

Resolution No. 2025-9

A RESOLUTION OF THE KAUFMAN CENTRAL APPRAISAL DISTRICT ("KCAD" OR "DISTRICT") BOARD OF DIRECTORS ("BOARD") PROPOSING THE DISTRICT'S PURCHASE OF REAL PROPERTY DESCRIBED IN EXHIBITS (THE "PROPERTY") FOR THE FUTURE CONSTRUCTION OF A BUILDING FOR THE DISTRICT'S APPRAISAL OFFICES (THE "BUILDING") PURSUANT TO A PURCHASE AND SALE AGREEMENT TO BE NEGOTIATED BY AND BETWEEN THE DISTRICT AND HB BUILDERS LLC and SOLVENTURE SOLAR LLC (THE "PURCHASE AND SALE AGREEMENTS"); AUTHORIZING AND DIRECTING THE CHIEF APPRAISER TO FORWARD THIS RESOLUTION TO THE PARTICIPATING TAXING UNITS WITHIN THE DISTRICT PURSUANT TO TEXAS TAX CODE §6.051 TO REQUEST APPROVAL OF THE FOREGOING PURCHASE OF THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the KCAD Board of Directors ("Board") and the Chief Appraiser ("Chief Appraiser") of the Kaufman Central Appraisal District (the "District") have evaluated the condition of the District's property and building in which the District's offices are presently located; and

WHEREAS, based on the age, size, and condition of the current building, and the potential cost of repair, expansion, and renovation of the current building to meet the current and future needs of the District, the Board has determined that relocation to another site and the construction of new offices is more cost effective and in the best interest of District and the participating taxing units; and

WHEREAS, HC Builders LLC and Solventure Solar LLC ("Property Owners") owns the Property described in Exhibits, which the Board has determined is a suitable site for the future construction of a new building for the District's appraisal offices which is planned to be a 1-story building containing approximately 20,000 square feet of space (the "Building"); and

WHEREAS, the Property Owner has offered to sell the Property to the District for \$92,894 per acre; and

WHEREAS, the Board desires to purchase the Property subject to the approval of the participating taxing units pursuant to Tax Code Section 6.051 for the future construction of the Building; and

WHEREAS, in order for District to purchase the Property for the future construction of the Building in the future on the Property the District must obtain the approval of three-fourths of the participating taxing units within District as required by Texas Tax Code §6.051(b) for the purchase of the Property; and

WHEREAS, the District and Property Owner intend to enter a purchase and sale agreement for the District to purchase of the Property subject to the approval of the Board and the approval of three-fourths of the participating taxing units within KCAD pursuant to Tax Code §6.051(b) (the "Purchase and Sale Agreement"); and

WHEREAS, the District has sufficient funds in its budget for the current fiscal year to pay the costs for the purchase of the Property pursuant to the Purchase and Sale Agreement; and

WHEREAS, the Board finds that the purchase of the Property pursuant to the Purchase and Sale Agreement for the future construction and financing of the Building for the KCAD appraisal offices is in the best interest of the District and the participating taxing units.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KAUFMAN CENTRAL APPRAISAL DISTRICT, THAT:

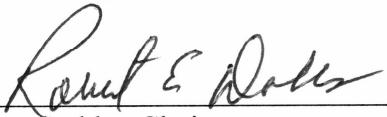
Section 1. The Chief Appraiser is hereby authorized and directed to forward a copy of this Resolution to the governing bodies of the participating taxing units within the District and request said governing bodies approve the purchase of the Property pursuant to Texas Tax Code §6.051(b).

Section 2. Subject to the District receiving the approval required by Texas Tax Code §6.051(b), the Chief Appraiser shall be authorized to negotiate and execute the Purchase and Sale Agreement and such additional documents and procure the services necessary to carry out the obligations of the District for the purchase of the Property to be set forth in the Purchase and Sale Agreement.

Section 3. The recitals of this Resolution are hereby found to be true and incorporated herein.

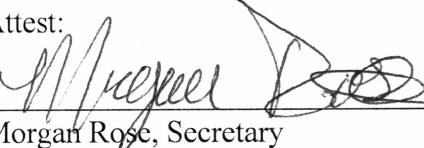
Section 4. This resolution shall take effect immediately from and after its passage.

Passed and approved this 18th day of December 2025.



Robert Dobbs, Chairperson

Attest:



Morgan Rose, Secretary

Approved as to form:



Peter G. Smith, General Counsel
(PGS 12-15-25)