

FILED FOR RECORD
at 12:55 o'clock P M

OCT 27 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *J. Lindenzweig*

ORDER NO. #16,448

**AN ORDER OF THE COMMISSIONERS COURT OF HUNT COUNTY,
TEXAS DESIGNATING CERTAIN REAL PROPERTY WITHIN HUNT
COUNTY AS A REINVESTMENT ZONE TO BE KNOWN AS THE HUNT
COUNTY REINVESTMENT ZONE NO. 10**

WHEREAS, in accordance with Chapter 312 of the Texas Tax Code, the Commissioners Court of Hunt County has conducted a public hearing on the designation of certain real property within Hunt County, containing approximately 60.02 acres of land to be known as the Hunt County Reinvestment Zone No. 10, more particularly described in Exhibit "A" as a reinvestment zone under the said chapter; and

WHEREAS, the Commissioners Court of Hunt County has found that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property within Hunt County, containing approximately 60.02 acres of land to be known as the Hunt County Reinvestment Zone No. 10, more particularly described in Exhibit "A" and would contribute to the economic development of the county; and

WHEREAS, the Commissioners Court of Hunt County has found the improvements sought are feasible and would benefit the zone after the expiration of the agreement, and the zone meets the applicable criteria for reinvestment zones.

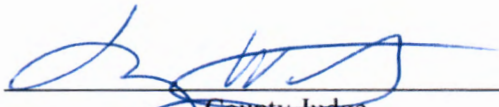
BE IT ORDERED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS:

Section 1. Findings. The statements contained in the preamble to this Order are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

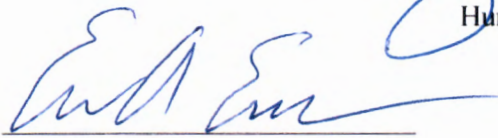
Section 2. Designation of Reinvestment Zone. The Hunt County Commissioners Court, having held a public hearing and made the required findings pursuant to Texas Tax Code § 312.401, hereby designates certain real property within Hunt County, containing approximately 60.02 acres of land to be known as the Hunt County Reinvestment Zone No. 10, more particularly described in Exhibit "A" as a reinvestment zone.

Section 3. Setting an Effective Date. This Order shall take effect immediately upon approval.

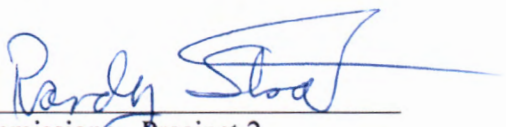
The foregoing Order was read and adopted on October 27, 2020.



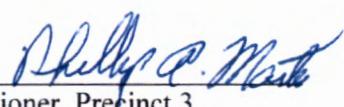
County Judge
Hunt County, Texas



Commissioner, Precinct 1



Commissioner, Precinct 2

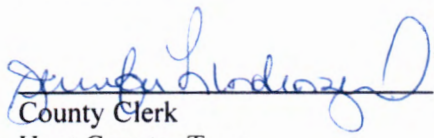


Commissioner, Precinct 3



Commissioner, Precinct 4

ATTEST:



County Clerk
Hunt County, Texas



Exhibit "A"

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, having a center line of latitude 32.986938, longitude -96.086232, containing approximately 60.02 acres and being more particularly described as.

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 60.00 acre tract of land described in deed to Charley Morrison recorded in Volume 547, Page 146, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 60.00 acre tract;

THENCE continuing along said common line, North 00 degrees 26 minutes 41 seconds West, 2349.81 feet to a point for corner in the centerline of Signal Ranch Road;

THENCE North 89 degrees 31 minutes 43 seconds East, along said centerline, a distance of 228.83 feet to a 3/8 inch iron rod found in the approximate center of said Signal Ranch Road;

THENCE along said center, South 64 degrees 07 minutes 33 seconds East, 1098.26 feet to the Northeast corner of said 60.00 acre tract;

THENCE South 00 degrees 27 minutes 34 seconds East, passing a 1/2 inch iron rod found at 31.73 feet, continuing in all a total distance of 1867.43 feet to a 1/2 inch iron rod found at the Southeast corner of said 60.00 acre tract;

THENCE South 89 degrees 46 minutes 14 seconds West, 751.82 feet to a 1/2 inch iron rod found at the Northeast corner of said 25.00 acre tract;

THENCE South 89 minutes 45 minutes 22 seconds West, 461.91 feet to the PLACE OF BEGINNING and containing 60.02 acres of land more or less.

FILED FOR RECORD
at 12:55 o'clock 2 M

OCT 27 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *Jennifer Lindenzweig*

RESOLUTION 16,448

A RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT, OF HUNT COUNTY, TEXAS, APPROVING AN AMENDMENT TO TAX ABATEMENT AGREEMENT WITH BT SIGNAL RANCH, LLC (the "AMENDMENT TO TAX ABATEMENT AGREEMENT") PURSUANT TO THE REQUIREMENTS OF CHAPTER 312 OF THE TEXAS TAX CODE AND THE GUIDELINES AND CRITERIA FOR TAX ABATEMENT IN A REINVESTMENT ZONE CREATED IN HUNT COUNTY AND SETTING AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 312 of the Texas Tax Code, the Commissioners Court of Hunt County, Texas has conducted a public hearing on the designation of certain real property within Hunt County, containing approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement, which Amendment to Tax Abatement Agreement is attached hereto and incorporated herein as Exhibit "A", and which property is contained in the reinvestment zones known as HUNT COUNTY REINVESTMENT ZONE NO. 9 and HUNT COUNTY REINVESTMENT ZONE NO. 10 under the said chapter; and

WHEREAS, the Commissioners Court of Hunt County has found that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property within Hunt County, containing approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement and would contribute to the economic development of the County; and

WHEREAS, in accordance with Section 5 of the Guidelines and Criteria for Tax Abatement in a Reinvestment Zone created in Hunt County, the Commissioners Court of Hunt County has conducted a public hearing on the Amendment to Tax Abatement Agreement; and

WHEREAS, the Commissioners Court of Hunt County has found that entering into the Amendment to Tax Abatement Agreement would not have a substantial adverse effect on the provision of government service or tax base, the parties to the agreement have sufficient financial capacity, the planned or potential use of the property would not constitute a hazard to public safety, health or morals, or the planned or potential use of the property would not a violation of other codes or laws; now therefore:

BE IT RESOLVED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS:


Section 1. Findings. The statements contained in the preamble to this Resolution are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

Section 2. Designation of Reinvestment Zone. The Hunt County Commissioners Court, having held a public hearing and made the required findings pursuant to Texas Tax Code § 312.401, hereby enter an Amendment to Tax Abatement Agreement with BT Signal Ranch, LLC accompanying real property located in HUNT COUNTY REINVESTMENT ZONE NO. 9 and HUNT COUNTY REINVESTMENT ZONE NO. 10.

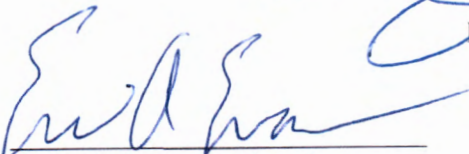
Section 3. Tax Abatement Agreement. The Hunt County Commissioners Court, having held a public hearing and made the required findings pursuant to Section 5 of the Guidelines and Criteria for Tax Abatement in a Reinvestment Zone created in Hunt County, hereby resolves to enter into the Amendment to Tax Abatement Agreement, attached to this resolution as Exhibit "A," accompanying approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement.

Section 4. Setting an Effective Date. This Resolution shall take effect immediately upon approval.

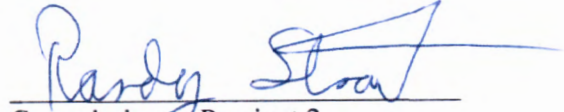
The foregoing Resolution was read and adopted on October 27, 2020.



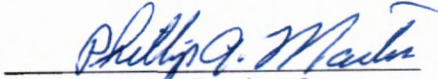
County Judge
Hunt County, Texas



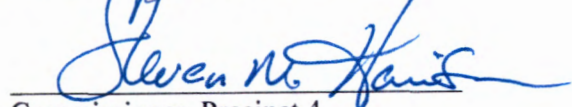
Commissioner, Precinct 1



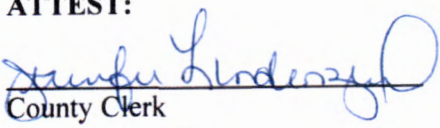
Commissioner, Precinct 2



Commissioner, Precinct 3



Commissioner, Precinct 4

ATTEST:


County Clerk
Hunt County, Texas



NOW, THEREFORE, the Original Tax Abatement Agreement is hereby amended as follows:

1. Paragraph III of the Original Tax Abatement Agreement is hereby deleted in its entirety and the following is inserted in lieu thereof:

“
III. PROPERTY

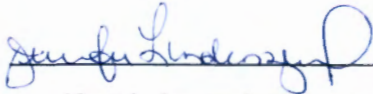
The Property is an area near Cash, Hunt County, Texas located in Hunt County Reinvestment Zone No. 9 and Hunt County Reinvestment Zone No. 10 within the jurisdiction of Hunt County, Texas, as more fully described in Exhibit “A,” attached hereto and made a part hereof.”

This Amended Agreement has been executed by the parties in multiple originals or counterparts, each having full force and effect.

Executed this the 27 day of October, 2020.

WITNESS:

COUNTY:



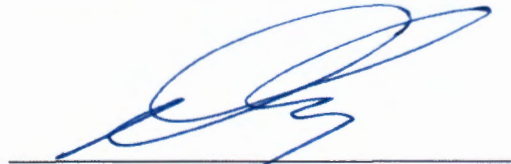
Jennifer Lindenzweig, County Clerk
Hunt County, Greenville, Texas





Bobby Stovall, County Judge
Hunt County, Greenville, Texas

APPROVED AS TO FORM:



Daniel Ray, County Civil Attorney
Hunt County
Greenville, Texas

WITNESS:

COMPANY:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

EXHIBIT "A"

PROPERTY DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, having a center line of latitude 32.983050/longitude -96.089676, containing approximately 286.29 acres and being more particularly described as:

REINVESTMENT ZONE NO. 9 PROPERTY

Parcel 1

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being all of that called 25.00 acre tract of land described in deed to Charley Morrison record in Volume 881, Page 143, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 25.00 acre tract and being the Southeast corner of a called 273.063 acre tract of land described in deed to Signal Ranch, LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along the common line of said 273.063 acre tract and this tract, North 00 degrees 28 minutes 50 seconds West, 2424.61 feet to a capped iron rod found at the Northwest corner of said 25.00 acre tract and the Southwest corner of said 60.00 acre tract;

THENCE North 89 degrees 45 minutes 22 seconds East, 461.91 feet to a 1/2 inch iron rod found;

THENCE South 00 degrees 05 minutes 23 seconds West, 2422.94 feet to a 1/2 inch iron rod found at the Southeast corner of said 25.00 acre tract and being in the approximate center of said County Road 3504;

THENCE along said center, South 89 degrees 32 minutes 05 seconds West, 437.78 feet to the PLACE OF BEGINNING and containing 25.03 acres of land more or less.

Together With:

Parcel 2

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 273.063 acre tract of land described in deed to Signal Ranch LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas being more fully described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 273.063 acre tract and being the Southwest corner of a called 25.00 acre tract of land described in deed to Charley Morrison recorded in Volume 881, Page 143, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along said center, South 89 degrees 32 minutes 05 seconds West, 2438.91 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 27 minutes 49 seconds West, a distance of 1520.62 feet to a capped iron rod set stamped "KAZ";

THENCE North 44 degrees 57 minutes 30 seconds East, a distance of 164.97 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 41 minutes 03 seconds East, 596.97 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 05 minutes 01 seconds West, 2797.58 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 59 minutes 23 seconds East, 1705.87 feet to a capped iron rod set stamped "KAZ" in the East line of said 273.063 acre tract;

THENCE South 00 degrees 26 minutes 41 seconds East, 1994.20 feet to a capped iron rod found at the Northwest corner of the aforementioned 25.00 acre tract;

THENCE along the common line of said 25.00 acre tract and this tract, South 00 degrees 28 minutes 50 seconds East, passing a 1/2 inch iron rod found at 2393.07 feet, continuing in all a total distance of 2424.61 feet to the PLACE OF BEGINNING and containing 201.24 acres of land more or less.

REINVESTMENT ZONE NO. 10 PROPERTY

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 60.00 acre tract of land described in deed to Charley Morrison recorded in Volume 547, Page 146, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 60.00 acre tract;

THENCE continuing along said common line, North 00 degrees 26 minutes 41 seconds West, 2349.81 feet to a point for corner in the centerline of Signal Ranch Road;

THENCE North 89 degrees 31 minutes 43 seconds East, along said centerline, a distance of 228.83 feet to a 3/8 inch iron rod found in the approximate center of said Signal Ranch Road;

THENCE along said center, South 64 degrees 07 minutes 33 seconds East, 1098.26 feet to the Northeast corner of said 60.00 acre tract;

THENCE South 00 degrees 27 minutes 34 seconds East, passing a 1/2 inch iron rod found at 31.73 feet, continuing in all a total distance of 1867.43 feet to a 1/2 inch iron rod found at the Southeast corner of said 60.00 acre tract;

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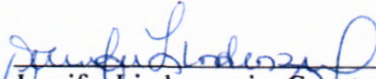
THENCE South 89 minutes 45 minutes 22 seconds West, 461.91 feet to the **PLACE OF BEGINNING** and containing 60.02 acres of land more or less.

This Amended Agreement has been executed by the parties in multiple originals or counterparts, each having full force and effect.

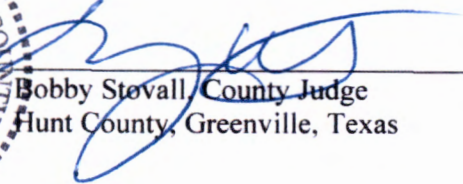
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WITNESS:

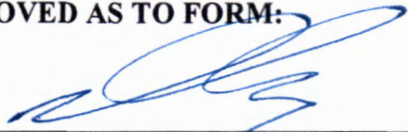
COUNTY:


Jennifer Lindenzweig, County Clerk
Hunt County, Greenville, Texas




Bobby Stovall, County Judge
Hunt County, Greenville, Texas

APPROVED AS TO FORM:


Daniel Ray, County Civil Attorney
Hunt County
Greenville, Texas

WITNESS:

COMPANY:

By: _____
Name: _____
Title: _____

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EXHIBIT "A"

PROPERTY DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, having a center line of latitude 32.983050/longitude -96.089676, containing approximately 286.29 acres and being more particularly described as:

REINVESTMENT ZONE NO. 9 PROPERTY

Parcel 1

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BEGINNING at the Southwest corner of said 25.00 acre tract and being the Southeast corner of a called 273.063 acre tract of land described in deed to Signal Ranch, LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along the common line of said 273.063 acre tract and this tract, North 00 degrees 28 minutes 50 seconds West, 2424.61 feet to a capped iron rod found at the Northwest corner of said 25.00 acre tract and the Southwest corner of said 60.00 acre tract;

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OCT 27 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By: [Signature]

ORDER NO. #16,448

**AN ORDER OF THE COMMISSIONERS COURT OF HUNT COUNTY,
TEXAS DESIGNATING CERTAIN REAL PROPERTY WITHIN HUNT
COUNTY AS A REINVESTMENT ZONE TO BE KNOWN AS THE HUNT
COUNTY REINVESTMENT ZONE NO. 10**

WHEREAS, in accordance with Chapter 312 of the Texas Tax Code, the Commissioners Court of Hunt County has conducted a public hearing on the designation of certain real property within Hunt County, containing approximately 60.02 acres of land to be known as the Hunt County Reinvestment Zone No. 10, more particularly described in Exhibit "A" as a reinvestment zone under the said chapter; and

WHEREAS, the Commissioners Court of Hunt County has found that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property within Hunt County, containing approximately 60.02 acres of land to be known as the Hunt County Reinvestment Zone No. 10, more particularly described in Exhibit "A" and would contribute to the economic development of the county; and

WHEREAS, the Commissioners Court of Hunt County has found the improvements sought are feasible and would benefit the zone after the expiration of the agreement, and the zone meets the applicable criteria for reinvestment zones.

BE IT ORDERED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS:

Section 1. Findings. The statements contained in the preamble to this Order are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

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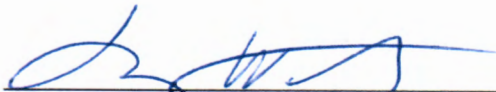
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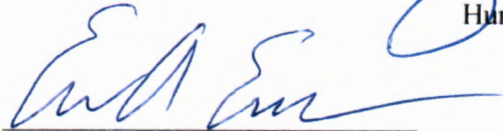
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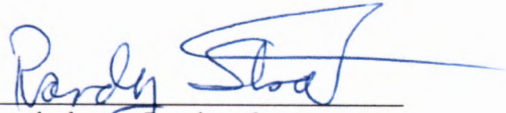
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By: [Signature]



County Judge
Hunt County, Texas



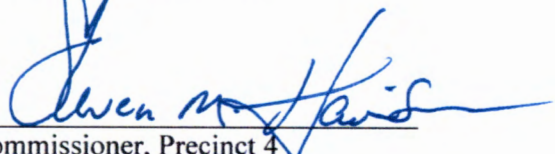
Commissioner, Precinct 1



Commissioner, Precinct 2

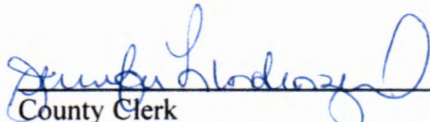


Commissioner, Precinct 3



Commissioner, Precinct 4

ATTEST:



County Clerk
Hunt County, Texas



Exhibit "A"

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, having a center line of latitude 32.986938, longitude -96.086232, containing approximately 60.02 acres and being more particularly described as.

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JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By J. Lindenzweig

RESOLUTION 16,448

A RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT, OF HUNT COUNTY, TEXAS, APPROVING AN AMENDMENT TO TAX ABATEMENT AGREEMENT WITH BT SIGNAL RANCH, LLC (the "AMENDMENT TO TAX ABATEMENT AGREEMENT") PURSUANT TO THE REQUIREMENTS OF CHAPTER 312 OF THE TEXAS TAX CODE AND THE GUIDELINES AND CRITERIA FOR TAX ABATEMENT IN A REINVESTMENT ZONE CREATED IN HUNT COUNTY AND SETTING AN EFFECTIVE DATE.

WHEREAS, in accordance with Chapter 312 of the Texas Tax Code, the Commissioners Court of Hunt County, Texas has conducted a public hearing on the designation of certain real property within Hunt County, containing approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement, which Amendment to Tax Abatement Agreement is attached hereto and incorporated herein as Exhibit "A", and which property is contained in the reinvestment zones known as HUNT COUNTY REINVESTMENT ZONE NO. 9 and HUNT COUNTY REINVESTMENT ZONE NO. 10 under the said chapter; and

WHEREAS, the Commissioners Court of Hunt County has found that the designation would contribute to the retention or expansion of primary employment or would attract major investment in the zone that would be a benefit to the property within Hunt County, containing approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement and would contribute to the economic development of the County; and

WHEREAS, in accordance with Section 5 of the Guidelines and Criteria for Tax Abatement in a Reinvestment Zone created in Hunt County, the Commissioners Court of Hunt County has conducted a public hearing on the Amendment to Tax Abatement Agreement; and

WHEREAS, the Commissioners Court of Hunt County has found that entering into the Amendment to Tax Abatement Agreement would not have a substantial adverse effect on the provision of government service or tax base, the parties to the agreement have sufficient financial capacity, the planned or potential use of the property would not constitute a hazard to public safety, health or morals, or the planned or potential use of the property would not a violation of other codes or laws; now therefore:

BE IT RESOLVED BY THE COMMISSIONERS COURT OF HUNT COUNTY, TEXAS:

Section 1. Findings. The statements contained in the preamble to this Resolution are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

Section 2. Designation of Reinvestment Zone. The Hunt County Commissioners Court, having held a public hearing and made the required findings pursuant to Texas Tax Code § 312.401, hereby enter an Amendment to Tax Abatement Agreement with BT Signal Ranch, LLC accompanying real property located in HUNT COUNTY REINVESTMENT ZONE NO. 9 and HUNT COUNTY REINVESTMENT ZONE NO. 10.


Section 3. Tax Abatement Agreement. The Hunt County Commissioners Court, having held a public hearing and made the required findings pursuant to Section 5 of the Guidelines and Criteria for Tax Abatement in a Reinvestment Zone created in Hunt County, hereby resolves to enter into the Amendment to Tax Abatement Agreement, attached to this resolution as Exhibit "A," accompanying approximately 286.29 acres of land being a part of the Mary Latham Survey, Abstract No. 597 and being known as Parcel ID Nos. 28818, 120707 and 113228, Hunt County, Texas, with the property description contained in the Amendment to Tax Abatement Agreement.

Section 4. Setting an Effective Date. This Resolution shall take effect immediately upon approval.


The foregoing Resolution was read and adopted on October 27, 2020.



County Judge
Hunt County, Texas



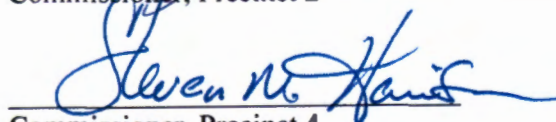
Commissioner, Precinct 1



Commissioner, Precinct 2

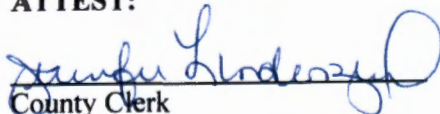


Commissioner, Precinct 3



Commissioner, Precinct 4

ATTEST:



County Clerk
Hunt County, Texas



NOW, THEREFORE, the Original Tax Abatement Agreement is hereby amended as follows:

1. Paragraph III of the Original Tax Abatement Agreement is hereby deleted in its entirety and the following is inserted in lieu thereof:

“
III. PROPERTY

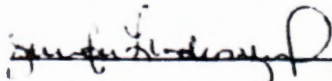
The Property is an area near Cash, Hunt County, Texas located in Hunt County Reinvestment Zone No. 9 and Hunt County Reinvestment Zone No. 10 within the jurisdiction of Hunt County, Texas, as more fully described in Exhibit “A,” attached hereto and made a part hereof.”

This Amended Agreement has been executed by the parties in multiple originals or counterparts, each having full force and effect.


Executed this the 27 day of October, 2020.

WITNESS:

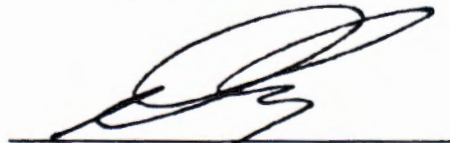
COUNTY:


Jennifer Lindenzweig, County Clerk
Hunt County, Greenville, Texas



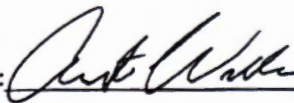

Bobby Strvall, County Judge
Hunt County, Greenville, Texas

APPROVED AS TO FORM:


Daniel Ray, County Civil Attorney
Hunt County
Greenville, Texas

WITNESS:

COMPANY:

By: 
Name: AUSTIN WILLIS
Title: PROJECT MANAGER

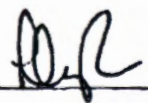
By: 
Name: LOYD POPE
Title: PRESIDENT

EXHIBIT "A"

PROPERTY DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, having a center line of latitude 32.983050/longitude -96.089676, containing approximately 286.29 acres and being more particularly described as:

REINVESTMENT ZONE NO. 9 PROPERTY

Parcel 1

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being all of that called 25.00 acre tract of land described in deed to Charley Morrison record in Volume 881, Page 143, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 25.00 acre tract and being the Southeast corner of a called 273.063 acre tract of land described in deed to Signal Ranch, LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along the common line of said 273.063 acre tract and this tract, North 00 degrees 28 minutes 50 seconds West, 2424.61 feet to a capped iron rod found at the Northwest corner of said 25.00 acre tract and the Southwest corner of said 60.00 acre tract;

THENCE North 89 degrees 45 minutes 22 seconds East, 461.91 feet to a 1/2 inch iron rod found;

THENCE South 00 degrees 05 minutes 23 seconds West, 2422.94 feet to a 1/2 inch iron rod found at the Southeast corner of said 25.00 acre tract and being in the approximate center of said County Road 3504;

THENCE along said center, South 89 degrees 32 minutes 05 seconds West, 437.78 feet to the PLACE OF BEGINNING and containing 25.03 acres of land more or less.

Together With:

Parcel 2

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 273.063 acre tract of land described in deed to Signal Ranch LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas being more fully described by metes and bounds as follows:

BEGINNING at the Southeast corner of said 273.063 acre tract and being the Southwest corner of a called 25.00 acre tract of land described in deed to Charley Morrison recorded in Volume 881, Page 143, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along said center, South 89 degrees 32 minutes 05 seconds West, 2438.91 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 27 minutes 49 seconds West, a distance of 1520.62 feet to a capped iron rod set stamped "KAZ";

THENCE North 44 degrees 57 minutes 30 seconds East, a distance of 164.97 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 41 minutes 03 seconds East, 596.97 feet to a capped iron rod set stamped "KAZ";

THENCE North 00 degrees 05 minutes 01 seconds West, 2797.58 feet to a capped iron rod set stamped "KAZ";

THENCE North 89 degrees 59 minutes 23 seconds East, 1705.87 feet to a capped iron rod set stamped "KAZ" in the East line of said 273.063 acre tract;

THENCE South 00 degrees 26 minutes 41 seconds East, 1994.20 feet to a capped iron rod found at the Northwest corner of the aforementioned 25.00 acre tract;

THENCE along the common line of said 25.00 acre tract and this tract, South 00 degrees 28 minutes 50 seconds East, passing a 1/2 inch iron rod found at 2393.07 feet, continuing in all a total distance of 2424.61 feet to the PLACE OF BEGINNING and containing 201.24 acres of land more or less.

REINVESTMENT ZONE NO. 10 PROPERTY

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 60.00 acre tract of land described in deed to Charley Morrison recorded in Volume 547, Page 146, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 60.00 acre tract;

THENCE continuing along said common line, North 00 degrees 26 minutes 41 seconds West, 2349.81 feet to a point for corner in the centerline of Signal Ranch Road;

THENCE North 89 degrees 31 minutes 43 seconds East, along said centerline, a distance of 228.83 feet to a 3/8 inch iron rod found in the approximate center of said Signal Ranch Road;

THENCE along said center, South 64 degrees 07 minutes 33 seconds East, 1098.26 feet to the Northeast corner of said 60.00 acre tract;

THENCE South 00 degrees 27 minutes 34 seconds East, passing a 1/2 inch iron rod found at 31.73 feet, continuing in all a total distance of 1867.43 feet to a 1/2 inch iron rod found at the Southeast corner of said 60.00 acre tract;

THENCE South 89 degrees 46 minutes 14 seconds West, 751.82 feet to a 1/2 inch iron rod found at the Northeast corner of said 25.00 acre tract;

THENCE South 89 minutes 45 minutes 22 seconds West, 461.91 feet to the PLACE OF **BEGINNING** and containing 60.02 acres of land more or less.

#16,448

FILED FOR RECORD
at 12:55 o'clock P.M.

OCT 27 2020

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By: *Jennifer Lindenzweig*

AMENDMENT TO TAX ABATEMENT AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF HUNT §

This Amendment To Tax Abatement Agreement (hereinafter referred to as the "Agreement" and/or the "Amended Agreement") is made and entered into by and between Hunt County, Texas (the "County"), and BT Signal Ranch, LLC (the "Company"), the lessee of taxable real property and the owner of business personal property to be constructed thereon in Hunt County, Texas, such property more particularly described in paragraph III hereof (the "Property").

WHEREAS, the County and the Company entered into that certain Tax Abatement Agreement dated and filed for record in Hunt County on August 11, 2020 under Hunt County document number 16,276 (the "Original Tax Abatement Agreement"); and

WHEREAS, the County and the Company desire to amend the Original Abatement Agreement to redefine the Property as described and defined therein; and

WHEREAS, Hunt County, Texas has designated certain property as Reinvestment Zones within its limits named Hunt County Reinvestment Zone No. 9 and Hunt County Reinvestment Zone No. 10; and

WHEREAS, the Company intends to construct and operate a photovoltaic power generation facility on the Property; and

WHEREAS, the County finds that Company's facility will constitute a facility eligible for Abatement pursuant to Chapter 312 of the Texas Property Tax Code and under the terms and conditions described herein and as set forth in the County's Guidelines and Criteria for Tax Abatement adopted August 13, 2019 by Hunt County Resolution No. 15,694; and

NOW, THEREFORE, the Original Tax Abatement Agreement is hereby amended as follows:

1. Paragraph III of the Original Tax Abatement Agreement is hereby deleted in its entirety and the following is inserted in lieu thereof:

“ **III. PROPERTY**

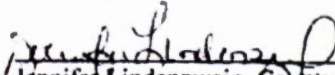
The Property is an area near Cash, Hunt County, Texas located in Hunt County Reinvestment Zone No. 9 and Hunt County Reinvestment Zone No. 10 within the jurisdiction of Hunt County, Texas, as more fully described in Exhibit "A," attached hereto and made a part hereof.”

This Amended Agreement has been executed by the parties in multiple originals or counterparts, each having full force and effect.

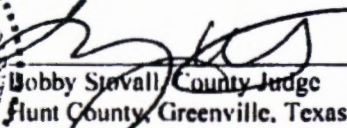
Executed this the 27 day of October, 2020.

WITNESS:


COUNTY:


Jennifer Lindenzweig, County Clerk
Hunt County, Greenville, Texas





Bobby Stevall, County Judge
Hunt County, Greenville, Texas

APPROVED AS TO FORM:


Daniel Ray, County Civil Attorney
Hunt County
Greenville, Texas

WITNESS:

COMPANY:

By: 
Name: Austin Willis
Title: PROJECT MANAGER

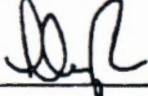
By: 
Name: Lloyd Pope
Title: PRESIDENT

EXHIBIT "A"

PROPERTY DESCRIPTION

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BEGINNING at the Southwest corner of said 25.00 acre tract and being the Southeast corner of a called 273.063 acre tract of land described in deed to Signal Ranch, LP recorded in Instrument number 2012-13739, Official Public Records, Hunt County, Texas and being in the approximate center of County Road 3504;

THENCE along the common line of said 273.063 acre tract and this tract, North 00 degrees 28 minutes 50 seconds West, 2424.61 feet to a capped iron rod found at the Northwest corner of said 25.00 acre tract and the Southwest corner of said 60.00 acre tract;

THENCE North 89 degrees 45 minutes 22 seconds East, 461.91 feet to a 1/2 inch iron rod found;

THENCE South 00 degrees 05 minutes 23 seconds West, 2422.94 feet to a 1/2 inch iron rod found at the Southeast corner of said 25.00 acre tract and being in the approximate center of said County Road 3504;

THENCE along said center, South 89 degrees 32 minutes 05 seconds West, 437.78 feet to the PLACE OF BEGINNING and containing 25.03 acres of land more or less.

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REINVESTMENT ZONE NO. 10 PROPERTY

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas and being a part of the Mary Latham Survey, Abstract number 597 and being a part of that called 60.00 acre tract of land described in deed to Charley Morrison recorded in Volume 547, Page 146, Official Public Records, Hunt County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 60.00 acre tract;

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THENCE North 89 degrees 31 minutes 43 seconds East, along said centerline, a distance of 228.83 feet to a 3/8 inch iron rod found in the approximate center of said Signal Ranch Road;

THENCE along said center, South 64 degrees 07 minutes 33 seconds East, 1098.26 feet to the Northeast corner of said 60.00 acre tract;

THENCE South 00 degrees 27 minutes 34 seconds East, passing a 1/2 inch iron rod found at 31.73 feet, continuing in all a total distance of 1867.43 feet to a 1/2 inch iron rod found at the Southeast corner of said 60.00 acre tract;

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