

**APPLICATION FOR TAX ABATEMENT  
DUVAL COUNTY TEXAS**

**FILING INSTRUCTIONS:**

This application must be submitted before any construction begins to be eligible for a tax abatement. This filing acknowledges familiarity and assumes conformance with Duval County’s “Tax Abatement Guidelines and Criteria”.

This application will become a part of any later agreement or contract, and knowingly false representations thereon will be grounds for the voiding of any later agreement or contract. There is a one thousand dollar (\$1,000.00) non- refundable application fee for each application filed.

Personas who wish to apply for tax abatement must complete this application and return a signed original with supporting documents and two copies to the Duval County Judge, 400 E. Gravis Avenue, San Diego, Texas 78384.

Property MUST be secured through lease or purchase PRIOR to consideration by the court for reinvestment zone.

**Applicant Information**

Applicant Name:

Cielo Vista Power, LLC

Applicant Address, Phone, and Email:

777 Taylor St.  
Suite 1050  
Fort Worth, Tx 76102  
(281) 804-1877  
[jferguson@tituslcv.com](mailto:jferguson@tituslcv.com)

**Applicant’s Project Entity:**

Type of Business Association:

Corporation/ Partnership     Proprietorship     Other

State of Incorporation:

Texas

Project Entity Address, Phone, and Email:

777 Taylor St.  
Suite 1050  
Fort Worth, Tx 76102  
(281) 804-1877  
[jferguson@tituslcv.com](mailto:jferguson@tituslcv.com)

Project Entity Contact Person's Name:

Jeff Ferguson, President

Project Entity Contact Person's Address, Phone, and Email:

777 Taylor St.  
Suite 1050  
Fort Worth, Tx 76102  
(281) 804-1877  
[jferguson@tituslcv.com](mailto:jferguson@tituslcv.com)

Project Name:

Cielo Vista Power, LLC

**Project Information:**

1. Proposed Project or Facility Address, Including Map, and Property Description:

Located in north Duval County, the Cielo Vista Power project is located to the northeast of Duval County along Hwy 59 and south CR115. Cielo Vista Power has not yet obtained a Reinvestment Zone designation specific to the project but will be seeking to establish a Reinvestment Zone with Duval County should it be determined the improvements are outside of a County designated Reinvestment Zone. *Please see attached Project Map.*

2. Brief description of project, facility, and eligible property for which tax abatement is sought:

- a. Cielo Vista Power LLC has an estimated investment amount of approximately \$ 539,752,619 and is located entirely within Duval County. The type of proposed improvement is for the purpose of constructing and operating as a natural gas power generation facility. On-site power generation provides resilient, dependable capacity directly at the point of demand. Distributed energy resources (DER) improve power quality and load balancing while managing costs, reducing emissions and supporting fast-track project timelines. The proposed

improvements include roads, fences, gates, underground electrical collection systems, and natural gas turbine generators which will produce up to 672 MW of energy capacity for redistribution to the grid. The project has an estimated life expectancy of 20-30 years.

b. Description of Improvements: The type of proposed improvements is for the purpose of generating energy power-producing derived from thermal/gas. The proposed improvements and eligible property include:

- Permanent project natural gas power generation system with a capacity of 672MW
- Access Roads
- Security fences & gates
- Project Substation, and
- Project Maintenance Facility

3. Does this property fall under the designation of an Authorized Facility provided in Section \_\_\_ of the Duval County Tax Abatement Guidelines and Criteria?

Yes       No

4. This application is for (choose one):

New Plant       Expansion       Modernization

5. Please list all the taxing jurisdictions in which the proposed project or facility is located:

- Duval County
- San Diego ISD
- Duval Ground Water District
- Duval County Vocational School
- Duval Emergency District #2

6. Please provide the following information on the project:

- a. Initial Year of Development: 2026
- b. Year Project will be Completed and Placed in Service: 2028  
Construction Estimate Start Date: 11-15-2026 Q4 2026  
Completion Date: 12-31-2028 Q4 2028  
Construction Contract Amount: \$ 539,752,619  
Peak Construction Jobs: 125 FTE's in 2028  
Year Project will be Completed and Placement in Service: 2028

c. For each year prior to completion and Placement in Service, list the Estimated Taxable Value of Construction Work in Progress (“CWIP”):

i: Construction Year 1:	Year End CWIP \$ <u>199,546,152</u>
ii: Construction Year 2:	Year End CWIP \$ <u>399,092,304</u>
iii: Construction Year 3:	Year End CWIP \$ <u>76,052,317</u>

d. For each year after the Project is placed in service, list the Estimated Taxable Value or Range of Taxable Values of the Eligible Property for which Abatement is sought:

1. Projection Operation Year 1: Year End Taxable Value \$ 539,752,619
2. Projection Operation Year 2: Year End Taxable Value \$ 496,572,409
3. Projection Operation Year 3: Year End Taxable Value \$ 453,392,200
4. Projection Operation Year 4: Year End Taxable Value \$ 410,211,990
5. Projection Operation Year 5: Year End Taxable Value \$ 367,031,781
6. Projection Operation Year 6: Year End Taxable Value \$ 323,851,571
7. Projection Operation Year 7: Year End Taxable Value \$ 280,671,362
8. Projection Operation Year 8: Year End Taxable Value \$ 237,491,152
9. Projection Operation Year 9: Year End Taxable Value \$ 194,310,943
10. Projection Operation Year 10: Year End Taxable Value \$ 151,130,733

e. Please describe basis to be used for the Eligible Property’s depreciation:

The Modified Accelerated Cost Recovery system (MACRS) is the current tax depreciation system utilized in the United States for this type of industrial equipment. MACRS allows for the accelerated depreciation of property value over time, offering businesses a means to recover the cost of an asset more quickly than with straight-line depreciation.

Natural gas reciprocating engine power plants are typically classified as:

- “Electric generation equipment” → 5-10year MACRS property
- Falls under IRS Asset Class 49.13 (Electric, Utility, Production Plant) or analogous categories for generation equipment.

f. Identify and Production Tax Credit or Investment Tax Credit Assumptions applicant assumes will apply to the depreciation.

None.

7. Please attach information describing how the Proposed Project or Facility meets the minimum requirement for tax abatement outlined in the Guidelines & Criteria.

According to Section 2 of the Duval County Abatement Guidelines, the Cielo Vista Power project represents a new capital investment in Duval County. Cielo Vista Power has obtained long-term lease agreements from local landowners, allowing the construction of a new solar facility on their property. This investment will surpass the minimum \$10 million required for capital improvements. By using local vendors, suppliers, and residents seeking employment, the project will further strengthen the region's economic stability. It is the intent of the Cielo Vista Power project to secure assistance with the regional workforce development office in securing assistance for vendors and employment.

8. Please attach information on the following aspects of the proposed project:

- a. Current Value of Land and Existing Improvements, if any.

There are currently no existing improvements within the project area. The value of the land and any existing improvements does not reside with the proposed project but remains wholly intact with the landowners that have leased land to Cielo Vista Power, LLC, for the purpose of constructing and operating battery energy storage project. Titus LCV *will not* purchase any of the land used in the project. All land utilized for the purpose of a solar power project will be under long term lease with the current landowner. Any existing improvements to land that is leased are enhancements that the landowner has made on their own behalf.

- b. Type of Proposed Improvements and Eligible Property.

The type of proposed improvement is for the purpose of constructing and operating a utility scale renewable energy power-producing thermal/gas. The proposed improvements and eligible property include:

- Permanent project natural gas power generation system with a capacity of 672MW
- Access Roads,
- Security fences & gates
- Underground and Overhead Electrical Lines
- Project Substation, and
- Project Maintenance Facility

- c. Estimated Useful Life of Proposed Improvements and Eligible Property.  
The project has an estimated life expectancy of 20-30 years.

- d. Impact of Proposed Improvements on Existing Jobs.

The proposed project will support and enhance existing jobs by utilizing various vendors, businesses, and suppliers who can support the project needs. These may vary from hardware, tooling, equipment, and electrical components accompanied by a wide range of skilled laborers.

- e. If any, the Number and Type of New Jobs, if any, to be created by Proposed Improvements.

Cielo Vista Power will require approximately 125 temporary full-time construction employees during the peak of construction phase and will seek to employ five (5) permanent full-time employees to maintain the natural gas power generation system, underground electrical connections, substation, and other infrastructure associated with the safe and reliable operation of the project. There are no current positions occupied with respect to the proposed improvements.

- f. Costs to be incurred by Duval County, if any, to provide facilities or services Directly resulting from the new improvements.

No costs will be incurred by the County to provide facilities or services directly resulting from the new improvements. All improvements and associated costs will be the burden of the projects. The proposed project will not compete with any existing business that is a part of the local economy. The project and its improvements will have a positive impact on the local economy through the creation of temporary construction and permanent, additional commerce that construction will bring such as local goods and services, as well as the additional tax base that continued operations will provide.

- g. Types and Values of Public Improvements, if any, to be made by Applicant Seeking abatement.

No public improvements will be required by the Project, nor will it be necessary to operate and maintain the facilities or services directly resulting from the new improvements. If County roads are utilized or impacted by the project for access to and from the project area, the Company will enter a Road Maintenance and Use Agreement with the County to preclude the County from incurring a costs

for the maintenance of such roads to be used by the project company during the construction period.

9. List impacts on the business opportunities of existing businesses and the attraction of new businesses to the area, if any.

The impact on local businesses in the area will be significantly positive. From the construction materials such as steel /metal., rebar, concrete materials & supplies, electrical supplies, local equipment and vehicles rentals, hotels for specialized tradesmen, and the restaurants and retail that support hundreds of workers will significantly be affected by the expenditures. The proposed projects also have the potential to attract new businesses to the area.

10. Please provide a copy of the Project's submittal to the Texas State Comptroller, if applicable.

*N/A*

11. Please attach a list all Duval County Appraisal District Property Tax Identification Numbers associated with all parcels within which the Project will be located.

*See attached.*

12. Provide a site map and property description, including a complete legal description of the property. Include listing of County Roads that will be utilized during construction.

*See attached.*

13. Provide a time schedule for undertaking and completing the planned improvements. In case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the County deems appropriate for evaluating the financial capacity and other factors of the applicant.

Construction is anticipated to begin the 4<sup>th</sup> quarter of 2026 and expected to take approximately 25 months with a Commercial Operations Date("COD") no later than the 4<sup>th</sup> quarter of 2028, contingent upon favorable economics for the project.

14. If the project will be developed on leased property, please provide supporting documentation demonstrating that a lease agreement has been executed (recorded memorandum of lease) or that negotiations with the landowner are underway (affidavit).

*See attached.*

15. Certification from the Duval County Appraisal District (or each jurisdiction with taxing authority) verifying that no taxes are passed due on applicant's property located in the proposed reinvestment zone:

*See attached.*


16. Disclosure of any environmental permits required or additional environmental impacts.

*N/A*

17. Application Fee.

*See attached copy.*

I confirm that I have reviewed Duval County's Tax Abatement Guidelines and Criteria (as adopted March 9, 2026) and declare that the information provided in this application is true and correct to the best of my knowledge, information and belief.

  
Jeff Ferguson (Mar 25, 2026 20:39:06 CDT)

Applicant Signature



Typed/Printed Name: Jeff Ferguson

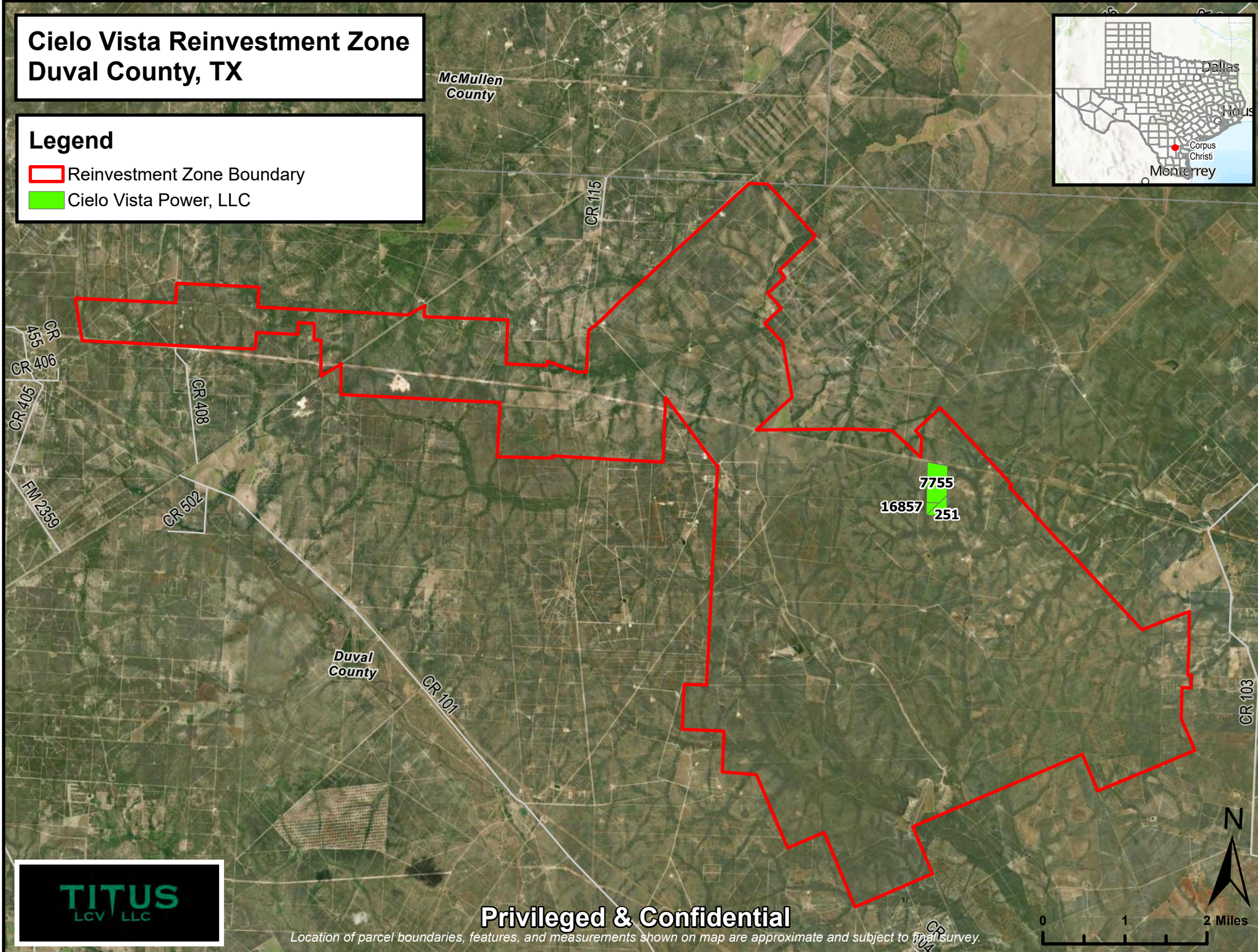
Title: President

Date: March 25, 2026

# Cielo Vista Reinvestment Zone Duval County, TX

## Legend

-  Reinvestment Zone Boundary
-  Cielo Vista Power, LLC





**Privileged & Confidential**

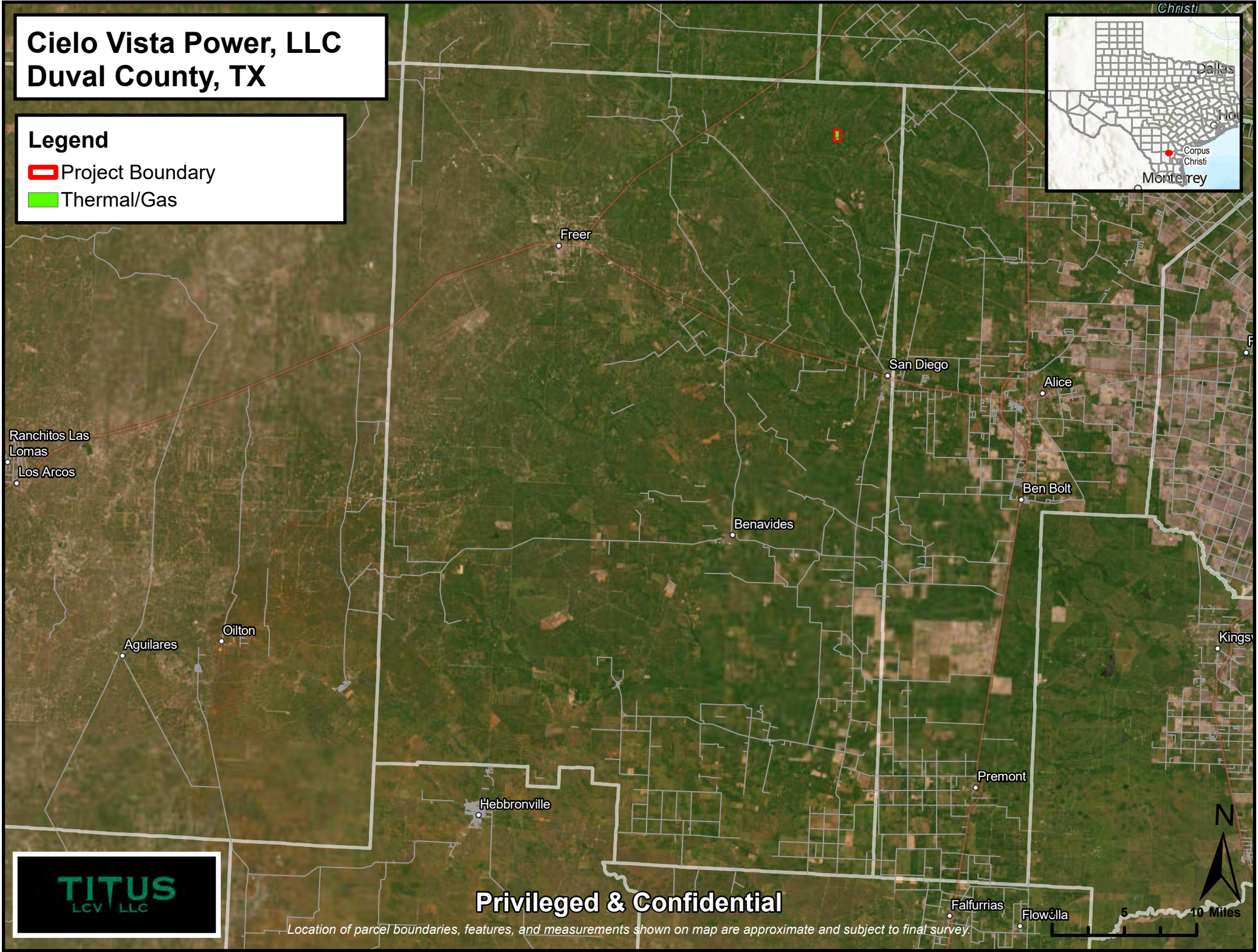
Location of parcel boundaries, features, and measurements shown on map are approximate and subject to final survey.



# Cielo Vista Power, LLC Duval County, TX

## Legend

-  Project Boundary
-  Thermal/Gas





**Privileged & Confidential**

*Location of parcel boundaries, features, and measurements shown on map are approximate and subject to final survey.*

# Cielo Vista Power, LLC Duval County, TX

## Legend

-  Project Boundary
-  Thermal/Gas



*Duval  
County*

7755

16857

251

**TITUS**  
LCV LLC

**Privileged & Confidential**

*Location of parcel boundaries, features, and measurements shown on map are approximate and subject to final survey.*



**Attached:**

**Additional Project Location Detail:**

<b>Cielo Vista Power, LLC - Duval County, TX</b>	
<b>Parcel ID</b>	<b>Legal Description</b>
7755	A-1679 CERT 1013 SUR 206 R H CORBET
16857	A-1680 CERT 21/304 SUR 94 R H CORBET
251	A-52 CERT 13/171 SUR 25 A J BRYANT

DUVAL COUNTY  
ARASELI B. LICHTENBERGER  
Duval County Clerk  
San Diego, Texas 78384

35203



70 2025 00035203

Instrument Number: 2025-35203

As

Recorded On: January 30, 2025

RECORDINGS

Parties: SCHATTE RANCH LP ET AL

Billable Pages: 8

To CIELO VISTA SOLAR LLC

Number of Pages: 9

Comment: FED EX ENVELOPE

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

RECORDINGS 57.00  
Total Recording: 57.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025-35203  
Receipt Number: 168016  
Recorded Date/Time: January 30, 2025 01:22:13P  
Book-Vol/Pg: BK-OR VL-787 PG-450  
User / Station: A Ramirez - Cash Station 2

**Record and Return To:**

LEXIE RENDON  
TITUS LVC OPERATING LLC  
2516 W FREDDY GONZALEZ DR STE D  
EDINBURG TX 78539



**State of Texas**

**County of Duval**

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the volume and page in the OFFICIAL RECORDS of Duval County, Texas  
Araseli B. Lichtenberger  
Duval County Clerk

By: Araseli B. Lichtenberger Deputy

Vol Pg  
787 450

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER**

THIS INSTRUMENT DRAFTED BY AND  
WHEN RECORDED RETURN TO:

Cielo Vista Solar, LLC  
2516 W. Freddy Gonzalez Dr., Suite D  
Edinburg, TX 78539  
Attn: Lexie Rendon

**MEMORANDUM OF OPTION AND LEASE**

THIS MEMORANDUM OF OPTION AND LEASE (this "**Memorandum**") dated December 21, 2024 (the "**Effective Date**") is made by and between Schatte Ranch, L.P., a Texas limited partnership ("**Landlord**"), whose address is 5330 Montrose Boulevard, Houston, TX 77005, and Cielo Vista Solar, LLC, a Delaware limited liability company ("**Tenant**"), whose address is 777 Taylor Street, Suite 1050, Fort Worth, TX 76102, with reference to the following recitals:

A. Landlord owns that certain real property (including all air space thereof) described in Exhibit A attached hereto (the "**Property**"), which Property is located in Duval County, Texas.

B. Landlord and Tenant (together, the "**Parties**" and each a "**Party**") have entered into an unrecorded option and lease agreement of even date herewith (the "**Lease**"), which affects the Property.

C. The Parties have executed and acknowledged this Memorandum and are recording the same for the purpose of providing constructive notice of the Lease and Tenant's rights thereunder. Capitalized terms used and not defined herein have the meaning given the same in the Lease.

NOW, THEREFORE, for and in consideration the promises, covenants, and agreements of the Parties contained in the Lease and herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Option.** Landlord has granted to Tenant the exclusive option (the "**Option**") to lease the Property. The Option continues in full force and effect for a period of five (5) years from the Effective Date (the "**Option Term**"). Tenant shall have the right to extend the Option Term for two (2) additional one (1) year periods. Tenant shall have a right of access during the Option Term for performing certain due diligence to determine the suitability of the Property for Tenant's intended purpose.

2. **Lease and Easements.** Should Tenant exercise the Option as set forth in the Lease, Tenant shall have the sole and exclusive right to possess and use the Property upon the terms and conditions set forth in the Lease. The Lease Term shall initially be for a period of thirty-two (32) years. Tenant shall have the right to renew the Lease Term for two (2) additional ten (10) year periods. The Lease provides that Tenant may purchase fee title to a portion of the Property upon the terms and conditions set forth in the Lease.

3. **No Conflict.** The terms, conditions, and covenants of the Lease are incorporated herein by reference as though fully set forth herein. This Memorandum does not supersede, modify, amend, or

otherwise change the terms, conditions, or covenants of the Lease, and this Memorandum shall not be used in interpreting the terms, conditions, or covenants of the Lease. In the event of any conflict between this Memorandum and the Lease, the Lease shall control.

4. **Successors and Assigns.** The Property shall be held, conveyed, hypothecated, encumbered, leased, used, and occupied subject to the covenants, terms, and provisions set forth in the Lease and herein, which shall run with the Property and each portion thereof and interest therein, and shall be binding upon and inure to the benefit of the Parties and any other person and entity having any interest therein during their ownership thereof, and their respective grantees, heirs, executors, administrators, successors and assigns, and all persons claiming under them.


5. **Multiple Counterparts.** This Memorandum may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which shall collectively constitute a single instrument.

[Signatures Follow.]

IN WITNESS WHEREOF, Tenant has executed and delivered this Memorandum as of the Effective Date.

**TENANT:**

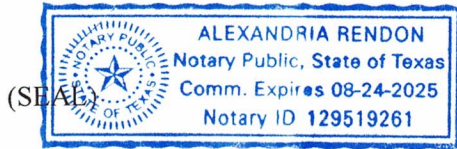
Cielo Vista Solar, LLC,  
a Delaware limited liability company

By:   
Name: Jeff Ferguson  
Title: President

STATE OF TEXAS

COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2024 by Jeff Ferguson, the President of Cielo Vista Solar, LLC, a Delaware limited liability company, on behalf of the company.



Alexandria Rendon  
Notary Public

VoI Ps  
787 453

IN WITNESS WHEREOF, Landlord has executed and delivered this Memorandum as of the Effective Date.

**LANDLORD:**

Schatte Ranch, L.P.,  
a Texas limited partnership

By: Schatte Duval Ranch, Inc.,  
a Texas corporation,  
its Sole General Partner

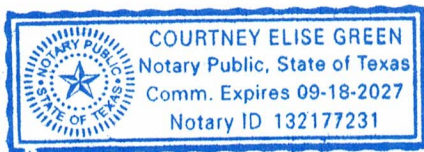
By: *Andrew A. Schatte*  
Name: Andrew A. Schatte  
Title: President

Address: 5330 Montrose Boulevard, Houston, TX 77005

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of January, 2025, by Andrew A. Schatte, President of Schatte Duval Ranch, Inc., a Texas Corporation, Sole General Partner of Schatte Ranch, L.P., a Texas limited partnership, for and on behalf of said Texas limited partnership.



*Courtney Green*  
Notary Public

COURTNEY GREEN

Typed or Printed  
09/18/2027

Commission Expiration Date

(SEAL)

**EXHIBIT A  
TO MEMORANDUM OF OPTION AND LEASE**

**DESCRIPTION OF THE PROPERTY**

The Property is a tract or tracts of land situated in Duval County, Texas, and containing approximately 4,285.57 acres, and being more particularly described as follows:

**TRACT ONE:**

Being a total of **4,068.21 ACRES** of land, and being that same tract of land described in Volume 287, Pages 771-800 of the Deed Records of Duval County, Texas, and being 13.3 miles north of San Diego, in Duval County, Texas, being all of the original surveys, **THE G H & R R SURVEY, ABSTRACT 259, THE R.H CORBETT, ABSTRACT 775 and THE S A & M G R R, ABSTRACT 542 and being part of the original surveys, THE ROBERT H. CORBETT, ABSTRACT 1712; THE ROBERT H. CORBETT, ABSTRACT 1713; THE ROBERT H. CORBETT, ABSTRACT 1458; THE ROBERT H. CORBETT, ABSTRACT 775; THE ROBERT H. CORBETT, ABSTRACT 788, THE BRYANT A J, ABSTRACT 51; THE J POITEVENT, ABSTRACT 28; THE G H & H R R, ABSTRACT 261; THE G. HUGGINS, ABSTRACT 322, THE P. DE LA ZERDA, ABSTRACT 535; THE S A & M G R R, ABSTRACT 542; THE R H CORBETT, ABSTRACT 1681; THE S A & M G R R, ABSTRACT 832; THE S A & M G R R, ABSTRACT 542; THE J POITEVENT, ABSTRACT 803; THE J POITEVENT, ABSTRACT 392; THE J POITEVENT, ABSTRACT 394**, all in Duval County, Texas, and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found for the most easterly corner of this tract;

**THENCE** S 01° 32' 25" W a distance of 7995.01 feet to a fence corner post found for the southeast corner of this tract;

**THENCE** S 77° 48' 48" W a distance of 3485.70 feet to a fence corner found for a corner of this tract;

**THENCE** N 25° 24' 09" W a distance of 568.15 feet to a fence corner found for an interior corner of this tract;

**THENCE** S 64° 41' 11" W a distance of 6717.92 feet to a 5/8 inch iron rod with a plastic cap stamp 2028, and being a corner of this tract;

**THENCE** S 64° 57' 32" W a distance of 800.46 feet to a 5/8 inch iron rod with a plastic cap stamp 2028, and being the most southerly corner of this tract;

**THENCE** N 36° 50' 53" W a distance of 1586.71 feet to a one-inch iron pipe found for a corner of this tract;

**THENCE** N 40° 37' 29" W a distance of 987.02 feet to a one-inch iron pipe found for a corner of this tract;

**THENCE** N 34° 00' 22" W a distance of 6286.25 feet to a 5/8 inch iron rod found for an interior corner of this tract;

**THENCE** S 87° 20' 13" W a distance of 622.55 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** with the following meanders of a fence;

N 31° 30' 09" W ----- 388.97 feet to a fence corner post;  
N 44° 04' 30" W ----- 1191.17 feet to a fence corner post;  
N 61° 10' 12" W ----- 181.52 feet to a fence corner post;  
N 80° 57' 02" W ----- 1368.20 feet to a fence corner post;  
N 89° 13' 53" W ----- 265.40 feet to a fence corner post;  
N 71° 49' 54" W ----- 251.05 feet to a fence corner post;  
N 61° 50' 36" W ----- 210.75 feet to a fence corner post;  
N 37° 17' 05" W ----- 248.17 feet to a fence corner post;  
N 25° 08' 52" W ----- 398.66 feet to a fence corner post;  
N 41° 01' 32" W ----- 270.81 feet to a fence corner post;  
N 26° 10' 56" W ----- 389.34 feet to a fence corner post;  
N 60° 06' 52" W ----- 245.79 feet to a fence corner post;  
N 79° 00' 19" W ----- 279.94 feet to a fence corner post;  
N 70° 34' 57" W ----- 479.86 feet to a fence corner post;  
N 52° 39' 23" W ----- 201.14 feet to a fence corner post;  
N 43° 25' 44" W ----- 554.78 feet to a fence corner post;  
N 50° 00' 26" W ----- 247.34 feet to a fence corner post;  
N 67° 00' 00" W ----- 549.59 feet to a fence corner post;  
N 72° 39' 48" W ----- 565.23 feet to a fence corner post;  
N 55° 34' 12" W ----- 174.16 feet to a fence corner post;  
N 36° 49' 25" W ----- 193.62 feet to a fence corner post;  
N 12° 17' 42" W ----- 721.03 feet to a fence corner post;  
N 24° 05' 52" W ----- 434.43 feet to a fence corner post;  
N 20° 35' 12" W ----- 376.78 feet to a fence corner post;  
N 36° 06' 51" W ----- 514.47 feet to a fence corner post;  
N 21° 02' 33" W ----- 382.10 feet to a fence corner post;  
N 01° 13' 23" W ----- 352.78 feet to a fence corner post;

**THENCE** N 20° 56' 42" W a distance of 965.24 feet to a fence corner post and being the northwest corner of this tract;

**THENCE** S 85° 20' 35" W a distance of 10338.94 feet to a 5/8 inch iron rod found with a cap stamp 2028, and being a corner of this tract;

**THENCE** S 69° 01' 15" E a distance of 3059.27 feet to a 5/8 inch iron rod found for a corner this tract;

**THENCE** S 05° 37' 17" E a distance of 1768.38 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 81° 14' 28" E a distance of 606.33 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 81° 21' 59" E a distance of 601.40 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** S 07° 31' 32" E a distance of 249.44 feet to a fence corner post found for a corner of this tract;

**THENCE** N 82° 15' 18" E a distance of 20.48 feet to a fence corner post found for a corner of this tract;

**THENCE** S 22° 29' 09" E a distance of 510.48 feet to a fence corner post found for a corner of this tract;

**THENCE** S 69° 57' 58" E a distance of 19.62 feet to a fence corner post found for a corner of this tract;

**THENCE** S 22° 54' 06" E a distance of 355.60 feet to a fence corner post found for a corner of this tract;

**THENCE** S 83° 32' 34" W a distance of 606.62 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** S 05° 12' 35" E a distance of 593.75 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** N 89° 05' 34" E a distance of 799.68: feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** S 00° 40' 04" E a distance of 301.12 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** S 83° 19' 21" E a distance of 1983.68 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** N 88° 29' 16" E a distance of 1443.67 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** N 68° 48' 51" E a distance of 5831.00 feet to the **POINT OF BEGINNING** and containing **4,068.21 acres**, more or less.

**TRACT TWO:**

Being a total of **217.36 acres** out of a called **4,284.92 acres** of land, described in Volume 287, Pages 771-800 of the Deed Records of Duval County, Texas, and being 13.3 miles north of San Diego, in Duval County, Texas, being all of the original survey **THE RH CORBETT, ABSTRACT 776** and being part of the original surveys, **THE RH CORBETT, ABSTRACT 1468, THE S A & M G R R, ABSTRACT 542, THE RH CORBETT, ABSTRACT 788,** and **THE BRYANT A J, ABSTRACT 51**, all in Duval County, Texas, and being more particularly described by metes and bounds as follows;

**BEGINNING** at a 5/8 inch iron rod found for the west corner of **THE B. ALMARAS SURVEY, ABSTRACT 637**, same being the northeast corner of said **THE R.H CORBETT, ABSTRACT 775** and being the southeast line of **THE BRYANT A J, ABSTRACT 51**, said 5/8 inch iron rod found being the northeast corner of this tract;

**THENCE** S 45° 53' 50" E a distance of 5215.67 feet to a 5/8 inch iron rod found for the southeast corner of this tract;

**THENCE** S 53° 16' 35" W a distance of 16.21 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** S 88° 51' 43" W a distance of 1430.46 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 83° 19' 21" W a distance of 1983.68 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 00° 40' 04" W a distance of 301.12 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** S 89° 05' 34" W a distance of 799.68 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 05° 12' 35" W a distance of 593.75 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 35° 57' 26" W a distance of 19.26 feet to a 5/8 inch iron rod found for a corner of this tract;

**THENCE** N 83° 31' 28" E a distance of 606.75 feet to a fence corner post found for a corner of this tract;

**THENCE** N 23° 02' 50" W a distance of 355.67 feet to a fence corner post found for a corner of this tract;

**THENCE** N 70° 01' 33" E a distance of 20.52 feet to a fence corner post found for a corner of this tract;  
**THENCE** N 22° 29' 09" W a distance of 510.48 feet to a fence corner post found for a corner of this tract;  
**THENCE** S 82° 15' 18" W a distance of 20.48 feet to a fence corner post found for a corner of this tract;  
**THENCE** N 07° 31' 21" W a distance of 249.44 feet to a fence corner post found for a corner of this tract;  
**THENCE** N 81° 21' 59" W a distance of 601.40 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** S 81° 14' 28" W a distance of 606.33 feet to a 5/8 inch iron rod found for a corner of this tract;  
**THENCE** N 05° 37' 17" W a distance of 1768.38 feet to a 5/8 inch iron rod set for a corner of this tract;  
**THENCE** S 84° 43' 33" E a distance of 1675.90 feet **POINT OF BEGINNING** and containing **217.36 acres**, more or less.

Vol Ps  
787 458

**TITUS LOW CARBON VENTURES**  
777 TAYLOR STREET, SUITE 1050  
FORT WORTH, TX 76102

Comerica Bank  
32-75/1110

2569

03/12/2026

PAY TO THE ORDER OF DUVAL COUNTY

\$ \*\*1,000.00

One thousand and 00/100\*\*\*\*\* DOLLARS

PROTECTED AGAINST FRAUD

DUVAL COUNTY  
PO BOX 1062  
SAN DIEGO, TX 78384



MEMO

TITUS LOW CARBON VENTURES

03/12/2026

DUVAL COUNTY

2569

Date	Type	Reference	Original Amount	Balance Due	Payment
03/11/2026	Bill	CIELOVISTAPOWER	1,000.00	1,000.00	1,000.00
		Check Amount			1,000.00

Titus Low Carbon Ve

1,000.00






# Tax Abatement App\_CieloVistaPower v3. 03.25.26

Final Audit Report

2026-03-26

Created:	2026-03-25
By:	Robert Pena (robjrpena@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANZjhoT1GWjd5dZXOA-zzeABSZzqi2TWq

## "Tax Abatement App\_CieloVistaPower v3. 03.25.26" History

-  Document created by Robert Pena (robjrpena@gmail.com)  
2026-03-25 - 3:51:36 PM GMT- IP address: 67.79.55.130
-  Document emailed to Jeff Ferguson (jferguson@tituslcv.com) for signature  
2026-03-25 - 3:51:53 PM GMT
-  Email viewed by Jeff Ferguson (jferguson@tituslcv.com)  
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-  Document e-signed by Jeff Ferguson (jferguson@tituslcv.com)  
Signature Date: 2026-03-26 - 1:39:06 AM GMT - Time Source: server- IP address: 98.96.4.56
-  Agreement completed.  
2026-03-26 - 1:39:06 AM GMT