



Clay County, Texas  
Application for Tax Abatement  
and other Economic Development Incentives

## Introduction

### APPLICATION INFORMATION

- a) Name, address, principals, and owners of applicant: **Hecate Energy Hazel LLC**
- b) Does any city or ETJ have jurisdiction and an abatement process? **No**
- c) Certification: By signing below, the applicant certifies its intent to comply with all applicable local, state, and federal laws.
- d) Conflict of interest: No public official (i) has or may have any interest (financial or otherwise) in the success of the Project or (ii) is in any way employed by any person or entity associated with the applicant. Description of project business:  

**Solar Generation Facility**
- e) A description of the project location (including a plat with precise location and legal description). It must show the detail of all proposed ingress and egress and all County, state and federal roads that might be affected, and the location of any pre-existing structure within one mile of the reinvestment zone or Project:  

**See attached Map and Legal Description**
- f) Description of project size, scope and footprint (physical showing all anticipated or required zoning and land uses on the site): **The applicant plans to develop a 614 MWac solar generation facility. This includes but is not limited to the following improvements: solar modules/panels, tracking equipment, racking and mounting structures, O&M building, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation, transmission lines, interconnection facilities, SCADA systems, transformers, fire suppression systems and all necessary ancillary equipment for commercial generation of electricity.**

g) The expected fair market value ("FMV") of the Project upon completion showing a separate FMV of the land on which the Project will be located and the added FMV of the facility:

1<sup>st</sup> year value of Solar Facility- \$363M

FMV of Land will not be affected by the construction of this project but it would remove the special valuation for any land currently valued as "Ag Land" were the improvements would be located.

h) The increase in FMV of the reinvestment zone property when the Project is completed and operational, showing the FMV both before and after the Project is completed:

Before Value of Solar Facility - \$0      After Value of Solar Facility - \$363M

i) Identify any land outside the reinvestment zone property, affected for additional resources such as water, sewer, drainage, roads, easements, pipelines, and electricity (showing route to a transmission line or pipeline): N/A

j) The number of full-time permanent employees/jobs to be created by the Project when operational:  
2

k) The salary ranges for permanent employees, including employee benefits, stated separately:  
\$47,221

l) The initial determination of applicable City, County, State, Federal or other jurisdictional entities (such as TCEQ, FDA, DOD) Codes or Requirements, and any Extraterritorial Jurisdiction (ETJ) impacting the proposed Project: N/A

m) Expected additional resources required of the County such as water, sewer, drainage, roads, easements, fire, and security: None

n) Any plans for environmental, historical, anthropological, cultural, and aesthetical impact to the reinvestment zone property and the properties of the immediate neighbors of the Project, the general area of the Project will be an important consideration in approval of abatement agreement: Hecate has conducted extensive environmental, archeological and cultural resource studies of the project site to identify and mitigate any potential impacts to the environment, endangered species, or archeological or cultural resources. Limited potential impacts were identified. Hecate addresses potential impacts by eliminating sensitive areas from the project site, or consulting with relevant state and federal agencies and following recommended best practices for preservation or mitigation if eliminating an area from the project site is impractical.

Any detrimental aesthetic impacts to neighboring properties should be limited due to existing vegetation and the remote location of the project site west of the town of Petrolia.

- o) Anticipated time to complete the Project showing all phases as scheduled: **Estimated construction time is 18 months but could vary.**
- p) Applicant's requested abatement by percentage, by year: **70% PILOT equivalent**
- q) The percentage of local suppliers, contractors, or labor force to be used in the construction of the Project: **Hecate will make every effort to use local vendors when available and comparable.**
- r) Determination of how proposed affected land and property is currently taxed (FMV or Ag value): **Land is currently taxed at the Ag Value and the portion of the land where the potential improvements will be located would be taxed at Market Value once the project breaks ground.**
- s) The projected dates for the beginning construction and the beginning of actual operations: **The project is anticipated to commence construction in late 2023 or early 2024, and complete construction and begin operations in 2025.**
- t) Whether or not the Project will change the tax status of the reinvestment zone land and whether the applicant will pay ad valorem taxes for the land on which the facility is located: **Not all of the land in the Reinvestment Zone is part of the project. Only the land parcels that have solar panels on them will change their taxable status. As part of the lease agreement, the applicant will pay the tax difference between the Ag Value and Market Value.**
- u) Whether the facility is expected to require connection to an energy source (electric or gas), including generally the route(s) to connect to any existing energy source (electric transmission line or pipeline): **The facility will require connection to electric transmission lines owned and operated by Oncor Transmission. The point of interconnection is expected to be on the project site. A short overhead transmission line crossing W Gaines Rd. near the intersection of Doc Johnson Rd. may be required to connect the project to existing transmission lines, but the project site will encompass the properties on both sides of the road at that location, so no right-of-way will be needed from neighboring landowners.**
- v) Whether or not securing a connection to an energy source will cause acquiring rights-of-way by eminent domain. *(This shall identify all public roads and landowners to be crossed to connect to a transmission line.):* **No additional right-of-way will be needed, and no land will be acquired by eminent domain. The project site and all related facilities will be located on private land acquired by Hecate for the project. A short overhead transmission line crossing W Gaines Rd. near the intersection of Doc Johnson Rd. may be required to connect the project to existing transmission lines. Hecate will acquire any necessary easements or crossing agreements. Eminent domain will not be used.**

[CERTIFICATION ON THE FOLLOWING  
PAGE]

**CERTIFICATION**

Brandon Westlake does hereby certify that all statements and representations made herein are accurate to the best of its knowledge and agree to comply with these terms.

By Authorized Representative:



Signature

3-10-23

Date

Name:

Brandon Westlake

Title: Auth. Rep.

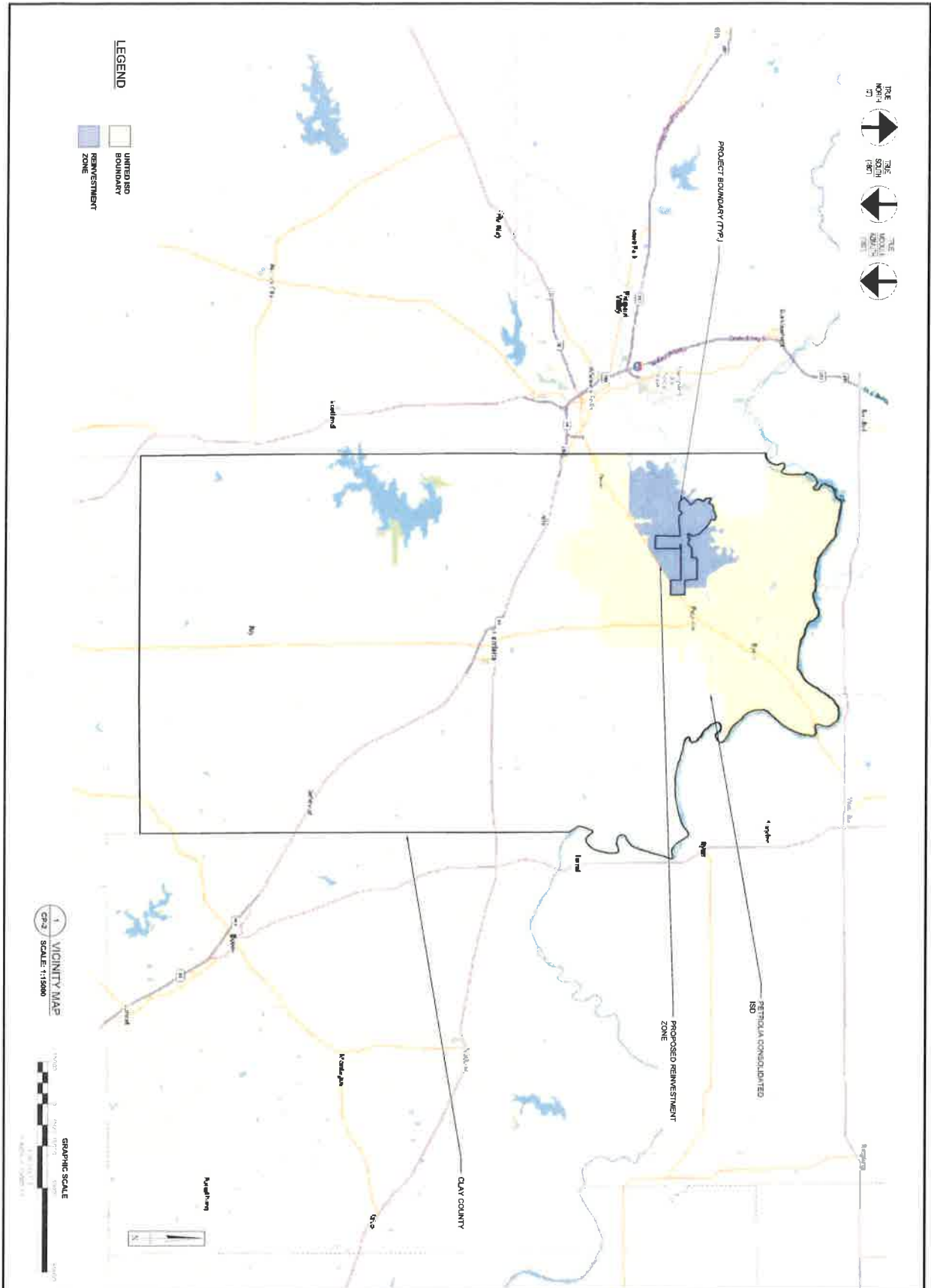
STATE OF TEXAS  
COUNTY OF CLAY

This instrument was acknowledged before me on \_\_\_\_\_ Date, by

\_\_\_\_\_

Notary: \_\_\_\_\_

Exhibit 1  
Location of Project



**LEGEND**

- UNITED ISO BOUNDARY
- REINVESTMENT ZONE

1 VICINITY MAP  
SCALE 1"=5000'



<p><b>WHITMAN</b> An International Engineering &amp; Survey Firm 1001 Lincoln Square Drive, Suite 200 Naperville, IL 60563 Tel: 630.206.1000 Fax: 630.206.1001 www.whitman.com</p>	
<p>PROJECT: 46141W/A/C GROUND MOUNTED PHOTOVOLTAIC SYSTEM HAZEL SOLAR HAZEL, TX CLAY COUNTY</p>	
<p>DATE: 07/20/2018 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>	
<p>PROJECT TITLE: VICINITY MAP</p>	
<p>DRAWING NO.: CP-2</p>	
<p>SHEET NO.: 2 OF 2</p>	

**Heco Energy**  
HECATE ENERGY  
821 W RANDOLPH STREET  
CHICAGO, IL 60661  
hceenergy.com

**DISCLAIMER AND NOTES:**

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20. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE INFORMATION.

Name	Zip	County	Company Name	Owner Group	Primary Owner First Name	Primary Owner Last Name	Primary Owner	Acreage (Deed)	APN/PIN
Hb Investments LP	76305	Clay	Investments LP	Company			Hb Investments LP	167	15169
Fleming Nova Trust	76305	Clay	Nova Trust	Company			Fleming Nova Trust	160	1289
Arnhold Thomas	76305	Clay		Person	Thomas	Arnhold	Arnhold Thomas	168	1268
Carter William	76305	Clay	William Carter	Company			William Carter Rev Trust	640	3347
Fleming Nova Trust	76305	Clay	Nova Trust	Company			Fleming Nova Trust	149	1301
Julie P Swanda Living Trust	76305	Clay	Swanda Living Trust	Company			Julie P Swanda Living Trust	48.75	15243
Marshall Lloyd	76305	Clay		Person	Lloyd	Marshall	Marshall Lloyd	12.68	36512
Arnhold Thomas	76305	Clay		Person	Thomas	Arnhold	Arnhold Thomas	160	1284
Hb Investments LP	76305	Clay	Investments LP	Company			Hb Investments LP	30.68	1824
Wagner Robert	76377	Clay		Person	Robert	Wagner	Robert Wagner	45	2339
Fleming Nova Trust	76305	Clay		Person	Nova	Fleming	Nova Fleming	2	7144
Harding Andy	76305	Clay		Person	Andy	Harding	Andy Harding	440	3362
Stevenson Kelly	76305	Clay		Person	Kelly	Stevenson	Kelly Stevenson	97.3	7134
Harrison C	76377	Clay		Person		Harrison	Harrison C	105	2340



Harrison L C	76377 Clay	Person		Harrison C	320	7379
Hb Investm	76305 Clay	Company		Hb Investm ents LP	556.6	15244
Bachman T	76305 Clay	Person	Travis	Bachman n	201	35205
Julie P Swai	76305 Clay	Company		Julie P Swanda Living Trust	284.6	15346
Fleming No	76305 Clay	Trust		Fleming Nova Trustee	160	1290
Fleming No	76305 Clay	Trust		Fleming Nova Trustee	160	1291
Waggner R	76377 Clay	Person	Robert	Waggner er	160	2413
Julie P Swai	76305 Clay	Company		Julie P Swanda Living Trust	639.6	12874
Fleming No	76305 Clay	Trust		Fleming Nova Trustee	37.95	1293
Krottinger I	76305 Clay	Person	Lynda	Krottinger ger	332	7397

Antone M	76305 Clay	Antone M Swanda Living Company Trust, Trust Fleming Nova Trust Company	Antone M Swanda Living Trust	168.2	15487
Fleming No	76305 Clay	Donald S Praeger Jr Living Company Trust, Trust Fleming Nova Trust Company	Fleming Nova Trustee	63	1302
Donald S Pr	76305 Clay	Donald S Praeger Jr Living Company Trust, Trust Fleming Nova Trust Company	Donald S Praeger Jr Living Trust	269.7	7133
Fleming No	76305 Clay	Thomas Arnhold Jr Person	Fleming Nova Trustee	15	1299
Arnhold Th	76305 Clay	Thomas Arnhold Jr	Thomas D Arnhold Jr	91	1308
Julie P Swar	76305 Clay	Julie P Swanda Living Company Trust, Trust	Julie P Swanda Living Trust	34.72	15168
Turner Stev	76305 Clay	Steve Turner	Steve Turner	160	36012

PETROLIA CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 RESOLUTION CREATING HECCATE HAZEL REINVESTMENT ZONE NO. 1  
 September 19, 2022  
 Page 7

Fleming No 76305 Clay	Fleming Nova Trust Company, Trust			Fleming Nova Trustee Thomas D Arnhold Jr	63	1E+05
Arnhold Th 76305 Clay	Person	Thomas	Arnhold	Jr	145	1278
Julie P Swanda Living Trust 76305 Clay	Julie P Swanda Living Company Trust, Trust			Julie P Swanda Living Trust	639.5	5479
Donald S Praeger Jr Living Trust 76305 Clay	Donald S Praeger Jr Living Company Trust, Trust			Donald S Praeger Jr Living Trust Lynda G Krottinger	5	7146
Krottinger Lynda 76305 Clay	Person	Lynda	Krottinger	ger	68.95	15796
Hb Investments LP 76305 Clay	Hb Investments LP Company			Hb Investments LP Thomas D Arnhold Jr Lloyd Marshall	279.1	15489
Arnhold Th 76305 Clay	Person	Thomas	Arnhold	Jr	171	1275
Marshall Lloyd 76305 Clay	Person	Lloyd	Marshall	II	80.7	37038

Simmons Jr 76377 Clay	Person	Johnny Simmons	Johnny Simmons	164	2414
Rosinbaum 76305 Clay	Person	Olga Rosinbaum	Olga Rosinbaum	34.16	7137
Turner Steve 76305 Clay	Person	Steve Turner	Steve Turner	59.62	36721
Fleming No 76305 Clay	Trust Company	Fleming Nova Trust , Trust	Fleming Nova Trustee Thomas D	126	1303
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas Arnhold Jr	165	1269
Marshall Li 76305 Clay	Person	Lloyd Marshall	Lloyd Marshall II	530	5439
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas Arnhold Jr	232	1274
Julie P Swan da Living Company Trust , Trust	Trust	Julie P Swan da Living Company Trust , Trust	Julie P Swanda Living Trust	293	15502
Unknøwn C 76305 Clay				0	
Marshall Li 76305 Clay	Person	Lloyd Marshall	Lloyd Marshall II	123.5	36384

Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	192	1307
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	305	1273
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	126	1276
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	219.7	1288
Turner Stev 76305 Clay	Person	Steve Turner	Steve Turner	156.7	1283
Turner Stev 76305 Clay	Person	Steve Turner	Steve Turner	156.7	1282
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	148	3123
Harding An 76305 Clay	Person	Anne Harding	Anne Harding	411	35228
Harding An 76305 Clay	Person	Andy Harding	Andy Harding	321.4	3151
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	271	1267
Arnhold Th 76305 Clay	Person	Thomas Arnhold	Thomas D Arnhold Jr	180	1304

PETROLIA CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 RESOLUTION CREATING HECCATE HAZEL REINVESTMENT ZONE NO. 1  
 September 19, 2022  
 Page 10

Harding An 76305 Clay	Person	Andy	Harding	Andy Harding Worsha m W	199	1826
Harding D\ 76377 Clay	Person	m	Harding	Harding	311	3385

PETROLIA CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
 RESOLUTION CREATING HEcate HAZEL REINVESTMENT ZONE NO. 1  
 September 19, 2022  
 Page 12

SOLAR										
Year	Install Cost	Stated Value After ITC	Abate	Taxable Value	DEPC.	Tax Rate	Impact on ETC	Expected Revenue	PiLOT Equivalent/ MW	MW Annual PiLOT
2025	\$ 491,200,000.00	\$ 353,488,000.00	70%	\$ 109,046,400.00	1.0000	\$ 0.626200	\$ -	\$ 682,848.56		\$ 434,573.50
2026		\$ 338,407,328.00	70%	\$ 101,522,198.40	0.9310	\$ 0.626200		\$ 635,732.01		\$ 434,573.50
2027		\$ 311,291,123.20	70%	\$ 93,387,336.96	0.8564	\$ 0.626200		\$ 584,791.50		\$ 434,573.50
2028		\$ 282,030,339.20	70%	\$ 84,609,101.76	0.7759	\$ 0.626200		\$ 529,822.20		\$ 434,573.50
2029		\$ 250,406,883.20	70%	\$ 75,122,064.96	0.6889	\$ 0.626200		\$ 470,414.37		\$ 434,573.50
2030		\$ 216,275,360.00	70%	\$ 64,882,608.00	0.5950	\$ 0.626200		\$ 406,294.89		\$ 434,573.50
2031		\$ 242,456,320.00	70%	\$ 72,736,896.00	0.4936	\$ 0.626200		\$ 455,478.44		\$ 434,573.50
2032		\$ 139,615,740.80	70%	\$ 41,884,722.24	0.3841	\$ 0.626200		\$ 262,282.13		\$ 434,573.50
2033		\$ 96,615,110.40	70%	\$ 28,984,533.12	0.2658	\$ 0.626200		\$ 181,501.15		\$ 434,573.50
2034		\$ 72,697,600.00	70%	\$ 21,809,280.00	0.2000	\$ 0.626200		\$ 136,569.71		\$ 434,573.50
			20%							
2035		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.626200	\$ 0.002000	\$ 455,232.37		\$ 4,345,734.96
2036		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.624200		\$ 453,778.42		
2037		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.622200		\$ 452,324.47		
2038		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.620200		\$ 450,870.52		
2039		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.618200		\$ 449,416.56		
2040		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.616200		\$ 447,962.61		
2041		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.614200		\$ 446,508.66		
2042		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.612200		\$ 445,054.71		
2043		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.610200		\$ 443,600.76		
2044		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.608200		\$ 442,146.80		
2045		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.606200		\$ 440,692.85		
2046		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.604200		\$ 439,238.90		
2047		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.602200		\$ 437,784.95		
2048		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.600200		\$ 436,331.00		
2049		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.598200		\$ 434,877.04		
2050		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.596200		\$ 433,423.09		
2051		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.594200		\$ 431,969.14		
2052		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.592200		\$ 430,515.19		
2053		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.590200		\$ 429,061.24		
2054		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.588200		\$ 427,607.28		
2055		\$ 72,697,600.00	0%	\$ 72,697,600.00	0.0000	\$ 0.586200		\$ 426,153.33		
		Total Benefit/30Yrs		\$ 13,174,131.50				\$ 8,828,396.54		\$ 4,345,734.96