement #1: MISC IMPR State Code: D2 Living Area: sqft Value: \$1,050

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	BN		0	900.0

Improvement #2: MISC IMPR State Code: D2 Living Area: sqft Value: \$1,000

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DLCP	DRYLAND CROPLAND	92.6500	4035834.00	0.00	0.00	\$347,440	\$21,770

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$2,050	\$347,440	21,770	23,820	\$0	\$23,820
2020	\$2,050	\$277,950	21,770	23,820	\$0	\$23,820
2019	\$2,050	\$277,950	21,770	23,820	\$0	\$23,820
2018	\$2,050	\$277,950	21,770	23,820	\$0	\$23,820
2017	\$2,050	\$220,160	21,770	23,820	\$0	\$23,820
2016	\$8,110	\$170,180	21,770	29,880	\$0	\$29,880
2015	\$8,110	\$170,170	21,770	29,880	\$0	\$29,880
2014	\$8,106	\$170,174	21,773	29,879	\$0	\$29,879
2013	\$8,110	\$170,170	21,770	29,880	\$0	\$29,880
2012	\$8,110	\$170,170	21,770	29,880	\$0	\$29,880
2011	\$9,240	\$170,170	21,770	31,010	\$0	\$31,010
2010	\$9,240	\$97,290	24,460	33,700	\$0	\$33,700
2009	\$9,240	\$97,290	24,460	33,700	\$0	\$33,700
2008	\$9,240	\$97,290	24,460	33,700	\$0	\$33,700

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/4/2019	WD	WARRANTY DEED	BALLMAN JANICE E	BALLMAN RYAN DON & COMFORT CHRISTY BALLMAN	363	24	1923
2	12/13/2012	OT	Owner Transfer	BALLMAN DON EARL	BALLMAN JANICE E	275	28	LAST WILL & TESTAMEN

Tax Due

Property Tax Information as of 03/02/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 883-2543

Property Search Results > 31563 DAVES LISA M REVOCABLE TRUST for Year 2021

Tax Year: 2021

Property

Account

Property ID:	31563	Legal Description:	A0362 WALKER JOHN H 351.8 ACRES
Geographic ID:	6739001	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	Mapsc0:	
Neighborhood:	Map ID:	12262
Neighborhood CD:		

Owner

Name:	DAVES LISA M REVOCABLE TRUST	Owner ID:	39186
Mailing Address:	20910 TIMBER RIDGE DR MAGNOLIA, TX 77355	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,000	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,054,880	\$62,240
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,056,880	
(-) Ag or Timber Use Value Reduction:	-	\$992,640	
(=) Appraised Value:	=	\$64,240	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$64,240	

Taxing Jurisdiction

Owner:	DAVES LISA M REVOCABLE TRUST
% Ownership:	100.000000000000%
Total Value:	\$1,056,880

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		

CAD	FALLS COUNTY APPRAISAL DISTRICT	0.000000	\$64,240	\$64,240	\$0.00
CF	FALLS COUNTY	0.783610	\$64,240	\$64,240	\$503.39
F1	EMER SVCS DIST 1	0.028270	\$64,240	\$64,240	\$18.16
RD	LATERAL ROAD	0.147000	\$64,240	\$64,240	\$94.43
SA	MART ISD	1.303870	\$64,240	\$64,240	\$837.60
Total Tax Rate:		2.262750			
				Taxes w/Current Exemptions:	\$1,453.58
				Taxes w/o Exemptions:	\$1,453.58

Improvement / Building

Improvement #1:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$1,000
Improvement #2:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$0
Improvement #3:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$0
Improvement #4:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$500
Improvement #5:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$500
Improvement #6:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$0
Improvement #7:	MISC IMPR	State Code:	E1	Living Area:	sqft	Value:	\$0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IMPR	IMPROVED PASTURE	70.0000	3049200.00	0.00	0.00	\$209,900	\$9,100
2	DLCP	DRYLAND CROPLAND	200.0000	8712000.00	0.00	0.00	\$599,700	\$47,000
3	NATP	NATIVE PASTURELAND	81.8000	3563208.00	0.00	0.00	\$245,280	\$6,140

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$2,000	\$1,054,880	62,240	64,240	\$0	\$64,240
2020	\$2,000	\$843,900	62,240	64,240	\$0	\$64,240
2019	\$2,000	\$764,810	62,180	66,100	\$0	\$66,100
2018	\$2,000	\$764,810	62,180	66,100	\$0	\$66,100
2017	\$2,000	\$656,490	62,180	65,780	\$0	\$65,780
2016	\$2,000	\$500,360	55,510	58,930	\$0	\$58,930
2015	\$2,590	\$500,360	55,510	59,520	\$0	\$59,520
2014	\$2,590	\$500,365	55,505	59,517	\$0	\$59,517
2013	\$2,590	\$500,360	55,510	59,520	\$0	\$59,520
2012	\$36,160	\$422,380	55,500	92,860	\$0	\$92,860
2011	\$36,160	\$422,380	55,510	92,870	\$0	\$92,870
2010	\$36,160	\$369,400	64,910	102,120	\$0	\$102,120
2009	\$36,160	\$369,400	64,910	102,120	\$0	\$102,120
2008	\$36,160	\$369,400	64,910	102,120	\$0	\$102,120

Deed History - (Last 3 Deed Transactions)

#	Deed	Type	Description	Grantor	Grantee	Volume	Page	Deed
---	------	------	-------------	---------	---------	--------	------	------

	Date						Number
1	11/21/2016	SWD	SPECIAL WARRANTY DEED	DAVES LISA MACHELLE	DAVES LISA M REVOCABLE TRUST	324	432
2	8/12/2016	SWD	SPECIAL WARRANTY DEED	LASATER JERRY A ET AL TRUSTEES	DAVES LISA MACHELLE	320	943

Tax Due

Property Tax Information as of 03/02/2022

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
------	------------------------	------------------	-------------	--------------------	-----------------	----------------------------------	------------------	---------------

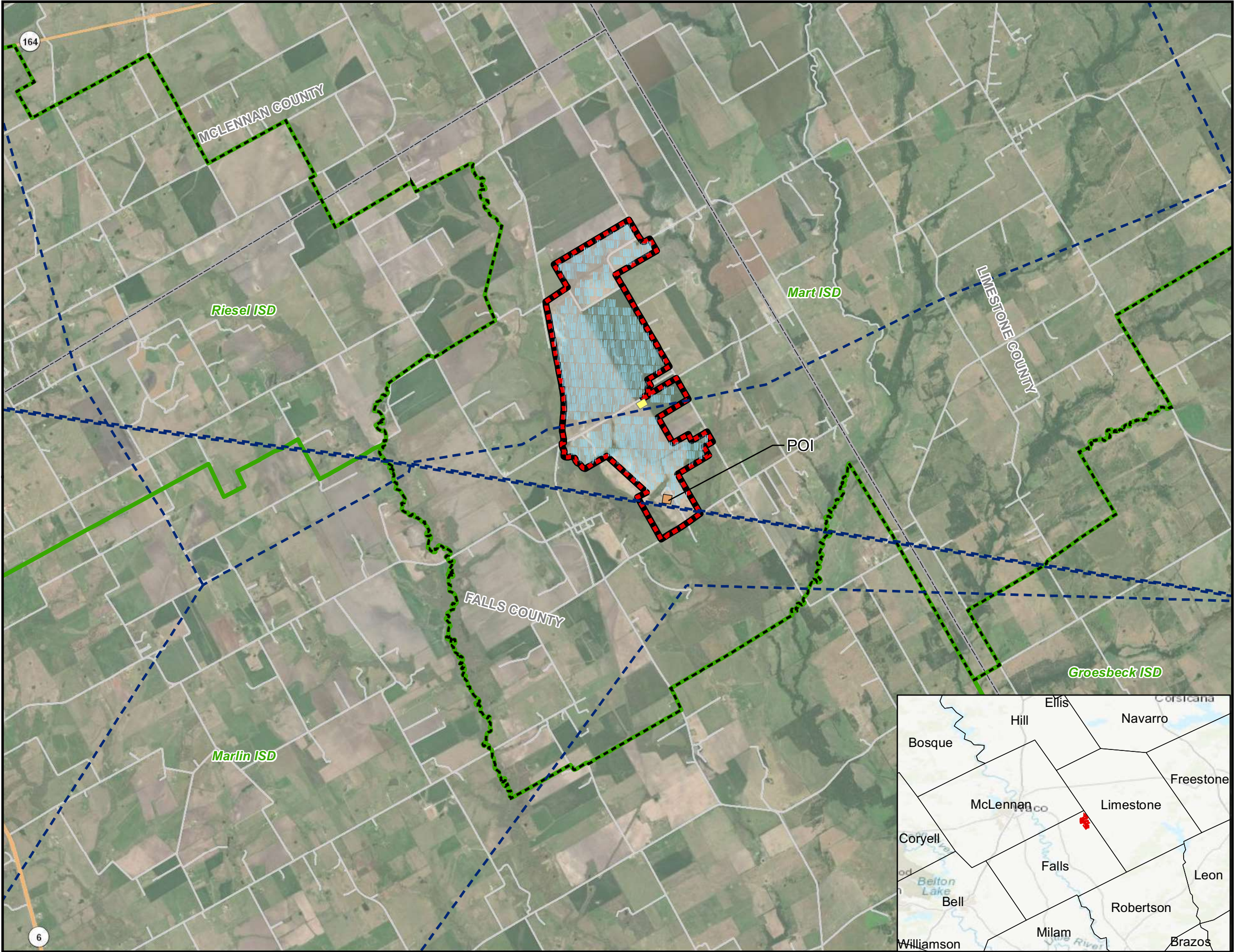
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (254) 883-2543

Tab 11

Maps

See attached.



Project Map

Falls County, TX

True North Solar, LLC

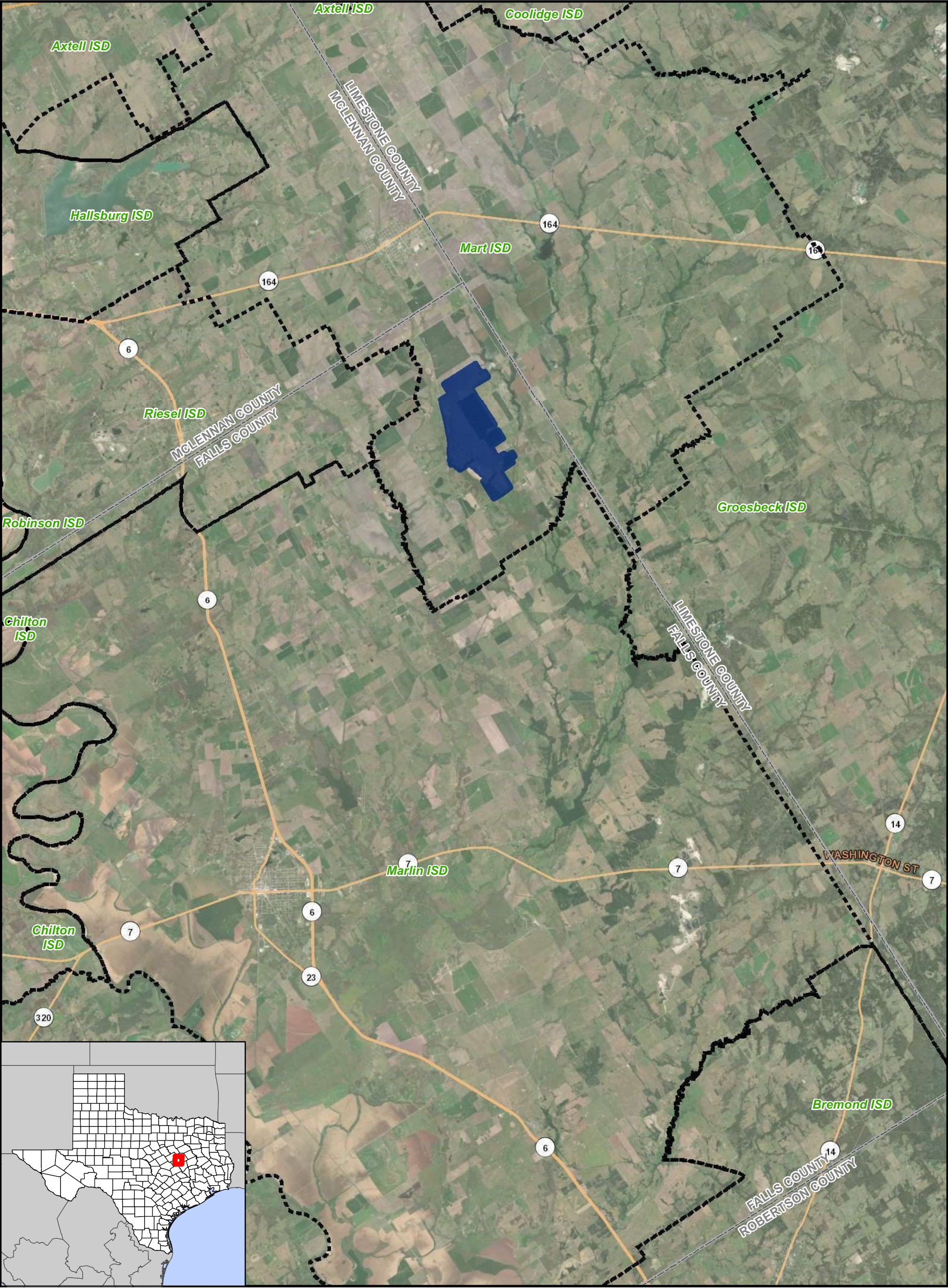
Legend

- Proposed O&M Area
- Existing Transmission Line
- Proposed Solar Panel Layout
- Proposed Substation
- Proposed Project Boundary In Mart ISD
- Project Boundary
- County Boundary
- Proposed Reinvestment Zone

0 1 2
Miles

AVANGRID
RENEWABLES

Modified Date: 1/28/2022



Proposed Project Boundary and Reinvestment Zone

ISD Boundary

County Boundary

N

0

2

4

Miles

Vicinity Map

Falls County, TX

True North Solar, LLC

AVANGRID
RENEWABLES

Tab 12

Request for Waiver of Job Creation Requirement

See attached.



March 2, 2022

Betsy Burnett
Superintendent
Mart ISD
1100 JL Davis Avenue
Mart, TX 76664

Re: True North Solar, LLC – Chapter 313 Job Requirements Waiver

Dear Ms. Burnett:

Please accept this letter as a formal request from True North Solar, LLC (“True North”) to waive the minimum new job creation requirement, as provided under Section 313.025(f-1), Texas Tax Code, for its application for appraised value limitation on qualified property in Mart ISD.


In line with manufacturing industry standards for the number of employees necessary for operation of a facility the size of its proposed Project, True North has committed to create three (3) new qualifying jobs.

Solar facilities create a large number of full-time, temporary jobs during the construction phase, but require a small number of highly skilled technicians to operate the Project once construction ends and commercial operations begin. Typically, solar facilities with photovoltaic capacity of 240 Megawatts and approximately 622,000 solar panels require approximately three (3) on-site employees to operate. In addition to the on-site employees described, the Project will receive support from other types of technical employees who supervise, monitor, and support the Project from other locations.

The waiver request herein is in line with the industry standards for the number of jobs specifically required for a solar facility of this size.

Respectfully,

True North Solar, LLC

By: _____

Brian Massey

Senior Business Developer

Tab 13

Calculation of Wage Targets

See attached.

Falls County All Industries Average Weekly Wages

Non-qualified job wages calculated pursuant to Tex. Tax Code § 313.024(d)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Falls	Total All	10	Total, All Industries	\$867.00
2021	01	Falls	Total All	10	Total, All Industries	\$761.00
2021	02	Falls	Total All	10	Total, All Industries	\$810.00
2021	03	Falls	Total All	10	Total, All Industries	\$811.00
County average weekly wage for all jobs						\$812.25

Falls County Manufacturing Average Weekly Wages

Qualified job wages calculated pursuant to Tex. Tax Code Tex. Tax Code § 313.021(5)(A)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Falls	Private	31-33	Manufacturing	\$966.00
2021	01	Falls	Private	31-33	Manufacturing	\$689.00
2021	02	Falls	Private	31-33	Manufacturing	\$767.00
2021	03	Falls	Private	31-33	Manufacturing	\$853.00
County average weekly wage for all jobs						\$818.75
110% of county average, Tex. Tax Code § 313.021(3)(E)						\$900.63

Council of Government - Heart of Texas Region Average Weekly Wages

Qualified job wages calculated pursuant to Tex. Tax Code § 313.021(5)(B)

Wages as calculated by the Texas Workforce Commission					Average Weekly Wage
Hourly Average Wages:					\$23.41
Annual Average Wages:					\$48,696.00
Region weekly wage for all manufacturing jobs					\$936.46
100% of county average, Tex. Tax Code § 313.021(3)(E)					\$1,030.11

Quarterly Census of Employment and Wages (QCEW)

Select Area Type

TexasWDACountyMetro

Falls

Select from Map

☐ Include Texas

Select Time Period

20212020

1234

Select Ownership

☐ Private☐ Local Govt.☐ State Govt.☐ Federal Govt.☒ Total

Get IndustriesReset

Table Customizations/Keyboard Shortcuts

Select Industries

total

SearchClear

Select Industry Levels

Selected 1 of 1 industries.

Selections	Level	Industry Code	Industry Title	Hierarchical Ordering
<input checked="" type="checkbox"/>	0	10	Total, All Industries	1

Get Report

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

ResetExport to Excel

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	01	Falls	Total All	10	Total, All Industries	738
2020	02	Falls	Total All	10	Total, All Industries	779
2020	03	Falls	Total All	10	Total, All Industries	774
2020	04	Falls	Total All	10	Total, All Industries	867
2021	01	Falls	Total All	10	Total, All Industries	761
2021	02	Falls	Total All	10	Total, All Industries	810
2021	03	Falls	Total All	10	Total, All Industries	811

Showing 7 items



Quarterly Census of Employment and Wages (QCEW)

Select Area Type

TexasWDACountyMetro

Falls

Select from Map

☐ Include Texas

Select Time Period

20212020

1234

Select Ownership

☒ Private☐ Local Govt.☐ State Govt.☐ Federal Govt.☐ Total

Get IndustriesReset

Table Customizations/Keyboard Shortcuts

Select Industries

manufacturing

SearchClear

Select all Level 2 industries

Selected 1 of 1 industries.

Selections	Level	Industry Code	Industry Title	Hierarchical Ordering
<input checked="" type="checkbox"/>	2	31-33	Manufacturing	305

Get Report

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

ResetExport to Excel

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	01	Falls	Private	31-33	Manufacturing	736
2020	02	Falls	Private	31-33	Manufacturing	720
2020	03	Falls	Private	31-33	Manufacturing	753
2020	04	Falls	Private	31-33	Manufacturing	966
2021	01	Falls	Private	31-33	Manufacturing	689
2021	02	Falls	Private	31-33	Manufacturing	767
2021	03	Falls	Private	31-33	Manufacturing	853

Showing 7 items



**2020 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Panhandle Regional Planning Commission	1	\$23.32	\$48,501
South Plains Association of Governments	2	\$20.42	\$42,473
NORTEX Regional Planning Commission	3	\$20.64	\$42,928
North Central Texas Council of Governments	4	\$32.34	\$67,261
Ark-Tex Council of Governments	5	\$21.30	\$44,299
East Texas Council of Governments	6	\$29.28	\$60,904
West Central Texas Council of Governments	7	\$21.54	\$44,797
Rio Grande Council of Governments	8	\$19.02	\$39,552
Permian Basin Regional Planning Commission	9	\$22.57	\$46,945
Concho Valley Council of Governments	10	\$27.28	\$56,720
Heart of Texas Council of Governments	11	\$23.41	\$48,696
Capital Area Council of Governments	12	\$29.96	\$62,326
Brazos Valley Council of Governments	13	\$18.41	\$38,286
Deep East Texas Council of Governments	14	\$21.07	\$43,829
South East Texas Regional Planning Commission	15	\$27.38	\$56,957
Houston-Galveston Area Council	16	\$29.83	\$62,050
Golden Crescent Regional Planning Commission	17	\$22.09	\$45,945
Alamo Area Council of Governments	18	\$27.45	\$57,101
South Texas Development Council	19	\$19.20	\$39,945
Coastal Bend Council of Governments	20	\$35.39	\$73,603
Lower Rio Grande Valley Development Council	21	\$20.70	\$43,056
Texoma Council of Governments	22	\$19.18	\$39,897
Central Texas Council of Governments	23	\$21.34	\$44,390
Middle Rio Grande Development Council	24	\$22.98	\$47,809
Texas		\$28.00	\$58,233

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.

Data published: August 2021.

Data published annually, next update will likely be July 31, 2022

Annual Wage Figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas Occupational Employment and Wage Statistics (OEWS) data, and is not to be compared to BLS estimates.

Data intended only for use implementing Chapter 313, Texas Tax Code.

Tab 14

Schedules A1, A2, B, and C

See attached.

PROPERTY INVESTMENT AMOUNTS								
(Estimated Investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2022	Not eligible to become Qualified Property		\$0	\$0	\$0
Investment made after filing complete application with district, but before final board approval of application				\$0	\$0	\$0	\$0	\$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				\$0	\$0	\$0	\$0	\$0
Complete tax years of qualifying time period	QTP1	2023-2024	2023	\$232,000,000	\$0	\$0	\$0	\$232,000,000
	QTP2	2024-2025	2024	\$106,000,000	\$1,000,000	\$0	\$0	\$107,000,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$338,000,000	\$1,000,000	\$0	\$0	\$339,000,000
Total Qualified Investment (sum of green cells)				\$339,000,000	Enter amounts from TOTAL row above in Schedule A2			

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

PROPERTY INVESTMENT AMOUNTS								
(Estimated investment in each year. Do not put cumulative totals.)								
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year YYYY)	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$338,000,000	\$1,000,000	\$0	\$0	\$339,000,000
Value limitation period***	1	2025-2026	2025	\$0	\$0	\$0	\$0	\$0
	2	2026-2027	2026	\$0	\$0	\$0	\$0	\$0
	3	2027-2028	2027	\$0	\$0	\$0	\$0	\$0
	4	2028-2029	2028	\$0	\$0	\$0	\$0	\$0
	5	2029-2030	2029	\$0	\$0	\$0	\$0	\$0
	6	2030-2031	2030	\$0	\$0	\$0	\$0	\$0
	7	2031-2032	2031	\$0	\$0	\$0	\$0	\$0
	8	2032-2033	2032	\$0	\$0	\$0	\$0	\$0
	9	2033-2034	2033	\$0	\$0	\$0	\$0	\$0
	10	2034-2035	2034	\$0	\$0	\$0	\$0	\$0
Total Investment made through limitation				\$338,000,000	\$1,000,000	\$0	\$0	\$339,000,000
Continue to maintain viable presence	11	2035-2036	2035			\$0		\$0
	12	2036-2037	2036			\$0		\$0
	13	2037-2038	2037			\$0		\$0
	14	2038-2039	2038			\$0		\$0
	15	2039-2040	2039			\$0		\$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040			\$0		\$0
	17	2041-2042	2041			\$0		\$0
	18	2042-2043	2042			\$0		\$0
	19	2043-2044	2043			\$0		\$0
	20	2044-2045	2044			\$0		\$0
	21	2045-2046	2045			\$0		\$0
	22	2046-2047	2046			\$0		\$0
	23	2047-2048	2047			\$0		\$0
	24	2048-2049	2048			\$0		\$0
	25	2049-2050	2049			\$0		\$0

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row**.

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.

Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

Date: 3-8-2022

Applicant Name: True North Solar, LLC

Form 50-296A

ISD Name: Mart ISD

Revised October 2020

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Estimated Taxable Value		
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period	0	2022-2023	2022	\$0	\$0	\$0	\$0	\$0	\$0
	0	2023-2024	2023	\$0	\$0	\$0	\$0	\$0	\$0
	0	2024-2025	2024	\$0	\$0	\$116,000,000	\$116,000,000	\$116,000,000	\$116,000,000
Value Limitation Period	1	2025-2026	2025	\$0	\$1,000,000	\$302,600,000	\$303,600,000	\$303,600,000	\$20,000,000
	2	2026-2027	2026	\$0	\$960,000	\$284,200,000	\$285,160,000	\$285,160,000	\$20,000,000
	3	2027-2028	2027	\$0	\$922,000	\$256,400,000	\$257,322,000	\$257,322,000	\$20,000,000
	4	2028-2029	2028	\$0	\$885,000	\$228,600,000	\$229,485,000	\$229,485,000	\$20,000,000
	5	2029-2030	2029	\$0	\$850,000	\$200,850,000	\$201,700,000	\$201,700,000	\$20,000,000
	6	2030-2031	2030	\$0	\$816,000	\$173,000,000	\$173,816,000	\$173,816,000	\$20,000,000
	7	2031-2032	2031	\$0	\$783,000	\$145,300,000	\$146,083,000	\$146,083,000	\$20,000,000
	8	2032-2033	2032	\$0	\$752,000	\$117,500,000	\$118,252,000	\$118,252,000	\$20,000,000
	9	2033-2034	2033	\$0	\$722,000	\$105,750,000	\$106,472,000	\$106,472,000	\$20,000,000
	10	2034-2035	2034	\$0	\$693,000	\$88,140,000	\$88,833,000	\$88,833,000	\$20,000,000
Continue to maintain viable presence	11	2035-2036	2035	\$0	\$665,000	\$88,140,000	\$88,805,000	\$88,805,000	\$88,805,000
	12	2036-2037	2036	\$0	\$638,000	\$88,140,000	\$88,778,000	\$88,778,000	\$88,778,000
	13	2037-2038	2037	\$0	\$612,000	\$88,140,000	\$88,752,000	\$88,752,000	\$88,752,000
	14	2038-2039	2038	\$0	\$588,000	\$88,140,000	\$88,728,000	\$88,728,000	\$88,728,000
	15	2039-2040	2039	\$0	\$564,000	\$88,140,000	\$88,704,000	\$88,704,000	\$88,704,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2040-2041	2040	\$0	\$541,000	\$88,140,000	\$88,681,000	\$88,681,000	\$88,681,000
	17	2041-2042	2041	\$0	\$519,000	\$88,140,000	\$88,659,000	\$88,659,000	\$88,659,000
	18	2042-2043	2042	\$0	\$498,000	\$88,140,000	\$88,638,000	\$88,638,000	\$88,638,000
	19	2043-2044	2043	\$0	\$478,000	\$88,140,000	\$88,618,000	\$88,618,000	\$88,618,000
	20	2044-2045	2044	\$0	\$459,000	\$88,140,000	\$88,599,000	\$88,599,000	\$88,599,000
	21	2045-2046	2045	\$0	\$441,000	\$88,140,000	\$88,581,000	\$88,581,000	\$88,581,000
	22	2046-2047	2046	\$0	\$423,000	\$88,140,000	\$88,563,000	\$88,563,000	\$88,563,000
	23	2047-2048	2047	\$0	\$406,000	\$88,140,000	\$88,546,000	\$88,546,000	\$88,546,000
	24	2048-2049	2048	\$0	\$390,000	\$88,140,000	\$88,530,000	\$88,530,000	\$88,530,000
	25	2049-2050	2049	\$0	\$374,000	\$88,140,000	\$88,514,000	\$88,514,000	\$88,514,000

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date: 3-8-2022

Applicant Name: True North Solar, LLC

Form 50-296A

ISD Name: Mart ISD

Revised October 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period	0	2023-2024	2023	250	\$55,000.00	0	0	\$0.00
	0	2024-2025	2024	250	\$55,000.00	0	0	\$0.00
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	1	2025-2026	2025	0	\$0.00	0	3	\$46,832.76
	2	2026-2027	2026	0	\$0.00	0	3	\$46,832.76
	3	2027-2028	2027	0	\$0.00	0	3	\$46,832.76
	4	2028-2029	2028	0	\$0.00	0	3	\$46,832.76
	5	2029-2030	2029	0	\$0.00	0	3	\$46,832.76
	6	2030-2031	2030	0	\$0.00	0	3	\$46,832.76
	7	2031-2032	2031	0	\$0.00	0	3	\$46,832.76
	8	2032-2033	2032	0	\$0.00	0	3	\$46,832.76
	9	2033-2034	2033	0	\$0.00	0	3	\$46,832.76
	10	2034-2035	2034	0	\$0.00	0	3	\$46,832.76
Maintain Viable Presence	11 through 15	2035-2036 through 2039-2040	2035-2039	0	\$0.00	0	3	\$46,832.76
Years Following	16 through 25	2040-2041 through 2049-2050	2040-2049	0	\$0.00	0	0	\$0.00

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
Only include jobs on the project site in this school district.

Tab 15

Economic Impact Analysis

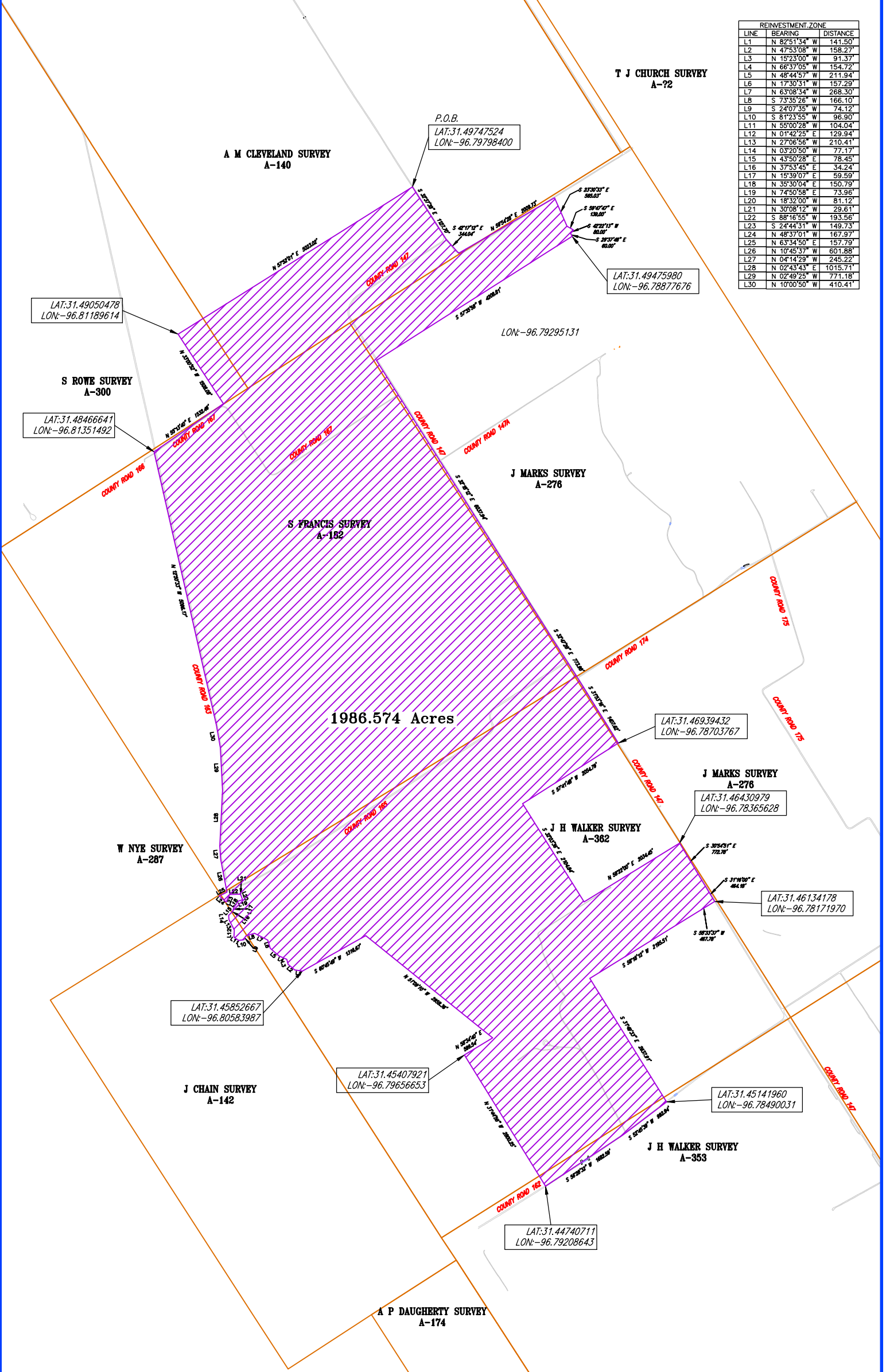
Not applicable.

Tab 16

Description of Reinvestment Zone

See attached for a map of the proposed reinvestment zone. At a later date, but prior to application approval by the Mart ISD Board of Trustees, Falls county will adopts guidelines and criteria and designate the reinvestment zone. After such time, Applicant will supplement this application with the County's guidelines and criteria and the order designating the reinvestment zone.

REINVESTMENT_ZONE		
LINE	BEARING	DISTANCE
L1	N 82°51'34" W	141.50'
L2	N 47°53'08" W	158.27'
L3	N 15°23'00" W	91.37'
L4	N 66°37'05" W	154.72'
L5	N 48°44'57" W	211.94'
L6	N 17°30'31" W	157.29'
L7	N 63°08'34" W	268.30'
L8	S 73°35'26" W	166.10'
L9	S 24°07'35" W	74.12'
L10	S 81°23'55" W	96.90'
L11	N 55°00'28" W	104.04'
L12	N 01°42'25" E	129.94'
L13	N 27°06'56" W	210.41'
L14	N 03°20'50" W	77.17'
L15	N 43°50'28" E	78.45'
L16	N 37°53'45" E	34.24'
L17	N 15°39'07" E	59.59'
L18	N 35°30'04" E	150.79'
L19	N 74°50'58" E	73.96'
L20	N 18°32'00" W	81.12'
L21	N 30°06'12" W	29.61'
L22	S 88°16'55" W	193.56'
L23	S 24°44'31" W	149.73'
L24	N 48°37'01" W	167.97'
L25	N 63°34'50" E	157.79'
L26	N 10°45'37" W	601.88'
L27	N 04°14'29" W	245.22'
L28	N 02°43'43" E	1015.71'
L29	N 02°49'25" W	771.18'
L30	N 10°00'50" W	410.41'



PROVISIONAL & CONFIDENTIAL



200 N. Lorraine, Ste. 220
Midland, Texas 79701
o/c: (432) 520-2400
f/c: (432) 520-2404
email: info@sam.biz

JOB NO: 1021067630
DRAFT: PLS REVIEW
FILED: \\sam\hr\AUS\PROJECTS\1021067630

FEB. 4, 2022



LEGEND:
ROAD
SURVEY LINE
REINVESTMENT_ZONE

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE MADE3 "TEXAS CENTRAL ZONE" AND COORDINATES SHOWN HEREON ARE NAD83. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS PROVIDED FOR REFERENCE PURPOSES ONLY.

TRUE NORTH SOLAR
REINVESTMENT_ZONE MAP
SITUATED IN
FALLS COUNTY, TEXAS

TRUE NORTH SOLAR – REINVESTMENT ZONE

LEGAL DESCRIPTION: BEING APPROXIMATELY 1986.574 ACRES OF LAND BEING ALL OF OR ANY PORTIONS OF SURVEYS: S. FRANCIS, A–182, A. M. CLEVELAND, A–140, J. MARKS, A–276, S. ROWE, A–300, J. CHAIN, A–142, J. H. WALKER, A–362, J.H. WALKER, A–353, LYING IN AND BEING SITUATED OUT OF LAMAR COUNTY, TEXAS: SAID 1986.574 ACRE TRACT BEING GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the A. M. Cleveland Survey, A–140 for the north corner hereof and having an approximate Latitude and Longitude of N 31.49747524°; W 96.79798400°;

THENCE South 32°37'38" East a distance of 1127.70 feet to a point for an angle point hereof;

THENCE South 42°17'12" East a distance of 344.04 feet to a point for an ell corner hereof;

THENCE North 59°54'28" East a distance of 2009.73 feet to a point for an exterior corner hereof;

THENCE South 23°30'33" East a distance of 565.03 feet to a point for an angle point hereof;

THENCE South 59°47'47" East a distance of 139.00 feet to a point for an angle point hereof;

THENCE South 42°22'13" West a distance of 80.00 feet to a point for an angle point hereof;

THENCE South 29°37'48" East a distance of 60.00 feet to a point for an angle point hereof and having an approximate Latitude and Longitude of N 31.49475980°; W 96.78877676°;

THENCE South 57°35'58" West a distance of 4208.81 feet to a point for an ell corner hereof;

THENCE South 32°18'12" East a distance of 6037.94 feet to a point for an angle point hereof;

THENCE South 32°47'28" East a distance of 773.98 feet to a point for an angle point hereof;

THENCE South 31°53'16" East a distance of 1407.62 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.46939432°; W 96.78703767°;

THENCE South 57°41'48" West a distance of 2054.79 feet to a point for an ell corner hereof;

THENCE South 32°03'36" East a distance of 2104.84 feet to a point for an ell corner hereof;

THENCE North 58°22'00" East a distance of 2034.45 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.46430979°; W 96.78365628°;

THENCE South 30°54'51" East a distance of 772.78 feet to a point for an angle point hereof;

THENCE South 31°16'00" East a distance of 464.18 feet to a point for an angle point hereof and having an approximate Latitude and Longitude of N 31.46134178°; W 96.78171970°;

THENCE South 58°33'37" West a distance of 467.78 feet to a point for an angle point hereof;

THENCE South 58°18'12" West a distance of 2195.51 feet to a point for an ell corner hereof;

THENCE South 31°49'33" East a distance of 2637.91 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.45141960°; W 96.78490031°;

THENCE South 52°45'39" West a distance of 992.94 feet to a point for an angle point hereof;

THENCE South 56°28'32" West a distance of 1682.59 feet to a point for the south corner hereof and having an approximate Latitude and Longitude of N 31.44740711°; W 96.79208643°;

THENCE North 31°44'56" West a distance of 2800.25 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.45407921°; W 96.79656653°;

THENCE North 58°34'40" East a distance of 599.54 feet to a point for an interior corner hereof;

THENCE North 51°09'10" West a distance of 2958.36 feet to a point for an interior corner hereof;

THENCE South 60°45'49" West a distance of 1316.67 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.45852667°; W 96.80583987°;

THENCE North 82°51'34" West a distance of 141.50 feet to a point for an angle point hereof;

THENCE North 47°53'08" West a distance of 158.27 feet to a point for an angle point hereof;

THENCE North 15°23'00" West a distance of 91.37 feet to a point for an angle point hereof;

THENCE North 66°37'05" West a distance of 154.72 feet to a point for an angle point hereof;

THENCE North 48°44'57" West a distance of 211.94 feet to a point for an angle point hereof;

THENCE North 17°30'31" West a distance of 157.29 feet to a point for an angle point hereof;

THENCE North 63°08'34" West a distance of 268.30 feet to a point for an angle point hereof;

THENCE South 73°35'26" West a distance of 166.10 feet to a point for an angle point hereof;

THENCE South 24°07'35" West a distance of 74.12 feet to a point for an angle point hereof;

THENCE South 81°23'55" West a distance of 96.90 feet to a point for an angle point hereof;

THENCE North 55°00'28" West a distance of 104.04 feet to a point for an angle point hereof;

THENCE North 01°42'25" East a distance of 129.94 feet to a point for an angle point hereof;

THENCE North 27°06'56" West a distance of 210.41 feet to a point for an angle point hereof;

THENCE North 03°20'50" West a distance of 77.17 feet to a point for an angle point hereof;

THENCE North 43°50'28" East a distance of 78.45 feet to a point for an angle point hereof;

THENCE North 37°53'45" East a distance of 34.24 feet to a point for an angle point hereof;

THENCE North 15°39'07" East a distance of 59.59 feet to a point for an angle point hereof;

THENCE North 35°30'04" East a distance of 150.79 feet to a point for an angle point hereof;

THENCE North 74°50'58" East a distance of 73.96 feet to a point for an angle point hereof;

THENCE North 18°32'00" West a distance of 81.12 feet to a point for an angle point hereof;

THENCE North 30°08'12" West a distance of 29.61 feet to a point for an angle point hereof;

THENCE South 88°16'55" West a distance of 193.56 feet to a point for an angle point hereof;

THENCE South 24°44'31" West a distance of 149.73 feet to a point for an angle point hereof;

THENCE North 48°37'01" West a distance of 167.97 feet to a point for an angle point hereof;

THENCE North 63°34'50" East a distance of 157.79 feet to a point for an angle point hereof;

THENCE North 10°45'37" West a distance of 601.88 feet to a point for an angle point hereof;

THENCE North 04°14'29" West a distance of 245.22 feet to a point for an angle point hereof;

THENCE North 02°43'43" East a distance of 1015.71 feet to a point for an angle point hereof;

THENCE North 02°49'25" West a distance of 771.18 feet to a point for an angle point hereof;

THENCE North 10°00'50" West a distance of 410.41 feet to a point for an angle point hereof;

THENCE North 12°50'33" West a distance of 5096.17 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.48466641°; W 96.81351492°;

THENCE North 55°13'40" East a distance of 1532.46 feet to a point for an ell corner hereof;

THENCE North 33°00'52" West a distance of 1508.08 feet to a point for an ell corner hereof and having an approximate Latitude and Longitude of N 31.49050478°; W 96.81189614°;

THENCE North 57°52'01" East a distance of 5023.02 feet to the POINT OF BEGINNING and containing 1986.574 acres of land, more or less.

PROVISIONAL & CONFIDENTIAL

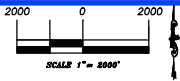


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Texas Firm Registration No. 10064300

JOB NO.: ~~SE21067630~~
DRAFT: ~~P.L.M.F.~~
FILE: \\sammhc\AUS\PROJECTS\021067630

FEB. 4, 2022



LEGEND:
ROAD
SURVEY LINE
REINVESTMENT ZONE

NOTE: BEARINGS AND DISTANCES SHOWN HEREON ARE NAD83 "TEXAS CENTRAL ZONE" AND COORDINATES SHOWN HEREON ARE NCS84 AND ALL ARE APPROXIMATE BASED ON GIS MAPPING. THIS DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS PROVIDED FOR REFERENCE PURPOSES ONLY.

TRUE NORTH SOLAR
REINVESTMENT ZONE MAP
SITUATED IN
FALLS COUNTY, TEXAS

JOB NO. 021067630

PAGE 2 OF 2

Tab 17

Signature and Certification Page

See attached.

SECTION 16. Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in Tab 17.

NOTE: If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print
here

Betsy Burnett
Print Name (Authorized School District Representative)

Superintendent
Title

sign
here

Betsy Burnett
Signature (Authorized School District Representative)

3/16/22
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print
here

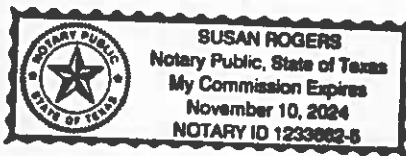
Brian Massey
Print Name (Authorized Company Representative (Applicant))

Senior Business Developer
Title

sign
here

Brian Massey
Signature (Authorized Company Representative (Applicant))

3/3/2022
Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

3rd day of March, 2022

Susan Rogers
Notary Public in and for the State of Texas

My Commission expires: 11-10-24

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.