

MARGIE R IBARRA
COUNTY CLERK
FILED

ORDER NO. 2-28-2022-23

2022 MAR -7 AM 11:59

ORDER OF THE COMMISSIONERS COURT
OF WEBB COUNTY, TEXAS

WEBB COUNTY, TEXAS

BY REH DEPUTY

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

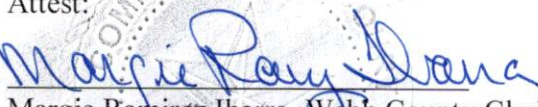


Rosaura "Wawa" Tijerina
Precinct 2 Commissioner

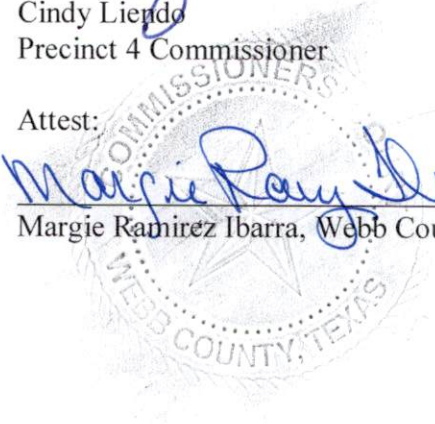
John Galo
Precinct 3 Commissioner



Cindy Liendo
Precinct 4 Commissioner

Attest:


Margie Ramirez Ibarra, Webb County Clerk



[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF
PRADERA WIND REINVESTMENT ZONE #1

Pradera Solar 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 Pradera Solar 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
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)
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)
205148	ABST 3301 P 1648 O A & F A W 320.00 (PT OF PIEDRA PARADA RANCH)

EXHIBIT B
MAP OF
PRADERA SOLAR REINVESTMENT ZONE #1



**Pradera Solar
Reinvestment Zone**
Webb County, TX

-  Highways
-  Streets
-  Parcel
-  Reinvestment Zone Boundary

*Turbine Locations will change due to final survey/design.

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

Date: 2/10/2022 Author: KA
Coordinate System: NAD 1983 2011 StatePlane Texas South FIPS 4205 F1 US
Projection: Lambert Conformal Conic
Datum: NAD 1983 2011
Units: Feet US

