

MARGIE R IBARRA
COUNTY CLERK
FILED

2023 JUN 12 PM 1:19

WEBB COUNTY, TEXAS

BY all DEPUTY

**ORDER 05-22-2023-32
WEBB COUNTY COMMISSIONERS COURT
WEBB COUNTY, TEXAS**

DESIGNATING AND ESTABLISHING A REINVESTMENT ZONE
TO BE KNOWN AS THE HECATE ENERGY OUTPOST SOLAR
REINVESTMENT ZONE IN THE JURISDICTION OF WEBB
COUNTY, TEXAS

WHEREAS, the Commissioners Court of Webb County, Texas (the “County”) has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code) (the “Act”); and,

WHEREAS, the County adopted guidelines and criteria governing tax abatement agreements in a resolution dated on July 25, 2022 (the “Guidelines and Criteria”); and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes, and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone; and

WHEREAS, the improvements proposed for the reinvestment zone are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described in Exhibit A meets the criteria established in the Guidelines and Criteria for a reinvestment zone; and

WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described on Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Webb County, that:

1. The County hereby designates the property located in Webb County, Texas, having the property description in Exhibit A attached to this Order as a reinvestment zone under the County’s Guidelines and Criteria, having determined that (a) the property described on Exhibit A meets the

criteria established in the Guidelines and Criteria, and (b) the designation of such reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described on Exhibit A and that would contribute to the economic development of the County.

2. The reinvestment zone created by this Order to include the real property described in Exhibit A shall be known as the "Hecate Energy Outpost Solar Reinvestment Zone."
3. The Hecate Energy Outpost Solar Reinvestment Zone shall take effect upon adoption and order of the Webb County Commissioners Court 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.
4. If any section, paragraph, clause or provision of this Order shall for any reason be held 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.
5. 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 in Webb County, Texas, 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.

**ADOPTED AND ORDERED BY THE WEBB COUNTY COMMISSIONERS COURT ON THIS
THE 22nd DAY OF MAY, 2023.**

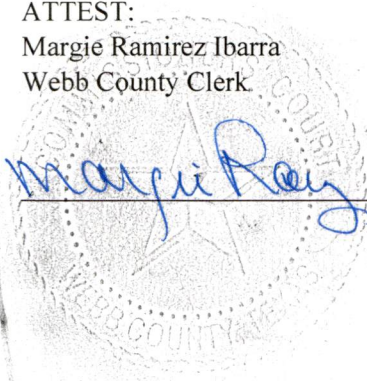


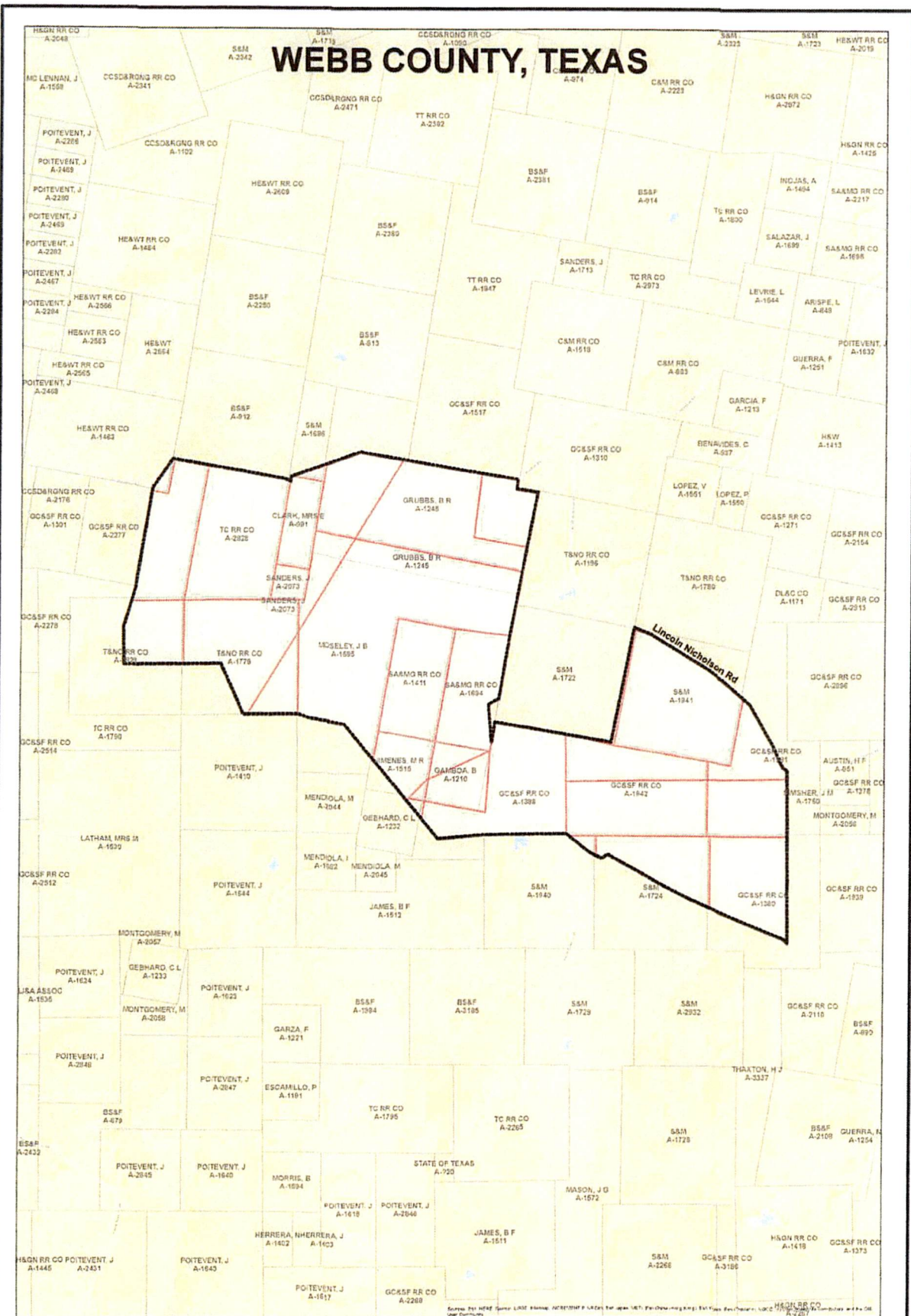
Judge Tano E. Tijerina

ATTEST:
Margie Ramirez Ibarra
Webb County Clerk

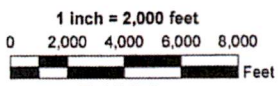
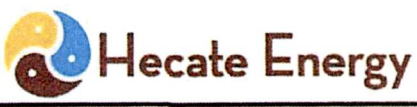


Margie Ramirez Ibarra





**HECATE ENERGY OUTPOST SOLAR LLC
REINVESTMENT ZONE**



Legend

- SURVEY LINES
- PROPERTY LINES
- REINVESTMENT ZONE BOUNDARY



**LEGAL DESCRIPTION OF THE HECATE ENERGY OUTPOST SOLAR LLC SITE
REINVESTMENT ZONE IN WEBB COUNTY, TEXAS**

Lying in Webb County, Texas approximately 25 miles northeast of the City of Laredo, is a 7,360± acre tract of land generally situated to the east of Interstate Highway 35 to the north of US Highway 59. Portions of this description are based on GIS Information obtained for Webb County Appraisal District Records.

BEGINNING at the most northerly corner of Seidel Family Partnership No. 1 LTD. tract (Parcel ID 201270);

1. THENCE, in an easterly direction along the north line of said Parcel ID 201270 to the northeast corner of said Parcel ID 201270 and the northwest corner of Seidel Partnership No. 1 LTD. tract (Parcel ID 201928);
2. THENCE, in an easterly direction along the north line of said Parcel ID 201928 to the northeast corner of said Parcel ID 201928 and the northwest corner of Seidel Partnership No. 1 LTD. tract (Parcel ID 204128);
3. THENCE, in an easterly direction along the north line of said Parcel ID 204128 to the most westerly northeast corner of said Parcel ID 204128 and the west corner of the Seidel Partnership No. 1 LTD. tract (Parcel ID 200101);
4. THENCE, in an easterly direction along the northerly line of said Parcel ID 204128 and the southerly line of said Parcel ID 200101 to the northeast corner of said Parcel ID 204128 in the west line of the Seidel Partnership No. 1 LTD. tract (Parcel ID 200296);
5. THENCE, in a northerly direction along the west line of said Parcel ID 200296 to the most westerly northwest corner of said Parcel ID 200296;
6. THENCE, in an easterly direction along the most northwesterly line of said Parcel ID 200296 to the northerly northwest corner of said Parcel ID 200296 and the west corner of the Seidel Partnership No. 1 LTD. tract (Parcel ID 201776);
7. THENCE, in a northeasterly direction along the northerly line of said Parcel ID 201776 to the northeast corner of said Parcel ID 201776 and the most westerly northwest corner of the Seidel Partnership No. 1 LTD. tract (Parcel ID 561526);
8. THENCE, in a northeasterly direction along the north line of said Parcel ID 561526 to the northerly northwest corner of said Parcel ID 561526;
9. THENCE, in a southeasterly direction along the north line of said Parcel ID 561526 to the northeast corner of said Parcel ID 561526 and the northwest corner of the L & B Partnership No. 3 tract (Parcel ID 200795);
10. THENCE, in a southeasterly direction along the most northerly line of said Parcel ID 200795 to the northeast corner of said Parcel ID 200795 and the northwest corner of the Friedman Lauren Weil tract (Parcel ID 530532);
11. THENCE, in a southeasterly direction along the north line of said Parcel ID 530532 to the most westerly northeast corner of said Parcel ID 530532 and the southwest corner of the Karl Dickson tract (Parcel ID 200945);
12. THENCE, in a southerly direction along the east line of said Parcel ID 530532 and the west line of said Parcel ID 200945 to an interior corner of said Parcel ID 530532;
13. THENCE, in a southeasterly direction along the north line of said Parcel ID 530532 and the southerly line of said Parcel ID 200945 to the most easterly northeast corner of said Parcel ID 530532 and the northwest corner of the Karl Dickson tract (Parcel ID 200706);
14. THENCE, in a southwesterly direction along the east line of said Parcel ID 530532 to the southeast corner of said Parcel ID 530532 and the most easterly northeast corner of said Parcel ID 200795;
15. THENCE, in a southwesterly direction along the east line of said Parcel ID 200795 to the southeast corner of said Parcel ID 200795 and the northeast corner of the Seidel Family Partnership No. 1 LTD tract (Parcel ID 561527);
16. THENCE, in a southwesterly direction along the east line of said Parcel ID 561527 to the northeasterly corner of the L & B Partnership No. 3 LTD. tract (Parcel ID 201781);
17. THENCE, in a southwesterly direction along the east line of said Parcel ID 201781 to an angle point in the east line of said Parcel ID 201781;
18. THENCE, in a southwesterly direction along the southeasterly line of said Parcel ID 201781 to an interior corner of said Parcel ID 201781;
19. THENCE, in a southeasterly direction along the east line of said Parcel ID 201781 to the most northerly south corner of said Parcel ID 201781 and in the westerly line of the Rosas-6 Investments Group LTD. (Parcel ID 322770);
20. THENCE, in a northerly direction along the west line of said Parcel ID 322770 to the northwest corner of said Parcel ID 322770 and the southwest corner of the Karl Dickson tract (Parcel ID 201834);
21. THENCE, in an easterly direction along the north line of said Parcel ID 322770 and the southerly line of said Parcel ID 201834 to the southeast corner of said Parcel ID 201834 and the southwest corner of the Roberto P. Rosas tract (Parcel ID 546533);

22. THENCE, in a northerly direction along the west line of said Parcel ID 546533 to the north corner of said Parcel ID 546533 and the centerline of Becerras Road;
23. THENCE, in a southeasterly direction along Becerras Road to the east line of the Roberto P. Rosas tract (Parcel ID 546534);
24. THENCE, in a southerly direction along the east line of said Parcel ID 546534, to the northeast corner of the Rosas-6 Investment Group LTD tract (Parcel ID 249881);
25. THENCE, in a southerly direction along the east line of said Parcel ID 249881 to the southeast corner of said Parcel ID 249881 and the northeast corner of the Rosas-6 Investment Group LTD tract (Parcel ID 249887);
26. THENCE, in a southerly direction along the east line of said Parcel ID 249887 to the southeast corner of said Parcel ID 249887 in the centerline of Ranch Road 7250D;
27. THENCE, in a northwesterly direction along the south line of said Parcel ID 249887 to the southwest corner of said Parcel ID 249887 and the southeast corner of the Rosas-6 Investment Group LTD tract (Parcel ID 249874);
28. THENCE, in a northwesterly direction along the south line of said Parcel ID 249874 to the south corner of Rosas-6 Investment Group LTD tract (Parcel ID 249885);
29. THENCE, in a northwesterly direction along the most southerly line of said Parcel ID 249885 to northwest corner of said Parcel ID 249885 and the most southerly southwest corner of the Rosas-6 Investment Group LTD tract (Parcel ID 202249);
30. THENCE, in a northwesterly direction along the southwest line of said Parcel ID 202249 to the most westerly southwest corner of said Parcel ID 202249 and the southeast corner of the Rosas-6 Investment Group LTD tract (Parcel ID 322770);
31. THENCE, in a westerly direction along the south line of said Parcel ID 322770 to the southwest corner of said Parcel ID 322770 and the southeast corner of the Randolph Herzog tract (Parcel ID 562625);
32. THENCE, in a northwesterly direction along the west line of said Parcel ID 322770 to the northerly corner of said Parcel ID 562625 and the southerly corner of the Rosa-6 Investments Group LTD. (Parcel ID 322772),
33. THENCE, in a northwesterly direction along the southwest line of said Parcel ID 322772 to the west corner of said Parcel ID 322772 and the most southerly corner of the L&B Partnership No. 3 tract (Parcel ID 201357);
34. THENCE, in a northwesterly direction along the southwest line said Parcel ID 201357 to the southerly corner of the Seldel Family Partnership No. 1 LTD. tract (Parcel ID 561527);
35. THENCE, in a northwesterly direction along the south line of said Parcel ID 561527 to the southwest corner of said Parcel ID 561527 and the southeast corner of the Seldel Family Partnership No. 1 LTD. tract (201913);
36. THENCE, in a westerly direction along the south line of said Parcel ID 201913 to the southwest corner of said Parcel ID 201913 and the most southerly southeast corner of the Seldel Family Partnership No. 1 LTD. tract (Parcel ID 561528);
37. THENCE, in a westerly direction along the south line of said Parcel ID 561528 to the most southerly southwest corner of said Parcel ID 561528;
38. THENCE, in a northwesterly direction along the southwest line of said Parcel ID 561528 to an interior corner of said Parcel ID 561528;
39. THENCE, in a westerly direction along the south line of said Parcel ID 561528 to the southwest corner of said Parcel ID 561528 and the southeast corner of the Seldel Family Partnership No. 1 LTD. (Parcel ID 204129)
40. THENCE, in a westerly direction along the south line of said Parcel ID 204129 to the southwest corner of said Parcel ID 204129;
41. THENCE, in a northerly direction along the west line of said Parcel ID 204129 to an angle point in the west line of said Parcel ID 204129;
42. THENCE, in a northerly direction along the west line of said Parcel ID 204129 to the northwest corner of said Parcel ID 204129 and the southwest corner of said Parcel ID 201928;
43. THENCE, in a northeasterly direction along the west line of said Parcel ID 201928 to an angle point in the west line of said Parcel ID 201928;
44. THENCE, in a westerly direction along a southwest line of said Parcel ID 201928 to an angle point in the west line of said Parcel ID 201928;
45. THENCE, in a northeasterly direction along the west line of said Parcel ID 201928 to the most southerly northwest corner of said Parcel ID 201928 and the most southerly southwest corner of said Parcel ID 201270;
46. THENCE, in a northeasterly direction along the west line of said Parcel ID 201270 to an angle point in the west line of said Parcel ID 210270;

47. THENCE, continuing in a northeasterly direction along the west line of said Parcel ID 201270 returning to the point of beginning having an approximate area of 7360 acres.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Larry W. Smith
Texas Registered Professional Land Surveyor
State of Texas Registration No. 4279
Job No. 05.008234.0000
May 25, 2023

