

MARGIE R IBARRA  
COUNTY CLERK  
FILED

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WEBB COUNTY, TEXAS

BY all DEPUTY

State of Texas §

Webb County §

**ORDER 10-10-2023-24  
WEBB COUNTY COMMISSIONERS COURT  
WEBB COUNTY, TEXAS**

DESIGNATING AND ESTABLISHING A REINVESTMENT ZONE TO  
BE KNOWN AS EL MOLINO 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;

**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 in 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 in 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 in 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 and shall be known as the "El Molino Solar Reinvestment Zone."
3. That the El Molino Solar Reinvestment Zone shall take effect upon adoption and order by 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. That 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. 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 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 10<sup>th</sup> DAY OF OCTOBER, 2023.



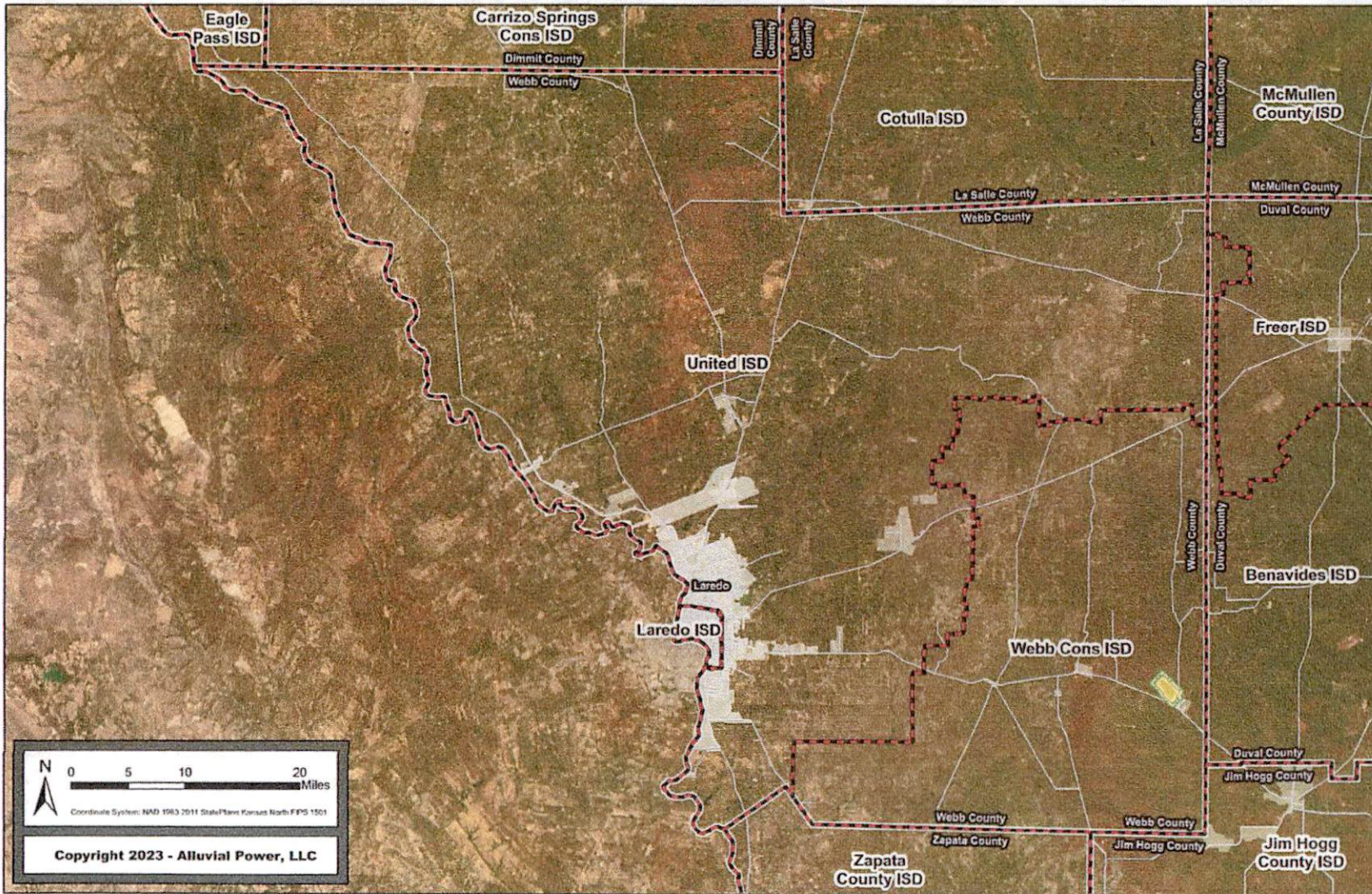
Judge Tano E. Tijerina

ATTEST:  
Margie Ramirez Ibarra  
Webb County Clerk

By:   




# El Molino Solar, LLC



## Legend

- Project Boundary
- Project Reinvestment Zone
- School District
- County
- Texas Urban Areas
- Roads

Created By: Thaid Barker




Date: 3/10/2023

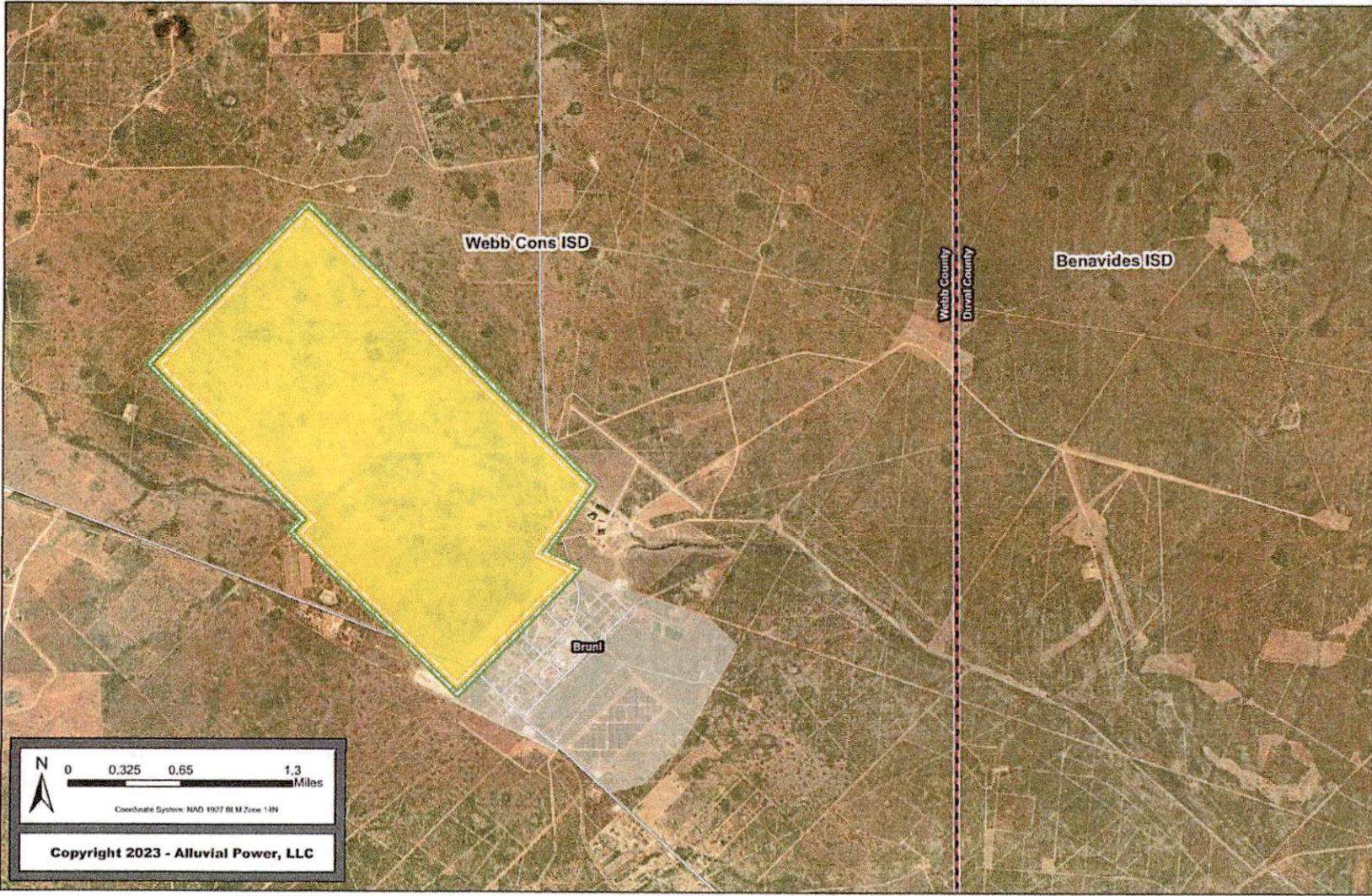
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# El Molino Solar, LLC

## Legend

-  Project Boundary
-  Project Reinvestment Zone
-  School District
-  County
-  Texas Urban Areas
-  Roads



N  
0 0.325 0.65 1.3  
Miles  
Coordinate System: NAD 1983 FLM Zone 14N  
**Copyright 2023 - Alluvial Power, LLC**

Created By: Thadid Barker  
Date: 3/10/2023  
Service Layer Credits: Source: Esri, Maxar, OneSky, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit "A" to  
MEMORANDUM OF GROUND LEASE AGREEMENT

Description of the Property

Parcel 1: All of Share One (1) containing 1,097.9 acres, more or less, and all of Share Four (4) containing 1,097.9 acres, more or less, out of the Cabeceras de Los Angeles Grant, Original Grantee, Josefa Cuellar, Abstract No. 1162 in Webb County, Texas, which acreage is more particularly described in a Partition of the West one-half of said Grant which appears of record in Volume 87, Page 176-179, of the Deed of Records of Webb County, Texas, and more particularly described as follows:

Share No. 1, 1097.9 acres out of the Cabeceras de Los Angeles Grant in Webb County, Texas, made for Juan Vela Cuellar, Jr. and Jesus Vela Cuellar.

Field Notes of a survey of 1097.9 acres of land made for Juan Vela Cuellar, Jr., and Jesus Vela Cuellar, out of the Cabeceras de Los Angeles Grant, Heirs of Josefa Cuellar. Said land is situated in Webb County, Texas, on the waters of the Los Angeles creek, about 45 miles S.85 E. from the County Site and is known as Share No. 1. Beginning at a point on the S.E. boundary line of the Cabeceras de Los Angeles Grant which bears 2423.3 varas N.45 E. from a large stone the south corner of the Cabeceras de Los Angeles Grant for the south corner of this survey, and also being the east corner of share No. 2 in the name of Juan Vela Cuellar, Sr., Thence N.45 E. along the south east boundary of the Cabeceras de Los Angeles Grant 1850.7 varas to a point on the south west boundary of the C. Callahan survey for a corner of this survey. Thence N.63-40 W along the southwest boundary line of the said C. Callahan Survey 489 varas to its west corner for a corner of this survey. Thence N.35-17 E. along the northwest boundary line of the C. Callahan survey 919.2 varas to a point on the N.W. boundary of the Callahan survey for a corner of this survey. Thence N.45 W. along the north east boundary line of this survey 1941.1 varas to the north corner of this survey being also the east corner of share No. 4 in the name of Valeria Vela Cuellar. Thence S.45 W along the southeast boundary line of share No. 4, at 2512 varas the south corner of said share No. 4 at 2600.7 varas the west corner of this survey and also being the north corner of share No. 2 in the name of Juan Vela Cuellar, Sr. Thence S.45 E. along the northeast boundary line of share No. 2, 2557.6 varas to the place of beginning.

AND

Share No. 4 1097.9 acres out of the Cabeceras de Los Angeles Grant in Webb County, Texas, made for Valeria Vela Cuellar.

Field Notes of a survey of 1097.9 acres of land made for Valeria Vela Cuellar out of the Cabeceras de Los Angeles Grant, heirs of Josefa Cuellar. Said land is situated in Webb County, Texas, on the waters of the Los Angeles creek about 45 miles S.85 E. from the County site and is known as share No. 4. Beginning at a point which bears N.45 E. 2512 varas from a large stone the original west corner of the Cabeceras de Los Angeles Grant and being the north corner of Share No. 3 for the west corner of this survey. Thence S.45 E. along the northeast boundary line of share No. 3 at 2467.4 varas the east corner of share No. 3, for the south corner of this survey. Thence N.45 E. along the northwest boundary line of Share No. 1 at 2512 varas the north corner of said Share No. 1 for the east corner of this survey. Thence N.45 W. along the northeast boundary line of this survey 2467.4 varas to the northwest boundary line of the Cabeceras de Los Angeles Grant for the north corner

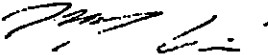


of this survey. Thence S.45 W. along the northwest boundary line of said Cabeceras de Los Angeles Grant 2512 varas to the place of beginning.

Share One (1) containing 1,097.9 acres according to the Webb County Assessor's Office

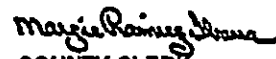
Share Four (4) containing 1,097.9 acres according to the Webb County Assessor's Office

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By: Manuel Eduardo Villa, DEPUTY  
MARGIE RAMIREZ IBARRA, COUNTY CLERK  
Fees: \$70.25

STATE OF TEXAS  
COUNTY OF WEBB  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED ON THE DATE AND AT THE TIME STAMPED  
HEREON BY ME AND WAS DULY RECORDED IN THE  
VOLUME AND PAGE OF THE OFFICIAL PUBLIC  
RECORDS OF WEBB COUNTY TEXAS AS STAMPED  
HEREON BY ME



  
COUNTY CLERK  
WEBB COUNTY, TEXAS