POWELL LAW GROUP LLP
Austin
Houston
Dallas
Waco
Tyler
Corpus Christi

May 13, 2022

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

Re: Application for Appraised Value Limitation on Qualified Property from Misae Solar IV LLC to Oakwood Independent School District

Start of Qualifying Time Period: *01/01/2024*
Start of Value Limitation Period: *01/01/2026*

Dear Local Government Assistance and Economic Analysis Division:

The Board of Trustees of the Oakwood Independent School District (the "District") accepted the enclosed Application for Appraised Value Limitation on Qualified Property (the "Application") at a duly called meeting held on May 11, 2022. The Application was determined to be complete by the District on May 13, 2022.

The Applicant, Misae Solar IV LLC, is proposing to construct a solar electric generating facility in Leon County, Texas. The Board of Trustees believes this project will be beneficial to the District and looks forward to your review and certification of this Application.

An electronic copy of the Application is being provided to the Leon County Appraisal District by copy of this correspondence.

Thank you so much for your kind consideration to the foregoing.

Respectfully submitted,

Rick L. Lambert

RLL;sl

cc: *Via Electronic Mail:* leoncentral@windstream.net
Mr. Jeff Beshears, Chief Appraiser, Leon County Appraisal District

Via Electronic Mail: rholden@oakwoodisd.com
Mr. Russell Holden, Superintendent of Schools, Oakwood ISD

Via Electronic Mail: *miguel.oneto@misaesolar.com*
Dr. Miguel Oneto, Manager, Misae Solar IV LLC

Via Electronic Mail: *philip@dehartpllc.com*
Mr. Philip DeHart, Attorney, DeHart, PLLC

Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

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

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

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

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

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

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

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

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

SECTION 1: School District Information

1. Authorized School District Representative

May 11, 2022
Date Application Received by District

Russell	Holden
First Name	Last Name

Superintendent
Title

Oakwood Independent School District
School District Name

631 Holly Street
Street Address

631 Holly Street
Mailing Address

Oakwood	Texas	75855
City	State	ZIP

(903) 545-2600	(903) 545-2310
Phone Number	Fax Number
N/A	rholden@oakwoodisd.net
Mobile Number (optional)	Email Address

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

SECTION 1: School District Information *(continued)*

3. Authorized School District Consultant *(If Applicable)*

Shelly	Leung
First Name	Last Name

Director of Economic Development
Title

Powell Law Group, LLP
Firm Name

(512) 494-1177	N/A
Phone Number	Fax Number
N/A	sleung@plg-law.com
Mobile Number *(optional)*	Email Address

4. On what date did the district determine this application complete? . . . . May 13, 2022

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

Miguel	Oneto
First Name	Last Name
Manager	Misae Solar IV LLC
Title	Organization

3824 Cedar Springs Road, #801-2245
Street Address

3824 Cedar Springs Road, #801-2245
Mailing Address

Dallas	Texas	75219
City	State	ZIP

(956) 534-2245	(888) 557-6285
Phone Number	Fax Number
N/A	miguel.oneto@misaesolar.com
Mobile Number *(optional)*	Business Email Address

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

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

N/A	N/A
First Name	Last Name
N/A	N/A
Title	Organization

N/A
Street Address

N/A
Mailing Address

N/A	N/A	N/A
City	State	ZIP

N/A	N/A
Phone Number	Fax Number
N/A	N/A
Mobile Number *(optional)*	Business Email Address

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

SECTION 2: Applicant Information *(continued)*

4. Authorized Company Consultant *(If Applicable)*

First Name: Philip
Last Name: DeHart
Title: Attorney
Firm Name: DeHart, PLLC
Phone Number: (979) 324-1121
Fax Number: (866) 304-5648
Business Email Address: philip@dehartpllc.com

SECTION 3: Fees and Payments

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

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

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

Payment Amount: $ 75,000.00
Transaction Type: Wire Transfer
Payor: Oakwood ISD
Payee: Misae Solar IV LLC
Date transaction was processed: 05/09/2022

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

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

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Misae Solar IV LLC
2. Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 32082043905
3. Parent Company Name . . . . . N/A
4. Parent Company Tax ID . . . . . N/A
5. NAICS code 221114
6. Is the applicant a party to any other pending or active Chapter 313 agreements? . . . . . ☐ Yes ☑ No

   6a. If yes, please list application number, name of school district and year of agreement

   N/A

SECTION 5: Applicant Business Structure

1. Business Organization of Applicant *(corporation, limited liability corporation, etc)* Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? . . . . . ☐ Yes ☑ No

   2a. If yes, attach in **Tab 3** a copy of the most recently submitted Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

SECTION 5: Applicant Business Structure *(continued)*

2b. Texas Franchise Tax Reporting Entity Taxpayer Name
N/A

2c. Reporting Entity Taxpayer Number
N/A

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

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

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

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. If the project is an amendment or a reapplication please specify and provide details regarding the original project.
2. Check the project characteristics that apply to the proposed project:

☐ 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.

SECTION 9: Projected Timeline

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

1. Estimated school board ratification of final agreement: Q4 2022
2. Estimated commencement of construction: Q1 2024
3. Beginning of qualifying time period (MM/DD/YYYY): 01/01/2024
4. First year of limitation (YYYY): 2026

   4a. For the beginning of the limitation period, notate which **one of the following** will apply according to provision of 313.027(a-1)(2):

   ☐ A. January 1 following the application date ☑ B. January 1 following the end of QTP

   ☐ C. January 1 following the commencement of commercial operations

5. Commencement of commercial operations: Q4 2025

SECTION 10: The Property

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

M&O (ISD): Oakwood ISD; 0.9597; 100%
(Name, tax rate and percent of project)

I&S (ISD): Oakwood ISD; 0.1844; 100%
(Name, tax rate and percent of project)

County: Leon County; 0.443095; 100%
(Name, tax rate and percent of project)

City: N/A
(Name, tax rate and percent of project)

Hospital District: N/A
(Name, tax rate and percent of project)

Water District: N/A
(Name, tax rate and percent of project)

Other *(describe)*: NE Leon Co. ESD #4; 0.1000; 100%
(Name, tax rate and percent of project)

Other *(describe)*: N/A
(Name, tax rate and percent of project)

SECTION 10: The Property *(continued)*

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

County: N/A
(Incentive type, percentage, start and end year)

City: N/A
(Incentive type, percentage, start and end year)

Hospital District: N/A
(Incentive type, percentage, start and end year)

Water District: N/A
(Incentive type, percentage, start and end yeart)

Other *(describe)*: N/A
(Incentive type, percentage, start and end year)

Other *(describe)*: N/A
(Incentive type, percentage, start and end year)

6. Is the project located entirely within the ISD listed in Section 1? . . . . ☑ Yes ☐ No

   6a. If no, attach in **Tab 6** maps of the entire project (depicting all other relevant school districts) and additional information on the project scope and size. Please note that only the qualified property within the ISD listed in Section 1 is eligible for the limitation from this application. Please verify that all information in **Tabs 7** and **8**, Section 11, 12 and 13, and map project boundaries pertain to only the property within the ISD listed in Section 1.

7. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? . . . . ☐ Yes ☑ No

   7a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

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

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? . . . . . . $ 10,000,000.00

2. What is the amount of appraised value limitation for which you are applying? . . . . $ 20,000,000.00

   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. a specific and detailed description of the qualified investment you propose to make within the project boundary for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
   b. 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
   c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).

5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? . . . . ☑ Yes ☐ No

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

1. Attach a detailed description of the qualified property. [See §313.021(2)] The description must include:
   1a. 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**);
   1b. 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**);
   1c. a map or site plan of the proposed qualified property showing the location of the new buildings or new improvements inside the project area boundaries within a vicinity map that includes school district, county and reinvestment zone boundaries (**Tab 11**); and
   1d. Will any of the proposed qualified property be used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area? . . . . ☐ Yes ☑ No

   Note: Property used to renovate, refurbish, upgrade, maintain, modify, improve, or functionally replace existing buildings or existing improvements inside or outside the project area cannot be considered qualified property and will not be eligible for a limitation. See TAC §9.1051(16).

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

2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? . . . ☐ Yes ☑ No
   2a. If yes, attach complete documentation including:
      a. legal description of the land (**Tab 9**);
      b. 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**);
      c. owner (**Tab 9**);
      d. the current taxable value of the land, attach estimate if land is part of larger parcel (**Tab 9**); and
      e. 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:
      a. evidence that the area qualifies as an enterprise zone as defined by the Governor's Office (**Tab 16**);
      b. legal description of reinvestment zone (**Tab 16**);
      c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
      d. guidelines and criteria for creating the zone (**Tab 16**); and
      e. 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? July 1, 2022

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

1. In **Tab 10**, attach a specific and detailed description of all **existing property within the project boundary.** This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.

2. In **Tab 10**, attach a specific and detailed description of all **proposed new property within the project boundary that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (statement 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).

3. For the property not eligible to become qualified property within the project boundary in response to statements 1 and 2 of this section, provide the following supporting information in **Tab 10**:
   a. maps and/or detailed site plan;
   b. surveys;
   c. appraisal district values and parcel numbers;
   d. inventory lists;
   e. existing and proposed property lists;
   f. model and serial numbers of existing property; or
   g. other information of sufficient detail and description.

4. Total estimated market value of existing property within the project boundary (that property described in response to statement 1): . . . $ 47,250.00

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 statement 2): . . . $ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 1
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 0
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .... ☑ Yes ☐ No

   3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.

   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is .... $ 1,118.75

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is .... $ 2,671.08

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is .... $ 1,247.40

5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .... ☐ §313.021(5)(A) or ☑ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? .... $ 64,864.80
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? .... $ 67,000.00
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .... ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .... ☐ Yes ☑ No

   9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).

10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .... ☐ Yes ☑ No

    10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS	
	ATTACHMENT
1	Sections 1-16
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 boundary and project vicinity, including county and school district boundaries 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) Any existing property within the project area e) Any facilities owned or operated by the applicant having interconnections to the proposed project f) Location of project, and related nearby projects within vicinity map g) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size **Note:** 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 non-qualifying wage target and two possible qualifying job wage requirements with TWC documentation
14	Schedules A1, A2, B, and C 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 an 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
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative *(applicant)*

<u>Tab</u>
<u>2</u>

Proof of Payment of Application Fee

See Attached.

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

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

<u>Tab</u>
<u>3</u>

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

Not Applicable.

Tab
4

Detailed description of the project

Misae Solar IV LLC proposes to develop a new, transmission-grade, grid-connected, solar photovoltaic (PV) electric generation facility, which will be located entirely (100%) within the territorial limits of Leon County and within the Oakwood Independent School District. Misae Solar IV LLC will construct and operate the facility on roughly 1,200 acres that have been leased from a local landowner. The proposed project will have a total estimated nameplate capacity of 218.4 megawatts (MW) alternating current (AC), all of which will be located within Oakwood ISD. The project will include (but is not limited to):

- Photovoltaic (PV) solar panels
- DC-to-AC inverters
- Medium and high-voltage electric cabling;
- Tracker system infrastructure, foundations, and controllers;
- Electric substation that will include a high-voltage transformer, switchgear, transmission equipment, and applicable telecommunications and SCADA equipment;
- High-voltage transmission line connecting the facility to the existing transmission infrastructure;
- Operations and maintenance (O&M) building including applicable computing and telecommunications equipment;
- Meteorological equipment to measure weather conditions;
- Security equipment and fencing; and
- Related equipment for the operation of the facility.

The project will consist of solar PV modules (connected as strings) that in turn are connected and mounted on rows of single axis trackers. The project also will include power inverters and transformers to convert DC power to AC electricity, as well as a variety of transmission lines and a substation for interconnecting and transmitting the electricity generated by the project to the surrounding transmission infrastructure. Misae Solar IV LLC anticipates construction beginning around March 2024. The construction period will last roughly one-and-a-half to two years.

Tab
5

Documentation to assist in determining if limitation is a determining factor

The applicant was formed by a landowner in Leon County with the intention of further developing the market viability of transmission-grade, solar electric generation in the Brazos Valley. The Applicant requires the proposed limitation on appraised value in order to be able to develop the proposed generation facility in Leon County, Texas. Specifically, absent the grant of the limitation on appraised value, the project economics simply fail to meet the target rate of return demanded by solar energy investors for facilities of this kind. Consequently, absent the grant of the limitation, the facility will not be constructed in Leon County.

The founder of the Applicant previously developed two of the first solar farms in the Panhandle region of Texas. The Applicant seeks to expand from its founder's prior work and create a large solar facility in the Brazos Valley.

Texas wholesale electricity prices can be significantly below national averages. Other states both have higher average clearing prices for electricity and offer (for example, in California) subsidies for renewable energy projects. As a result of the higher electricity prices and those subsidies, the potential for a solar electric generation project to meets its investors' desired returns is significantly higher in those states. At the same time as the potential margin is smaller in Texas, Texas imposes significant school and other property taxes. To meet investor returns for the proposed project in Leon County—given the low electricity prices (even, as a general matter, if via bilateral contract with an off-taker) and the lack of direct subsidies—the only option for the project to be viable is for the property tax burden significantly to be reduced. To be explicit, absent the grant of the requested limitation sought by Applicant, the property tax liabilities upon the project will result in returns that are deemed too low by project investors and financiers. Consequently, the Applicant will not be able to finance, to build, or to operate the facility in Leon County or in Texas—even with the existence of a signed off-take agreement (e.g., power purchase agreement)—due to the low clearing prices of energy in the state. Without the tax incentives requested, the Applicant will have no choice but to abandon the project in Leon County altogether and pursue investment options in other states. Please note: the statements in this paragraph are true regardless of whether the electricity is sold on the open market (e.g., through the ERCOT clearing system) or via bilateral agreement (e.g., a PPA).

Finally, in support of the answer Applicant gave to Question 2 of Section 8 of the Application, the Applicant stipulates that it has leased the land on which the Applicant intends to develop the project; is starting the process to enter into an Interconnection Agreement with the transmission service provider; has begun contracting for the provision of studies and reports relating to proposed development; and is preparing to negotiate tax abatement agreements with the tax districts listed in Section 10 of the Application. The Applicant has not yet entered into (or received any commitment as to) any tax abatement agreement.

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)

All (100%) of the project is located within the territorial limits of the Oakwood Independent School District and in Leon County, Texas.

<u>Tab</u>
<u>7</u>

Description of Qualified Investment

Misae Solar IV LLC proposes to develop a new, transmission-grade, grid-connected, solar photovoltaic (PV) electric generation facility, which will be located entirely (100%) within the territorial limits of Oakwood Independent School District. Misae Solar IV LLC will construct and operate the facility on roughly 1,200 acres that have been leased from a local landowner. The proposed project will have a total estimated nameplate capacity of 218.4 megawatts (MW) alternating current (AC), all of which will be located within Oakwood ISD. The project will include (but is not limited to):

- Photovoltaic (PV) solar panels
- DC-to-AC inverters
- Medium and high-voltage electric cabling;
- Tracker system infrastructure, foundations, and controllers;
- Electric substation that will include a high-voltage transformer, switchgear, transmission equipment, and applicable telecommunications and SCADA equipment;
- High-voltage transmission line connecting the facility to the existing transmission infrastructure;
- Operations and maintenance (O&M) building including applicable computing and telecommunications equipment;
- Meteorological equipment to measure weather conditions;
- Security equipment and fencing; and
- Related equipment for the operation of the facility.

All (100%) of the project is located within the territorial limits of Oakwood Independent School District and of Leon County, Texas.

Tab
8

Description of Qualified Property

The Qualified Investment describes Qualified Property exactly.

Misae Solar IV LLC proposes to develop a new, transmission-grade, grid-connected, solar photovoltaic (PV) electric generation facility, which will be located entirely (100%) within the territorial limits of Oakwood Independent School District. Misae Solar IV LLC will construct and operate the facility on roughly 1,200 acres that have been leased from a local landowner. The proposed project will have a total estimated nameplate capacity of 218.4 megawatts (MW) alternating current (AC), all of which will be located within Oakwood ISD. The project will include (but is not limited to):

- Photovoltaic (PV) solar panels
- DC-to-AC inverters
- Medium and high-voltage electric cabling;
- Tracker system infrastructure, foundations, and controllers;
- Electric substation that will include a high-voltage transformer, switchgear, transmission equipment, and applicable telecommunications and SCADA equipment;
- High-voltage transmission line connecting the facility to the existing transmission infrastructure;
- Operations and maintenance (O&M) building including applicable computing and telecommunications equipment;
- Meteorological equipment to measure weather conditions;
- Security equipment and fencing; and
- Related equipment for the operation of the facility.

All (100%) of the project is located within the territorial limits of Oakwood Independent School District and of Leon County, Texas.

<u>Tab</u>
<u>9</u>

Description of Land

In Leon County, Texas, the following tracts of land as more fully described in the attached survey:

1,199.864 acres located NE of Centerville, TX on F.M. 542 comprised of the following tracts in Leon County, Texas:

TRACT I: 488.228 ACRES of land, more or less, in the HENRY SMITH SURVEY, A-828, the H. H. HAZELTINE SURVEY, A-378, and the J. H. MITCHELL SURVEY, A-585, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "A".

TRACT II: 100.838 ACRES of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "B".

TRACT III: 27.422 ACRES of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "C".

TRACT IV: 73.416 ACRES of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "D".

TRACT V: 262.986 ACRES of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "E".

TRACT VI: 246.974 ACRES of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, in Leon County, Texas, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "F";

LESS SAVE AND EXCEPT FROM TRACT VI: 0.25 ACRE of land, more or less, in the JAMES C. ANDERSON SURVEY, A-40, as more fully described by metes and bounds in a copy of the survey field notes attached hereto as EXHIBIT "G".

[See attached.]

Tab
10

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

Existing Property Within the Project Boundary

There is a barn located on the land that is identified by Leon CAD as Property ID 618194, Account / Geo Number 00585-02400-00000-000000. The barn has an estimated value of $47,250 pursuant to the 2021 tax statement accessed on the Leon CAD website on May 7, 2022. Please see the attached tax statement as well as a separate valuation statement from Leon CAD for the barn.

[See Attached]

Proposed New Property That Will Not Become New Improvements

There is no new property that will not become new Improvements as defined by TAC 9.1051.

Property ID: 618194 Owner: CENTER RANCH LLC

Property ID:	618194
Property Legal Description:	RURAL AB 585 105.000 AC
Property Location:	
Survey / Sub Division Abstract:	J H MITCHELL AB 585

Account Number:	00585-02400-00000-000000
Deed Information:	
Volume:	1351
Page:	833
File Number:	352959
Deed Date:	2/18/2008
Block:	
Section / Lot:	

Owner Information:	CENTER RANCH LLC 3582 FM 811 CENTERVILLE TX 75833 2484
Previous Owner:	WELCH FINIS

Property Detail:

Property Exempt:	
Category / SPTB Code:	D1
Total Acres:	105.000
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag / Timber Value:	6,510
Land Market Value:	315,000
Improvement Value:	47,250

Jur Code	Jur Name	Total Market	Homestead	Total Exemption	Taxable
01	LEON COUNTY	362,250		0	53,760
34	OAKWOOD I.S.D.	362,250		0	53,760
66	N. E. LEON CO ESD #4	362,250		0	53,760

Property ID: 618194 Owner: CENTER RANCH LLC

Building Detail

Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	BARN	OPEN	2013	NO	16	90%	5,000	52,500	47,250

Total Building Value: $ 47,250

Property ID: 618194 Owner: CENTER RANCH LLC

Land Detail

Land Sequence 1

Acres:	105	Market Class:	RNP12	Market Value:	315,000
Land Method:	AC	Ag/Timber Class:	RNP12	Ag/Timber Value:	6,510
Land Homesiteable:	NO	Land Type:	NATP	Ag Code:	1D1
Front Foot:	N/A	Rear Foot:	N/A	Lot Depth:	N/A
Front Ft Avg:	N/A	Lot Depth %:	N/A	Land Square Ft:	N/A

Total Land Value: $ 315,000

Property ID: 618194 Owner: CENTER RANCH LLC

Previous Owner Information

Parcel ID	Seller	Buyer	Volume	Page	File Number	Deed Date
618194	WELCH FINIS	CENTER RANCH LLC	1351	833	352959	2/18/2008
618194	WELCH FINIS	WELCH FINIS	0	0		1/1/1900
618194	FINIS WELCH		785	872		1/1/1900

Building Information

New Property Search | Go To Previous Page

Parcel ID:	618194
Owner Name:	CENTER RANCH LLC
Account Number:	00585-02400-00000-000000
Situs Address:	

Building Sequence	Type	Class	Year Built	Homesite Value	Condition	Percent Good	Square Feet	Replacement Value	Total Value
1	BARN	OPEN	2013	NO	16	90%	5,000	52,500	47,250

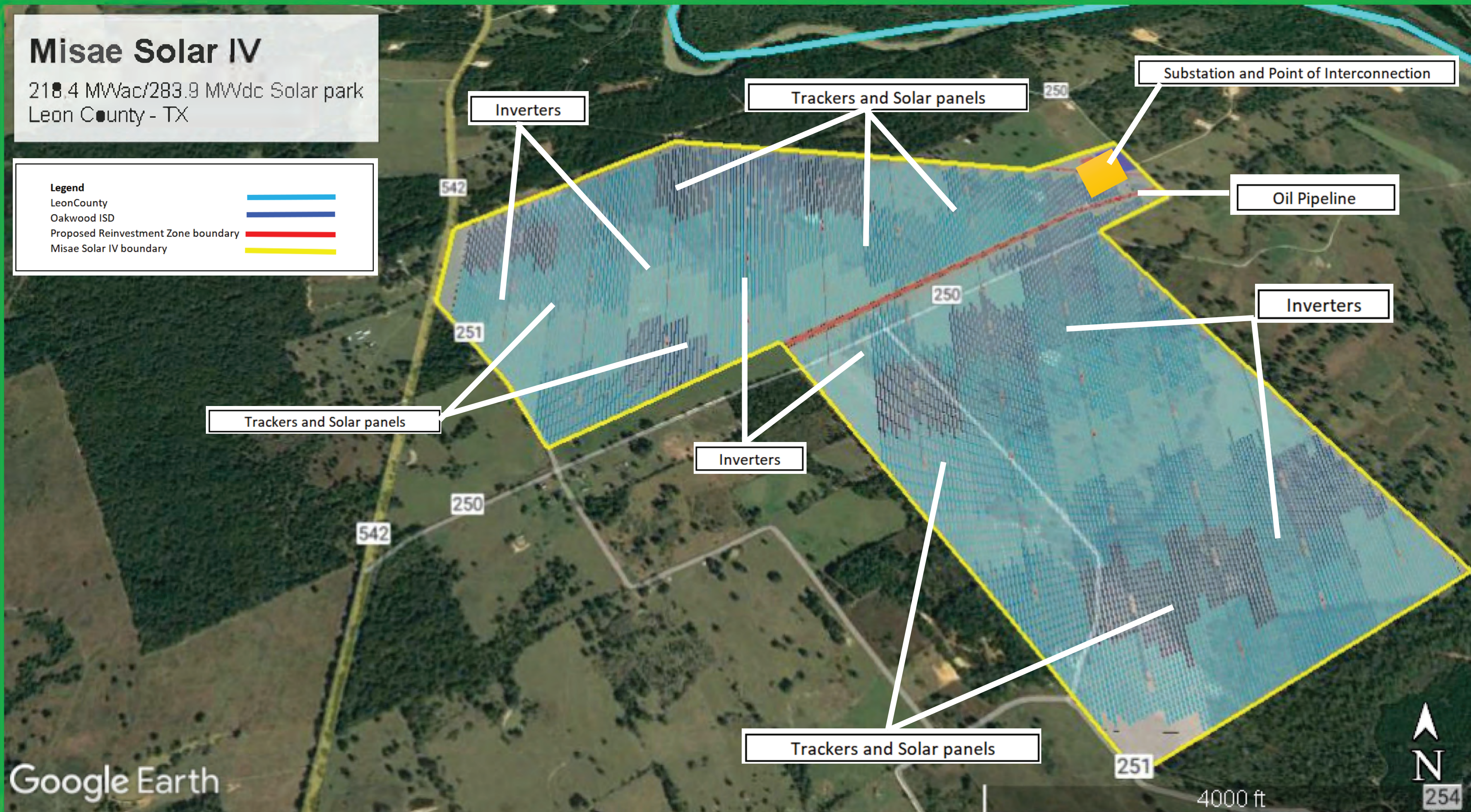
Total Building Value: $ 47,250

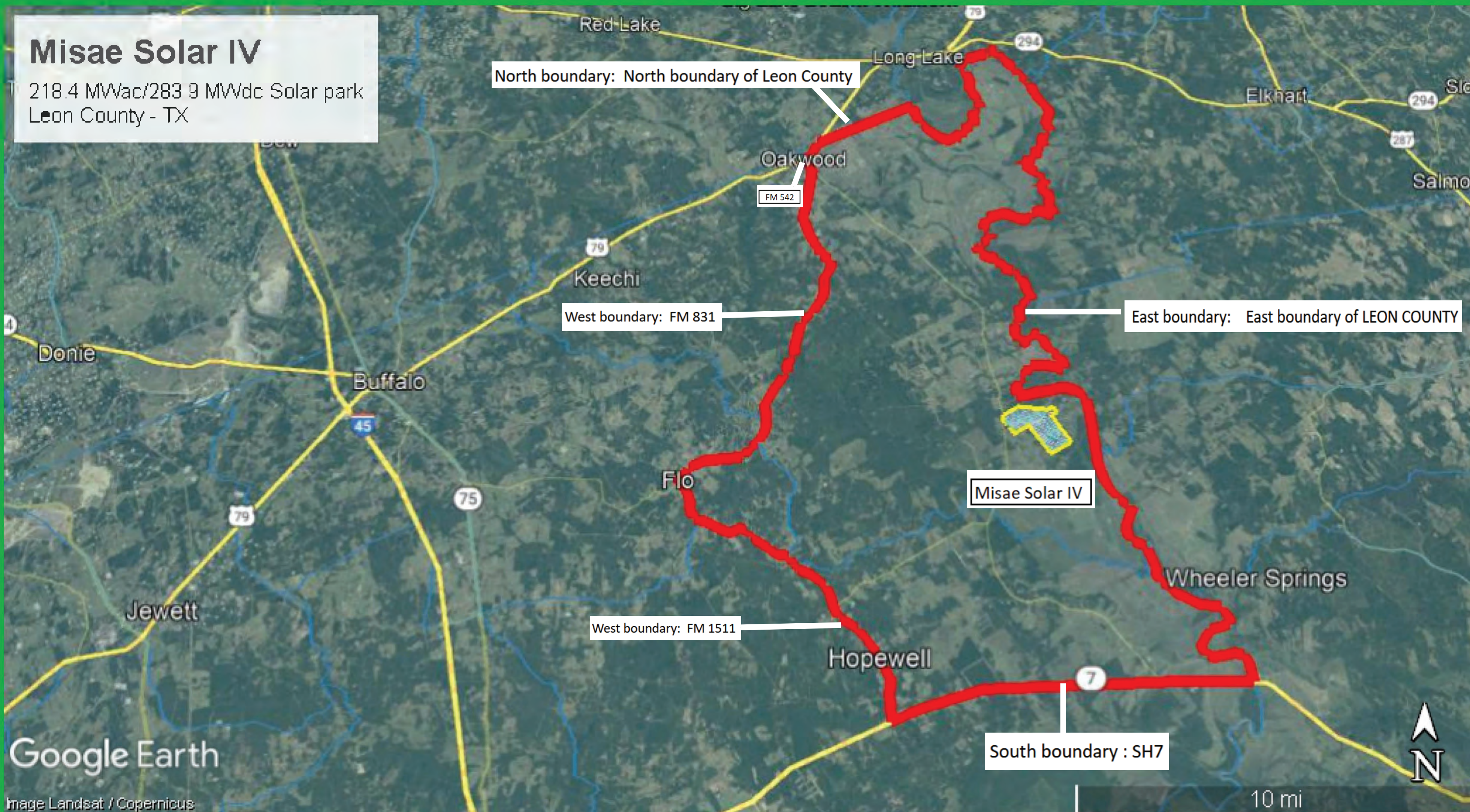
New Property Search | Go To Previous Page

Tab
11

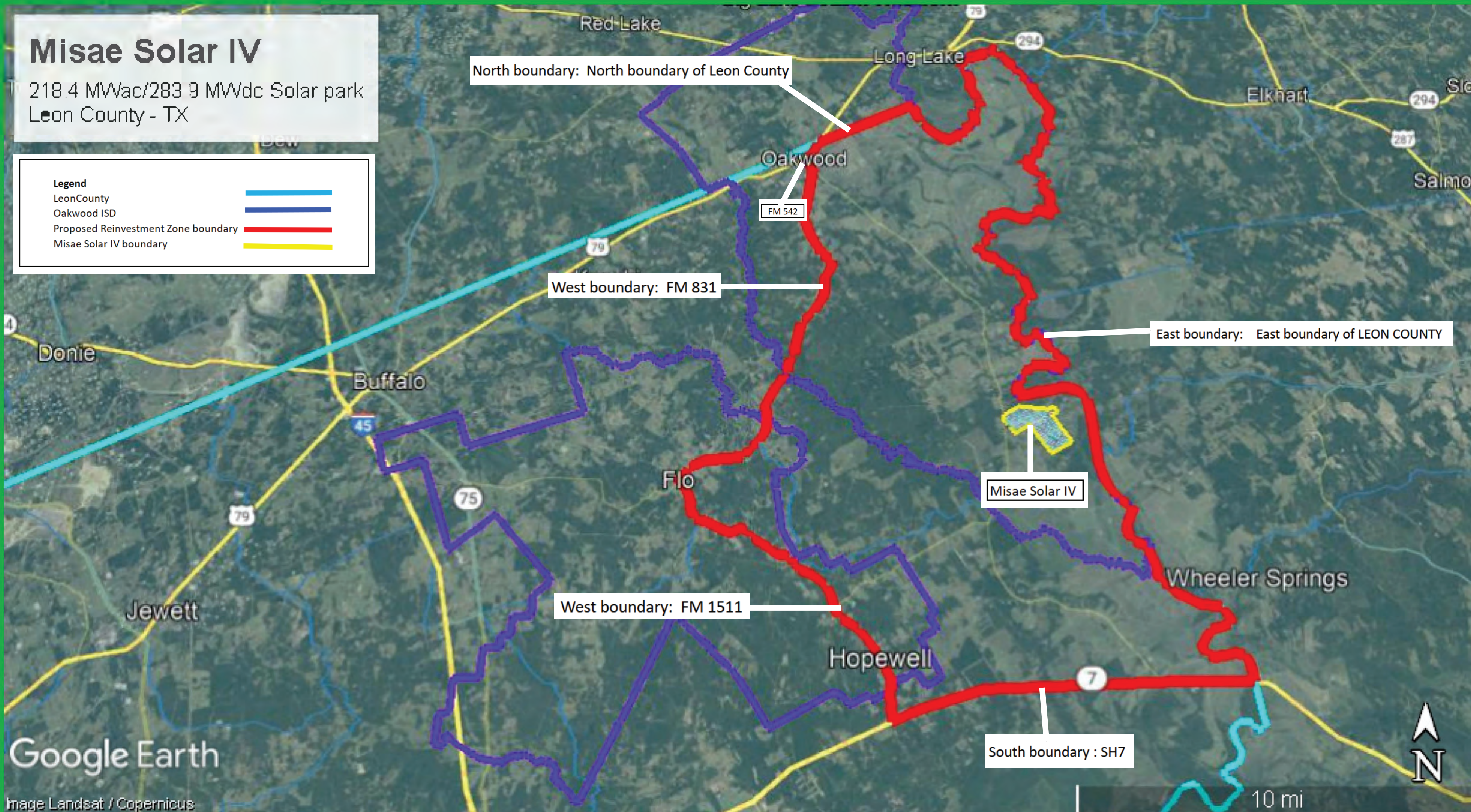
Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal property [. . .] c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

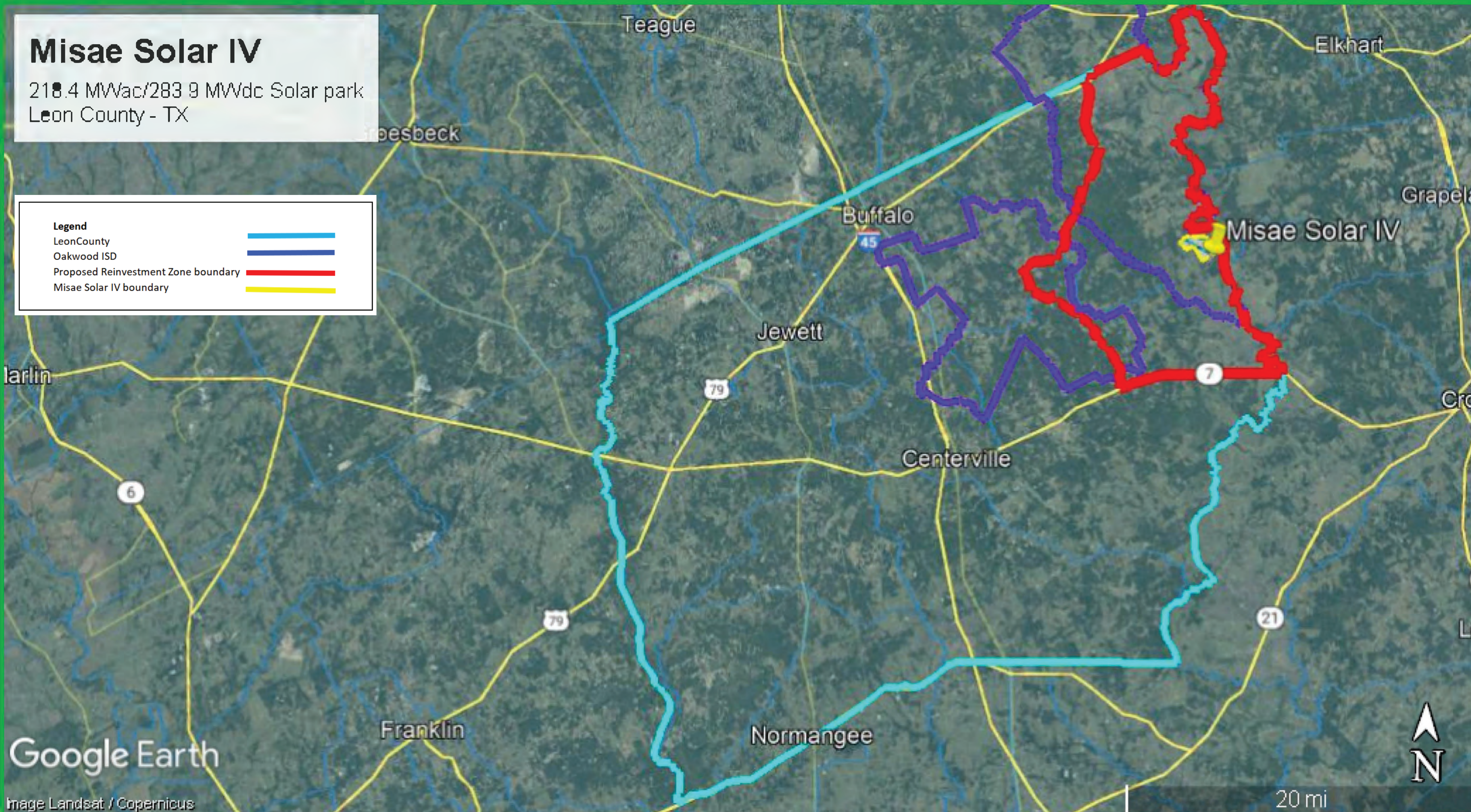
Please see the attached maps.


Misae Solar IV
218.4 MWac/283.9 MWdc Solar park
Leon County - TX
Legend
LeonCounty
Oakwood ISD
Proposed Reinvestment Zone boundary
Misae Solar IV boundary
Inverters
Trackers and Solar panels
Substation and Point of Interconnection
Oil Pipeline
Inverters
Trackers and Solar panels
Inverters
Trackers and Solar panels
542
251
250
254
N
4000 ft
Google Earth

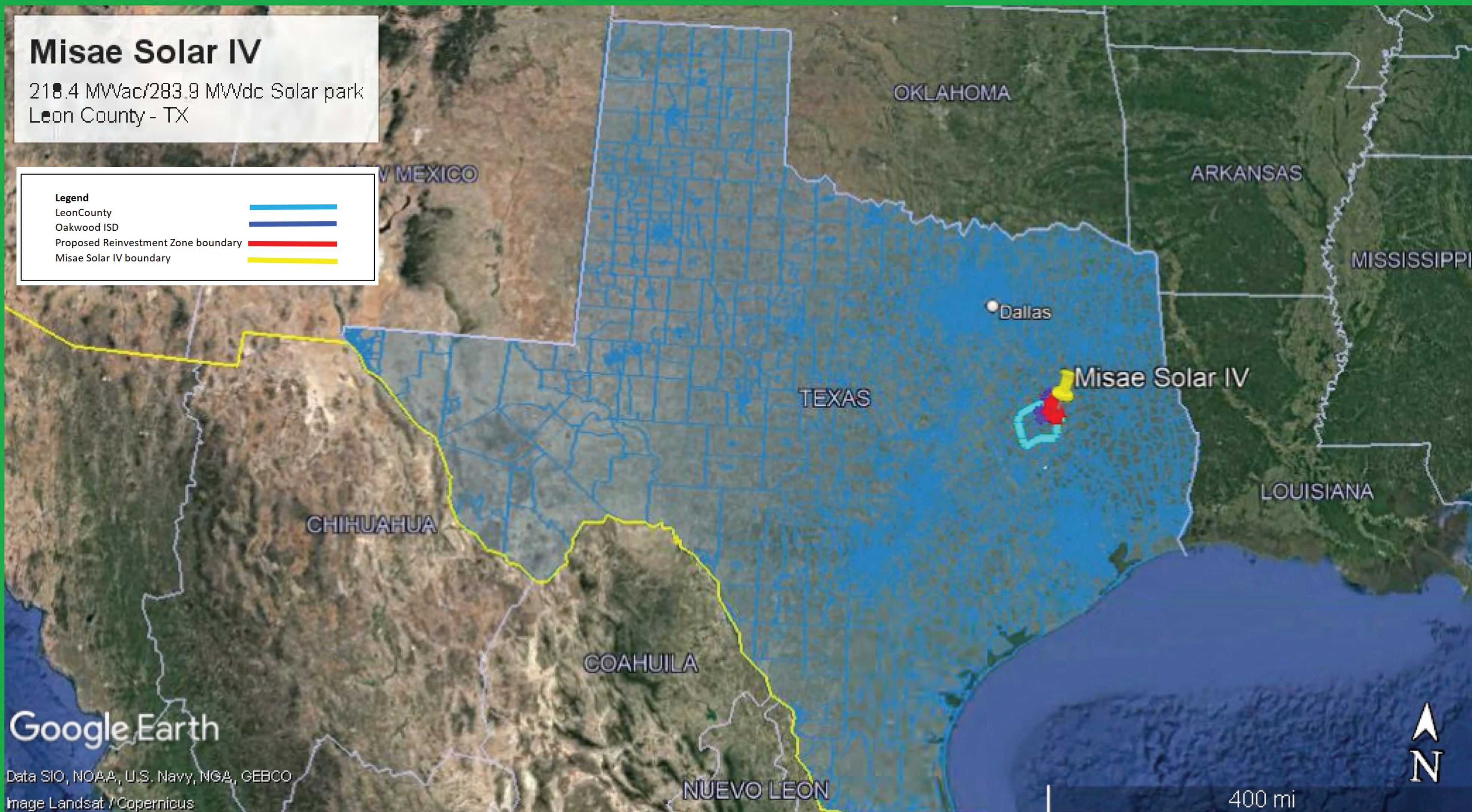


Misae Solar IV
218.4 MWac/283.9 MWdc Solar park
Leon County - TX
North boundary: North boundary of Leon County
East boundary: East boundary of LEON COUNTY
West boundary: FM 831
West boundary: FM 1511
South boundary : SH7
Misae Solar IV
FM 542
Red Lake
Long Lake
Oakwood
Keechi
Elkhart
Salmon
Donie
Buffalo
Flo
Jewett
Hopewell
Wheeler Springs
10 mi
N
Google Earth
Image Landsat / Copernicus


Misae Solar IV
218.4 MWac/283.9 MWdc Solar park
Leon County - TX
Legend
LeonCounty
Oakwood ISD
Proposed Reinvestment Zone boundary
Misae Solar IV boundary
North boundary: North boundary of Leon County
West boundary: FM 831
West boundary: FM 1511
East boundary: East boundary of LEON COUNTY
South boundary : SH7
Misae Solar IV
FM 542
Red Lake
Long Lake
Elkhart
Salmon
Oakwood
Donie
Buffalo
Flo
Jewett
Hopewell
Wheeler Springs
10 mi
N
Google Earth
Image Landsat / Copernicus



Misae Solar IV
218.4 MWac/283.9 MWdc Solar park
Leon County - TX
Legend
LeonCounty
Oakwood ISD
Proposed Reinvestment Zone boundary
Misae Solar IV boundary
Teague
Elkhart
Grapela
Misae Solar IV
Buffalo
45
Jewett
79
7
Centerville
21
Normangee
Franklin
6
Google Earth
Image Landsat / Copernicus
N
20 mi


Misae Solar IV
218.4 MWac/283.9 MWdc Solar park
Leon County - TX
Legend
LeonCounty
Oakwood ISD
Proposed Reinvestment Zone boundary
Misae Solar IV boundary
OKLAHOMA
ARKANSAS
MISSISSIPPI
LOUISIANA
TEXAS
Dallas
Misae Solar IV
CHIHUAHUA
COAHUILA
NUEVO LEON
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image Landsat / Copernicus
N
400 mi

<u>Tab</u>
<u>12</u>

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

See attached letter.

May 10, 2022

Russell Holden, Superintendent
Oakwood Independent School District
631 Holly Street
Oakwood, Texas 75855

Re: *Chapter 313 Job Waiver Request*

Dear Mr. Holden:

Misae Solar IV LLC ("Misae IV"), pursuant to Texas Tax Code 313.025(f-1) hereby requests that Oakwood Independent School District waive the minimum new job creation requirement as otherwise required pursuant to Texas Tax Code 313.021(2)(A)(iv)(b) or 313.051(b) for limitations on appraised value under Chapter 313.

Large, transmission-grade solar generation facilities like the one contemplated by Misae IV generally require a rough average of three hundred (300) direct jobs during the one and one-half year construction phase of the project. However, once construction is complete and commercial operations commence, Misae IV only needs a very limited number of highly skilled technicians to maintain and operate the facility. Misae IV has committed to creating no less than one (1) FTE year-round jobs, which job will provide preventative and corrective operations and maintenance of the improvements upon commercial operation of (and for the commercial life of) the solar facility.

The waiver requested herein is in keeping with general industry practice as the number of jobs being created for a solar electrical generation facility of comparable size and complexity. In support of this request, I respectfully reference the various, previously-filed Chapter 313 limitation agreements between other Texas school districts and other solar developers over the last several years. Please let me know if you have any questions or concerns or if you would like to discuss further.

Sincerely,

Miguel Oneto, Manager
Misae Solar IV LLC

Tab
13

Calculation of three possible wage requirements with TWC documentation

AVERAGE WEEKLY WAGES FOR ALL JOBS / ALL INDUSTRIES
IN LEON COUNTY
FOUR MOST RECENT QUARTERS

COUNTY	YEAR	QUARTER	AVG. WEEKLY WAGE
Leon	2021	Q3	$1,172
Leon	2021	Q2	$1,133
Leon	2021	Q1	$1,065
Leon	2020	Q4	$1,105
		SUM:	$4,475
		CALCULATION:	$4,475/4 = **$1,118.75 x 1.1 = $1,230.63**

AVERAGE WEEKLY WAGES FOR MANUFACTURING JOBS
IN LEON COUNTY
FOUR MOST RECENT QUARTERS

COUNTY	YEAR	QUARTER	AVG. WEEKLY WAGE
Leon	2021	Q3	$2,489
Leon	2021	Q2	$2,680
Leon	2021	Q1	$2,453
Leon	2020	Q4	$2,091
		SUM:	$9,713
		CALCULATION:	$9,713/4 = **$2,428.25 x 1.1 = $2,671.08**

AVERAGE WEEKLY WAGES FOR MANUFACTURING JOBS
IN BRAZOS VALLEY COUNCIL OF GOVERNMENTS (WDA)

REGION	YEAR	QUARTER	AVG. WEEKLY WAGE
Brazos Valley	2021	Q3	$1,150
Brazos Valley	2021	Q2	$1,132
Brazos Valley	2021	Q1	$1,075
Brazos Valley	2020	Q4	$1,179
		SUM:	$4,536
		CALCULATION:	$4,536/4 = **$1,134.00 x 1.1** = **$1,247.40**

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	03	Leon	Total All	10	Total, All Industries	1,172
2021	02	Leon	Total All	10	Total, All Industries	1,133
2021	01	Leon	Total All	10	Total, All Industries	1,065

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Leon	Total All	10	Total, All Industries	1,105

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	03	Leon	Private	1013	Manufacturing	2,489
2021	03	Leon	Private	31-33	Manufacturing	2,489
2021	02	Leon	Private	1013	Manufacturing	2,680
2021	02	Leon	Private	31-33	Manufacturing	2,680
2021	01	Leon	Private	1013	Manufacturing	2,453
2021	01	Leon	Private	31-33	Manufacturing	2,453

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Leon	Private	1013	Manufacturing	2,091
2020	04	Leon	Private	31-33	Manufacturing	2,091

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	03	Brazos Valley	Private	1013	Manufacturing	1,150
2021	03	Brazos Valley	Private	31-33	Manufacturing	1,150
2021	02	Brazos Valley	Private	1013	Manufacturing	1,132
2021	02	Brazos Valley	Private	31-33	Manufacturing	1,132
2021	01	Brazos Valley	Private	1013	Manufacturing	1,075
2021	01	Brazos Valley	Private	31-33	Manufacturing	1,075

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

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

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2020	04	Brazos Valley	Private	1013	Manufacturing	1,179
2020	04	Brazos Valley	Private	31-33	Manufacturing	1,179

Tab
14

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

Please see the attached Schedules A1, A2, B, C, and D.

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

Date 5/7/2022
Applicant Name MISAE Solar IV LLC
ISD Name Oakwood ISD

Form 50-296A
Revised October 2020

				Column A	Column B	Column C	Column D	Column E
				PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.)				
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year below) YYYY	New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	**Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2023	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$0	$0	$0		$0
	QTP1	2024-2025	2024	$48,199,600	$0	$0		$48,199,600
	QTP2	2025-2026	2025	$192,398,400	$400,000	$0		$192,798,400
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$240,598,000	$400,000	$0	$0	$240,998,000
						Enter amounts from TOTAL row above in Schedule A2		
Total Qualified Investment (sum of green cells)				$240,998,000				

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.
Only tangible personal property that is specifically described in the application can become qualified property.
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.
Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.
Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.
Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

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

Date 5/7/2022

Applicant Name MISAE Solar IV LLC

ISD Name Oakwood ISD

Form 50-296A

Revised October 2020

				PROPERTY INVESTMENT AMOUNTS				
				(Estimated Investment in each year. Do not put cumulative totals.)				
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property [SEE NOTE]	**Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		$240,598,000	$400,000			$240,998,000
	QTP1	2024-2025	2024					$0
	QTP2	2025-2026	2025					$0
Value limitation period***	1	2026-2027	2026					$0
	2	2027-2028	2027					$0
	3	2028-2029	2028					$0
	4	2029-2030	2029					$0
	5	2030-2031	2030					$0
	6	2031-2032	2031					$0
	7	2032-2033	2032					$0
	8	2033-2034	2033					$0
	9	2034-2035	2034					$0
	10	2035-2036	2035					$0
Total Investment made through limitation				$240,598,000	$400,000			$240,998,000
Continue to maintain viable presence	11	2036-2037	2036					
	12	2037-2038	2037					
	13	2038-2039	2038					
	14	2039-2040	2039					
	15	2040-2041	2040					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2041-2042	2041					
	17	2042-2043	2042					
	18	2043-2044	2043					
	19	2044-2045	2044					
	20	2045-2046	2045					
	21	2046-2047	2046					
	22	2047-2048	2047					
	23	2048-2049	2048					
	24	2049-2050	2049					
	25	2050-2051	2050					

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

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

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

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

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

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

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

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

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

Date 5/7/2022
Applicant Name MISAE Solar IV LLC
ISD Name Oakwood ISD

Form 50-296A
Revised October 2020

					Qualified Property			Estimated Taxable Value	
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2022-2023	2022	0	$0	$0	$0	$0	$0
	0	2023-2024	2023	0	$0	$0	$0	$0	$0
	0	2024-2025	2024	0	$0	$0	$0	$0	$0
	0	2025-2026	2025	0	$0	$48,199,600	$48,199,600	$48,199,600	$48,199,600
Value Limitation Period	1	2026-2027	2026	0	$400,000	$240,598,000	$240,998,000	$240,998,000	$20,000,000
	2	2027-2028	2027	0	$389,744	$221,350,160	$221,739,904	$221,739,904	$20,000,000
	3	2028-2029	2028	0	$379,487	$202,102,320	$202,481,807	$202,481,807	$20,000,000
	4	2029-2030	2029	0	$369,231	$182,854,480	$183,223,711	$183,223,711	$20,000,000
	5	2030-2031	2030	0	$358,974	$163,606,640	$163,965,614	$163,965,614	$20,000,000
	6	2031-2032	2031	0	$348,718	$144,358,800	$144,707,518	$144,707,518	$20,000,000
	7	2032-2033	2032	0	$338,462	$125,110,960	$125,449,422	$125,449,422	$20,000,000
	8	2033-2034	2033	0	$328,205	$105,863,120	$106,191,325	$106,191,325	$20,000,000
	9	2034-2035	2034	0	$317,949	$86,615,280	$86,933,229	$86,933,229	$20,000,000
	10	2035-2036	2035	0	$307,692	$67,367,440	$67,675,132	$67,675,132	$20,000,000
Continue to maintain viable presence	11	2036-2037	2036	0	$297,436	$48,119,600	$48,417,036	$48,417,036	$48,417,036
	12	2037-2038	2037	0	$287,179	$48,119,600	$48,406,779	$48,406,779	$48,406,779
	13	2038-2039	2038	0	$276,923	$48,119,600	$48,396,523	$48,396,523	$48,396,523
	14	2039-2040	2039	0	$266,667	$48,119,600	$48,386,267	$48,386,267	$48,386,267
	15	2040-2041	2040	0	$256,410	$48,119,600	$48,376,010	$48,376,010	$48,376,010
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2041-2042	2041	0	$246,154	$48,119,600	$48,365,754	$48,365,754	$48,365,754
	17	2042-2043	2042	0	$235,897	$48,119,600	$48,355,497	$48,355,497	$48,355,497
	18	2043-2044	2043	0	$225,641	$48,119,600	$48,345,241	$48,345,241	$48,345,241
	19	2044-2045	2044	0	$215,385	$48,119,600	$48,334,985	$48,334,985	$48,334,985
	20	2045-2046	2045	0	$205,128	$48,119,600	$48,324,728	$48,324,728	$48,324,728
	21	2046-2047	2046	0	$194,872	$48,119,600	$48,314,472	$48,314,472	$48,314,472
	22	2047-2048	2047	0	$184,615	$48,119,600	$48,304,215	$48,304,215	$48,304,215
	23	2048-2049	2048	0	$174,359	$48,119,600	$48,293,959	$48,293,959	$48,293,959
	24	2049-2050	2049	0	$164,103	$48,119,600	$48,283,703	$48,283,703	$48,283,703
	25	2050-2051	2050	0	$153,846	$48,119,600	$48,273,446	$48,273,446	$48,273,446

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 5/7/2022
Applicant Name MISAE Solar IV LLC
ISD Name Oakwood ISD

Form 50-296A
Revised October 2020

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2022-2023	2022	0	$0.00	0	0	0
		2023-2024	2023	0	$0.00	0	0	0
	0	2024-2025	2024	100 FTEs	$60,000.00	0	0	0
	0	2025-2026	2025	300 FTEs	$60,000.00	0	0	0
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2026-2027	2026	0	0	0	1 FTE	$67,000.00
	2	2027-2028	2027	0	0	0	1 FTE	$67,000.00
	3	2028-2029	2028	0	0	0	1 FTE	$67,000.00
	4	2029-2030	2029	0	0	0	1 FTE	$67,000.00
	5	2030-2031	2030	0	0	0	1 FTE	$67,000.00
	6	2031-2032	2031	0	0	0	1 FTE	$67,000.00
	7	2032-2033	2032	0	0	0	1 FTE	$67,000.00
	8	2033-2034	2033	0	0	0	1 FTE	$67,000.00
	9	2034-2035	2034	0	0	0	1 FTE	$67,000.00
	10	2035-2036	2035	0	0	0	1 FTE	$67,000.00
Years Following Value Limitation Period	11 through 25	2036-2051	2036-2050	0	0	0	1 FTE	$67,000.00

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

<u>Tab</u>
<u>15</u>

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

The Applicant is not submitting an Economic Impact Analysis.

Tab
16

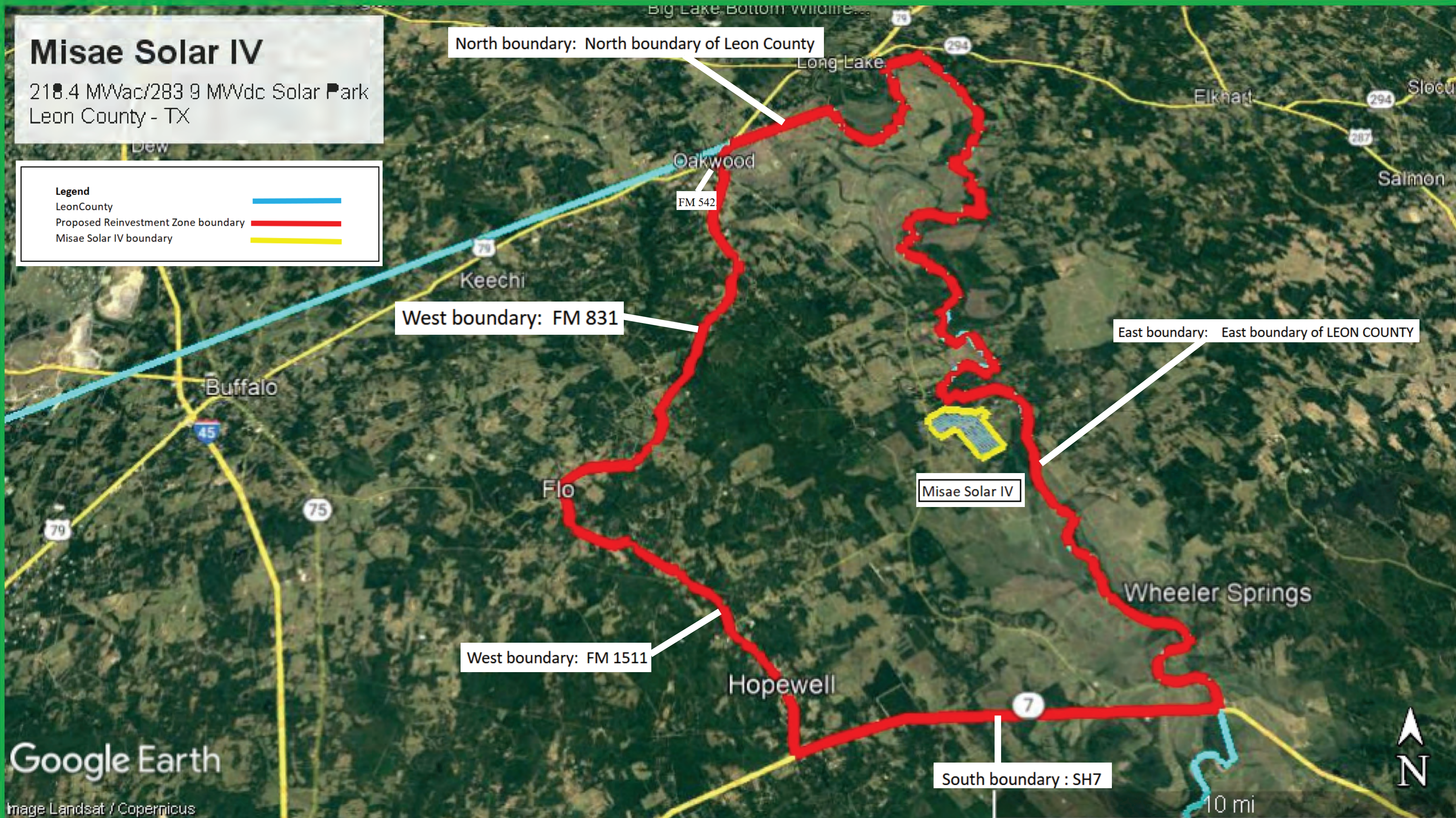
Description of Reinvestment or Enterprise Zone

Misae Solar IV LLC proposes the designation a reinvestment zone consisting of the following land:

> All of those certain tracts of land generally described as lying west of the eastern territorial limits of Leon County (where it borders both Anderson County, Texas, and Houston County, Texas); north of Texas State Highway 7; east of Farm to Market Road 542 as it goes south from Oakwood, Texas, until its intersection with Farm to Market Road 831, then east of Farm to Market Road 831 until its intersection with Farm to Market Road 1511, then east of Farm to Market Road 1511 until its intersection with State Highway 7; and south of the northern territorial limits of Leon County (where it borders both Freestone County and Anderson County).

All of the land on which Misae Solar IV LLC will construct the project is located within the aforementioned, proposed reinvestment zone. A map of the proposed reinvestment zone is attached hereafter.

[See attached.]


Misae Solar IV
218.4 MWac/283.9 MWdc Solar Park
Leon County - TX
Legend
LeonCounty
Proposed Reinvestment Zone boundary
Misae Solar IV boundary
North boundary: North boundary of Leon County
West boundary: FM 831
West boundary: FM 1511
East boundary: East boundary of LEON COUNTY
South boundary : SH7
FM 542
Misae Solar IV
Oakwood
Long Lake
Keechi
Buffalo
Flo
Hopewell
Wheeler Springs
Elkhart
Salmon
Slocum
Dew
10 mi
N
Google Earth
Image Landsat / Copernicus

Tab
17

Signature and Certification Page

See attached.

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

print here ▶

Print Name *(Authorized School District Representative)*

SUPERINTENDENT

Title

sign here ▶ RUSSELL HOLDEN

Signature *(Authorized School District Representative)*

5/11/22

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ▶ MIGUEL ONATO

Print Name *(Authorized Company Representative (Applicant))*

MANAGER

Title

sign here ▶

Signature *(Authorized Company Representative (Applicant))*

5/7/22

Date

Texas DL # 20654374

STEPHEN MOSSINI
Commission # GG 352744
Expires September 20, 2023
Bonded Thru Budget Notary Services

(Notary Seal)

GIVEN under my hand and seal of office this, the

7th day of May, 2022

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

My Commission expires: Sept 20 2023

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.

SECTION 16: Authorized Signatures and Applicant Certification

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

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

1. Authorized School District Representative Signature

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

print here ▶ [signature]
Print Name *(Authorized School District Representative)*

SUPERINTENDENT
Title

sign here ▶ RUSSELL HOLDEN
Signature *(Authorized School District Representative)*

5/11/22
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ▶ MIGUEL ONETO
Print Name *(Authorized Company Representative (Applicant))*

MANAGER
Title

sign here ▶ [signature]
Signature *(Authorized Company Representative (Applicant))*

5/7/22
Date

Texas DL # 20654374

STEPHEN MOSSINI
Commission # GG 352744
Expires September 20, 2023
Bonded Thru Budget Notary Services

(Notary Seal)

GIVEN under my hand and seal of office this, the

7th day of May, 2022

[signature]
Notary Public in and for the State ~~of Texas~~ Florida

My Commission expires: Sept 20 2023

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.