

NOTICE OF THE INTENTION OF DUVAL COUNTY, TEXAS  
TO ESTABLISH A REINVESTMENT ZONE; TO ESTABLISH  
THE BOUNDARIES THEREOF; AND TO PROVIDE FOR AN  
EFFECTIVE DATE

Pursuant to Subchapter C Section 312.401(c) a Reinvestment Zone No. requested by Cazadores Solar, LLC for tax abatement pursuant to Chapter 312 of the Texas Tax Code and approved by Duval County Commissioner's Court Duval County on April 13<sup>th</sup> 2026, Duval County is required to give notice of its intent to establish a reinvestment zone for five years as required by statute. The property consists of 2277 total acres of Duval County, Texas as being a part of those certain land surveys described by metes and bounds in those certain deeds, and filed for record on November 1, 2007, at Volume 461. Pages 214-216 in the Official Records of Duval County, Texas, save and except the 6 acre "Exclusion Area", the 314-acre **Guerra Tract**, and the **Cantu Tract** being 30.04 acres, more or less, out of a larger 40.04 acres generally being the NW/4 of Lot I, Block 10 out of the IM Ynojosa Survey, A-628. The lands being more particularly described as the westernmost 40.04 acres out of a called 120.04-acre tract of land described by metes and bounds in that certain Warranty Deed dated September 30, 1965, made by and between Noe R. Saenz et us as grantor, and Homero Cantu as grantee, and filed for record on October 15. 1965 in Book 134. Page 237 in the Deed Records of Duval County. Texas. SAVE AND EXCEPT the 3.0 acres described by metes and bounds in that certain Warranty Deed with Vendor's Lien dated December 17, 2012, made by and between Homero Cantu and Norma Cantu and grantor, and Roberto Gonzales. Jr. and Ester Edna H Gonzales and grantee, filed for record on December 17, 2012 as Document No. 2012-5600 in the Deed Records of Duval County. Texas: SAVE AND EXCEPT the

3.0 acres described by metes and bounds in the Exhibit A to that certain Gift Deed dated December 17, 2012, made by and between Homero Cantu and Norma Cantu and grantor, and Ester Edna H. Gonzales and grantee. filed for record on December 19, 2012, as Document No. 2012-5631 in the Deed Records of Duval County, Texas: and SAVE AND EXCEPT the 4.0 acres described by metes and bounds in the Exhibit A to that certain General Warranty Deed dated December 5, 2012 made by and between Homero Cantu and Norma Cantu and grantor, and Toribio Cantu and Belia Cantu and grantee, filed for record on December 6, 2012 as Document No. 2012-5517 in the Deed Records of Duval County. Texas and the

### **Schindler Tract 1**

Being 313.62 acres, more or less. being made up of Lot 3 and Lot 4 in Block IT in the IM. Ynojosa Survey. A-628, all located in Duval County. Texas: and being more particularly described by metes and bounds in that certain Warranty Deed with Vendor's Lien and Transfer dated July 31, 2008, made by and between Mauro Mario Vela, Jr. and Deanna Lamar Vela as grantor, and The Schindler Brothers as grantee, filed for record on August 12, 2008 as Document/Instrument No. 2008-101376 in the Official Records of Duval County, Texas.

### **Schindler Tract 2**

Being 240 acres, more or less, being made up of Lot 2 and the E/2 of Lot 1 in Block 10 in the J.M. Ynohosa Survey, A-628, all located in Duval County, Texas: and being more particularly described by metes and bounds in that certain Warranty Deed with Vendor's Lien dated July 25, 2011 made by and between Homero R. Cantu and Norman E. Cantu as grantor, and The Schindler Brothers as

grantee, filed for record on July 27, 2011 as Document/Instrument No. 2011-1711 in the Official Records of Duval County, Texas. AND

#### **TRACT 4**

Being a 128.952-acre tract of land out of and part of 644.760-acre tract known as Block Fifteen (15) of the COPITA FARM AND GARDEN TRACTS, situated approximately four miles south of Realitos, Duval County, Texas, AND

#### **TRACT 5**

Being a 128.952-acre tract of land, out of and part of a 644.760-acre tract known as Block Fifteen (15) of the COPITA FARM AND GARDEN TRACTS, situated approximately four miles south of Realitos, Duval County, Texas AND

#### **TRACT 6**

One hundred sixty (160) acres of land, more or less, situated in Duval County, Texas, out of and a part of the Jose Marcelo Hinojosa Grant, and being Lot No. Four (4) in Block No. Three (3) of the Realitos Subdivision of the Copita Farm and Garden Tracts, according to map or plat recorded in Env. 34, Side 1, Map Records, Duval County, Texas.

Property Boundaries of these tracts border County Road 262 and 263.

The public is invited to attend a public hearing on the renewal of such reinvestment zone that is scheduled for April 13, 2026. This hearing shall be held at the Duval County Commissioners' Courtroom, in the Duval County Courthouse, at 400 E. Gravis in San Diego, Texas and is set to start at 10:00 a.m. Written comments from those who cannot attend but want their opinions

considered in the Court's deliberations must be received by noon on April 13, 2026 at noon, in the Duval County Judge's office. By state law, the County is required to publish notice of such hearing in a newspaper of general circulation in the County no later than seven (7) days before the date of the hearing. If you desire further information regarding the proposed reinvestment zone, you may contact the Duval County Judge's office. Exhibits of the area are posted at the Courthouse and available on the County's website and in the County Judge's office.