

Notice of Public Meeting to be posted on or before Friday October 10, 2025:

NOTICE OF PUBLIC MEETING

- 1) During the regularly scheduled meeting of November 10, 2025 at 9 o'clock a.m., or any regularly scheduled meeting thereafter, the Jones County Commissioners will discuss, consider and take action upon a Resolution and Order approving the terms of a Tax Abatement Agreement and a Road Use, Maintenance and Crossing Agreement between Jones County and Jones City Energy Storage, LLC. Jones City Energy Storage, LLC has filed an application for a tax abatement agreement with Jones County for the Battery Energy System it proposes to construct which will consist of a battery energy storage system consisting of battery enclosures, power conversion systems and related facilities with an estimated capital cost of approximately \$120,000,000.00.
- 2) The Battery Energy System is proposed to be located on the Jones City Solar Reinvestment Zone, a Reinvestment Zone which the Jones County Commissioners will consider creating on November 10, 2025 which is an area in Jones County described as follows:

PROPERTY OWNER: PROPST, LTD.

TRACT ONE:

Approximately 712 acres being all of Subdivisions Numbered 26-30, of the W. L. Chittenden Subdivision of the Louis Kratz League No. 335, Jones County, Texas, according to the map or plat of said Subdivision shown in Book 97, Page 28, Plat Records, Jones County, Texas.

TRACT TWO:

Approximately 396 acres being all of Subdivisions 19 and 20, each subdivision containing 157-7/8 acres of land, and all of Subdivision 21, Containing 80-7/10 acres of land, of the W. L. Chittenden Subdivision of the Louis Kratz League No. 335, Jones County, Texas, according to the map or plat of said Subdivision shown in Book 97, Page 28, Plat Records, Jones County, Texas.

TRACT THREE:

Approximately 1,318 acres out of that certain 2,000 acres of land situated in Jones County, Texas, being a part of League #334, patented by the State of Texas, to the School Commissioners of Harrison County, by patent No.131, Volume 11, the part herein described by metes and bounds, as follows:

POSTED NOTICE

DATE 10-10-25 **TIME** 10 AM

Debra Jennings
JONES COUNTY CLERK, JONES CO., TX

BY

BEGINNING at the SW corner of a 920 acre tract out of said League, conveyed to R. E. Burns and by G. M. Selts, a stake in the S. line of said League #334, 2000 vrs. S. 75° W. from the SE corner; THENCE S. 75° 75 W. with said S. line 4000 vrs.a stake in said S. line;

THENCE N. 15° W. 1694.8 vrs.a stake for corner; THENCE S. 75° W.1000 vrs.a stake for corner; THENCE N.15° W. 903.2 vrs.a stake in the N. Bdy Line of said League #334;

THENCE N. 75° E. with the N. Bdy. line 5000 vrs. to the NW corner of the said R.E. Burns 920 acre tract;

THENCE S. 15° E. with said Burns West line 2598 vrs. to the place of beginning, containing 2000 acres of land, more or less and being the same land conveyed to Geo. W. Allen by G. M. Felts by deed dated March 11, 1910, and recorded in Book 72, Page 346, of the Deed Records of Jones County, Texas, EXCEPT 2 acres, for a total net acreage of 1998 acres, more or less.

TRACT FOUR:

BEING 420.45 acres of land, a part of the original survey granted to Harrison County School Land, and are based upon remaining evidences of the Original Survey. This tract being out of the Southeast corner of Harrison County School Land League #334 situated about 5 miles North 70 deg. West of Anson, Jones County, Texas. Variation 10 deg.10 feet East;

BEGINNING at point near the center of a "T" intersection of two county roads for the Northeast corner of Harrison County School Land League #333 and the Southeast corner of League #334 for the Southeast corner of this tract. From said corner a ½ inch iron pipe bears North 75 deg. East at 9.0 varas on the East side of road;

THENCE North 15 deg. 00 min. West along county road and with the East line of League #334 for 1186.8 varas to a point in road for the Northeast corner of this tract. From said corner a 1 inch iron pipe bears South 75 deg. West at 8.3 varas on the West side of road by a corner fence post;

THENCE South 75 deg. 00 min. West parallel with the South line of League #334 for 2000.0 varas to a point in turn row for the Northwest corner of this tract. From said corner ½ inch iron pipe bears North 75 deg. East at 3.6 varas;

THENCE South 15 deg. 00 min. East parallel with the East line of League #334 for 1186.8 varas to a point near the center of county road in the North line of League #333 and South line of League #334 for the Southwest corner of this tract.

From said corner a power pole bears North 58 deg. 10 min. West at 13.3 varas a guard pole for underground telephone line bears South 43 deg. 45 min. East 1212.0 varas and an iron pipe bears North 15 deg. West at 9.00 varas;

THENCE North 75 deg. 00 min. East along county road with the North line of League #333 and the South line of League #334 at 1149.7 varas cross creek continue same course for a total distance of 2000.0 varas to the place of BEGINNING.

TRACT FIVE:

BEING all that part of Subdivision No. 17 of the Chittenden Subdivision of McMullen and McGloin League 336, Certificate No. 3, Abstract No. 258, Patent No. 456, Volume 12, dated June 24, 1856, lying South and West of the A. & S. Ry. Co. right-of-way EXCEPT the West 50 acres thereof; leaving herein described 45.69 acres of land.

TRACT SIX:

BEING all that part of Subdivision No. 16 of the Chittenden Subdivision of the McMullen and McGloin League 336, Certificate No. 3, Abstract No. 258, Patent No. 456, Volume 12, dated June 24, 1856, lying South and West of the A & S Ry. Co. right-of-way, containing 13 acres of land.

PROPERTY OWNER: MCCAMEY FARM & RANCH, L.P.

TRACT ONE:

The North 500 acres of the East 920 acres of League 334, Harrison County School Lands, Jones County, Texas, described as follows:

BEGINNING at the N.E. cor. of said League #334;

THENCE S. 75 deg. W. with N.B. line of said League #334, 2000 vrs. to N.W. corner of this tract;

THENCE S. 15 deg. E. parallel with the E.B. line of said League #334, 1411-35/100 vrs. to stake for S.W. corner of this tract;

THENCE North 75 deg. E. parallel with N.B. line of said League #334, 2000 vrs. to a point in the E.B. line of said League #334, 1411-35/100 vrs. S. 15 deg. E. from the N.E. corner of said league;

THENCE N. 15 deg. W. along the E.B. line of said league, 1411-35/100 vrs. to the place of beginning.

TRACT TWO:

All those certain tracts of land in Jones County, Texas, to-wit:

Parcel "A"

BEING a portion of the 612 acre tract of land patented to Rosa Freeman, assignee of Walton, Hill and Walton, by patent No. 75, Volume 7, and described by metes and bounds as follows:

BEGINNING at a point in the East line of said survey which said point is 348 feet N. 1 deg. 43' E. of the Northeast corner of a tract of land out of the same survey conveyed by

E. E. Wallace and wife to W. D. Hawthorne by deed dated December 30, 1919, for the northeast corner of this tract hereby conveyed;

THENCE S. 1 deg. 43' W. 348 feet to the northeast corner of a tract of land conveyed by the said E. E. Wallace and wife to the said Hawthorne December 30, 1919, for the S.E. corner of this tract;

THENCE N. 88 deg. 17' W. with the north boundary of aforesaid survey 1223 feet to the N.W. corner of said tract conveyed on December 30, 1919, by the said Wallace to W. D. Hawthorne for the S.W. corner of this tract;

THENCE in a slightly northeasterly direction 1268 feet to the place of beginning, containing four and seventy-two one-hundredths (4.72) acres of land.

Parcel "B"

BEING a portion of land out of 612 acre tract patented to Rosa Freeman, assignee of Walton, Hill and Walton by patent No. 75, Vol. 7, described by metes and bounds as follows:

BEGINNING at a point in the East line of said survey, which point is 1020 varas N. 1 deg. 43' E. of the southeast corner of said 612 acre tract and being the southeast corner of that portion of said tract purchased from the First National Bank of Hamlin, Texas, by E. E. Wallace as shown by deed recorded in Vol. 112, Page 411, of the Deed Records of Jones County, Texas, for the Southeast corner of this tract;

THENCE N. 88 deg. 17' West 292 varas for the S. W. corner of this tract;

THENCE N. 14 deg. 23' W. 504.6 varas for the N.W. corner of this tract;

THENCE S. 88 deg. 17' E. 440.2 varas for the N.E. corner of this tract;

THENCE S. 1 deg. 43' W. 517.2 varas to the place of beginning, containing 33.3 acres of land.

Parcel "C"

BEING the middle part of the Walton, Hill and Walton Survey situated about 7 miles North 50 degrees West of Anson, Texas, described by metes and bounds as follows:

BEGINNING at a stone set in the E. B. Line of this survey and W.B. line of Section No. 97, BBB & C Ry. Co. and 793 vrs. South from the N.E. corner of this survey, same being the S.W. (E) corner of a 184 acre tract;

THENCE South with the said E.B. Line of this survey and W.B. Line of Survey No. 97 BBB & C Ry. Co. at 418 vrs. N B Line of Abilene and Southern Ry. Company right of way at 463 vrs. S.B. Line of same, at 1256 vrs. S.W. corner Section No. 97, and N.W.

corner No. 98 BBB & C Ry Co. at 2437-1/2 vrs. stake for N.E. corner of a 4. 72/100 a. tract sold to D. W. Hawthorne for the S.E. corner of this tract;

THENCE South 74 degrees West with said Hawthorne 4. 72/100 acres tract N.B. line 461 vrs. to stake in E. B. line, League No. 334, Harrison County School Land, for the N.W. corner of said 4. 72/100 acres tract, also the S.W. corner of this tract, said corner also being in the center of public road;

THENCE N 16-1/4 degrees West with the said League No. 334, E. B. line, also Louis Kratz League No. 335, E.B. line and with the center of said Public Road, 2675 vrs. to a stone set for the S. W. corner of a 184 A. tract, for the N. W. corner of this tract;

THENCE East with the said 184 A. tract S.B. Line at 567 vrs. W.B. Line of Abilene and So. Ry. Company right-of-way, at 628 vrs. E.B. Line of said at 1194 vrs. to the place of beginning;

SAVE AND EXCEPT

The Abilene and Southern Ry. right-of-way consisting of 4-3/5 acres of land. The tract hereby conveyed being 362-31/40 acres of land.

*Tracts listed as intentionally blank do not have correct CAD information, lie within the boundaries of the Waddell Property, and are believed to be covered by the referenced CAD Parcel ID provided in the CAD Legal.

If during the course of the meeting covered by this notice the Commissioners should determine that a closed or executive session of the Commissioners should be held or is required in relation to an item noticed in this meeting notice, then such closed or executive meeting or session as authorized by the Open Meetings Act will be held by the Commissioners at the date, hour, and place given in this notice or as soon after the commencement of the meeting covered by this notice as the Commissioners may conveniently meet in such closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by Section 551.071-551.084 of the Open Meetings Act, including, but not limited to: Section 551.071 – For the purpose of a private consultation with the Commissioners' attorney on any or all subjects or matters authorized by law.

The Commissioners reserve the right to change the order of items on the agenda. Agenda items may be taken out of sequence to accommodate persons appearing before the Commissioners and/or to aid in the effectiveness of the meeting.

Should any final action, final decision, or final vote be required in the opinion of the Commissioners with regard to any matter considered in such closed or executive meeting or session, then such final action, final decision, or final vote shall be at either:

- a. the open meeting covered by this notice upon the reconvening of this public meeting, or
- b. at a subsequent public meeting of the Commissioners upon notice thereof, as the Commissioners shall determine.