

**FINDINGS OF THE BROOKESMITH
INDEPENDENT SCHOOL DISTRICT BOARD
OF TRUSTEES
UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE
APPLICATION SUBMITTED
BY
IP RADIANT, LLC (#1409)**



January 29, 2020

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BROOKESMITH INDEPENDENT SCHOOL
DISTRICT
BOARD OF TRUSTEES
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JANUARY 29, 2020

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SCHOOL DISTRICT BOARD OF TRUSTEES UNDER THE
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LLC (#1409)

STATE OF TEXAS §

COUNTY OF BROWN §

On January 29, 2020, a public meeting of the Board of Trustees of the Brooksmith Independent School District ("District") was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the application of IP Radian, LLC ("Applicant") for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. The Board of Trustees has considered the economic impact analysis and the project certification issued by the Texas Comptroller of Public Accounts. After hearing presentations from the District's administrative staff, and from consultants retained by the District to advise the Board in this matter, and after considering the relevant documentary evidence, the Board of Trustees makes the following findings with respect to application from Applicant, and the economic impact of that application:

On July 24, 2019, the Superintendent of the District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts ("Comptroller") received an Application from Applicant for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Application was determined to be complete as of October 15, 2019. A copy of the Application is attached as **Attachment A**.

The Applicant, (Texas Taxpayer Id. 32068508392), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**.

The Board of Trustees acknowledged receipt of the Application, along with the requisite application fee, established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Comptroller for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Brown County Appraisal District for review pursuant to 34 Tex. Admin. Code § 9.1054.

The Application was reviewed by the Comptroller pursuant to Texas Tax Code §313.026, and a Comptroller Certificate was issued on January 3, 2020, in which the Comptroller has determined, inter alia, that: 1) Application is subject to the provisions of Chapter 171, Texas Tax Code; 2) the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised values; 3) the proposed project is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period; and, 4) the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state. A copy of the Certificate is attached to the findings as **Attachment C**.

The Board of Trustees has previously directed that a specific financial analysis be conducted concerning the impact of the proposed value limitation on the finances of District. A copy of the report prepared by Moak, Casey & Associates, Inc., is attached to these findings as **Attachment D**.

The Board of Trustees has confirmed that the taxable value of property in the District for the preceding tax year, as determined under Subchapter M, Chapter 403, Government Code, is as stated in **Attachment E**.

The Texas Education Agency has evaluated the impact of the project on the District's facilities. TEA's determination is to be attached to these findings as **Attachment F**.

The Board has adopted the Texas Economic Development Agreement (Form 50-826) as promulgated by the Comptroller's Office. Form 50-826 has been altered only in accordance only the provisions of the template that the Comptroller permitted. The proposed Agreement is attached to these findings as **Attachment G**.

After review of the Comptroller's Certificate and economic analysis, and in consideration of its own studies the Board finds:

Board Finding Number 1.

The Board finds that the property described in the Application meets the requirements of Tex. Tax Code §313.024 for eligibility for a limitation on appraised value.

In support of Finding 1, the Application indicates that:

IP Radian, LLC ("IP Radian") is requesting an appraised value limitation from Brookesmith ISD for the IP Radian Project ("Project"). IP Radian proposes to develop a utility-scale, grid-connected solar photovoltaic energy plant in Brookesmith ISD. The proposed Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith ISD. The proposed Project will include: up to 300 MW-AC in size; photovoltaic modules; DC to AC inverters; medium- and high-voltage electric cabling; mounting structures; a project substation; an operations and maintenance building; meteorological equipment; and associated equipment to safely operate, maintain, and deliver electricity to the grid. Construction of the Project is anticipated to begin in February of 2021, with anticipated Project completion by the end of May of 2022.

Property used for renewable electric energy generation is eligible for a limitation under §313.024(b) (5).

Board Finding Number 2.

The project proposed by the applicant is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue, including state tax revenue, school district maintenance and operations ad valorem tax revenue attributable to the project, and any other tax revenue attributable to the effect of the project on the economy of the state, in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement (as detailed in Attachment B of the Comptroller's Certification).

Board Finding Number 3.

Based on the information certified by the Comptroller, the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state (as detailed in Attachment C of the Comptroller's Certification).

Board Finding Number 4.

The Board finds that the Application Fee received was reasonable and only in such an amount as was necessary to cover the District's costs of processing the Application under consideration.

In support of Finding 4, the Board reviewed the Application Fee payment included in the Application at Attachment A, the contract with the District's consultants and the internal costs for processing the application, if any.

Board Finding Number 5.

Based upon the Application and in the Comptroller's Economic Impact Evaluation and Certification, Attachment A, the Board finds that the number of jobs to be created and the wages to be paid comply with the requirements of statute; and, the Board further finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions and information related to job creation requirements, to wit: the provisions set forth in Subsections 9.1C&D of such Agreement.

In its Application, the Applicant has committed to creating two (2) new qualifying jobs. The average salary level of qualifying jobs must be at least \$49,974 per year. The review of the application by the Comptroller's Office indicated that this amount—based on Texas Workforce Commission data—complies with current Tex. Tax Code §313.021(5)(B) requirement that qualifying jobs must pay 110 percent of the county average manufacturing wage. As defined in Section 313.021 of the Tax Code, "Qualifying Job" means a permanent full-time job that:

- (A) requires at least 1,600 hours of work a year;
- (B) is not transferred from one area in this state to another area in this state;
- (C) is not created to replace a previous employee;
- (D) is covered by a group health benefit plan for which the business offers to pay at least 80 percent of the premiums or other charges assessed for employee-only coverage under the plan, regardless of whether an employee may voluntarily waive the coverage; and
- (E) pays at least 110 percent of the county average weekly wage for manufacturing jobs in the county where the job is located.

Board Finding Number 6.

Based upon the information provided to the District with regard to the industry standard for staffing ratios of similar projects in the State of

Texas, the District has determined that if the job creation requirement set forth in Texas Tax Code § 313.021(2)(A)(iv)(b) was applied, for the size and scope of the project described in the Application, the required number of jobs meets or exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility.

Board Finding Number 7.

The Applicant does not intend to create any non-qualifying jobs.

In its Application, Applicant has indicated that it does not intend to create any non-qualifying jobs. For any non-qualifying jobs the Applicant should create, the Applicant will be required to pay at least the county average wage of \$37,727 for all jobs in the county in accordance with the provisions of Tex. Tax Code §313.024(d).

Board Finding Number 8.

The revenue gains that will be realized by the school district if the Application is approved will be significant in the long-term, with special reference to revenues used for supporting school district debt.

In support of this finding, the analysis prepared by Moak, Casey & Associates projects that the project would initially add \$206.9 million to the tax base that would be available for debt service purposes at the peak investment level for the 2023-24 school year. An expansion of the I&S tax base creates the potential of a benefit for the District and its taxpayers in addressing its debt service needs, at least in the early years of the project. The additional tax base should generate revenue in excess of that provided under the Instructional Facilities Allotment, which currently supports a small amount of the District's annual debt service payments.

Board Finding Number 9.

The effect of the applicant's proposal, if approved, on the number or size of needed school district instructional facilities is not expected to increase the District's facility needs, with current trends suggest little underlying enrollment growth based on the impact of the project.

The summary of financial impact prepared by Moak, Casey & Associates, Inc., indicates that there will be little to no impact on school facilities created by the new project. This

finding is confirmed by the TEA evaluation of this project's impact on the number and size of school facilities in the District as stated in **Attachment F**.

Board Finding Number 10.

The Board finds that with the adoption of District Policy CCGB (Local), implemented in conformance with both Comptroller and Texas Education Agency Rules governing Chapter 313 Agreements, it has developed a process to verify, either directly or through its consultants, the accuracy and completeness of information in annual eligibility reports and biennial progress reports regarding (1) the reported number of jobs created and (2) the reported amount invested in the property.

Board Finding Number 11.

The Board of Trustees hired consultants to review and verify the information in the Application. Based upon the consultants' review, the Board has determined that the information provided by the Applicant is true and correct.

The Board has developed a written policy CCGB (Local) which requires, upon the filing of an Application under Tax Code Chapter 313, the retention of consultants in order to verify: (1) that Applicant's information contained in the Application as to existing facts is true and correct; (2) that Applicant's information contained in the Application with respect to projections of future events are commercially reasonable and within the ability of Applicant to execute; (3) that information related to job creation is commercially reasonable and within the ability of Applicant to execute; (4) that Applicant's representations concerning and economic incentives being offered, if any, and (5) the proposed project meets eligibility requirements.

As a part of its verification process the Board notes that the Chapter 313 Application for which these Findings are being made has been submitted by the Applicant under oath. Chapter 313 Applications are governmental records under Tex. Penal Code §37.01(2)(A); as a result, all statements contained therein are representations of fact within the meaning of Tex. Penal Code § 37.01(3). Since Board action upon the adoption of these Findings and the approval of the Chapter 313 Tax Limitation Agreement (**Attachment G**) is an

“official proceeding,” a false statement on a Chapter 313 application constitutes perjury under Tex. Penal Code § 37.03.

The Board finds that sworn statements are routinely used as an acceptable verification method for reliance by fact finders in each of the three separate branches of government, including trials.

The consultants have prepared signed statements that the consultants have reviewed and verified the contents of the Application and have determined that the current statements of fact contained in the Application are true and correct. (**Attachment H**) The Board finds that reliance by the Board and its consultants upon verified statements of the Applicant, especially as to Applicant’s future intentions which cannot be objectively verified is reasonable and within the intent of Chapter 313, Texas Tax Code.

Board Finding Number 12.

The Board of Trustees has determined that the Tax Limitation Amount requested by Applicant is currently Fifteen Million Dollars, which is consistent with the minimum values currently set out by Tax Code, § 313.054(a).

The Board finds that the Chapter 313 Tax Limitation Agreement (**Attachment G**), in accordance with Comptroller’s Form 50-826, contains all required provisions and information related to the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement. According to the Texas Comptroller of Public Accounts’ School and Appraisal Districts’ Property Value Study 2018 Final Findings made under Subchapter M, Chapter 403, Government Code for the preceding tax year (**Attachment E**). The total industrial value for the District is \$440,800. The District is categorized as Subchapter C, which applies only to a school district that has territory in a strategic investment area, as defined under Subchapter O, Chapter 171, Tax Code or in a county: (1) that has a population of less than 50,000 and (2) in which, from 1990 to 2000, according to the federal decennial census, the population: (A) remained the same; (B) decreased; or (C) increased, but at a rate of not more than three percent per annum. The District is classified as a “rural” district due to its demographic characteristics. Given that the value

of industrial property is \$100,000 or more but less than \$1 million, it is classified as a Category IV district which can offer a minimum value limitation of \$15 million.

Board Finding Number 13.

The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all necessary provisions and information related to establishing the required investment amount, to wit: the amount set forth in Section 2.5 of said Agreement.

The Board relies on the certifications of its consultants and the Comptroller's Approval of the Agreement form to make this Finding. **(Attachment I)**

Board Finding Number 14.

The Applicant (Taxpayer No. 32068508392) is eligible for the limitation on appraised value of qualified property as an active franchise-tax paying entity.

The Applicant, (Texas Taxpayer No. 32068508392), is an entity subject to Chapter 171, Texas Tax Code, and is certified to be an active franchise taxpayer by the Comptroller. See **Attachment B**. The Board also finds that the Chapter 313 Tax Limitation Agreement **(Attachment G)** contains all required provisions necessary for the Board to assess eligibility of any business to which an agreement is transferred.

Board Finding Number 15.

The project will be located within an area that is designated as a reinvestment zone, pursuant to Chapter 312 of the Texas Tax Code.

Board Finding Number 16.

The Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Attachment G, includes adequate and appropriate revenue protection provisions for the District, and such provisions comply with the specific terms of Texas Tax Code, Chapter 313.

In support of this finding, the finance report prepared by Moak, Casey & Associates, Inc. shows that the District will incur revenue losses in the initial year that the value limitation

is in effect without the proposed Agreement under current law. With this Agreement, the negative consequences of granting the value limitation are offset through the revenue protection provisions agreed to by the Applicant and the District. The Agreement contains adequate revenue protection measures for the duration of the Agreement. In support of this Finding, the Board relies upon the recommendation of its consultants. (**Attachment H**)

Board Finding Number 17.

The Board finds that the Chapter 313 Tax Limitation Agreement (Attachment G) contains all required provisions necessary for the Board to assess performance standards and to require periodic deliverables that will enable it to hold businesses accountable for achieving desired results, to wit: the reporting requirements set forth in Article VIII of said Agreement.

Board Finding Number 18.

The Board finds that there are no conflicts of interest at the time of considering the agreement.

The Board finds that with the adoption of District Policies BBFA and BBFB, both (Legal) and (Local), set forth at <https://pol.tasb.org/Home/Index/238>, that it has taken appropriate action to ensure that all District Trustees and the Superintendent, have disclosed any potential conflicts of interest, and that such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

In addition, at the public hearing, the Board caused the statement set forth in **Attachment J** to be read into the public record and that only Board members audibly responding that no conflict of interest existed either deliberated or voted on the Tax Limitation Agreement, these Findings or any matter relating to the Application upon which these Findings have been premised.

The Board finds that with the adoption of District Policies DBD, DGA, DH, and BBFB, both (Legal) and (Local) that it has taken appropriate action to ensure that all District employees and/or consultants, have disclosed any potential conflicts of interest, and that

such disclosures will be made if any conflict of interest arises in the future, in compliance with the requirements of Texas Local Gov't Code §171.004.

The Board finds that that no non-disclosed conflicts of interest exist as to the Application for which these Findings are being made, as of the time of action on these Findings.

Board Finding Number 19.

The Board directs that a link on its Website be established to the Comptroller's Office Website where appraisal-limitation-related documents are made available to the public.

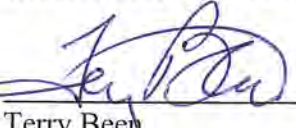
Board Finding Number 20.

Considering the purpose and effect of the law and the terms of the Agreement, that it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

It is therefore ORDERED that the Agreement attached hereto as **Attachment G** is approved and hereby authorized to be executed and delivered by and on behalf of the District. It is further ORDERED that these findings and the Attachments referred to herein be attached to the Official Minutes of this meeting and maintained in the permanent records of the Board of Trustees of the District.

Dated the 29th day of January 2020.

BROOKESMITH INDEPENDENT SCHOOL DISTRICT

By: 

Terry Been
President, Board of Trustees

ATTEST:

By: 

Rebecca Seamans
Secretary, Board of Trustees

Attachment A

Application

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

August 5, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the Brookesmith Independent School District from IP Radian, LLC

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Brookesmith Independent School District is notifying IP Radian, LLC of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. Please prepare the Economic Impact Report.

The Applicant submitted the Application to the school district on July 24, 2019. The Board voted to accept the application on July 24, 2019. The application has been determined complete as of August 5, 2019. The Applicant has provided the schedules in both electronic format and paper copies. The electronic copy is identical to the hard copy that will be hand delivered.

A copy of the application will be submitted to the Brown County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Brown County Appraisal District
IP Radian, LLC

IP RADIAN, LLC

**CHAPTER 313 APPLICATION
FOR APPRAISED VALUE LIMITATION
TO BROOKESMITH ISD**

Comptroller

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property (if applicable)
11	Maps that clearly show: a) Project vicinity b) Qualified investment including 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 c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size Note: Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information (if applicable)
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)
15	Economic Impact Analysis, other payments made in the state or other economic information (if applicable)
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* *To be submitted with application or before date of final application approval by school board
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

TAB 1

Pages 1 through 9 of application.

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY IP RADIAN, LLC TO BROOKESMITH ISD

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 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 original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. 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, the Comptroller will publish all submitted 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 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, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation 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), 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

July 24, 2019

Date Application Received by District

Steve Mickelson
First Name Last Name

Superintendent
Title

Brookesmith ISD
School District Name

13400 FM 586 S
Street Address

13400 FM 586 S
Mailing Address

Brookesmith TX 76827
City State ZIP

(325) 643-3700
City Phone Number

steve.mickelson@brookesmithisd.net
Email Address

Mobile Number (optional)

2. Does the district authorize the consultant to provide and obtain information related to this application? ☒ Yes ☐ No

The Data Analysis and Transparency Division at the Texas Comptroller of Public Accounts provides information and resources for taxpayers and local taxing entities.

For more information, visit our website:
comptroller.texas.gov/economy/local/ch313/
50-296-A • 05-17/5

Section 2: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Dan Casey
First Name Last Name

Partner
Title

Moak Casey & Associates, LLP
Firm Name

512-485-7878 512-485-7888
Phone Number Fax Number

dcasey@moakcasey.com
Email Address

Mobile Number (optional)

4. On what date did the district determine this application complete? August 5, 2019

5. Has the district determined that the electronic copy and hard copy are identical? ☒ Yes ☐ No

Section 3: Applicant Information

1. Authorized Company Representative (Applicant)

Lucas Dunnington
First Name Last Name

Vice President IP Renewable Energy Holdings LLC ("IPREH")
Title Organization

c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111
Street Address

c/o Intersect Power, 9450 SW Gemini Drive, PMB #68743
Mailing Address

Beaverton OR 97008-7105
City State ZIP

415-846-0730 (415) 723-7189
Phone Number Fax Number

luke@intersectpower.com
Business Email Address

Mobile Number (optional)

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.

Marisa Mitchell
First Name Last Name

Principal Intersect Power
Title Organization

c/o Intersect Power, 2 Embarcadero Center, 7th Floor, San Francisco, CA 94111
Street Address

c/o Intersect Power, 9450 SW Gemini Drive, PMB #68743
Mailing Address

Beaverton OR 97008-7105
City State ZIP

415-846-0730 (415) 723-7189
Phone Number Fax Number

marisa@intersectpower.com
Business Email Address

Mobile Number (optional)

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

For more information, visit our website: comptroller.texas.gov/economy/local/ch313/

SECTION N-3: Applicant Information (continued)

4. Authorized Company Consultant (If Applicable)

Dale Cummings

First Name Last Name

Consultant

Title

Cummings Westlake, LLC

Firm Name

713-266-4456

713-266-2333

Phone Number

Fax Number

dcummings@owlp.net

Business Email Address

SECTION N-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 time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

1a. If yes, attach in Tab 2 proof of application fee paid to the school district.

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 N-4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? IP Radian, LLC

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (If digits) 32068508392

3. List the NAICS code 221114

4. Is the applicant a party to any other pending or active Chapter 313 agreements?
- ☐
- Yes
- ☒
- No

4a. If yes, please list application number, name of school district and year of agreement

SECTION N-5: Applicant Business Structure

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc.) Limited liability corporation

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 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.

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

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

SECTION N-6: Eligibility under Tax Code Chapter 313

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

SECTION N-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.
2. Check the project characteristics that apply to the proposed project:
- ☐ Land has no existing improvements ☒ Land has existing improvements (complete Section 13)
- ☐ Expansion of existing operation on the land (complete Section 13) ☐ Relocation within Texas

SECTION N-8: Limitations 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 10: Proposed Timeline

1. Application approval by school board December 2019
2. Commencement of construction February 2021
3. Beginning of qualifying time period January 1, 2021
4. First year of limitation January 1, 2023
5. Begin hiring new employees First quarter 2022
6. Commencement of commercial operations May 2022
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ☒ Yes ☐ No
Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? May 2022

Section 11: The Property

1. Identify county or counties in which the proposed project will be located Brown
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Brown
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:
- | | |
|--|---|
| County: Brown, S.6147, 100%
(Name, tax rate and percent of project) | City: not applicable
(Name, tax rate and percent of project) |
| Hospital District: not applicable
(Name, tax rate and percent of project) | Water District: not applicable
(Name, tax rate and percent of project) |
| Other (describe): not applicable
(Name, tax rate and percent of project) | Other (describe): not applicable
(Name, tax rate and percent of project) |
5. Is the project located entirely within the ISD listed in Section 1? ☒ Yes ☐ No
5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.
6. 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
6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

Section 12: 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? 5,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 15,000,000.00
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 on the property 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

For more information, visit our website: comptroller.texas.gov/economy/local/ch313/

Section 13: New Buildings and Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) 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); and
 - a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
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? December 2019

Section 14: Information on Property Not Eligible to Become Qualified Property

1. In Tab 10, attach a specific and detailed description of all existing property. 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 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 (question 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 listed in response to questions 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 that property described in response to question 1): \$ 37,836,750.00
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 question 2): \$ 0.00
- Note: Investment for the property listed in question 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.

For more information, visit our website: comptroller.texas.gov/economy/local/ch313/

SECTION 14. Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☒ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2019 (year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
 Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 2
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. 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
- 6a. If yes, attach evidence 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.
7. Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the TWC 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 from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
- a. Average weekly wage for all jobs (all industries) in the county is 728.75
- b. 110% of the average weekly wage for manufacturing jobs in the county is 1,302.40
- c. 110% of the average weekly wage for manufacturing jobs in the region is 961.05
8. 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)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 49,974.10
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 49,974.10
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
12. 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
- 12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. 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
- 13a. 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, C, and D 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 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

Please find on the following page, copy of the check for the \$75,000 application fee to Brookesmith Independent School District.

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

IP Radian, LLC is part of a combined group. Please see the most recent report filed. IP Radian LLC had not been formed during the reporting period of the 2018 report. IP Radian, LLC will be reported on the 2019 report of IP Portfolio I, LLC.



Franchise Tax Account Status

As of : 04/15/2019 09:02:18

This Page is Not Sufficient for Filings with the Secretary of State

IP RADIANT, LLC

Texas Taxpayer Number 32068508392

Mailing Address 548 MARKET ST # 68743 SAN FRANCISCO,
CA 94104-5401

**Right to Transact Business in
Texas** ACTIVE

State of Formation DE

Effective SOS Registration Date 09/28/2018

Texas SOS File Number 0803129339

Registered Agent Name CT CORPORATION SYSTEM

Registered Office Street Address 1999 BRYAN STREET, SUITE 900 DALLAS, TX
75201

TAB 4

Detailed Description of the Project

Provide 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

IP Radian, LLC ("IP Radian") is requesting an appraised value limitation from Brookesmith Independent School District ("ISD") for the IP Radian Project (the "Project"). IP Radian proposes to develop a utility-scale, grid-connected solar photovoltaic energy (PV) plant in Brookesmith Independent School District. The proposed Project will be constructed within a Reinvestment Zone that will be created by the Board of Trustees of Brookesmith ISD. Maps showing the location of the Project are attached in Tab 11.

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

The ERCOT GINR is 21INR0205 which was assigned on September 27, 2018. The project is not known by any other name.

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY IP RADIAN, LLC TO BROOKESMITH ISD

Documentation of combined group received by the Texas Comptroller of Public Accounts

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 5

Documentation to assist in determining if limitation is a determining factor.

IP Renewable Energy Holdings, LLC, the parent of IP Radian, LLC, is a national solar developer with project opportunities across the United States. The ability to enter into a value limitation agreement with Brookesmith ISD is a determining factor for constructing the project in Brown County, Texas, as opposed to building and investing in another county, state or region. IP Renewable Energy Holdings LLC is considering investing in California and Colorado.

IP Renewable Energy Holdings, LLC is actively developing and constructing other projects throughout the US. The applicant requires this value limitation agreement in order to move forward with constructing this project in Texas. Specifically, without the available property tax incentives, the economics of the project become unappealing to investors and the likelihood of constructing the project becomes unlikely. The property tax liability of a project without tax incentives in Texas, including a value limitation agreement with Brookesmith ISD, lowers the return to investors and financiers to an unacceptable level at current contracted power rates under a power purchase agreement. As such, the applicant would not be able to finance and build its project without the property tax incentives. We want to avoid a situation where the applicant would be forced to have its development capital and prospective investment funds spent in other states where the rate of return is higher on a project basis.

However, the proposed site in Brown County is a desirable business location and can provide electricity at a price that is competitive with other projects in Brown County and elsewhere in Texas, assuming that the expected tax incentives, including a value limitation agreement, are obtained. Electric utilities and other wholesale electricity buyers are focused on providing low-cost energy to their customers, and contracting for the sale of solar electricity is highly competitive. Receiving a value limitation agreement from Brookesmith ISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Brown County.

About IP Renewable Energy Holdings LLC

The IP Renewable Energy Holdings, LLC team has the collective experience in all phases of development across 60+ projects, and 2GWp of operating solar power with a total value of over \$6 billion. Our team has been involved in almost \$9B of successful debt and long-term equity financing for mid to late stage development projects. Our team has been successful together throughout the evolution of clean infrastructure, from the early days of kW scale solar, to pioneering 5-20MW projects and on to increasingly sophisticated and complex transactions of 100-500MW projects.

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

Taxing Entity	% of Project	2018 Tax Rate Per \$100
Brown County	100%	\$.6147
Brookesmith ISD	100%	\$1.32000

Adopted Tax Rates & Exemptions

Entity (Entity Code)	2018 Tax Rate	2017 Tax Rate	2016 Tax Rate	Exemptions (subject to application and verification of eligibility)			
				Homestead	Over 65	Disability	Disabled Veteran
Bangs ISD (SBA)	1.2038	1.2100	1.2220	25,000	10,000	10,000	5,000-12,000
Blanket ISD (SBL)	1.1100	1.1100	1.0654	25,000	10,000	10,000	5,000-12,000
Brookesmith ISD (SBK)	1.2388	1.2453	1.2453	25,000	10,000	10,000	5,000-12,000
Brownwood ISD (SBR)	1.2051	1.2151	1.2151	25,000	10,000	10,000	5,000-12,000
Early ISD (SEA)	1.4585	1.3995	1.3995	25,000	10,000	10,000	5,000-12,000
May ISD (SMA)	1.2967	1.3023	1.3023	25,000	10,000	10,000	5,000-12,000
Zephyr ISD (SZE)	1.3151	1.3196	1.3196	25,000	10,000	10,000	5,000-12,000
City of Bangs (CBA)	0.7097	0.6975	0.6975	0	5,000	5,000	5,000-12,000
City of Blanket (CBL)	0.4404	0.4098	0.3802	0	0	0	5,000-12,000
City of Brownwood (CBR)	0.7869	0.7946	0.7463	0	15,000	10,000	5,000-12,000
City of Early (CEA)	0.5410	0.5510	0.5630	0	10,000	0	5,000-12,000
Brown County General Fund (GBC)	0.5187	0.5377	0.5284	0	10,000	0	5,000-12,000
Brown County Road & Flood (RRF)	0.0960	0.0860	0.0809	3,000	7,000	0	5,000-12,000

All tax rates are per \$100 valuation.

TAB 7

Description of Qualified Investment

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

NOTE - The reinvestment zone map in TAB 11 shows the preliminary panel and inverter locations outlined with gold lines. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be finally determined before construction begins. The proposed location of the Project operations and maintenance building is shown with a star and identified with the letter "A". The Project substation is shown with a star and is identified with the letter "B". Oncor's Brown substation is shown with a star and labeled with the letter "D" for informational purposes only to show the gen-tie interconnection point.

TAB 8

Description of Qualified Property

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

TAB 9

Description of Land

Reinvestment Zone Legal Description Brown County, Texas

Description	Abstract	Survey
Stuart Perry	A-1511	195
Stuart Perry	A-1512	83
Elijah Votaw	A-929	8
Stuart Perry	A-1510	82
Columbus T RR Co.	A211	1
Adelpheus D. Neill	A-2192	41
William Beissner	A-73 (that part of abstract within Brookesmith ISD)	3
W.G & G.G. Metzler & S.C. Taylor	A-1349	12
Richard Overton	A-1093	7
M E P & P RR	A-1502 (that part of abstract within Brookesmith ISD)	25
M E P & P RR	A-1161	24

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 10

Description of all property not eligible to become qualified property (if applicable)

There is no solar energy-related property owned by the Applicant on the land. IP Radian, LLC will lease the land where the Project improvements will be located.

A list of existing improvements in the reinvestment zone is shown below. The unit value for Oncor Electric Delivery Company LLC includes all property improvements, including substations and electric transmission lines, owned by the company in Brookesmith ISD. The Brown substation owned by Oncor is located in the reinvestment zone and the Project will interconnect with this substation. There is no specific value for this substation in Brown County Appraisal District records. None of the existing improvements in the reinvestment zone is eligible to become qualified investment or qualified property. Brown County Appraisal District record cards for the land with existing improvements are attached.

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

Abstract/ISD	Property ID	2018 Improvement Value	Description
73	12917	\$ 44,060	Residential/barns
211	16437	\$ 48,020	Residential/barns
211	16446	\$ 97,710	Residential
211	16449	\$ 8,460	Rail boxcar
2192	27932	\$ 28,910	Residential
2192	27936	\$ 110,180	Residential/barns
2192	27940	\$ 50	Miscellaneous
2192	27953	\$ 118,080	Residential/barns
2192	27957	\$ 39,790	Residential
2192	27965	\$ 1,910	Canopy/deck
2192	27971	\$ 800	Miscellaneous
2192	27992	\$ 35,630	Residential
2192	27994	\$ 65,780	Residential
929	31326	\$ 46,720	Residential/barns
929	31327	\$ 60,250	Residential/barns
929	31341	\$ 8,740	Residential
929	31348	\$ 500	Residential
929	31352	\$ 6,010	Barn
929	31360	\$ 26,720	Residential
929	31367	\$ 48,440	Residential
1093	33630	\$ 7,910	Residential
1161	34111	\$ 3,190	Barns/canopy
1161	34117	\$ 31,230	Residential
1511	36178	\$ 19,290	Residential
1512	36183	\$ 37,320	Residential/barns
1512	36187	\$ 300	Miscellaneous
1093	62187	\$ 43,660	Residential
1093	62188	\$ 7,520	Residential/storage
929	69622	\$ 2,080	Barn
929	72719	\$ 1,160	Canopy/shed
1161	78406	\$ 160,490	Residential
Brookesmith ISD	8907797	\$ 35,619,820	Oncor unit value
211	20006530	\$ 1,280	Storage
929	20047852	\$ 103,820	Residential/barns
2192	20049780	\$ 920	Miscellaneous
Total		\$ 37,836,750	

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY IP RADIAN, LLC TO BROOKESMITH ISD

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY IP RADIAN, LLC TO BROOKESMITH ISD

Brown CAD

Property Search Results > 12917 THOMPSON, HORACE & BETTY J & STEVEN
JACK SESSIONS & JO CLAIRE HAMILTON for Year 2018

Tax Year: 2018

Property

Account		
Property ID:	12917	Legal Description: WILLIAM BESSNER, SURVEY 3, ABSTRACT 73, ACRES 170.4
Geographic ID:	A0073-0002-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	
Protest		
Protest Status:		
Informal Date:		
Formal Date:		
Location		
Address:	CR 186 BROOKESMITH, TX 76827	Mapsec:
Neighborhood:		Map ID: 0358ND05
Neighborhood CD:		
Owner		
Name:	THOMPSON, HORACE & BETTY J & STEVEN JACK SESSIONS & JO CLAIRE HAMILTON	Owner ID: 86023
Mailing Address:	% STEVEN J SESSIONS 2904 WINDY VALLE DR PFLUGERVILLE, TX 78660-2388	% Ownership: 100.0000000000%
		Exemptions:

Values

(+) Improvement Homesite Value:	+	\$41,370	
(+) Improvement Non-Homesite Value:	+	\$2,690	
(+) Land Homesite Value:	+	\$1,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$339,800	\$14,920
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$384,860	
(-) Ag or Timber Use Value Reduction:	-	\$324,880	
(-) Appraised Value:	=	\$59,980	
(-) HS Cap:	-	\$0	
(-) Assessed Value:	=	\$59,980	

Taxing Jurisdiction

Owner: THOMPSON, HORACE & BETTY J & STEVEN JACK SESSIONS & JO CLAIRE HAMILTON
% Ownership: 100.0000000000%
Total Value: \$384,860

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$59,980	\$59,980	\$0.00
GBC	BROWN COUNTY	0.518700	\$59,980	\$59,980	\$311.12
RRF	ROAD & FLOOD	0.096000	\$59,980	\$59,980	\$57.58
SRK	BROOKESMITH ISD	1.238800	\$59,980	\$59,980	\$743.04
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$1,111.74
				Taxes w/o Exemptions:	\$1,111.73

Improvement / Building

Improvement #1: RESIDENTIAL		State Code: E	Living Area: 960.0 sqft	Value: \$40,710	
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02+	F	1996	576.0
CP	COVERED PORCH	*		1996	192.0
MA	MAIN AREA	02+		0	384.0
Improvement #2: MISCELLANEOUS		State Code: E	Living Area: sqft	Value: \$660	
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	19+		0	128.0
Improvement #3: MISCELLANEOUS		State Code: D2	Living Area: sqft	Value: \$2,690	
Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23		0	1920.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	0.5000	21780.00	0.00	0.00	\$1,000	\$0
2	DC3	DRY CROPLAND	31.4000	1367784.00	0.00	0.00	\$62,800	\$1,080
3	NP1	NATIVE PASTURE	138.5000	6033060.00	0.00	0.00	\$277,000	\$11,840

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$40,710	\$340,800	14,680	\$5,470	\$0	\$65,470
2018	\$44,060	\$340,800	14,920	\$9,980	\$0	\$59,980
2017	\$44,060	\$340,800	14,650	\$9,710	\$0	\$59,710
2016	\$44,060	\$340,800	14,300	\$9,360	\$0	\$59,360
2015	\$44,060	\$340,800	13,560	\$8,620	\$0	\$58,620
2014	\$22,820	\$340,800	13,560	\$7,380	\$0	\$37,380
2013	\$17,560	\$340,800	13,560	\$2,120	\$0	\$32,120
2012	\$17,560	\$340,800	13,910	\$2,470	\$0	\$32,470
2011	\$17,560	\$340,800	13,910	\$2,470	\$0	\$32,470
2010	\$17,560	\$340,800	13,910	\$2,470	\$0	\$32,470
2009	\$17,560	\$340,800	12,530	\$1,090	\$0	\$31,090
2008	\$17,560	\$255,600	12,530	\$0,840	\$0	\$30,840
2007	\$7,470	\$255,600	12,530	\$0,750	\$0	\$20,750
2006	\$7,470	\$170,400	12,530	\$0,500	\$0	\$20,500
2005	\$7,470	\$170,400	12,530	\$0,500	\$0	\$20,500

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/19/2006	WD	WARRANTY DEED	SESSIONS, SESSIONS, HAMILTON & HORACE & BETTY THOMPSON	THOMPSON, HORACE & BETTY J & STEVEN JACK SESSIONS & JO CLAIRE HAMILTON	1610	71	1999
2	12/23/1996	WD	WARRANTY DEED	SESSIONS, JAMES & PAT &	SESSIONS, HAMILTON & HORACE & BETTY THOMPSON	1247	772-778	
3	1/10/1977	AWD	ASSUMPTION WARRANTY DEED		SESSIONS, JAMES & PAT &	704	690	

Tax Due

Property Tax Information as of 07/15/2025.

Brown CAD

Property Search Results > 16437 SHERROD, JOE DAVID for Year Tax Year: 2018
2018

Property

Account

Property ID: 16437 Legal Description: COLUMBUS T R R CO, SURVEY 1, ABSTRACT 211, BLOCK 30, ACRES 5.0
Geographic ID: A0211-0006-00 Zoning: Agent Code:
Type: Real
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 10450 FM 586 S Mapco: BROOKESMITH, TX 76827
Neighborhood: Map ID: 0358K005
Neighborhood CD:

Owner

Name: SHERROD, JOE DAVID Owner ID: 105489
Mailing Address: 4228 CYPRESS CANYON TRL % Ownership: 100.000000000000%
SPICEWOOD, TX 78669-6446
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$80,750	
(+) Improvement Non-Homesite Value:	+	\$3,960	
(+) Land Homesite Value:	+	\$2,170	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$8,680	\$390
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$95,560	
(-) Ag or Timber Use Value Reduction:	-	\$8,290	
(=) Appraised Value:	=	\$87,270	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$87,270	

Taxing Jurisdiction

Owner: SHERROD, JOE DAVID
% Ownership: 100.000000000000%
Total Value: \$95,560

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$87,270	\$87,270	\$0.00
GBC	BROWN COUNTY	0.518700	\$87,270	\$87,270	\$452.67
RRF	ROAD & FLOOD	0.096000	\$87,270	\$87,270	\$83.78
SBK	BROOKESMITH ISD	1.238800	\$87,270	\$87,270	\$1,081.10
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$1,617.55
Taxes w/o Exemptions: \$1,617.55

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1572.0 sqft Value: \$72,410

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	07	B	1960	1572.0
AG	ATTACHED GARAGE	*		1960	567.0
CP	COVERED PORCH	*			80.0
EP	ENCLOSED PORCH	*			110.0
WD	WOOD DECK	29			160.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$1,590

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	19+		0	288.0
OB	OUT BUILDING	19+		0	32.0
OB	OUT BUILDING	19+		0	48.0

Improvement #3: MISCELLANEOUS State Code: E Living Area: sqft Value: \$6,750

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DG	DETACHED GARAGE	*		0	1800.0

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$3,960

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	22		0	3300.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,170	\$0
2	DC3	DRY CROPLAND	4.0000	174240.00	0.00	0.00	\$8,680	\$390

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$96,350	\$10,850	390	98,910	\$0	\$98,910
2018	\$84,710	\$10,850	390	87,270	\$0	\$87,270
2017	\$84,710	\$10,850	390	87,270	\$0	\$87,270
2016	\$76,400	\$10,850	390	78,960	\$0	\$78,960
2015	\$76,400	\$10,850	360	78,930	\$0	\$78,930
2014	\$76,400	\$10,850	360	78,930	\$0	\$78,930
2013	\$67,200	\$10,850	360	69,730	\$0	\$69,730
2012	\$67,200	\$10,850	360	69,730	\$0	\$69,730
2011	\$67,200	\$10,850	360	69,730	\$0	\$69,730

Brown CAD

Property Search Results > 16446 MEANS, CYNTHIA for Year 2018 Tax Year: 2018

Property

Account			
Property ID:	16446	Legal Description:	COLUMBUS T R R CO, SURVEY 1, ABSTRACT 211, BLOCK 30, ACRES 3.0
Geographic ID:	A0211-0006-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	11201 CR 187 BROOKESMITH, TX 76827	Mapscot:	
Neighborhood:		Map ID:	03SBK005
Neighborhood CD:			
Owner			
Name:	MEANS, CYNTHIA	Owner ID:	128471
Mailing Address:	11201 CR 187 BROOKESMITH, TX 76827-4023	% Ownership:	100.0000000000%
		Exemptions:	OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$97,710	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$6,610	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$104,320	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(-) Appraised Value:	=	\$104,320	
(-) HS Cap:	-	\$0	
(-) Assessed Value:	=	\$104,320	

Taxing Jurisdiction

Owner:	MEANS, CYNTHIA
% Ownership:	100.0000000000%
Total Value:	\$104,320

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	CAD	0.000000	\$104,320	\$104,320	\$0.00	
GBC	BROWN COUNTY	0.518700	\$104,320	\$94,320	\$357.77	\$357.77

RFF	ROAD & FLOOD	0.096000	\$104,320	\$94,320	\$57.98	\$57.98
SBK	BROOKESMITH ISD	1.238800	\$104,320	\$69,320	\$356.39	\$356.39
Total Tax Rate:		1.833500				
				Taxes w/Current Exemptions:	\$772.14	
				Taxes w/o Exemptions:	\$1,933.57	

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 2131.0 sqft Value: \$94,810

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	04+	F	1916	1427.0
MA2	MAIN AREA 2 (SECOND FLOOR)	*		0	704.0
CP	COVERED PORCH	*		0	406.0
CA	CANOPY	*		0	695.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$1,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21		0	288.0

Improvement #3: MISCELLANEOUS State Code: E Living Area: sqft Value: \$100

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$1,400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21		0	240.0

Improvement #5: MISCELLANEOUS State Code: E Living Area: sqft Value: \$0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	3.0000	130680.00	0.00	0.00	\$6,610	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$108,530	\$6,610	0	115,140	\$388	\$114,752
2018	\$97,710	\$6,610	0	104,320	\$0	\$104,320
2017	\$97,710	\$6,610	0	104,320	\$0	\$104,320
2016	\$97,710	\$6,610	0	104,320	\$4,641	\$99,679
2015	\$97,710	\$6,610	0	104,320	\$13,703	\$90,617
2014	\$97,710	\$6,610	0	104,320	\$21,941	\$82,379
2013	\$68,280	\$6,610	0	74,890	\$0	\$74,890
2012	\$68,280	\$6,610	0	74,890	\$0	\$74,890
2011	\$68,280	\$6,610	0	74,890	\$0	\$74,890
2010	\$68,280	\$11,940	0	80,220	\$0	\$80,220
2009	\$68,280	\$11,940	0	80,220	\$0	\$80,220
2008	\$68,280	\$9,830	0	78,110	\$108	\$78,002
2007	\$68,280	\$9,830	0	78,110	\$6,604	\$71,506
2006	\$68,280	\$9,630	0	77,910	\$11,947	\$65,963
2005	\$50,920	\$9,630	0	60,550	\$0	\$60,550

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2013	PRO	PROBATE			PROBATE	#13,00014	

Brown CAD

Property Search Results > 16449 MEANS, CYNTHIA for Year 2018 Tax Year: 2018

Property

Account

Property ID: 16449 Legal Description: COLUMBUS T R R CO, SURVEY 1, ABSTRACT 211, BLOCK 30, ACRES 6.45
Geographic ID: A0211-0009-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: CR 187 Mapsco:
BROOKESMITH, TX 76827
Neighborhood: Map ID: 035BK005
Neighborhood CD:

Owner

Name: MEANS, CYNTHIA Owner ID: 128471
Mailing Address: 11201 CR 187 % Ownership: 100.000000000000%
BROOKESMITH, TX 76827-4023
Exemptions:

Values

(+) Improvement Homesite Value: + \$0
(+) Improvement Non-Homesite Value: + \$8,460
(+) Land Homesite Value: + \$0
(+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$23,190 \$550
(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$31,650
(-) Ag or Timber Use Value Reduction: - \$22,640

(=) Appraised Value: = \$9,010
(-) HS Cap: - \$0

(=) Assessed Value: = \$9,010

Taxing Jurisdiction

Owner: MEANS, CYNTHIA
% Ownership: 100.000000000000%
Total Value: \$31,650

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$9,010	\$9,010	\$0.00
GBC	BROWN COUNTY	0.518700	\$9,010	\$9,010	\$46.73
RRF	ROAD & FLOOD	0.096000	\$9,010	\$9,010	\$8.65
SBK	BROOKESMITH ISO	1.238800	\$9,010	\$9,010	\$111.62
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$167.00
Taxes w/o Exemptions: \$167.00

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$4,400

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,260

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,800

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BOXCAR	RAILROAD BOXCAR	*		0	360.0

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,000

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NATIVE PASTURE	6.4500	280962.00	0.00	0.00	\$23,190	\$550

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$8,460	\$23,190	\$40	\$9,000	\$0	\$9,000
2018	\$8,460	\$23,190	\$50	\$9,010	\$0	\$9,010
2017	\$8,460	\$23,190	\$40	\$9,000	\$0	\$9,000
2016	\$8,460	\$23,190	\$20	\$8,980	\$0	\$8,980
2015	\$7,460	\$23,190	\$00	\$7,960	\$0	\$7,960
2014	\$7,460	\$23,190	\$00	\$7,960	\$0	\$7,960
2013	\$7,460	\$23,190	\$00	\$7,960	\$0	\$7,960
2012	\$7,460	\$23,190	\$20	\$7,980	\$0	\$7,980
2011	\$7,460	\$23,190	\$20	\$7,980	\$0	\$7,980
2010	\$8,620	\$122,000	\$,490	\$14,110	\$0	\$14,110
2009	\$6,820	\$122,000	\$,490	\$12,310	\$0	\$12,310
2008	\$6,820	\$91,500	\$,490	\$12,310	\$0	\$12,310
2007	\$6,820	\$91,500	\$,490	\$12,310	\$0	\$12,310
2006	\$6,820	\$61,000	\$,490	\$12,310	\$0	\$12,310
2005	\$6,820	\$61,000	\$,490	\$12,310	\$0	\$12,310

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/18/2013	PRO	PROBATE	MEANS, WILLIAM LEONARD SR	MEANS, CYNTHIA	PROBATE	#13,00014	
2	4/13/2011	TR D	TRUSTEE'S DEED	MEANS, W W & FRANCES A FAMILY TRUST	MEANS, WILLIAM LEONARD SR	10	158	2152
3		LW&T	LAST WILL & TESTAMENT			UNRECORDED		

Brown CAD

Property Search Results > 27932 LAZY W RANCH LLC for Tax Year: 2018 Year 2018

Property

Account

Property ID: 27932 Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, COLUMBUS T RR CO, ABSTRACTS 211 & 212, J L VAUGHN, ABSTRACT 1451, ACRES 473.29

Geographic ID: A2192-0001-00 Zoning: Real
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 11301 FM 586 S Mapsco:
BROOKESMITH, TX 76827
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: LAZY W RANCH LLC Owner ID: 105714
Mailing Address: 3212 BLOSSOM LN % Ownership: 100.000000000000%
ODESSA, TX 79762-6964
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$26,330	
(+) Improvement Non-Homesite Value:	+	\$2,580	
(+) Land Homesite Value:	+	\$2,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$944,580	\$41,490
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$975,490	
(-) Ag or Timber Use Value Reduction:	-	\$903,090	
(=) Appraised Value:	=	\$72,400	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$72,400	

Taxing Jurisdiction

Owner: LAZY W RANCH LLC
% Ownership: 100.000000000000%
Total Value: \$975,490

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$72,400	\$72,400	\$0.00
GBC	BROWN COUNTY	0.518700	\$72,400	\$72,400	\$375.54
RRF	ROAD & FLOOD	0.096000	\$72,400	\$72,400	\$69.50
SBK	BROOKESMITH ISD	1.238800	\$72,400	\$72,400	\$896.89
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$1,341.93
				Taxes w/o Exemptions:	\$1,341.93

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1132.0 sqft Value: \$25,780

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02+	F		1132.0
CP	COVERED PORCH	*			72.0
SP	SCREEN PORCH	*			102.0
EP	ENCLOSED PORCH	*			160.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$550

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$620

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$100

Improvement #5: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,760

Improvement #6: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$100

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,000	\$0
2	NP1	NATIVE PASTURE	383.3900	16700468.40	0.00	0.00	\$766,780	\$32,780
3	DC3	DRY CROPLAND	88.9000	3872484.00	0.00	0.00	\$177,800	\$8,710

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$31,490	\$946,580	40,830	74,320	\$0	\$74,320
2018	\$28,910	\$946,580	41,490	72,400	\$0	\$72,400
2017	\$28,910	\$946,580	40,720	71,630	\$0	\$71,630
2016	\$28,910	\$90,380	3,580	34,490	\$0	\$34,490
2015	\$28,910	\$90,380	3,430	34,340	\$0	\$34,340
2014	\$28,910	\$90,380	3,430	34,340	\$0	\$34,340
2013	\$21,480	\$90,380	3,430	26,910	\$0	\$26,910
2012	\$21,480	\$90,380	3,540	27,020	\$0	\$27,020
2011	\$21,480	\$90,380	3,540	27,020	\$0	\$27,020
2010	\$21,480	\$90,380	3,540	27,020	\$0	\$27,020

Brown CAD

Property Search Results > 27936 WILLIAMS, GAYNELL for Year 2018 Tax Year: 2018

Property

Account		
Property ID:	27936	Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 47.441
Geographic ID:	A2192-0003-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	
Protest		
Protest Status:		
Informal Date:		
Formal Date:		
Location		
Address:	11400 FM 586 S BROOKESMITH, TX 75827	Mapco:
Neighborhood:		Map ID: 0358K205
Neighborhood CD:		
Owner		
Name:	WILLIAMS, GAYNELL	Owner ID: 143269
Mailing Address:	11410 FM 586 S BROOKESMITH, TX 75827-4010	% Ownership: 100.0000000000%
		Exemptions:

Values

(+) Improvement Homesite Value:	+	\$90,250	
(+) Improvement Non-Homesite Value:	+	\$19,930	
(+) Land Homesite Value:	+	\$5,060	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$115,020	\$4,090
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$230,260	
(-) Ag or Timber Use Value Reduction:	-	\$110,930	
(=) Appraised Value:	=	\$119,330	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$119,330	

Taxing Jurisdiction

Owner: WILLIAMS, GAYNELL
% Ownership: 100.0000000000%
Total Value: \$230,260

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$119,330	\$119,330	\$0.00
GBC	BROWN COUNTY	0.518700	\$119,330	\$119,330	\$618.97
RRF	ROAD & FLOOD	0.096000	\$119,330	\$119,330	\$114.56
SBK	BROOKESMITH ISD	1.238800	\$119,330	\$119,330	\$1,478.26

Total Tax Rate: 1.853500

Taxes w/Current Exemptions: \$2,211.79
Taxes w/o Exemptions: \$2,211.78

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1902.0 sqft Value: \$88,330

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	07	B	1980	1318.0
MA	MAIN AREA	07		1980	584.0
AG	ATTACHED GARAGE	*		1980	576.0
CP	COVERED PORCH	*		1980	16.0
CP	COVERED PORCH	*		1980	96.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$1,150

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$580

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$11,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23		1993	3040.0

Improvement #5: MISCELLANEOUS State Code: E Living Area: sqft Value: \$770

Improvement #6: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$7,050

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23		1995	1520.0

Improvement #7: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$600

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	2.0000	87120.00	0.00	0.00	\$5,060	\$0
2	IP1	IMPROVED PASTURE	45.4410	1979409.96	0.00	0.00	\$115,020	\$4,090

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$120,890	\$120,080	4,040	129,990	\$0	\$129,990
2018	\$110,180	\$120,080	4,090	119,330	\$0	\$119,330
2017	\$111,100	\$280,700	11,450	124,790	\$0	\$124,790
2016	\$111,100	\$280,700	11,230	124,510	\$0	\$124,510
2015	\$111,100	\$280,700	10,590	123,870	\$0	\$123,870
2014	\$111,100	\$280,700	10,590	123,870	\$3,748	\$120,122
2013	\$99,290	\$280,700	10,430	111,900	\$0	\$111,900
2012	\$99,290	\$258,000	10,430	111,720	\$0	\$111,720
2011	\$99,290	\$258,000	10,430	111,720	\$0	\$111,720
2010	\$99,290	\$258,000	10,430	111,720	\$0	\$111,720
2009	\$99,290	\$258,000	10,430	111,720	\$0	\$111,720
2008	\$99,290	\$193,500	10,430	111,220	\$0	\$111,220
2007	\$99,290	\$193,500	10,430	111,220	\$0	\$111,220
2006	\$99,290	\$129,000	10,430	110,720	\$5,971	\$104,749
2005	\$86,640	\$129,000	10,430	98,070	\$0	\$98,070

Deed History - (Last 8 Deed Transactions)

Brown CAD

Property Search Results > 27940 SMITH, BILL for Tax Year: 2018 Year 2018

Property

Account			
Property ID:	27940	Legal Description:	ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, STUART PERRY, SURVEY 194, ABSTRACT 1509, ACRES 160.75
Geographic ID:	A2192-0004-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	AG		
Property Use Description:	AGRICULTURAL		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	CR 188 BROOKESMITH, TX 76827	Mapsc0:	
Neighborhood:		Map ID:	0358K005
Neighborhood CD:			
Owner			
Name:	SMITH, BILL	Owner ID:	22197
Mailing Address:	1749 SANDPIPER ST ABILENE, TX 79602-5233	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$50	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$350,200	\$13,880
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$350,250	
(-) Ag or Timber Use Value Reduction:	-	\$336,320	
(=) Appraised Value:	=	\$13,930	

(-) HS Cap: - \$0

(=) Assessed Value: = \$13,930

Taxing Jurisdiction

Owner: SMITH, BILL
% Ownership: 100.0000000000%
Total Value: \$350,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$13,930	\$13,930	\$0.00
GBC	BROWN COUNTY	0.518700	\$13,930	\$13,930	\$72.26
RFF	ROAD & FLOOD	0.096000	\$13,930	\$13,930	\$13.37
SBK	BROOKESMITH ISD	1.238800	\$13,930	\$13,930	\$172.56
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$258.19
				Taxes w/o Exemptions:	\$258.19

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: E Living Area: sqft Value: \$0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$50

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	IP1	IMPROVED PASTURE	30.0000	1306800.00	0.00	0.00	\$65,360	\$2,700
2	NP1	NATIVE PASTURE	130.7500	5695470.00	0.00	0.00	\$284,840	\$11,180

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$50	\$350,200	13,650	13,700	\$0	\$13,700
2018	\$50	\$350,200	13,880	13,930	\$0	\$13,930
2017	\$50	\$330,590	12,810	12,860	\$0	\$12,860
2016	\$50	\$330,590	12,440	12,490	\$0	\$12,490
2015	\$50	\$330,590	11,890	11,940	\$0	\$11,940
2014	\$50	\$330,590	11,890	11,940	\$0	\$11,940
2013	\$50	\$330,590	11,840	11,890	\$0	\$11,890
2012	\$50	\$330,590	12,140	12,190	\$0	\$12,190
2011	\$50	\$330,590	12,140	12,190	\$0	\$12,190
2010	\$50	\$330,590	12,140	12,190	\$0	\$12,190
2009	\$600	\$330,590	10,920	11,520	\$0	\$11,520
2008	\$600	\$254,720	10,920	11,520	\$0	\$11,520

Brown CAD

Property Search Results > 27953 JOHNSON, GARRY W
for Year 2018

Tax Year: 2018

Property

Account		
Property ID:	27953	Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 10.0
Geographic ID:	A2192-0008-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	
Protest		
Protest Status:		
Informal Date:		
Formal Date:		
Location		
Address:	12001 FM 586 S BROOKESMITH, TX 76827	Map ID: 035BK002
Neighborhood:		
Neighborhood CD:		
Owner		
Name:	JOHNSON, GARRY W	Owner ID: 49148
Mailing Address:	12001 FM 586 S BROOKESMITH, TX 76827-4001	% Ownership: 100.0000000000%
		Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$114,860
(+) Improvement Non-Homesite Value:	+	\$3,220
(+) Land Homesite Value:	+	\$2,460
(+) Land Non-Homesite Value:	+	\$0
(+) Agricultural Market Valuation:	+	\$22,130
(+) Timber Market Valuation:	+	\$0
(-) Market Value:	=	\$142,670
(-) Ag or Timber Use Value Reduction:	-	\$21,250
(=) Appraised Value:	=	\$121,420
(-) HS Cap:	-	\$0
(=) Assessed Value:	=	\$121,420

Taxing Jurisdiction

Owner: JOHNSON, GARRY W

% Ownership: 100.0000000000%

Total Value: \$142,670

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$121,420	\$121,420	\$0.00
GBC	BROWN COUNTY	0.518700	\$121,420	\$121,420	\$629.80
RRF	ROAD & FLOOD	0.096000	\$121,420	\$118,420	\$113.68
SBK	BROOKESMITH ISD	1.238800	\$121,420	\$96,420	\$1,194.45
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$1,937.93
				Taxes w/o Exemptions:	\$2,250.52

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1536.0 sqft Value: \$79,290

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	06+	R	1983	1308.0
MA	MAIN AREA	06+		1989	228.0
EP	ENCLOSED PORCH	*		0	392.0
ACP	ATTACHED CARPORT	*		1989	228.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$2,220

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	22			400.0
CA	CANOPY	SP			480.0

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$200

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$800

Improvement #5: RESIDENTIAL State Code: E Living Area: 325.0 sqft Value: \$18,380

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	06-	R	2000	325.0
CP	COVERED PORCH	*		2000	100.0

Improvement #6: MISCELLANEOUS State Code: E Living Area: sqft Value: \$14,120

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
POOL	SWIMMING POOL	26		2000	720.0
TUB	HOT TUB	28-8		2000	1.0

Improvement #7: RESIDENTIAL State Code: E Living Area: sqft Value: \$1,510

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CA	CANOPY	*		2009	480.0

Improvement #8: RESIDENTIAL State Code: E Living Area: sqft Value: \$1,560

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
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Brown CAD

Property Search Results > 27957 BYRD, JASON T for Year 2018 Tax Year: 2018

Property

Account			
Property ID:	27957	Legal Description:	ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 50.02, MH LABEL # TEX0272592 / TEX0272593
Geographic ID:	A2192-0009-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	12101 FM 586 S BROOKESMITH, TX 76827	Mapscod:	
Neighborhood:		Map ID:	0358K002
Neighborhood CD:			
Owner			
Name:	BYRD, JASON T	Owner ID:	145127
Mailing Address:	932 CR 702 CLEBURNE, TX 76031-7680	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$39,740	
(+) Improvement Non-Homesite Value:	+	\$50	
(+) Land Homesite Value:	+	\$50,000	
(+) Land Non-Homesite Value:	+	\$75,050	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$164,840	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$164,840	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$164,840	

Taxing Jurisdiction

Owner: BYRD, JASON T
% Ownership: 100.000000000000%
Total Value: \$164,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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CAD	CAD	0.000000	\$164,840	\$164,840	\$0.00
GBC	BROWN COUNTY	0.518700	\$164,840	\$164,840	\$855.02
RRF	ROAD & FLOOD	0.096000	\$164,840	\$164,840	\$158.25
SBK	BROOKESMITH ISD	1.238800	\$164,840	\$164,840	\$2,042.04
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$3,055.31
				Taxes w/o Exemptions:	\$3,055.31

Improvement / Building

Improvement #1: MOBILE HOME State Code: E Living Area: 1466.0 sqft Value: \$38,150

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RY17		1983	1466.0
CP	COVERED PORCH	*		0	378.0
CA	CANOPY	*		1999	288.0
CA	CANOPY	*		0	288.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$650

Improvement #3: MISCELLANEOUS State Code: E Living Area: sqft Value: \$940

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21		0	160.0

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$50

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,500	\$0
2	HS	HOMESITE	19.0000	827640.00	0.00	0.00	\$47,500	\$0
3	MA	MARKET ACREAGE	30.0200	1307671.20	0.00	0.00	\$75,050	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$45,330	\$125,050	0	170,380	\$0	\$170,380
2018	\$39,790	\$125,050	0	164,840	\$0	\$164,840
2017	\$39,790	\$62,530	0	102,320	\$0	\$102,320
2016	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2015	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2014	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2013	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2012	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2011	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2010	\$38,110	\$62,530	0	100,640	\$0	\$100,640
2009	\$37,390	\$62,530	0	99,920	\$0	\$99,920
2008	\$35,880	\$50,000	0	85,880	\$0	\$85,880
2007	\$34,260	\$50,000	0	84,260	\$0	\$84,260
2006	\$34,260	\$37,500	0	71,760	\$0	\$71,760
2005	\$34,260	\$37,500	0	71,760	\$3,037	\$68,723

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Brown CAD

Property Search Results > 27965 WARNEKE, VALERIE for Year 2018

Tax Year: 2018

Property

Account

Property ID: 27965 Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 160.0

Geographic ID: A2192-0012-00 Zoning: Agent Code:
Type: Real
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 10901 CR 185 Mapsco: BROOKESMITH, TX 76827
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: WARNEKE, VALERIE Owner ID: 122539
Mailing Address: 606 NEWCASTLE LN % Ownership: 100.0000000000%
GRAND PRAIRIE, TX 75052-4411
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,910	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$348,800	\$15,430
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$350,710	
(-) Ag or Timber Use Value Reduction:	-	\$333,370	
(=) Appraised Value:	=	\$17,340	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$17,340

Taxing Jurisdiction

Owner: WARNEKE, VALERIE
% Ownership: 100.0000000000%
Total Value: \$350,710

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$17,340	\$17,340	\$0.00
GBC	BROWN COUNTY	0.518700	\$17,340	\$17,340	\$89.94
RRF	ROAD & FLOOD	0.096000	\$17,340	\$17,340	\$16.65
SBK	BROOKESMITH ISD	1.238800	\$17,340	\$17,340	\$214.81
Total Tax Rate:		1.853500			
Taxes w/Current Exemptions:					\$321.40
Taxes w/o Exemptions:					\$321.40

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,910

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CA	CANOPY	*		2013	540.0
WD	WOOD DECK	29		0	95.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DC3	DRY CROPLAND	140.0000	6098400.00	0.00	0.00	\$305,200	\$13,720
2	NP1	NATIVE PASTURE	20.0000	871200.00	0.00	0.00	\$43,600	\$1,710

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$1,910	\$348,800	15,260	17,170	\$0	\$17,170
2018	\$1,910	\$348,800	15,430	17,340	\$0	\$17,340
2017	\$1,910	\$348,800	15,390	17,300	\$0	\$17,300
2016	\$1,910	\$348,800	15,340	17,250	\$0	\$17,250
2015	\$1,910	\$348,800	14,150	16,060	\$0	\$16,060
2014	\$1,910	\$348,800	14,150	16,060	\$0	\$16,060
2013	\$0	\$348,800	14,150	14,150	\$0	\$14,150
2012	\$0	\$348,800	14,200	14,200	\$0	\$14,200
2011	\$0	\$348,800	14,200	14,200	\$0	\$14,200
2010	\$0	\$348,800	14,200	14,200	\$0	\$14,200
2009	\$350	\$348,800	14,000	14,350	\$0	\$14,350
2008	\$350	\$268,800	14,000	14,350	\$0	\$14,350
2007	\$350	\$268,800	14,000	14,350	\$0	\$14,350
2006	\$350	\$188,960	14,000	14,350	\$0	\$14,350

Brown CAD

Property Search Results > 27971 MC CLATCHY, RICKY JOE & JANIE MARIE for Year 2018 Tax Year: 2018

Property

Account

Property ID: 27971 Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, BLOCK 57, 66, ACRES 361.6
Geographic ID: A2192-0016-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: CR 185 BROOKESMITH, TX 76827 Mapsco:
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: MC CLATCHY, RICKY JOE & JANIE MARIE Owner ID: 123615
Mailing Address: 24611 LONG ARROW SAN ANTONIO, TX 78258-3270 % Ownership: 100.000000000000
Exemptions:

Values

(+) Improvement Homesite Value: + \$0
(+) Improvement Non-Homesite Value: + \$800
(+) Land Homesite Value: + \$0
(+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$723,200 \$33,410
(+) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$724,000
(-) Ag or Timber Use Value Reduction: - \$689,790

(=) Appraised Value: = \$34,210
(-) HS Cap: - \$0

(=) Assessed Value: = \$34,210

Taxing Jurisdiction

Owner: MC CLATCHY, RICKY JOE & JANIE MARIE
% Ownership: 100.000000000000
Total Value: \$724,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$34,210	\$34,210	\$0.00
GBC	BROWN COUNTY	0.518700	\$34,210	\$34,210	\$177.45
RRF	ROAD & FLOOD	0.096000	\$34,210	\$34,210	\$32.84
SBK	BROOKESMITH ISD	1.238800	\$34,210	\$34,210	\$423.80
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$634.09
				Taxes w/o Exemptions:	\$634.08

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$800

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DC3	DRY CROPLAND	154.8000	6743088.00	0.00	0.00	\$309,600	\$15,170
2	DC3	DRY CROPLAND	45.0000	1960200.00	0.00	0.00	\$90,000	\$4,410
3	NP1	NATIVE PASTURE	161.8000	7048008.00	0.00	0.00	\$323,600	\$13,830

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$800	\$723,200	32,980	33,780	\$0	\$33,780
2018	\$800	\$723,200	33,410	34,210	\$0	\$34,210
2017	\$800	\$723,200	33,090	33,890	\$0	\$33,890
2016	\$800	\$723,200	32,690	33,490	\$0	\$33,490
2015	\$800	\$723,200	30,520	31,320	\$0	\$31,320
2014	\$800	\$723,200	30,520	31,320	\$0	\$31,320
2013	\$800	\$723,200	30,520	31,320	\$0	\$31,320
2012	\$800	\$723,200	29,370	30,170	\$0	\$30,170
2011	\$800	\$723,200	29,370	30,170	\$0	\$30,170
2010	\$800	\$723,200	29,370	30,170	\$0	\$30,170
2009	\$800	\$723,200	26,220	27,020	\$0	\$27,020
2008	\$800	\$542,400	26,220	27,020	\$0	\$27,020
2007	\$800	\$542,400	26,220	27,020	\$0	\$27,020
2006	\$800	\$361,600	26,220	27,020	\$0	\$27,020
2005	\$800	\$361,600	26,220	27,020	\$0	\$27,020

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/1/2012	WD	WARRANTY DEED	MC CLATCHY, GARNER & SAMMIE	MC CLATCHY, RICKY JOE & JANIE MARIE	70	27 & 28	8130 & 8131
2	2/16/1999	GIFT	GIFT DEED	MC CLATCHY, GARNER	MC CLATCHY, GARNER & SAMMIE	1317	167	
3	12/29/1972	WD	WARRANTY DEED		MC CLATCHY, GARNER	641/656	224/444	

Tax Due

Property Tax Information as of 07/29/2019
Amount Due If Paid on: 08/01/2019

Brown CAD

Property Search Results > 27992 CARR, VERNON JR
MRS (NINA) ESTATE for Year 2018

Tax Year: 2018

Property

Account

Property ID: 27992 Legal Description: ALPHEUS D NEILL, SURVEY 41,
ABSTRACT 2192, MARY J KOONCE,
ABSTRACT 1067, J M CLARK, ABSTRACT
1473, WG & GG METZER & SC TAYLOR,
ABSTRACT 1504, ACRES 806.75

Geographic ID: A2192-0024-00
Type: Real
Property Use Code: AG
Property Use Description: AGRICULTURAL

Zoning:
Agent Code:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 12701 FM 586 S
BROOKESMITH, TX 76827

Mapscot:

Neighborhood:
Neighborhood CD:

Map ID: 03SBK002

Owner

Name: CARR, VERNON JR MRS (NINA) ESTATE Owner ID: 147055
Mailing Address: 210 QUAIL DR % Ownership: 100.000000000000%
UNIVERSAL CITY, TX 78148-3331
Exemptions: HS, OTHER

Values

(+) Improvement Homesite Value:	+	\$24,260	
(+) Improvement Non-Homesite Value:	+	\$11,370	
(+) Land Homesite Value:	+	\$2,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$1,611,500	\$70,890
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$1,649,130	
(-) Ag or Timber Use Value Reduction:	-	\$1,540,610	
(=) Appraised Value:	=	\$108,520	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$108,520

Taxing Jurisdiction

Owner: CARR, VERNON JR MRS (NINA) ESTATE
% Ownership: 100.000000000000%
Total Value: \$1,649,130

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	CAD	0.000000	\$108,520	\$108,520	\$0.00	
GBC	BROWN COUNTY	0.518700	\$108,520	\$98,520	\$493.12	\$66.44
RRF	ROAD & FLOOD	0.096000	\$108,520	\$98,520	\$89.74	\$10.77
SBK	BROOKESMITH ISD	1.238800	\$108,520	\$82,260	\$1,019.03	\$0.00
Total Tax Rate:		1.853500				
Taxes w/Current Exemptions:					\$1,601.89	
Taxes w/o Exemptions:					\$2,011.42	

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1282.0 sqft Value: \$22,780

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02	F		1282.0

Improvement #2: RESIDENTIAL State Code: E Living Area: 360.0 sqft Value: \$2,990

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CAB	CABIN	18	F	0	360.0
SP	SCREEN PORCH	*			216.0

Improvement #3: MISCELLANEOUS State Code: E Living Area: sqft Value: \$410

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$190

Improvement #5: MISCELLANEOUS State Code: E Living Area: sqft Value: \$410

Improvement #6: MISCELLANEOUS State Code: E Living Area: sqft Value: \$470

Improvement #7: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,500

Improvement #8: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$50

Improvement #9: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$50

Improvement #10: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,120

Improvement #11: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$5,660

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	Z3			1500.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NATIVE PASTURE	645.7500	28128870.00	0.00	0.00	\$1,291,500	\$55,210

Brown CAD

Property Search Results > 27994 BARRON, ROBERT J & BETTY J & TAMMY HALL for Year 2018

Property

Account		
Property ID:	27994	Legal Description: ALPHEUS D NEILL SURVEY 41, ABSTRACT 2192, ACRES 277.01, MH LABEL # HWC0315992 / HWC0315993
Geographic ID:	A2152-0025-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	
Protest		
Protest Status:		
Informal Date:		
Formal Date:		
Location		
Address:	11501 FM 586 S BROOKESMITH, TX 76827	Mapscor:
Neighborhood:		Map ID: 0358K002
Neighborhood CD:		
Owner		
Name:	BARRON, ROBERT J & BETTY J & TAMMY HALL	Owner ID: 120737
Mailing Address:	517 CR 807 ALVARADO, TX 76009-5841	% Ownership: 100.000000000000%
Exemptions:		

Values

(+) Improvement Homesite Value:	+	\$65,780	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$2,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$552,020	\$25,590
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$619,800	
(-) Ag or Timber Use Value Reduction:	-	\$526,430	
(-) Appraised Value:	=	\$93,370	
(-) HS Cap:	-	\$0	
(-) Assessed Value:	=	\$93,370	

Taxing Jurisdiction

Owner: BARRON, ROBERT J & BETTY J & TAMMY HALL
% Ownership: 100.000000000000%
Total Value: \$619,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
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CAD	CAD	0.000000	\$93,370	\$93,370	\$0.00
GBC	BROWN COUNTY	0.518700	\$93,370	\$93,370	\$484.31
RRF	ROAD & FLOOD	0.096000	\$93,370	\$93,370	\$89.64
SBK	BROOKESMITH ISO	1.238800	\$93,370	\$93,370	\$1,156.67
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$1,730.62
				Taxes w/o Exemptions:	\$1,730.61

Improvement / Building

Improvement #1: MOBILE HOME State Code: E Living Area: 1884.5 sqft Value: \$65,780

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	RY17		2001	1884.5
CP	COVERED PORCH	*		2001	19.5
CP	COVERED PORCH	+		0	680.0
CP	COVERED PORCH	+		0	450.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$0

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	19-		0	0.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,000	\$0
2	DC3	DRY CROPLAND	150.0000	6534000.00	0.00	0.00	\$300,000	\$14,700
3	NP1	NATIVE PASTURE	101.0100	4399995.60	0.00	0.00	\$202,020	\$8,640
4	IP1	IMPROVED PASTURE	25.0000	1089000.00	0.00	0.00	\$50,000	\$2,250

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$74,720	\$554,020	25,270	101,990	\$0	\$101,990
2018	\$65,780	\$554,020	25,590	93,370	\$0	\$93,370
2017	\$65,780	\$554,020	25,330	93,110	\$0	\$93,110
2016	\$58,130	\$554,020	25,030	85,160	\$0	\$85,160
2015	\$58,130	\$554,020	23,370	83,500	\$0	\$83,500
2014	\$58,130	\$554,020	23,370	83,500	\$0	\$83,500
2013	\$58,130	\$554,020	23,330	83,460	\$0	\$83,460
2012	\$58,130	\$554,020	23,580	83,710	\$0	\$83,710
2011	\$82,720	\$554,020	23,580	108,300	\$0	\$108,300
2010	\$82,720	\$305,630	21,650	106,370	\$0	\$106,370
2009	\$92,010	\$305,630	20,630	114,640	\$846	\$113,794
2008	\$89,040	\$379,220	20,630	111,170	\$5,827	\$105,343
2007	\$75,530	\$379,220	20,630	97,660	\$0	\$97,660
2006	\$75,530	\$252,820	20,630	97,160	\$5,303	\$91,857
2005	\$75,530	\$252,820	20,630	97,160	\$11,760	\$85,400

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/21/2011	WD/VL	WARRANTY DEED W/VENDOR'S LIEN	TOMLINSON, EARL & EARLENE	BARRON, ROBERT J &	17	39	3651

Brown CAD

Property Search Results > 31326 DEAN FAMILY LIVING TRUST for Year 2018

Property

Account			
Property ID:	31326	Legal Description:	ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 154.8
Geographic ID:	A0929-0001-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	AG		
Property Use Description:	AGRICULTURAL		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	9600 CR 189 BANGS, TX 76823	Mapscop:	
Neighborhood:		Map ID:	035BK002
Neighborhood CD:			
Owner			
Name:	DEAN FAMILY LIVING TRUST	Owner ID:	120649
Mailing Address:	% DINAH BARRILLEAUX 1855 GREEN TREE LN DUNCANVILLE, TX 75137-3611	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$43,090	
(+) Improvement Non-Homesite Value:	+	\$3,630	
(+) Land Homesite Value:	+	\$4,380	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$334,700	\$13,310
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$385,800	
(-) Ag or Timber Use Value Reduction:	-	\$321,390	
(=) Appraised Value:	=	\$64,410	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$64,410	

Taxing Jurisdiction

Owner: DEAN FAMILY LIVING TRUST
% Ownership: 100.000000000000%
Total Value: \$385,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$64,410	\$64,410	\$0.00
GBC	BROWN COUNTY	0.518700	\$64,410	\$64,410	\$334.10
RRF	ROAD & FLOOD	0.096000	\$64,410	\$64,410	\$61.83
S&K	BROOKESMITH ISD	1.238800	\$64,410	\$64,410	\$797.91
Total Tax Rate:		1.853500			
Taxes w/Current Exemptions:					\$1,193.84
Taxes w/o Exemptions:					\$1,193.84

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1036.0 sqft Value: \$30,700

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	06-	R		1036.0
DG	DETACHED GARAGE	*			400.0
EP	ENCLOSED PORCH	*			72.0
CP	COVERED PORCH	*			84.0
CA	CANOPY	*		0	378.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$3,330

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23-			1232.0

Improvement #3: RESIDENTIAL State Code: E Living Area: 408.0 sqft Value: \$9,330

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CAB	CABIN	18		1993	408.0

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$3,060

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	20+		1993	496.0

Improvement #5: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$300

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	2.0000	87120.00	0.00	0.00	\$4,380	\$0
2	NP1	NATIVE PASTURE	132.8000	5784768.00	0.00	0.00	\$290,890	\$11,350
3	DC3	DRY CROPLAND	20.0000	871200.00	0.00	0.00	\$43,810	\$1,960

Roll Value History

Brown CAD

Property Search Results > 31327 HARRIS, GREGORY J & WENDY M for Year 2018

Tax Year: 2018

Property

Account

Property ID: 31327 Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 155.17
Geographic ID: A0929-0002-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 9550 CR 189 Mapco:
BANGS, TX 76823
Neighborhood:
Neighborhood CD: Map ID: 035BK002

Owner

Name: HARRIS, GREGORY J & WENDY M Owner ID: 65697
Mailing Address: 9550 CR 189 % Ownership: 100.000000000000%
BANGS, TX 76823-4223
Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$57,860	
(+) Improvement Non-Homesite Value:	+	\$2,390	
(+) Land Homesite Value:	+	\$2,180	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$336,090	\$15,110
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$398,520	
(-) Ag or Timber Use Value Reduction:	-	\$320,980	
(=) Appraised Value:	=	\$77,540	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$77,540	

Taxing Jurisdiction

Owner: HARRIS, GREGORY J & WENDY M

% Ownership: 100.000000000000%

Total Value: \$398,520

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$77,540	\$77,540	\$0.00
GBC	BROWN COUNTY	0.518700	\$77,540	\$77,540	\$402.20
RRF	ROAD & FLOOD	0.096000	\$77,540	\$74,540	\$71.56
SBK	BROOKESMITH ISD	1.238800	\$77,540	\$52,540	\$650.87
Total Tax Rate:		1.859500			

Taxes w/Current Exemptions: \$1,124.63

Taxes w/o Exemptions: \$1,437.20

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1744.0 sqft Value: \$57,860

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	D6	R	1941	1744.0
CP	COVERED PORCH	*			175.0
DG	DETACHED GARAGE	*			525.0
CA	CANOPY	*		0	900.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$2,390

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23+		0	1296.0
CA	CANOPY	*		0	432.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,180	\$0
2	DC3	DRY CROPLAND	154.1700	6715645.20	0.00	0.00	\$336,090	\$15,110

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$66,280	\$338,270	14,950	83,410	\$0	\$83,410
2018	\$60,250	\$338,270	15,110	77,540	\$0	\$77,540
2017	\$60,250	\$338,270	15,110	77,540	\$0	\$77,540
2016	\$60,250	\$338,270	15,110	77,540	\$0	\$77,540
2015	\$60,250	\$338,270	13,880	76,310	\$0	\$76,310
2014	\$60,250	\$338,270	13,880	76,310	\$3,258	\$73,052
2013	\$51,830	\$338,270	13,880	67,890	\$0	\$67,890
2012	\$51,830	\$338,270	13,880	67,890	\$0	\$67,890
2011	\$51,830	\$338,270	13,880	67,890	\$0	\$67,890
2010	\$51,830	\$338,270	13,880	67,890	\$0	\$67,890
2009	\$50,640	\$338,270	13,880	66,700	\$0	\$66,700
2008	\$50,640	\$260,690	13,880	66,200	\$0	\$66,200
2007	\$50,640	\$260,690	13,880	66,200	\$972	\$65,228
2006	\$50,640	\$183,260	13,880	65,700	\$4,651	\$61,049
2005	\$41,810	\$183,260	13,880	56,870	\$0	\$56,870

Brown CAD

Property Search Results > 31341 REEVES, ROBERT THOMAS & JANICE for Year 2018 Tax Year: 2018

Property

Account			
Property ID:	31341	Legal Description:	ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, COLUMBUS T R R CO, SURVEY 1, ABSTRACT 211, STUART PERRY, SURVEY 83, ABSTRACT 1512, ACRES 158.43
Geographic ID:	A0929-0007-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	AG		
Property Use Description:	AGRICULTURAL		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	11401 FM 1176 BANGS, TX 76823	Maparc:	
Neighborhood:		Map ID:	0358K005
Neighborhood CD:			
Owner			
Name:	REEVES, ROBERT THOMAS & JANICE	Owner ID:	134846
Mailing Address:	1402 CENTER DR STEPHENVILLE, TX 76401-2106	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$4,010	
(+) Improvement Non-Homesite Value:	+	\$4,730	
(+) Land Homesite Value:	+	\$2,180	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$343,700	\$15,000
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$354,620	
(-) Ag or Timber Use Value Reduction:	-	\$328,700	
(-) Appraised Value:	=	\$25,920	
(-) HS Cap:	-	\$0	
(-) Assessed Value:	=	\$25,920	

Taxing Jurisdiction

Owner: REEVES, ROBERT THOMAS & JANICE
% Ownership: 100.000000000000%
Total Value: \$354,620

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$25,920	\$25,920	\$0.00
GBC	BROWN COUNTY	0.518700	\$25,920	\$25,920	\$134.45
RRF	ROAD & FLOOD	0.096000	\$25,920	\$25,920	\$24.88
SRK	BROOKESMITH ISD	1.238800	\$25,920	\$25,920	\$321.09
Total Tax Rate:		1.855500			
				Taxes w/Current Exemptions:	\$480.42
				Taxes w/o Exemptions:	\$480.43

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1610.0 sqft Value: \$4,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	03	F	0	1610.0
CP	COVERED PORCH	*			154.0
CP	COVERED PORCH	*			32.0
CP	COVERED PORCH	*			72.0
CP	COVERED PORCH	*			200.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$4,730

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CA	CANOPY	*		0	1800.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,180	\$0
2	IP1	IMPROVED PASTURE	43.9300	1913590.80	0.00	0.00	\$75,510	\$3,950
3	DC3	DRY CROPLAND	107.0000	4660920.00	0.00	0.00	\$233,600	\$10,490
4	NP1	NATIVE PASTURE	6.5000	283140.00	0.00	0.00	\$14,190	\$560

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$8,740	\$345,880	14,840	25,760	\$0	\$25,760
2018	\$8,740	\$345,880	15,000	25,920	\$0	\$25,920
2017	\$8,740	\$345,880	14,900	25,820	\$0	\$25,820
2016	\$33,270	\$345,870	14,670	50,170	\$0	\$50,170
2015	\$33,270	\$90,930	3,320	38,770	\$0	\$38,770
2014	\$33,270	\$142,490	5,250	40,700	\$0	\$40,700
2013	\$25,000	\$142,490	5,150	32,330	\$0	\$32,330
2012	\$25,000	\$142,490	5,150	32,330	\$0	\$32,330
2011	\$25,000	\$142,490	5,150	32,330	\$0	\$32,330
2010	\$25,000	\$142,490	5,150	32,330	\$0	\$32,330
2009	\$25,000	\$142,490	5,150	32,330	\$0	\$32,330
2008	\$25,000	\$109,810	5,150	31,830	\$0	\$31,830
2007	\$25,000	\$109,810	5,150	31,830	\$0	\$31,830
2006	\$0	\$67,500	5,400	5,400	\$0	\$5,400
2005	\$0	\$67,500	5,400	5,400	\$0	\$5,400

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/7/2016	GWD	GENERAL WARRANTY DEED	BAILEY, SHERRY JAYNELLE & ROBERT THOMAS REEVES & TAMI SHAWN RODGERS	REEVES, ROBERT THOMAS & JANICE	178	795	6615 & 1506011
2	7/15/2015	AOH	AFFIDAVIT OF HEIRSHIP	REEVES, MILDRED ESTATE	BAILEY, SHERRY JAYNELLE & ROBERT THOMAS REEVES & TAMI SHAWN RODGERS	169	218	4486
3	6/22/2015	DR	DEATH RECORD	REEVES, MILDRED	REEVES, MILDRED ESTATE			

Tax Due

Property Tax Information as of 07/19/2018

Brown CAD

Property Search Results > 31348 DIETDERICH, THERESA & JAMES & PAUL & JOHN & THOMAS TUCKER & for Year 2018

Tax Year: 2018

Property

Account			
Property ID:	31348	Legal Description:	ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 140.0
Geographic ID:	A0929-0012-00	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:	AG		
Property Use Description:	AGRICULTURAL		
Protest			
Protest Status:			
Informal Date:			
Formal Date:			
Location			
Address:	FM 586 S BANOS, TX 76823	Mapco:	
Neighborhood:		Map ID:	0358K002
Neighborhood CD:			
Owner			
Name:	DIETDERICH, THERESA & JAMES & PAUL & JOHN & THOMAS TUCKER &	Owner ID:	127603
Mailing Address:	MARY CARRE' & PAULINE MITTEN & STEPHANA MEEK & SUSAN RIPLEY 1007 UPLAND ST MIDLAND, TX 79703-5122	% Ownership:	100.000000000000%
Exemptions:			

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$500	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$4,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$276,000	\$13,520
(+) Timber Market Valuation:	+	\$0	\$0
(-) Market Value:	=	\$280,500	
(-) Ag or Timber Use Value Reduction:	-	\$262,480	
(-) Appraised Value:	=	\$18,020	
(-) HS Cap:	-	\$0	
(-) Assessed Value:	=	\$18,020	

Taxing Jurisdiction

Owner: DIETDERICH, THERESA & JAMES & PAUL & JOHN & THOMAS TUCKER &
% Ownership: 100.000000000000%
Total Value: \$280,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD		0.000000	\$18,020	\$18,020	\$0.00
GBC	BROWN COUNTY	0.518700	\$18,020	\$18,020	\$93.47
RRF	ROAD & FLOOD	0.096000	\$18,020	\$18,020	\$17.30
SRK	BROOKESMITH ISD	1.238800	\$18,020	\$18,020	\$223.23
	Total Tax Rate:	1.853500			
	Taxes w/Current Exemptions:				\$334.00
	Taxes w/o Exemptions:				\$334.00

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	E	Living Area:	1240.0 sqft	Value:	\$0
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	02			1240.0		
CP	COVERED PORCH	02			114.0		
CP	COVERED PORCH	02			102.0		
Improvement #2:	MISCELLANEOUS	State Code:	E	Living Area:	sqft	Value:	\$100
Improvement #3:	MISCELLANEOUS	State Code:	D2	Living Area:	sqft	Value:	\$200
Improvement #4:	MISCELLANEOUS	State Code:	D2	Living Area:	sqft	Value:	\$100
Improvement #5:	MISCELLANEOUS	State Code:	D2	Living Area:	sqft	Value:	\$100

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	2.0000	87120.00	0.00	0.00	\$4,000	\$0
2	DC3	DRY CROPLAND	138.0000	6011280.00	0.00	0.00	\$276,000	\$13,520

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$500	\$280,000	13,390	17,890	\$0	\$17,890
2018	\$500	\$280,000	13,520	18,020	\$0	\$18,020
2017	\$500	\$280,000	13,520	18,020	\$0	\$18,020
2016	\$500	\$280,000	13,520	18,020	\$0	\$18,020
2015	\$500	\$280,000	12,420	16,920	\$0	\$16,920
2014	\$500	\$280,000	12,420	16,920	\$0	\$16,920
2013	\$500	\$280,000	12,420	16,920	\$0	\$16,920
2012	\$500	\$4,000	0	4,500	\$0	\$4,500
2011	\$500	\$4,000	0	4,500	\$0	\$4,500
2010	\$500	\$4,000	0	4,500	\$0	\$4,500
2009	\$500	\$4,000	0	4,500	\$0	\$4,500
2008	\$500	\$3,000	0	3,500	\$0	\$3,500
2007	\$500	\$3,000	0	3,500	\$0	\$3,500
2006	\$500	\$2,000	0	2,500	\$0	\$2,500
2005	\$500	\$2,000	0	2,500	\$0	\$2,500

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/16/2013	PART	PARTITION DEED	DIETDERICH, THERESA ET AL	DIETDERICH, THERESA & JAMES & PAUL & JOHN & THOMAS TUCKER &	115	603	615
2	11/20/2013	IND F	INDEPENDENT EXECUTOR/EXECUTRIX	CARRE', MARY M & TOMMY & THOMAS F TUCKER	DIETDERICH, THERESA ET AL	115	583	612
3	1/3/2011	PRO	PROBATE	GUTHRIE, VEDMA INEZ ESTATE	CARRE', MARY M & TOMMY & THOMAS F TUCKER	80	417	1863

Tax Due

Property Tax Information as of 02/15/2019

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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Brown CAD

Property Search Results > 31352 WOOLDRIDGE, MILDRED J
REVOCABLE LIVING TRUST for Year 2018

Tax Year: 2018

Property

Account		
Property ID:	31352	Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 68.0
Geographic ID:	A0929-0013-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	
Protest		
Protest Status:		
Informal Date:		
Formal Date:		
Location		
Address:	8400 CR 170 BANGS, TX 76823	Mapscod:
Neighborhood:		Map ID: 0358X002
Neighborhood CD:		
Owner		
Name:	WOOLDRIDGE, MILDRED J REVOCABLE LIVING TRUST	Owner ID: 90937
Mailing Address:	% DAN WOOLDRIDGE, TRUSTEE 40102 PENNINGTON LN GEORGETOWN, TX 78626-4409	% Ownership: 100.0000000000%
Exemptions:		

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$6,010	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$148,240	\$5,810
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$154,250	
(-) Ag or Timber Use Value Reduction:	-	\$142,430	
(=) Appraised Value:	=	\$11,820	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$11,820	

Taxing Jurisdiction

Owner: WOOLDRIDGE, MILDRED J REVOCABLE LIVING TRUST
% Ownership: 100.0000000000%
Total Value: \$154,250

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$11,820	\$11,820	\$0.00
GBC	BROWN COUNTY	0.518700	\$11,820	\$11,820	\$61.31

RFF	ROAD & FLOOD	0.096000	\$11,820	\$11,820	\$11.35
SBK	BROOKESMITH ISD	1.238800	\$11,820	\$11,820	\$146.42
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$219.08
				Taxes w/o Exemptions:	\$219.08

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$6,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23-		0	1350.0
CA	CANOPY	*		0	768.0
OB	OUT BUILDING	20+		0	240.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NATIVE PASTURE	68.0000	2962080.00	0.00	0.00	\$148,240	\$5,810

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$6,220	\$148,240	5,710	11,930	\$0	\$11,930
2018	\$6,010	\$148,240	5,810	11,820	\$0	\$11,820
2017	\$6,010	\$148,240	5,680	11,690	\$0	\$11,690
2016	\$6,010	\$148,240	5,510	11,520	\$0	\$11,520
2015	\$6,010	\$148,240	5,270	11,280	\$0	\$11,280
2014	\$6,010	\$148,240	5,270	11,280	\$0	\$11,280
2013	\$6,010	\$148,240	5,270	11,280	\$0	\$11,280
2012	\$6,010	\$148,240	5,440	11,450	\$0	\$11,450
2011	\$6,010	\$148,240	5,440	11,450	\$0	\$11,450
2010	\$6,010	\$148,240	5,440	11,450	\$0	\$11,450
2009	\$0	\$148,240	4,760	4,760	\$0	\$4,760
2008	\$0	\$114,240	4,760	4,760	\$0	\$4,760
2007	\$0	\$114,240	4,760	4,760	\$0	\$4,760
2006	\$0	\$80,310	4,760	4,760	\$0	\$4,760
2005	\$0	\$80,310	4,760	4,760	\$0	\$4,760

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/13/2008	SP WD	SPECIAL WARRANTY DEED	WOOLDRIDGE, MILDRED J	WOOLDRIDGE, MILDRED J REVOCABLE LIVING TRUST	1709	872	4605
2	6/28/1998	DOT	DECEASED OWNER TRANSFER	WOOLDRIDGE, GYNN	WOOLDRIDGE, MILDRED J			
3		OT	OWNERSHIP TRANSFER		WOOLDRIDGE, GYNN			

Tax Due

Property Tax Information as of 03/15/2016

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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Brown CAD

Property Search Results > 31360 MATA, REBECCA for Year 2018 Tax Year: 2018

Property

Account

Property ID: 31360 Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 2.0
Geographic ID: A0929-0015-00 Zoning:
Type: Real Agent Code:
Property Use Code:
Property Use Description:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 10900 FM 1176 Mapsco:
BANGS, TX 75823
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: MATA, REBECCA Owner ID: 65491
Mailing Address: 10900 FM 1176 % Ownership: 100.000000000000%
BANGS, TX 75823-4804
Exemptions: HS

Values

(-) Improvement Homesite Value:	+	\$26,720	
(-) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$8,180	
(-) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(-) Agricultural Market Valuation:	+	\$0	\$0
(-) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$34,900	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$34,900	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$34,900	

Taxing Jurisdiction

Owner: MATA, REBECCA
% Ownership: 100.000000000000%
Total Value: \$34,900

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$34,900	\$34,900	\$0.00
GBC	BROWN COUNTY	0.518700	\$34,900	\$34,900	\$181.02
RRF	ROAD & FLOOD	0.096000	\$34,900	\$31,900	\$30.62
SBK	BROOKESMITH ISD	1.238800	\$34,900	\$9,900	\$122.64
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$334.28
Taxes w/o Exemptions: \$646.87

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A Living Area: 1260.0 sqft Value: \$24,460

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	06-	R		1260.0
CP	COVERED PORCH	*			210.0
CP	COVERED PORCH	*			360.0
CA	CANOPY	*		1998	400.0

Improvement #2: MISCELLANEOUS State Code: A Living Area: sqft Value: \$600

Improvement #3: MISCELLANEOUS State Code: A Living Area: sqft Value: \$1,660

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	19+		2007	288.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RESIDENTIAL	2.0000	87120.00	0.00	0.00	\$8,180	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$31,160	\$8,180	0	39,340	\$950	\$38,390
2018	\$26,720	\$8,180	0	34,900	\$0	\$34,900
2017	\$26,720	\$8,180	0	34,900	\$0	\$34,900
2016	\$26,720	\$8,180	0	34,900	\$0	\$34,900
2015	\$26,720	\$8,180	0	34,900	\$0	\$34,900
2014	\$26,720	\$8,180	0	34,900	\$0	\$34,900
2013	\$24,740	\$8,180	0	32,920	\$0	\$32,920
2012	\$24,740	\$8,180	0	32,920	\$0	\$32,920
2011	\$24,740	\$8,180	0	32,920	\$0	\$32,920
2010	\$24,740	\$8,180	0	32,920	\$0	\$32,920
2009	\$24,740	\$8,180	0	32,920	\$0	\$32,920
2008	\$24,740	\$6,780	0	31,520	\$0	\$31,520
2007	\$23,060	\$6,780	0	29,840	\$0	\$29,840
2006	\$23,060	\$6,710	0	29,770	\$2,247	\$27,523
2005	\$18,370	\$6,710	0	25,080	\$0	\$25,080

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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Brown CAD

Property Search Results > 31367 KIRK, JOYCE ROBERTSON for Year 2018

Tax Year: 2018

Property

Account

Property ID: 31367 Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 3.35

Geographic ID: A0929-0018-00 Zoning: Real Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 10331 FM 1176 Mapsco: BANGS, TX 76823

Neighborhood: Map ID: 03SBK002

Neighborhood CD:

Owner

Name: KIRK, JOYCE ROBERTSON Owner ID: 61655
Mailing Address: 10331 FM 1176 % Ownership: 100.000000000000%
BANGS, TX 76823-4806

Exemptions: OTHER, HS

Values

(+) Improvement Homesite Value:	+	\$48,440	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$13,200	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value: = \$61,640
(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$61,640
(-) HS Cap: - \$0

(=) Assessed Value: = \$61,640

Taxing Jurisdiction

Owner: KIRK, JOYCE ROBERTSON

% Ownership: 100.000000000000%

Total Value: \$61,640

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	Tax Ceiling
CAD	CAD	0.000000	\$61,640	\$61,640	\$0.00	
GBC	BROWN COUNTY	0.518700	\$61,640	\$51,640	\$214.77	\$214.77
RRF	ROAD & FLOOD	0.096000	\$61,640	\$51,640	\$34.80	\$34.80
SBK	BROOKESMITH ISD	1.238800	\$61,640	\$26,640	\$63.98	\$63.98
Total Tax Rate:		1.853500				

Taxes w/Current Exemptions: \$313.55

Taxes w/o Exemptions: \$1,142.50

Improvement / Building

Improvement #1: RESIDENTIAL State Code: A Living Area: 1259.0 sqft Value: \$46,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02+			1259.0
CP	COVERED PORCH	*			88.0
CP	COVERED PORCH	*			96.0
STG	STORAGE	*			12.0
ACP	ATTACHED CARPORT	*			360.0

Improvement #2: MISCELLANEOUS State Code: A Living Area: sqft Value: \$200

Improvement #3: MISCELLANEOUS State Code: A Living Area: sqft Value: \$200

Improvement #4: MISCELLANEOUS State Code: A Living Area: sqft Value: \$2,040

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21		0	320.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RESIDENTIAL	3.3500	145926.00	0.00	0.00	\$13,200	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$51,570	\$13,200	0	\$64,770	\$0	\$64,770
2018	\$48,440	\$13,200	0	\$61,640	\$0	\$61,640
2017	\$48,440	\$13,200	0	\$61,640	\$0	\$61,640
2016	\$48,440	\$13,200	0	\$61,640	\$0	\$61,640
2015	\$48,440	\$13,200	0	\$61,640	\$2,846	\$58,794
2014	\$48,440	\$13,200	0	\$61,640	\$8,191	\$53,449
2013	\$35,390	\$13,200	0	\$48,590	\$0	\$48,590
2012	\$35,390	\$13,200	0	\$48,590	\$0	\$48,590
2011	\$35,390	\$13,200	0	\$48,590	\$0	\$48,590
2010	\$35,390	\$13,200	0	\$48,590	\$0	\$48,590
2009	\$35,390	\$13,200	0	\$48,590	\$0	\$48,590

Brown CAD

Property Search Results > 33630 BEARD, DENISE for Year 2018

Property

Account
Property ID: 33630 Legal Description: RICHARD OVERTON, SURVEY 7, ABSTRACT 1093, BLOCK 46, 58, TRACT 4, ACRES 21.994
Geographic ID: A1093-0001-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 10900 CR 185 Mapscot:
BROOKESMITH, TX 76827
Neighborhood: Map ID: 03SBK002
Neighborhood CD:

Owner

Name: BEARD, DENISE Owner ID: 80455
Mailing Address: 436 WINDING VIEW % Ownership: 100.0000000000%
NEW BRAUNFELS, TX 78132-2546
Exemptions:

Values

(+) Improvement Homesite Value: + \$7,060
(+) Improvement Non-Homesite Value: + \$850
(+) Land Homesite Value: + \$2,310
(+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$48,570 \$1,890
(+) Timber Market Valuation: + \$0 \$0
(=) Market Value: = \$58,790
(-) Ag or Timber Use Value Reduction: - \$46,680
(=) Appraised Value: = \$12,110
(-) HS Cap: - \$0

(=) Assessed Value: = \$12,110

Taxing Jurisdiction

Owner: BEARD, DENISE
% Ownership: 100.0000000000%
Total Value: \$58,790

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$12,110	\$12,110	\$0.00
GBC	BROWN COUNTY	0.518700	\$12,110	\$12,110	\$62.81
RRF	ROAD & FLOOD	0.096000	\$12,110	\$12,110	\$11.63
SBK	BROOKESMITH ISD	1.238800	\$12,110	\$12,110	\$150.02
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$224.46
				Taxes w/o Exemptions:	\$224.46

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1100.0 sqft Value: \$7,010

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02-	F		1100.0
EP	ENCLOSED PORCH	*			95.0
AG	ATTACHED GARAGE	*			240.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$800

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$50

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$0

Improvement #5: MISCELLANEOUS State Code: E Living Area: sqft Value: \$50

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,310	\$0
2	IP1	IMPROVED PASTURE	20.9940	914498.64	0.00	0.00	\$48,570	\$1,890

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$30,000	\$219,710	8,420	40,730	\$0	\$40,730
2018	\$7,910	\$50,880	1,890	12,110	\$0	\$12,110
2017	\$7,910	\$50,880	1,850	12,070	\$0	\$12,070
2016	\$7,910	\$50,880	1,810	12,030	\$0	\$12,030
2015	\$7,910	\$50,880	1,710	11,930	\$0	\$11,930
2014	\$7,910	\$50,880	1,710	11,930	\$0	\$11,930

Brown CAD

Property Search Results > 34111 RICE, BENNY & DENEAN for Year 2018

Tax Year: 2018

Property

Account

Property ID: 34111 Legal Description: M E P & P R R CO, SURVEY 24, ABSTRACT 1161, ACRES 18.89

Geographic ID: A1161-0001-01 Zoning: Agent Code:

Type: Real

Property Use Code: AG

Property Use Description: AGRICULTURAL

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address: 14210 CR 221 Mapsco: BROOKESMITH, TX 76827

Neighborhood: Map ID: 03SBK005

Neighborhood CD:

Owner

Name: RICE, BENNY & DENEAN Owner ID: 65779

Mailing Address: 14210 CR 221 % Ownership: 100.0000000000% BROOKESMITH, TX 76827-4103

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$3,190	
(+) Land Homesite Value:	+	\$2,960	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$53,020	\$1,530
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$59,170	
(-) Ag or Timber Use Value Reduction:	-	\$51,490	
(=) Appraised Value:	=	\$7,680	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$7,680

Taxing Jurisdiction

Owner: RICE, BENNY & DENEAN

% Ownership: 100.0000000000%

Total Value: \$59,170

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$7,680	\$7,680	\$0.00
GBC	BROWN COUNTY	0.518700	\$7,680	\$7,680	\$39.84
RRF	ROAD & FLOOD	0.096000	\$7,680	\$7,680	\$7.37
SBK	BROOKESMITH ISD	1.238800	\$7,680	\$7,680	\$95.14
Total Tax Rate:		1.853500			
Taxes w/Current Exemptions:					\$142.35
Taxes w/o Exemptions:					\$142.35

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$2,890

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	22		0	1120.0
BARN	BARN	22		0	364.0
CA	CANOPY	*		0	160.0
CA	CANOPY	*		0	288.0
BARN	BARN	22		0	1008.0
CA	CANOPY	*		0	360.0
CA	CANOPY	*		0	720.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$300

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,960	\$0
2	NP1	NATIVE PASTURE	17.8900	779288.40	0.00	0.00	\$53,020	\$1,530

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$3,190	\$53,020	1,500	7,500	\$0	\$7,500
2018	\$3,190	\$55,980	1,530	7,680	\$0	\$7,680
2017	\$3,190	\$55,980	1,490	7,640	\$0	\$7,640
2016	\$2,690	\$55,980	1,450	7,100	\$0	\$7,100
2015	\$2,690	\$55,980	1,390	7,040	\$0	\$7,040
2014	\$2,690	\$55,980	1,390	7,040	\$0	\$7,040
2013	\$2,690	\$55,980	1,390	7,040	\$0	\$7,040
2012	\$2,690	\$55,980	1,430	7,080	\$0	\$7,080

Brown CAD

Property Search Results > 34117 RICE, BENNY FRANK for Year 2018

Property

Account		
Property ID:	34117	Legal Description: M E P & P R R CO, SURVEY 24, ABSTRACT 1161, ACRES 5.91
Geographic ID:	A1161-0002-00	Zoning:
Type:	Real	Agent Code:
Property Use Code:	AG	
Property Use Description:	AGRICULTURAL	

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	14200 CR 221 BROOKESMITH, TX 76827	Mapsc0:	
Neighborhood:		Map ID:	03SBK005
Neighborhood CD:			

Owner

Name:	RICE, BENNY FRANK	Owner ID:	55126
Mailing Address:	14210 CR 221 BROOKESMITH, TX 76827-4103	% Ownership:	100.000000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$31,230	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$3,330	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$18,280	\$430
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$52,840	
(-) Ag or Timber Use Value Reduction:	-	\$17,850	
(=) Appraised Value:	=	\$34,990	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$34,990

Taxing Jurisdiction

Owner: RICE, BENNY FRANK
% Ownership: 100.000000000000%
Total Value: \$52,840

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$34,990	\$34,990	\$0.00
GBC	BROWN COUNTY	0.518700	\$34,990	\$34,990	\$181.49
RRF	ROAD & FLOOD	0.096000	\$34,990	\$34,990	\$33.59
SBK	BROOKESMITH ISD	1.238800	\$34,990	\$34,990	\$433.45
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$648.53
				Taxes w/o Exemptions:	\$648.54

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1652.0 sqft Value: \$29,170

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02	F	1929	1652.0
ACP	ATTACHED CARPORT	*		0	240.0
CP	COVERED PORCH	*		0	25.0
CP	COVERED PORCH	*		0	44.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$2,060

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21		2016	320.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	0.9100	39639.60	0.00	0.00	\$3,330	\$0
2	NP1	NATIVE PASTURE	5.0000	217800.00	0.00	0.00	\$18,280	\$430

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$35,130	\$16,580	420	38,100	\$0	\$38,100
2018	\$31,230	\$21,610	430	34,990	\$0	\$34,990
2017	\$31,230	\$21,610	420	34,980	\$0	\$34,980
2016	\$29,170	\$21,610	410	32,910	\$0	\$32,910
2015	\$29,170	\$21,610	390	32,890	\$0	\$32,890
2014	\$29,170	\$21,610	390	32,890	\$0	\$32,890

Brown CAD

Property Search Results > 36178 LIVINGSTON, DARREL G for Year 2018

Tax Year: 2018

Property

Account

Property ID: 36178 Legal Description: STUART PERRY, SURVEY 195, ABSTRACT 1511, TRACT 4 & 5, ACRES 259.

Geographic ID: A1511-0004-00 Zoning: Agent Code:
Type: Real
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 12471 CR 168 Mapsco:
BANGS, TX 76823
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: LIVINGSTON, DARREL G Owner ID: 14298
Mailing Address: 33113 LEEWARD WAY % Ownership: 100.000000000000%
LAKE ELSINORE, CA 92530-5662
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$18,590	
(+) Improvement Non-Homesite Value:	+	\$700	
(+) Land Homesite Value:	+	\$2,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$516,000	\$24,550
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value: = \$537,290

(-) Ag or Timber Use Value Reduction: - \$491,450

(=) Appraised Value: = \$45,840

(-) HS Cap: - \$0

(=) Assessed Value: = \$45,840

Taxing Jurisdiction

Owner: LIVINGSTON, DARREL G
% Ownership: 100.000000000000%
Total Value: \$537,290

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$45,840	\$45,840	\$0.00
GBC	BROWN COUNTY	0.518700	\$45,840	\$45,840	\$237.77
RRF	ROAD & FLOOD	0.096000	\$45,840	\$45,840	\$44.01
SBK	BROOKESMITH ISD	1.238800	\$45,840	\$45,840	\$567.87
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$849.65
Taxes w/o Exemptions: \$849.64

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1232.0 sqft Value: \$18,540

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02	F		1232.0
CP	COVERED PORCH	*			112.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$200

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$300

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$50

Improvement #5: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$200

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,000	\$0
2	DC3	DRY CROPLAND	199.0000	8668440.00	0.00	0.00	\$398,000	\$19,500
3	NP1	NATIVE PASTURE	59.0000	2570040.00	0.00	0.00	\$118,000	\$5,050

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$21,140	\$518,000	24,260	47,400	\$0	\$47,400
2018	\$19,290	\$518,000	24,550	45,840	\$0	\$45,840
2017	\$19,290	\$518,000	24,430	45,720	\$0	\$45,720
2016	\$19,290	\$518,000	24,280	45,570	\$0	\$45,570

Brown CAD

Property Search Results > 36183 MECKFESSEL, LINDA CARROL for Year 2019

Tax Year: 2019

Property

Account

Property ID: 36183 Legal Description: STUART PERRY, SURVEY 83, ABSTRACT 1512, TRACT 1, ACRES 160.0
Geographic ID: A1512-0001-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 12200 FM 1176 Mapco:
BANGS, TX 76823 Map ID: 035BK002
Neighborhood:
Neighborhood CD:

Owner

Name: MECKFESSEL, LINDA CARROL Owner ID: 82725
Mailing Address: PO BOX 87 % Ownership: 100.000000000000%
GARFIELD, KS 67529-0087
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$35,930	
(+) Improvement Non-Homesite Value:	+	\$1,390	
(+) Land Homesite Value:	+	\$4,220	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$325,380	\$13,920
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$366,920	
(-) Ag or Timber Use Value Reduction:	-	\$311,460	
(=) Appraised Value:	=	\$55,460	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$55,460	

Taxing Jurisdiction

Owner: MECKFESSEL, LINDA CARROL

% Ownership: 100.000000000000%

Total Value: \$366,920

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$55,460	\$55,460	\$0.00
GBC	BROWN COUNTY	0.518700	\$55,460	\$55,460	\$287.68
RRF	ROAD & FLOOD	0.096000	\$55,460	\$55,460	\$53.24
SBK	BROOKESMITH ISD	1.238800	\$55,460	\$55,460	\$687.04
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$1,027.96

Taxes w/o Exemptions: \$1,027.95

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1353.0 sqft Value: \$35,930

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	06	B	0	1353.0
CP	COVERED PORCH	*		0	98.0
SP	SCREEN PORCH	*		0	112.0
DG	DETACHED GARAGE	*		0	276.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$400

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	22-		0	2040.0

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$300

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$500

Improvement #5: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$0

Improvement #6: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$190

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	22-		0	800.0

Improvement #7: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	2.0500	89298.00	0.00	0.00	\$4,220	\$0
2	NP1	NATIVE PASTURE	107.9500	4702302.00	0.00	0.00	\$222,380	\$9,070
3	DC3	DRY CROPLAND	50.0000	2178000.00	0.00	0.00	\$103,000	\$4,850

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$37,320	\$329,600	13,920	\$5,460	\$0	\$55,460
2018	\$33,990	\$329,600	14,130	\$2,340	\$0	\$52,340
2017	\$33,990	\$329,600	13,910	\$2,120	\$0	\$52,120
2016	\$33,990	\$329,600	13,640	\$1,850	\$0	\$51,850
2015	\$33,990	\$329,600	12,870	\$1,080	\$0	\$51,080

Brown CAD

Property Search Results > 36187 ALVEY, BETTY S for Year 2018 Tax Year: 2018

Property

Account

Property ID: 36187 Legal Description: STUART PERRY SURVEY 83, ABSTRACT 1512, ACRES 221.95
Geographic ID: A1512-0002-00 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: FM 1176 Mapco:
BANGS, TX 76823
Neighborhood: Map ID: 035BK005
Neighborhood CD:

Owner

Name: ALVEY, BETTY S Owner ID: 67137
Mailing Address: 2421 W NORTHGATE DR % Ownership: 100.000000000000%
IRVING, TX 75062-3265
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$300	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$456,360	\$19,570
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$456,660	
(-) Ag or Timber Use Value Reduction:	-	\$436,790	
(=) Appraised Value:	=	\$19,870	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$19,870	

Taxing Jurisdiction

Owner: ALVEY, BETTY S
% Ownership: 100.000000000000%
Total Value: \$456,660

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$19,870	\$19,870	\$0.00

GBC	BROWN COUNTY	0.518700	\$19,870	\$19,870	\$103.06
RRF	ROAD & FLOOD	0.096000	\$19,870	\$19,870	\$19.08
SBK	BROOKESMITH ISD	1.238800	\$19,870	\$19,870	\$246.15
Total Tax Rate:		1.853500			
Taxes w/Current Exemptions:					\$368.29
Taxes w/o Exemptions:					\$368.29

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$200

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$100

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NATIVE PASTURE	89.7500	3909510.00	0.00	0.00	\$184,540	\$7,670
2	IP1	IMPROVED PASTURE	132.2000	5758632.00	0.00	0.00	\$271,820	\$11,900

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$300	\$456,360	19,310	19,610	\$0	\$19,610
2018	\$300	\$456,360	19,570	19,870	\$0	\$19,870
2017	\$300	\$456,360	19,120	19,420	\$0	\$19,420
2016	\$300	\$456,360	18,640	18,940	\$0	\$18,940
2015	\$300	\$456,360	17,730	18,030	\$0	\$18,030
2014	\$300	\$460,930	17,950	18,250	\$0	\$18,250
2013	\$300	\$460,930	17,760	18,060	\$0	\$18,060
2012	\$300	\$460,930	17,990	18,290	\$0	\$18,290
2011	\$300	\$460,930	17,990	18,290	\$0	\$18,290
2010	\$300	\$460,930	17,990	18,290	\$0	\$18,290
2009	\$300	\$460,930	17,060	17,360	\$0	\$17,360
2008	\$300	\$337,200	17,060	17,360	\$0	\$17,360
2007	\$300	\$270,000	13,620	13,920	\$0	\$13,920
2006	\$300	\$180,000	13,620	13,920	\$0	\$13,920
2005	\$300	\$180,000	13,620	13,920	\$0	\$13,920

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/21/2008	SP WD	SPECIAL WARRANTY DEED	STORM, MELVIN R FAMILY PARTNERS, L P	ALVEY, BETTY S	1721	910	7217
2	8/25/1997	WD	WARRANTY DEED	STACY, J MARTIN	STORM, MELVIN R FAMILY PARTNERS, L P	1268	800	
3		OT	OWNERSHIP TRANSFER		STACY, J MARTIN			

Tax Due

Property Tax Information as of 07/19/2019

Amount Due if Paid on: .

Brown CAD

Property Search Results > 62187 VILLARREAL, JESUS G & JUANITA for Year 2018

Property

Account

Property ID: 62187 Legal Description: RICHARD OVERTON, SURVEY 7, ABSTRACT 1093, TRACT 2, ACRES 81.069
Geographic ID: A1093-0001-04 Zoning: Real
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 12301 FM 586 S Mapsco:
BROOKESMITH, TX 76827
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: VILLARREAL, JESUS G & JUANITA Owner ID: 33233
Mailing Address: 706 HOME % Ownership: 100.000000000000%
BROWNWOOD, TX 76801-2138
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$43,060	
(+) Improvement Non-Homesite Value:	+	\$600	
(+) Land Homesite Value:	+	\$2,200	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$176,090	\$7,190
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$221,950	
(-) Ag or Timber Use Value Reduction:	-	\$168,900	
(=) Appraised Value:	=	\$53,050	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$53,050	

Taxing Jurisdiction

Owner: VILLARREAL, JESUS G & JUANITA

% Ownership: 100.000000000000%

Total Value: \$221,950

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$53,050	\$53,050	\$0.00
GBC	BROWN COUNTY	0.518700	\$53,050	\$53,050	\$275.18
RRF	ROAD & FLOOD	0.096000	\$53,050	\$53,050	\$50.83
SBK	BROOKESMITH ISD	1.238800	\$53,050	\$53,050	\$657.19
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$983.30

Taxes w/o Exemptions: \$983.28

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 1080.0 sqft Value: \$43,060

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	02	F	1992	1080.0
CP	COVERED PORCH	*		1992	180.0
CA	CANOPY	*			420.0
CA	CANOPY	*		0	504.0
CA	CANOPY	*		0	480.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$500

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$100

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,200	\$0
2	DC3	DRY CROPLAND	27.8000	1210968.00	0.00	0.00	\$61,140	\$2,720
3	NP1	NATIVE PASTURE	52.2690	2276837.64	0.00	0.00	\$114,950	\$4,470

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$47,970	\$178,290	7,090	\$7,260	\$0	\$57,260
2018	\$43,660	\$178,290	7,190	\$3,050	\$0	\$53,050
2017	\$43,660	\$178,290	7,080	\$2,940	\$0	\$52,940
2016	\$43,660	\$178,290	6,950	\$2,810	\$0	\$52,810
2015	\$43,660	\$178,290	6,550	\$2,410	\$0	\$52,410
2014	\$43,660	\$178,290	6,550	\$2,410	\$0	\$52,410
2013	\$32,420	\$178,290	6,550	\$1,170	\$0	\$41,170
2012	\$32,420	\$178,290	6,680	\$1,300	\$0	\$41,300
2011	\$32,420	\$178,290	6,680	\$1,300	\$0	\$41,300
2010	\$32,420	\$178,290	6,680	\$1,300	\$0	\$41,300
2009	\$31,650	\$178,290	6,160	\$0,010	\$0	\$40,010
2008	\$31,650	\$137,750	6,160	\$9,510	\$0	\$39,510
2007	\$31,650	\$137,750	6,160	\$9,510	\$0	\$39,510
2006	\$31,650	\$97,300	6,160	\$9,010	\$0	\$39,010
2005	\$23,560	\$97,300	6,160	\$0,920	\$0	\$30,920

Brown CAD

Property Search Results > 62188 HARRISON, JOHN D JR LIFE ESTATE for Year 2018

Property

Account

Property ID: 62188 Legal Description: RICHARD OVERTON, SURVEY 7, ABSTRACT 1093, TRACT 1, ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 96.886

Geographic ID: A1093-0001-05
Type: Real
Property Use Code: AG
Property Use Description: AGRICULTURAL

Zoning:
Agent Code:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 12345 FM 586 S
BROOKESMITH, TX 76827
Mapsco:
Map ID: 0358K002

Neighborhood:
Neighborhood CD:

Owner

Name: HARRISON, JOHN D JR LIFE ESTATE Owner ID: 146096
Mailing Address: 3570 STILLHOUSE DR
BELTON, TX 76513-6608 % Ownership: 100.000000000000%
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$7,520	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$2,310	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$221,360	\$8,740
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$231,190	
(-) Ag or Timber Use Value Reduction:	-	\$212,620	
(=) Appraised Value:	=	\$18,570	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$18,570	

Taxing Jurisdiction

Owner: HARRISON, JOHN D JR LIFE ESTATE

% Ownership: 100.000000000000%

Total Value: \$231,190

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$18,570	\$18,570	\$0.00
GBC	BROWN COUNTY	0.518700	\$18,570	\$18,570	\$96.32
RRF	ROAD & FLOOD	0.096000	\$18,570	\$18,570	\$17.83
S8K	BROOKESMITH ISD	1.238800	\$18,570	\$18,570	\$230.05
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$344.20

Taxes w/o Exemptions: \$344.19

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 338.0 sqft Value: \$4,070

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CAB	CABIN	18	F	1994	338.0

Improvement #2: MISCELLANEOUS State Code: E Living Area: sqft Value: \$250

Improvement #3: MISCELLANEOUS State Code: E Living Area: sqft Value: \$0

Improvement #4: MISCELLANEOUS State Code: E Living Area: sqft Value: \$600

Improvement #5: MISCELLANEOUS State Code: E Living Area: sqft Value: \$2,000

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CONTAINER	SHIPPING CONTAINER *			0	160.0

Improvement #6: MISCELLANEOUS State Code: E Living Area: sqft Value: \$600

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$2,310	\$0
2	NP1	NATIVE PASTURE	45.8860	1998794.16	0.00	0.00	\$105,930	\$3,920
3	IP1	IMPROVED PASTURE	10.1200	440827.20	0.00	0.00	\$23,360	\$910
4	DC3	DRY CROPLAND	39.8800	1737172.80	0.00	0.00	\$92,070	\$3,910

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$8,130	\$223,680	8,610	19,050	\$0	\$19,050
2018	\$7,520	\$223,670	8,740	18,570	\$0	\$18,570
2017	\$7,520	\$111,830	4,220	14,050	\$0	\$14,050
2016	\$7,520	\$111,830	4,150	13,980	\$0	\$13,980
2015	\$7,720	\$111,830	3,910	13,940	\$0	\$13,940
2014	\$7,720	\$111,830	3,910	13,940	\$0	\$13,940
2013	\$7,720	\$111,830	3,890	13,920	\$0	\$13,920
2012	\$7,720	\$111,830	3,950	13,980	\$0	\$13,980
2011	\$7,720	\$111,830	3,950	13,980	\$0	\$13,980
2010	\$7,720	\$111,830	3,950	13,980	\$0	\$13,980

Brown CAD

Property Search Results > 69622 GOMEZ, JULIAN SR & MARIA for Year 2018

Property

Account

Property ID: 69622 Legal Description: ELIAH VOTAW, SURVEY 229, ABSTRACT 929, TRACT W 1/2, ACRES 10.0
Geographic ID: A0929-0014-05 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 11200 FM 1176 Mapsco:
BANGS, TX 76823
Neighborhood: Map ID: 03SBK002
Neighborhood CD:

Owner

Name: GOMEZ, JULIAN SR & MARIA Owner ID: 129223
Mailing Address: 11200 FM 1176 % Ownership: 100.0000000000%
BANGS, TX 76823-4803
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$2,080	
(+) Land Homesite Value:	+	\$3,200	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$28,810	\$880
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$34,090	
(-) Ag or Timber Use Value Reduction:	-	\$27,930	
(=) Appraised Value:	=	\$6,160	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$6,160	

Taxing Jurisdiction

Owner: GOMEZ, JULIAN SR & MARIA
% Ownership: 100.0000000000%
Total Value: \$34,090

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$6,160	\$6,160	\$0.00
GBC	BROWN COUNTY	0.518700	\$6,160	\$6,160	\$31.95
RRF	ROAD & FLOOD	0.096000	\$6,160	\$6,160	\$5.91
SBK	BROOKESMITH ISD	1.238800	\$6,160	\$6,160	\$76.31
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$114.17
				Taxes w/o Exemptions:	\$114.18

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$2,080

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	23-		0	1600.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$3,200	\$0
2	DC3	DRY CROPLAND	9.0000	392040.00	0.00	0.00	\$28,810	\$880

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$2,080	\$32,010	870	6,150	\$0	\$6,150
2018	\$2,080	\$32,010	880	6,160	\$0	\$6,160
2017	\$2,080	\$32,010	880	6,160	\$0	\$6,160
2016	\$2,080	\$32,010	880	6,160	\$0	\$6,160
2015	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2014	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2013	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2012	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2011	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2010	\$2,080	\$32,010	810	6,090	\$0	\$6,090
2009	\$500	\$32,010	810	4,510	\$0	\$4,510
2008	\$500	\$25,000	810	3,810	\$0	\$3,810
2007	\$500	\$25,000	810	3,810	\$0	\$3,810
2006	\$500	\$22,000	810	3,510	\$0	\$3,510
2005	\$500	\$22,000	810	3,510	\$0	\$3,510

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/6/2014	GWD	GENERAL WARRANTY DEED	GOMEZ, JULIAN SR & JR & MARIA	GOMEZ, JULIAN SR & MARIA	134	380	4966

Brown CAD

Property Search Results > 72719 CASTILLO, RAMIRO for Year Tax Year: 2018
2018

Property

Account

Property ID: 72719 Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 10.0
Geographic ID: A0929-0015-01 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: FM 1176 Mapscor:
BANGS, TX 76823
Neighborhood: Map ID: 035BK002
Neighborhood CD:

Owner

Name: CASTILLO, RAMIRO Owner ID: 47018
Mailing Address: 2510 N MAIN BLVD % Ownership: 100.000000000000%
BROWNWOOD, TX 76801-1208
Exemptions:

Values

(-) Improvement Homesite Value: + \$0
(-) Improvement Non-Homesite Value: + \$1,160
(-) Land Homesite Value: + \$0
(-) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
(-) Agricultural Market Valuation: + \$32,010 \$980
(-) Timber Market Valuation: + \$0 \$0

(=) Market Value: = \$33,170
(-) Ag or Timber Use Value Reduction: - \$31,030

(=) Appraised Value: = \$2,140
(-) HS Cap: - \$0

(=) Assessed Value: = \$2,140

Taxing Jurisdiction

Owner: CASTILLO, RAMIRO
% Ownership: 100.000000000000%

Total Value: \$33,170

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$2,140	\$2,140	\$0.00
GBC	BROWN COUNTY	0.518700	\$2,140	\$2,140	\$11.10
RRF	ROAD & FLOOD	0.096000	\$2,140	\$2,140	\$2.05
SBK	BROOKESMITH ISD	1.238800	\$2,140	\$2,140	\$26.51
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$39.66
				Taxes w/o Exemptions:	\$39.66

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
CA	CANOPY	*		0	400.0
SHED	3-SIDED BLDG	*		0	1125.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DC3	DRY CROPLAND	10.0000	435600.00	0.00	0.00	\$32,010	\$980

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$1,160	\$32,010	970	2,130	\$0	\$2,130
2018	\$1,160	\$32,010	980	2,140	\$0	\$2,140
2017	\$1,160	\$32,010	980	2,140	\$0	\$2,140
2016	\$1,160	\$32,010	980	2,140	\$0	\$2,140
2015	\$1,160	\$32,010	900	2,060	\$0	\$2,060
2014	\$900	\$32,010	900	1,800	\$0	\$1,800
2013	\$900	\$32,010	900	1,800	\$0	\$1,800
2012	\$900	\$32,010	900	1,800	\$0	\$1,800
2011	\$900	\$32,010	900	1,800	\$0	\$1,800
2010	\$900	\$32,010	900	1,800	\$0	\$1,800
2009	\$0	\$32,010	900	900	\$0	\$900
2008	\$0	\$25,000	900	900	\$0	\$900
2007	\$0	\$25,000	900	900	\$0	\$900
2006	\$0	\$22,000	900	900	\$0	\$900
2005	\$0	\$22,000	900	900	\$0	\$900

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/28/2000	WD	WARRANTY DEED	SALAZAR, LORENZO JR	CASTILLO, RAMIRO	1369	911	
2	7/21/1998	WD	WARRANTY DEED	SALAZAR, ALEX	SALAZAR, LORENZO JR	1297	335	
3	11/26/1985	WD/VL	WARRANTY DEED W/VENDOR'S LIEN	COLE, O B & MOYA	SALAZAR, ALEX	907	814 & 823	

Brown CAD

Property Search Results > 78406 RICE, RUSTY R & AMBER L for Year 2018 Tax Year: 2018

Property

Account

Property ID: 78406 Legal Description: M E P & P R R CO, SURVEY 24, ABSTRACT 1161, ACRES 10.0
Geographic ID: A1161-0003-02 Zoning: Real
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 14634 CR 221 Mapsco: BROOKESMITH, TX 76827
Neighborhood: Map ID: 035BK005
Neighborhood CD:

Owner

Name: RICE, RUSTY R & AMBER L Owner ID: 133948
Mailing Address: 14634 COUNTY ROAD 221 % Ownership: 100.0000000000%
BROOKESMITH, TX 76827
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$160,490	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$3,200	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$28,810	\$770
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$192,500	
(-) Ag or Timber Use Value Reduction:	-	\$28,040	
(=) Appraised Value:	=	\$164,460	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$164,460

Taxing Jurisdiction

Owner: RICE, RUSTY R & AMBER L
% Ownership: 100.0000000000%
Total Value: \$192,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$164,460	\$164,460	\$0.00
GBC	BROWN COUNTY	0.518700	\$164,460	\$164,460	\$853.05
RRF	ROAD & FLOOD	0.096000	\$164,460	\$164,460	\$157.88
SBK	BROOKESMITH ISD	1.238800	\$164,460	\$164,460	\$2,037.33
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$3,048.26
				Taxes w/o Exemptions:	\$3,048.27

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 2196.0 sqft Value: \$160,490

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	03+	MTL	2016	2196.0
AG	ATTACHED GARAGE	*		0	1080.0
CP	COVERED PORCH	*		0	1419.0
CP	COVERED PORCH	*		0	990.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	HS	HOMESITE	1.0000	43560.00	0.00	0.00	\$3,200	\$0
2	NP1	NATIVE PASTURE	9.0000	392040.00	0.00	0.00	\$28,810	\$770

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$176,540	\$32,010	760	180,500	\$0	\$180,500
2018	\$160,490	\$32,010	770	164,460	\$0	\$164,460
2017	\$86,430	\$32,010	750	90,380	\$0	\$90,380
2016	\$1,430	\$32,010	730	5,360	\$0	\$5,360
2015	\$1,430	\$28,380	700	4,970	\$0	\$4,970
2014	\$1,430	\$0	0	1,430	\$0	\$1,430
2013	\$1,430	\$0	0	1,430	\$0	\$1,430
2012	\$1,430	\$0	0	1,430	\$0	\$1,430
2011	\$1,430	\$0	0	1,430	\$0	\$1,430
2010	\$1,430	\$0	0	1,430	\$0	\$1,430
2009	\$6,890	\$0	0	6,890	\$0	\$6,890
2008	\$6,890	\$0	0	6,890	\$0	\$6,890
2007	\$6,890	\$0	0	6,890	\$0	\$6,890

Brown CAD

Property Search Results > 8907797 ONCOR ELECTRIC DELIVERY CO Tax Year: 2018
for Year 2018

Property

Account

Property ID: 8907797 Legal Description: BPP - LINES & APPURTENANCES
Geographic ID: IND-0000322-316-332 Zoning:
Type: Personal Agent Code:
Property Use Code:
Property Use Description:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: Mapco:
Neighborhood: Map ID:
Neighborhood CD:

Owner

Name: ONCOR ELECTRIC DELIVERY CO Owner ID: 125384
Mailing Address: % STATE & LOCAL TAX DEPT
PO BOX 139100 % Ownership: 100.000000000000%
DALLAS, TX 75313-9100
Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$36,619,820	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$36,619,820	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$36,619,820	

Taxing Jurisdiction

Owner: ONCOR ELECTRIC DELIVERY CO
% Ownership: 100.000000000000%
Total Value: \$36,619,820

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$36,619,820	\$36,619,820	\$0.00
GBC	BROWN COUNTY	0.518700	\$36,619,820	\$36,619,820	\$189,547.01

RFB	ROAD & FLOOD	0.096000	\$36,619,820	\$36,619,820	\$35,155.03
SBK	BROOKESMITH ISD	1.238800	\$36,619,820	\$36,619,820	\$453,646.33
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$678,748.37
Taxes w/o Exemptions: \$678,748.36

Improvement / Building

No improvements exist for this property.

Land

No land segments exist for this property.

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$0	0	\$4,343,750	\$0	\$4,343,750
2018	\$0	\$0	0	\$6,619,820	\$0	\$6,619,820
2017	\$0	\$0	0	\$8,002,950	\$0	\$8,002,950
2016	\$0	\$0	0	\$9,791,200	\$0	\$9,791,200
2015	\$0	\$0	0	\$5,720,070	\$0	\$5,720,070
2014	\$0	\$0	0	\$8,298,450	\$0	\$8,298,450
2013	\$0	\$0	0	\$6,988,540	\$0	\$6,988,540
2012	\$0	\$0	0	\$3,590,740	\$0	\$3,590,740
2011	\$0	\$0	0	\$1,442,530	\$0	\$1,442,530
2010	\$0	\$0	0	\$2,252,160	\$0	\$2,252,160
2009	\$0	\$0	0	\$3,357,340	\$0	\$3,357,340
2008	\$0	\$0	0	\$4,634,320	\$0	\$4,634,320
2007	\$0	\$0	0	\$4,462,560	\$0	\$4,462,560
2006	\$0	\$0	0	\$4,763,380	\$0	\$4,763,380
2005	\$0	\$0	0	\$4,832,290	\$0	\$4,832,290

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/1/2008			TXU ELECTRIC DELIVERY CO	ONCOR ELECTRIC DELIVERY CO			
2	1/1/2005			ONCOR ELECTRIC DELIVERY CO-LEASED	TXU ELECTRIC DELIVERY CO			
3		OT	OWNERSHIP TRANSFER	TXU ELECTRIC COMPANY	ONCOR ELECTRIC DELIVERY CO-LEASED			

Tax Due

Property Tax Information as of 07/20/2019
Amount Due F Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2018	BROWN COUNTY	\$36,619,820	\$189947.01	\$189947.01	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROAD & FLOOD	\$36,619,820	\$35155.03	\$35155.03	\$0.00	\$0.00	\$0.00	\$0.00
2018	BROOKESMITH ISD	\$36,619,820	\$453646.33	\$453646.33	\$0.00	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$678748.37	\$678748.37	\$0.00	\$0.00	\$0.00	\$0.00

Brown CAD

Property Search Results > 20006530 REEVES, ROBERT THOMAS & JANICE for
Year 2018

Property

Account
 Property ID: 20006530
 Geographic ID: A0211-0005-02
 Type: Real
 Property Use Code: AG
 Property Use Description: AGRICULTURAL

Legal Description: COLUMBUS T R R CO, SURVEY 1, ABSTRACT 211, ACRES 71.2
Zoning:
Agent Code:

Protest
 Protest Status:
 Informal Date:
 Formal Date:

Location
 Address: 8521 FM 586 S
 BROOKESMITH, TX 76827
 Mapico:
 Map ID: 035BK002

Neighborhood:
Neighborhood CD:

Owner
 Name: REEVES, ROBERT THOMAS & JANICE
 Mailing Address: 1402 CENTER DR
 STEPHENVILLE, TX 76401-2106
 Owner ID: 134846
 % Ownership: 100.000000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$1,280
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$0
 (+) Agricultural Market Valuation: + \$155,480
 (+) Timber Market Valuation: + \$0

Ag / Timber Use Value
 \$6,230
 \$0

(-) Market Value: = \$156,760
 (-) Ag or Timber Use Value Reduction: = \$149,190

(-) Appraised Value: = \$7,570
 (-) HS Cap: = \$0

(-) Assessed Value: = \$7,570

Taxing Jurisdiction

Owner: REEVES, ROBERT THOMAS & JANICE
 % Ownership: 100.000000000000%
 Total Value: \$156,760

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$7,570	\$7,570	\$0.00
GBC	BROWN COUNTY	0.518700	\$7,570	\$7,570	\$39.27
RBF	ROAD & FLOOD	0.096000	\$7,570	\$7,570	\$7.27
SBK	BROOKESMITH ISO	1.238800	\$7,570	\$7,570	\$93.78
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$140.32
				Taxes w/o Exemptions:	\$140.31

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: 02 Living Area: sqft Value: \$1,280

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
STG	STORAGE	*		0	256.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	NP1	NATIVE PASTURE	27.0000	1176120.00	0.00	0.00	\$58,960	\$2,310
2	IP1	IMPROVED PASTURE	44.2000	1925352.00	0.00	0.00	\$96,520	\$3,980

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$30,920	\$155,480	6,200	37,120	\$0	\$37,120
2018	\$1,280	\$155,480	6,290	7,570	\$0	\$7,570
2017	\$1,280	\$155,480	6,150	7,430	\$0	\$7,430
2016	\$0	\$142,400	5,990	5,990	\$0	\$5,990
2015	\$0	\$142,400	6,180	6,180	\$0	\$6,180
2014	\$0	\$142,400	6,180	6,180	\$0	\$6,180
2013	\$0	\$142,400	6,140	6,140	\$0	\$6,140
2012	\$0	\$142,400	6,140	6,140	\$0	\$6,140
2011	\$0	\$142,400	6,140	6,140	\$0	\$6,140
2010	\$0	\$142,400	6,140	6,140	\$0	\$6,140
2009	\$0	\$142,400	6,140	6,140	\$0	\$6,140
2008	\$0	\$106,800	6,140	6,140	\$0	\$6,140
2007	\$0	\$106,800	6,140	6,140	\$0	\$6,140

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/7/2016	GWD	GENERAL WARRANTY DEED	BAILEY, SHERRY JAYNELLE & ROBERT THOMAS REEVES & TAMI SHAWM RODGERS	REEVES, ROBERT THOMAS & JANICE	178	795	6615 & 1606011
2	7/15/2015	AON	AFFIDAVIT OF HEIRSHIP	REEVES, MILDRED ESTATE	BAILEY, SHERRY JAYNELLE & ROBERT THOMAS REEVES & TAMI SHAWM RODGERS	169	218	4486
3	6/22/2015	DR	DEATH RECORD	REEVES, MILDRED	REEVES, MILDRED ESTATE			

Tax Due

Property Tax Information as of 03/19/2019

Amount Due if Paid on: 03/19/2019

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees
2018	BROWN COUNTY	\$7,570	\$39.27	\$39.27	\$0.00	\$0.00	\$0.00
2018	ROAD & FLOOD	\$7,570	\$7.27	\$7.27	\$0.00	\$0.00	\$0.00
2018	BROOKESMITH ISO	\$7,570	\$93.78	\$93.78	\$0.00	\$0.00	\$0.00
2018 TOTAL:			\$140.32	\$140.32	\$0.00	\$0.00	\$0.00
2017	BROWN COUNTY	\$7,430	\$39.95	\$39.95	\$0.00	\$0.00	\$0.00
2017	ROAD & FLOOD	\$7,430	\$6.39	\$6.39	\$0.00	\$0.00	\$0.00
2017	BROOKESMITH ISO	\$7,430	\$92.52	\$92.52	\$0.00	\$0.00	\$0.00
2017 TOTAL:			\$138.86	\$138.86	\$0.00	\$0.00	\$0.00
REEVES, ROBERT THOMAS & JANICE TOTAL:			\$279.18	\$279.18	\$0.00	\$0.00	\$0.00

Brown CAD

Property Search Results > 20047852 RODGERS, TAMI SHAWM REEVES & F ALAN for Year 2018

Tax Year: 2018

Property

Account

Property ID: 20047852 Legal Description: ELIJAH VOTAW, SURVEY 229, ABSTRACT 929, ACRES 10.3
Geographic ID: A0929-0005-02 Zoning:
Type: Real Agent Code:
Property Use Code: AG
Property Use Description: AGRICULTURAL

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 10851 FM 1176 Mapsc: BANGS, TX 75823
Neighborhood: Map ID: 03SBK002
Neighborhood CD:

Owner

Name: RODGERS, TAMI SHAWM REEVES & F ALAN Owner ID: 138767
Mailing Address: 10851 FM 1176 % Ownership: 100.0000000000%
BANGS, TX 75823-4805
Exemptions: HS

Values

(+) Improvement Homesite Value:	+	\$93,780	
(+) Improvement Non-Homesite Value:	+	\$10,040	
(+) Land Homesite Value:	+	\$3,200	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$29,760	\$840
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$136,780	
(-) Ag or Timber Use Value Reduction:	-	\$28,920	
(=) Appraised Value:	=	\$107,860	
(-) HS Cap:	-	\$0	

(=) Assessed Value: = \$107,860

Taxing Jurisdiction

Owner: RODGERS, TAMI SHAWM REEVES & F ALAN
% Ownership: 100.0000000000%
Total Value: \$136,780

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$107,860	\$107,860	\$0.00
GBC	BROWN COUNTY	0.518700	\$107,860	\$107,860	\$559.47
RRF	ROAD & FLOOD	0.096000	\$107,860	\$104,860	\$100.67
SBK	BROOKSMITH ISD	1.238800	\$107,860	\$82,860	\$1,026.47
Total Tax Rate:		1.853500			
				Taxes w/Current Exemptions:	\$1,686.61
				Taxes w/o Exemptions:	\$1,999.19

Improvement / Building

Improvement #1: RESIDENTIAL State Code: E Living Area: 2112.0 sqft Value: \$93,780

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	07	B		2112.0
AG	ATTACHED GARAGE	*			440.0
CP	COVERED PORCH	*			32.0
EP	ENCLOSED PORCH	*		1998	224.0

Improvement #2: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$2,160

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
BARN	BARN	SP			880.0

Improvement #3: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$670

Improvement #4: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$140

Improvement #5: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$0

Improvement #6: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$3,070

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OB	OUT BUILDING	21+			480.0

Improvement #7: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$3,000

Improvement #8: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$1,000

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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Brown CAD

Property Search Results > 20049780 FORD, ROYCE W for Year 2018

Tax Year: 2018

Property

Account
 Property ID: 20049780 Legal Description: ALPHEUS D NEILL, SURVEY 41, ABSTRACT 2192, ACRES 110.783
 Geographic ID: A2192-0003-02 Zoning:
 Type: Real Agent Code:
 Property Use Code: AG
 Property Use Description: AGRICULTURAL

Protest

Protest Status:
 Informal Date:
 Formal Date:

Location

Address: 11324 FM 586 S Mapscot: BROOKESMITH, TX 76827
 Neighborhood: Map ID: 03SBK005
 Neighborhood CD:

Owner

Name: FORD, ROYCE W Owner ID: 24712
 Mailing Address: 10311 FM 1176 % Ownership: 100.000000000000%
 BANGS, TX 76823-4806
 Exemptions:

Values

(+) Improvement Homesite Value: + \$0
 (+) Improvement Non-Homesite Value: + \$920
 (+) Land Homesite Value: + \$0
 (+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
 (+) Agricultural Market Valuation: + \$252,540 \$10,730
 (+) Timber Market Valuation: + \$0 \$0
 (=) Market Value: = \$253,460
 (-) Ag or Timber Use Value Reduction: - \$241,810
 (=) Appraised Value: = \$11,650
 (-) HS Cap: - \$0

(=) Assessed Value: = \$11,650

Taxing Jurisdiction

Owner: FORD, ROYCE W
 % Ownership: 100.000000000000%
 Total Value: \$253,460

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	CAD	0.000000	\$11,650	\$11,650	\$0.00
GBC	BROWN COUNTY	0.518700	\$11,650	\$11,650	\$60.43
RRF	ROAD & FLOOD	0.096000	\$11,650	\$11,650	\$11.18
SBK	BROOKESMITH ISD	1.238800	\$11,650	\$11,650	\$144.33
Total Tax Rate:		1.853500			

Taxes w/Current Exemptions: \$215.94
 Taxes w/o Exemptions: \$215.93

Improvement / Building

Improvement #1: MISCELLANEOUS State Code: D2 Living Area: sqft Value: \$920

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	DC3	DRY CROPLAND	94.7830	4128747.48	0.00	0.00	\$216,070	\$9,290
2	IP1	IMPROVED PASTURE	16.0000	696960.00	0.00	0.00	\$36,470	\$1,440

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$920	\$252,540	10,610	11,530	\$0	\$11,530
2018	\$920	\$252,540	10,730	11,650	\$0	\$11,650

Deed History - (Last 8 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/14/2017	PART	PARTITION DEED	WILLIAMS, GAYNELL; FORD, ROYCE W	FORD, ROYCE W			1707621

Tax Due

Property Tax Information as of 07/19/2019

Amount Due if Paid on: -

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Attorney Fees	Amount Due
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Cummings Westlake, LLC

Maps that clearly show:

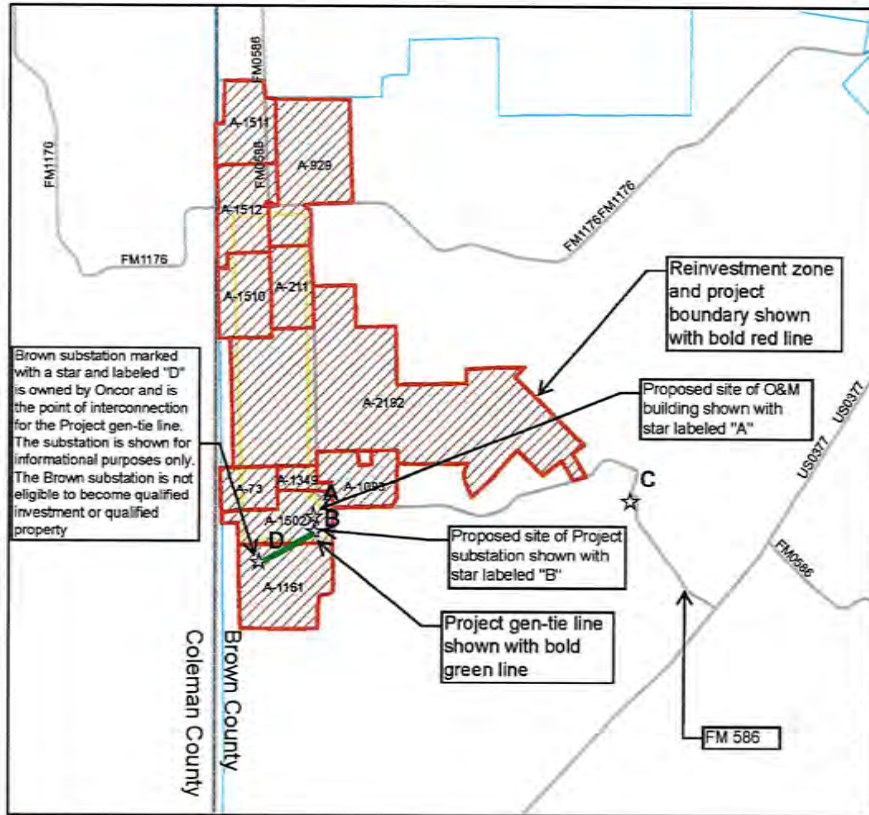
- See attached maps.

- 0 5 10 Miles



Reinvestment Zone and Project Boundary Map

All proposed qualified investment and qualified property is wholly within the reinvestment zone and Brookesmith ISD



IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

See attached.

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY
BY IP RADIAN, LLC TO BROOKESMITH ISD



July 24, 2019

Mr. Steve Mickelson
Superintendent
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, TX 76827

Re: Chapter 313 Job Waiver Request

Dear Mr. Mickelson,

IP Radian, LLC requests that the Brookesmith Independent School District's Board of Trustees waive the job requirement provision as allowed by Section 313.025(f-1) of the Tax Code. This waiver would be based on the school district's board findings that the jobs creation requirement exceeds the industry standard for the number of employees reasonably necessary for the operation of the facility of the property owner that is described in the application.

IP Radian, LLC requests that the Brookesmith Independent School District make such a finding and waive the job creation requirement for 10 permanent jobs. In line with industry standards for job requirements, IP Radian, LLC has committed to create two total jobs for the project, which will be in Brookesmith Independent School District.

Solar projects create a large number of full and part-time, but temporary jobs during the construction phase of the project but require a relatively small number of highly skilled technicians to operate and maintain the project after commercial operation commences. A number of our solar clients have advised that the industry standard for staffing new solar projects is one employee for every 200 megawatts AC of capacity.

The number of jobs specified in this application is in line with the industry standards for a solar farm of this scope and size. This is evidenced by previously filed limitation agreement applications by solar developers who also requested a

waiver of the job requirements. In addition, there is publicly available educational material and other documentation that also suggest that IP Radian has the appropriate number of jobs for this project.

Sincerely,

A handwritten signature in cursive script that reads 'D. Dale Cummings'.

D. Dale Cummings

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 13

Calculation of three possible wage requirements with TWC documentation

- Brown County average weekly wage for all jobs (all industries)
- Brown County average weekly wage for all jobs (manufacturing)
- See attached Council of Governments Regional Wage Calculation and Documentation

TAB 13 TO CHAPTER 313 APPLICATION

BROOKESMITH - BROWN COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 746	\$ 38,792.00
SECOND	2018	\$ 725	\$ 37,700.00
THIRD	2018	\$ 710	\$ 36,920.00
FOURTH	2018	\$ 734	\$ 38,168.00
AVERAGE		\$ 728.75	\$ 37,895.00

BROOKESMITH - BROWN COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
FIRST	2018	\$ 1,253.00	\$ 65,156.00
SECOND	2018	\$ 1,209.00	\$ 62,868.00
THIRD	2018	\$ 1,126.00	\$ 58,552.00
FOURTH	2018	\$ 1,148.00	\$ 59,696.00
AVERAGE		\$ 1,184.00	\$ 61,568.00
X		110%	110%
		\$ 1,302.40	\$ 67,724.80

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

REGION	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
West Central Texas	2018	\$ 873.67	\$ 45,431.00
X		110%	110%
		\$ 961.05	\$ 49,974.10

* SEE ATTACHED TWC DOCUMENTATION

Year	Period	Area	Industry	Average Weekly Wage
2018	01	Brown	Total, All Industries	746
2018	02	Brown	Total, All Industries	725
2018	03	Brown	Total, All Industries	710
2018	04	Brown	Total, All Industries	734

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Brown	Private	31-33	Manufacturing	1,253
2018	02	Brown	Private	31-33	Manufacturing	1,209
2018	03	Brown	Private	31-33	Manufacturing	1,126
2018	04	Brown	Private	31-33	Manufacturing	1,148

**2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations**

COG	COG Number	Wages	
		Hourly	Annual
Texas		\$27.04	\$56,240
<u>Alamo Area Council of Governments</u>	18	\$22.80	\$47,428
<u>Ark-Tex Council of Governments</u>	5	\$18.73	\$38,962
<u>Brazos Valley Council of Governments</u>	13	\$18.16	\$37,783
<u>Capital Area Council of Governments</u>	12	\$32.36	\$67,318
<u>Central Texas Council of Governments</u>	23	\$19.60	\$40,771
<u>Coastal Bend Council of Governments</u>	20	\$28.52	\$59,318
<u>Concho Valley Council of Governments</u>	10	\$21.09	\$43,874
<u>Deep East Texas Council of Governments</u>	14	\$18.28	\$38,021
<u>East Texas Council of Governments</u>	6	\$21.45	\$44,616
<u>Golden Crescent Regional Planning Commission</u>	17	\$28.56	\$59,412
<u>Heart of Texas Council of Governments</u>	11	\$22.71	\$47,245
<u>Houston-Galveston Area Council</u>	16	\$29.76	\$61,909
<u>Lower Rio Grande Valley Development Council</u>	21	\$17.21	\$35,804
<u>Middle Rio Grande Development Council</u>	24	\$20.48	\$42,604
<u>NORTEX Regional Planning Commission</u>	3	\$25.14	\$52,284
<u>North Central Texas Council of Governments</u>	4	\$27.93	\$58,094
<u>Panhandle Regional Planning Commission</u>	1	\$24.19	\$50,314
<u>Permian Basin Regional Planning Commission</u>	9	\$25.90	\$53,882
<u>Rio Grande Council of Governments</u>	8	\$18.51	\$38,493
<u>South East Texas Regional Planning Commission</u>	15	\$36.26	\$75,430
<u>South Plains Association of Governments</u>	2	\$20.04	\$41,691
<u>South Texas Development Council</u>	19	\$17.83	\$37,088
<u>Texoma Council of Governments</u>	22	\$21.73	\$45,198
<u>West Central Texas Council of Governments</u>	7	\$21.84	\$45,431

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

Data published: July 2019

Data published annually, next update will be July 31, 2020

Annual wage figure assumes a 40-hour work week.

$$\begin{aligned} \$45,431 \times 110\% = \\ \$49,974.10 \end{aligned}$$

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

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

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

TAB 14

Schedules A1, A2, B, C and D completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D

Date: 24-Jul-19
Applicant Name: IP Radlen LLC
ISD Name: Brooksmith ISD

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Form 50-296A
Revised May 2018

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	Year	School Year (YYYY-YYYY)	Tax Year (F/R is actual tax year below)	Column A	Column B	Column C	Column D	Column E	Total Investment (A+B+C+D)
				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 nonmoveable components of buildings that will become Qualified Property	Other investment made during this year that will become Qualified Property (SEE NOTE)	Other investment made during this year that will become Qualified Property (SEE NOTE)		
Total Investment from Schedule A1*	-	TOTALS FROM SCHEDULE A1		\$ 296,050,000	\$ 200,000	\$ -	\$ -	\$ -	296,250,000
Each year prior to start of value limitation period** (must be zero)	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	-
Each year prior to start of value limitation period** (must be zero)	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	-
Each year prior to start of value limitation period** (must be zero)	0	2021-2022	2021	\$ -	\$ -	\$ -	\$ -	\$ -	-
Each year prior to start of value limitation period** (must be zero)	0	2022-2023	2022	\$ -	\$ -	\$ -	\$ -	\$ -	-
Value limitation period**	1	2023-2024	2023	\$ -	\$ -	\$ 30,000	\$ -	\$ -	30,000
	2	2024-2025	2024	\$ -	\$ -	\$ 70,000	\$ -	\$ -	70,000
	3	2025-2026	2025	\$ -	\$ -	\$ 60,000	\$ -	\$ -	60,000
	4	2026-2027	2026	\$ -	\$ -	\$ 70,000	\$ -	\$ -	70,000
	5	2027-2028	2027	\$ -	\$ -	\$ 75,000	\$ -	\$ -	75,000
	6	2028-2029	2028	\$ -	\$ -	\$ 267,000	\$ -	\$ -	267,000
	7	2029-2030	2029	\$ -	\$ -	\$ 271,000	\$ -	\$ -	271,000
	8	2030-2031	2030	\$ -	\$ -	\$ 278,000	\$ -	\$ -	278,000
	9	2031-2032	2031	\$ -	\$ -	\$ 282,000	\$ -	\$ -	282,000
	10	2032-2033	2032	\$ -	\$ -	\$ 298,000	\$ -	\$ -	298,000
Total investment made through limitation				\$ 296,050,000	\$ 200,000	\$ 1,791,000	\$ -	\$ -	297,961,000
Continue to maintain viable presence	11	2033-2034	2033		\$ 310,000			\$ -	310,000
	12	2034-2035	2034		\$ 300,000			\$ -	300,000
	13	2035-2036	2035		\$ 325,000			\$ -	325,000
	14	2036-2037	2036		\$ 330,000			\$ -	330,000
	15	2037-2038	2037		\$ 330,000			\$ -	330,000
Additional years for 25 year economic impact as required by §13.02(c)(1)	16	2038-2039	2038		\$ 330,000			\$ -	330,000
	17	2039-2040	2039		\$ 336,000			\$ -	336,000
	18	2040-2041	2040		\$ 350,000			\$ -	350,000
	19	2041-2042	2041		\$ 367,000			\$ -	367,000
	20	2042-2043	2042		\$ 380,000			\$ -	380,000
	21	2043-2044	2043		\$ 380,000			\$ -	380,000
	22	2044-2045	2044		\$ 390,000			\$ -	390,000
	23	2045-2046	2045		\$ 409,000			\$ -	409,000
	24	2046-2047	2046		\$ 409,000			\$ -	409,000
	25	2047-2048	2047		\$ 409,000			\$ -	409,000

* 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 deferral 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 row 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.
Column B: Only tangible personal property that is specifically described in the application can become qualified property.
Column C: The total dollar amount of planned investment each year in buildings or nonmoveable component of buildings.
Column D: 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 §13.02(1) but not treating 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 E: 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.

Date: 24-Jul-19
Applicant Name: IP Radlen LLC
ISD Name: Brooksmith ISD

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Form 50-296A
Revised May 2018

PROPERTY INVESTMENT AMOUNTS						
(Estimated investment in each year. Do not put cumulative totals.)						
Year	School Year (YYYY-YYYY)	Tax Year (F/R is actual tax year below)	Column A	Column B	Column C	Column D
			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 nonmoveable components of buildings that will become Qualified Property	Other new investment made during this year that will become Qualified Property (SEE NOTE)	Other new investment made during this year that will become Qualified Property (SEE NOTE)
Investment made before filing complete application with district	-	Year preceding the first complete tax year of the qualifying time period (assuming no deferral of qualifying time period)	Not a grant to become Qual if Property			
Investment made after filing complete application with district, but before final board approval of application	0	2019-2020	2019			
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	0	2019-2020	2019			
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	0	2020-2021	2020			
Complete tax years of qualifying time period	Q1P1	2021-2022	2021	177,000,000		177,000,000
	Q1P2	2022-2023	2022	119,250,000	200,000	119,250,000
Total investment through Qualifying Time Period (ENTER this row in Schedule A2)			296,250,000	200,000		296,450,000
Total Qualified Investment (sum of green cells)			296,250,000			296,250,000

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.
Column B: Only tangible personal property that is specifically described in the application can become qualified property.
Column C: The total dollar amount of planned investment each year in buildings or nonmoveable component of buildings.
Column D: 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 §13.02(1) but not treating 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 E: 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 investment cell, enter the sum of all the green-shaded cells.

Date
Applicant Name
ISD Name

7/24/2019
IP Radian, LLC
Brookesmith ISD

Schedule C: Employment Information

Form 50-296A
Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
				Number of Construction FTE's or man-hours (specify)	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)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2019-2020	2019	0	\$ -	0	0	0
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2020-2021	2020	0	\$ -	0	0	0
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2021-2022	2021	400 FTE	\$ 100,000	0	0	0
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2022-2023	2022	300 FTE	\$ 100,000	0	2	\$ 49,974.10
Value Limitation Period <i>The qualifying time period of twenty-five years following period</i>	1	2023-2024	2023	0	\$ -	0	2	\$ 49,974.10
	2	2024-2025	2024	0	\$ -	0	2	\$ 49,974.10
	3	2025-2026	2025	0	\$ -	0	2	\$ 49,974.10
	4	2026-2027	2026	0	\$ -	0	2	\$ 49,974.10
	5	2027-2028	2027	0	\$ -	0	2	\$ 49,974.10
	6	2028-2029	2028	0	\$ -	0	2	\$ 49,974.10
	7	2029-2030	2029	0	\$ -	0	2	\$ 49,974.10
	8	2030-2031	2030	0	\$ -	0	2	\$ 49,974.10
	9	2031-2032	2031	0	\$ -	0	2	\$ 49,974.10
	10	2032-2033	2032	0	\$ -	0	2	\$ 49,974.10
Years Following Value Limitation Period	11 through 25	2033-2048	2033-2047	0	\$ -	0	2	\$ 49,974.10

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

- C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)
If yes, answer the following two questions
- C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?
- C1b. Will the applicant avail itself of the provision in 313.021(3)(F)?

(25) ☒ Yes ☐ No

☒ Yes ☐ No

☐ Yes ☒ No

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

Date
Applicant Name
ISD Name

7/24/2019
IP Radian, LLC
Brookesmith ISD

Form 50-296A
Revised May 2014

	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	Limit taxable value for US after all reductions	Final taxable value for M&D after all reductions
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2019-2020	2019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2020-2021	2020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2021-2022	2021						
Each year prior to start of Value Limitation Period <i>(Insert as many rows as necessary)</i>	0	2022-2023	2022	\$ -	\$ -	\$ 62,025,300	\$ 62,025,300	\$ 62,025,300	\$ 62,025,300
Value Limitation Period	1	2023-2024	2023	\$ -	\$ 200,000	\$ 206,751,000	\$ 206,951,000	\$ 206,951,000	\$ 15,000,000
	2	2024-2025	2024	\$ -	\$ 197,000	\$ 173,670,800	\$ 173,867,800	\$ 173,867,800	\$ 15,000,000
	3	2025-2026	2025	\$ -	\$ 194,000	\$ 155,063,300	\$ 155,257,300	\$ 155,257,300	\$ 15,000,000
	4	2026-2027	2026	\$ -	\$ 191,100	\$ 136,455,700	\$ 136,646,800	\$ 136,646,800	\$ 15,000,000
	5	2027-2028	2027	\$ -	\$ 188,200	\$ 117,848,100	\$ 118,036,300	\$ 118,036,300	\$ 15,000,000
	6	2028-2029	2028	\$ -	\$ 185,400	\$ 97,173,000	\$ 97,358,400	\$ 97,358,400	\$ 15,000,000
	7	2029-2030	2029	\$ -	\$ 182,600	\$ 78,565,400	\$ 78,748,000	\$ 78,748,000	\$ 15,000,000
	8	2030-2031	2030	\$ -	\$ 179,900	\$ 66,160,300	\$ 66,340,200	\$ 66,340,200	\$ 15,000,000
	9	2031-2032	2031	\$ -	\$ 177,200	\$ 59,957,800	\$ 60,135,000	\$ 60,135,000	\$ 15,000,000
	10	2032-2033	2032	\$ -	\$ 174,500	\$ 51,687,800	\$ 51,862,300	\$ 51,862,300	\$ 15,000,000
Continue to maintain viable presence	11	2033-2034	2033	\$ -	\$ 171,900	\$ 41,350,200	\$ 41,522,100	\$ 41,522,100	\$ 41,522,100
	12	2034-2035	2034	\$ -	\$ 169,300	\$ 41,350,200	\$ 41,519,500	\$ 41,519,500	\$ 41,519,500
	13	2035-2036	2035	\$ -	\$ 166,800	\$ 41,350,200	\$ 41,517,000	\$ 41,517,000	\$ 41,517,000
	14	2036-2037	2036	\$ -	\$ 164,300	\$ 41,350,200	\$ 41,514,500	\$ 41,514,500	\$ 41,514,500
	15	2037-2038	2037	\$ -	\$ 161,800	\$ 41,350,200	\$ 41,512,000	\$ 41,512,000	\$ 41,512,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2038-2039	2038	\$ -	\$ 159,400	\$ 41,350,200	\$ 41,509,600	\$ 41,509,600	\$ 41,509,600
	17	2039-2040	2039	\$ -	\$ 157,000	\$ 41,350,200	\$ 41,507,200	\$ 41,507,200	\$ 41,507,200
	18	2040-2041	2040	\$ -	\$ 154,600	\$ 41,350,200	\$ 41,504,800	\$ 41,504,800	\$ 41,504,800
	19	2041-2042	2041	\$ -	\$ 152,300	\$ 41,350,200	\$ 41,502,500	\$ 41,502,500	\$ 41,502,500
	20	2042-2043	2042	\$ -	\$ 150,000	\$ 41,350,200	\$ 41,500,200	\$ 41,500,200	\$ 41,500,200
	21	2043-2044	2043	\$ -	\$ 147,800	\$ 41,350,200	\$ 41,498,000	\$ 41,498,000	\$ 41,498,000
	22	2044-2045	2044	\$ -	\$ 145,600	\$ 41,350,200	\$ 41,495,800	\$ 41,495,800	\$ 41,495,800
	23	2045-2046	2045	\$ -	\$ 143,400	\$ 41,350,200	\$ 41,493,600	\$ 41,493,600	\$ 41,493,600
	24	2046-2047	2046	\$ -	\$ 141,200	\$ 41,350,200	\$ 41,491,400	\$ 41,491,400	\$ 41,491,400
	25	2047-2048	2047	\$ -	\$ 139,100	\$ 41,350,200	\$ 41,489,300	\$ 41,489,300	\$ 41,489,300

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.

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

None

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY BY IP RADIAN, LLC TO BROOKESMITH ISD

Date
Applicant Name
ISD Name

7/24/2019
Schedule D: Other Incentives (Estimated)

IP Radian, LLC
Brookesmith ISD

Form 50-286A
Revised May 2014

State and Local Incentives for which the Applicant Intends to apply (Estimated)					
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive
Tax Code Chapter 311	County: Brown City: Not applicable Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Tax Code Chapter 312	County: Brown Other: Harker Heights Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Local Government Code Chapters 380/381	County: Brown City: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Freeport Exemptions	Other: Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Non-Annexation Agreements	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Enterprise Zone/Project	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Economic Development Corporation	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Texas Enterprise Fund	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Employee Recruitment	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Skills Development Fund	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Training Facility Space and Equipment	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Infrastructure Incentives	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Permitting Assistance	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
TOTAL				\$ -	\$ -

Additional information on incentives for this project:

Discussions with Brown County indicate the county does not offer tax abatement.

IP Radian, LLC

Chapter 313 Application to Brookesmith ISD

Cummings Westlake, LLC

TAB 16

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as a enterprise zone as defined by the Governor's office
- b) Legal description of reinvestment zone
- c) Order, resolution, or ordinance established the reinvestment zone
- d) Guidelines and criteria for creating the zone

16 a) Not applicable.

16 b) See legal description below:

**Reinvestment Zone Legal Description
Brown County, Texas**

Description	Abstract	Survey
Stuart Perry	A-1511	195
Stuart Perry	A-1512	83
Elijah Votaw	A-929	8
Stuart Perry	A-1510	82
Columbus T RR Co.	A211	1
Adelpheus D. Neill	A-2192	41
William Beissner	A-73 (that part of abstract within Brookesmith ISD)	3
W.G & G.G. Metzler & S.C. Taylor	A-1349	12
Richard Overton	A-1093	7
M E P & P RR	A-1502 (that part of abstract within Brookesmith ISD)	25
M E P & P RR	A-1161	24

16 c) The Board of Trustees will create the reinvestment zone at a later date.

16 d) No guidelines and criteria are required for the Board of Trustees of Brookesmith ISD to create the reinvestment zone.

**ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED
PROPERTY BY IP RADIAN, LLC TO BROOKESMITH ISD**

BROOKESMITH INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING RADIAN REINVESTMENT ZONE

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Brookesmith Independent School District (the "District") desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

WHEREAS, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Pecos County, Texas as shown on the map attached as **Exhibit B**; and,

WHEREAS, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE BROOKESMITH 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 Brookesmith 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 the adoption of *RADIAN REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published 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 *RADIAN REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the 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 *RADIAN REINVESTMENT ZONE* which is described in Exhibit A; and further certifies that the property described in Exhibit A is inside the boundaries shown on Exhibit B; and,
- (d) That creation of *RADIAN REINVESTMENT ZONE* with boundaries as described in Exhibit A and Exhibit B will result in benefits to the Brookesmith Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *RADIAN 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 will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Brookesmith Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Brookesmith Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *RADIAN REINVESTMENT ZONE*.

SECTION 4. That the existence of the *RADIAN REINVESTMENT ZONE* shall first take effect upon, XXX XXth, 2019, the date of the adoption of this Resolution 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 such adoption.

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 Brookesmith 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 newspapers of general circulation in Pecos County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this XX day of XXXX, 2019.

**BROOKESMITH INDEPENDENT SCHOOL
DISTRICT**

By: _____
President
Board of Trustees

ATTEST: _____
Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF RADIAN REINVESTMENT ZONE

RADIAN REINVESTMENT ZONE

EXHIBIT B

SURVEY MAPS OF RADIAN REINVESTMENT ZONE

IP Radian, LLC

Chapter 313 Application to Brooksmith ISD

Cummings Westlake, LLC

TAB 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See attached

Texas Comptroller of Public Accounts

DATA ANALYSIS and
TRANSPARENCY
Form 50-295-A

SECTION 16. Authorized Signatures and Applicant Certification

If 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

Steve Mickelson

Print Name (Authorized School District Representative)

Superintendent

Title

sign
here



Signature (Authorized School District Representative)

July 24, 2019

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

Lucas Dunnington

Print Name (Authorized Company Representative (Applicant))

Vice President, IP Renewable Holdings

Title

sign
here



Signature (Authorized Company Representative (Applicant))

7/18/19

Date



(Notary Seal)

GIVEN under my hand and seal of office this, the

18th day of July, 2019

Cheryl Meril

Notary Public in and for the State of ~~Texas~~ California

My Commission expires: 10/03/2020

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.

ATTACHMENT TO APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED
PROPERTY BY IP RADIANT, LLC TO BROOKESMITH ISD

For more information, visit our website: comptroller.texas.gov/economy/local/ch313/

Page 5

50-296-A • 03-17/3

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE
AUSTIN, TEXAS 78701
TELEPHONE: (512) 494-9949
FACSIMILE: (512) 494-9919

September 12, 2019

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Amendment001 to the Application between IP Radian and Brookesmith ISD.

To the Local Government Assistance & Economic Analysis Division:

Enclosed, please find Amendment001 to the Application from IP Radian to Brookesmith ISD. The following changes have been made:

1. Section 14, Question 7a, 7b 7c and Tab 14:
a) Response: Wage data has been updated.
2. Tab 7 & 8: Please add language: "This application covers all qualified property in the reinvestment zone and project boundary within the Brookesmith ISD."
b) Response: Requested language has been added to Tabs 7 and 8.

A copy of the application will be submitted to the Brown County Appraisal District.

Sincerely,



Kevin O'Hanlon
School District Consultant

Cc: Brown County Appraisal District
IP Radian, LLC



CUMMINGS WESTLAKE
PROPERTY TAX ADVISORS

September 12, 2019

Mr. Steve Mickelson
Superintendent
Brookesmith ISD
13400 FM 586 S
Brookesmith, TX 76827

Re: Amendment to Application #1409 - IP Radian, LLC

Dear Mr. Mickelson:

Recently the Texas Comptroller's office asked for additional details regarding IP Radian's application that require an amendment to the application. The questions shown below are from the Comptroller and IP Radian's responses to each issue are shown in italics.

In reviewing Application 1407, I have noted the following items that will require revision or further clarification. In lieu of sending a deficiency letter, I am requesting to have the following issues resolved per this email. Please review and submit a response by Friday, September 13th. If these issues are not resolved and I do not receive the information by the date above, then a deficiency letter may be issued.

Section 14, Question 7a, 7b, 7c and Tab 13:

- a. Please note that the wage rate has changed. The 2019 first quarter is now available. Please update.

Response: Wage data has been updated.

Tab 7 & 8:

- Please add language: "This application covers all qualified property in the reinvestment zone and project boundary within Brookesmith ISD."

Response: Requested language has been added to Tabs 7 and 8.

This amendment will require a new signature from you and Dan Casey's team will contact you about this.

Sincerely,

D. Dale Cummings

D. Dale Cummings

attachments

Texas Comptroller of Public Accounts

Form 30-296-A
05-17/19

W-14: Wage and Job Creation Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0
2. What is the last complete calendar quarter before application review start date:
☐ First Quarter ☒ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2019 (year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0
 Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? 2
5. What is the number of new non-qualifying jobs you are estimating you will create? 0
6. 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
 - 6a. If yes, attach evidence 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.
7. Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the TWC 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 from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
 - a. Average weekly wage for all jobs (all industries) in the county is 725.50
 - b. 110% of the average weekly wage for manufacturing jobs in the county is 1,282.05
 - c. 110% of the average weekly wage for manufacturing jobs in the region is 961.05
8. 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)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? 49,974.10
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 49,974.10
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ☒ Yes ☐ No
12. 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
 - 12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. 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
 - 13a. If yes, attach in Tab 6 supporting documentation including a list of qualifying jobs in the other school district(s).

W-15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D 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 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 7

Description of Qualified Investment

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

This application covers all qualified property in the reinvestment zone and project boundary within Brookesmith ISD.

NOTE - The reinvestment zone map in TAB 11 shows the preliminary panel and inverter locations outlined with gold lines. The exact placement of these panels and inverters is subject to ongoing planning, soil studies, and engineering and will be finally determined before construction begins. The proposed location of the Project operations and maintenance building is shown with a star and identified with the letter "A". The Project substation is shown with a star and is identified with the letter "B". Oncor's Brown substation is shown with a star and labeled with the letter "D" for informational purposes only to show the gen-tie interconnection point.

TAB 8

Description of Qualified Property

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include, but is not limited to, the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

This application covers all qualified property in the reinvestment zone and project boundary within Brookesmith ISD.

Construction of the Project is anticipated to begin in February 2021 with anticipated project completion by the end of May 2022.

TAB 13 TO CHAPTER 313 APPLICATION

BROOKESMITH - BROWN COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2018	\$ 725.00	\$ 37,700.00
THIRD	2018	\$ 710.00	\$ 36,920.00
FOURTH	2018	\$ 736.00	\$ 38,272.00
FIRST	2019	\$ 731.00	\$ 38,012.00
AVERAGE		\$ 725.50	\$ 37,726.00

BROOKESMITH - BROWN COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2018	\$ 1,209.00	\$ 62,868.00
THIRD	2018	\$ 1,126.00	\$ 58,552.00
FOURTH	2018	\$ 1,148.00	\$ 59,696.00
FIRST	2019	\$ 1,179.00	\$ 61,308.00
AVERAGE		\$ 1,165.50	\$ 60,606.00
X		110%	110%
		\$ 1,282.05	\$ 66,666.60

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

REGION	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
West Central Texas	2018	\$ 873.67	\$ 45,431.00
X		110%	110%
		\$ 961.05	\$ 49,974.10

* SEE ATTACHED TWC DOCUMENTATION

YEAR	QUARTER	LOCATION	TOTAL	INDUSTRIES	WAGE RATE
2018	02	Brown	Total All	10	Total, All Industries 725
2018	03	Brown	Total All	10	Total, All Industries 710
2018	04	Brown	Total All	10	Total, All Industries 736
2019	01	Brown	Total All	10	Total, All Industries 731

1409-brookesmith-IPRadantLLC- amendment001
September 12, 2019

Year	Week	Area	Relationship	Industry Code	Industry	Revenue (Weeks) - Year
2018	02	Brown	Private	31-33	Manufacturing	1,209
2018	03	Brown	Private	31-33	Manufacturing	1,126
2018	04	Brown	Private	31-33	Manufacturing	1,148
2019	01	Brown	Private	31-33	Manufacturing	1,179

1409-brookesmith-IPRadantLLC- amendment001
September 12, 2019

Texas Comptroller of Public Accounts

SEPTEMBER 12, 2019
1409-brookesmith-IPRadantLLC- amendment001

SECTION 16. Authorized Signatures and Notarization 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 Steve Mickelson
Print Name (Authorized School District Representative)
sign here 
Signature (Authorized School District Representative)
Superintendent
Title
9-12-19
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 Lucas Dunnington
Print Name (Authorized Company Representative (Applicant))
sign here 
Signature (Authorized Company Representative (Applicant))
Vice President, IP Renewable Holdings
Title
September 10, 2019
Date

See Following Page

GIVEN under my hand and seal of office this, the

day of _____, 2019

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: _____

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.

For more information, visit our website: comptroller.texas.gov/economy/local/tch313/

SEPTEMBER 12, 2019
1409-brookesmith-IPRadantLLC- amendment001

50-256-A • 03-17/19

IP RADIANT, LLC,
a Delaware limited liability company

By: IP Pipeline Portfolio Holdco, LLC,
a Delaware limited liability company,
its sole member

By: IP Portfolio I, LLC,
a Delaware limited liability company,
its sole member

By: IP Renewable Energy Holdings LLC,
a Delaware limited liability company,
its sole member

Signature: 
Name: Lucas Dunnington
Title: Vice President

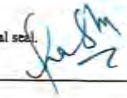
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of San Francisco)

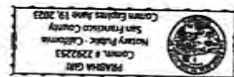
On SEPT 10th, 2019 before me, PEABHA GIRI, Notary Public, personally appeared Lucas Dunnington, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal:

Signature: 

(Seal)



Attachment B

Franchise Tax Account Status



Franchise Tax Account Status

As of : 01/24/2020 08:28:43

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

IP RADIANT, LLC

Texas Taxpayer Number 32068508392

Mailing Address 9450 SW GEMINI DR BEAVERTON, OR 97008-7105

Right to Transact Business in Texas ACTIVE

State of Formation DE

Effective SOS Registration Date 09/28/2018

Texas SOS File Number 0803129339

Registered Agent Name CT CORPORATION SYSTEM

Registered Office Street Address 1999 BRYAN STREET, SUITE 900 DALLAS, TX 75201

Attachment C

State Comptroller's Certification



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

January 3, 2020

Steve Mickelson
Superintendent
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, TX 76827

Re: Certificate for Limitation on Appraised Value of Property for School District
Maintenance and Operations taxes by and between Brookesmith Independent
School District and IP Radian, LLC, Application 1409

Dear Superintendent Mickelson:

On October 15, 2019, the Comptroller issued written notice that IP Radian, LLC (applicant) submitted a completed application (Application 1409) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on July 24, 2019, to the Brookesmith Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

¹ All Statutory references are to the Texas Tax Code, unless otherwise noted.

- Sec. 313.024(d) Applicant has requested a waiver to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
- Sec. 313.024(d-2) Not applicable to Application 1409.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem* tax revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2020.

Note that any building or improvement existing as of the application review start date of October 15, 2019, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Craven". The signature is fluid and cursive, with the first name "Lisa" and last name "Craven" clearly distinguishable.

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of IP Radian, LLC (project) applying to Brookesmith Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of IP Radian, LLC.

Applicant	IP Radian, LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy - Solar
School District	Brookesmith ISD
2018-2019 Average Daily Attendance	147
County	Brown
Proposed Total Investment in District	\$297,951,000
Proposed Qualified Investment	\$296,250,000
Limitation Amount	\$15,000,000
Qualifying Time Period (Full Years)	2021-2022
Number of new qualifying jobs committed to by applicant	2*
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$961
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$1,085
Minimum annual wage committed to by applicant for qualified jobs	\$49,974
Minimum weekly wage required for non-qualifying jobs	\$726
Minimum annual wage required for non-qualifying jobs	\$37,727
Investment per Qualifying Job	\$148,975,500
Estimated M&O levy without any limit (15 years)	\$14,204,276
Estimated M&O levy with Limitation (15 years)	\$3,754,644
Estimated gross M&O tax benefit (15 years)	\$10,449,633

* Applicant is requesting district to waive requirement to create minimum number of qualifying jobs pursuant to Tax Code, 313.025 (f-1).

Table 2 is the estimated statewide economic impact of IP Radian, LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2021	400	479	879	\$40,000,000	\$38,000,000	\$78,000,000
2022	302	386	688	\$30,099,948	\$35,900,052	\$66,000,000
2023	2	37	39	\$99,948	\$9,900,052	\$10,000,000
2024	2	(2)	0	\$99,948	\$4,900,052	\$5,000,000
2025	2	(18)	-16	\$99,948	\$1,900,052	\$2,000,000
2026	2	(29)	-27	\$99,948	\$900,052	\$1,000,000
2027	2	(31)	-29	\$99,948	-\$99,948	\$0
2028	2	(27)	-25	\$99,948	-\$99,948	\$0
2029	2	(25)	-23	\$99,948	-\$1,099,948	-\$1,000,000
2030	2	(18)	-16	\$99,948	-\$1,099,948	-\$1,000,000
2031	2	(16)	-14	\$99,948	-\$1,099,948	-\$1,000,000
2032	2	(6)	-4	\$99,948	-\$1,099,948	-\$1,000,000
2033	2	(6)	-4	\$99,948	-\$99,948	\$0
2034	2	(2)	0	\$99,948	-\$99,948	\$0
2035	2	(2)	0	\$99,948	-\$99,948	\$0

Source: CPA REMI, IP Radian, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Brookesmith ISD I&S Tax Levy	Brookesmith ISD M&O Tax Levy	Brookesmith ISD M&O and I&S Tax Levies	Brown County Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.0688	1.0500		0.6147	
2023	\$206,951,000	\$206,951,000		\$142,382	\$2,172,986	\$2,315,368	\$1,272,128	\$2,315,368
2024	\$173,867,800	\$173,867,800		\$119,621	\$1,825,612	\$1,945,233	\$1,068,765	\$1,945,233
2025	\$155,257,300	\$155,257,300		\$106,817	\$1,630,202	\$1,737,019	\$954,367	\$1,737,019
2026	\$136,646,800	\$136,646,800		\$94,013	\$1,434,791	\$1,528,804	\$839,968	\$1,528,804
2027	\$118,036,300	\$118,036,300		\$81,209	\$1,239,381	\$1,320,590	\$725,569	\$1,320,590
2028	\$97,358,400	\$97,358,400		\$66,983	\$1,022,263	\$1,089,246	\$598,462	\$1,089,246
2029	\$78,748,000	\$78,748,000		\$54,179	\$826,854	\$881,033	\$484,064	\$881,033
2030	\$66,340,200	\$66,340,200		\$45,642	\$696,572	\$742,214	\$407,793	\$742,214
2031	\$60,135,000	\$60,135,000		\$41,373	\$631,418	\$672,790	\$369,650	\$672,790
2032	\$51,862,300	\$51,862,300		\$35,681	\$544,554	\$580,235	\$318,798	\$580,235
2033	\$41,522,100	\$41,522,100		\$28,567	\$435,982	\$464,549	\$255,236	\$464,549
2034	\$41,519,500	\$41,519,500		\$28,565	\$435,955	\$464,520	\$255,220	\$464,520
2035	\$41,517,000	\$41,517,000		\$28,564	\$435,929	\$464,492	\$255,205	\$464,492
2036	\$41,514,500	\$41,514,500		\$28,562	\$435,902	\$464,464	\$255,190	\$464,464
2037	\$41,512,000	\$41,512,000		\$28,560	\$435,876	\$464,436	\$255,174	\$464,436
			Total	\$930,718	\$14,204,276	\$15,134,994	\$8,315,589	\$15,134,994

Source: CPA, IP Radian, LLC

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Brown County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Brookesmith ISD I&S Tax Levy	Brookesmith ISD M&O Tax Levy	Brookesmith ISD M&O and I&S Tax Levies	Brown County Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.0688	1.0500		0.6147	
2023	\$206,951,000	\$15,000,000		\$142,382	\$157,500	\$299,882	\$1,272,128	\$299,882
2024	\$173,867,800	\$15,000,000		\$119,621	\$157,500	\$277,121	\$1,068,765	\$277,121
2025	\$155,257,300	\$15,000,000		\$106,817	\$157,500	\$264,317	\$954,367	\$264,317
2026	\$136,646,800	\$15,000,000		\$94,013	\$157,500	\$251,513	\$839,968	\$251,513
2027	\$118,036,300	\$15,000,000		\$81,209	\$157,500	\$238,709	\$725,569	\$238,709
2028	\$97,358,400	\$15,000,000		\$66,983	\$157,500	\$224,483	\$598,462	\$224,483
2029	\$78,748,000	\$15,000,000		\$54,179	\$157,500	\$211,679	\$484,064	\$211,679
2030	\$66,340,200	\$15,000,000		\$45,642	\$157,500	\$203,142	\$407,793	\$203,142
2031	\$60,135,000	\$15,000,000		\$41,373	\$157,500	\$198,873	\$369,650	\$198,873
2032	\$51,862,300	\$15,000,000		\$35,681	\$157,500	\$193,181	\$318,798	\$193,181
2033	\$41,522,100	\$41,522,100		\$28,567	\$435,982	\$464,549	\$255,236	\$464,549
2034	\$41,519,500	\$41,519,500		\$28,565	\$435,955	\$464,520	\$255,220	\$464,520
2035	\$41,517,000	\$41,517,000		\$28,564	\$435,929	\$464,492	\$255,205	\$464,492
2036	\$41,514,500	\$41,514,500		\$28,562	\$435,902	\$464,464	\$255,190	\$464,464
2037	\$41,512,000	\$41,512,000		\$28,560	\$435,876	\$464,436	\$255,174	\$464,436
			Total	\$930,718	\$3,754,644	\$4,685,362	\$8,315,589	\$4,685,362
			Diff	\$0	\$10,449,633	\$10,449,633	\$0	\$10,449,633
Assumes School Value Limitation and Tax Abatements with the County.								

Source: CPA, IP Radian, LLC

*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that IP Radian, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy and direct, indirect and induced tax effects from project employment directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	\$0	\$0	\$0	\$0
	2021	\$0	\$0	\$0	\$0
	2022	\$651,266	\$651,266	\$0	\$0
Limitation Period (10 Years)	2023	\$157,500	\$808,766	\$2,015,486	\$2,015,486
	2024	\$157,500	\$966,266	\$1,668,112	\$3,683,597
	2025	\$157,500	\$1,123,766	\$1,472,702	\$5,156,299
	2026	\$157,500	\$1,281,266	\$1,277,291	\$6,433,590
	2027	\$157,500	\$1,438,766	\$1,081,881	\$7,515,472
	2028	\$157,500	\$1,596,266	\$864,763	\$8,380,235
	2029	\$157,500	\$1,753,766	\$669,354	\$9,049,589
	2030	\$157,500	\$1,911,266	\$539,072	\$9,588,661
	2031	\$157,500	\$2,068,766	\$473,918	\$10,062,578
	2032	\$157,500	\$2,226,266	\$387,054	\$10,449,633
Maintain Viable Presence (5 Years)	2033	\$435,982	\$2,662,248	\$0	\$10,449,633
	2034	\$435,955	\$3,098,202	\$0	\$10,449,633
	2035	\$435,929	\$3,534,131	\$0	\$10,449,633
	2036	\$435,902	\$3,970,033	\$0	\$10,449,633
	2037	\$435,876	\$4,405,909	\$0	\$10,449,633
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	\$435,851	\$4,841,760	\$0	\$10,449,633
	2039	\$435,826	\$5,277,586	\$0	\$10,449,633
	2040	\$435,800	\$5,713,386	\$0	\$10,449,633
	2041	\$435,776	\$6,149,162	\$0	\$10,449,633
	2042	\$435,752	\$6,584,914	\$0	\$10,449,633
	2043	\$435,729	\$7,020,643	\$0	\$10,449,633
	2044	\$435,706	\$7,456,349	\$0	\$10,449,633
	2045	\$435,683	\$7,892,032	\$0	\$10,449,633
	2046	\$435,660	\$8,327,692	\$0	\$10,449,633
	2047	\$435,638	\$8,763,329	\$0	\$10,449,633

\$8,763,329

is less than

\$10,449,633

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	No

Source: CPA, IP Radian, LLC

Year	Employment			Personal Income			Revenue & Expenditure		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2021	400	479	879	\$40,000,000	\$38,000,000	\$78,000,000	3560000	-1640000	\$5,200,000
2022	302	386	688	\$30,099,948	\$35,900,052	\$66,000,000	2850000	-650000	\$3,500,000
2023	2	37	39	\$99,948	\$9,900,052	\$10,000,000	370000	980000	-\$610,000
2024	2	(2)	0	\$99,948	\$4,900,052	\$5,000,000	320000	990000	-\$670,000
2025	2	(18)	-16	\$99,948	\$1,900,052	\$2,000,000	200000	950000	-\$750,000
2026	2	(29)	-27	\$99,948	\$900,052	\$1,000,000	170000	850000	-\$680,000
2027	2	(31)	-29	\$99,948	-\$99,948	\$0	110000	770000	-\$660,000
2028	2	(27)	-25	\$99,948	-\$99,948	\$0	100000	690000	-\$590,000
2029	2	(25)	-23	\$99,948	-\$1,099,948	-\$1,000,000	50000	600000	-\$550,000
2030	2	(18)	-16	\$99,948	-\$1,099,948	-\$1,000,000	40000	500000	-\$460,000
2031	2	(16)	-14	\$99,948	-\$1,099,948	-\$1,000,000	30000	420000	-\$390,000
2032	2	(6)	-4	\$99,948	-\$1,099,948	-\$1,000,000	10000	360000	-\$350,000
2033	2	(6)	-4	\$99,948	-\$99,948	\$0	-20000	270000	-\$290,000
2034	2	(2)	0	\$99,948	-\$99,948	\$0	-60000	190000	-\$250,000
2035	2	(2)	0	\$99,948	-\$99,948	\$0	-50000	130000	-\$180,000
2036	2	2	4	\$99,948	-\$99,948	\$0	-50000	70000	-\$120,000
2037	2	2	4	\$99,948	-\$99,948	\$0	-70000	0	-\$70,000
2038	2	0	2	\$99,948	-\$99,948	\$0	-80000	-20000	-\$60,000
2039	2	4	6	\$99,948	\$900,052	\$1,000,000	-80000	-80000	\$0
2040	2	2	4	\$99,948	\$900,052	\$1,000,000	-120000	-170000	\$50,000
2041	2	6	8	\$99,948	\$900,052	\$1,000,000	-140000	-200000	\$60,000
2042	2	2	4	\$99,948	\$900,052	\$1,000,000	-170000	-220000	\$50,000
2043	2	(4)	-2	\$99,948	-\$99,948	\$0	-230000	-280000	\$50,000
2044	2	(8)	-6	\$99,948	-\$99,948	\$0	-230000	-290000	\$60,000
2045	2	(6)	-4	\$99,948	-\$99,948	\$0	-260000	-390000	\$130,000
2046	2	(4)	-2	\$99,948	-\$99,948	\$0	-140000	-400000	\$260,000
Total							\$6,110,000	\$3,430,000	\$2,680,000
							\$11,443,329	is greater than	\$10,449,633
Analysis Summary									
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?									Yes

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant’s decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the IP Radian, LLC’s (IP Renewable Energy Holdings, LLC the parent of IP Radian, LLC) decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per IP Renewable Energy Holdings, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “IP Renewable Energy Holdings, LLC is a national solar developer with project opportunities across the United States. The ability to enter into a value limitation agreement with Brookesmith ISD is a determining factor for constructing the project in Brown County, Texas, as opposed to building and investing in another county, state or region. IP Renewable Energy Holdings, LLC is considering investing in California and Colorado.”
 - B. “IP Renewable Energy Holdings, LLC is actively developing and constructing other projects throughout the US. The applicant requires this value limitation agreement in order to move forward with constructing this project in Texas. Specifically, without the available property tax incentives, the economics of the project becomes unappealing to investors and the likelihood of constructing the project becomes unlikely. The property tax liability of a project without tax incentives in Texas, including a value limitation agreement with Brookesmith ISD, lowers the return to investors and financiers to an unacceptable level at current contracted power rates under a power purchase agreement. As such, the applicant would not be able to finance and build its project without the property tax incentives. Receiving a value limitation agreement from Brookesmith ISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Brown County.”

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

**Section 8 of the Application for
a Limitation on Appraised Value**

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

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.
2. Check the project characteristics that apply to the proposed project:
- | | |
|--|--|
| ☐ Land has no existing improvements | ☒ Land has existing improvements (complete Section 13) |
| ☐ Expansion of existing operation on the land (complete Section 13) | ☐ 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.

Supporting Information

**Attachments provided in Tab 5
of the Application for a
Limitation on Appraised Value**

TAB 5

Documentation to assist in determining if limitation is a determining factor.

IP Renewable Energy Holdings, LLC, the parent of IP Radian, LLC, is a national solar developer with project opportunities across the United States. The ability to enter into a value limitation agreement with Brookesmith ISD is a determining factor for constructing the project in Brown County, Texas, as opposed to building and investing in another county, state or region. IP Renewable Energy Holdings LLC is considering investing in California and Colorado.

IP Renewable Energy Holdings, LLC is actively developing and constructing other projects throughout the US. The applicant requires this value limitation agreement in order to move forward with constructing this project in Texas. Specifically, without the available property tax incentives, the economics of the project become unappealing to investors and the likelihood of constructing the project becomes unlikely. The property tax liability of a project without tax incentives in Texas, including a value limitation agreement with Brookesmith ISD, lowers the return to investors and financiers to an unacceptable level at current contracted power rates under a power purchase agreement. As such, the applicant would not be able to finance and build its project without the property tax incentives. We want to avoid a situation where the applicant would be forced to have its development capital and prospective investment funds spent in other states where the rate of return is higher on a project basis.

However, the proposed site in Brown County is a desirable business location and can provide electricity at a price that is competitive with other projects in Brown County and elsewhere in Texas, assuming that the expected tax incentives, including a value limitation agreement, are obtained. Electric utilities and other wholesale electricity buyers are focused on providing low-cost energy to their customers, and contracting for the sale of solar electricity is highly competitive. Receiving a value limitation agreement from Brookesmith ISD is vital to ensuring the economics justify building the project and placing it into commercial operation in Brown County.

About IP Renewable Energy Holdings LLC

The IP Renewable Energy Holdings, LLC team has the collective experience in all phases of development across 60+ projects, and 2GWp of operating solar power with a total value of over \$6 billion. Our team has been involved in almost \$9B of successful debt and long-term equity financing for mid to late stage development projects. Our team has been successful together throughout the evolution of clean infrastructure, from the early days of kW scale solar, to pioneering 5-20MW projects and on to increasingly sophisticated and complex transactions of 100-500MW projects.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
Brookesmith ISD – IP Radian, LLC App. #1409

Comptroller Questions (via email on August 14, 2018):

1. *Is the IP Radian, LLC currently known by any other project names?*
2. *Has this project applied to ERCOT at this time? If so, please provide the project's IGNR number and when was it assigned.*
3. *Please also list any other names by which this project may have been known in the past-in media reports, investor presentations, or any listings with any federal or state agency*

Applicant Response (Questions 1 & 2 via Tab 4 application. Question 3 via email on September 6, 2019):

1. *This project is not known by any other name.*
2. The ERCOT GINR is 21INR0205, assigned on September 27, 2018.
3. *None.*

COMPTROLLER QUERY RELATED TO TAX CODE CHAPTER 313.026(c)(2)
Brookesmith ISD – IP Radian, LLC App. #1409

Comptroller Questions (via email on August 14, 2018):

1. *Is the IP Radian, LLC currently known by any other project names?*
2. *Has this project applied to ERCOT at this time? If so, please provide the project's GINR number and when was it assigned.*
3. *Please also list any other names by which this project may have been known in the past-in media reports, investor presentations, or any listings with any federal or state agency*

Applicant Response (Questions 1 & 2 via Tab 4 application. Question 3 via email on September 6, 2019):

1. *This project is not known by any other name.*
2. *The ERCOT GINR is 21INR0205, assigned on September 27, 2018.*
3. *None.*

Attachment D

Summary of Financial Impact

**CHAPTER 313 PROPERTY VALUE LIMITATION
FINANCIAL IMPACT OF THE PROPOSED IP RADIAN, LLC
PROJECT IN THE BROOKESMITH INDEPENDENT SCHOOL
DISTRICT
(PROJECT # 1409)**

PREPARED BY



OCTOBER 29, 2019

Executive Summary

IP Radian, LLC (Company) has requested that the Brookesmith Independent School District (BISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to BISD on July 24, 2019 the Company plans to invest \$207 million to construct a renewable energy electric generation facility. Moak, Casey & Associates (MCA) has been retained to prepare an analysis of this value limitation and help the district navigate the overall application and agreement process.

The IP Radian project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others, although few of these other types of projects have been the basis for Chapter 313 applications.

Under the provisions of Chapter 313, BISD may offer a minimum value limitation of \$15 million. This value limitation, under the proposed application, will begin in the 2023-24 school year and remain at that level of taxable value for Maintenance and Operations (M&O) tax purposes for ten years. The entire project value will remain taxable for I&S or debt service purposes for the term of the agreement.

MCA's initial school finance analysis is detailed in this report. This analysis incorporates to the fullest extent possible the changes approved in House Bill 3 as approved in 2019, the most significant school finance revisions in more than 30 years. The overall conclusions are as follows, but please read all of the subsequent details in the report below for more information.

Total Revenue Loss Payment owed to BISD	\$2.3 million
Total Savings to Company after Revenue Loss Payment. (This does not include any supplemental benefit payments to the district.)	\$8.2 million

Application Process

After the school district has submitted an application to the Comptroller's Office (Comptroller), the Comptroller begins reviewing the application for completeness. The purpose of this review is to ensure all necessary information and attachments are included in the application before moving forward with the formal review process. The Completeness Letter for this project was issued on October 15, 2019.

The issuance of a Completeness Letter is important because it sets the timeline for the rest of process. From the date of issuance, the Comptroller has 90 days to conduct its full review of

the project and provide its certificate for a limitation on appraised value. After the certificate is received, the district has until the 150th day from the receipt of the Completeness Letter to adopt an agreement, although extensions may be requested by the Company and granted by the District

After the Comptroller's certificate is received, O'Hanlon, Demerath & Castillo will contact the school district to discuss the value limitation agreement and begin negotiations of the supplemental benefit payment with the Company. A final version of the agreement must be submitted to the Comptroller for review 30 days prior to final adoption by the school district's board of trustees.

Prior to final board meeting, O'Hanlon, Demerath & Castillo will provide the district with the necessary agenda language and any additional action items. The school board will review the Value Limitation Agreement and Findings of Fact that detail the project's conformance with state law. The school board will be asked to consider the adoption of a job waiver and may be asked to create a reinvestment zone during this meeting.

How the 313 Agreement Interacts with Texas School Finance

A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 1-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter).

M&O funding for Texas schools relies on two methods of finance: local school district property taxes and state aid. State aid consists of two components: Tier I (based on ADA, special student populations and M&O taxes at the compressed tax rate) and Tier II (based on weighted ADA for each penny of tax effort above a specified level). Recapture costs are primarily a Tier I issue, although Tier II also can involve recapture costs for some school districts.

The basic allotment is now set at \$6,160 per weighted ADA (WADA) and is the basis for Tier I calculations. In the case of Tier II, the first eight cents of additional tax effort can be used to generate state aid of up to \$98.56 per WADA for what are known as "golden" pennies. Tax effort for golden pennies is not subject to recapture. Up to an additional nine cents may be levied to generate \$49.28 per WADA for what are known as "copper" pennies (generating half the revenue per WADA of the golden pennies).

Changes in the recapture calculation are an important part of HB 3, for those districts subject to recapture under the new law. Rather than being tied to property wealth exceeding an equalized wealth level per WADA, recapture is now defined as the amount of revenue collected in excess of a district's Tier I allotment, or for Tier II the amount of collections in excess of the entitlement provided for tax effort generating copper-penny level state aid. (Golden pennies are not subject to recapture.) The changes in the recapture methodology may affect the results of revenue protection payments relative to what was calculated when the equalized wealth level was used to determine the amount of recapture owed the state by school districts subject to recapture. It does not appear to be an issue for BISD, based on the calculations shown below.

Another significant school funding change is establishing current-year property values to determine state funding and recapture under the Foundation School Program. The traditional

approach for the last 30 years has been to rely upon prior-year state property values as determined annually under the Comptroller's State Property Value Study (Section 403 of the Government Code). The change in House Bill 3 calls for using current-year property values as determined by the Comptroller's Property Value Study, without an explanation as to how the property value study is to be completed on a real-time basis.

While school district funding will now be determined based on current-year property values, House Bill 3 included language that addressed the property values to be used in determining calculating revenue protection payments under Chapter 313 agreements. This information is contained in Section 48.256(d), Education Code, as shown below:

- d) This subsection applies to a school district in which the board of trustees entered into a written agreement with a property owner under Section 313.027, Tax Code, for the implementation of a limitation on appraised value under Subchapter B or C, Chapter 313, Tax Code. For purposes of determining "DPV" under Subsection (a) for a school district to which this subsection applies, the commissioner shall exclude a portion of the market value of property not otherwise fully taxable by the district under Subchapter B or C, Chapter 313, Tax Code, before the expiration of the subchapter. The comptroller shall provide information to the agency necessary for this subsection. A revenue protection payment required as part of an agreement for a limitation on appraised value shall be based on the district's taxable value of property for the preceding tax year [emphasis added].

Given the directive regarding the use of preceding-tax-year values to calculate revenue protection payments required under Chapter 313 agreements, the amounts collected are expected to be consistent with the patterns shown since these calculations were first calculated under the standard Chapter 313 agreement language, dating back to 2004. The most significant impact is typically in the first limitation year, although major value increases in project values in later limitation years may also trigger a revenue protection payment. The additional factor that may generate a variance with the traditional pattern of revenue protection amounts is the new methodology in the calculation of recapture, as noted previously.

The calculations shown below are based on the Section 48.256(d), Education Code directive to use preceding-tax-year property values to determine the revenue protection payment, if any, owed to the school district under the terms of the Chapter 313 Agreement between the Applicant and the School District. These calculations are to be made for each of the 10 limitation years under the terms of the Agreement. Chapter 313 will be subject to legislative renewal in 2021 and any changes made may impact these calculations moving forward.

(For more detailed information on the school finance funding system, please review the Texas Education Agency's (TEA) website. The current information is expected to be updated as the details of House Bill 3 implementation are determined by TEA.

The implementation of recent legislative action on school funding in House Bill 3 could potentially affect the impact of the value limitation on the school district's finances and result in revenue-loss estimates that differ from the estimates presented in this report.

Underlying School District Data Assumptions

The agreement between the school district and the applicant calls for a calculation of the revenue impact of the value limitation in years 1-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. The Basic Allotment is now set to \$6,160, the Tier II golden penny yield is set to \$98.56 per WADA for up to eight cents, while the copper penny yield is \$49.28 per WADA for up to nine cents of local tax effort. These are maintained for future years at this time.

Static school district enrollment and property values are used to isolate the effects of the value limitation under the school finance system. Any previously-approved Chapter 313 projects are also factored into the M&O tax bases used, although this is not a factor in these calculations.

ADA:	167
Local M&O Tax Base	\$112.4 million
2019-20 M&O Tax Rate:	\$1.0684 per \$100 of Taxable Value
2020-21 Projected M*O Tax Rate:	\$1.0548 per \$100 of Taxable Value
I&S Tax Rate:	\$0.0688 per \$100 of Taxable Value

Table 1 summarizes the enrollment and property value assumptions for the 15 years that are the subject of this analysis.

Table 1 – Base District Information with IP Radian Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	Sec. 48.256(d) District Revenue Protection District Property Value with Project	Sec. 48.256(d) District Revenue Protection District Property Value with Limitation	DPV Value with Project per WADA	DPV Value with Limitation per WADA
QTP0	2020-21	166.94	304.45	\$1.0548	\$0.0688	\$109,325,508	\$109,325,508	\$359,098	\$359,098
QTP1	2021-22	166.94	304.45	\$1.0548	\$0.0688	\$109,325,508	\$109,325,508	\$359,098	\$359,098
QTP2	2022-23	166.94	304.45	\$1.0548	\$0.0688	\$109,325,508	\$109,325,508	\$359,098	\$359,098
VL1	2023-24	166.94	304.45	\$1.0548	\$0.0688	\$109,325,508	\$109,325,508	\$359,098	\$359,098
VL2	2024-25	166.94	304.45	\$1.0548	\$0.0688	\$316,276,508	\$124,325,508	\$1,038,863	\$408,368
VL3	2025-26	166.94	304.45	\$1.0548	\$0.0688	\$283,193,308	\$124,325,508	\$930,195	\$408,368
VL4	2026-27	166.94	304.45	\$1.0548	\$0.0688	\$264,582,808	\$124,325,508	\$869,066	\$408,368
VL5	2027-28	166.94	304.45	\$1.0548	\$0.0688	\$245,972,308	\$124,325,508	\$807,937	\$408,368
VL6	2028-29	166.94	304.45	\$1.0548	\$0.0688	\$227,361,808	\$124,325,508	\$746,807	\$408,368
VL7	2029-30	166.94	304.45	\$1.0548	\$0.0688	\$206,683,908	\$124,325,508	\$678,888	\$408,368
VL8	2030-31	166.94	304.45	\$1.0548	\$0.0688	\$188,073,508	\$124,325,508	\$617,759	\$408,368
VL9	2031-32	166.94	304.45	\$1.0548	\$0.0688	\$175,665,708	\$124,325,508	\$577,003	\$408,368
VL10	2032-33	166.94	304.45	\$1.0548	\$0.0688	\$169,460,508	\$124,325,508	\$556,621	\$408,368
VP1	2033-34	166.94	304.45	\$1.0548	\$0.0688	\$161,187,808	\$124,325,508	\$529,448	\$408,368
VP2	2034-35	166.94	304.45	\$1.0548	\$0.0688	\$150,847,608	\$150,847,608	\$495,484	\$495,484
VP3	2035-36	166.94	304.45	\$1.0548	\$0.0688	\$150,845,008	\$150,845,008	\$495,475	\$495,475
VP4	2036-37	166.94	304.45	\$1.0548	\$0.0688	\$150,842,508	\$150,842,508	\$495,467	\$495,467
VP5	2037-38	166.94	304.45	\$1.0548	\$0.0688	\$150,840,008	\$150,840,008	\$495,459	\$495,459

*Basic Allotment: \$6,160; Golden Penny Yield: \$98.56; Copper Penny Yield: \$49.28

QTP= Qualifying Time Period
VL= Value Limitation
VP= Viable Presence

M&O Impact of the IP Radian Project on BISD

A model is established to make a calculation of the "Baseline Revenue Model" (Table 2) by adding the total value of the project to the model, without assuming a value limitation is approved. A separate model is established to make a calculation of the "Value Limitation Revenue Model" (Table 3) by adding the project's limited value of \$15 million to the model. The difference between the two models (Table 4) indicates there will be a total revenue loss of \$2.3 million over the course of the Agreement, with all the loss reflected in the first limitation year (2023-24).

Table 2- "Baseline Revenue Model" --Project Value Added to DPV with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2020-21	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
QTP1	2021-22	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
QTP2	2022-23	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
VL1	2023-24	\$2,899,512	\$955,129	\$0	\$437,697	\$510,303	\$0	\$0	\$4,802,641
VL2	2024-25	\$2,596,305	\$75,123	-\$714,332	\$391,926	\$0	-\$86,832	\$0	\$2,262,190
VL3	2025-26	\$2,425,740	\$41,332	-\$509,976	\$366,178	\$12,617	-\$72,573	\$0	\$2,263,317
VL4	2026-27	\$2,255,175	\$75,123	-\$373,202	\$340,430	\$26,395	-\$62,112	\$0	\$2,261,808
VL5	2027-28	\$2,084,610	\$41,332	-\$168,846	\$314,683	\$40,025	-\$51,704	\$0	\$2,260,100
VL6	2028-29	\$1,895,097	\$75,123	-\$13,124	\$286,075	\$52,925	-\$40,988	\$0	\$2,255,108
VL7	2029-30	\$1,724,533	\$62,841	\$0	\$260,327	\$67,978	-\$30,083	\$0	\$2,085,596
VL8	2030-31	\$1,610,816	\$233,405	\$0	\$243,161	\$83,767	-\$20,733	\$0	\$2,150,416
VL9	2031-32	\$1,553,946	\$347,122	\$0	\$234,576	\$96,033	-\$14,433	\$0	\$2,217,244
VL10	2032-33	\$1,478,126	\$403,993	\$0	\$223,131	\$99,387	-\$10,784	\$0	\$2,193,853
VP1	2033-34	\$1,378,497	\$479,812	\$0	\$208,091	\$103,739	-\$6,069	\$0	\$2,164,070
VP2	2034-35	\$1,378,474	\$574,580	\$0	\$208,088	\$119,073	-\$445	\$0	\$2,279,770
VP3	2035-36	\$1,378,451	\$574,604	\$0	\$208,084	\$119,075	-\$443	\$0	\$2,279,771
VP4	2036-37	\$1,378,429	\$574,627	\$0	\$208,081	\$119,077	-\$442	\$0	\$2,279,772
VP5	2037-38	\$1,378,406	\$574,650	\$0	\$208,077	\$119,079	-\$440	\$0	\$2,279,772

QTP= Qualifying Time Period
 VL= Value Limitation
 VP= Viable Presence

M&O Impact on the Taxpayer

Under the assumptions used here, the potential tax savings from the value limitation total \$10.5 million over the life of the agreement. The BISD revenue losses are expected to total approximately \$2.3 million. The total potential net tax benefits (after hold-harmless payments are made) are estimated to reach \$8.2 million, prior to any negotiations with IP Radian on supplemental payments. (See Table 5.)

It should be noted that a key element in the revenue-loss calculation appears to be linked to the retention of prior-year property values in the calculation of the revenue protection amount for the 2023-24 school year. Under the standard agreement, these calculations are based on whatever school finance and property tax laws are in effect each year. With a legislative session occurring in 2021, there could be changes made to current school finance law. While the District will still be protected against revenue losses, these calculations may be reduced below what we are projecting under what is now current law.

Table 3- "Value Limitation Revenue Model" --Project Value Added to DPV with Value Limitation in Effect

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2020-21	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
QTP1	2021-22	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
QTP2	2022-23	\$1,005,559	\$955,129	\$0	\$151,794	\$177,014	\$0	\$0	\$2,289,496
VL1	2023-24	\$1,140,284	\$955,129	\$0	\$172,132	\$200,598	\$0	\$0	\$2,468,143
VL2	2024-25	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL3	2025-26	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL4	2026-27	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL5	2027-28	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL6	2028-29	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL7	2029-30	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL8	2030-31	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL9	2031-32	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VL10	2032-33	\$1,140,284	\$817,654	\$0	\$172,132	\$155,776	\$0	\$0	\$2,285,846
VP1	2033-34	\$1,378,497	\$817,654	\$0	\$208,091	\$188,260	\$0	\$0	\$2,592,502
VP2	2034-35	\$1,378,474	\$574,580	\$0	\$208,088	\$119,073	-\$445	\$0	\$2,279,770
VP3	2035-36	\$1,378,451	\$574,604	\$0	\$208,084	\$119,075	-\$443	\$0	\$2,279,771
VP4	2036-37	\$1,378,429	\$574,627	\$0	\$208,081	\$119,077	-\$442	\$0	\$2,279,772
VP5	2037-38	\$1,378,406	\$574,650	\$0	\$208,077	\$119,079	-\$440	\$0	\$2,279,772

QTP= Qualifying Time Period
VL= Value Limitation
VP= Viable Presence

Table 4 - Value Limitation Revenue Model Less Baseline Revenue Model with No Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Other State Aid (includes HH Funds)	Total General Fund
QTP0	2020-21	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP1	2021-22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
QTP2	2022-23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VL1	2023-24	-\$1,759,228	\$0	\$0	-\$265,565	-\$309,705	\$0	\$0	-\$2,334,498
VL2	2024-25	-\$1,456,021	\$742,531	\$714,332	-\$219,794	\$155,776	\$86,832	\$0	\$23,656
VL3	2025-26	-\$1,285,456	\$776,322	\$509,976	-\$194,046	\$143,159	\$72,573	\$0	\$22,529
VL4	2026-27	-\$1,114,891	\$742,531	\$373,202	-\$168,298	\$129,381	\$62,112	\$0	\$24,038
VL5	2027-28	-\$944,326	\$776,322	\$168,846	-\$142,551	\$115,751	\$51,704	\$0	\$25,746
VL6	2028-29	-\$754,813	\$742,531	\$13,124	-\$113,943	\$102,851	\$40,988	\$0	\$30,738
VL7	2029-30	-\$584,249	\$754,813	\$0	-\$88,195	\$87,798	\$30,083	\$0	\$200,250
VL8	2030-31	-\$470,532	\$584,249	\$0	-\$71,029	\$72,009	\$20,733	\$0	\$135,430
VL9	2031-32	-\$413,662	\$470,532	\$0	-\$62,444	\$59,743	\$14,433	\$0	\$68,602
VL10	2032-33	-\$337,842	\$413,661	\$0	-\$50,999	\$56,389	\$10,784	\$0	\$91,993
VP1	2033-34	\$0	\$337,842	\$0	\$0	\$84,521	\$6,069	\$0	\$428,432
VP2	2034-35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP3	2035-36	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP4	2036-37	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
VP5	2037-38	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

QTP= Qualifying Time Period
VL= Value Limitation
VP= Viable Presence

**Table 5 - Estimated Financial Impact of the IP Radian Project Property Value Limitation Request
Submitted to BISD at \$1.05485 per \$100 M&O Tax Rate**

Year of Agreement	School Year	Project Taxable Value for M&O If No Limitation	Project Taxable Value for M&O with Limitation	Assumed M&O Tax Rate	Tax Savings to Company	School District Revenue Protection	Estimated Net Tax Benefits
QTP0	2020-21	\$0	\$0	\$1.05485	\$0	\$0	\$0
QTP1	2021-22	\$0	\$0	\$1.05485	\$0	\$0	\$0
QTP2	2022-23	\$62,025,300	\$62,025,300	\$1.05485	\$0	\$0	\$0
VL1	2023-24	\$206,951,000	\$15,000,000	\$1.05485	\$2,024,792	-\$2,334,498	-\$309,706
VL2	2024-25	\$173,867,800	\$15,000,000	\$1.05485	\$1,675,815	\$0	\$1,675,815
VL3	2025-26	\$155,257,300	\$15,000,000	\$1.05485	\$1,479,502	\$0	\$1,479,502
VL4	2026-27	\$136,646,800	\$15,000,000	\$1.05485	\$1,283,189	\$0	\$1,283,189
VL5	2027-28	\$118,036,300	\$15,000,000	\$1.05485	\$1,086,877	\$0	\$1,086,877
VL6	2028-29	\$97,358,400	\$15,000,000	\$1.05485	\$868,756	\$0	\$868,756
VL7	2029-30	\$78,748,000	\$15,000,000	\$1.05485	\$672,445	\$0	\$672,445
VL8	2030-31	\$66,340,200	\$15,000,000	\$1.05485	\$541,561	\$0	\$541,561
VL9	2031-32	\$60,135,000	\$15,000,000	\$1.05485	\$476,106	\$0	\$476,106
VL10	2032-33	\$51,862,300	\$15,000,000	\$1.05485	\$388,841	\$0	\$388,841
VP1	2033-34	\$41,522,100	\$41,522,100	\$1.05485	\$0	\$0	\$0
VP2	2034-35	\$41,519,500	\$41,519,500	\$1.05485	\$0	\$0	\$0
VP3	2035-36	\$41,517,000	\$41,517,000	\$1.05485	\$0	\$0	\$0
VP4	2036-37	\$41,514,500	\$41,514,500	\$1.05485	\$0	\$0	\$0
VP5	2037-38	\$41,512,000	\$41,512,000	\$1.05485	\$0	\$0	\$0
					\$10,497,885	-\$2,334,498	\$8,163,387

QTP= Qualifying Time Period
VL= Value Limitation
VP= Viable Presence

Note: School district revenue-loss estimates are subject to change based on numerous factors, including:

- Legislative and Texas Education Agency administrative changes to the underlying school finance formulas used in these calculations, which could be significant under HB 3.
- Legislative changes addressing property value appraisals and exemptions.
- Year-to-year appraisals of project values and district taxable values.
- Changes in school district tax rates and student enrollment.

I&S Funding Impact on School District

The project remains fully taxable for debt services taxes, with BISD currently levying a \$0.0688 per \$100 I&S rate. As shown in the Table 6 below, local taxpayers could benefit from the addition of the IP Radian project to the local I&S tax roll, with some potential savings on the I&S tax rate.

The project is not expected to affect school district enrollment and is expected to depreciate over the life of the agreement and beyond. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Table 6 - Estimated Impact of the IP Radian Project Property Value Limitation Request on BISD I&S Tax Rate

Year of Agreement	School Year	I&S Rate w/out Project	Local Value w/out Project	I&S Taxes w/out Project	Project Full Taxable Value	I&S Rate with Project Value	Change in I&S Rate
QTP0	2020-21	\$0.0688	\$112,447,804	\$77,364	\$0	\$0.068800	\$0.0000
QTP1	2021-22	\$0.0688	\$112,447,804	\$77,364	\$0	\$0.068800	\$0.0000
QTP2	2022-23	\$0.0688	\$112,447,804	\$77,364	\$62,025,300	\$0.044342	-\$0.0245
VL1	2023-24	\$0.0688	\$112,447,804	\$77,364	\$206,951,000	\$0.024222	-\$0.0446
VL2	2024-25	\$0.0688	\$112,447,804	\$77,364	\$173,867,800	\$0.027021	-\$0.0418
VL3	2025-26	\$0.0688	\$112,447,804	\$77,364	\$155,257,300	\$0.028899	-\$0.0399
VL4	2026-27	\$0.0688	\$112,447,804	\$77,364	\$136,646,800	\$0.031058	-\$0.0377
VL5	2027-28	\$0.0688	\$112,447,804	\$77,364	\$118,036,300	\$0.033566	-\$0.0352
VL6	2028-29	\$0.0688	\$112,447,804	\$77,364	\$97,358,400	\$0.036874	-\$0.0319
VL7	2029-30	\$0.0688	\$112,447,804	\$77,364	\$78,748,000	\$0.040463	-\$0.0283
VL8	2030-31	\$0.0688	\$112,447,804	\$77,364	\$66,340,200	\$0.043271	-\$0.0255
VL9	2031-32	\$0.0688	\$112,447,804	\$77,364	\$60,135,000	\$0.044827	-\$0.0240
VL10	2032-33	\$0.0688	\$112,447,804	\$77,364	\$51,862,300	\$0.047084	-\$0.0217
VP1	2033-34	\$0.0688	\$112,447,804	\$77,364	\$41,522,100	\$0.050246	-\$0.0186
VP2	2034-35	\$0.0688	\$112,447,804	\$77,364	\$41,519,500	\$0.050247	-\$0.0186
VP3	2035-36	\$0.0688	\$112,447,804	\$77,364	\$41,517,000	\$0.050248	-\$0.0186
VP4	2036-37	\$0.0688	\$112,447,804	\$77,364	\$41,514,500	\$0.050249	-\$0.0186
VP5	2037-38	\$0.0688	\$112,447,804	\$77,364	\$41,512,000	\$0.050250	-\$0.0186

IFA and EDA state aid are now based on current-year values, which could affect the tax rate needed for bond payments in districts eligible for these funds, although this not appear to be a factor for BISD.

Attachment E

Taxable Value of Property

Taxes

Property Tax Assistance

2018 ISD Summary Worksheet
025-Brown
025-908/Brookesmith ISD

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. SINGLE-FAMILY RESIDENCES	4,117,660	N/A	4,117,660	4,117,660
B. MULTIFAMILY RESIDENCES	0	N/A	0	0
C1. VACANT LOTS	283,680	N/A	283,680	283,680
C2. COLONIA LOTS	0	N/A	0	0
D1. QUALIFIED AG LAND	8,085,940	1.2974	6,232,645	8,085,940
D2. REAL PROP:FARM & RANCH	2,339,830	N/A	2,339,830	2,339,830
E. REAL PROP NONQUAL ACREAGE	39,124,946	0.8089	48,368,088	39,124,946
F1. COMMERCIAL REAL	51,160	N/A	51,160	51,160
F2. INDUSTRIAL REAL	0	N/A	0	0
G. OIL,GAS,MINERALS	517,543	N/A	517,543	517,543
J. UTILITIES	60,060,030	0.9471	63,414,666	60,060,030
L1. COMMERCIAL PERSONAL	169,900	N/A	169,900	169,900
L2. INDUSTRIAL PERSONAL	440,800	N/A	440,800	440,800
M. MOBILE HOMES	940,890	N/A	940,890	940,890
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0
O. RESIDENTIAL INVENTORY	0	N/A	0	0
S. SPECIAL INVENTORY	0	N/A	0	0
Subtotal	116,132,379	0	126,876,862	116,132,379
Less Total Deductions	10,007,024	0	10,007,024	10,007,024
Total Taxable Value	106,125,355	0	116,869,838	106,125,355

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation (M & O) tax purposes and for interest and sinking fund (I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
108,177,955	106,125,355	108,177,955	106,125,355

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
2,052,600	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
108,177,955	106,125,355	108,177,955	106,125,355

T7 = School district taxable value for I & S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50% of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50% of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE INVALID, BUT LOCAL VALUE WAS CERTIFIED BECAUSE YOUR SCHOOL DISTRICT IS IN YEAR ONE OF THE GRACE PERIOD

167-Mills

025-908/Brookesmith ISD

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. SINGLE-FAMILY RESIDENCES	148,800	N/A	148,800	148,800
B. MULTIFAMILY RESIDENCES	0	N/A	0	0
C1. VACANT LOTS	0	N/A	0	0
C2. COLONIA LOTS	0	N/A	0	0
D1. QUALIFIED AG DAND	521,410	N/A	521,410	521,410
D2. REAL PROP:FARM & RANCH	163,570	N/A	163,570	163,570
E. REAL PROP NONQUAL ACREAGE	3,128,970	N/A	3,128,970	3,128,970
F1. COMMERCIAL REAL	0	N/A	0	0
F2. INDUSTRIAL REAL	0	N/A	0	0
G. OIL,GAS,MINERALS	0	N/A	0	0
J. UTILITIES	199,070	N/A	199,070	199,070
L 1. COMMERCIAL PERSONAL	27,250	N/A	27,250	27,250
L2. INDUSTRIAL PERSONAL	0	N/A	0	0
M. MOBILE HOMES	31,560	N/A	31,560	31,560
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0
O. RESIDENTIAL INVENTORY	0	N/A	0	0
S. SPECIAL INVENTORY	0	N/A	0	0
Subtotal	4,220,630	0	4,220,630	4,220,630
Less Total Deductions	1,020,477	0	1,020,477	1,020,477
Total Taxable Value	3,200,153	0	3,200,153	3,200,153

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
3,383,303	3,200,153	3,383,303	3,200,153

Loss To the Additional \$10,000 Homestead Exemption	50% of the loss to the Local Optional Percentage Homestead Exemption
183,150	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10,000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50% of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50% of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
3,383,303	3,200,153	3,383,303	3,200,153

T7 = School district taxable value for I & S purposes before the loss to the additional \$10,000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10,000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

THE PVS FOUND YOUR LOCAL VALUE TO BE VALID, AND LOCAL VALUE WAS CERTIFIED

025-908-02/Brookesmith ISD

Category	Local Tax Roll Value	2018 WTD Mean Ratio	2018 PTAD Value Estimate	2018 Value Assigned
A. SINGLE-FAMILY RESIDENCES	4,266,460	N/A	4,266,460	4,266,460
B. MULTIFAMILY RESIDENCES	0	N/A	0	0
C1. VACANT LOTS	283,680	N/A	283,680	283,680
C2. COLONIA LOTS	0	N/A	0	0

D1. QUALIFIED AG LAND	8,607,350	1.2744	6,754,055	8,607,350
D2. REAL PROP;FARM & RANCH	2,503,400	N/A	2,503,400	2,503,400
E. REAL PROP NONQUAL ACREAGE	42,253,916	0.8205	51,497,058	42,253,916
F1. COMMERCIAL REAL	51,160	N/A	51,160	51,160
F2. INDUSTRIAL REAL	0	N/A	0	0
G. OIL,GAS,MINERALS	517,543	N/A	517,543	517,543
J. UTILITIES	60,259,100	0.9473	63,613,736	60,259,100
L 1. COMMERCIAL PERSONAL	197,150	N/A	197,150	197,150
L2. INDUSTRIAL PERSONAL	440,800	N/A	440,800	440,800
M. MOBILE HOMES	972,450	N/A	972,450	972,450
N. INTANGIBLE PERSONAL PROP	0	N/A	0	0
O. RESIDENTIAL INVENTORY	0	N/A	0	0
S. SPECIAL INVENTORY	0	N/A	0	0
Subtotal	120,353,009		131,097,492	120,353,009
Less Total Deductions	11,027,501		11,027,501	11,027,501
Total Taxable Value	109,325,508		120,069,991	109,325,508

The taxable values shown here will not match the values reported by your appraisal district

See the ISD DEDUCTION Report for a breakdown of deduction values

Government code subsections 403.302(J) AND(K) require the Comptroller to certify alternative measures of school district wealth. These measures are reported for taxable values for maintenance and operation(M & O) tax purposes and for interest and sinking fund(I & S) tax purposes. For districts that have not entered into value limitation agreements, T1 through T4 will be the same as T7 through T10.

Value Taxable For M & O Purposes

T1	T2	T3	T4
111,561,258	109,325,508	111,561,258	109,325,508

Loss To the Additional \$10,000 Homestead Exemption	50 % of the loss to the Local Optional Percentage Homestead Exemption
2,235,750	0

T1 = School district taxable value for M & O purposes before the loss to the additional \$10, 000 homestead exemption

T2 = School district taxable value for M & O purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T3 = T1 minus 50 % of the loss to the local optional percentage homestead exemption

T4 = T2 minus 50 % of the loss to the local optional percentage homestead exemption

Value Taxable For I & S Purposes

T7	T8	T9	T10
111,561,258	109,325,508	111,561,258	109,325,508

T7 = School district taxable value for I & S purposes before the loss to the additional \$10, 000 homestead exemption

T8 = School district taxable value for I & S purposes after the loss to the additional \$10, 000 homestead exemption and the tax ceiling reduction

T9 = T7 minus 50 % of the loss to the local optional percentage homestead exemption

T10 = T8 minus 50 % of the loss to the local optional percentage homestead exemption

Attachment F

TEA's Facilities Value

Attachment G

Participation Agreement

**AGREEMENT FOR LIMITATION ON APPRAISED
VALUE OF PROPERTY FOR SCHOOL DISTRICT
MAINTENANCE AND OPERATIONS TAXES**

by and between

BROOKESMITH INDEPENDENT SCHOOL DISTRICT

and

IP Radian, LLC

(Texas Taxpayer ID # 32068508392)

Comptroller Application # 1409

Dated

January 29, 2020

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR
SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

STATE OF TEXAS §

COUNTY OF BROWN §

THIS AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES, hereinafter referred to as this "Agreement," is executed and delivered by and between the **BROOKESMITH INDEPENDENT SCHOOL DISTRICT**, hereinafter referred to as the "District," a lawfully created independent school district within the State of Texas operating under and subject to the TEXAS EDUCATION CODE, and **IP Radian, LLC**, Texas Taxpayer Identification Number 32068508392, hereinafter referred to as the "Applicant." The Applicant and the District are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, on July 24, 2019, the Superintendent of Schools of the Brookesmith Independent School District, acting as agent of the Board of Trustees of the District, received from the Applicant an Application for Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the TEXAS TAX CODE;

WHEREAS, on July 24, 2019, the Board of Trustees has acknowledged receipt of the Application, and along with the requisite application fee as established pursuant to Section 313.025(a) of the TEXAS TAX CODE and Local District Policy CCG (Local), and agreed to consider the Application;

WHEREAS, the Application, was delivered to the Texas Comptroller's Office for review pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, the District and the Texas Comptroller's Office have determined that the Application is complete and October 15, 2019 is the Application Review Start Date as that term is defined by 34 TEXAS ADMIN. CODE Section 9.1051;

WHEREAS, pursuant to 34 TEXAS ADMIN. CODE Section 9.1054, the Application was delivered to the Brown County Appraisal District established in Brown County, Texas (the "Brown County Appraisal District"), pursuant to Section 6.01 of the TEXAS TAX CODE;

WHEREAS, the Texas Comptroller's Office reviewed the Application pursuant to Section 313.025 of the TEXAS TAX CODE, conducted an economic impact evaluation pursuant to Section 313.026 of the TEXAS TAX CODE, and on January 3, 2020, issued a certificate for limitation on appraised value of the property described in the Application and provided the certificate to the District;

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on January 29, 2020, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on January 29, 2020, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on January 29, 2020, pursuant to the provisions of 313.025(f-1) of the TEXAS TAX CODE, the Board of Trustees waived the job creation requirement set forth in Section 313.051(b) of the TEXAS TAX CODE;

WHEREAS, on January 24, 2020, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

WHEREAS, on January 29, 2020, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary, or in the event the Board President and Secretary are unavailable or have disclosed a conflict of interest, the Board of Trustees has authorized the Board Vice President to execute and deliver such Agreement to the Applicant; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1 DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

“Act” means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

“Agreement” means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means IP Radian, LLC, (*Texas Taxpayer ID # 32068508392*) the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on July 24, 2019. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

"Appraised Value" shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

"Appraisal District" means the Brown County Appraisal District.

"Board of Trustees" means the Board of Trustees of the Brookesmith Independent School District.

"Commercial Operation" means the date on which the project becomes commercially operational, has installed or constructed Qualified Property on the Land, and is able to generate electricity and is connected to the grid with an interconnection agreement.

"Comptroller" means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

"Comptroller's Rules" means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

"County" means Brown County, Texas.

"District" or "School District" means the Brookesmith Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem taxes within its boundaries and to which Subchapter C of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant's Qualified Property or the Applicant's Qualified Investment.

"Final Termination Date" means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

"Force Majeure" means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within sixty (60) business days of the existence of such Force Majeure or otherwise waive this right as a defense.

"Land" means the real property described on **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes.

"Maintain Viable Presence" means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant's maintenance of jobs and wages as required by the Act and as set forth in its Application.

"Market Value" shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

"New Qualifying Jobs" means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller's Rules.

"New Non-Qualifying Jobs" means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

"Qualified Investment" has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller's Rules.

"Qualified Property" has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller's Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

"Qualifying Time Period" means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller's Rules, and this Agreement.

"State" means the State of Texas.

"Supplemental Payment" means any payments or transfers of things of value made to the 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 and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

"Tax Limitation Amount" means the maximum amount which may be placed as the Appraised Value on the Applicant's Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.054 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

“Tax Year” shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

“Taxable Value” shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2 NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller’s Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

“Applicable School Finance Law” means Chapters 41, 42, 48, and 49 of the TEXAS EDUCATION CODE, the Texas Economic Development Act (Chapter 313 of the TEXAS TAX CODE), Chapter 403, Subchapter M, of the TEXAS GOVERNMENT CODE applicable to District, and the Constitution and general laws of the State applicable to the school districts of the State for each and every year of this Agreement, including specifically, the applicable rules and regulations of the agencies of the State having jurisdiction over any matters relating to the public school systems and school districts of the State, and judicial decisions construing or interpreting any of the above. The term includes any and all amendments or successor statutes that may be adopted in the future that could impact or alter the calculation of Applicant’s ad valorem tax obligation to District, either with or without the limitation of property values made pursuant to this Agreement. For each year of this Agreement, the “Applicable School Finance Law” shall be interpreted to include all provisions made applicable for any calculations made for the specific year for which calculations are being made.

“Maintenance and Operations Revenue” or “M&O Revenue” means (i) those revenues which the District receives from the levy of its annual ad valorem maintenance and operations tax pursuant to Section 45.002 of the TEXAS EDUCATION CODE and Article VII § 3 of the TEXAS CONSTITUTION, plus (ii) all State revenues to which the District is or may be entitled under Chapter 42 of the TEXAS EDUCATION CODE or any other statutory provision as well as any amendment or successor statute to these provisions, plus (iii) any indemnity payments received by the District under other agreements similar to this Agreement to the extent that such payments are designed to replace the District’s M&O Revenue lost as a result of such similar agreements, less (iv) any amounts necessary to reimburse the State of Texas or another school district for the education of additional students pursuant to Chapter 41 of the TEXAS EDUCATION CODE.

"New M&O Revenue" means the total State and local Maintenance and Operations Revenue that District would have actually received for such school year if calculated using prior year taxable values.

"Original M&O Revenue" means the total State and local Maintenance and Operations Revenue that District would have received for the Tax Year, under the Applicable School Finance Law had this Agreement not been entered into by the Parties and the Applicant's Qualified Property been subject to the ad valorem maintenance & operations tax at the rate applicable for such Tax Year. For purposes of this calculation, the Third Party will base its calculations upon actual local taxable values for the prior school year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, *plus* the total appraised value of the Qualified Property for the prior school year subject to this Agreement. In this calculation, the total appraised value of the Qualified Property subject to this Agreement will be used for the Qualified Property in lieu of the property's M&O taxable value. (For clarification, the taxable value used by the District in calculating the taxes payable for Interest and Sinking Fund taxation purposes on Applicant's Qualified Property will be used for the Qualified Property in lieu of the property's M&O taxable value.)

"Revenue Protection Amount" means the amount to be paid by Applicant to compensate District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year starting in the year of the Application Review Start Date and ending on the Final Termination Date as set forth in Section 4.2 of this Agreement.

ARTICLE II

AUTHORITY, PURPOSE AND LIMITATION AMOUNTS

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant's Qualified Property listed and assessed by the Brown County Appraiser for the District's maintenance and operation ad valorem property tax shall be the Tax Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

A. The Application Review Start Date for this Agreement is October 15, 2019, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.

B. The Application Approval Date for this Agreement is January 29, 2020.

C. The Qualifying Time Period for this Agreement:

- i. Starts on January 29, 2020, the Application Approval Date; and
- ii. Ends on December 31, 2022, the last day of the second complete Tax Year following the Qualifying Time Period start date.

D. The Tax Limitation Period for this Agreement:

- i. Starts on January 1, 2023, first complete Tax Year that begins after the end of Qualifying Time Period;
- ii. Ends on December 31, 2032.

E. The Final Termination Date for this Agreement is December 31, 2037.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

A. the Market Value of the Applicant's Qualified Property; or Fifteen Million Dollars (\$15,000,000) based on Section 313.054 of the TEXAS TAX CODE

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.052.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

- A. have completed the Applicant's Qualified Investment in the amount of \$5,000,000 during the Qualifying Time Period;
- B. have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and
- C. pay an average weekly wage of at least \$726 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

- A. provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;
- B. provide payments to the District that protect the District from the payment of extraordinary education- related expenses related to the project, as more fully specified in Article V;
- C. provide such Supplemental Payments as more fully specified in Article VI;
- D. create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and
- E. No additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

ARTICLE III **QUALIFIED PROPERTY**

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in

EXHIBIT 4 shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024(b)(5) property used for renewable energy electric generation.

ARTICLE IV

PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES

Section 4.1. INTENT OF THE PARTIES. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the District shall, in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE, be compensated by Applicant for any loss that District incurs in its Maintenance and Operations Revenue in each year of this Agreement for which this Agreement was, in any manner, a sole and direct producing cause. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI in this Agreement. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the risk of any and all negative financial consequences to the District's total annual Maintenance and Operations Revenue, for which the execution of this Agreement was a sole and direct producing cause will be borne solely by Applicant and not by District.

The Parties hereto expressly understand and agree that, for all years to which this Agreement may apply, the calculation of negative financial consequences will be defined for each applicable year in accordance with the Applicable School Finance Law, as defined in Section 1.2 above, and that such definition specifically contemplates that calculations made under this Agreement may well periodically change in accordance with changes made from time to time in the Applicable School Finance Law. The Parties further agree that the printouts and projections produced during the negotiations and approval of this Agreement are: i) for illustrative purposes only, are not intended

to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party to the Agreement; ii) are based upon current Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and, iii) may change in future years to reflect changes in the Applicable School Finance Law.

Section 4.2. CALCULATING THE AMOUNT OF LOSS OF REVENUES BY THE DISTRICT

A. Calculation of the Revenue Protection Amount.

The amount to be paid by the Applicant to compensate the District for loss of Maintenance and Operations Revenue resulting from, or on account of, this Agreement for each year during the term of this Agreement (the "Revenue Protection Amount") shall be determined in compliance with the Applicable School Finance Law in effect for such year and according to the following formula:

The Revenue Protection Amount owed by the Applicant to District means the Original M&O Revenue minus the New M&O Revenue (as such terms are defined in Section 1.2);

B. In making the calculations required by this Section 4.2 of this Agreement:

- i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law as that law exists for each year for which the calculation is made.
- ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
- iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.
- iv. For All calculations made for years during the Tax Limitation Period under Section 4.2 of this Agreement, Subsection ii of this subsection will reflect the Tax Limitation Amount for such year.

Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY. All calculations under this Agreement shall be made annually by a qualified and experienced independent third party (the "Third Party") approved each year by the District. To the extent not inconsistent with a statutory change to Applicable School Finance Law, all calculations made by the Third Party under this Agreement shall be made using a methodology which isolates only the revenue impact caused by

this Agreement. Applicant shall not be responsible to reimburse District for other revenue losses created by other agreements or any other factors.

Section 4.4. DATA USED FOR CALCULATIONS. The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant's Qualified Investment and/or the Applicant's Qualified Property by the Appraisal District in its annual certified tax roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 4.3. The certified tax roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified tax roll or any other changes in student counts, tax collections, or other data.

Section 4.5. DELIVERY OF CALCULATIONS. On or before November 1 of each year for which this Agreement is effective, the Third Party appointed pursuant to Section 4.3 of this Agreement shall forward to the Parties a certification containing the calculations required under Sections 4.2, Article VI, and/or Section 7.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit his, her or its invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.6, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

Section 4.6. PAYMENT BY APPLICANT. The Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before the January 31 next following the tax levy for each year for which this Agreement is effective. By such date, the Applicant shall also pay any amount billed by the Third Party, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas which are, or may be required under the terms or because of the execution of this Agreement. For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment of an aggregate amount of fees and expenses under this

Section 4.6 which exceeds Fifteen Thousand Dollars (\$15,000.00). For any Tax Year outside of the Tax Limitation Period, Applicant shall not be responsible for the payment of an aggregate amount of fees and expenses under this Section 4.6 which exceeds Seven Thousand Five Hundred Dollars (\$7,500.00).

Section 4.7. RESOLUTION OF DISPUTES. Should the Applicant disagree with the certification containing the calculations, the Applicant may appeal the findings, in writing, to the Third Party within thirty (30) days following the later of (i) receipt of the certification, or (ii) the date the Applicant is granted access to the books, records and other information in accordance with Section 4.5 for purposes of auditing or reviewing the information in connection with the certification. Within thirty (30) days of receipt of the Applicant's appeal, the Third Party will issue, in writing, a final determination of the certification containing the calculations. Thereafter, the Applicant may appeal the final determination of certification containing the calculations to the District. Any appeal by the Applicant of the final determination of the Third Party may be made, in writing, to the Board of Trustees within thirty (30) days of the final determination of certification containing the calculations and shall be without limitation of the Applicant's other rights and remedies available hereunder, at law or in equity.

Section 4.8. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT. If at the time the Third Party selected under Section 4.3 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and/or the Applicant's Qualified Property and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property and/or the Applicant's Qualified Property by the Appraisal District.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 4.9. STATUTORY CHANGES AFFECTING M&O REVENUE. Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, because of its participation in this Agreement, Applicant shall make payments to District within thirty (30) dates of receipt of written notice, up to the limit set forth in Section 7.1, that are necessary to offset any negative impact on District's Maintenance and Operations Revenue,

as a sole and direct result of its participation in this Agreement. Such calculation shall take into account any adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on District.

ARTICLE V

PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES

Section 5.1. EXTRAORDINARY EXPENSES. In addition to the amounts determined pursuant to Section 4.2 of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for the following: all non-reimbursed costs, certified by District's external auditor to have been incurred by District for extraordinary education-related expenses related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project during any project construction year. Applicant shall have the right to contest the findings of the District's external auditor in the same manner as described in Section 9.3 herein.

ARTICLE VI

SUPPLEMENTAL PAYMENTS

Section 6.1. INTENT OF PARTIES WITH RESPECT TO SUPPLEMENTAL PAYMENTS

A. Amounts Exclusive of Indemnity Amounts. In addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the supplemental payments set forth in this Article VI, (the "Supplemental Payments"). The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the Applicant's obligation to make Supplemental Payments under this Article VI is separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V; provided, however, that all payments under Articles IV, V, and VI are subject to the limitations contained in Section 7.1, and that all payments under this Article VI are subject to the separate limitations contained in Section 6.2.

B. Adherence to Statutory Limits on Supplemental Payments. It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant under this Article VI shall not exceed the limit imposed by the provisions of Texas Tax Code

§313.027(i), as such limit is allowed to be increased by the Legislature for any future year of this Agreement.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION. Notwithstanding the foregoing:

A. the total of the Supplemental Payments made pursuant to this Article shall: not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Application;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period;

C. the limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)– (2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement.

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District's Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District's Average Daily Attendance for the prior school year.

Section 6.3. STIPULATED SUPPLEMENTAL PAYMENT AMOUNT - SUBJECT TO ANNUAL PAYMENT LIMIT. Applicant shall pay to the District the Supplemental Payments set forth on the following schedule on the payment due dates shown on the following schedule.

TAX YEAR	PAYMENT DUE DATE	AMOUNT OF ANNUAL PAYMENT LIMIT
2020	August 31, 2020	\$50,000.00
2021	January 31, 2022	\$50,000.00
2022	January 31, 2023	\$50,000.00
2023	January 31, 2024	\$50,000.00
2024	January 31, 2025	\$50,000.00
2025	January 31, 2026	\$50,000.00
2026	January 31, 2027	\$50,000.00
2027	January 31, 2028	\$50,000.00
2028	January 31, 2029	\$50,000.00
2029	January 31, 2030	\$50,000.00
2030	January 31, 2031	\$50,000.00
2031	January 31, 2032	\$50,000.00
2032	January 31, 2033	\$50,000.00
2033	January 31, 2034	\$50,000.00

2034	January 31, 2035	\$50,000.00
2035	January 31, 2036	\$50,000.00

Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS

A. All calculations required by this Article shall be calculated by the Third Party selected pursuant to Section 4.3, above.

B. The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.6, above.

C. The payment of all amounts due under this Article shall be made shall be paid on the dates set forth in the table in Section 6.3 above.

Section 6.5. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY. At any time during this Agreement, the District's Board of Trustees may, in its sole discretion, so long as such decision does not result in additional costs to the Applicant under this Agreement, direct that the Applicant's payment obligations under Article VI of this agreement be made to its educational foundation, or to a similar entity. The alternative entity may only use such funds received under this Article to support the educational mission of the District and its students. Any designation of an alternative entity must be made by recorded vote of the District's Board of Trustees at a properly posted public Board meeting. Any such designation will become effective after public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1, below. Such designation may be rescinded, with respect to future payments only, by action of the District's Board of Trustees at any time.

Any designation of a successor beneficiary under this Section shall not alter the Supplemental Payments calculated as described in Section 6.5, above.

ARTICLE VII **ANNUAL LIMITATION OF PAYMENTS BY APPLICANT**

Section 7.1. ANNUAL LIMITATION. Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in

said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

Section 7.2. OPTION TO TERMINATE AGREEMENT. In the event the Applicant determines that it will not commence or complete construction of the Applicant's Qualified Investment, the Applicant shall have the option, prior to the beginning of the Tax Limitation Period, to terminate this Agreement by notifying the District in writing of its exercise of such option. Additionally, in the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

Section 7.3. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII

ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business information that is proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR. By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS

GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. date of submission of the final payment;
- ii. Final Termination Date; or
- iii. date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non-Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without

which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX

MATERIAL BREACH OR EARLY TERMINATION

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a "Material Breach"):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the County in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement;

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;

- iii. the date such breach occurred, if any;
 - iv. whether or not any such breach has been cured; and
- C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:
- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
 - ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District; and
 - iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.
- D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a "Determination of Breach and Notice of Contract Termination") and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have not greater than sixty (60) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within thirty (30)) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Brown County, Texas. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in Brown County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the sixty (60) days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS

TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. Consequences of Early Termination or Other Breach by Applicant.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the sixty (60) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$5,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS

Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation

Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X.

MISCELLANEOUS PROVISIONS

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if

(i) delivered in person, by courier (*e.g.*, by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by facsimile or email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received by facsimile or email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

Steve Mickelson
Superintendent
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, TX 76827
Phone: (325) 643-3700
Email: steve.mickelson@brookesmithisd.net

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

Lucas Dunnington
Vice President
IP Renewable Energy Holdings LLC ("IPREH")
C/O Intersect Power
9450 SW Gemini Drive, PMB 68743
Beaverton, OR 97008
Phone: (415) 846-0730
Email: luke@intersectpower.com

or at such other address or to such other facsimile transmission number and to the attention of such other person as a Party may designate by written notice to the other.

D. A copy of any notice delivered to the Applicant shall also be delivered to any lender for which the Applicant has provided the District notice of collateral assignment information pursuant to Section 10.3.C, below.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

i. The Applicant shall submit to the District and the Comptroller:

- a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;
 - b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;
 - c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;
 - ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and
 - iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.
- C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:
- i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;
 - ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and
- D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.
- E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section 10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered a collateral amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. GOVERNING LAW. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in Brown County.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the

negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words "include," "includes," and "including" when used in this Agreement shall be deemed in such case to be followed by the phrase, "but not limited to". Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller's Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller's Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller's Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller's website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings

initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION.

Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

- A. all payments, including liquidated damage and tax payments, have been made;
- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

Section 10.16. FACSIMILE OR ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or by facsimile or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

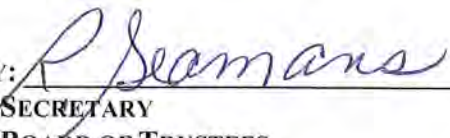
- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested;
- iii. When transmitted if sent by facsimile, provided a confirmation of transmission is produced by the sending machine; or
- iv. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 29th day of January, 2020.

**BROOKESMITH INDEPENDENT
SCHOOL DISTRICT**

By: 
PRESIDENT
BOARD OF TRUSTEES

ATTEST:

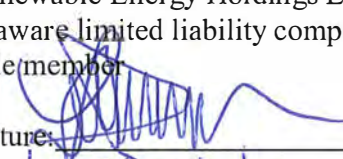
By: 
SECRETARY
BOARD OF TRUSTEES

IP RADIAN, LLC,
a Delaware limited liability company

By: IP Pipeline Portfolio Holdco, LLC,
a Delaware limited liability company,
its sole member

By: IP Portfolio I, LLC,
a Delaware limited liability company,
its sole member

By: IP Renewable Energy Holdings LLC,
a Delaware limited liability company,
its sole member

Signature: 

Name: Lucas Dunnington

Title: Vice President

Agreement for Limitation on Appraised Value
Between Brooksmith ISD and IP Radian, LLC
January 29, 2020

EXHIBIT 1

Texas Economic Development Act Agreement
Comptroller Form 50-826 (Jan 2016)

EXHIBIT 1

DESCRIPTION AND LOCATION OF ENTERPRISE OR REINVESTMENT ZONE

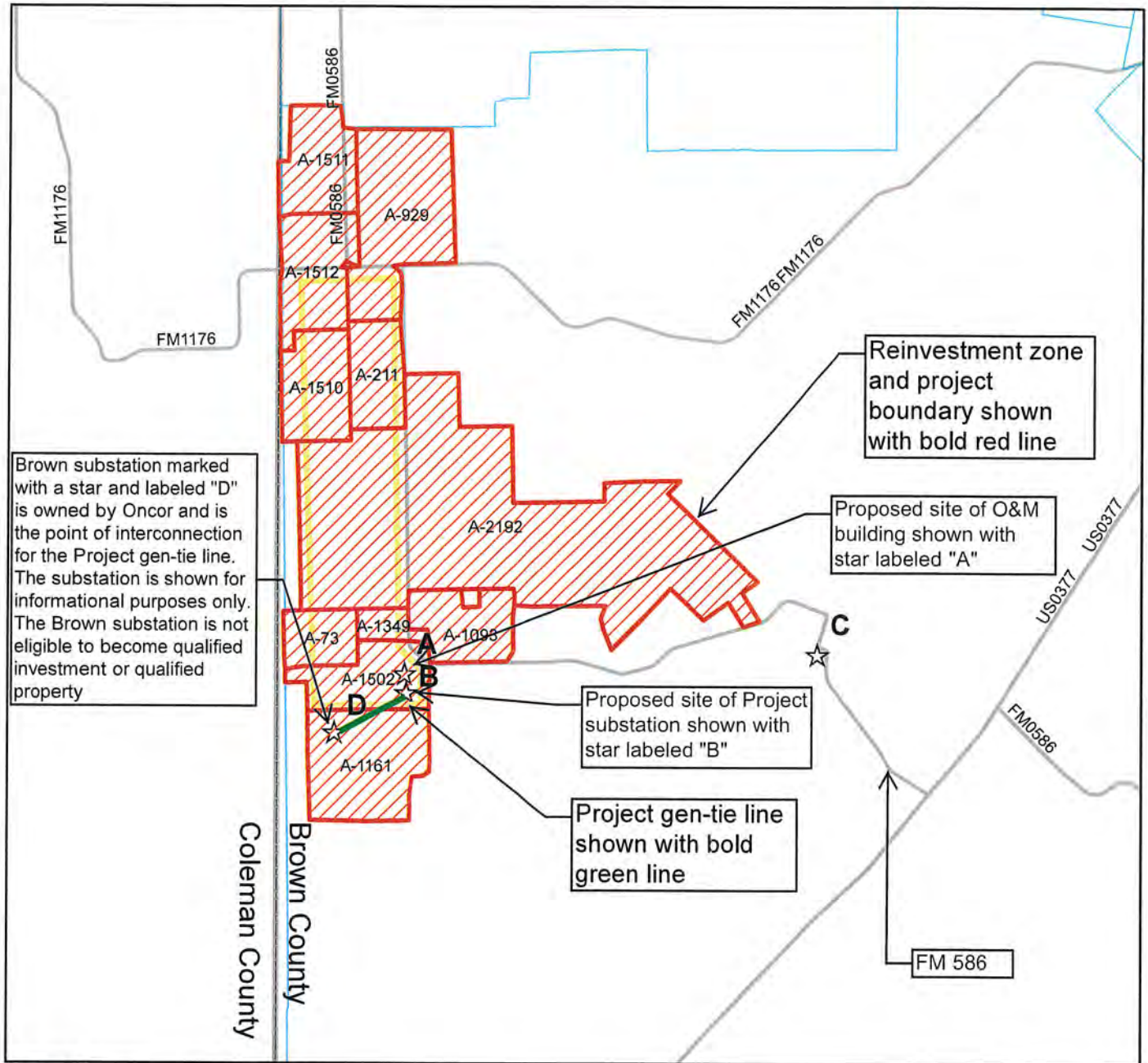
On January 29, 2020, the Brookesmith Independent School District adopted an Order creating the *Radian Reinvestment Zone*. A legal description and map of the *Radian Reinvestment Zone* is attached as the last page of this **EXHIBIT 1** following the legal description of the zone. All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of the *Radian Reinvestment Zone* and the Brookesmith Independent School District.

**Reinvestment Zone Legal Description
Brown County, Texas**

Description	Abstract	Survey
Stuart Perry	A-1511	195
Stuart Perry	A-1512	83
Elijah Votaw	A-929	8
Stuart Perry	A-1510	82
Columbus T RR Co.	A211	1
Adelpheus D. Neill	A-2192	41
William Beissner	A-73 (that part of abstract within Brookesmith ISD)	3
W.G & G.G. Metzler & S.C. Taylor	A-1349	12
Richard Overton	A-1093	7
M E P & P RR	A-1502 (that part of abstract within Brookesmith ISD)	25
M E P & P RR	A-1161	24

Reinvestment Zone and Project Boundary Map

All proposed qualified investment and qualified property is wholly within the reinvestment zone and Brooksmith ISD



Legend

- Independent School Districts
- Solar Development Area
- Texas Land Survey Abstract Number (all land in red marked with red diagonal lines is included in the reinvestment zone and project boundary)

- ☆ A. O&M Building
- ☆ B. Project Substation
- ☆ C. Brooksmith ISD School
- ☆ D. Brown Substation

0 1.25 2.5 Miles



BROOKESMITH INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING RADIAN REINVESTMENT ZONE

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Brookesmith Independent School District (the "District") desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

WHEREAS, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Pecos County, Texas as shown on the map attached as **Exhibit B**; and,

WHEREAS, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE BROOKESMITH 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 Brookesmith 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 the adoption of *RADIAN REINVESTMENT ZONE* has been called, held and conducted, and that notices of such hearing have been published 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 *RADIAN REINVESTMENT ZONE* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the 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 *RADIAN REINVESTMENT ZONE* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,
- (d) That creation of *RADIAN REINVESTMENT ZONE* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Brookesmith Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) That the *RADIAN 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 will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Brookesmith Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Brookesmith Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as *RADIAN REINVESTMENT ZONE*.

SECTION 4. That the existence of the *RADIAN REINVESTMENT ZONE* shall first take effect upon, January 29th, 2020, the date of the adoption of this Resolution 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 such adoption.

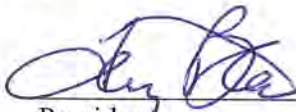
SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

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 Brookesmith 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 newspapers of general circulation in Pecos County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 29th day of January, 2020.

**BROOKESMITH INDEPENDENT SCHOOL
DISTRICT**

By:



President
Board of Trustees

ATTEST:



Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF RADIAN REINVESTMENT ZONE

RADIAN REINVESTMENT ZONE

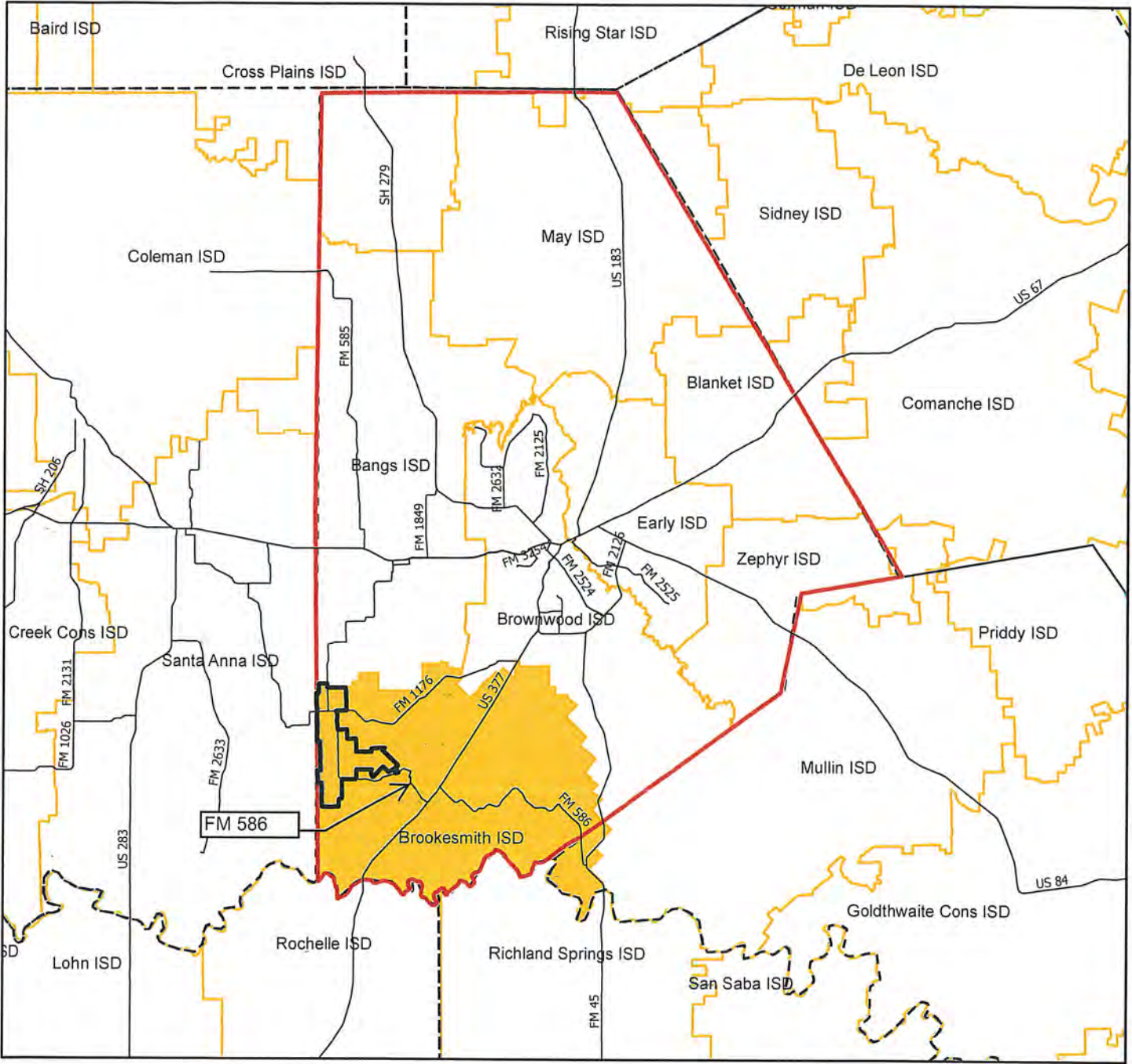
Reinvestment Zone Legal Description **Brown County, Texas**

Description	Abstract	Survey
Stuart Perry	A-1511	195
Stuart Perry	A-1512	83
Elijah Votaw	A-929	8
Stuart Perry	A-1510	82
Columbus T RR Co.	A211	1
Adelpheus D. Neill	A-2192	41
William Beissner	A-73 (that part of abstract within Brookesmith ISD)	3
W.G & G.G. Metzler & S.C. Taylor	A-1349	12
Richard Overton	A-1093	7
M E P & P RR	A-1502 (that part of abstract within Brookesmith ISD)	25
M E P & P RR	A-1161	24

EXHIBIT B

SURVEY MAPS OF RADIAN REINVESTMENT ZONE

ISD Vicinity Map



- Radian Reinvestment Zone and Project Boundary
- Brown County Boundary
- Counties
- Independent School Districts
- Brookesmith ISD
- Roads and Highways

0 5 10 Miles



EXHIBIT 2

DESCRIPTION AND LOCATION OF LAND

All of the Applicant's Qualified Property and Applicant's Qualified Investment will be located within the boundaries of the *Radian Reinvestment Zone* and the Brookesmith Independent School District. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described by the legal description and maps attached to **EXHIBIT 1 AND EXHIBIT 4**.

EXHIBIT 3

APPLICANT'S QUALIFIED INVESTMENT

Applicant's Qualified Investment shall be all tangible personal property first placed in service after January 29, 2020, that is owned by the Applicant, as more fully described in Tab #7 of the Application and located within the boundaries of the Brookesmith Independent School District and the *Radian Reinvestment Zone* depicted by the map attached to **EXHIBIT 4**.

The Project will be constructed on approximately 3,000 acres, which is part of a larger, long-term lease agreement. The Project will be located entirely within Brookesmith Independent School District. The proposed Project will include the following:

- Planned up to 300 MW-AC in size;
- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
- Associated equipment to safely operate, maintain, and deliver electricity to the grid.

IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

EXHIBIT 4

DESCRIPTION AND LOCATION OF QUALIFIED PROPERTY

Applicant's Qualified Property Investment shall be all tangible personal property first placed in service after October 15, 2019 (the Application Review Start Date), that is owned by the Applicant, as more fully described in Tab #8 of the Application and located within the boundaries of the Brookesmith Independent School District and the *Radian Reinvestment Zone* depicted by the map attached to this **EXHIBIT 4**.

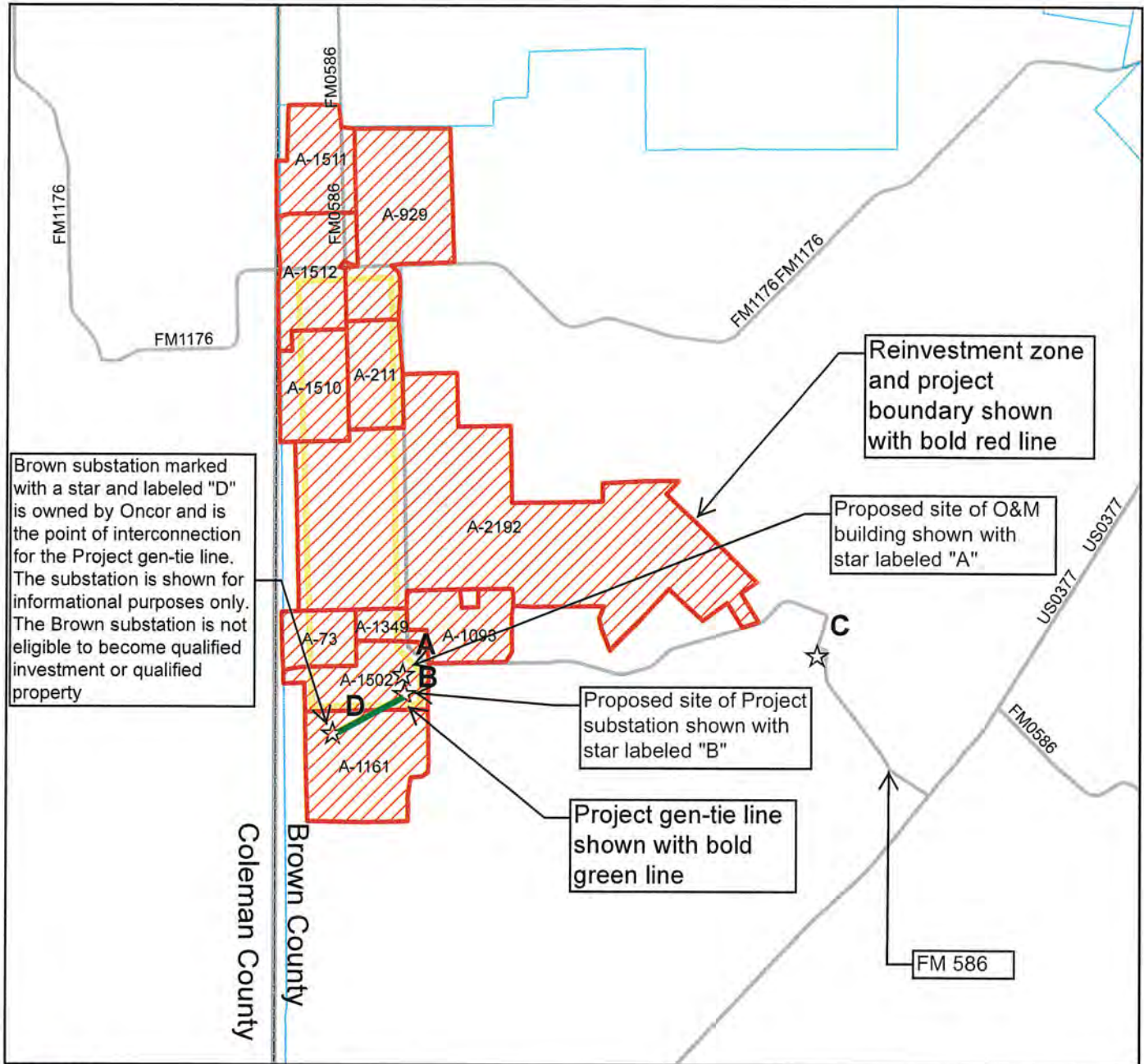
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- Photovoltaic (PV) modules;
- DC-to-AC inverters;
- Medium and high-voltage electric cabling;
- Tracker racking system (mounting structures);
- Project substation which will include a high-voltage transformer, switchgear, transmission equipment, telecommunications and SCADA control equipment, and all necessary equipment needed to connect the Project to the substation and subsequently to a transmission line not owned by the Project;
- Operations and maintenance (O&M) building including telecommunications and computing equipment;
- Meteorological equipment to measure solar irradiance and other weather conditions; and
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IP Radian requests a value limitation for all real property and tangible personal property installed for the Project, including but not limited to: solar modules/panels, racking and mounting structures, inverters, combiner boxes, meteorological equipment, foundations, roadways, buildings and offices, paving, fencing, collection system, electrical substations, generation transmission tie line and associated towers, and interconnection facilities.

Reinvestment Zone and Project Boundary Map

All proposed qualified investment and qualified property is wholly within the reinvestment zone and Brookesmith ISD



Attachment H

Consultant Verification Letter



LYNN M. MOAK, PARTNER

DANIEL T. CASEY, PARTNER

January 29, 2020

President and Members
Board of Trustees
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, Texas 76827

*Re: Recommendations and Findings of the Firm Concerning the Application of IP Radian, LLC.
(#1409) for a Limitation on Appraised Value of Property for School District Maintenance and
Operations Taxes*

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Brookesmith Independent School District, with respect to the pending Application of IP Radian, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. Based upon our review, we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.
5. The proposed Agreement contains adequate revenue protection provisions to protect the interests of the District over the course of the Agreement.

Because of the foregoing, it is our recommendation that the Board of Trustees approve the Application of IP Radian, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel T. Casey", is written over a horizontal line.

Daniel T. Casey
Partner

www.moakcasey.com

Phone 512-485-7878

901 S. Mopac Expressway ★ Bldg. III ★ Suite 310 ★ Austin, TX 78746

Fax 512-485-7888

O'HANLON, DEMERATH & CASTILLO

ATTORNEYS & COUNSELORS AT LAW

808 WEST AVE

AUSTIN, TEXAS 78701

TELEPHONE: (512) 494-9949

FACSIMILE: (512) 494-9919

KEVIN O'HANLON
CERTIFIED, CIVIL APPELLATE
CERTIFIED, CIVIL TRIAL

JUSTIN DEMERATH
BENJAMIN CASTILLO

January 29, 2020

President and Members
Board of Trustees
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, Texas 76827

Re: Recommendations and Findings of the Firm Concerning Application of IP Radian, LLC (#1409) for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes

Dear President and Members of the Board of Trustees:

Please accept this letter as formal notification of the completion of due diligence research on behalf of the Brookesmith Independent School District, with respect to the pending Application of IP Radian, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes. Since our engagement on behalf of the District, we have been actively engaged in reviewing the pending Application and verifying its contents. We have also negotiated an Agreement between the District and IP Radian, LLC. Based upon our review we have drawn the following conclusions:

1. All statements of current fact contained in the Application are true and correct.
2. The project proposed in the Application meets all applicable eligibility criteria of Chapter 313 of the Texas Tax Code.
3. The Applicant has the current means and ability to complete the proposed project.
4. All applicable school finance implications arising from the contemplated Agreement have been explored.

5. The proposed Agreement contains adequate legal provisions to protect the interests of the District.

As a result of the foregoing conclusions it is our recommendation that the Board of Trustees approve the Application of IP Radian, LLC for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin O'Hanlon", with a stylized flourish at the end.

Kevin O'Hanlon
For the Firm

Attachment I

Agreement Review Letter



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O.Box 13528 • Austin, TX 78711-3528

January 24, 2020

Steve Mickelson
Superintendent
Brookesmith Independent School District
13400 FM 586 S
Brookesmith, TX 76827

Re: Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Brookesmith Independent School District and IP Radian, LLC, Application 1409

Dear Superintendent Mickelson:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Brookesmith Independent School District and IP Radian, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that the Agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Annette Holmes with our office. She can be reached by email at annette.holmes@cpa.texas.gov or by phone at 1-800-531-5441, ext. 5-3792, or at 512-475-3792.

Sincerely,

Will Counihan
Director
Data Analysis & Transparency Division

cc: Dale Cummings, Cummings Westlake, LLC
Lucas Dunnington, IP Renewable Energy Holdings LLC
Marisa Mitchell, Intersect Power
Dan Casey, Moak Casey & Associates, LLP

Attachment J

Conflict Of Interest Disclosure

Conflicts of Interest Disclosure Procedure

In its recent audits of Chapter 313 Agreements, The Texas State Auditor's Office has required documentation of inquiries concerning Board Member conflicts of interest at critical junctions in the Chapter 313 approval process. A local public official or a person related to a local public official in the first degree by either affinity or consanguinity has a substantial interest in a business entity or in real property, the local public official, before a vote or decision on any matter involving the business entity or the real property, is required to file an affidavit with an official Board record keeper stating the nature and extent of the interest and shall abstain from further participation in the matter if:

1. In the case of a substantial interest in a business entity, the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
2. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.
3. A person has a substantial interest in a business entity if:
The person owns at least:
 - a. Ten percent of the voting stock or shares of the business entity, or
 - b. Either ten percent or \$15,000 of the fair market value of the business entity; or
 - c. Funds received by the person from the business entity exceed ten percent of the person's gross income for the previous year.
4. In the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

The Board may contract with a business entity in which a Trustee has a substantial interest if the Trustee follows the disclosure and abstention procedure set out above.

Does any Board Member have a conflict of interest as defined above?

If so, has the required Affidavit, set forth at District Policy BBFA (Exhibit) been filed?

Please have the answers to the foregoing 2 questions and a copy of this Procedure included in the minutes of this meeting.