

ORDER OF THE COMMISSIONERS COURT
OF WEBB COUNTY, TEXAS

AN ORDER DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE, CHAPTER 312, PROPERTY REDEVLEOPMENT AND TAX ABATEMENT IN WEBB COUNTY, TEXAS, TO BE KNOWN AS PRADERA SOLAR REINVESTMENT ZONE #1, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Commissioners Court of Webb County, Texas desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code § 312.001, *et seq.*), and the Guidelines and Criteria of the Commissioners Court of Webb County for Granting a Tax Abatement in Reinvestment Zone Created in Webb County, Texas (the “Guidelines”), for the purpose of authorizing and entering into a Tax Abatement, as authorized by Chapter 312 of the Texas Tax Code; and

WHEREAS, on 28th day of February, 2022, a hearing before the Commissioners Court of Webb County, Texas was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Webb County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Commissioners Court of Webb County, Texas at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

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

BE IT RESOLVED BY THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS:

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

SECTION 2. That the Commissioners Court of Webb County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the *Pradera Solar Reinvestment Zone #1* have been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and
- (b) That the boundaries of the *Pradera Solar Reinvestment Zone #1* be and, by the adoption of this Order, is declared and certified to be the area in the legal description attached hereto as Exhibit “A”; and
- (c) That the map attached hereto as Exhibit “B” is declared to be and, by the adoption of this Order is certified to accurately depict and show the boundaries of the *Pradera Solar Reinvestment Zone #1*, which is normally described in Exhibit “A.”; and
- (d) That creation of the *Pradera Solar Reinvestment Zone #1* with boundaries as described in Exhibit “A” and Exhibit “B” will result in benefits to Webb County and to land included in the reinvestment zone, and that the improvement sought are feasible and practicable; and
- (e) The *Pradera Solar Reinvestment Zone #1* described in Exhibit “A” and Exhibit “B” meets the criteria set forth in Texas Tax Code § 312.401 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonably likely as a result of the designation to contribute to the retention or expansion of primary employment and/or (i) will attract major investment in the zone that would be a benefit to the property, and (ii) that would contribute to the economic development of Webb County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Webb County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Webb County Commissioner’s Court hereby creates Pradera Solar Reinvestment Zone #1, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit “A” and depicted in Exhibit “B”, and such reinvestment zone is hereby designated and shall hereafter be referred to as Pradera Solar Reinvestment Zone #1.

SECTION 4. That Pradera Solar Reinvestment Zone #1 shall take effect on this date, and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

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

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of

the date, hour, place and subject, of the meeting of the Webb County Commissioners Court at which this Order was adopted was posted at a place convenient and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this ___ day of _____ 2022

Webb County Commissioners Court

Tano E. Tijerina
Webb County Judge

Jesse Gonzalez
Precinct 1 Commissioner

Rosaura “Wawi” Tijerina
Precinct 2 Commissioner

John Galo
Precinct 3 Commissioner

Cindy Liendo
Precinct 4 Commissioner

Attest:

Margie Ramirez Ibarra, Webb County Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF
SIETE WIND REINVESTMENT ZONE #1

Siete Wind Reinvestment Zone #1 is comprised of the following parcels. In the event of discrepancy between this Exhibit “A” and the attached map on Exhibit “B”, Exhibit “B” shall control; provided however, the Siete Wind Reinvestment Zone #1 shall in no way be deemed to include any portion of any municipality located within the designate area.

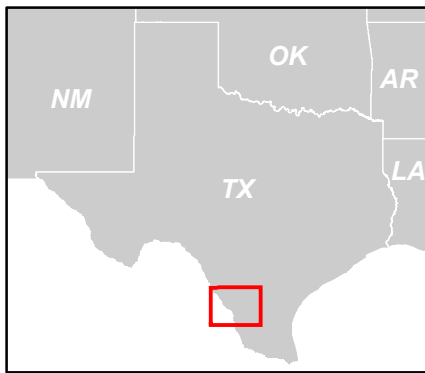
Parcel ID	Legal Description
200287	ABST 0984 2059 C T & M C RR 640 ACRES (PT OF GATO RINCON RELACION RANCH)
200288	ABST 0985 2057 C T M C RY 640 ACRES (PT OF GATO RINCON RELACION RANCH)
200853	ABST 1275 1629 G C & S F 189.0905 ACRES (PT OF GATO RINCON RELACION RANCH)
200964	ABST 1324 1627 G C & S F 640 ACRES (PT OF GATO RINCON RELACION RANCH)
200976	ABST 1328 1955 G C & S F 640 ACRES (PT OF GATO RINCON RELACION RANCH)
200977	ABST 1329 1953 G C & S F 640 ACRES (PT OF GATO RINCON RELACION RANCH)
201755	ABST 1673 1184 R ROYAL 160 ACRES (PT OF GATO RINCON RELACION RANCH)
201998	ABST 1834 67 G A TOELL 167.8047 ACRES (PT OF GATO RINCON RELACION)
202985	A2227 SUR 2094 D C FANNING 290.505 ACS (PT OF GATO RINCON RELACION RANCH)
203023	ABST 2254 1630 GC & SF 412.801 ACRES (PT OF PIEDRA PARADA RANCH)
203623	ABST 2560 P 1956 CCSD & RGNG E 1/2 327.34 ACRES (PT OF GATO RINCON RELACION RANCH)
204467	ABST 3025 P 2335 W BROWN 27.3 ACRES (PT OF GATO RINCON RELACION RANCH)
205200	ABST 3331 P 2060 C T & M C SE/4 OF SW/4 & SW/4 80 ACRES (PT OF GATO RINCON RELACION RANCH)
205201	ABST 3332 P 2060 C T & M C N/20 FSW/4 & SW/4 OF SW/4 120 ACRES (PT OF GATO RINCON RELACION RANCH)
366638	ABST 1275 1629 G C & S F 371.7229 ACRES (PT OF PIEDRA PARADA RANCH)
366642	ABST 1834 67 G A TOELL 167.8047 ACRES (PT OF GATO RINCON RELACION)
199846	ABST 0799 467 A B M 640 ACRES (PT OF PIEDRA PARADA RANCH)
200095	ABST 910 SUR 575 B S & F 350.4928 ACRES (PT OF PIEDRA PARADA RANCH)
200522	ABST 1101 1647 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200536	ABST 1110 1649 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200537	ABST 1111 1645 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH) & 1 (E) 1980 MOBILE HOME 14X34 WHITE & 1 (E) 1981 MOBILE HOME 12X56 WHITE
200538	ABST 1112 1651 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200542	ABST 1115 1683 CCSD & RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200555	ABST 1122 SUR 1661 CCSD & RGNG 630.988 ACS (PT OF PIEDRA PARADA RANCH)
200558	ABST 1123 SUR 1663 CCSD & RGNG 631.316 ACS (PT OF PIEDRA PARADA RANCH)
200560	ABST 1124 1665 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200836	ABST 1267 1691 G C & S F 640 ACRES (PT OF PIEDRA PARADA RANCH)
200837	ABST 1268 1695 G C & S F 640 ACRES (PT OF REYNOLDS RANCH)
200838	ABST 1269 1693 G C & S F 625.9679 ACRES (PT OF REYNOLDS RANCH)

200953	ABST 1317 1631 G C & S F 462.873 ACRES (PT OF PIEDRA PARADA RANCH)
200962	ABST 1323 1633 G C & S F 639.525 ACRES (PT OF PIEDRA PARADA RANCH)
201018	ABST 1353 279 G C & S F 618.2 ACRES (PT OF REYNOLDS RANCH)
201160	ABST 1405 1172 B HERRERA 160 ACRES (PT OF PIEDRA PARADA RANCH)
201162	ABST 1407-1113 E HERRERA 80 ACRES (PT OF PIEDRA PARADA RANCH)
201234	ABST 1438 865 H & G N 640 ACRES (PT OF PIEDRA PARADA RANCH)
201910	ABST 1774 SUR 135 T & N O 640.00 ACRES (PT OF PIEDRA PARADA RANCH)
201946	ABST 1797 1635 TC RR 548.00 ACRES (PT OF PIEDRA PARADA RANCH)
202774	ABST 2140 1632 G C & S F 100.9 ACRES (PT OF PIEDRA PARADA RANCH)
202913	ABST 2187 1838 P H SUTTON N 1/2 67 ACRES (PT OF GATO RINCON RELACION RANCH)
202989	ABST 2230 1662 R E PARR W 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
203021	ABST 2252 1634 GC & SF 640 ACRES (PT OF PIEDRA PARADA RANCH)
203022	ABST 2253 1666 CCSD & RGNG BLK 1 S 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
203025	ABST 2255 468 A B & M 640 ACRES (PT OF PIEDRA PARADA RANCH)
203203	ABST 2322 136 J JUAREZ 617.02 ACRES (PT OF PIEDRA PARADA RANCH)
203323	ABST 2396 1646 CCSD & RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
203362	ABST 2418 SUR 1696 GC & SF 342.6486 ACS (PT OF REYNOLDS RANCH)
203365	ABST 2419 1692 GC & SF 518.7035 ACRES (PT OF REYNOLDS RANCH)
203366	ABST 2420 2112 B A JAMES 627.12 ACRES (PT OF REYNOLDS RANCH)
203367	ABST 2421 1004 PB REYNOLDS 634.58 ACRES (PT OF REYNOLDS RANCH)
203426	ABST 2441 1648 CCSD & RGNG E 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
203427	ABST 2444 1650 C M SAWYER 609.95 ACRES (PT OF PIEDRA PARADA RANCH)
203495	ABST 2473 SUR 576 BS&F "T" 640.00 ACRES (PT OF PIEDRA PARADA RANCH)
203498	ABST 2474 SUR 1928 TM RY CO 297.5824 ACRES (PT OF PIEDRA PARADA RANCH)
204228	ABST 2876 P 1652 W H TAYLOR 640 ACRES (PT OF PIEDRA PARADA RANCH)
204229	ABST 2877-1664 CDS AND RGNG 655.7 ACRES & 1 1995 (E) MOBILE HOME 12X56 WHITE
204622	ABST 3094 P 1662 A F CARROL E 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
204743	ABST 3142 P 1666 CCSD & RGNGRYN 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
205148	ABST 3301 P 1648 O A & F A W 320.00 (PT OF PIEDRA PARADA RANCH)
205198	ABST 3329 P 2060 C T & M C SE/4 160 ACRES (PT OF GATO RINCON RELACION RANCH)
205199	ABST 3330 P 2060 C T & M C NW/4 & NW/4 OF NE/4 200 ACRES (PT OF GATO RINCON RELACION RANCH)
205202	ABST 3333 P 2367 F H FEILLE 91.34 ACRES (PT OF REYNOLDS RANCH)
366522	ABST 2419 1692 GC & SF 518.7035 ACRES (PT OF REYNOLDS RANCH)
366523	ABST 2418 SUR 1696 GC & SF 295.2104 ACS
366630	ABST 2254 1630 GC & SF 42.4798 ACRES (PT OF GATO RINCON RELACION RANCH)
199894	ABST 0828-1117 AB&M 640 ACRES
199895	ABST 0829-1115 AB&M 640 ACRES & 1 1979 (E) MH 8 X 30 YELLOW (TDHCA NOT FOUND)
200194	ABST 942 SUR 1613 OLIVER P BOYD 154.316 ACS
200226	ABST 957 SUR 108 C CALLAGHAN 105.26 ACS
200227	ABST 957 SUR 108 C CALLAGHAN 34.7704 ACS (HEADQUARTERS)

200297	ABST 0992-1926 M COLLAZO 640 ACRES
200309	ABST 1001 SUR 1186 M CORONA 118.771 ACS
200310	ABST 1001 SUR 1186 M CORONA 41.2286 ACS
200778	ABST 1240-1209 M GIL 160 ACRES
200847	ABST 1273-1603 CC&SF 245.85 ACRES
200849	ABST 1273 SUR 1603 GC & SF 358.426 ACS
200851	ABST 1274 SUR 1601 GC & SF 387.959 ACRES
200852	ABST 1274 SUR 1601 GC & SF 255.5406 ACS
201180	ABST 1412-861 AB&M 640 ACRES
201957	ABST 1807-1925 TM RR 640 ACRES
201958	ABST 1808-1927 TM RR 640 ACRES
201963	ABST 1811-1993 TC RR CO 320 ACRES
201969	ABST 1815 SUR 1905 TT RR 182.7302 ACS
203632	ABST 2568-1116 AB&M 671.4 ACRES
203999	ABST 2742 SUR 1908 TT RR CO 2.95 ACS
204620	ABST 3093-1118 A B & M N/2-N/ 2-SE/4 & SE/4-SE/4 280 ACRES
205151	ABST 3305 SUR 120 W R TIMMONS 359.12 ACS
205152	ABST 3305 SUR 120 W R TIMMONS 280.8798 ACS
204232	ABST 2880 P 2058 C T & M C 640 ACRES
204328	ABST 2941 P 2060 S SNYDER 80 ACRES
204722	ABST 3131 P 542 1/2 A B & M 330.17 ACRES
204723	ABST 3132 P 476 S & M 650.95 ACRES
204845	ABST 3207 P 1194 G C & S F 682.3 ACRES
203904	ABST 2698 P 1684 CCSD & RGNG 560 ACRES
204285	ABST 2910 P 1684 CCSD & RGNGRY 80 ACRES
598418	ABST 3103 SUR 1096 TT RR UND 1/2 INT ON 629.509 ACS (314.755 ACS)
598418	ABST 3103 SUR 1096 TT RR UND 1/2 INT ON 629.509 ACS (314.755 ACS)
200095	ABST 910 SUR 575 B S & F 350.4928 ACRES (PT OF PIEDRA PARADA RANCH)
200538	ABST 1112 1651 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200560	ABST 1124 1665 CCSD&RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
200836	ABST 1267 1691 G C & S F 640 ACRES (PT OF PIEDRA PARADA RANCH)
203025	ABST 2255 468 A B & M 640 ACRES (PT OF PIEDRA PARADA RANCH)
203323	ABST 2396 1646 CCSD & RGNG 640 ACRES (PT OF PIEDRA PARADA RANCH)
203495	ABST 2473 SUR 576 BS&F "T" 640.00 ACRES (PT OF PIEDRA PARADA RANCH)
203498	ABST 2474 SUR 1928 TM RY CO 297.5824 ACRES (PT OF PIEDRA PARADA RANCH)
204229	ABST 2877-1664 CSDS AND RGNG 655.7 ACRES & 1 1995 (E) MOBILE HOME 12X56 WHITE
204743	ABST 3142 P 1666 CCSD & RGNGRYN 1/2 320 ACRES (PT OF PIEDRA PARADA RANCH)
200416	ABST 1038 P 39 CCSD & RGNG 640 ACRES
203310	ABST 2387 P 10 G M OVERSTREET 640 ACRES
200556	ABST 1122 SUR 1661 CCSD & RGNG 8.532 ACS
200559	ABST 1123 SUR 1663 CCSD & RGNG 8.684 ACS
200561	ABST 1125 1667 CCSD&RGNG 640 ACRES (SHARE A)
200562	ABST 1126 SUR 1669 CCSD & RGNG 640 ACS (SHARE A)
200567	ABST 1130 SUR 1677 CCSD & RGNG 640 ACS (SHARE A)
203523	ABST 2490 SUR 1668 I VERGARA 615.00 ACS (SHARE A)
203527	ABST 2494 SUR 1676 CCSD & RGNG 652.90 ACS (SHARE A)










203528	ABST 2495 SUR 1678 CCSD & RGNG 652.90 ACS (SHARE A)
200374	ABST 1027-11 CCSD & RGNG 560.51 ACS
203317	ABST 2389 SUR 42 CCSD & RGNG 560.51 ACS
200957	ABST 1319 1737 G C & S F 7.15 ACRES
201908	ABST 1771-117 T & N O 'W' 269.00 ACRES
201959	ABST 1809 1987 TEX MEX RY CO 8.80 ACRES
201961	ABST 1810 1989 TM TT CO 595.6 ACRES
203496	ABST 2474 1928 TM RY CO 213.25 ACRES
203499	ABST 2475 SUR 1988 TMRY 285.9502 ACS
226770	LAS HACIENDAS UNIT I, BLOCK 1, LOT 1A REPLAT
200958	ABST 1319 SUR 1737 GC & SF 281.40 ACS
531312	ABST 2065 SUR 531 J POITEVENT 51.46 ACRES TRACT 6
531313	ABST 2065 SUR 531 J POITEVENT 51.46 ACRES TRACT 5
621347	ABST 1319 SUR 1737 GC & SF 50.01 ACS (TRACT 6)
531271	ABST 1319 SUR 1737 G C & S F 63.62 ACRES PT OF TRACT 4
531272	ABST 2065 SUR 531 J POITEVENT 6.46 ACRES PT OF TRACT 4
201591	ABST 1619 SUR 115 J POITEVENT 241.06 ACRES
202605	ABST 2065 SUR 531 J POITEVENT 401.49 ACRES
201590	ABST 1619 SUR 115 J POITEVENT 36.7926 ACS
203502	ABST 2476 2120 GC & SF 123.4 ACRES
200415	ABST 1037 37 CCSD & RGNG 640 ACRES
200417	ABST 1039 41 CCSD & RGNG 640 ACRES
200985	ABST 1333 1955 GC & SF MAG MIN 640 ACRES
201075	ABST 1379 P-2055 TCRRCO 640 ACRES
201725	ABST 1655 1003 J POITEVENT 640 ACRES
201967	ABST 1814 1699 T M RY CO 701 ACRES
202937	ABST 2203 40 CCSD & RGNG 654.98 ACRES
203659	ABST 2592 1698 T M RY CO 643.66 ACRES
203750	ABST 2634 SUR 280 J LEONARD 618.20 ACRES

EXHIBIT B
MAP OF
SIETE WIND REINVESTMENT ZONE #1



Pradera Solar

Project Boundary Webb County, TX

-  Independent School Districts
-  County
-  Project Boundary
-  Proposed Reinvestment Zone
-  Major Highways
-  Highways
-  Major Roads
-  Streets
-  Ramps

BUSINESS PROPRIETARY
DO NOT RELEASE WITHOUT
PERMISSION OF
APEX CLEAN ENERGY
CHARLOTTESVILLE, VA

Date: 8/9/2021 Author: PB
Coordinate System: NAD 1983 2011 StatePlane Texas South FIPS 4205 Ft US
Projection: Lambert Conformal Conic
Datum: NAD 1983 2011
Units: Foot US

