

STERLING COUNTY, TEXAS:

PUBLIC NOTICE OF COMMISSIONERS COURT MEETING TO
CONSIDER APPROVAL OF MODIFIED TAX ABATEMENT
AND ECONOMIC DEVELOPMENT AGREEMENT

FILED
AT 1:24 o'clock PM
July 13, 2021
JERRI MCCUTCHEN
County Clerk, Sterling County, Texas
By *[Signature]* Deputy

Pursuant to Sections 312.207-.208, 312.402, and 312.404 of the Texas Tax Code, Chapter 551 of the Texas Government Code (the Texas Open Meetings Act), and other authority, Sterling County, Texas, by and through its governing body, the Commissioners Court of Sterling County, Texas, hereby gives notice that a regular public meeting of the Commissioners Court will occur on August 16, 2021 at 9:00 a.m. County local time, at the Sterling County Courthouse, located at 609 4th Avenue, Sterling City, Texas 76951, and at said meeting the Commissioners Court will consider the approval of a modified tax abatement and economic development agreement with a property owner, as hereafter described:

(1) As used in this instrument, unless otherwise designated: (a) **“Agreement”** shall mean the proposed modified tax abatement and other economic development agreement (as hereafter described) made the subject of this instrument; (b) **“Company”** shall mean **Edmondson Ranch Wind, LLC**, the proposed property owner and applicant identified in paragraph (2) of this instrument; (c) **“County”** shall mean Sterling County, Texas, by and through the Commissioners Court of Sterling County, Texas (**“Commissioners Court”**), the County’s governing body; (d) **“A- ___”** or **“AB- ___”** (with a number appearing in the blank) shall mean an identified Sterling County, Texas abstract instrument recorded in the public real property records of the County Clerk of Sterling County, Texas; (e) **“Zones”** shall mean the two existing tax abatement reinvestment zones identified in paragraphs (3)-(5) and **Exhibit 1** of this instrument; and (f) the past, present, or future tense shall each include the other, the masculine, feminine, or neuter gender shall each include the other, and the singular and plural number shall each include the other, where necessary for a correct meaning. All documents attached to this instrument as **Exhibit 1** are incorporated by reference for all purposes.

(2) The name of the proposed property owner and applicant for the Agreement is **Edmondson Ranch Wind, LLC** (or Company). The proposed Agreement, if approved by the County, will modify an existing tax abatement and economic development agreement dated February 23, 2018 and executed by and between the Company and the County.

(3) The name of the specific tax abatement reinvestment zones in which the property subject to the proposed Agreement will be located are identified as follows: (a) the **Sterling County, Texas Tax Abatement Reinvestment Zone No. 2017-001** (**“Zone No. 2017-001”**), a tax abatement reinvestment zone for commercial-industrial development, comprised of contiguous tracts or parcels of land located wholly in Sterling County, Texas, and designated and established by order of the Commissioners Court on October 9, 2017, to which reference is made for all purposes; and (b) the **Sterling County, Texas Tax Abatement Reinvestment Zone No. 2021-001** (**“Zone No. 2021-001”**), a tax abatement reinvestment zone for commercial-industrial development, comprised of contiguous tracts or parcels of land located wholly in Sterling County, Texas, and designated and established by order of the Commissioners Court on July 12, 2021, to which reference is made for all purposes. The Zones are more particularly described by

abstracts, parcels, and mapping in the attached **Exhibit 1**.

(4) The location of **Zone No. 2017-001** in Sterling County, Texas is more particularly described by the public records of the County Clerk of Sterling County, Texas and the Sterling County Appraisal District, to which reference is made for all purposes, and said zone contains land located on and near the boundary of Glasscock County, Texas with Sterling County, Texas, south of Texas Highway 158, and is comprised of certain contiguous tracts or parcels of land as follows: as described in the attached **Exhibit 1**.

(5) The location of **Zone No. 2021-001** in Sterling County, Texas is more particularly described by the public records of the County Clerk of Sterling County, Texas and the Sterling County Appraisal District, to which reference is made for all purposes, and said zone contains approximately 9,331.90 acres of land, more or less, located on and near the boundary of Glasscock County, Texas with Sterling County, Texas, south of Texas Highway 158, and is comprised of certain contiguous tracts or parcels of land as follows: as described in the attached **Exhibit 1**.

(6) A general description of the nature of the improvements included in the proposed Agreement is as follows: buildings and structures (or additions, upgrades, or portions thereof) and other improvements, including fixed machinery, equipment and process units which may consist of one or more electrical substations, underground and overhead electrical distribution and transmission facilities, wind-powered turbines, transformers, appurtenant electric equipment, communication cable, data collection facilities, and anemometer towers, to be placed, installed, constructed, added, upgraded, operated, maintained, and/or used in association with the production, distribution, and transmission of wind-generated electricity and electric power.

(7) The estimated cost of the improvements is \$95,000,000.00.

(8) This notice of meeting is given at least 30-days before the scheduled date and time of the Commissioners Court meeting herein described.

SIGNED AND POSTED on the 13th day of July, 2021 at 10²⁴ o'clock 0 .m.

STERLING COUNTY, TEXAS

By: Deborah Horwood

Printed Name: Deborah Horwood

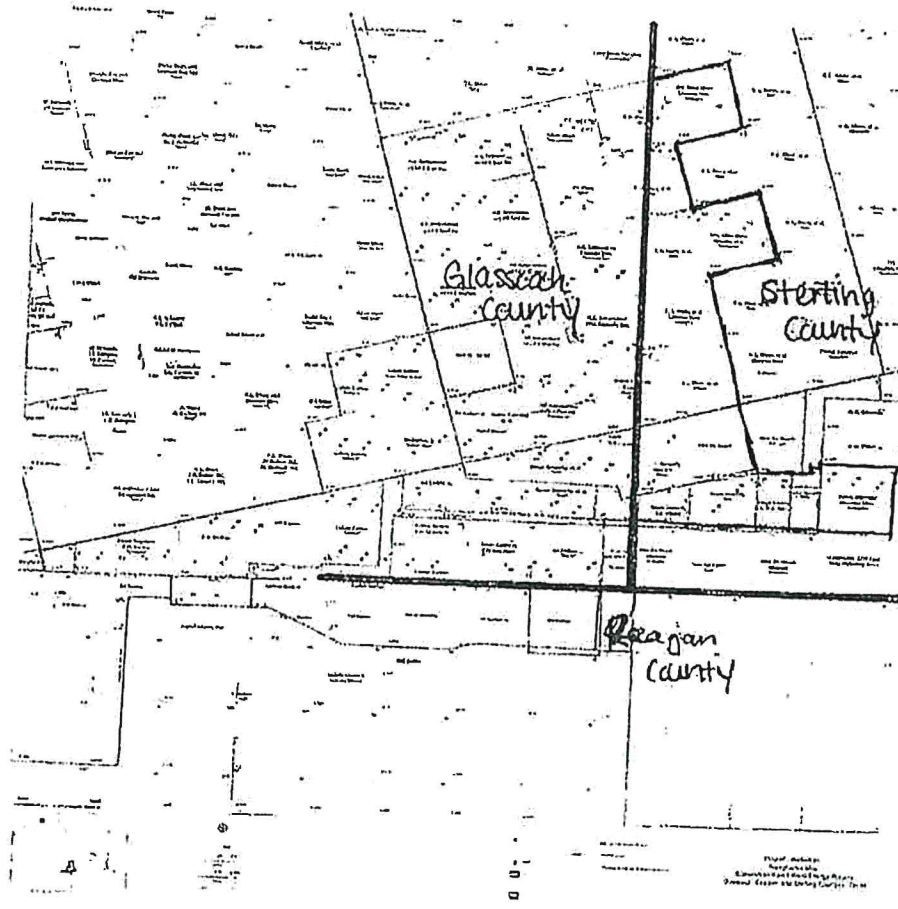
Title: Sterling County Judge

EXHIBIT 1:

**(Property Description Documents for Sterling County, Texas Tax
Abatement Reinvestment Zone Nos. 2017-001 and No. 2021-001)**

**Sterling County, Texas Tax Abatement Reinvestment
Zone No. 2017-001**





STERLING COUNTY RZ 2017-001
PARCEL LISTING

OWNER	PROP ID	ACRES	LEGAL DESC
GUY KATHLEEN E. GLASS	2035	600	AB 569 BLK 32 SEC 23 T&P RY T5 S
GUY KATHLEEN E. GLASS	2039	173	AB 1256 BLK 32 SEC 22 R L LOWE T5S PVT 205
GUY KATHLEEN E. GLASS	1682	5	AB 569 BLK 32 SEC 23 T5S T&P R Y PVT 205
GUY KATHLEEN E. GLASS	2040	340	AB 1263 BLK 32 SEC 27 T&P T5S
GUY KATHLEEN E. GLASS	2038	520	AB 1255 BLK 32 SEC 34 R L LOWE T5S
GUY KATHLEEN E. GLASS	2036	640	AB 562 BLK 32 SEC 35 T&P RY T5 S
EDMONDSON FAMILY LP	2673	20	AB 1254 BLK 32 SEC 40 T W KINSEY T5S
LACY CREEK RANCHES LLC ET AL KEY TRUST	1180 2627	640 223	AB 564 BLK 32 SEC 39 T&P RY T5 S 8.3%UND INT AB 1264 BLK 32 SEC 45 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2102	645.2	AB 1253 BLK 32 SEC 46 T&P RY T 5S
EDMONDSON FAMILY LP	1680	37	AB 1249 SEC 3 1340 W/PT-N/2 OF 150 ACRES EL RY
MCDERMOTT MICHAEL ET AL KEY TRUST	2674 2625	20 357.5	AB 1249 BLK 2 SEC 3 EL RY AB 1249 BLK 2 SEC 3 ALL EXCEPT N/150 AC EL RR
ANDREWS JAMES E	1068	90	AB 1051 BLK 2 SEC 2 EL & RR
BODINE JAYNELL COPE KEY TRUST	1175 3412	550 316	AB 1051 BLK 2 SEC 2 EL & RR RY UND INT AB 1265 SEC 2 T B WILSON
KEY TRUST	3413	22.6	AB 1332 SEC 1 SF 16018 I W TERRY
KEY TRUST	3410	409.5	AB 62 BLK A SEC 1 GC&SF RY
KEY TRUST	3409	315.7	AB 26 DL CARVER SEC 4
KEY TRUST	3411	177	AB 1197 BLK A SEC 2 HARRY TWEEDLE
KEY TRUST	3418	640	AB 534 BLK 2 SEC 25 T&P RY

Project Property

Phillip Glass Land & Minerals, LLC

Sections 23 (A-569) and 35 (A-562) Block 32 T&P Ry T5S which are in Sterling County.

That portion of Section 22 Block 32 R.L. Lowe T5S which is in Sterling County identified as A-1256.

That portion of Section 27 Block 32 T&P Ry T5S which is in Sterling County and identified as A-1263.

That portion of Section 34 Block 32 R.L. Lowe T5S which is in Sterling County and identified as A-1255.

The Key Trust

That portion of Section 2, T.B. Wilson which is in Sterling County identified as A-1265.

That portion of Section 45, Blk 32, T & P Ry.T5S which is in Sterling County identified as A-1264.

That portion of Section 3, Blk 2 (except NW ¼), E.L. & R.R. which is in Sterling County identified as A-1249.

Section 1, G.C. & S.F. which is in Sterling County identified as A-62.

Section 4, Mrs. D.L. Carver which is in Sterling County identified as A-26.

That portion of Section 2, G.C. & S.F. R.R. Co., Harry Tweedle which is identified as A-1197, the south 177 acres.

Section 25, Blk 2, T&P R.R. Co. which is in Sterling County and identified as A-534.

Hugh and Mary Edmondson

That portion of Section 40, Blk 32 TW Kinsey T5S which is in Sterling County identified as A-1254.

That portion of Section 3, Blk 2 W/PT-N/2 of E.L. & R.R. which is in Sterling County identified as A-1249.

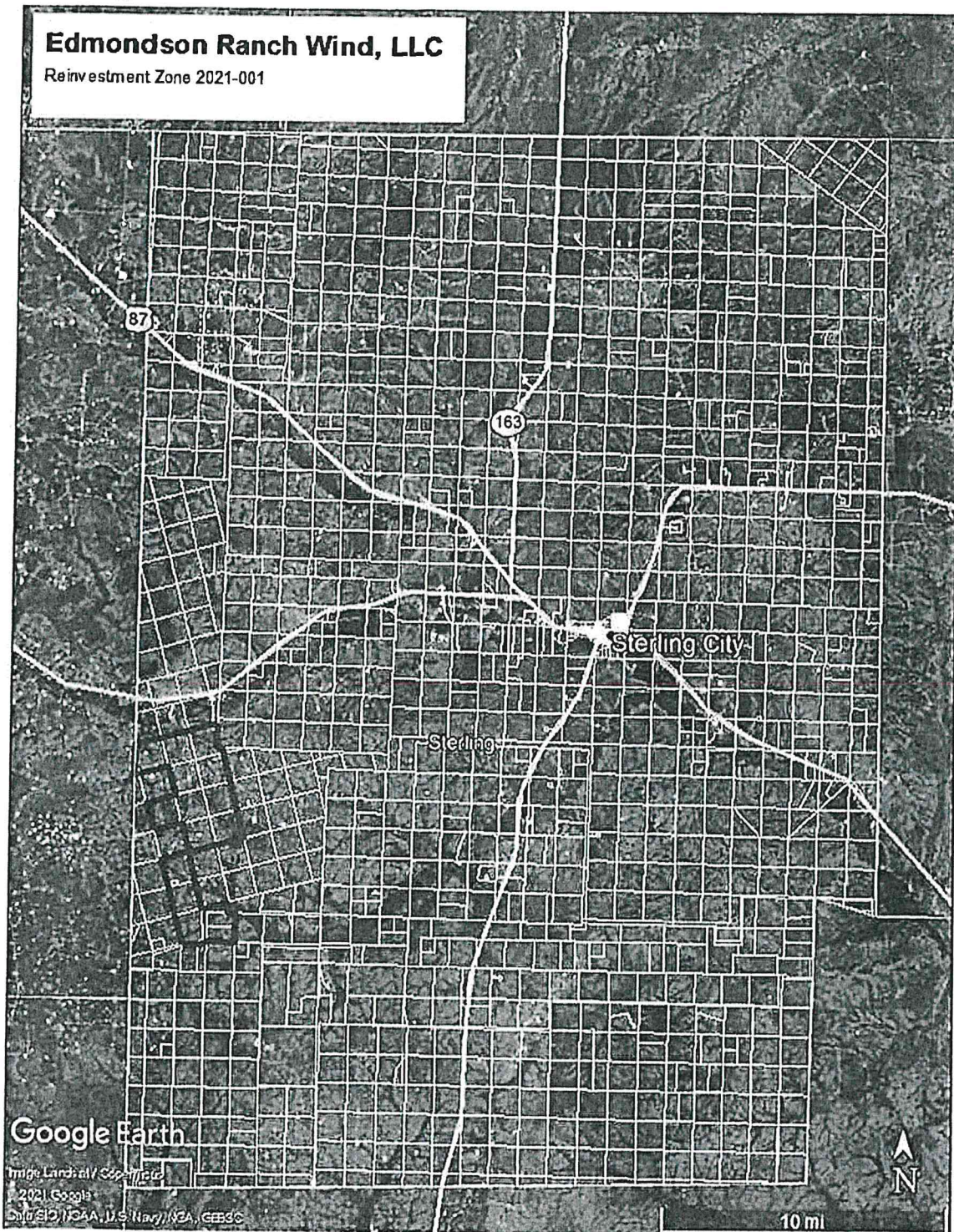
Other Property

Section 2, Blk 2 E.L. and R.R. Ry., which is in Sterling County and identified as A-1051.

Section 46, Blk 32 T&P RY T5S which is in Sterling County and identified as A-1253.

That portion of Section 39, Blk 32 T&P RY T5S, which is in Sterling County and identified as A-564.

Sterling County, Texas Tax Abatement Reinvestment
Zone No. 2021-001



STERLING COUNTY RZ 2021-001
PARCEL LISTING

OWNER	PROP ID	ACRES	LEGAL DESCRIPTION
LACY CREEK RANCHES LLC ET AL	3449	20	AB 1262 BLK 32 SEC 15 T&P RY, T5S
LACY CREEK RANCHES LLC ET AL	1184	615	AB 1251 BLK 32 SEC 14 T5S J L GLASS 1/3 UND INT
LACY CREEK RANCHES LLC ET AL	2096	640	AB 568 BLK 32 SEC 13 T&P RY T5 S
LACY CREEK RANCHES LLC ET AL	2092	637.2	AB 1139 BLK 31 SEC 4 T&P RY T5 S
LACY CREEK RANCHES LLC ET AL	2091	655.3	AB 1063 BLK 31 SEC 14 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2097	640	AB 1097 BLK 32 SEC 24 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2099	658.5	AB 1064 BLK 32 SEC 26 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2098	659	AB 570 BLK 32 SEC 25 T&P RY T5 S
LACY CREEK RANCHES LLC ET AL	1178	640	AB 553 BLK 31 SEC 15 T&P RY T5 S 8.3%UND INT
LACY CREEK RANCHES LLC ET AL	2100	649.6	AB 1061 BLK 32 SEC 36 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2093	644.9	AB 1066 BLK 31 SEC 22 T&P RY T 5S
LACY CREEK RANCHES LLC ET AL	2101	605.4	AB 1052 BLK 32 SEC 38 T&P RY T 5S
MCDERMOTT MICHAEL J JR	2675	20	AB 1052 BLK 32 SEC 38 T W KINSEY
DUESI CAROL	2672	20	AB 1052 BLK 32 SEC 38 T W KINSEY
LACY CREEK RANCHES LLC ET AL	1181	640	AB 565 BLK 32 SEC 47 T&P RY T5 S 8.3% UND INT
BODINE JAYNELL COPE	1174	640	AB 52 EL & RR SEC 1 UND INT
CHASE DALE O JR	1784	300	AB 1197 BLK A SEC 2 HARRY TWEEDLE
CHASE DALE O JR	1778	323.5	AB 808 BLK 2 SEC 26 M A DOAK N /2
CHASE DALE O JR	1781	323.5	AB 973 BLK 2 SEC 26 S/2 M A PR ICE

Combined Mapping for Sterling County, Texas Tax Abatement
Reinvestment Zone Nos. 2017-001 and 2021-001

