

**NOTICE OF TAX ABATEMENT CONSIDERATION
LEON COUNTY COMMISSIONERS COURT**

DATE: May 13, 2024

TIME: 9:30 A.M.

PLACE: Leon County Annex 1 Auditor's Office/Conference Room, Second Floor, 113 W. Main, Centerville, Texas.

PURPOSE: The Leon County Commissioners Court will discuss and take possible action regarding a tax abatement agreement with Gransolar BESS Texas Three, LLC pursuant to Chapter 312 of the Texas Tax Code.

Property Owner and Applicant for Tax Abatement: Gransolar BESS Texas Three, LLC

Reinvestment Zone: Gransolar BESS Reinvestment Zone

Property in Great Prairie Reinvestment Zone: See attached map and legal descriptions provided in Exhibit "A" attached hereto and incorporated herein for all purposes.

Anticipated Improvements: The general description of the nature of the improvements included in the agreement is as follows:

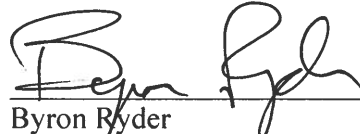
Gransolar BESS Texas Three, LLC anticipates constructing a battery energy storage facility with 150 MWAC of nameplate capacity. Improvements may include (but are not limited to) concrete foundations, 84 batteries, 42 inverters and transformers, foundations, containers, cabling, collection lines, and collection station.

Estimated Cost of the Improvements: The estimated cost of the improvements being contemplated by Gransolar BESS Texas Three, LLC is approximately \$114,930,000.00.

FOR DETAILED INFORMATION OR QUESTIONS CALL COUNTY JUDGE'S OFFICE AT (903) 536-2331.

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration (including the map and Exhibit "A") was posted on the bulletin board at the Courthouse door of Leon County, Texas, at a place readily accessible to the general public at all times on the 11th day of April, 2024, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.



Byron Ryder
Leon County Judge

FILED

9:10 AM

APR 11 2024

CHRISTIE WAKEFIELD
CLERK, COUNTY COURT
BY 
LEON COUNTY, TEXAS

Exhibit "A"

**LEGAL DESCRIPTION AND MAP OF
GRANSOLAR BESS TEXAS THREE REINVESTMENT ZONE**

Gransolar BESS Texas Three, LLC Reinvestment Zone is comprised of the following parcels. In the event of discrepancy between this Exhibit "A" and the attached map, the legal description shall control; provided however, the Gransolar BESS Texas Three Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

Field notes of a 43.56 acre tract or parcel of land lying and being situated in the Jose Maria Viesca Eleven League Grant, Abstract 30, Leon County, Texas, and being a portion of a 643.34 acre tract conveyed to J.A. Neal, trustee, by Ralph S. Marek, Sr., by deed recorded in Volume 462, Page 376 of the deed records of Leon County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a concrete stone marking the most easterly corner of the aforesaid 643.34 acre tract, said stone also lying on the west right-of-way line of FM No. 3;

THENCE along an existing barbed wire fence marking a southeast line of the aforesaid 643.34 acre tract for the following calls:

S 62° 03' 52" W for a distance of 489.31 feet to a 6" oak tree;
S 69° 00' 24" W for a distance of 384.04 feet to a 7" oak tree;
S 53° 45' 10" W for a distance of 69.51 feet to a 12" oak tree;
S 52° 11' 10" W for a distance of 129.28 feet to a 8" oak tree;
S 43° 07' 56" W for a distance of 161.37 feet to 8" oak tree;
S 47° 20' 57" W for a distance of 264.13 feet to a 30" oak tree;
S 71° 32' 12" W for a distance of 397.25 feet to a 6" oak tree;
S 61° 34' 42" W for a distance of 393.67 feet to a railroad cross tie;
S 00° 04' 25" E for a distance of 128.14 feet to a 36" black gum tree for the PLACE OF BEGINNING;

THENCE along an existing barbed wire fence for the following calls:

S 86° 52' 08" W for a distance of 337.47 feet to an iron rod;
S 87° 23' 48" W for a distance of 284.92 feet to an iron for corner;
THENCE S 13° 10' 02" W for a distance of 1798.24 feet to an iron for corner;
THENCE N 79° 34' 08" E for a distance of 65.48 feet to an iron for corner;
THENCE S 13° 10' 02" for a distance of 65.48 feet to an iron for corner;
THENCE N 79° 34' 08" E for a distance of 364.20 feet to a railroad cross tie for corner;

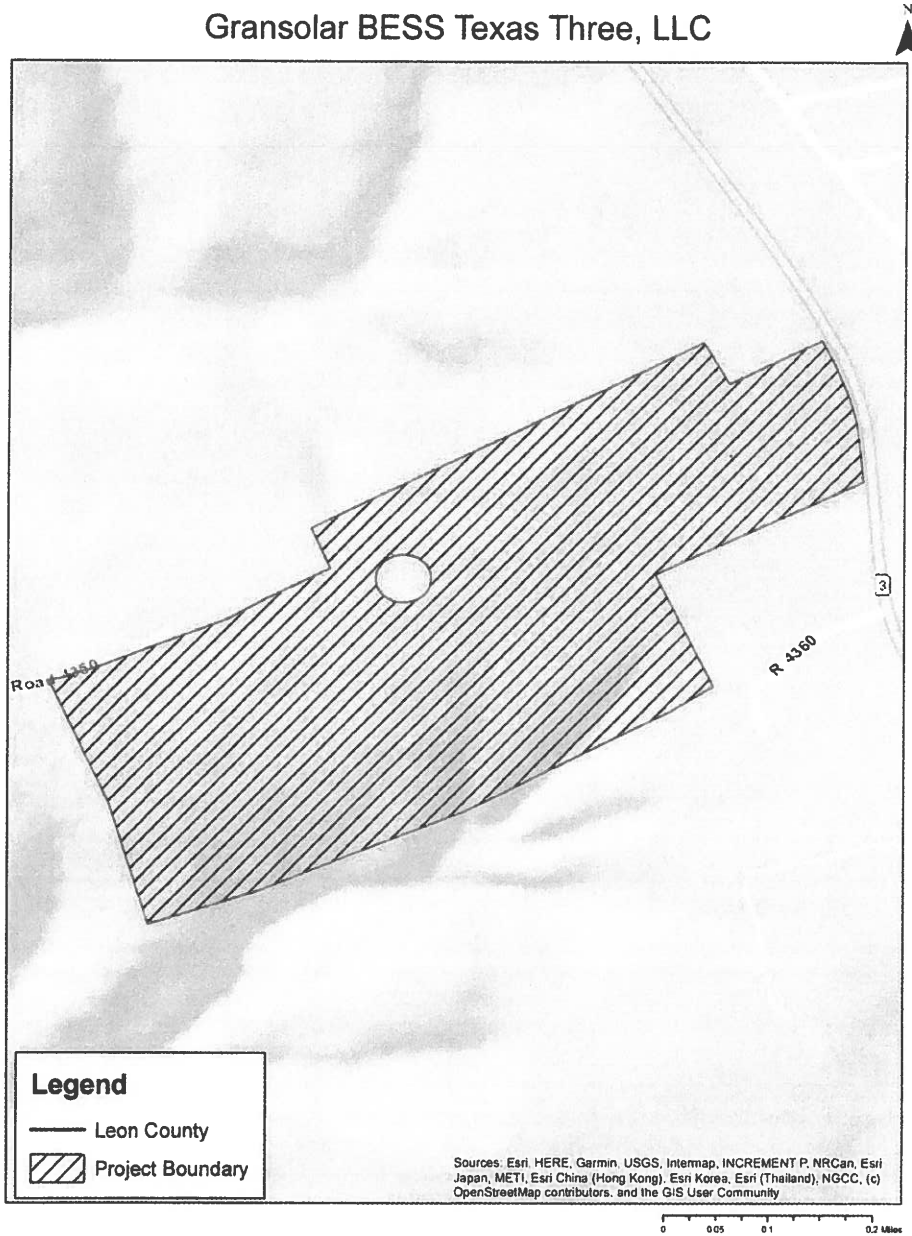
THENCE along an existing barbed wire fence for the following calls:

N 70° 13' 22" E for a distance of 736.31 feet to an 8" elm tree for angle point;
N 69° 06' 01" E for a distance of 111.37 feet to a 28" oak tree for angle point;
N 62° 58' 28" E for a distance of 491.05 feet to a dead 18" oak tree for corner;
THENCE along another existing barbed wire fence for the following calls:
N 18° 44' 46" W for a distance of 474.62 feet to a 7" oak tree for angle point;

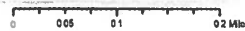
N 33° 19' 34" W for a distance of 182.96 feet to a 6" oak tree for angle point;
N 29° 59' 10" W for a distance of 284.98 feet to a 26" oak tree for angle point;
N 24° 13' 11" W for a distance of 107.08 feet to an iron rod for angle point;
N 25° 30' 09" W for a distance of 174.36 feet to a 15" oak tree for angle point;
N 32° 20' 13" W for a distance of 180.06 feet to the PLACE OF BEGINNING and
containing 43.56 acres of land, more or less.

EXHIBIT A (CONTINUED)
MAP OF
GRANSOLAR BESS TEXAS THREE REINVESTMENT ZONE

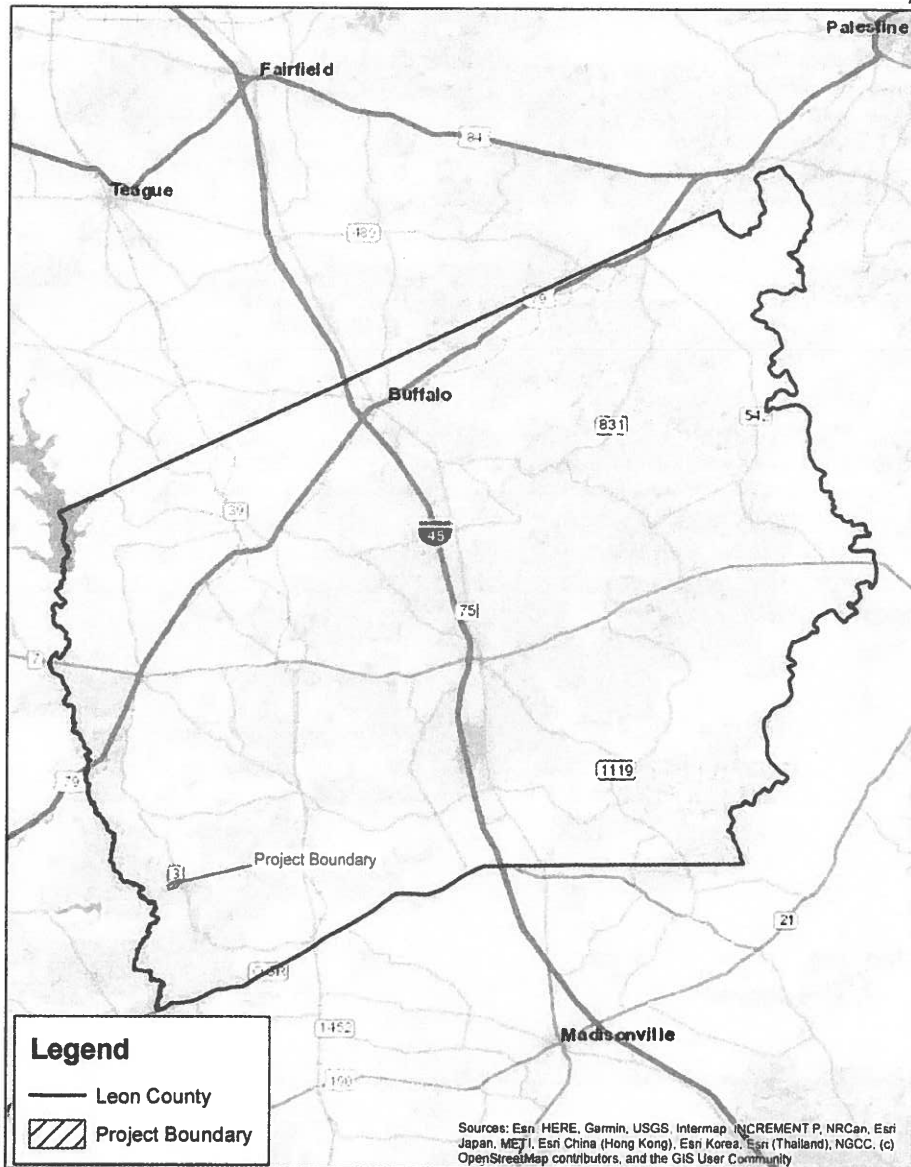
Gransolar BESS Texas Three, LLC



Gransolar BESS Texas Three, LLC



Gransolar BESS Texas Three, LLC



0 3 6 12 Miles