

ORDER

AN ORDER OF THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, CREATING THE WILLIAMSON COUNTY REINVESTMENT ZONE NO. 1; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE COUNTY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDER.

WHEREAS, the Commissioners Court of Williamson County, Texas has caused notice to be published in a newspaper having general circulation in the County and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone described herein; and

WHEREAS, the Commissioners Court has conducted a public hearing on the designation of the area described herein as a Reinvestment Zone on July 10, 2023, at 9:30 a.m. in the County Commissioners Courtroom at which interested parties were allowed to speak and present evidence for or against the designation.

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS:

SECTION 1. That the Commissioners Court finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the County. The Court further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the County after the expiration of a tax abatement agreement.

SECTION 2. That pursuant to the provisions of Section 312.401 of the Texas Tax Code, the real property described in Exhibit "A" and made a part hereof for all purposes, is hereby designated as a reinvestment zone and for identification is assigned the name of "Williamson County Reinvestment Zone No. 1".

SECTION 3. That the property within Williamson County Reinvestment Zone No. 1 is eligible for commercial-industrial tax abatement effective August 1, 2023.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Order be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Order or as amended hereby, which shall remain in full force and effect.

SECTION 5. That all orders of Williamson County in conflict with the provisions of this Order shall be, and the same are hereby, repealed; provided, however, that all other provisions of said orders not in conflict herewith shall remain in full force and effect.

SECTION 6. That this Order shall take effect immediately from and after its passage and the publication as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, ON THIS THE 10TH DAY OF JULY 2023.

WILLIAMSON COUNTY, TEXAS

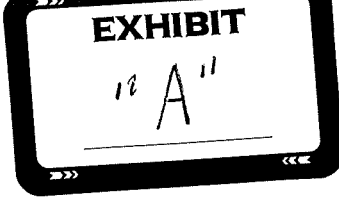
Valerie Covey

Valerie Covey, County Commissioner

ATTEST:

Nancy E. Rister

Nancy Rister, County Clerk



PROPERTY DESCRIPTION

(First Tract)

BEING a 3,911,844 square foot (89.804 acre) tract of land situated in the M.J. Garcia League, Abstract No. 246, same being that certain tract of land conveyed to Liese Family, LLC, by Deed recorded Instrument Number 2017117223, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the southerly line of Farm to Market Road 972 (80' R.O.W.), same being the northeast corner of that certain tract of land conveyed to MOTHERSHIP PROPCO GSE TX, LLC, by Deed recorded in Instrument Number 2018022319, Official Public Records, Williamson County, Texas;

THENCE North 68 degrees 20 minutes 21 seconds East, along said southerly line, for a distance of 1,293.50 feet, to a 5/8" iron rod found for the northwest corner of that certain Second Tract out of aforementioned Liese Family, LLC tract;

THENCE South 21 degrees 48 minutes 54 seconds East, departing said southerly line, passing at a distance of 2,526.47 feet, from which a fence post found for the southwest corner of said Second Tract, continuing for a total distance of 3,005.18 feet, to a 1/2" iron rod with Red plastic cap stamped, "FOREST 1847" found in the westerly line of that certain tract of land conveyed to LUCY MONTGOMERY LINDSEY, by Deed recorded in Volume 2214, Page 733, Deed Records, Williamson County, Texas, same being the northwest corner of that certain tract of land conveyed to MARIO SUAREZ, by Deed recorded in Instrument Number 2018075301, Official Public Records, Williamson County, Texas;

THENCE South 68 degrees 13 minutes 33 seconds West, for a distance of 1,308.79 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set for the northerly corner of that certain tract of land conveyed to SAN GABRIEL INVESTMENTS, LTD, by Deed recorded in Instrument Number 2004016590, Official Public Records, Williamson County, Texas;

THENCE North 21 degrees 31 minutes 25 seconds West, for a distance of 3,007.77 feet, to the POINT OF BEGINNING and containing 3,911,844 Square Feet or 89.804 acres of land, more or less.

And

(Second Tract)

BEING a 6,075,953 square foot (139.485 acre) tract of land situated in the M.J. Garcia League, Abstract No. 246, same being that certain tract of land conveyed to Liese Family, LLC, by Deed recorded Instrument Number 2017117223, Official Public Records, Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the southerly line of Farm to Market Road 972 (80' R.O.W.), same being the northeast corner of that certain First Tract out of said Liese Family, LLC tract;

THENCE North 68 degrees 20 minutes 21 seconds East, along said southerly line, for a distance of 2,476.00 feet, to a fence post found at the intersection of said southerly line and the westerly line of County Road 141;

THENCE South 21 degrees 39 minutes 32 seconds East, departing said southerly line, along said westerly line, for a distance of 2,511.79 feet, to a 1" iron pipe found in said westerly line, same being the northeast corner of that certain tract of land conveyed to Roger Ahrens and Elaine Ahrens, husband and wife, by Deed recorded in Volume 1695, Page 283, Deed Records, Williamson County, Texas;

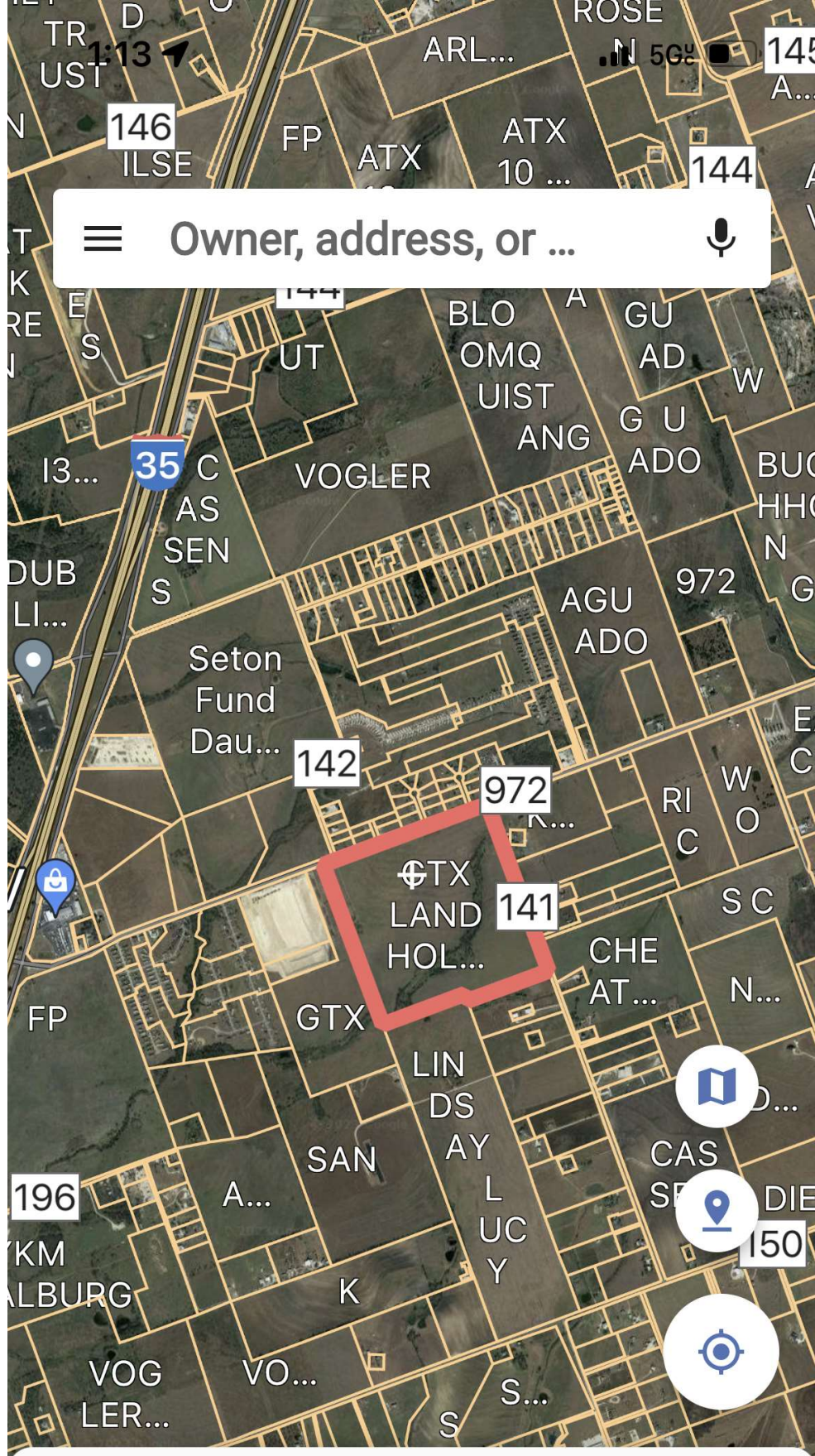
THENCE South 68 degrees 28 minutes 39 seconds West, departing said westerly line, for a distance of 1,225.86 feet, to a fence post found for the northwest corner of said Roger Ahrens and Elaine Ahrens, husband and wife tract,

same being in the easterly line of that certain tract of land conveyed to LUCY MONTGOMERY LINDSEY, by Deed recorded in Volume 2214, Page 733, Deed Records, Williamson County, Texas;

THENCE North 21 degrees 11 minutes 03 seconds West, for a distance of 105.14 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set;

THENCE South 68 degrees 13 minutes 08 seconds West, passing at a distance of 6.72 feet, from which a fence post found, continuing for a total distance of 1,244.46 feet, to a fence post found for the northwest corner of aforementioned LUCY MONTGOMERY LINDSEY tract, same being in the easterly line of aforementioned First Tract;

THENCE North 21 degrees 48 minutes 54 seconds West, for a distance of 2,406.31 feet, to the POINT OF BEGINNING and containing 6,075,953 square feet or 139.485 acres of land, more or less.



GTX LAND HOLDINGS LLC

Owner

900 FM 972

Address

R039708

Parcel ID