

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
County	Bastrop	0.35049	100
M&O (ISD)	Bastrop ISD	0.6669	100
I&S (ISD)	Bastrop ISD	0.401	100
Other	Bastrop County Emergency Services District #1	0.08488	100
Other	Bastrop County Emergency Services District #3	0.1	100
Other	Bastrop County Road	0.07821	100

Schedule B - Construction Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
1	2026	\$0	\$0	\$0	\$0
2	2027	\$1,019,571	\$186,353,500	\$187,373,071	\$1,019,571

Schedule B - Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
3	2028	\$1,019,571	\$332,081,600	\$333,101,171	\$167,060,371

4	2029	\$1,019,571	\$316,093,500	\$317,113,071	\$159,066,321
5	2030	\$1,019,571	\$300,895,660	\$301,915,231	\$151,467,401
6	2031	\$1,019,571	\$286,448,520	\$287,468,091	\$144,243,831
7	2032	\$1,019,571	\$272,714,725	\$273,734,296	\$137,376,934
8	2033	\$1,019,571	\$259,658,810	\$260,678,381	\$130,848,976
9	2034	\$1,019,571	\$247,247,025	\$248,266,596	\$124,643,084
10	2035	\$1,019,571	\$235,447,310	\$236,466,881	\$118,743,226
11	2036	\$1,019,571	\$224,229,115	\$225,248,686	\$113,134,129
12	2037	\$1,019,571	\$213,563,581	\$214,583,152	\$107,801,362

Schedule B - Post Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
13	2038	\$1,019,571	\$203,423,055	\$204,442,626	\$204,442,626
14	2039	\$1,019,571	\$193,781,490	\$194,801,061	\$194,801,061
15	2040	\$1,019,571	\$184,614,025	\$185,633,596	\$185,633,596
16	2041	\$1,019,571	\$175,897,212	\$176,916,783	\$176,916,783
17	2042	\$1,019,571	\$167,608,505	\$168,628,076	\$168,628,076

18	2043	\$1,019,571	\$159,726,550	\$160,746,121	\$160,746,121
19	2044	\$1,019,571	\$152,231,200	\$153,250,771	\$153,250,771

Wage Requirements

Wage NAICS Code	Indicate the NAICS level used
2211	County
Texas Workforce Commission Quarterly Census of Employment and Wages Area	
Bastrop	



TAB 2- Description of Project
Section 4: Project Information – Question 1

In Tab 2, provide a detailed description of the proposed project. Include a legal description of the real property on which the proposed project will be located and the address, if known.

MPH Bastrop Peakers, LLC is proposing to construct, operate, and maintain a 6 mile long 30 inch natural gas feedstock pipeline and a natural gas fired electrical peaker power generation facility capable of producing 1,170 MW of power. That power enter the Texas ERCOT grid when power consumption on the grid outpaces available power supply and additional electricity is needed by ERCOT. The entire project would be located in Bastrop ISD in Bastrop County. The power generation facility would be located at 125 Old Bastrop Road, Cedar Creek, Texas. The project would span two adjoining Texas Enterprise Zone blocks which are listed below.

Texas Enterprise Zone Block 48021950301

Texas Enterprise Zone Block 48021950303

MPH Bastrop Peakers, LLC Project Boundary Legal Description

The MPH Bastrop Peakers, LLC project boundary is comprised of two parcels with a total acreage of 45.395 acres. In addition there would be a 50 foot easement. The legal descriptions and maps for the two parcels are attached. The pipeline easement corridor has yet to be finalized but will consist of a 50 foot easement crossing Bastrop County Appraisal District parcels 55674, 107932 and 36495.

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 21.991 ACRE (957,918 SQUARE FEET) TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 53 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 120.000 ACRE TRACT OF LAND AS CONVEYED TO BASTROP ENERGY PARTNERS, L.P. BY WARRANTY DEED RECORDED IN VOLUME 1039, PAGE 754 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 21.991 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON ATTACHED SKETCH:

BEGINNING at a 5/8-inch iron rod with cap stamped “Wells TX 5499” found at the most easterly northeast corner of the above described Bastrop Energy Partners Tract, and at an interior corner of the remainder of a called 740.066 acre tract of land described as Tract 2 as conveyed to Carr Family Partnership, LTD. by Warranty Deed recorded in Volume 736, Page 233 of the Official Public Records of Bastrop County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the east line of said Bastrop Energy Partners Tract and the west line of the remainder of said Carr Family Tract 2, S 25°56'52" W a distance of 1,898.33 feet to a 5/8-inch iron rod with cap stamped “LJA Surveying” found at the southeast corner of said Bastrop Energy Partners Tract, and at an interior corner of the remainder of said Carr Family Tract 2, for the southeast corner of the herein described tract;

THENCE, with the south line of said Bastrop Energy Partners Tract and the north line of the remainder of said Carr Family Tract 2, N 62°28'19" W a distance of 1,195.57 feet to a 5/8-inch iron rod with cap stamped “Wells TX 5499” found on the east line of ELM RIDGE PHASE 1-B, a subdivision recorded in Cabinet 2, Page 301-A of the Plat Records of Bastrop County, Texas, at the most southerly southwest corner of said Bastrop Energy Partners Tract, and at an exterior corner of the remainder of said Carr Family Tract 2, for the southeast corner of the herein described tract;

THENCE, with a west line of said Bastrop Energy Partners Tract and the east line of said ELM RIDGE PHASE 1-B, N 27°15'16" E a distance of 100.08 feet to a 1/2-inch iron rod found at an exterior corner of said Bastrop Energy Partners Tract, and at the southwest corner of a called 28.941 acre tract of land as conveyed to the City of Austin by Warranty Deed recorded in Volume 707, Page 158 of the Official Public Records of Bastrop County, Texas, for an exterior corner of the herein described tract;

THENCE, leaving the east line of said ELM RIDGE PHASE 1-B, with a north line of said Bastrop Energy Partners Tract and the south line of said City of Austin Tract, S 62°26'41" E a distance of 1,094.17 feet to a 5/8-inch iron rod found at an interior corner of said Bastrop Energy Partners Tract, and at the southeast corner of said City of Austin Tract, for an interior corner of the herein described tract;

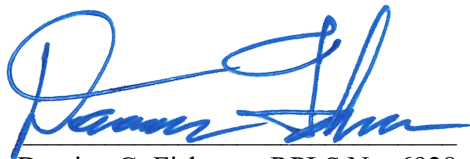
THENCE, with a west line of said Bastrop Energy Partners Tract and the east line of said City of Austin Tract, N 25°56'37" E a distance of 1,170.02 feet to a 5/8-inch iron rod found at an interior corner of said Bastrop Energy Partners Tract, and at the northeast corner of said City of Austin Tract, for an interior corner of the herein described tract;

THENCE, with a south line of said Bastrop Energy Partners Tract and the north line of said City of Austin Tract, N 62°25'32" W a distance of 1,060.02 feet to a 5/8-inch iron rod found at an interior corner of said Bastrop Energy Partners Tract, and at the northwest corner of said City of Austin Tract, for an exterior corner of the herein described tract;

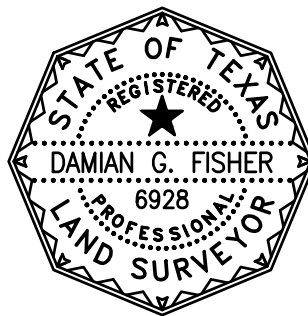
THENCE, over and across said Bastrop Energy Partners Tract, N 27°35'53" E a distance of 628.19 feet to a 5/8-inch iron rod with cap stamped "Wells TX 5499" found at an interior corner of said Bastrop Energy Partners Tract, and at an exterior corner of the remainder of said Carr Family Tract 2, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with cap stamped "JE Garon RPLS 4303" found on the west line of said Carr Family Tract 2, at the most northerly northeast corner of said Bastrop Energy Partners Tract, and at the southeast corner of the remainder of a called 951.10 acre tract of land as conveyed to Carr Family Partnership, LTD. by Warranty Deed recorded in Volume 956, Page 441 of the Official Public Records of Bastrop County, Texas, bears S 28°03'30" W a distance of 143.54 feet;

THENCE, with the north line of said Bastrop Energy Partners Tract and a south line of the remainder of said Carr Family Tract 2, S 62°26'37" E a distance of 1,141.12 feet to the **POINT OF BEGINNING** and containing 21.991 acres (957,918 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on October 3, 2025, and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. Distances shown hereon are in surface using a combined scale factor of 0.99997033.



Damian G. Fisher RPLS No. 6928
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106500



10/09/2025

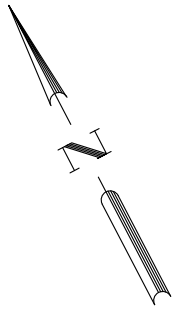
Date

Client: MPH Bastrop Peakers LLC
Date: October 9, 2025
Job No.: 15753-00

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

CARR FAMILY
PARTNERSHIP, LTD.
REMAINDER OF A
CALLED 951.10 ACRES
VOL. 956, PG. 441 O.P.R.B.C.

CARR FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 740.066 ACRES
(TRACT 2)
VOL. 736, PG. 233 O.P.R.B.C.



BASTROP ENERGY PARTNERS, L.P.
CALLED 120.00 ACRES
VOL. 1039, PG. 754 O.P.R.B.C.

JOSE ANTONIO
NAVARRO SURVEY
ABSTRACT NO. 33

13	12	11	10	BLOCK E		9	8	7	6	5	4	3	2	1
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HIGH POINT BOULEVARD

60' R.O.W.

ELM RIDGE
PHASE 1-B
CAB. 2, PG.
301-A P.R.B.C.

ELM RIDGE DRIVE

50' R.O.W.

39
38
37
36
35
34
33
32
31



1/2" "JE GARON RPLS 4303"

1/2"

(S 62°25'13" E 1,141.24')
S 62°26'37" E 1,141.12'

"WELLS TX 5499"

N 27°35'53" E 628.19'

21.991 ACRES

957,918 SQUARE FEET

A PORITON OF A CALLED 120.00 ACRES
BASTROP ENERGY PARTNERS, L.P.
VOL. 1039, PG. 754 O.P.R.B.C.

N 62°25'32" W 1,060.02'
(N 62°26'06" W 1,060.18')
[N 59°18'11" W 1,059.77']

CITY OF AUSTIN
CALLED 28.941 ACRES
VOL. 707, PG. 158 O.P.R.B.C.

[N 29°03'11" E 1,170.36']
[N 25°57'55" E 1,170.38']
N 25°56'37" E 1,170.02'

S 25°56'52" W 1,898.33'
(S 25°57'55" W 1,899.08')

[S 59°18'11" E 1,093.77']
(S 62°25'47" E 1,093.58')
S 62°26'41" E 1,094.17'

1/2"

1/2"

"WELLS TX 5499"

N 62°28'19" W 1,195.57'
(N 62°25'47" W 1,195.92')

"LJA SURVEYING"

CARR FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 740.066 ACRES
(TRACT 2)
VOL. 736, PG. 233 O.P.R.B.C.

SCALE: 1"=300'

SHEET 3

OF 4

BGE, Inc.

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Licensed Surveying Firm No. 10106500

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LEGEND

CAB.	CABINET
DOC.	DOCUMENT
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO FOR VOL. 1039, PG. 754 O.P.R.B.C.
[]	RECORD INFO FOR VOL. 707, PG. 158 O.P.R.B.C.
{ }	RECORD INFO FOR CAB. 2, PG 301-A P.R.B.C.
●	FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)

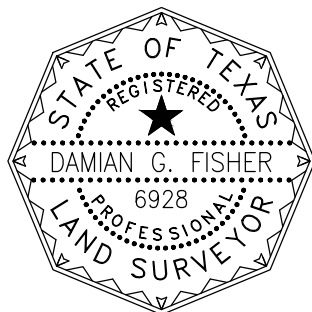
BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR = 0.99997033

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°15'16" E	100.08'
L2	N 28°03'30" E	143.54'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	(N 27°16'46" E)	(100.00')
	(N 30°24'32" E)	
L2	(N 27°41'45" E)	(143.05')

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on October 3, 2025 and is true and correct to the best of my knowledge.



[Signature]
 10/09/2025
 DAMIAN G. FISHER RPLS NO. 6928
 BGE, INC.
 101 WEST LOUIS HENNA BLVD., SUITE 400
 AUSTIN, TEXAS 78728
 TELEPHONE: (512) 879-0400



BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPELS Licensed Surveying Firm No. 10106500

SCALE: N.T.S.

SHEET 4

OF 4

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 23.404 ACRE (1,019,482 SQUARE FEET) TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 53 OF BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 120.000 ACRE TRACT OF LAND AS CONVEYED TO BASTROP ENERGY PARTNERS, L.P. BY WARRANTY DEED RECORDED IN VOLUME 1039, PAGE 754 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 23.404 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND SHOWN ON ATTACHED SKETCH:

BEGINNING at a 1/2-inch iron rod with cap stamped “JE Garon RPLS 4303” found on the west line of the remainder of a called 740.066 acre tract of land described as Tract 2 as conveyed to Carr Family Partnership, LTD. by Warranty Deed recorded in Volume 736, Page 233 of the Official Public Records of Bastrop County, Texas, at the most northerly northeast corner of the above described Bastrop Energy Partners Tract, and at the southeast corner of the remainder of a called 951.10 acre tract of land as conveyed to Carr Family Partnership, LTD. by Warranty Deed recorded in Volume 956, Page 441 of the Official Public Records of Bastrop County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with an east line of said Bastrop Energy Partners Tract and the west line of said Carr Family Tract 2, S 28°03'30" W a distance of 143.54 feet to a 5/8-inch iron rod with cap stamped “Wells TX 5499” found at an interior corner of said Bastrop Energy Partners Tract, and at an exterior corner of the remainder of said Carr Family Tract 2, for an angle point, from which a 5/8-inch iron rod with cap stamped “Wells TX 5499” found at the most easterly northeast corner of said Bastrop Energy Partners Tract, and at an interior corner of the remainder of said Carr Family Tract 2, bears S 62°26'37" E a distance of 1,141.12 feet;

THENCE, over and across said Bastrop Energy Partners Tract, S 27°35'53" W a distance of 628.19 feet to a 5/8-inch iron rod found at an interior corner of said Bastrop Energy Partners Tract, and at the northwest corner of a called 28.941 acre tract of land as conveyed to the City of Austin by Warranty Deed recorded in Volume 707, Page 158 of the Official Public Records of Bastrop County, Texas, for an angle point, from which a 5/8-inch iron rod found at an interior corner of said Bastrop Energy Partners Tract, and at the northeast corner of said City of Austin Tract, bears S 62°25'32" E a distance of 1,060.02 feet;

THENCE, with an east line of said Bastrop Energy Partners Tract and the west line of said City of Austin Tract, S 27°44'36" W a distance of 476.94 feet to a 1/2-inch iron rod with cap stamped “BGE Inc” set for the southeast corner of the herein described tract;

THENCE, leaving the west line of said City of Austin Tract and over and across said Bastrop Energy Partners Tract, N 62°07'26" W a distance of 625.22 feet to a 4-inch metal fence post found for the southwest corner of the herein described tract;

THENCE, with a chain link fence line and continuing over and across said Bastrop Energy Partners Tract, N 28°14'31" E a distance of 67.71 feet to a 4-inch metal fence post found for an interior corner of the herein described tract;

THENCE, continuing with a chain link fence line and over and across said Bastrop Energy Partners Tract, N 61°30'53" W a distance of 30.20 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said Bastrop Energy Partners Tract, N 27°37'46" E, pass a found 4-inch metal fence post at a distance of 65.07 feet, and continuing on with a chain link fence line and over and across said Bastrop Energy Partners Tract, pass a found 4-inch metal fence post at a distance of 532.97 feet, and continuing over and across said Bastrop Energy Partners Tract for a total distance of 572.08 feet to a MAG nail with washer stamped "BGE Inc" set on the south side of an asphalt road for an interior corner of the herein described tract;

THENCE, with the south side of said asphalt road and continuing over and across said Bastrop Energy Partners Tract, N 62°28'21" W a distance of 150.13 feet to a MAG nail with washer stamped "BGE Inc" set in concrete on a chain link fence line, for an exterior corner of the herein described tract;

THENCE, with a chain link fence line and continuing over and across said Bastrop Energy Partners Tract, N 27°21'40" E a distance of 65.44 feet to a 4-inch metal fence post found for an interior corner of the herein described tract;

THENCE, continuing with a chain link fence line and over and across said Bastrop Energy Partners Tract, N 62°43'47" W a distance of 61.60 feet to a 4-inch metal fence post found;

THENCE, continuing with a chain link fence line and over and across said Bastrop Energy Partners Tract, N 11°57'16" E a distance of 151.90 feet to a 4-inch metal fence post found;

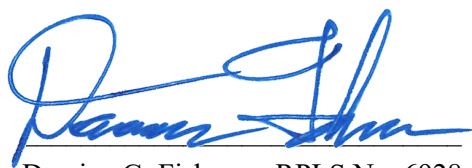
THENCE, continuing with a chain link fence line and over and across said Bastrop Energy Partners Tract, N 04°20'59" E a distance of 102.48 feet to a 4-inch metal fence post found;

THENCE, continuing with a chain link fence line and over and across said Bastrop Energy Partners Tract, N 87°45'54" W a distance of 155.98 feet to a 4-inch metal fence post found;

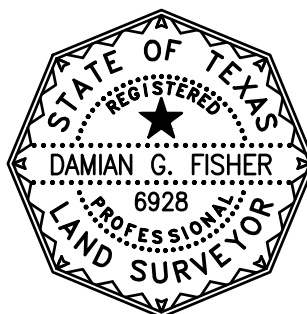
THENCE, continuing over and across said Bastrop Energy Partners Tract, N 27°32'58" E a distance of 365.95 feet to a 1/2-inch iron rod with cap stamped "BGE Inc" set on the north line of said Bastrop Energy Partners Tract and the south line of the remainder of said Carr Family 951.10 acre Tract, for the northwest corner of the herein described tract, from which a 1/2-inch iron rod with an illegible yellow cap found at the northwest corner of said Bastrop Energy Partners Tract, and at an interior corner of said Carr Family 951.10 acre Tract, bears N 62°27'02" W a distance of 1,507.97 feet;

THENCE, with the north line of said Bastrop Energy Partners Tract and the south line of the remainder of said Carr Family 951.10 acre Tract, S 62°27'02" E a distance of 1,091.37 feet to the **POINT OF BEGINNING** and containing 23.404 acres (1,019,482 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on October 3, 2025, and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. Distances shown hereon are in surface using a combined scale factor of 0.99997033.



Damian G. Fisher RPLS No. 6928
BGE, Inc.
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
Telephone: (512) 879-0400
TBPLS Licensed Surveying Firm No. 10106500



10/09/2025

Date

Client: MPH Bastrop Peakers LLC
Date: October 9, 2025
Job No.: 15753-00

EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION

CARR FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 951.10 ACRES
VOL. 956, PG. 441 O.P.R.B.C.

CARR FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 740.066 ACRES
(TRACT 2)
VOL. 736, PG. 233 O.P.R.B.C.

BASTROP ENERGY PARTNERS, L.P.
CALLED 120.00 ACRES
VOL. 1039, PG. 754 O.P.R.B.C.

23.404 ACRES
1,019,482 SQUARE FEET
A PORTION OF A
CALLED 120.00 ACRES
BASTROP ENERGY
PARTNERS, L.P.
VOL. 1039, PG. 754
O.P.R.B.C.

BASTROP ENERGY
PARTNERS, L.P.
CALLED 120.00 ACRES
VOL. 1039, PG. 754
O.P.R.B.C.

(S 62°25'13" E 1,141.24')
(S 62°26'37" E 1,141.12')
(S 62°26'06" E 1,060.18')
(S 59°18'11" E 1,059.77')
(S 62°25'32" E 1,060.02')

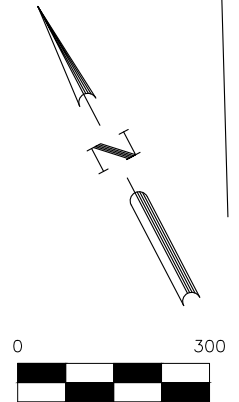
CITY OF AUSTIN
CALLED 28.941 ACRES
VOL. 707, PG. 158
O.P.R.B.C.

ELM RIDGE PHASE 1-B
CAB. 2, PG. 301-A P.R.B.C.

6682 FM 535 ASSOCIATES, LLC (60%)
YOCHANAN BEN-NER REVOCABLE TRUST (40%)
CALLED 189.167 ACRES
DOC. NOS. 202016475 & 202317746 O.P.R.B.C.



BGE, Inc.
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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500



SCALE: 1"=300'

SHEET **4**
OF **5**

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\\bgeinc\data2\00015753-00\SV\04_Finals\Drawings\15753-00_West_Tract.dwg, 10/9/2025 5:27 PM, Damian Fisher

LEGEND

CAB.	CABINET
DOC.	DOCUMENT
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
()	RECORD INFO FOR VOL. 1039, PG. 754 O.P.R.B.C.
[]	RECORD INFO FOR VOL. 707, PG. 158 O.P.R.B.C.
●	FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
✱	FOUND 4" METAL FENCE POST
○	SET 1/2" IRON ROD WITH CAP STAMPED "BGE INC"
◉	SET MAG NAIL WITH WASHER STAMPED "BGE INC"

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR = 0.99997033

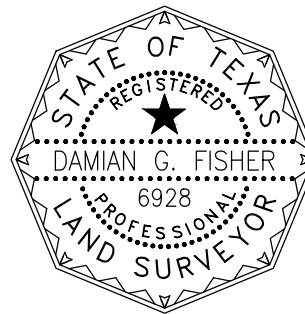
RECORD LINE TABLE

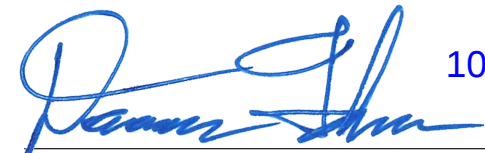
NUMBER	BEARING	DISTANCE
L1	(S 27°41'45" E)	(143.05')

I hereby certify that this survey was made on the ground by BGE, Inc. under my supervision on October 3, 2025 and is true and correct to the best of my knowledge.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 28°03'30" W	143.54'
L2	N 28°14'31" E	67.71'
L3	N 61°30'53" W	30.20'
L4	N 62°28'21" W	150.13'
L5	N 27°21'40" E	65.44'
L6	N 62°43'47" W	61.60'
L7	N 11°57'16" E	151.90'
L8	N 04°20'59" E	102.48'
L9	N 87°45'54" W	155.98'
L10	N 27°32'58" E	365.95'



 10/09/2025

DAMIAN G. FISHER RPLS NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

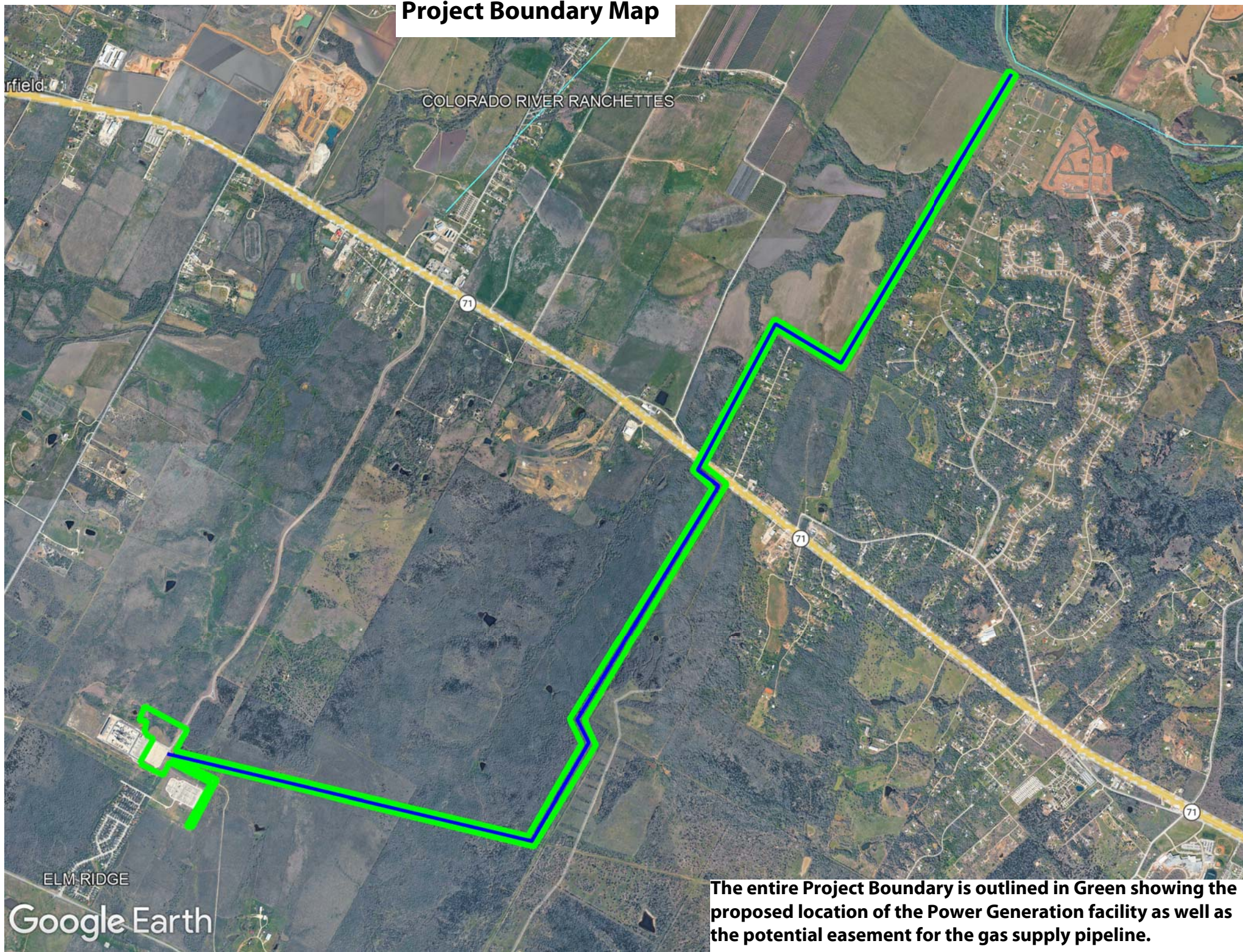
SCALE: N.T.S.

SHEET 5

OF 5

Copyright 2025

Project Boundary Map



The entire Project Boundary is outlined in Green showing the proposed location of the Power Generation facility as well as the potential easement for the gas supply pipeline.



TAB 4 – Project Maps
Section 4: Project Information – Question 10

Attach the applicable supporting documentation in Tab 4.

- **Order, resolution, or ordinance establishing the Reinvestment Zone**
- **A high-resolution map depicting the eligible property and project boundaries within the Reinvestment Zone, along with the ISD and County Boundaries**

The project would span two adjoining Texas Enterprise Zone blocks which are listed below. A map of the Enterprise Zone is attached.

Texas Enterprise Zone Block 48021950301

Texas Enterprise Zone Block 48021950303

.

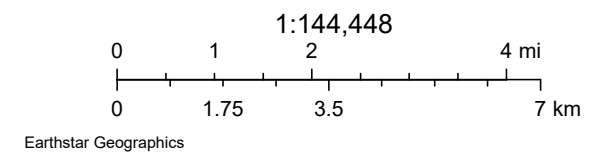
TAB 5 – Eligible Property Description

Bastrop Peakers, LLC Enterprise Zone Boundary

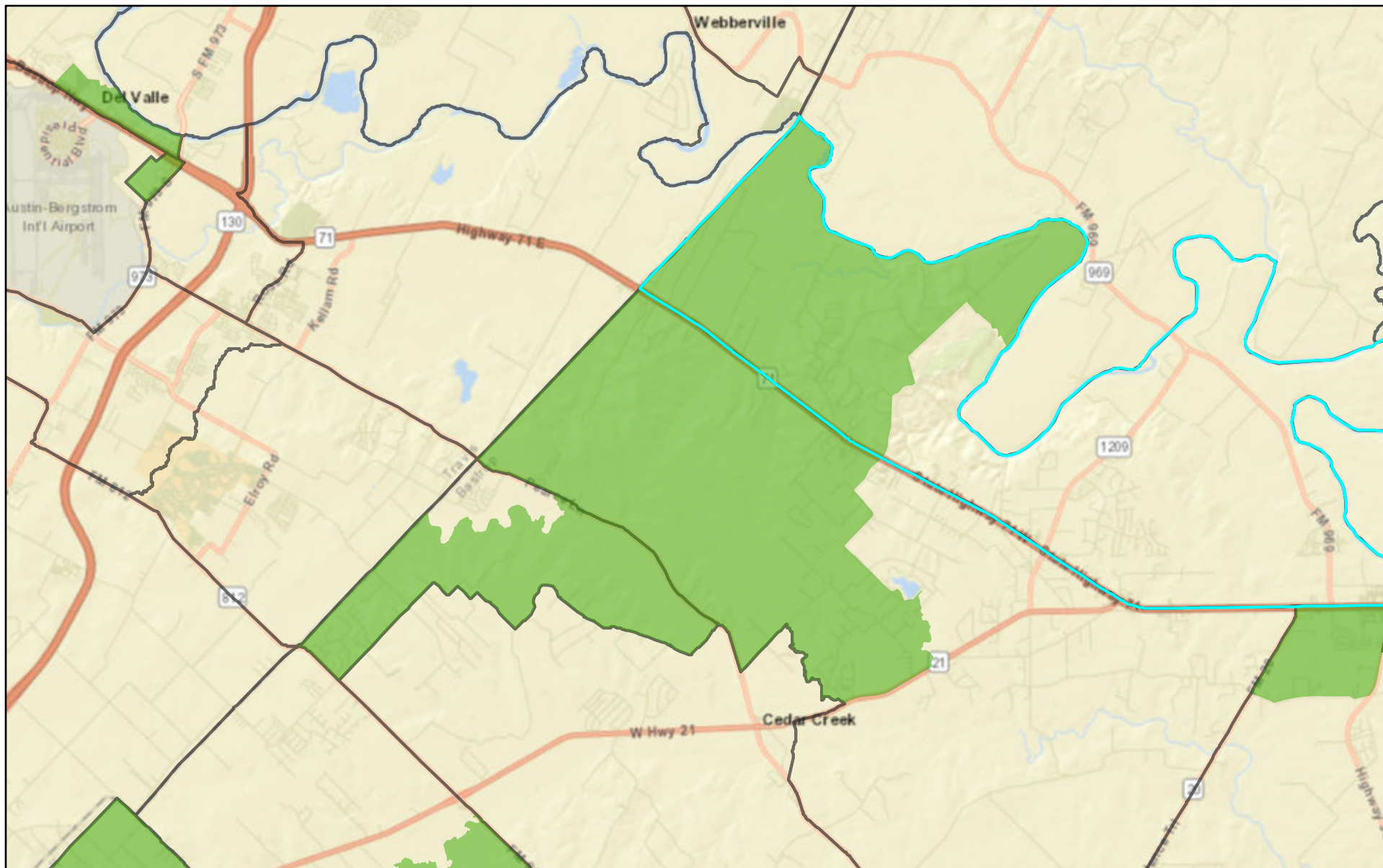


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-  Texas Enterprise Zone - 2020 Block Groups Based on Poverty
-  2020 Texas Census Tracts

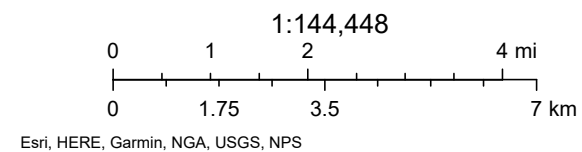


MPH Peaker Enterprise Zone 48021950301

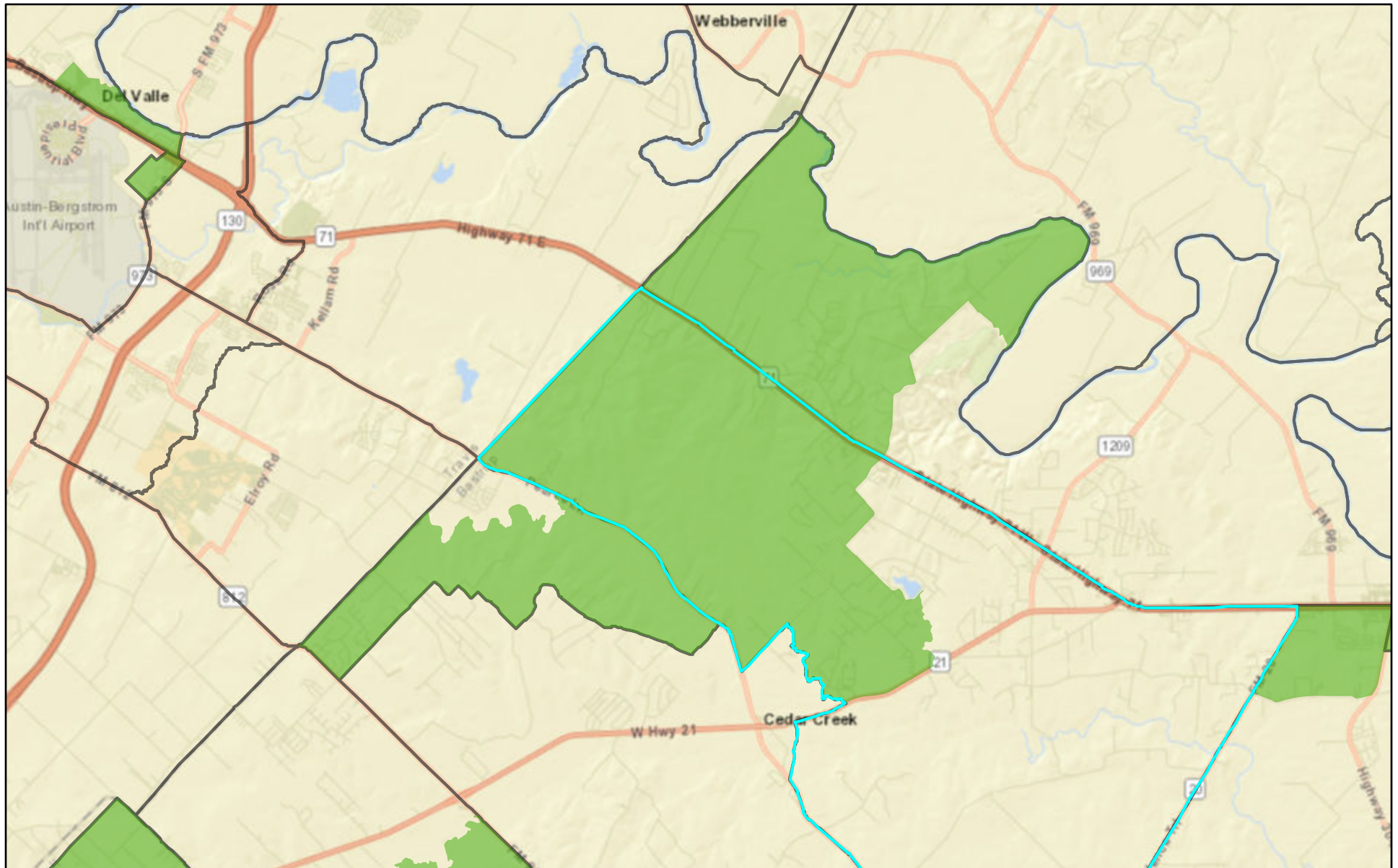


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- Texas Enterprise Zone - 2020 Block Groups Based on Poverty
- 2020 Texas Census Tracts

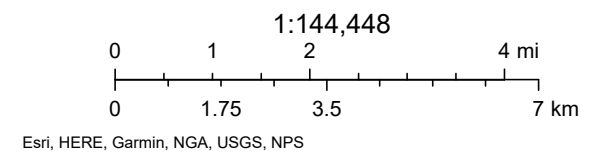


MPH Peaker Enterprise Zone 48021950303

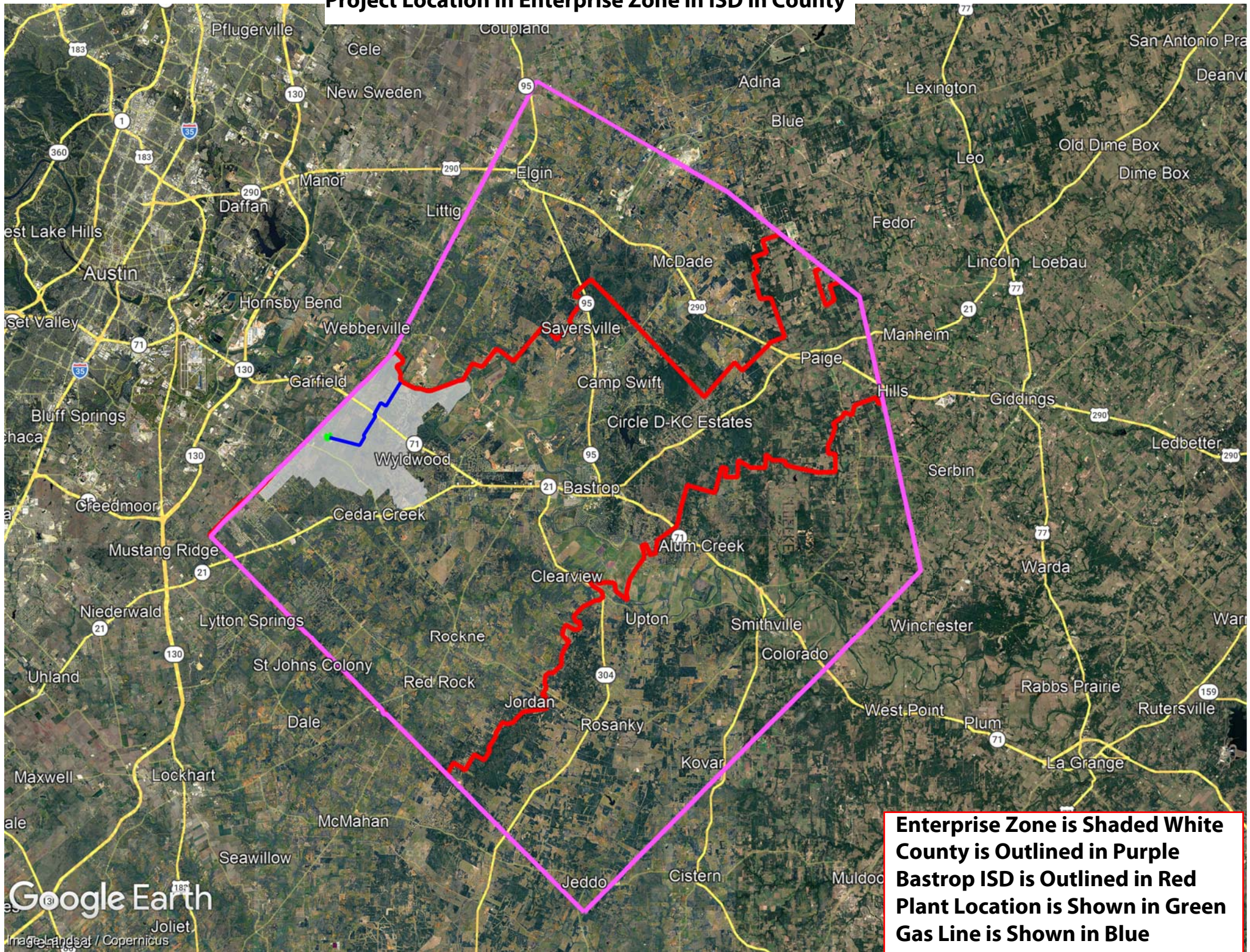


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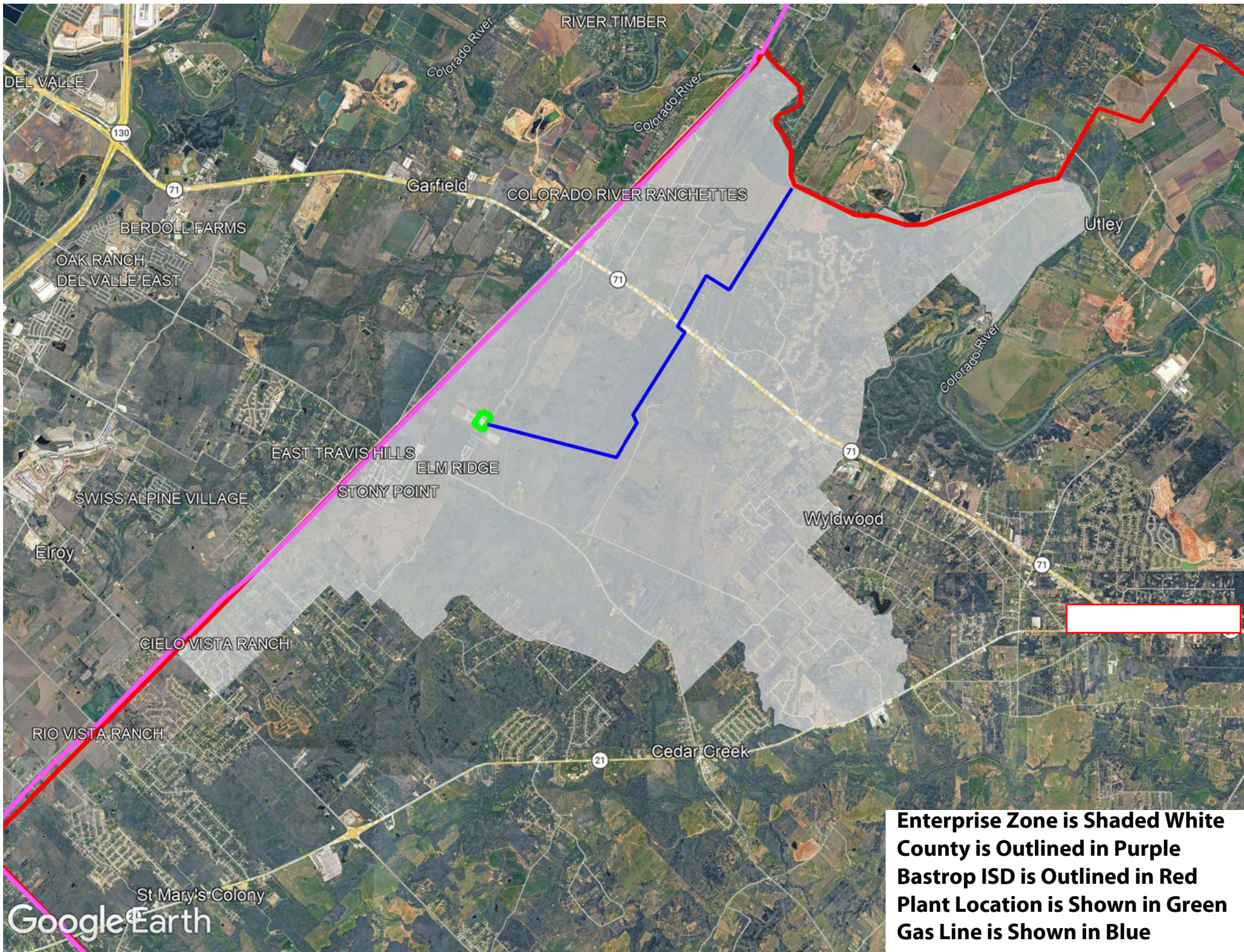
- Texas Enterprise Zone - 2020 Block Groups Based on Poverty
- 2020 Texas Census Tracts



Project Location in Enterprise Zone in ISD in County

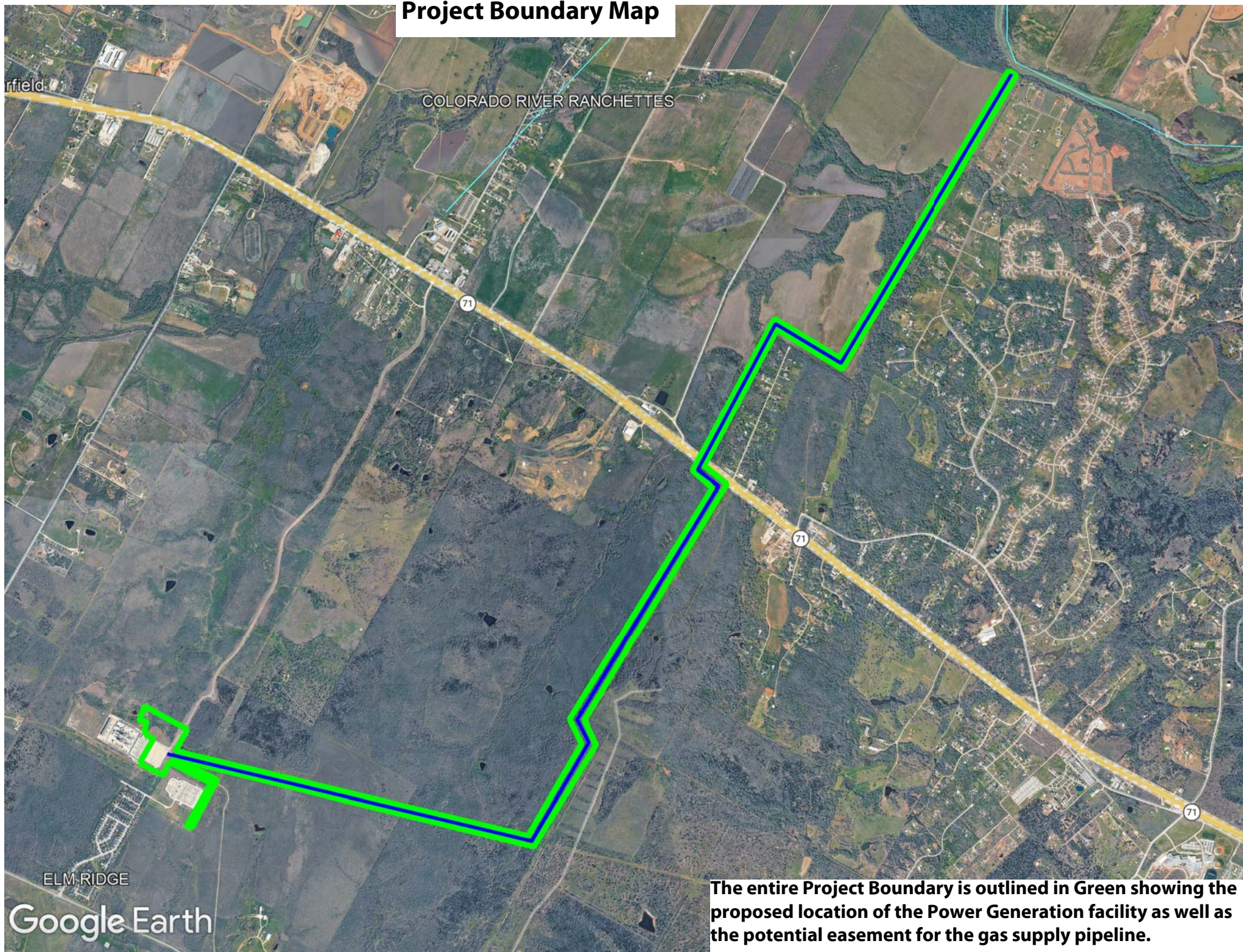


Enterprise Zone is Shaded White
County is Outlined in Purple
Bastrop ISD is Outlined in Red
Plant Location is Shown in Green
Gas Line is Shown in Blue



Enterprise Zone is Shaded White
County is Outlined in Purple
Bastrop ISD is Outlined in Red
Plant Location is Shown in Green
Gas Line is Shown in Blue

Project Boundary Map



The entire Project Boundary is outlined in Green showing the proposed location of the Power Generation facility as well as the potential easement for the gas supply pipeline.



TAB 5 – Eligible Property Description

Section 5: Eligible Property – Question 1

In Tab 5, provide a detailed list and description of the eligible property for which you are requesting a limitation.

MPH Bastrop Peakers, LLC is proposing to construct, operate, and maintain a 6 mile long 30 inch natural gas feedstock pipeline and a 1,170 MW gas fired electrical peaker power generation facility all of which will be located in Bastrop ISD in Bastrop County. The power generation facility would be located at 125 Old Bastrop Road, Cedar Creek, Texas. Below is a list of the major new facility Eligible Property, all of which will be located entirely within the proposed project boundary and Enterprise Zone as illustrated in Tab 4.

Gas Supply Pipeline

- Approximately 6 miles of 30” steel pipeline

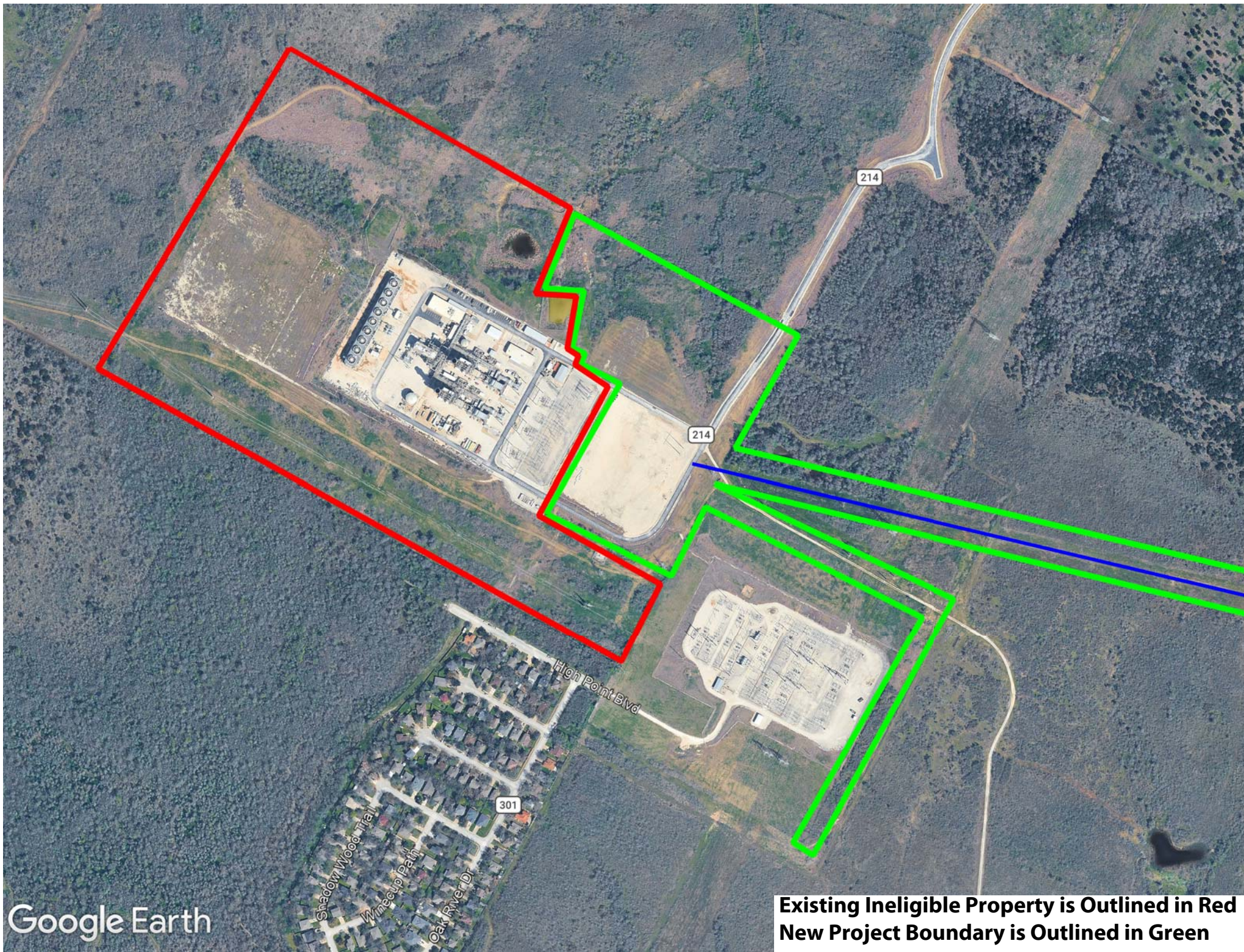
Peaker Plant

- Combustion turbines.
- Packaged Electronic and Electrical Control Center (PEECC) modules.
- Accessory Compartment consisting of Gas Turbine (GT) Fuel Valves, Solid State Reduced Voltage (SSRV) Starters and Lube Oil system
- Two (2) Water Wash skids
- Aux transformers, auxiliary buss, switchgear, motor control centers, and panelboards
- Load Commutated Inverter (LCI) systems & LCI transformers (2 complete sets)
- Excitation systems & excitation transformers
- Hydrogen-Cooled generator rated 195,300 kVA, 18 kV
- Generator step-up transformer rated 115,000/154,000/192,000 kVA, 18:362 kV and associated systems and equipment
- Continuous Emissions Monitoring System (CEMS) stack sampling equipment and associated systems and equipment.
- Cooling Water system and associated systems and equipment
- Low Pressure CO2 Fire suppression system and associated systems and equipment
- Interconnecting electrical buss and wiring
- Structures to include pipe & cable racks, elevated walkways, stair assemblies, stacks and associated ductwork, etc.
- Air Inlet systems to include air inlet filtration, intakes and all associated equipment
- Auxiliary systems and equipment used in the operation of each combustion turbine generator



- GE Mark Vie SPEEDTRONIC Control systems, including Remote Terminal Unit.
- One Plant Information (PI) server
- Balance of Plant (BOP) Ovation Human Machine Interfaces (HMI's)s. This would include 5 BOP HMI's
- Fuel gas components including applicable separators, gas filters and fuel gas heaters.
- Air compressors (primary and backup) and air dryers/other accessories
- All electrical cabling to support generating units
- Exhaust
- Low voltage AC and DC systems

Also included in this application are all of the associated concrete foundations, new pipe supports, new intra-plant piping, intra-plant conduit and connections, control loops, safety systems, fire water protection, insulation, pollution control equipment and utilities necessary to safely operate the new equipment.



Existing Ineligible Property is Outlined in Red
New Project Boundary is Outlined in Green

**TAB 7 – Limitation as a Compelling Factor**
Section 9: Limitation as a Compelling Factor – Questions 1 – 4

This proposed project would relocate the existing MPH Elwood power plant from Will County, Illinois to a site in Bastrop ISD, Bastrop County, Texas. The alternative under consideration by the company is to leave the existing assets in place in Illinois. We have attached a letter from the company confirming both of these options are under consideration and evaluation. A significant difference and factor in deciding between these two options is focused on the property tax associated with each option. We have attached the current property tax assessment and tax statement from Will County, Illinois showing the current property tax assessment and liability associated with the MPH Elwood facility as well as a comparison of tax liabilities between the existing Illinois site and the proposed Texas site. As demonstrated below, the JETI Value Limitation narrows the gap between the relative school tax liabilities between the Illinois site option and the Texas site option and is critical to the success of this proposed project.

School Tax Comparison			
	Illinois Elwood Site	Bastrop Site Without 403	Bastrop Site With 403
Market Value	\$ 13,015,602.00	\$ 332,081,600	\$ 332,081,600
Taxable Value	\$ 4,123,050	\$ 332,081,600	\$ 332,081,600
School Tax Rate	0.0523	0.006669	0.006669
Tax Liability	\$ 226,878.29	\$ 2,214,652.19	\$ 1,107,326.10



4747 Bethesda Ave, Ste 1220
Bethesda, MD 20814
410-685-7950

Dr. Kristi Lee
Bastrop ISD Superintendent
906 Farm Street
Bastrop TX, 78602

Dr. Lee,

The assets described in this application are part of an operating power plant in Illinois. An affiliate of MPH Bastrop Peakers, LLC can continue to operate these assets in Illinois if the projected Texas state and local tax incentives are not approved. MPH Bastrop Peakers, LLC's decision to potentially relocate the assets to Texas and build a natural gas pipeline will be determined by, among other factors, the approval of state and local tax incentives, including a 403 Agreement with the Bastrop ISD.

Sincerely,

A handwritten signature in blue ink, appearing to read "CH", with a stylized flourish.

Craig Herlihy
CFO
MPH Bastrop Peakers, LLC



Will County CCAO
Dale D. Butalla, CIAO-M
302 N. Chicago Street
2nd Floor
Joliet, Illinois 60432
Phone: 1-815-740-4648

PIN 10-11-07-400-012-0000

Parcel Information

<< Prev Parcel

Next Parcel >>

JACKSON TOWNSHIP

Owner Name: MPH ELWOOD LLC

Street Address:
20900 W NOEL RD
ELWOOD IL 60421

Subdivision:

Property Class: 0080 Industrial

Homesite Acres: 0.00
Farm Acres: 0.00
Open Space Acres: 0.00
Non-Farm Acres: 21.47
Total Acres: 21.47

[GIS Map & Address Information](#)

[View Tax Map](#)

[Will County Treasurer's Tax Information](#)

Assessment Information

Year	Assess Level	Land Unimproved/Farm	Land Improved	Building Other/Farm	Building	Total	Market Value	Instant Date	Instant Amount
2025	BOR	0	215,050	0	4,123,050	4,338,100	13,015,602		0
2025	SA/E	0	215,050	0	4,123,050	4,338,100	13,015,602		0
2025	TWP	0	215,050	0	4,123,050	4,338,100	13,015,602		0
2024	BOR	0	215,050	0	4,123,050	4,338,100	13,015,602		0
2023	BOR	0	215,050	0	4,123,050	4,338,100	13,015,602		0

Sale Information

Sale Date	Sale Amount	Document Number
06/01/2025	260,613,048	R2025034582

Building Information

** There is no building information currently available for this parcel. Please contact the [JACKSON TOWNSHIP Assessor](#) for more information. **

Legal Description

THAT PRT OF THE SE1/4 OF SEC 7, T34N-R10E. DAF: COMM AT THE SE COR OF THE SD SE1/4; THC S 90 DEG 00'00" W, 1202.35 FT, ALG THE S LN OF SD SE1/4 TO THE POB; THC N 00 DEG 00'00" E, 454 FT; THC S 90 DEG 00'00" W, 84.23 FT; THC N 00 DEG 00'00" E, 781.04 FT; THC S 90 DEG 00'00" W, 80 FT; THC N 00 DEG 00'00" E, 402.23 FT; THC S 90 DEG 00'00" W, 423.52 FT; THC S 00 DEG 00'00" W, 113.03 FT; THC S 02 DEG 35'36" E, 409.99 FT; THC S 90 DEG 00'00" W, 42 FT; THC S 00 DEG 00'00" W, 298.57 FT; THC S 90 DEG 00'00" W, 100.73 FT; THC S 00 DEG 00'00" W, 816.10 FT TO A PT ON THE S LN OF THE SD SE1/4; THC N 90 DEG 00'00" E, 711.93 FT, ALG THE SD S LN OF THE SE1/4 TO THE POB. DIV/CONS PER R2004-059455 NDA:

2025 Levy Real Estate Tax Information

Will County Treasurer

302 N. CHICAGO ST., JOLIET, IL 60432

Permanent Index Number (PIN): 10-11-07-400-012-0000

***** Mortgage companies and banks must submit one check per PIN *****

Mailing Address
MPH ELWOOD LLC
% BARCLAY DAMON LLP
(AMO)
125 E JEFFERSON ST
SYRACUSE NY 13202

Township
JACKSON

Acres
21.47
Assessed Value
\$ 4,338,100
Open Space

Tax Code
1011
Exemptions
\$ 0
Open Space
Exemption

Tax Rate
7.7092
Tif Base Value
\$ 0

Please be advised that ***Balance Due** is subject to change at any time.
Interest increases **1.5% per month** beginning the day after each installment due date.
If prior sold taxes remain unpaid, a tax buyer may pay your current taxes.

***** Last day to pay current year taxes in office will be 11/30/2026 by 4:30 PM CST. No post marks accepted *****

Installment	Tax Amount	Interest/Cost Due	Total Paid	Date Paid	*BALANCE DUE
First Due:---- 06/01/26	\$ 167,216.41	\$ 0.00	\$ 0.00		\$ 167,216.41
Second Due: 09/01/26	\$ 167,216.41	\$ 0.00	\$ 0.00		\$ 167,216.41

Total Balance \$ 334,432.82 -----
Due _

Total **\$ 0.00** **Total Paid may include**
Paid **Interest/Cost**

[Tax Detail Inquiry](#)

[Five Year Tax Inquiry](#)

Will County, Illinois
Tax Detail Inquiry

10-11-07-400-
012-0000 Township
MPH ELWOOD LLC JACKSON
% BARCLAY
DAMON LLP
(AMO)
125 E
JEFFERSON
ST
SYRACUSE NY
13202

Property Class	Tax Code	Tax Rate
I	1011	7.7092
2024 NET EAV	2025 NET EAV	Tif Base Value
4,338,100	4,338,100	\$ 0

[Click here for TIF Information](#)

	2024		2025	
Taxing Body	Rate	Amount	Rate	Amount
FOREST PRESERVE	.0874	3,791.50	.0824	3,574.59
COMM MENTAL HLTH BRD	.0263	1,140.92	.0303	1,314.44
JACKSN TWP TOWN FUNDS	.0447	1,939.13	.0447	1,939.13
JACKSN TWP ROAD FUNDS	.0776	3,366.37	.0774	3,357.69
ELWOOD FIRE DISTRICT	.9451	40,999.38	.9528	41,333.42
SCHOOL DISTRICT 70-C	2.8915	125,436.16	2.9078	126,143.27
HIGH SCHOOL DIST 204	2.3846	103,446.33	2.3221	100,735.02
COMM COLLEGE DIST 525	.2687	11,656.47	.2627	11,396.19
VILLAGE OF ELWOOD	.2617	11,352.81	.2767	12,003.52
VIL ELWOOD RD & BR	.0629	2,728.66	.0632	2,741.68
MANHATTAN-ELWOOD LIB	.2104	9,127.36	.2057	8,923.47
WILL COUNTY	.5145	22,319.55	.4834	20,970.40
*** TOTAL ***	7.7754	337,304.64	7.7092	334,432.82