

**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 Hollow Branch Creek Solar, LLC pursuant to Chapter 312 of the Texas Tax Code.

**Property Owner and Applicant for Tax Abatement:** Hollow Branch Creek Solar, LLC

**Reinvestment Zone:** Hollow Branch Creek 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:

Hollow Branch Creek Solar, LLC anticipates constructing a solar energy generation facility with 158 MWAC of nameplate capacity. Improvements may include (but are not limited to) Substation, Transmission Line, Inverters and Transformers, Foundations, Roadways, Paving, & Fencing, Posts & Racking Equipment, Meteorological Towers & Equipment, Mounting and Tracking Equipment, Batteries and Containers, Substation, Inverter and Transformers, Interconnection Facilities, Solar Modules & Panels, Power Conditioning Equipment, Combiner Boxes, Operation & Maintenance Building, DC and AC Collection Wires, Cables, and Equipment, SCADA Equipment, Relay Equipment, Foundations, and Internal Roadways, Paving & Fencing.

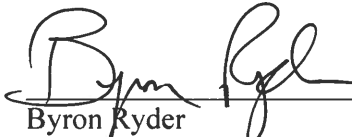
**Estimated Cost of the Improvements:** The estimated cost of the improvements being contemplated by Hollow Branch Creek Solar, LLC is approximately \$200,000,000.00.

**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 11<sup>th</sup> 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.

**FILED**  
9:10 AM  
APR 11 2024

  
Byron Ryder  
Leon County Judge

CHRISTIE WAKEFIELD  
CLERK, COUNTY COURT  
BY   
LEON COUNTY, TEXAS

## Exhibit "A"

### LEGAL DESCRIPTION AND MAP OF HOLLOW BRANCH REINVESTMENT ZONE

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

#### **Leon County Appraisal District ID #617080**

Three tracts of land in Leon County, Texas, comprising Five Hundred Twenty Five (525) acres, more or less, described as follows:

**Tract 1** All that certain tract of land as follows, situated about three miles east of Rogers Prairie on the M. Copeland survey or head right north of the San Antonio road in Leon County, Texas. BEGINNING at the S E corner of said League a stake for corner from which an Elm 12 in dia brs S 43° W 12 vrs and an ash 14 in dia brs S 84-3/4 W 26-5/10 brs. both marked X

Thence N 37-1/2° W with the E line of said Copeland League 1407-2/10 vrs A stake from which a P O 12 in. dia brs S 42-1/4° W 3-1/10 vrs and a Do 8 in dia brs N 70-3/4° W 3- 6/10 vrs both marked X. Thence S 31° W 3525-4/10 vrs to stake on branch from which a pecan 10 in dia brs S 68-1/2° W 4-4/10 vrs H K b 16 in brs N 32° W 7-7/10 vrs both marked X

Thence S 17° E with said branch 311-8/10 vrs to stake m San Antonio road from which a pecan 12 in dia brs N 69° W 30-8/10 vrs and a hackberry 6" dia brs N 72° W 32-6/10 vrs both marked X Thence with the San Antonio road N 52-1/2° E. 2250 vrs, Thence N 37° E 370 vrs, Thence N 44° E 500-9/10 vrs, Thence N 66° E 335-4/10 vrs to the place of beginning containing 500 acres of land less 100 acres sold by M J Ewing to George Vaughn which lies north of the San Antonio road and in the S W corner of said above tract of land Save and except also from said 500 acres that part there of lying and being S E Texas of the present graded rad from Normangee, Texas to Leona, Texas and described by metes and bounds as follows

BEGINNING at the S E Cor of said tract same being the S E. cor of said M Copeland Survey Thence with the old San Antonio Road as follows S 62° W 411 vrs , S 44-1/2° W 422 vrs S 47-5/12° W 222 vrs to stake in said road, Thence with new graded road as follows N 36-3/4° E 556 ½ vrs, N 27-3/4° 233 vrs to point on the East line of League and thence with said League line S. 38-53/60° E 311 vrs to the place of beginning and continuing 198 acres Being a part of that tract of land deeded to J W Wooley by Frank C Hampton January 8<sup>th</sup>, 1902 and recorded in Vol 14, Page 345 of the Deed Records of Leon Co, Texas and awarded Mattie Woolley March 23, 1923 cause #4721 and recorded in Civil Minutes Vol K page 597 of the District Court Record of Leon Co, Texas

**Tract 2** All that certain tract of land situated in Leon County, State of Texas and a part of the Copeland League containing 50 acres cut off the East end of the 100 acre tract sold by Jos L Ewing to George Vaughn and sold by George Vaughn and wife to A L Rogers on the 23<sup>rd</sup> of April, 1907, Beginning at the S E cor of the 50 acres surveyed for Rogers off West end of this tract ( 100 acres) a stake for corner in the San Antonio road, Thence with the south line of M Copeland league N 52-½ E 505 vrs to a stake for corner, same being the SE cor of original 100 acre tract, thence N 44° W, 701-7/10 vrs with the East line of same to its N E corner, then S 31 W 513-8/10 vrs with the north line of same to the N E cor of said 50 acre lot a stake for corner, thence S 44 W with said E line 537 vrs to place of beginning Being the same land deeded by A J Rogers to J H Woolley May 2, 1907, recorded Vol 32, page 297

Deed Records of Leon County, Texas and awarded Mattie Woolley March 23, 1923, cause No 4721, and recorded in District Court Civil Matters Vol K page 597 Leon Co, Texas

**Tract 3** All that certain tract and parcel of land out of the M Copeland League and described as follows, to wit Beginning on the East line of the Copeland League at the N E cor of Josh Ewing 500 acre tract 1407-2/10 vrs N 37-1/2° W from the S E corner of said Copeland League, a P O 12 in dia brs. S 42-1/2° W 3-2/10 vrs, a Do 8 in in dia brs N. 70-3/4° W 3-6/10 vrs both marked X Thence S. 31° W with said Josh Ewing 500 acres tract 1473.3 vrs to the S.E cor of Sam Fletcher's 2<sup>nd</sup> tract, Thence N 59° W 348 2 vrs with said Fletcher's 2<sup>nd</sup> tract to the S W cor of Mrs Lula Jackson's 1<sup>st</sup> tract, Thence N 31° E with Mrs Lula Jackson's 1<sup>st</sup> tract 1614.8 P O 18 in. in dia brs S 4° E 6.8 vrs and an Elm 6 in. in dia brs 11-1/2° W 118 vrs both marked X; Thence S. 37-1/2° E. 375 vrs to the beginning, containing 95 acres Being the same land conveyed by Sam H. Fletcher et al to Mrs. Mattie Woolley by deed dated April 23<sup>rd</sup>, 1932 and recorded in Vol. 82, Page 194 of the Deed Records of Leon County, Texas

**SAVE, LESS AND EXCEPT 65 ACRES OF LAND DESCRIBED IN THREE TRACTS:**

**Tract 1:** 30.0 acres, more ore less, situated in the Mark Copeland Survey, A-4, Leon County, Texas and being more fully described in that certain Warranty Deed dated June 16, 1984 from M. Robert Martin, Jr. and wife Betty Wyatt Martin to Michael Huff and wife, Carol Huff, recorded in Vol. 567, Page 433 of the Official Records, Leon County, Texas.

**Tract 2:** 21 667 acres, more or less, situated in the Mark Copeland Survey, A-4, Leon County, Texas and being more fully described in that certain Warranty Deed with Vendor's Lien dated May 27, 1983 from M. Robert Martin, Jr. to Michael Huff and wife, Carol Huff, recorded in Vol 544, Page 273 of the Deed Records of Leon County, Texas.

**Tract 3:** 13.3333 acres, more or less, situated in the Mark Copeland Survey, A-4, Leon County, Texas and being more fully described in that certain Contract of Sale and Purchase dated June 8, 1983 from the Veteran's Land Board of Texas to Michael Huff, recorded in Vol, 542, Page 56 of the Deed Records of Leon County, Texas.

**Leon County Appraisal District ID #613868**

DESCRIPTION, a 208.167 acre tract of land, more or less. in the M.B. Thomas Survey, A-28, the Mark Copeland Survey, A-4 and the William McCanliss Survey, A-587, Leon County, Texas, said tract being all of that certain tract of land described in the Deed in Special Warranty Deed to Victoria Marie Hassler, Austin Garrett Courmier and spouse, Heather Hassler Courmier recorded in Volume 1832, Page 485, in the Official Records of Leon County, Texas; said 208.167 acre tract, more or less. being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner in the Northerly Right of Way line of Old San Antonio Road (a 100-foot Right of Way); said point being the Southwest corner of that certain tract of land described in Deed to J Bar L / Jenkins Ranch Ltd. recorded in Volume 130, Page 443 of said Official Public Records;

THENCE, along the said Northerly line of said Old San Antonio Road, the following six (6):

North 89° 29' 33" West, a distance of 855.39 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 89° 35' 47" West, a distance of 2645.49 feet to a S/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the beginning of a curve to the left;

In a Southwesterly direction and along said curve to the left, having a central angel of 25° 17' 32", a radius of 1,480.67 feet a chord bearing and distance of South 77° 45' 27" West, 648.32 feet, an arch distance of 653.61 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner at the end of said curve;

South 65° 07' 07" West, a distance of 455.09 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the beginning of a curve to the left;

In a Southwesterly direction and along said curve to the left, having a central angle of 19° 20' 45" a radius of 1,969 feet a chord bearing and distance of South 55° 26' 45" West, 661.70 feet, an arc distance of 664.85 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner at the end of said curve;

South 45° 46' 22" West, a distance of 953.21 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

THENCE along the Northwesterly line of said Victoria Hassler tract, the following ten (10) calls:

North 13° 33' 26" East a distance of 111.09 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 31° 16' 39" East a distance of 135.72 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 36° 22' 57" East a distance of 394.81 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 37° 16' 05" East a distance of 484.16 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 34° 02' 09" East a distance of 143.40 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 31° 31' 45" East a distance of 511.51 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 29° 33' 05" East a distance of 223.27 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 22° 58' 27" East a distance of 136.34 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 29° 33' 36" West a distance of 596.16 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 60° 57' 05" East a distance of 3,935.55 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being in the Northwesterly line of that certain tract of land described in Warranty Deed to W.J. Jinkins and J.L. Jinkins recorded in Volume 130, Page 443 of said Official Public Records;

THENCE South 27° 20' 56" East, departing the said Northwesterly line of the W.J. Jinkins tract and into and across said W.J. Jinkins tract, a distance of 3,251.76 feet to the POINT OF BEGINNING;

Containing, 9,067,757 square feet or 208.167 acres of land, more or less.

#### **Exceptions to Conveyance and Warranty**

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Official Records of Madison County, Texas whether listed in Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed in Exhibit B.
2. Mineral reservation as set forth in the Deed from Celeste Jinkins, et al, to J.L. Jenkins dated February 28, 1950 and recorded in Volume 178, page 314, Deed Records, Leon County, Texas.
3. Mineral Deed from J.L. Jinkins to Julius L. Jinkins Jr and Kittie Sue Livesay dated May 26, 1981, and recorded in Volume 498, Page 859, Deed Records, Leon County, Texas; Correction Mineral Deed from J.L. Jinkins to Julius L. Jinkins Jr and Kittie Sue Livesay dated July 1, 1981, and recorded in Volume 500, page 644, Deed Records, Leon County, Texas.
4. Mineral reservation as set forth in the Deed from J Bar L Jenkins Ranch Ltd, et al, to Victoria Marie Hassler, Austin Garrett Courmier and Heather Hassler Courmier dated June 9, 2021, and recorded in Volume 1832, page 485, Official Records, Leon County, Texas.
5. Easement from Victoria Marie Hassler, Austin Garrett Courmier and Heather Hassler Courmier to Entergy Texas Inc., dated July 2, 2021, and recorded in Volume 1859, page 168, Official Records, Leon County, Texas.

6. Right of Way for Old San Antonio Road as evidenced on Survey prepared by Aron C. Dietz with Timmons Group, dated October 25, 2022, encompassing 1 page.
7. Right of Way for CR403 as evidenced on Survey prepared by Aron C. Dietz with Timmons Group, dated October 25, 2022, encompassing 1 page.

**Leon County Appraisal ID #616338 and #616333**

**Parcel 1:**

DESCRIPTION, of a 50.099 acre tract of land, more or less, situated in the D. Parker Survey, Abstract No. 24, Madison County, Texas; said tract being part of that certain tract of land described in Warranty Deed to J-Bar L/Jinkins Ranch LTD recorded in Volume 401, Page 694 in the Official Public Records of Madison County, Texas: said 50.099 acre tract, more or less, being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for the Northwest corner of that certain tract of land described in Special Warranty Deed with Mineral Rights to Brain Garrett recorded in Volume 1827, Page 167 in Official Public Records of Madison County, said point also along the South line of that certain 779.7 an tract described in Warranty Deed to J-Bar L/Jinkins Ranch LTD recorded in Volume 896, Page 59 in Official Public Records of Leon County, Texas; said point being the Northeast corner of herein described Parcel 1, J-Bar L /Jinkins Ranch LTD tract;

THENCE, along the Northerly line of said J-Bar L/Jinkins Ranch LTD Parcel 1 tract and the Southerly line of said J-Bar L/Jinkins Ranch LTD Parcel 2 tract, the following nine (9) calls:

North 66° 13' 13" West, a distance of 555.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 68° 43' 13" West, a distance of 361.11 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 84° 13' 13" West, a distance of 155.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 82° 46' 47" West, a distance of 227.78 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 62° 46' 47" West, a distance of 227.78 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 60° 17' 59" West, a distance of 772.22 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 58° 47' 59" West, a distance of 755.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 64° 47' 59" West, a distance of 250.00 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 73° 17' 59" West, a distance of 162.99 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the East line of that certain tract of land described in Special Warranty Deed to Victoria Marie Hassler, Austin Garrett Courmier and spouse, Heather Hassler Courmier recorded In Document No. 2021-00444066 In Official Public Records of Leon County, Texas;

THENCE, South 27° 20' 56" East, along the said East line of the Victoria Hassler tract, a distance of 24.33 feet to a point for the Southeast corner of said Victoria Hassler tract, and along the North Right-of-Way line of Old San Antonio Road (a 100' width Right of Way) from which a 1/2-inch iron rod found bears South 17° 03' 16" East, a distance of 1.47', from said point a concrete TXDOT monument bears North 89° 16' 31" West, 167.19 feet, said point being the Southwest corner said -Bar L /Jinkins Ranch LTD Parcel 1;

THENCE, South 89° 29' 33" East, along the said Northerly line of Old San Antonio Road, a distance of 3,094.67 to a TXDOT concrete monument found for the Southwest corner of Brain Garrett tract, said corner also being the Southeast corner of said J-Bar L /Jinkins Ranch LTD Parcel 1;  
THENCE, North 01° 41' 32" East, departing the said Northerly line of Old San Antonio Road and along the East line of said Brian Garrett tract, a distance of 738.72 feet to the POINT OF BEGINNING;

CONTAINING: 2,182,301 square feet or 50.099 acres of land, more or less

**PARCEL 2:**

DESCRIPTION, of a 753.353 acre tract of land, more or less situated in the M.B. Thomas Survey, Abstract No. 28 and the J. Riley Survey, Abstract No. 20, Leon County, Texas; said tract being part of that certain tract of land described in Warranty Deed to W.J. Jenkins and J.L. Jinkins recorded in Volume 130, Page 443 in the Official Public Records of Leon County, Texas; said 753.353 acre tract, more or less, being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner in the Northerly Right of Way line of Old San Antonio Road (a 100-foot wide Right of Way); said point being the east corner of said J.L. Jinkins tract;

THENCE, South 66° 56' 22" West, along the said Northerly line of Old San Antonio Road, at a distance of 49.64 feet passing a 5/8-inch iron rod found, at a distance of 2,544.74 feet passing a 3-inch aluminum TXDOT disc found and continuing for a total distance of 2,948.64 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the Southeast corner of said J.L. Jinkins tract and east corner of that certain tract of land described in Special Warranty Deed with Mineral Rights of Brain Garrett recorded in Volume 1827, Page 167 of said Official Public Records;

THENCE, departing the said northerly line of Old San Antonio Road, along the South line of said J.L. Jinkins tract and the North line of said Brian Garrett tract, the following seven (7) calls:

South 89° 55' 56" West, a distance of 169.57 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 89° 49' 18" West, a distance of 438.71 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 86° 49' 27" West, a distance of 219.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 79° 52' 54" West, a distance of 314.06 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 69° 55' 18" West, a distance of 145.59 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 63° 58' 26" West, a distance of 292.01 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 53° 16' 08" West, a distance of 88.31 feet to a 1/2-inch iron rod found for the Northwest corner of said Brain Garrett tract; from said point a concrete TXDOT monument bears South 01° 41' 32" West, 736.11 feet for the Southwest corner of said Brian Garrett tract and Southeast corner of that certain tract of land described as Tract in Exhibit "B" in Distribution Deed to Julius L. Jinkins, Jr. recorded in Volume 401, Page 694 of said Official Public Records;

THENCE, along the Southerly line of said J.L. Jinkins tract and the Northerly line of said Julius tract, the following nine (9) calls:

North 66° 13' 13" West, a distance of 555.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 68° 43' 13" West, a distance of 361.11 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 84° 13' 13" West, a distance of 155.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 82° 46' 47" West, a distance of 227.78 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 62° 46' 47" West, a distance of 227.78 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 60° 17' 59" West, a distance of 772.22 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 58° 47' 59" West, a distance of 755.56 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 64° 47' 59" West, a distance of 250.00 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

South 73° 17' 59" West, a distance of 162.99 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the East line of that certain tract of land described in Special Warranty Deed to Victoria Marie Hassler, Austin Garrett Courmier and spouse, Heather Hassler Cormier recorded in Document No. 2021-00444066 of said Official Public Records;

THENCE, North 27° 20' 56" West, along the said East line of the Victoria Hassler tract, a distance of 3,227.43 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the Northeast corner of said Victoria Hassler tract and in the approximate North Right of Way line of County Road 403 (a variable width Right of Way);

THENCE, along the said North line of County Road 403 and the Southerly lines of those certain tracts of land described in Warranty Deed with Vendor's Lien to Mary S. Rabe recorded in Volume 1382, Page 115, in Deed to Franch W. Fuchs, II and wife Debra Fuchs recorded in Volume 505, 162, in Deed of Gift to Melinda Swearingen recorded in Volume 1020, Page 492, in Deed to Melinda Swearingen recorded in Volume 820, Page 624, in Warranty Deed with Vendor's Lien to Jason Tuma and Leann Tuma recorded in Volume 1533, Page 994 and in Warranty Deed with Vendor's Lien to William M. Kelleher and Betty L. Kelleher recorded in Volume 1191, Page 846 of said Official Public Records, the following five (5) calls:

North 60° 11' 28" East, a distance of 449.46 feet to a 5/8-inch iron rod found for corner;

North 36° 21' 59" East, a distance of 1,474.10 feet to a 5/8-inch iron rod found for corner;

North 40° 04' 33" East, a distance of 1,125.92 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 55° 52' 58" East, a distance of 461.39 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner;

North 68° 04' 31" East, a distance of 1,262.35 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being in the west line of that certain tract of land described in Warranty Deed with Vendor's Lien to James H. Treadway and wife, Sherri L. Treadway recorded in Volume 1644, Page 803 of said Official Public Records;

THENCE, South 28° 34' 00" East, departing the said Northerly line of County Road 403 and along the said West line of the James H. Treadway tract, a distance of 907.63 feet to a 5/8-inch iron rod with "TIMMONS GROUP" cap set for corner; said point being the South corner of said James H. Treadway tract;

THENCE, North 60° 57' 05" East, along the Southeast line of said James J. Treadway tract, a distance of 1698.14 feet for a point for corner in the West bank of Middle Branch;

THENCE, departing the South line of said James H. Treadway and along the said West bank of Middle Branch, the following nine (9) calls:

- South 55° 02' 55" East, a distance of 346.91 feet to a point for corner;
- South 10° 32' 55" East, a distance of 541.39 feet to a point for corner;
- South 55° 02' 55" East, a distance of 228.61 feet to a point for corner;
- North 57° 12' 05" East, a distance of 85.00 feet to a point for corner;
- South 83° 32' 55" East, a distance of 213.06 feet to a point for corner;
- South 24° 47' 55" East, a distance of 106.94 feet to a point for corner;
- South 16° 47' 52" East, a distance of 555.57 feet to a point for corner;
- South 52° 02' 55" East, a distance of 1763.89 feet to a point for corner;
- South 29° 32' 55" East, a distance of 2066.47 feet to the POINT OF BEGINNING;

CONTAINING 32,816,050 square feet or 753.353 acres of land, more or less.

Parcel ID: 613868 & 616338 & 616333 & 616342

**Exceptions to Conveyance and Warranty**

1. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals. Together with all rights, privileges, and immunities relating thereto, appearing in the Official Records of Madison County, Texas whether listed in Exhibit B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed in Exhibit B.
2. Mineral Deed conveying an undivided one-half interest of oil, gas and mineral rights by document recorded June 1, 1981, in Volume 242 at page 142, Official Records of Madison County, Texas.
3. Mineral Deed conveying an undivided one-half interest of oil, gas and mineral rights by document recorded July 6, 1981, in Volume 243 at page 627, Official Records of Madison County, Texas.
4. Right of Way in favor of Entergy Texas, Inc., recorded September 3, 2021, in Volume 1827 at page 71, Official Records of Madison County, Texas.
5. Right of way granted to the State of Texas Highway Commission, recorded August 12, 1930, in Volume 76 at page 354, Official Records of Leon County, Texas.
6. Reservation of an undivided interest in oil, gas and other minerals, by document recorded March 31, 1950, In Volume 178 at page 314, Official Records of Lean County, Texas.
7. Right of Way in favor of Entergy Texas, Inc., recorded February 8, 2022, in Volume 1868 at page 01, Official Records of Leon County, Texas.

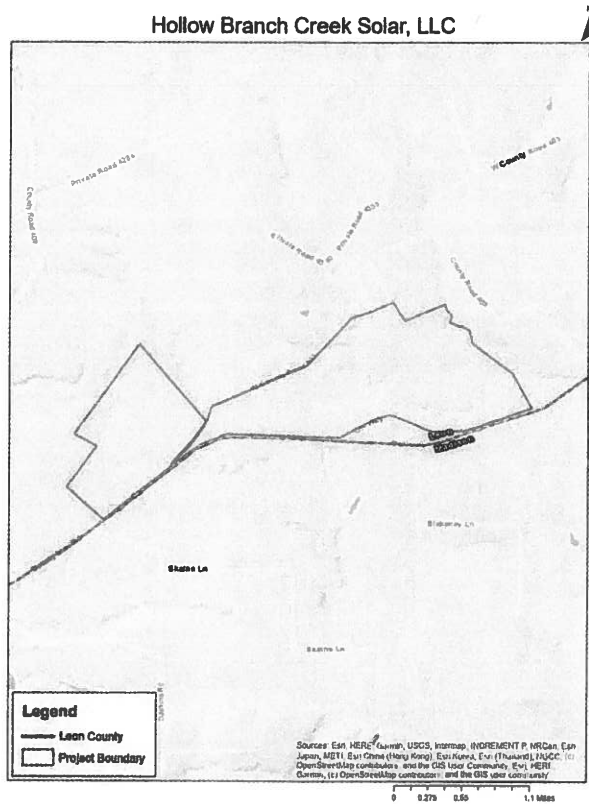
OWNER	PARCEL ID	ACRES	LEGAL DESCRIPTION
MARTIN LIVING TRUST	617080	460.003	RURAL AB 4 M COPELAND 460,003AC
HOLLOW BRANCH CREEK SOLAR LLC	613868	19.8	M COPELAND AB 4 19.80 AC
HOLLOW BRANCH CREEK SOLAR LLC	616338	155.7	RURAL AB 28MB THOMAS 155.700AC
HOLLOW BRANCH CREEK SOLAR LLC	616333	578.2	RURAL AB 20 J RILEY 578.200AC



**EXHIBIT A (CONTINUED)**  
**MAP OF**  
**HOLLOW BRANCH REINVESTMENT ZONE**

Map of Reinvestment Zone (1 of 3)

Hollow Branch Creek Solar, LLC



2424 Ridge Road  
Rockwall, TX 75087

469.298.1594

www.keatax.com



