



TRINITY VALLEY
COMMUNITY COLLEGE
— ATHENS
100 Cardinal Drive
Athens, Texas 75751
(903) 677-TVCC

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COMMUNITY COLLEGE
— TERRELL
1-20 at Wilson Road
P.O. Box 668
Terrell, Texas 75160
(972) 563-9573

TRINITY VALLEY
COMMUNITY COLLEGE
— PALESTINE
Hwy. 19 North at 287
P.O. Box 2530
Palestine, Texas 75802
(903) 729-0256

TVCC
HEALTH SCIENCE CENTER
800 Hwy. 243 West
Kaufman, Texas 75142
(972) 932-4309

TRINITY VALLEY COMMUNITY COLLEGE TAX ABATEMENT NOTICE.

TRINITY VALLEY COMMUNITY COLLEGE gives notice that it will have a public hearing and a voting session meeting on August 24, 2020, at 6:00 p.m. The TVCC Board of Trustees and public will meet by calling 877-853-5257 or 888-475-4499 with meeting ID 924 9286 7767. At this meeting, interested persons are invited to speak and present evidence for or against the abatement. Following the public hearing, the community college will consider and take possible action regarding a tax abatement agreement with Lily Solar, LLC, pursuant to the Community College's Guidelines & Criteria under the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code.

The project owner and applicant is Lily Solar, LLC. Lily Solar, LLC, seeks to build a utility-scale solar energy facility, which would include the following improvements: solar modules and panels, inverter boxes, meteorological equipment, operations and maintenance building, electrical substations, racking and mounting structures, combiner boxes, foundations, roadways, paving, and fencing, generation transmission lines and associated towers, interconnection facilities, and a battery storage system. The proposed improvements have an estimated taxable value of \$171,175,000.

The Lily Solar Reinvestment Zone is described as follows:

Tract 1:

Being a 1029.82 acre tract of land located in the William P. King Survey No. 4, Abstract No. 277 and in the King & Nelson Survey No. 3, Abstract No. 276, Kaufman County, Texas, and being all of that called "Tract One Part A" 1029.480 acre tract of land as described in deed to Jui-Lien Chou Ho, recorded in Volume 2265, Page 518, Official Public Records, Kaufman County, Texas and being more particularly described as follows:

BEGINNING at set 5/8 inch iron rod capped "WestwoodPS" at the intersection of the northeast line of said William P. King Survey No. 4, Abstract No. 277 and the southeast right of way of FM Highway 1390, said intersection also being in the southwest line of the Andrew Renshaw Survey, Abstract No. 423;

Thence South 45 degrees 42 minutes 24 seconds East, along said northeast line of the William P. King Survey No. 4, Abstract No. 277, and said southwest line of the Andrew Renshaw Survey, Abstract No. 423, and the southwest line of the Charles Howard Survey, Abstract No. 220, and the southwest line of the James Daugherty Survey, Abstract No. 126, at 3853.06 feet pass the southwest corner of said Andrew Renshaw Survey, Abstract No. 423, a found 3/8 inch iron rod bears North 88 degrees 43 minutes 52 seconds East, a distance of 36.81 feet, a found ¼ inch iron rod bears North 00 degrees 41 minutes 22 seconds West, a distance of 37.58 feet, in all a distance of 5338.96 feet to a set 5/8 inch iron rod capped "WestwoodPS" on the easterly corner of said William P. King Survey No. 4, Abstract No. 277, also being on the southwesterly line of said Abstract No. 126, also being the most southerly outside north corner of the Charles Howard survey, Abstract No. 219;

Thence South 44 degrees 51 minutes 29 seconds West, along the southeast line of said William P. King Survey No. 4, Abstract No. 277, and the northwest line of said Charles Howard survey, Abstract No. 219, at 3371.04 feet pass a found ½ inch iron pipe capped "RPLS 5244" that bears North 45 degrees 08 minutes 31 seconds West, a distance of 9.90 feet, in all a distance of 5225.44 feet to a found ¼ inch iron rod capped "RPLS 5244" at the south corner of said William P. King Survey No. 4, Abstract No. 277, the east corner of said King & Nelson Survey No. 3, Abstract No. 276, the north corner of the J.H. Kyser Survey, Abstract No. 270, and the western most corner of said Abstract No. 219;

Thence South 44 degrees 34 minutes 45 seconds West, along the southeast line of said King & Nelson Survey No. 3, Abstract No. 276 and the northwest line of said J.H. Kyser Survey, Abstract No. 270, at 1824.25 feet pass a found 5/8 inch iron pipe that bears South 45 degrees 25 minutes 15 seconds East, a distance of 1.05 feet, at 2680.87 feet pass a found ½ inch iron pipe that bears South 45 degrees 25 minutes 15 seconds East, a distance of 4.40 feet, at 3578.31 feet pass a found ½ inch iron pipe, that bears South 45 degrees 25 minutes 15 seconds East, a distance of 7.97 feet, in all distance of 3973.44 feet to the southernmost corner of said Jui-Lien Chou Ho tract on said northwest line of said Abstract No. 270 and on said southeast line of said Abstract No. 276, also being the most easterly corner of a called 83.820 acre tract described in deed to Triple R Ranch LP, recorded in Volume 3190, Page 118, Official Public Records, Kaufman County, Texas, from which a found ½ inch iron rod bears South 45 degrees 25 minutes 15 seconds East, a distance of 9.70 feet, and from which a found 1/4 inch iron rod on the southeasterly line of said Abstract No. 276 and on the northwesterly line of said Abstract No. 270, bears South 44 degrees 34 minutes 45 seconds West, a distance of 1367.59 feet;

Thence North 45 degrees 16 minutes 56 seconds West, along a northeasterly line of said Triple R Ranch LP tract, a distance of 2052.35 feet to a found ½ inch iron pipe on an outside corner of said Triple R Ranch LP tract;

Thence South 49 degrees 15 minutes 23 seconds West, along a line of said Triple R Ranch LP tract, a distance of 82.99 feet to a found ½ inch iron pipe at an ell corner of said Triple R Ranch LP tract;

Thence North 45 degrees 13 minutes 52 seconds West, along the northeasterly line of said Triple R Ranch LP tract, a distance of 1775.27 feet to a found ½ inch iron pipe in said southeast right of way of FM Highway 1390 and being the north corner of said Triple R Ranch LP tract;

Thence Northerly and Northeasterly along said southeast right of way the following calls:

North 11 degrees 31 minutes 51 seconds West, a distance of 56.96 feet to a set 5/8 inch iron rod capped "WestwoodPS" at the point of curve;

Thence Northeasterly 1078.81 feet along a tangential curve, concave to the Southeast, having a central angle of 56 degrees 04 minutes 47 seconds, a radius of 1102.20 feet, a chord bearing of North 16 degrees 38 minutes 43 seconds East, a chord distance of 1036.26 feet to a found 4x4 concrete right of way monument;

Thence North 44 degrees 32 minutes 56 seconds East, a distance of 1894.66 feet to a found 4x4 concrete right of way monument;

Thence Northwesterly 333.00 feet along a tangential curve, concave to the Northwest, having a central angle of 12 degrees 55 minutes 57 seconds, a radius of 1475.33 feet, a chord bearing of North 37 degrees 59 minutes 59 seconds East, a chord distance of 332.30 feet to a set 5/8 inch iron rod capped "WestwoodPS" at the most westerly corner of a called 2.617 acre tract of land described in deed to Progas, Inc., recorded in Volume 881, Page 557, Deed Records, Kaufman County, Texas;

Thence leaving said southeast right of way, North 45 degrees 11 minutes 08 second East, along the southeasterly line of said Progas, Inc. tract, a distance of 791.21 feet to a found 1/2 inch rod at the most easterly corner of said Progas, Inc. tract being on the northeast line of said Abstract No. 276 and the southwest line of said Abstract No. 277;

Thence North 46 degrees 29 minutes 25 seconds West, along the northeast line of said Abstract No. 276 and the southwest line of said Abstract No. 277, and along the northeast line of said Progas, Inc. tract, a distance of 395.23 feet to a set 5/8 inch iron rod capped "WestwoodPS" set in said southeast right of way on said northeast line of said Abstract No. 276 and said southwest line of said Abstract No. 277, and being the most northerly corner of said Progas, Inc. tract;

Thence Northeasterly along said southeast right of way the following calls:

North 13 degrees 37 minutes 19 seconds East, a distance of 504.23 feet to a found 4x4 concrete right of way monument at the point of a curve;

Thence Northeasterly 728.50 feet along a tangential curve, concave to the Southeast, having a central angle of 30 degrees 05 minutes 56 seconds, a radius of 1386.75 feet, a chord bearing of North 28 degrees 33 minutes 25 seconds East, and a chord distance of 720.15 feet, to a 4x4 concrete right of way monument;

Thence North 43 degrees 43 minutes 16 seconds East, pass a 4x4 concrete right of way monument at a distance of 2314.25 feet, pass a 4x4 concrete right of way monument at a distance of 3613.70 feet, in all a distance of 4164.10 feet to the POINT OF BEGINNING, containing 1029.82 acres more or less.

Tract 2:

Being a 387.94 acre tract of land located in the King & Nelson Survey No. 2, Abstract No. 279, Kaufman County, Texas, and being all of that called "Tract One Part B" 387.730 acre tract conveyed to Jui-Lien Chou, recorded in Volume 2265, Page 518, Official Public Records, Kaufman County, Texas and being more particularly described as follows:

Beginning at the intersection of the northeast line of said King & Nelson Survey No. 2, Abstract 279 and the northwest right of way of FM Highway 1390; said intersection also being in the southwest line of the Sam H. Davis Survey, Abstract No. 116 and at the south corner of a called 25.008 acre tract as described in deed to Lynn A. Villwok, recorded in Book 1476, Page 6, Deed Records, Kaufman County, Texas, from which a 4 x 4 concrete right of way monument bears South 23 degrees 30 minutes 22 seconds West, a distance of 7.04 feet;

Thence South 43 degrees 43 minutes 16 seconds West, along said northwest right of way, a distance of 4164.92 feet to a point on a curve, from which a 4 x 4 concrete monument bears South 34 degrees 14 minutes 40 seconds East, a distance of 1.94 feet;

Thence continuing along said northwest right of way, Southwesterly 241.56 feet along a tangential curve, concave to the Southeast, having a central angle of 09 degrees 18 minutes 33 seconds, a radius of 1486.76 feet, a chord bearing of South 38 degrees 57 minutes 21 seconds West, and a chord distance of 241.29 feet, to a set 5/8 iron rod capped "WestwoodPS" at the easterly corner of a called "Tract Three" 888.034 acre tract described in deed to Jui-Lien Chou Ho, recorded in Volume 2265, Page 518, Official Public Records, Kaufman County, Texas on said northwest right of way;

Thence leaving said right of way, North 46 degrees 35 minutes 49 seconds West, a distance of 1822.03 feet to a found wood corner post in the center of a levee, a set 5/8 inch iron rod capped "WestwoodPS" is on the east side of said wood corner post.

Thence Northerly and Easterly meandering along the center of said levee the following calls:

Thence North 19 degrees 24 minutes 36 seconds East, a distance of 664.36 feet;

Thence North 03 degrees 35 minutes 40 seconds West, a distance of 757.84 feet;

Thence North 28 degrees 29 minutes 39 seconds West, a distance of 207.74 feet;

Thence North 42 degrees 13 minutes 40 seconds West, a distance of 949.99 feet;

Thence North 28 degrees 48 minutes 57 seconds West, a distance of 390.06 feet;

Thence North 02 degrees 30 minutes 05 seconds West, a distance of 458.47 feet;

Thence North 07 degrees 42 minutes 53 seconds East, a distance of 232.76 feet;

Thence North 13 degrees 57 minutes 27 seconds East, a distance of 177.43 feet;

Thence North 26 degrees 18 minutes 26 seconds East, a distance of 456.36 feet;

Thence North 38 degrees 28 minutes 23 seconds East, a distance of 658.94 feet;

Thence North 61 degrees 35 minutes 05 seconds East, a distance of 267.48 feet;

Thence South 85 degrees 25 minutes 15 seconds East, a distance of 420.17 feet;

Thence South 67 degrees 07 minutes 39 seconds East, a distance of 275.13 feet;

Thence South 68 degrees 02 minutes 48 seconds East, a distance of 443.69 feet;

Thence South 87 degrees 31 minutes 08 seconds East, a distance of 163.21 feet;

Thence North 80 degrees 09 minutes 13 seconds East, a distance of 319.82 feet;

Thence North 78 degrees 16 minutes 07 seconds East, at 183.31 feet pass a found 1 inch iron rod, in all 201.07 feet to a point on said northeast line of King & Nelson Survey No. 2, Abstract No. 279, said line also being in the southwest line of the Sam H. Davis Survey, Abstract No. 116 and the Southwest line of a called 232.792 acre tract as described in deed to NCKGF, 2007 Crandall Land Trust, recorded in Volume 3069, Page 539, Official Public Records, Kaufman County, Texas, a found 1/2 inch iron pipe found at the north corner of said Abstract No. 279 bears North 46 degrees 01 minutes 17 seconds West, a distance of 1814.20 feet;

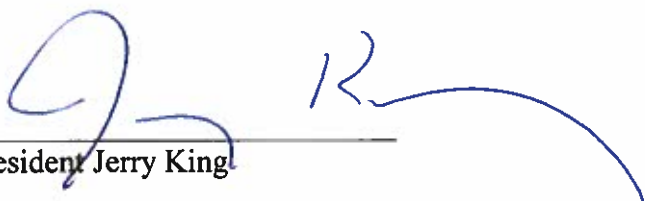
Thence South 46 degrees 01 minute 17 seconds East, along said northeast line of said King & Nelson Survey No. 2, Abstract No. 279, and along said southwest line of said Abstract No. 116, at 1119.84 feet pass a found 1/4 inch iron pipe that bears South 43 degrees 58 minutes 43 seconds West, a distance of 10.27 feet, in all a distance of 3399.10 feet to the POINT OF BEGINNING, containing 387.94 acres of land more or less.

All bearings, distances, and areas are based on grid and referred to the Texas Coordinate System of NAD 83 (2011 adjustment), North Central Zone, U.S. Survey Feet. Note that the subject deed recorded at Volume 2265, Page 518, Official Public Records, Kaufman County, Texas, did not close. In order to determine the intent of the line calls, back deeds provided by Old Republic National Title Insurance Company were reviewed and relied upon. This includes holding to the northeast line of Abstract No. 277 for the northeast line of Tract 1.

Sincerely,

TRINITY VALLEY COMMUNITY COLLEGE

BY:



President Jerry King