

**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.

Persons 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:

Joshua Richardson

Applicant Address, Phone, and Email:

8000 IH-10 West, Suite 1201

San Antonio, TX 78230

325-370-1350

jkrichardson@ocienergy.com

**Applicant's Project Entity:**

Type of Business Association:

Corporation/Partnership

Proprietorship

Other

State of Incorporation

Delaware

Project Entity Address, Phone, and Email:

8000 IH-10 West, Suite 1201

San Antonio, TX 78230

325-370-1350

jkrichardson@ocienergy.com

Project Entity Contact Person's Name:

Joshua Richardson

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

8000 IH-10 West, Suite 1201

San Antonio, TX 78230

325-370-1350

jkrichardson@ocienergy.com

Project Name:

Cazadores Solar LLC

**Project Information:**

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

SEE ATTACHMENT 1

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

Cazadores Solar LLC proposes to construct a 300 MW (AC) Photovoltaic solar facility that would be sited on approximately 2,277 acres of land approximately 3 miles South of the city of Realitos in Duval County. This application covers all qualified property in the reinvestment zone and project boundary within Duval County necessary for the commercial operations of the proposed solar project.

- underground collection systems
  - transmission lines
  - electrical interconnections,
  - roads
  - control systems necessary for commercial generation of electricity
  - solar modules/panels
  - racking and mounting structures
  - inverters boxes
  - combiner boxes
  - SCADA systems,
  - transformers,
  - fire suppression systems
  - meteorological equipment
  - roadways
  - maintenance and operations building
  - paving
  - fencing
  - electrical substations
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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, DUVAL FARM TO MARKET, BENAVIDES ISD

DUVAL COUNTY GROUND WATER CONSERVATION DISTRICT

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: 2029

Construction Estimate

Start Date: Q2 2027

Completion Date: Q2 2029

Construction Contract Amount: \$ \_\_\_\_\_

Peak Construction Jobs: 200

Year Project will be Completed and Placed in Service: 2029

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: <u>2027</u>	Year End CWIP <u>\$100,000,000 EST</u>
ii.	Construction Year 2: <u>2028</u>	Year End CWIP <u>\$170,000,000 EST</u>
iii.	Construction Year 3:	Year End CWIP \$ _____

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:

Project Operation Year 1 : Year End Taxable Value	\$ 251,370,000.00
Project Operation Year 2 : Year End Taxable Value	\$ 231,228,000.00
Project Operation Year 3 : Year End Taxable Value	\$ 209,493,000.00
Project Operation Year 4 : Year End Taxable Value	\$ 186,003,000.00
Project Operation Year 5 : Year End Taxable Value	\$ 160,650,000.00
Project Operation Year 6 : Year End Taxable Value	\$ 133,272,000.00
Project Operation Year 7 : Year End Taxable Value	\$ 103,707,000.00
Project Operation Year 8 : Year End Taxable Value	\$ 71,766,000.00
Project Operation Year 9 : Year End Taxable Value	\$ 54,000,000.00
Project Operation Year 10 : Year End Taxable Value	\$ 54,000,000.00

1.

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

10 year depreciation schedule

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

ITC has not been applied to the estimated values

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

This renewable energy facility is considered eligible property and will have a positive net economic benefit with an estimated cost of \$270,000,000.

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

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

2025 Market Value - \$6,872,480

- b. Type of Proposed Improvements and Eligible Property;

Utility Scale Solar Farm

- c. Estimated Useful Life of Proposed Improvements and Eligible Property;

Estimate useful life is 40 years

- d. Impact of Proposed Improvements on Existing Jobs;

No existing jobs

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

1 permanent job for on-site supervision/maintenance

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

None anticipated

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

Any roads leading to the site will be improved as necessary for equipment to be transported

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

The construction of the project will be great for existing businesses. All of the construction workers will be needing places to live and eat at while construction is ongoing.

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

No submittals have been made to the Texas State Comptroller

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.

OWNER	PARCEL ID	ACREAGE	MARKET VALUE (2025)
BROZE, CLARENCE JR	15672	160	\$ 480,000
CANTU, HOMERO & NORMA	15702	30.04	\$ 90,120
SCHINDLER BROTHERS	15705	160	\$ 480,000
T & K RANCHES, LLC	15699	640	\$ 1,983,060
GUERRA, DIANA &	15707	320	\$ 960,000
THE SCHINDLER BRO	15710	160	\$ 480,000
THE SCHINDLER BRO	15709	155	\$ 465,000
BROZE, CLARENCE JR & JANET	15720	128.95	\$ 386,860
BROZE, CLARENCE JR & JANET	15719	128.95	\$ 386,860
BROZE, CLARENCE JR & JANET	15718	128.95	\$ 386,860
BROZE, CLARENCE JR & JANET	15721	128.95	\$ 386,860
BROZE, CLARENCE JR & JANET	15722	128.95	\$ 386,860

\$ 6,872,480

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.

CR 262 & 263

13. Provide a time schedule for undertaking and completing the planned improvements. In the 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.

Please refer to 6 (b) above for timing

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).

We have recorded memorandum's for all leases, to conserve paper we will send them electronically as it is 50+ pages

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

See attached file showing all accounts have no taxes due

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

All of the standard federal permits will be acquired at the appropriate times. No additional environmental impacts have been found.

17. Application fee.

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



Applicant Signature

Typed/Printed Name: Joshua Richardson

Title: Development Engineering Manager

Date: 12/11/2025

**ATTACHMENT 1**

