

## NOTICE OF TAX ABATEMENT CONSIDERATION

### Knox County Hospital District Board of Directors

**DATE:** April 21, 2025

**TIME:** 7:00 P.M.

**PLACE:** Knox County Hospital District - 701 SE 5th Street, Knox City, Texas, 79529

**PURPOSE:** The Knox County Hospital District Board of Directors will discuss and take possible action regarding an Amended and Restated Tax Abatement Agreement with ZSS Power LLC, pursuant to Chapter 312 of the Texas Tax Code.

**Property Owner and Applicant (“Applicant”) for Tax Abatement:** ZSS Power LLC

**Reinvestment Zones:** ZSS Power Reinvestment Zone and ZSS Power Reinvestment Zone #2

**Property in Reinvestment Zones:** See attached maps and legal descriptions provided in Exhibit “A” and Exhibit “B” attached hereto and incorporated herein for all purposes.

**Anticipated Improvements:** The general description of the nature of the improvements included in the agreement is as follows:

Applicant anticipates constructing a solar energy facility with approximately 450 MW of nameplate capacity. Improvements may include (but are not limited to) solar modules/panels, tracking equipment, racking and mounting structures, O & M buildings, substation, inverters boxes, combiner boxes, meteorological equipment, foundations, roadways, paving, fencing, collection system, generation transmission lines, interconnection facilities, energy storage enclosures containing batteries; energy storage cooling systems, SCADA systems, transformers, fire suppression systems and all necessary equipment for commercial generation of electricity.

#### **Summary of Proposed Amendments:**

The Applicant has purchased additional property adjacent to the ZSS Power Reinvestment Zone. The Amended and Restated Tax Abatement Agreement would reference the new ZSS Power Reinvestment Zone #2 as well as make changes to the PILOT amount, local hiring, and the project timelines.

**Estimated Cost of the Improvements:** The estimated cost of the improvements being contemplated by Applicant is approximately \$500,000,000.00.

**FOR DETAILED INFORMATION OR QUESTIONS CALL CEO’S OFFICE AT (940) 657-3535**

## CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration was posted on the Hospital District's website and on the bulletin board at the Hospital District door in Knox City, Texas, at a place readily accessible to the general public at all times on the 7th day of March 2025, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.



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Stephen A. Kuehler  
CEO, Knox County Hospital District

Exhibit "A"

**LEGAL DESCRIPTION AND MAP OF ZSS POWER REINVESTMENT ZONE**

ZSS Power Reinvestment Zone is comprised of the following parcels. In the event of discrepancy between this Exhibit "A" and the attached map, the map shall control; provided however, the ZSS Power Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

Landowner	Survey	Block	Section	Abstract	Acreage
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	79	492	280.0
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	79	492	19.167
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	79	492	57.48
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	79	492	57.5
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	79	492	19.5
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	78	Cert #174	116.0
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	80	1427	30.0
Kandi Nicole Zeissel	D. & W. RR Company Survey	2	80	1427	57.0
Charlie Nichols and others (Hill Land Heirs)	D. & W. Ry. Co. Surveys	2	81		248.0
Charlie Nichols and others (Hill Land Heirs)	D. & W. Ry. Co. Survey	2	98		261.0
Anderson Family Trust	D. & W. Ry. Co. Survey	2	79		46.66
WZ Land and Cattle Co	D. & W. Ry. Co. Surveys	2	80	Cert #175	120.0
WZ Land and Cattle Co	Lot or Subsurvey No. 1 in Original Survey No. 12 of Rhineland Colony			Abstract No. 17, Cert #7	215.4
Dale and Kay Griswold	D & W R.R. Co. Survey	2	80	Patent No. 189	100.0
Michael and Amanda Wilde	D. & W. RR Co. Survey	2	97	Abstract No. 501	61.13
John C. and Polly Hays	D&W RR Co. Surveys	2	96	Abstract No. 1462	281.89
Gary and Judy Wilde	D.&W. RR. Co. Survey	2	73	Abstract No. 518	120.0

The Yost Family Trust	D.&W. Ry. Co. Survey	2	79		60.0
The Yost Family Trust	D.&W. Ry. Co. Survey	2	98		161.0
Greta Austin	Sub-survey No. 2 of Original Survey No. 12			Abstract No. 17, Cert #7	215.0
Gaylia Yost	D. & W. Ry. Co. Surveys	2	79		100.0
Thomas Dickerson and DeAnne Cartwright	D. & W. Ry. Co. Survey	2	78		33.333
James Henderson and Erickson Family Holdings, LLC	D&W Ry. Co. Survey	2	98		219.6
James Henderson and Erickson Family Holdings, LLC	Four tracts comprising Lots 4, 5 and 6 of the Partition of Mrs. C. C. Burns Estate in Probate Cause No. 547 in County Court of Knox County; D. & W. Ry. Co. Surveys	2	97		94.0
Melissa Myers	D. & W. RR Co. Surveys	2	71	Abstract No. 519	160.0
Tony and Melissa Myers	D & W RR Co. Surveys	2	96/97	Abstract No. 1462/501	281.89
Tony and Melissa Myers (a separate property from above)	D & W RR Co. Surveys	2	96/97	Abstract No. 1462/501	281.89
Wayne and Barbara Zeissel	Sub-survey No. 4 of Original Survey No. 12			Abstract No. 17, Cert #7	160.0
Wayne and Barbara Zeissel	Sub-survey No. 3 of Original Survey No. 12, D.G. Burnett Lands				160.0
Wayne and Barbara Zeissel	Sub-survey No. 6 of Original Survey No. 13, David .G. Burnett Survey			Abstract No. 16	160.0

Anderson Family Trust	D. & W. Ry. Co. Surveys	2	78		115.0
Kuehler Ag Inc.	D.&W. RR. Co. Survey	2	97	Abstract No.501	63.0
Jonathan and Jana Ramirez (Parcel R000001344)	D & W Ry Co Survey	2	97		32.0
Jonathan and Jana Ramirez (Parcel R000001345)	D & W Ry Co Survey	2	97		35.0
Jonathan and Jana Ramirez (Parcel R000008641)	D & W Ry Co Survey	2	97		32.0
Rita Davenport (easement granted over a portion of the site to Electric Transmission Texas, LLC)	D. & W. Ry. Co. Survey	2	78		166.66
Nancy Alexander	D. & W. Ry. Co. Survey	2	72		8.542
Brandi Suzette Matthews Anzaldua	D. & W. Ry. Co. Survey	2	72		8.542
G.C. and Betty Brockett	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Susan Candace Burgin	D. & W. Ry. Co. Survey	1 of North Park Addition to Town of Munday	Lots 25, 26, 27, 28 and 29		8.542
Cheryl K. Dickerson	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542

Brenda Johnson Floyd	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	79.62
Travis and Brenda Floyd	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	1.0
Pamela K. Followwill Brill	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Karen Johnson	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	94.0
Billy C. Matthews	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Brooke Dowell Matthews	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Henry Dowell Matthews III	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Jackie D. Matthews	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542
Travis and Brenda Floyd (second parcel)	D. & W. Ry. Co. Survey	2	72	Abstract No. 1466	8.542

## **Exhibit "B"**

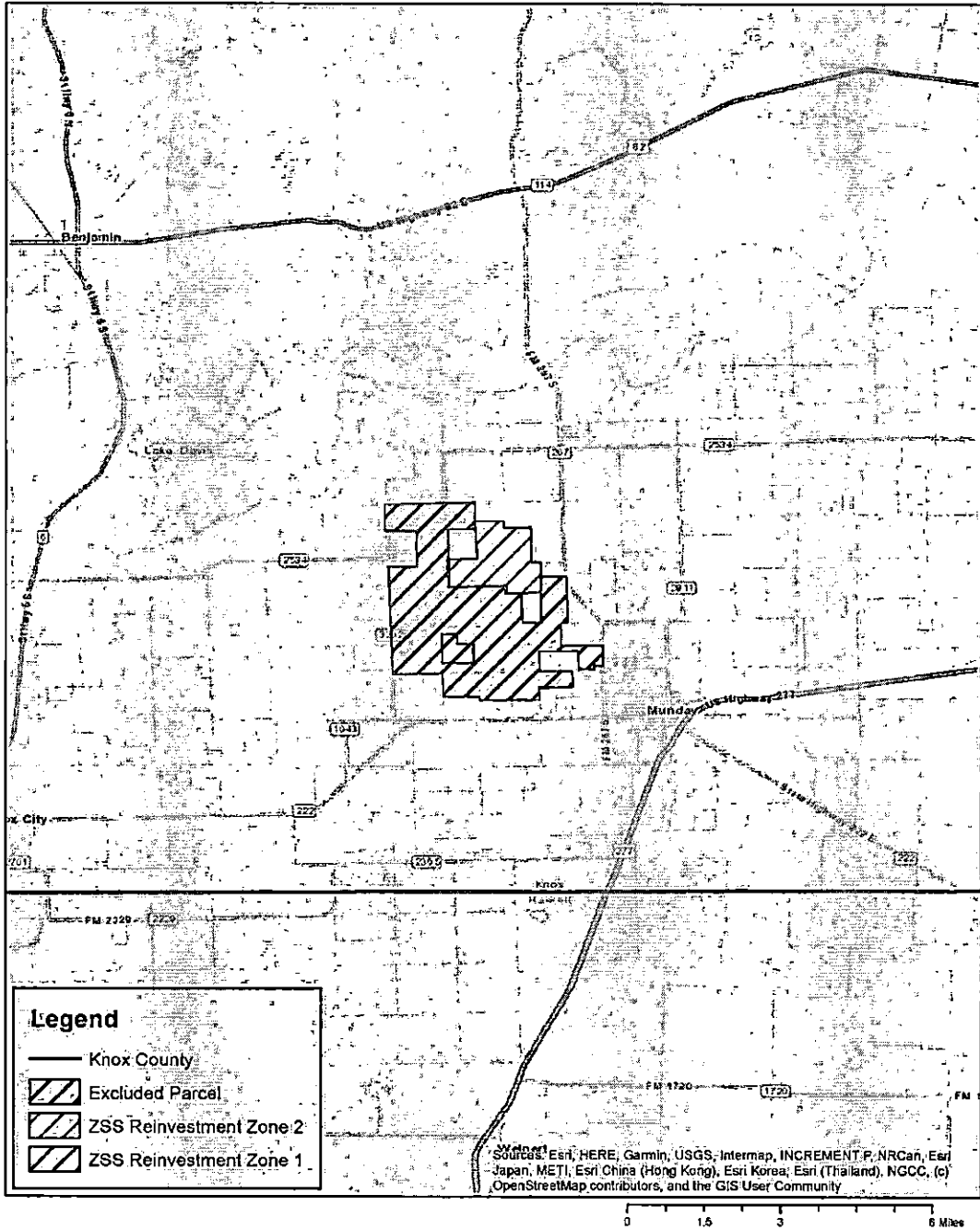
### **LEGAL DESCRIPTION AND MAP OF ZSS POWER REINVESTMENT ZONE #2**

ZSS Power Reinvestment Zone #2 is comprised of the following parcels. In the event of discrepancy between this Exhibit "A" and the attached map, the map shall control; provided however, the ZSS Power Reinvestment Zone #2 shall in no way be deemed to include any portion of any municipality.

The Premises will be approximately 917 acres, as depicted on the attached map. Said property is all or a portion of Knox County Appraisal District Parcel #R000000040, all or a portion of Knox County Appraisal District Parcel #R010000177, all or a portion of Knox County Appraisal District Parcel #R000007978, all or a portion of Knox County Appraisal District Parcel #R000012597, all or a portion of Knox County Appraisal District Parcel #R000012596, all or a portion of Knox County Appraisal District Parcel #R0000013116, all or a portion of Knox County Appraisal District Parcel #R0000013117, and all or a portion of Knox County Appraisal District Parcel #R0000003842.

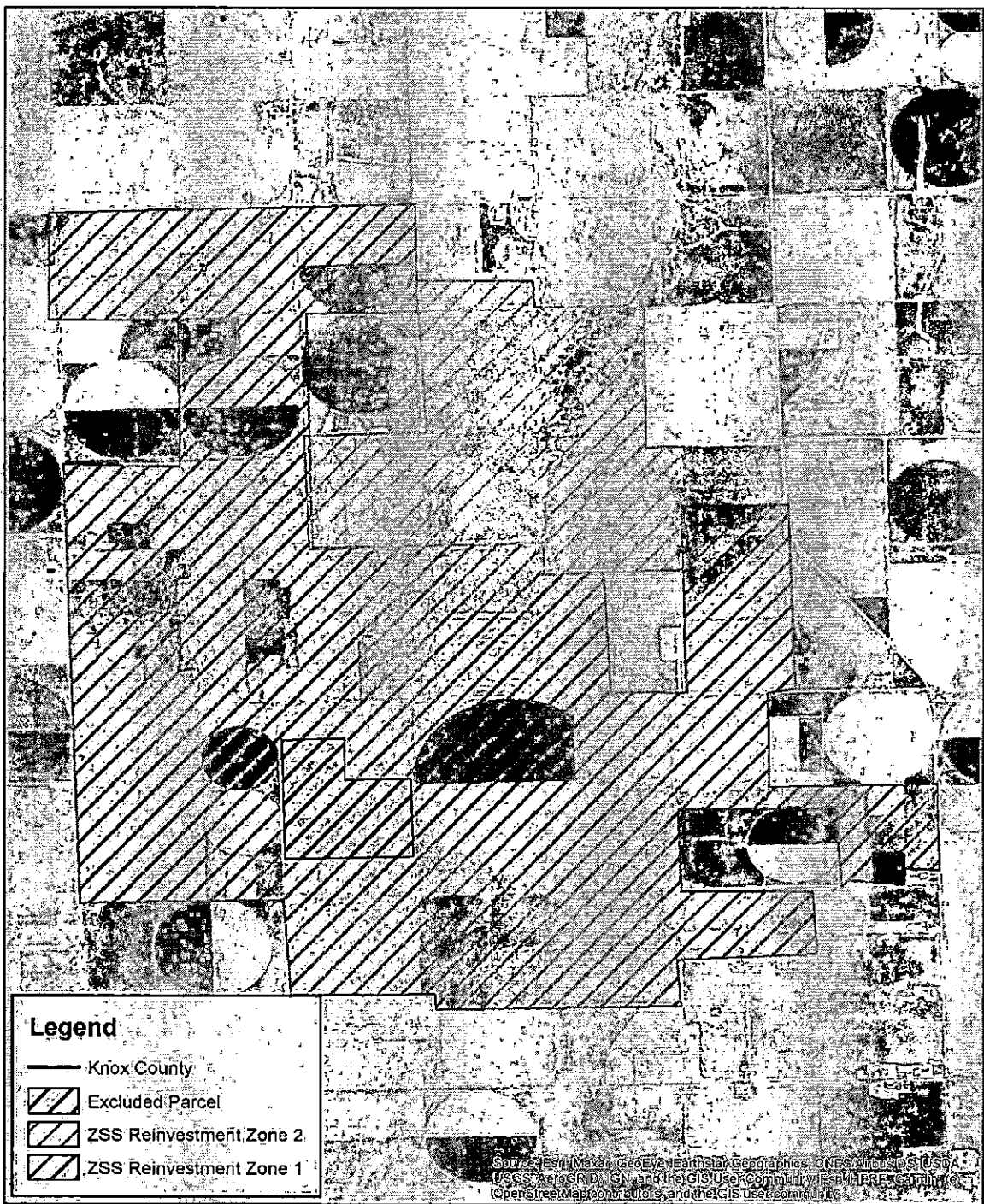
**EXHIBITS (CONTINUED)**  
**MAPS OF**  
**ZSS POWER REINVESTMENT ZONE AND ZSS POWER REINVESTMENT ZONE #2**

**ZSS Solar, LLC**



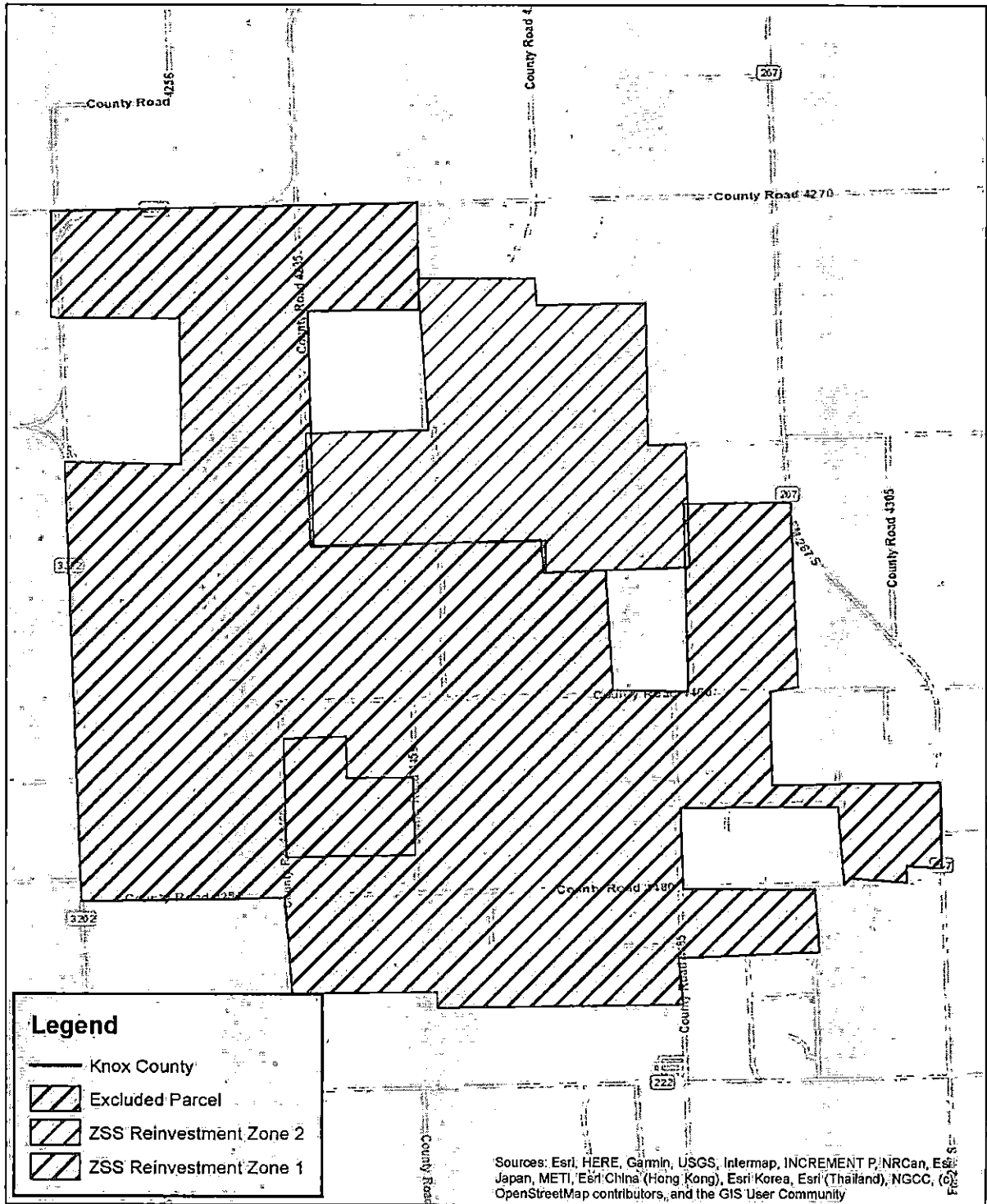


# ZSS Solar, LLC



0 0.375 0.75 1.5 Miles

# ZSS Solar, LLC



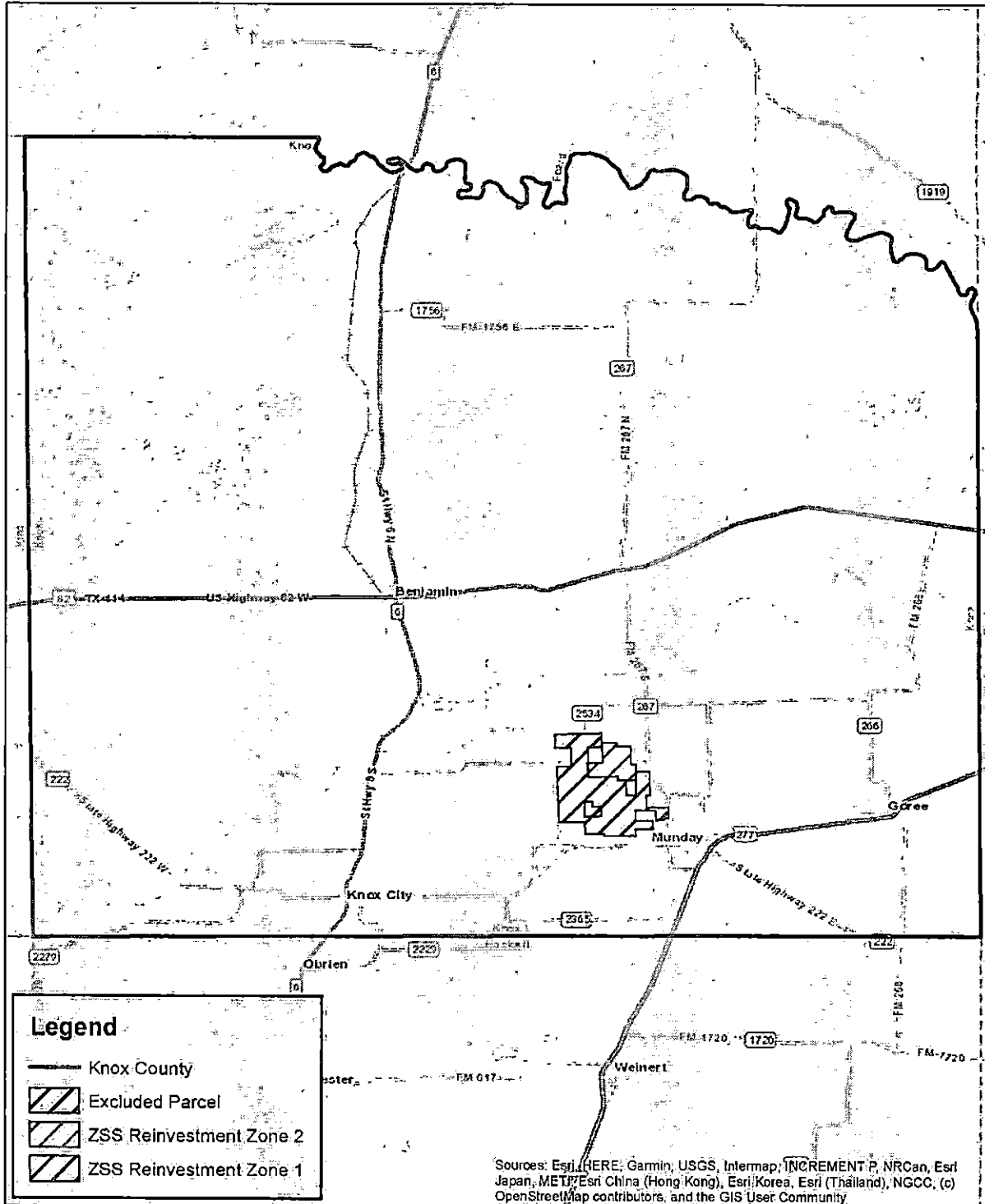
## Legend

- Knox County
- Excluded Parcel
- ZSS Reinvestment Zone 2
- ZSS Reinvestment Zone 1

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

0 0.375 0.75 1.5 Miles

# ZSS Solar, LLC



0 2.75 5.5 11 Miles