

RESOLUTION

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 313 APPRAISED VALUE LIMITATION IN THE ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT, IN ECTOR COUNTY, TEXAS, TO BE KNOWN AS THE QUAIL RUN CARBON REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Trustees of the Ector County Independent School District desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. Texas Tax Code § 312.0025), for the purpose of authorizing an *Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*, as authorized by Chapter 313 of the Texas Tax Code; and

WHEREAS, on August 16, 2022, a hearing before the Board of Trustees of the Ector County Independent School District was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

WHEREAS, the Board of Trustees of Ector County Independent School District at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone; and

WHEREAS, the proponents of the reinvestment zone offered evidence in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Ector County Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the *Quail Run Carbon Reinvestment Zone* has been properly called, held and conducted and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the *Quail Run Carbon Reinvestment Zone* be and, by the adoption of this Resolution, is declared and certified to be, the area as described in the legal description attached hereto as “**EXHIBIT A**”; and,
- (c) That the map attached hereto as “**EXHIBIT B**” is declared to be and, by the adoption of this Resolution is certified to accurately depict and show the boundaries of the *Quail Run Carbon Reinvestment Zone* which is normatively described in **EXHIBIT A**; and
- (d) That creation of the *Quail Run Carbon Reinvestment Zone* with boundaries as described in **EXHIBIT A** and **EXHIBIT B** will result in benefits to the Ector County Independent School District and to land included in the reinvestment zone, and that the improvements sought are feasible and practical; and
- (e) The *Quail Run Carbon Reinvestment Zone* described in **EXHIBIT A** and **EXHIBIT B** meets the criteria set forth in Texas Tax Code § 312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or (i) will attract major investment in the zone that will be a benefit to the property and Ector County Independent School District, and (ii) would contribute to economic development within the Ector County Independent School District, and that the entire tract of land is located entirely within the Ector County Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Ector County Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code § 312.0025, encompassing the area described by **EXHIBIT A** and **EXHIBIT B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Quail Run Carbon Reinvestment Zone*.

SECTION 4. That the *Quail Run Carbon Reinvestment Zone* shall take effect upon adoption by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for periods not to exceed five (5) years.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject, of the meeting of the Ector County Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the

official newspaper of general circulation in Ector County Independent School District and Ector County, Texas, and furthermore, such notice was in fact, delivered to the presiding officer of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 16th day of August, 2022.

ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT

By: _____
Dr. Steve Brown, President
Board of Trustees

ATTEST:

By: _____
Christopher Stanley, Secretary
Board of Trustees

EXHIBIT A

DESCRIPTION OF REINVESTMENT ZONE

The Quail Run Carbon Reinvestment Zone includes the property described below. A map of the Quail Run Carbon Reinvestment Zone is also attached as Exhibit B. In the event of a discrepancy between this Exhibit A and the attached map on Exhibit B, Exhibit B shall control.

Tracts being situated in the Ector County Independent School District and Ector County, Texas, and being more fully described as follows:

LEGAL DESCRIPTION OF A 17.10 ACRE TRACT

DESCRIPTION OF 17.10 ACRE TRACT, BEING A PORTION OF A CALLED 40.00 ACRE TRACT LOCATED IN SECTION 31, BLOCK 41, ABSTRACT NO. 77, IN THE T. & P. RR. CO. SURVEY, CONVEYED IN DOCUMENT NO. 2006-00004754, VOLUME 2014, PAGE 987, OFFICIAL PUBLIC RECORDS, ECTOR COUNTY, TEXAS (O.P.R.E.C.TX.) TO NAVASOTA ODESSA ENERGY PARTNERS, L.P. (CURRENTLY "QUAIL RUN ENERGY PARTNERS, LP" PER DOCUMENT NUMBERS 2015-00001234 AND 2015-00001690, O.P.R.E.C.TX.). THE PERIMETER OF SAID 17.10 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT AND SAID POINT OF BEGINNING HAVING GRID COORDINATES N=10,639,920.85, E=1,680,254.53 US SURVEY FEET;

THENCE OVER AND ACROSS SAID SECTION 31, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. NORTH 75°44'09" EAST, A DISTANCE OF 1,081.36 FEET TO A CALCULATED POINT,
2. SOUTH 14°51'37" EAST, A DISTANCE OF 884.51 FEET TO A CALCULATED POINT,
3. SOUTH 75°48'30" WEST, A DISTANCE OF 324.28 FEET TO A CALCULATED POINT,
4. NORTH 14°27'50" WEST, A DISTANCE OF 121.35 FEET TO A CALCULATED POINT,
5. SOUTH 75°32'49" WEST, A DISTANCE OF 129.24 FEET TO A CALCULATED POINT,
6. NORTH 16°08'05" WEST, A DISTANCE OF 327.30 FEET TO A CALCULATED POINT,
7. SOUTH 76°34'32" WEST, A DISTANCE OF 212.57 FEET TO A CALCULATED POINT,
8. SOUTH 13°28'58" EAST, A DISTANCE OF 263.20 FEET TO A CALCULATED POINT,
9. SOUTH 76°07'43" WEST, A DISTANCE OF 179.10 FEET TO A CALCULATED POINT,
10. NORTH 13°54'35" WEST, A DISTANCE OF 87.67 FEET TO A CALCULATED POINT,
11. SOUTH 76°24'11" WEST, A DISTANCE OF 225.20 FEET TO A CALCULATED POINT,
12. NORTH 14°50'20" WEST, A DISTANCE OF 604.58 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 17.10 ACRES, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES IN US SURVEY FEET.

EXHIBIT B

MAP OF THE QUAIL RUN CARBON REINVESTMENT ZONE

