



DON HUFFINES

TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

October 9, 2026

AMENDED COMPLETENESS,
CERTIFICATE & AGREEMENT
APPROVAL

Tera Phillips
Superintendent
Normangee Independent School District
P.O. Box 219
Normangee, TX 77871

Re: Amendment Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Normangee Independent School District and CG Leon County LLC, Application 1703

Dear Superintendent Phillips:

This application (Application 1703) was originally submitted on February 17, 2022, to the Normangee Independent School District (school district) by CG Leon County LLC (applicant) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ On March 8, 2022, the Comptroller issued written notice that the applicant submitted a completed application; and later issued a certificate for a limitation on appraised value on May 11, 2022. The applicant and school district executed an agreement for a limitation on appraised value (agreement) on June 13, 2022.

On September 21, 2026, the Comptroller received an amendment to the agreement to reduce the number of qualified jobs from 2 to 1 and, subsequently, determined that it includes the information necessary to be determined as complete. This presents the Comptroller's review of that amendment per Section 10.2 of the agreement 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)

The information provided by the applicant related to eligibility has not changed and therefore, 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.

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

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

Based on the amended information provided by the applicant, 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.

Determination required by 313.026(c)(2)

The Comptroller previously 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.

Based on these determinations, the Comptroller approves changes to the certificate for a limitation on appraised value for the amendment.

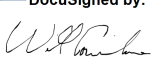
The Comptroller's review of the amended application and amended agreement assumes the accuracy and completeness of the statements in the amendment. If the amendment is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) and all amendments, 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 approval is no longer valid if the information presented in the amendment changes, or the amended limitation agreement does not conform to the amended application. Additionally, this approval is contingent on the school district approving and executing the amendment to the agreement by **December 31, 2026**.

This office has also been provided with the Amended Agreement for Limitation on Appraised Value. As requested, the amendment to 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 Desiree Caufield, Manager, Economic Development, by email at desiree.caufield@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-8597, or at 512-936-8597.

Sincerely,

DocuSigned by:

8FDFC70F5753487...
Will Counihan
Director

Economic Development and Community Investment Division

cc: Fred Stormer, Underwood Law Firm
Steven Davidson, Repsol Renewables North America, Inc.
Kristin Weaver, Repsol Renewables North America, Inc.
Troy Reed, Ernst & Young

Amended Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of CG Leon County LLC (project) applying to Normangee 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 CG Leon County LLC.

	Original	Amendment No. 1
Applicant	CG Leon County LLC	CG Leon County LLC
Tax Code, 313.024 Eligibility Category	Renewable Energy – Solar	Renewable Energy – Solar
School District	Normangee ISD	Normangee ISD
2020-2021 Average Daily Attendance	546	546
County	Leon	Leon
Proposed Total Investment in District	\$160,000,000	\$160,000,000
Proposed Qualified Investment	\$160,000,000	\$160,000,000
Limitation Amount	\$15,000,000	\$15,000,000
Qualifying Time Period (Full Years)	2023-2024	2023-2024
Number of new qualifying jobs committed to by applicant	2*	1*
Number of new non-qualifying jobs estimated by applicant	0	0
Average weekly wage of qualifying jobs committed to by applicant	\$810	\$810
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$810	\$810
Minimum annual wage committed to by applicant for qualified jobs	\$42,115	\$42,115
Minimum weekly wage required for non-qualifying jobs	\$1,119.75	\$1,119.75
Minimum annual wage required for non-qualifying jobs	\$58,227	\$58,227
Investment per Qualifying Job	\$80,000,000	\$160,000,000
Estimated M&O levy without any limit (15 years)	\$11,118,548	\$11,118,548
Estimated M&O levy with Limitation (15 years)	\$2,995,840	\$2,995,840
Estimated gross M&O tax benefit (15 years)	\$8,122,708	\$8,122,708

* 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 CG Leon County LLC (modeled).

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2023	200	435	635	\$10,000,000	\$35,900,000	\$45,900,000
2024	2	353	355	\$84,229	\$29,705,771	\$29,790,000
2025	2	21	23	\$84,229	\$6,145,771	\$6,230,000
2026	2	(0)	2	\$84,229	\$3,455,771	\$3,540,000
2027	1	(9)	-8	\$42,115	\$1,907,885	\$1,950,000
2028	1	(13)	-12	\$42,115	\$1,177,885	\$1,220,000
2029	1	(21)	-20	\$42,115	\$197,885	\$240,000
2030	1	(15)	-14	\$42,115	-\$772,115	-\$730,000
2031	1	(13)	-12	\$42,115	-\$772,115	-\$730,000
2032	1	(9)	-8	\$42,115	-\$772,115	-\$730,000
2033	1	(9)	-8	\$42,115	-\$532,115	-\$490,000
2034	1	(7)	-6	\$42,115	-\$772,115	-\$730,000
2035	1	(3)	-2	\$42,115	-\$772,115	-\$730,000
2036	1	(1)	0	\$42,115	-\$1,022,115	-\$980,000
2037	1	(1)	0	\$42,115	-\$532,115	-\$490,000
2038	1	(3)	-2	\$42,115	-\$532,115	-\$490,000
2039	1	1	2	\$42,115	-\$532,115	-\$490,000

Source: CPA REMI, CG Leon County LLC

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.