

**NOTICE OF TAX ABATEMENT CONSIDERATION**

**BAYLOR COUNTY COMMISSIONERS COURT**

**DATE:** March 10, 2025

**TIME:** 9:00 A.M.

**PLACE:** Baylor County Courthouse, 109 N. Washington, Seymour, Texas 76380

**PURPOSE:** The Baylor County Commissioners Court will discuss and take possible action regarding a tax abatement agreement with Felix 2, LLC, pursuant to Chapter 312 of the Texas Tax Code.

**Property Owner and Applicant (“Applicant”) for Tax Abatement:** Felix 2, LLC

**Proposed Reinvestment Zones:** Felix 2 Reinvestment Zone #1 and Felix 2 Reinvestment Zone #2

**Property in Proposed Reinvestment Zone:** See attached maps and 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 wind power electric generation facility with up to 945 MW of nameplate capacity. Improvements may include (but are not limited to) turbines, substation, transmission line, Operation & Maintenance building, interconnection facilities, underground electrical collection cables, meteorological & associated towers, access roads to turbines, foundations, roadways, paving, and fencing.

**Estimated Cost of the Anticipated Improvements:** The estimated cost of the Anticipated Improvements being contemplated by Applicant is approximately \$1,159,000,000.

**FOR DETAILED INFORMATION OR QUESTIONS CALL COUNTY JUDGE’S OFFICE AT (940) 889-3553**

**CERTIFICATION**

I certify that the above Notice of Tax Abatement Consideration was posted on the County’s website and on the bulletin board at the Courthouse door of Baylor County, Texas, at a place readily accessible to the general public at all times on the 7<sup>th</sup> day of February 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.

  
\_\_\_\_\_  
Rusty A. Stafford  
County Judge, Baylor County, Texas

Exhibit "A"

**DESCRIPTION AND MAP OF FELIX 2 REINVESTMENT ZONE #1**

Felix 2 Reinvestment Zone #1 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 Felix 2 Reinvestment Zone #1 shall in no way be deemed to include any portion of any municipality.



*Reinvestment Zone  
(Project Boundary 1 Parcel Listing)*

OWNER	PROJECT BOUNDARY 1		LEGAL DESCRIPTION
	PARCEL ID	ACRES	
W.T. WAGGONER ESTATE, LLC	13537	399.2	1310 86 T&NO
W.T. WAGGONER ESTATE, LLC	11620	619.7	340 87 T&NO
W.T. WAGGONER ESTATE, LLC	12810	327	747 88 T&NO
W.T. WAGGONER ESTATE, LLC	12911	164.5	747 18 T&NO
W.T. WAGGONER ESTATE, LLC	13446	160	1187 669 88 TIPTON
W.T. WAGGONER ESTATE, LLC	11622	650.5	341 89 T&NO
W.T. WAGGONER ESTATE, LLC	12892	654.8	735 90 T&NO
W.T. WAGGONER ESTATE, LLC	11623	651.75	342 91 T&NO
W.T. WAGGONER ESTATE, LLC	11624	653.8	343 93 T&NO
W.T. WAGGONER ESTATE, LLC	13592	657.2	1351 94 T&NO
W.T. WAGGONER ESTATE, LLC	13812	253	1477 24 CAUTHRIDE
W.T. WAGGONER ESTATE, LLC	11300	249.5	232 23 HT&C
W.T. WAGGONER ESTATE, LLC	11625	667.5	344 97 T&NO
W.T. WAGGONER ESTATE, LLC	13043	672.3	786 98 T&NO
W.T. WAGGONER ESTATE, LLC	11828	654	345 99 T&NO
W.T. WAGGONER ESTATE, LLC	13042	659	785 100 T&NO
W.T. WAGGONER ESTATE, LLC	11627	657	346 101 T&NO
W.T. WAGGONER ESTATE, LLC	13539	489.7	1311 102 T&NO
W.T. WAGGONER ESTATE, LLC	13470	160	1246 102 T&NO
W.T. WAGGONER ESTATE, LLC	11628	651.8	347 103 T&NO
W.T. WAGGONER ESTATE, LLC	12894	653.8	737 104 T&NO
W.T. WAGGONER ESTATE, LLC	12156	652.5	450 105 T&NO
W.T. WAGGONER ESTATE, LLC	11629	691	348 111 T&NO
W.T. WAGGONER ESTATE, LLC	12929	883	756 112 T&NO
W.T. WAGGONER ESTATE, LLC	11530	665.1	349 113 T&NO
W.T. WAGGONER ESTATE, LLC	13112	658.8	836 114 T&NO
W.T. WAGGONER ESTATE, LLC	11833	652.8	351 115 T&NO
W.T. WAGGONER ESTATE, LLC	13147	859	855 116 T&NO
W.T. WAGGONER ESTATE, LLC	11834	659.9	352 117 T&NO
W.T. WAGGONER ESTATE, LLC	13041	659.9	784 118 T&NO
W.T. WAGGONER ESTATE, LLC	11636	662.7	353 11 T&NO
W.T. WAGGONER ESTATE, LLC	13106	292	819 120 T&NO
W.T. WAGGONER ESTATE, LLC	13250	292	914 120 T&NO
W.T. WAGGONER ESTATE, LLC	12440	596.9	566 J GIBBS
W.T. WAGGONER ESTATE, LLC	11419	501	287 G W STEELE
W.T. WAGGONER ESTATE, LLC	13811	640	1476 12 CAUTHRIDE
W.T. WAGGONER ESTATE, LLC	13260	503.6	934 22 H&TB
W.T. WAGGONER ESTATE, LLC	11299	218	231 SUR 21 H&TC
W.T. WAGGONER ESTATE, LLC	13426	152.2	1166 2 T&NO
W.T. WAGGONER ESTATE, LLC	13427	100	1167 2 T&NO
W.T. WAGGONER ESTATE, LLC	13379	160	1055 2 T&NO
W.T. WAGGONER ESTATE, LLC	11604	368.7	333 1 T&NO
W.T. WAGGONER ESTATE, LLC	11636	595.9	364 195 T &NO
W.T. WAGGONER ESTATE, LLC	12893	652	736 196 T&NO
W.T. WAGGONER ESTATE, LLC	11837	650.1	355 197 T&NO
W.T. WAGGONER ESTATE, LLC	12915	652.8	749 198 T&NO
W.T. WAGGONER ESTATE, LLC	11638	655.2	356 199 T&NO
W.T. WAGGONER ESTATE, LLC	11647	516.75	368 203 T&NO



(Cont.)

W.T. WAGGONER ESTATE, LLC	13078	637.7	804 204 T&NO
W.T. WAGGONER ESTATE, LLC	13077	31.7	804 682 204 T&NO
W.T. WAGGONER ESTATE, LLC	11649	668.2	359 205 T&NO
W.T. WAGGONER ESTATE, LLC	13810	659.2	1475 206 T&NO
W.T. WAGGONER ESTATE, LLC	11650	662.7	380 207 T&NO
W.T. WAGGONER ESTATE, LLC	11298	36	230 19 HT&B
W.T. WAGGONER ESTATE, LLC	13209	116.8	885 18 W C KING
W.T. WAGGONER ESTATE, LLC	13064	309.1	799 240 T&NO
W.T. WAGGONER ESTATE, LLC	11480	334.3	311 239 T&NO
W.T. WAGGONER ESTATE, LLC	13631	397.1	1377 208 T&NO
W.T. WAGGONER ESTATE, LLC	11168	640	162 3 H&TB
W.T. WAGGONER ESTATE, LLC	13710	640	1426 4 H&TB
W.T. WAGGONER ESTATE, LLC	13714	320	1429 2 T&NO
W.T. WAGGONER ESTATE, LLC	13709	320	1425 2 H&TB
W.T. WAGGONER ESTATE, LLC	11170	640	184 1 H&TB
W.T. WAGGONER ESTATE, LLC	10829	307	23 28 W M BRYANT
W.T. WAGGONER ESTATE, LLC	11164	416.9	160 11 H&TB
W.T. WAGGONER ESTATE, LLC	13888	238	1534 SINGLETON
W. T. WAGGONER ESTATE, L.L.C.	11612	55.92	337 79 T&NO
W. T. WAGGONER ESTATE, L.L.C.	12876	105.46	715 78 T&NO
W. T. WAGGONER ESTATE, L.L.C.	11609	153.74	335 77 T&NO
W. T. WAGGONER ESTATE, L.L.C.	12872	213.8	713 (IMP) 76 T&NO
W. T. WAGGONER ESTATE, L.L.C.	13449	335.14	1239 74 T&NO ORIGINAL ABST WAS 1193
W. T. WAGGONER ESTATE, L.L.C.	11631	256	350 76 T&NO
W. T. WAGGONER ESTATE, L.L.C.	13813	196.50	1478 26 CAUTHRIDE

# EXHIBIT A (CONTINUED)

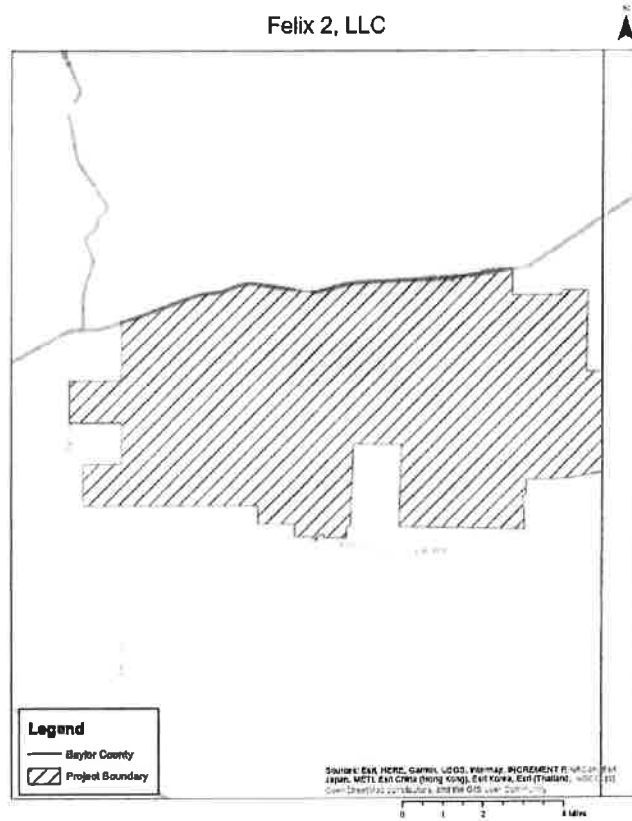
## MAP OF

### FELIX 2 REINVESTMENT ZONE #1



Reinvestment Zone Map (2 of 3) (Project Boundary 1)

Felix 2, LLC



2424 Ridge Road  
Rockwall, TX 75087

469.298.1594

www.Keatax.com

Exhibit "B"

**DESCRIPTION AND MAP OF FELIX 2 REINVESTMENT ZONE #2**

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



*Reinvestment Zone  
(Project Boundary 2 Parcel Listing)*

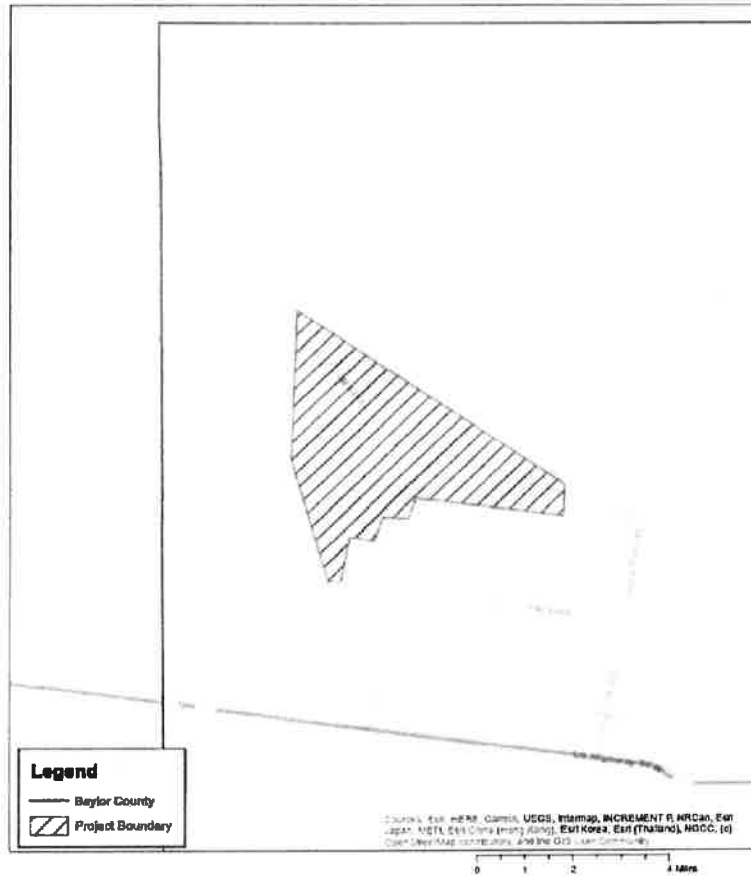
Project Boundary 2			
OWNER	PARCEL ID	ACRES	LEGAL DESCRIPTION
WAGGONER WT	13555	640	1325 194 BBB&C
WAGGONER WT	11081	640	127 193 BBB&C
WAGGONER WT	11056	640	115 167 BBB&C
WAGGONER WT	13895	640	1539 168 BBB&C
WAGGONER WT	13747	648.5	1446 192 BBB&C
WAGGONER WT	11058	640	117 169 BBB&C
WAGGONER WT	11047	640	107 157 BBB&C
WAGGONER WT	13668	648	1408 156 BBB&C
WAGGONER WT	10984	640	93 133 BBB&C
WAGGONER WT	11045	640	104 155 BBB&C
WAGGONER WT	13779	648	1459 134 BBB&C
WAGGONER WT	10977	640	86 119 BBB&C
WAGGONER WT	11057	640	116 171 BBB&C
WAGGONER WT	13415	323	1154 154 BBB&C
WAGGONER WT	13896	181.5	1540 154 BBB&C
WAGGONER WT	13474	646	1257 172 BBB&C
WAGGONER WT	13671	647.5	1411 98 BBB&C

**EXHIBIT B (CONTINUED)**  
**MAP OF**  
**FELIX 2 REINVESTMENT ZONE #2**



*Reinvestment Zone Map (3 of 3) (Project Boundary 2)*

**Felix 2, LLC**



2424 Ridge Road  
Rockwall, TX 75087

469.298.1594

www.keatax.com

**EXHIBIT B (CONTINUED)**  
**MAPS OF**  
**FELIX 2 REINVESTMENT ZONE #1 AND FELIX 2 REINVESTMENT ZONE #2**



*Reinvestment Zone Map (1 of 3)*

