

Notice of Consideration of Approval of Tax Abatement Agreement Provided Pursuant to Texas Tax Code Section 312.207

The Williamson County Commissioners Court will consider the approval of a tax abatement agreement with Pegatron Technologies, LLC at its regularly scheduled Commissioners Court meeting at 9:30 a.m. on Tuesday, January 6, 2026, in the Williamson County Commissioners Courtroom, which is located on the second floor of the Historic Williamson County Courthouse, 710 Main Street, Georgetown, Texas.

1. The name of the applicant for tax abatement is Pegatron Technologies, LLC and the name of the real property owner will be Pegatron Technologies, LLC, which is under contract to purchase the property from Blue Springs Business Park LLC .
2. The name of the Reinvestment Zone in which the property subject to the agreement is located is Reinvestment Zone No. 2024-03.
3. The location of the reinvestment zone is described below. It is more generally located at 610 Blue Springs Blvd, Building #3, Georgetown, TX 78626.
4. A general description of the nature of the improvements included in the tax abatement agreement is 168,784 square feet of manufacturing and warehouse space.
5. Estimated cost of the Improvements is approximately \$35 million.

Description of Reinvestment Zone No. 2024-03

12.52 ACRES 545,366 SQ. FT.

A TRACT OR PARCEL CONTAINING 12.52 ACRES OR 545,366 SQUARE FEET OF LAND, SITUATED IN THE LEWIS J DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.21 ACRE TRACT OF LAND DESCRIBED IN DEED TO BLUE SPRINGS BUSINESS PARK, LLC., AS RECORDED IN DOCUMENT NO. 2021153887, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), TEXAS, SAME BEING KNOWN AS LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, LLC, AS RECORDED IN DOCUMENT NO. 2022085235 (O.P.R.W.C.T.), WITH SAID 12.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

BEGINNING AT A 1/2" IRON ROD STAMPED "BAKER" (NAD 83-TX-CENTRAL ZONE GRID COORDINATES N: 10,194,692.63, E: 3,132,803.33), FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SOUTHEAST INNER LOOP (180' R.O.W.), BEING THE NORTHEAST

CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, OF THE SOUTHWEST R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, AND OF LOT 1, BLOCK A, OF THE ROCK SPRINGS HOSPITAL SUBDIVISION, AS RECORDED AND DESCRIBED IN DOCUMENT NO. 2014008206, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.T.), A DISTANCE OF 976.07 FEET TO A 1/2" IRON ROD STAMPED "BAKER" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, ROCK SPRINGS HOSPITAL, BEING IN THE NORTH LINE OF A TRACT OF LAND, DESCRIBED IN DEED TO CITIGROUP TECHNOLOGY, INC., AS RECORDED IN DOCUMENT NO. 2012002667, O.P.R.W.C.T., SAME BEING KNOWN AS LOT 1, BLOCK A, PROJECT LONESTAR SUBDIVISION, AS RECORDED AND DESCRIBED IN CABINET CC, SLIDE 349, P.R.W.C.T., AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND SAID LOT 1, BLOCK A, PROJECT LONESTAR SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTH 68° 31' 41" WEST, A DISTANCE OF 403.75 FEET TO A 5/8" IRON ROD CAPPED FOUND FOR AN ANGLE POINT;
2. SOUTH 69° 06' 24" WEST, A DISTANCE OF 12.92 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD CAPPED FOUND FOR THE COMMON ANGLE POINT OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND SAID LOT 1, BLOCK A, PROJECT LONESTAR, BEARS SOUTH 69° 06' 24" WEST, A DISTANCE OF 12.92 FEET;

THENCE, NORTH 21° 23' 31" WEST, THROUGH AND ACROSS SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, A DISTANCE OF 1,011.96 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTH R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND FOR AN ANGLE POINT ON SAID COMMON LINE OF LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND THE SOUTH R.O.W. LINE OF SAID SOUTH EAST INNER LOOP BEARS, SOUTH 72° 23' 45" WEST, A DISTANCE OF 422.18 FEET;

THENCE, NORTH 72° 23' 45" EAST, WITH THE COMMON LINE OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, AND THE SOUTHEAST R.O.W. LINE OF SAID SOUTH EAST INNER LOOP, A DISTANCE OF 581.87 FEET TO THE **PLACE OF BEGINNING** AND

CONTAINING 12.52 ACRES OR 545,366 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59321-BUILDING-3 PREPARED BY WINDROSE LAND SERVICES.

SAVE AND EXCEPT

1.789 ACRES 77,937 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.789 ACRES OR 77,937 SQUARE FEET OF LAND, SITUATED IN THE LEWIS J DYCHES SURVEY NO. 2, ABSTRACT NO. 180, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 43.421 ACRE TRACT OF LAND DESCRIBED IN DEED TO BLUE SPRINGS BUSINESS PARK, LLC., AS RECORDED IN DOCUMENT NO. 2021153887, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (O.P.R.W.C.T.), TEXAS, SAME BEING KNOWN AS LOT 1, BLOCK A, OF THE BLUE SPRINGS BUSINESS PARK, LLC, SUBDIVISION, AS RECORDED IN DOCUMENT NO. 2022085235 (O.P.R.W.C.T.), WITH SAID 1.789 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83):

COMMENCING, AT A 1/2" IRON ROD STAMPED "BAKER" FOUND IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF SOUTHEAST INNER LOOP (180' R.O.W.), BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK;

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK AND THE SOUTHWEST R.O.W. LINE OF SAID SOUTHEAST INNER LOOP, A DISTANCE OF 26.44 FEET TO THE **POINT OF BEGINNING** (NAD 83-TX-CENTRAL ZONE GRID COORDINATES N: 10,194,667.44 E: 3,132,811.32), AND NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 17° 36' 22" EAST, WITH THE COMMON LINE OF SAID LOT 1 BLOCK A, BLUE SPRINGS BUSINESS PARK, THE SOUTHWEST R.O.W. LINE OF SAID SOUTHEAST INNER LOOP, AND OF LOT 1, BLOCK A, OF THE ROCK SPRINGS HOSPITAL SUBDIVISION AS RECORDED IN DOCUMENT NO. 2014008206, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, (P.R.W.C.T.), A DISTANCE OF 929.98 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 1/2 INCH IRON ROD STAMPED "BAKER" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, ROCK SPRINGS HOSPITAL AND BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO CITIGROUP TECHNOLOGY, INC., AS RECORDED IN DOCUMENT NO. 2012002667, O.P.R.W.C.T., SAME BEING KNOWN AS LOT 1, BLOCK A, OF THE PROJECT LONESTAR SUBDIVISION, RECORDED IN CABINET CC,. SLIDE 349, P.R.W.C.T. BEARS, SOUTH 17° 36' 22" EAST, A DISTANCE OF 19.65 FEET;

THENCE, THROUGH AND ACROSS SAID LOT 1, BLOCK A, BLUE SPRINGS BUSINESS PARK, THE FOLLOWING SEVENTEEN(17) COURSES AND DISTANCES:

3. SOUTH 68° 46' 07" WEST, A DISTANCE OF 158.20 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 79.94 FEET, A CENTRAL ANGLE OF 20° 59' 46", AN ARC LENGTH OF 29.30 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 57° 22' 04" EAST – 29.13 FEET TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;
5. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 90.68 FEET, A CENTRAL ANGLE OF 69° 15' 55", AN ARC LENGTH OF 109.63 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 13° 32' 00" EAST – 103.07 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. NORTH 21° 17' 20" WEST, A DISTANCE 124.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
7. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.49 FEET, A CENTRAL ANGLE OF 89° 58' 06", AN ARC LENGTH OF 30.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23° 40' 53" EAST – 27.55 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. NORTH 68° 39' 56" EAST, A DISTANCE OF 30.68 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
9. NORTH 21° 14' 10" WEST, A DISTANCE OF 204.87 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
10. SOUTH 68° 56' 37" WEST, A DISTANCE OF 36.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
11. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.03 FEET, A CENTRAL ANGLE OF 89° 54' 59", AN ARC LENGTH OF 29.87 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 66° 05' 53" EAST – 26.89 FEET TO AN ANGLE POINT;
12. NORTH 21° 11' 40" WEST, A DISTANCE OF 164.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
13. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.03 FEET, A CENTRAL ANGLE OF 90° 12' 07", AN ARC LENGTH OF 30.11 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 23° 51' 15" EAST – 27.10 FEET TO AN ANGLE POINT;

14. NORTH 68° 57' 18" EAST, A DISTANCE OF 35.79 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
15. NORTH 21° 11' 44" WEST, A DISTANCE OF 168.94 FEET TO AN ANGLE POINT FOR AN INTERIOR CORNER;
16. SOUTH 68° 46' 17" WEST, A DISTANCE OF 35.45 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;
17. WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 19.24 FEET, A CENTRAL ANGLE OF 84° 41' 30", AN ARC LENGTH OF 28.44 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 30' 17" WEST – 25.92 FEET TO AN ANGLE POINT;
18. NORTH 21° 19' 14" WEST, A DISTANCE OF 108.93 FEET TO AN ANGLE POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
19. NORTH 72° 34' 04" EAST, A DISTANCE 134.72 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 1.789 ACRES OR 77,937 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59321-BUILDING-3, PREPARED BY WINDROSE LAND SERVICES.