UNDERWOOD

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August 16, 2022

Ginger Flowers, Analyst
Chapter 313 Team
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
P.O. Box 13528 Capitol Station
Austin TX 78711-3528

Via Email

Re: App. 1893 – Sweetwater ISD – Hill Country Wind Power Mesquite Star Phase II, LLC

Dear Ginger:

Enclosed is the District's Resolution Designating the Mesquite Star II Reinvestment Zone, submitted as Supplement No. 2 to this Application.

Please let me know if you have any questions or require any additional information.

Sincerely,

Fred A. Stormer

Encl.

cc: Sam Gregson, Cummings Westlake, LLC ***via email: sgregson@cwlp.net***
Dr. Deidre Parish, Superintendent, Sweetwater ISD

RESOLUTION

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 313 APPRAISED VALUE LIMITATION IN THE SWEETWATER INDEPENDENT SCHOOL DISTRICT, IN FISHER COUNTY, TEXAS, TO BE KNOWN AS THE MESQUITE STAR II REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees of the Sweetwater Independent School District desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. Texas Tax Code § 312.0025), for the purpose of authorizing an *Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*, as authorized by Chapter 313 of the Texas Tax Code; and

WHEREAS, on August 15, 2022, a hearing before the Board of Trustees of the Sweetwater Independent School District was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Board of Trustees of Sweetwater Independent School District at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE SWEETWATER INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Sweetwater Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

(a) That the public hearing on adoption of the *Mesquite Star II Reinvestment Zone* has been properly called, held and conducted and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

(b) That the boundaries of the *Mesquite Star II Reinvestment Zone* be and, by the adoption of this Resolution, is declared and certified to be, the area as described in the legal description attached hereto as "**EXHIBIT A**"; and,

(c) That the map attached hereto as "**EXHIBIT B**" is declared to be and, by the adoption of this Resolution is certified to accurately depict and show the boundaries of the *Mesquite Star II Reinvestment Zone* which is normatively described in **EXHIBIT A**; and

(d) That creation of the *Mesquite Star II Reinvestment Zone* with boundaries as described in **EXHIBIT A** and **EXHIBIT B** will result in benefits to the Sweetwater Independent School District and to land included in the reinvestment zone, and that the improvements sought are feasible and practical; and

(e) The *Mesquite Star II Reinvestment Zone* described in **EXHIBIT A** and **EXHIBIT B** meets the criteria set forth in Texas Tax Code § 312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or (i) will attract major investment in the zone that will be a benefit to the property and Sweetwater Independent School District, and (ii) would contribute to economic development within the Sweetwater Independent School District, and that the entire tract of land is located entirely within the Sweetwater Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Sweetwater Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.0025, encompassing the area described by **EXHIBIT A** and **EXHIBIT B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Mesquite Star II Reinvestment Zone*.

SECTION 4. That the *Mesquite Star II Reinvestment Zone* shall take effect upon adoption by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for periods not to exceed five (5) years.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the Sweetwater Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the

official newspaper of general circulation in Sweetwater Independent School District and Fisher County, Texas, and furthermore, such notice was in fact, delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 15th day of August, 2022.

SWEETWATER INDEPENDENT SCHOOL DISTRICT

By: _____
Dennis Cumbie, President
Board of Trustees

ATTEST:

By: _____
Brenda Valdez, Secretary
Board of Trustees

EXHIBIT A

DESCRIPTION OF REINVESTMENT ZONE

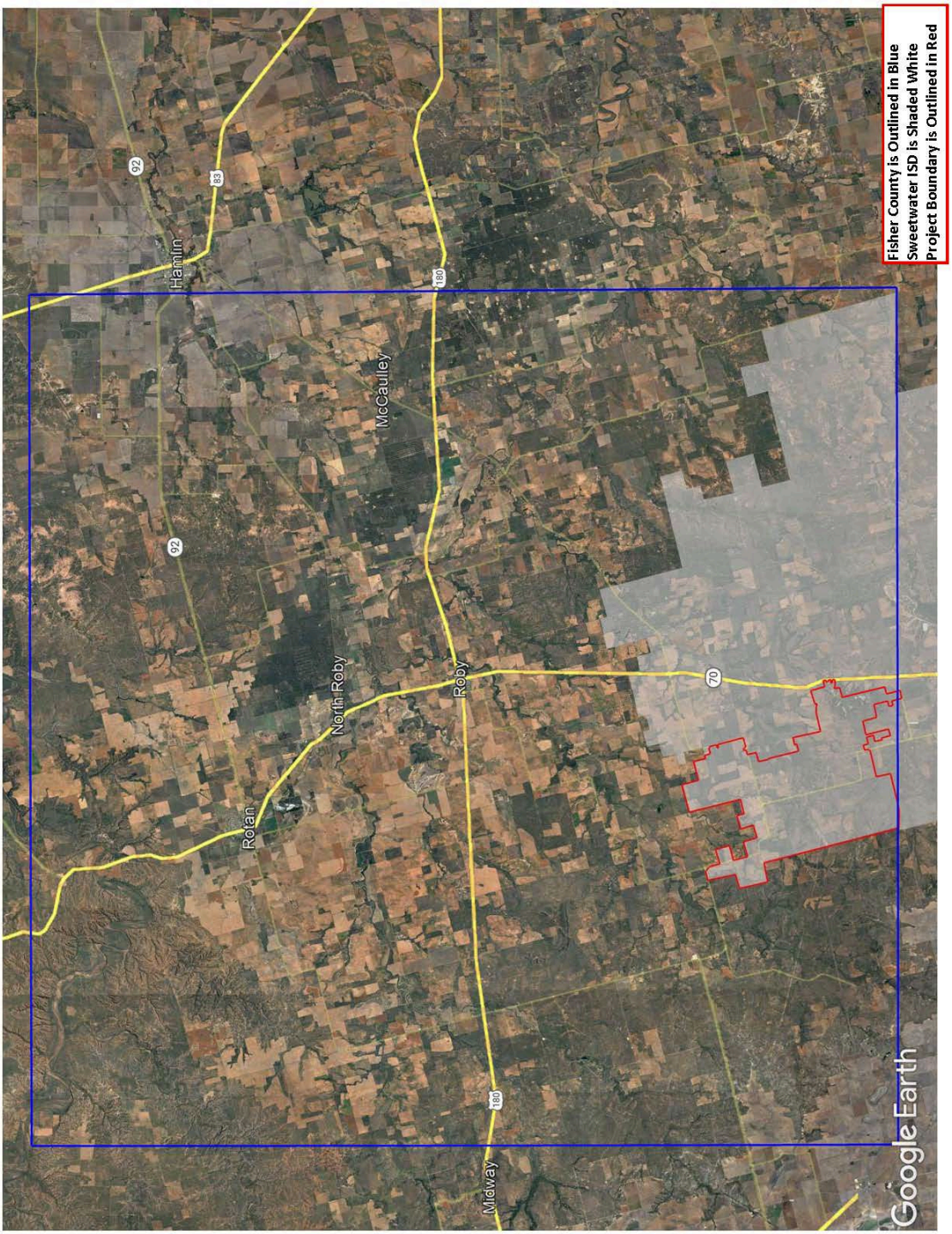
The Mesquite Star II Reinvestment Zone includes the property described below. A map of the Mesquite Star II Reinvestment Zone is also attached as Exhibit B. In the event of a discrepancy between this Exhibit A and the attached map on Exhibit B, Exhibit B shall control.

Tracts being situated in the Sweetwater Independent School District and Fisher County, Texas, and identified by Appraisal District Parcel and Legal Description as follows:

CAD PARCEL	LEGAL DESCRIPTION	Acres
822	SEC 71 155 ACTR 304 GILLESPIE CSL SOUTHWEST	155
823	SEC 90 152.470 ACTR 304 GILLESPIE CSL SOUTHWEST	152
824	SEC 90 6 ACS P ALLEN SUBD TR 304GILLESPIE CSLSOUTHWEST	6
825	SEC 90 1.53 ACTR 304 GILLESPIE CSLSOUTHWEST	2
830	SEC 110 215 ACTR 304GILLESPIE CSLSOUTHWEST	215
1709	E/2 OF SEC 255 314 AC2 H&TC SOUTHWEST	314
1715	S/3 OF W-2/3 SEC 259 1 AC3 H&TCSOUTHWEST	1
1716	S/3 OF W-2/3 SEC 259 159 AC3 H&TCSOUTHWEST	159
1722	NW/4 SEC 261 3 H&TC 160 ACDEBUSK FARM 456 TRACT 372SOUTHWEST	160
1724	SW/4 SEC 261 160 AC3 H&TC SOUTHWEST	160
1734	SW/4 SEC 263 3 H&TC 151 ACMH PERS PROP PAR 21526SOUTHWEST	151
2107	NW/4 SEC 1 22 T&P 92.378 ACSOUTHWEST	96
2109	E/2 SEC 1 22 T&P 315 ACSOUTHWEST	315
2121	SEC 3 22 T&P 639.31 ACSOUTHWEST	639
2124	ALL SEC 5 22 T&P 605.278 ACSOUTHWEST	431
2129	SEC 9 22 T&P 630 ACSOUTHWEST	630
2132	NW/4 SEC 11 22 T&P 159 ACSOUTHWEST	159
2136	E/2 OF NE/4 SEC 11 80 AC22 T&PSOUTHWEST	80
2137	SE/4 SEC 11 1 AC22 T&P SOUTHWEST	1
2138	SE/4 SEC 11 22 T&P 156.37 ACSOUTHWEST	156
2142	SEC 13 22 T&P 358.43 AC SOUTHWEST	358
2197	NW/4 SEC 7 21 T&P 7.35 ACSOUTHWEST	1
2198	NW/4 SEC 7 21 T&P 152.65 AC SOUTHWEST	153
2199	SEC 7 21 T&P 144.08 ACSOUTHWEST	144
2200	S/2 SEC 7 E OF RR 203 AC21 T&P SOUTHWEST	203
2201	S/2 SEC 7 21 T&P 110 AC21 T&P WEST OF RRSOUTHWEST	110
2294	SEC 9 YT&P 320 ACSOUTHWEST	320
2295	N/PT OF E/2 OF SEC 9 14.66 ACYT&PSOUTHWEST	15
2299	SEC 9 YT&P 87.79ACSOUTHWEST	88

CAD PARCEL	LEGAL DESCRIPTION	Acres
2301	SEC 9 BLK Y T&P RR 39 ACSOUTHWEST	40
2306	SEC 9 YT&P 1 ACMH PAR 32460 PERS PROPSOUTHWEST	31
2310	SEC 9 YT&P 29 ACSOUTHWEST	29
2311	E/2 SEC 9 YT&P 19.96 ACSOUTHWEST	20
2356	W/PT SEC 53 YT&P 232 ACSOUTHWEST	232
2357	E/PT SEC 53 YT&P 25.06 AC SOUTHWEST	25
2358	OUT OF SEC 55 154.141 ACW/3 Y T&P SOUTHWEST	154
2360	E-2/3 SEC 55 YT&P 234.015 AC SOUTHWEST	235
2787	SEC 2 J W POSEY 159 ACTR NSOUTHWEST	159
2789	E/PT J W POSEY 143.1 AC TR N SOUTHWEST	143
2791	E/PT SEC 2 J W POSEY 19.187 ACTR NSOUTHWEST	19
2793	TR IN W/PT SEC 3 312 ACJ.W.POSEY TR N SOUTHWEST	312
2797	TR IN E/PT SEC 3 160J W POSEY TR N SOUTHWEST	160
2802	W/PT SEC 4 J W POSEY 61.38 ACTR NSOUTHWEST	61
2804	E/PT SEC 4 J W POSEY 185 ACTR N SOUTHWEST	185
3032	SEC 24 22 T&P 57.24 AC SOUTHWEST	57
3066	W/4 OF SEC 10 22 T&P 152 AC SOUTHWEST	152
3067	SEC 10 22 T&P 152 ACE/2 OF W/2 SOUTHWEST	152
3068	NE/4 SEC 10 22 T&P 156.3 ACSOUTHWEST	156
3069	NE/4 SEC 10 1 AC22 T&P TR 573SOUTHWEST	1
3134	SE/4 SEC 10 158.97 AC22 T&PSOUTHWEST	160
3173	NE/4 & W/2-SE/4 247 AC& E/132 & SW/4 19 T&PSOUTHWEST	247
3415	S/2 SEC 10 YT&P 322.60 ACSOUTHWEST	323
3588	SE/4 SEC 12 22 T&P 160 ACSOUTHWEST	159
3646	SEC 16 22 T&P 576 AC SOUTHWEST	576
3884	W/2 SEC 8 21 T&P 171.450 ACMOBILE HOME LOC ON LANDNORTHWEST	3884
3933	NW/4 SEC 14 22 T&P 179 ACSOUTHWEST	1
3934	NW/4 SEC 14 22 T&P 129.79 ACSOUTHWEST	130
3984	S 2/3 OF W/2 SEC 4 206.600 AC22 T&P SOUTHWEST	207
3985	SE/4 22 T&P 1 ACSOUTHWEST	1
3986	S. 20 AC OF NE/4 20 ACSEC 4 BLK 22 T&PSOUTHWEST	20
3988	SW/4 SEC 262 3 H&TC 160 AC SOUTHWEST	160
3990	S/2 OF SE/4 SEC 262 80 AC3 H&TC SOUTHWEST	80
4078	OUT OF N/PT SEC 258 248.972 AC3 H&TCMH LOC ON LAND PAR 32578SOUTHWEST	0
4080	S/PT SEC 258 357.54 AC3 H&TCSOUTHEAST - SHEILA	406
4307	SEC 54 YT&P 44.7 ACVLB ACCT 457-084433 SOUTHWEST	45
4308	MID/PT OF N/PT SEC 54 44.6 ACYT&P SOUTHWEST	45
4373	SEC 264 3 H&TC 1 ACSOUTHWEST	1

CAD PARCEL	LEGAL DESCRIPTION	Acres
4375	S/2 SEC 264 293.41 AC3 H&TC SOUTHWEST	293
4460	N/PT SEC 10 YT&P 40 ACSOUTHWEST	40
4461	S OF SEC 10 N/ YT&P 277.400 ACSOUTHWEST	277
4518	W/3 OF S 2/3 SEC 260 143 AC3 H&TC (OUT OF W/2) SOUTHWEST	143
4520	E-2/3 OF S-2/3 SEC 260 302 AC3 H&TC SOUTHWEST	302
4554	N/2 SEC 15 22 T&P 312.5 ACSOUTHWEST	313
4555	S/2 SEC 15 22 T&P 312.50 AC SOUTHWEST	313
4681	NE/4 LESS S/20 AC 140 ACSEC 4 22 T&PSOUTHWEST	140
4700	PRE S P JORDAN 81 ACBLOCK YSOUTHWEST	81
4826	N/PT SEC 260 180 AC3 H&TCSOUTHWEST	180
4838	SO 110 AC OF THE NO 220 ACOF W/2 SEC 14 22 T&PSOUTHWEST	110
4840	SEC 18 21 T&P 634 AC SOUTHWEST	634
4851	SEC 256 160 AC3 H&TC SE/4 SOUTHWEST	160
4900	N/2 SEC 264 3 H&TC 301.12 ACSOUTHWEST	301
4912	SEC 12 22 T&P 12 ACSOUTHWEST	12
4931	SW/4 SEC 12 22 T&P 141.1 AC SOUTHWEST	141
4934	W/2 SEC 56 YT&P 200 AC SOUTHWEST	200
4935	N/100 AC OUT OF W/2 96 ACSEC 4 22 T&PSOUTHWEST	99
4936	MOBILE HOME LOC ON 4 ACSEC 4 22 T&P O/O N/100 AC OFSOUTHWEST	1
20392	NW/4 SEC 7 21 T&P 6.35 AC SOUTRHWEST	6
20411	SEC 3 160 ACJ W POSEY TR N W/2 OF E/2SOUTHWEST	160
20722	SEC 8 YT&P 334.08 ACBARNSOUTHWEST	334
21274	SEC 2 22 T&P 464.28 ACSOUTHWEST	464
21285	NW/4 SEC 12 22 T&P 148 AC SOUTHWEST	147
21286	OUT OF SW/4 SEC 12 18.9 AC 22 T&P SOUTHWEST	19
21348	NE/4 SEC 12 160 AC22 T&P SOUTHWEST	160
21606	OUT OF N/2 SEC 264 5 AC3 H&TCSOUTHWEST	5
21791	OUT OF SEC 3 22 T&P 1 ACSOUTHWEST	1
21984	OUT OF W/2 SEC 8 163.616 AC21 T&PNORTHWEST	164
22487	OUT OF SEC 2 168.21 ACW/3 22 T&PSOUTHWEST	1681
32144	SE/4 151.12 ACSEC 4 BLK 22 T&PSOUTHWEST	151
32383	W/2 OF NE/4 80 ACSEC 11 22 T&PSOUTHWEST	80
32468	O/O SEC 11 22 T&P 52.470 ACSW/4 & W/2 OF NE/4SOUTHWEST	52
32469	O/O SEC 11 22 T&P 95.330 ACSW/4 & W/2 OF NE/ESOUTHWEST	95
32796	SEC 8 YT&P 297.87 ACSOUTHWEST	298

EXHIBIT B

MAP OF
THE MESQUITE STAR II REINVESTMENT ZONE