

## **PUBLIC NOTICE**

Notice is hereby given that the Scurry County Commissioner's Court will hold a Public Hearing in the County Courtroom, located on the 3rd floor of the Scurry County Courthouse, on the **16th** day of **December 2025**, at 10:00 a.m. to consider the designation of a reinvestment zone as that term is defined in Section 312 of the Texas Tax Code, to be known as the "Inadale Reinvestment Zone #2 (Scurry)", for the purpose of considering a tax abatement for the following described real property located in Scurry County, Texas.

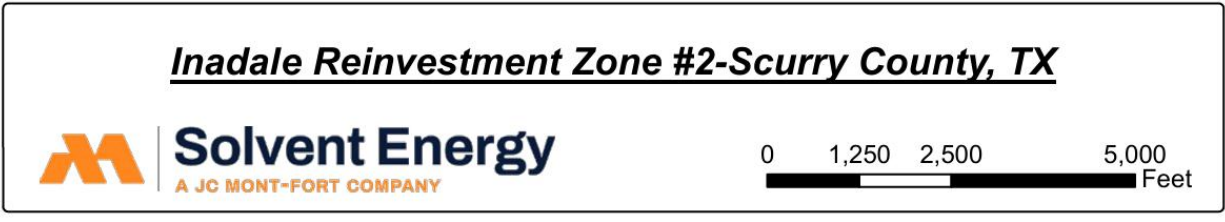
**Property Owners:** See below "Exhibit A".

**Applicant for Abatement:** Solvent Energy, Inc.

**Name and Location of Reinvestment Zone:** 2025 Inadale Reinvestment Zone #2 (Scurry) See below "Exhibit A".

**Description of improvements:** Construction of an approximately 230-Megawatt Solar Facility and 280-Megawatt Energy Storage Facility.

**Estimated cost of the improvements:** \$448,000,000.00



***Tract #1: Delbert C. Hess and wife, Patricia A. Hess, as Co-Trustees of The Hess Living Trust under Trust Agreement dated April 18, 2011***

**Acreage Description:**

77-1/4 acres of land, more or less, being a triangular shaped tract, situated immediately east of the RS&P Ry. Co. Right of way and being out of the J. B. Scarborough Survey No. 1, Scurry County, Texas, and 131-1/4 acres of land, more or less, being a part of the J. B. Scarborough Survey No. 1, Scurry County, Texas, said two tracts being described by metes and bounds as Second and Third Tracts in that certain Warranty Deed dated December 12, 1946 from Nora L. Hess, a widow, et al, to Orval C. Hess and recorded in Volume 87, Page 319, of the Deed Records of the Scurry County, Texas, said two tracts containing 208.5 acres of land, more or less, LESS AND EXCEPT acreage deeded for highway purposes and for a community center, being approximately 11.71 acres, leaving an aggregate of 196.79 acres, more or less.

***Tract #2: Delbert C. Hess and wife, Patricia A. Hess, as Co-Trustees of The Hess Living Trust under Trust Agreement dated April 18, 2011***

**Acreage Description:**

164.8 acres of land, more or less, in the Northwest corner of Section No. 40, lying West of the RS&P Right-of-way, in Block "Y", of the T&P Ry. Co. Survey, Scurry County, Texas, being more particularly described by metes and bounds in that certain Deed of Trust dated October 20, 1958, from Orval C. Hess and wife, Opal L. Hess, to the Federal Land Bank of Houston, and recorded in Volume 137, Page 371, of the Deed of Trust Records of the Scurry County, Texas; LESS AND EXCEPT : 18.70 acres of land, more or less, out of said Section 40 as described in that certain Warranty Deed dated March 2, 2007 from Delbert C. Hess and wife Patricia A. Hess, to Kevin Joe Campbell and wife, Amanda Renee Campbell, recorded in Volume 622, Page 297, of the Official Public Records of the Scurry County, Texas.

***Tract #3: Royce Calbert Walker, Life Tenant and Tina Westbrook, Remainderman***

**Acreage Description:**

157.0 acres of land, more or less, being out of the East Half (E/2) of Section Thirty-Three (33), Block Y, T&P Ry. Co. Survey, Scurry County, Texas, and being more particularly described in that certain Enhanced Life Estate Deed dated December 20, 2011, from Royce Calbert Walker, to Tina Westbrook, as her separate property and estate, recorded in Volume 851, Page 714, Official Records of the Scurry County, Texas.

***Tract #4: Central Rolling Plains Co-Op, a Texas cooperative marketing association***

**Acreage Description:**

100 acres of land, more or less, out of the West part of the West One-Half (W/2) of Section Thirty-Four (34), Block Y, T&P RR Co. Survey, and being more particularly described in that certain Warranty Deed with Vendor's Lien dated May 01, 2001, from F & R Farms, Ltd., to Inadale Cooperative Gin Company, and recorded in Volume 480, Page 01, Official Records of the Scurry County Clerk

***Tract #5: F & R Farms, Ltd.***

**Acreage Description:**

Being all of the West One-half (W/2) of Section Thirty-Four (34), Block Y, T&P RR. Co. Survey, Scurry County, Texas, and being more particularly described in that certain Special Warranty Deed dated December 29, 1995, from Glenda Nell Riggs Fry to F & R Farms, LD, and recorded in Volume 398, Page 911 of the Deed records of the Scurry County, Texas, AND all of that tract of land described in that certain Special Warranty Deed dated December 29, 1995, from Elizabeth Michelle Fry, to F & R Farms, LD, recorded in Volume 398, Page 914, Deed Records of Scurry County, Texas; SAVE AND EXCEPT: 100.00 acres of land, more or less, out of Section Thirty-Four (34), Block Y, T&P RR. Co. Survey, Scurry County, Texas, recorded in Volume 480, Page 1, Official Public Records of the Scurry County Clerk; SAVE AND EXCEPT: 10.00 acres of land, more or less, out of Section Thirty-Four (34), Block Y, T&P RR. Co. Survey, Scurry County, Texas, recorded in Volume 386, Page 910, Deed Records of the Scurry County Clerk; and SAVE AND EXCEPT: Multiple tracts conveyed away for highway purposes and for gin-site to the Inadale Co-Operative Gin Co; leaving an aggregate of 199.58 acres of land, more or less.

***Tract #6: Whitacre Heirs***

**Acreage Description:**

Approximately 608.96 acres, being 640 acres in Section 22, Block Y, Certificate 2/1489, A-535, T&PR Ry. Co., Scurry County, Texas, Less and Except:

- 2 acres, conveyed to Fred C. Ohlenbusch in Volume 209, Page 389, of the Deed Records of Scurry County.
- 0.08609 acres, conveyed to Southwestern Bell Telephone Company in Volume 185, Page 19, of the Deed Records of Scurry County.
- 10 acres, more or less, being part of the Town of Inadale
- 5.47 acres, more or less, on the eastern boundary of the State Highway.
- 13.48 acres, taken by Eminent Domain by the State of Texas in Volume 235, Page 357, of the Deed Records of Scurry County.

***Tract #7: Althof Inadale Solar Farm, LLC***

**Acreage Description:**

475.857 acres out of Section 23, Block Y, T&P Railway Company Survey, Scurry County, Texas, being all of the acreage in said Section, which is in Scurry County, SAVE AND EXCEPT the East 1/2 of the Southeast 1/4 of said Section 23 and the Townsite of Inadale, Texas, being 17 acres, more or less, in the Northeast Corner of said Section. Less 46.09 acres as follows:



# METES AND BOUNDS DESCRIPTIONS

## Tract 1

Being a 21.47 acre tract of land situated in Block Y, Section 23, T. & P. R.R. Co. Survey, Abstract Number 454, Scurry County, Texas and being a portion of a tract of land described in Special Warranty Deed to Jeffery Carl Althof and Gregory Lance Althof, recorded in Volume 947, Page 174, Deed Records of Scurry County, Texas, (D.R.S.C.T.), said 21.47 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod for the southeast corner of a called 80.384 acre tract of land described in Special Warranty Deed to Altricity, INC., as recorded in Volume 615, Page 599, D.R.S.C.T., and the southeast corner of said Block Y, Section 23, said POINT OF COMMENCING being locatable by NAD83 Grid Coordinates N: 6,881,363.72, E: 1,296,440.24;

THENCE North 10 degrees 40 minutes 21 seconds West, with the east line of said 80.384 acre tract and the east line of said Block Y, Section 23, a distance of 2,661.82 feet to a found 1/2-inch iron rod at the northeast corner of said 80.384 acre tract and the most easterly corner of said Jeffery Carl Althof and Gregory Lance Althof tract for the POINT OF BEGINNING of herein described tract of land and being locatable by NAD83 Grid Coordinates N: 6,883,978.97, E: 1,295,947.38;

THENCE South 78 degrees 52 minutes 40 seconds West, departing the east line of said Block Y, Section 23, and with the north line of said 80.384 acre tract, a distance of 1,319.69 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter called 5/8-inch YCIR) for the northwest corner of said 80.384 acre tract and an interior corner of said Jeffery Carl Althof and Gregory Lance Althof tract;

THENCE North 10 degrees 41 minutes 09 seconds West, departing the north line of said 80.384 acre tract and crossing said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 712.09 feet to a set 5/8-inch YCIR;

THENCE North 79 degrees 10 minutes 24 seconds East, continuing across said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 1,319.82 feet to a set 5/8-inch YCIR in the east line of said Block Y, Section 23, and the east line of said Jeffery Carl Althof and Gregory Lance Althof tract;

THENCE South 10 degrees 40 minutes 21 seconds East, with the east line of said Block Y, Section 23, and the east line of said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 705.28 feet to the POINT OF BEGINNING and containing 21.47 acres (or 935,275 square feet) of land, more or less.

## Tract 2

Being a 24.62 acre tract of land situated in Block Y, Section 23, T. & P. R.R. Co. Survey, Abstract Number 454, Scurry County, Texas and being a portion of a tract of land described in Special Warranty Deed to Jeffery Carl Althof and Gregory Lance Althof, recorded in Volume 947, Page 174, Deed Records of Scurry County, Texas, (D.R.S.C.T.), said 24.62 acre tract of land being more particularly described as follows:

COMMENCING at a found 1/2-inch iron rod for the southeast corner of a called 80.384 acre tract of land described in Special Warranty Deed to Altricity, INC., as recorded in Volume 615, Page 599, D.R.S.C.T., and the southeast corner of said Block Y, Section 23, said POINT OF COMMENCING being locatable by NAD83 Grid Coordinates N: 6,881,363.72, E: 1,296,440.24;

THENCE South 79 degrees 19 minutes 17 seconds West, with the south line of said 80.384 acre tract and the south line of said Block Y, Section 23, a distance of 1,319.04 feet to the southwest corner of said 80.384 acre tract and the southeast corner of said Jeffery Carl Althof and Gregory Lance Althof tract;

THENCE North 10 degrees 41 minutes 09 seconds West, departing the south line of said Block Y, Section 23, and with the west line of said 80.384 acre tract, a distance of 2,651.60 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY ASSOC" (hereinafter called 5/8-inch YCIR) for the POINT OF BEGINNING of herein described tract of land and being locatable by NAD83 Grid Coordinates N: 6,882,508.32, E: 1,294,882.21;

THENCE South 79 degrees 23 minutes 46 seconds West, departing the west line of said 80.384 acre tract and crossing said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 911.56 feet to a set 5/8-inch YCIR;

THENCE North 10 degrees 36 minutes 29 seconds West, continuing across said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 1,181.24 feet to a set 5/8-inch YCIR in the north line of a 160 foot wide easement and right-of-way described to Oncor Electric Delivery Company LLC, recorded in Volume 724, Page 767, D.R.S.C.T.;

THENCE North 79 degrees 50 minutes 27 seconds East, with the north line of said 160 foot wide easement and right-of-way and continuing across said Jeffery Carl Althof and Gregory Lance Althof tract, a distance of 910.00 feet to a set 5/8-inch YCIR in the west line of said 80.384 acre tract, from which a 1/2-inch iron rod for the northeast corner of said 80.384 acre tract bears North 10 degrees 41 minutes 09 seconds West, a distance of 63.66 feet and North 78 degrees 52 minutes 40 seconds East, a distance of 1,319.69 feet;

THENCE South 10 degrees 41 minutes 09 seconds East, departing the north line of said 160 foot wide easement and right-of-way and with the west line of said 80.384 acre tract, a distance of 1,174.18 feet to the POINT OF BEGINNING and containing 24.62 acres (or 1,072,618 square feet) of land, more or less.

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.99980261 was used for this project.

The subject property is located in an area in which FEMA has not completed a flood study to determine flood hazard. No flood map has been published for this area. This statement does not reflect any type of flood study by this firm.

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8005700.255 New Tonkawa Switch

A plat of even date accompanies this metes and bounds description.

OCTOBER 12, 2023



**BOUNDARY SURVEY**  
OF  
**TRACT 1 & 2**  
LOCATED IN THE  
T & P. R.R. CO. SURVEY, BLOCK Y, SECTION 23  
ABSTRACT NO. 454  
SCURRY COUNTY, TEXAS

***Tract #8: Rodney and Jodie Foster***

**Acreage Description:**

Being 153.03 acres of land, more or less, out of the East part of Section No. 40, in Block Y, of the T&P RR Company Survey, Cert #2/1500, Patent No. 322, Volume 47, dated January 16, 1914, Scurry County, Texas, more particularly described in Warranty Deed recorded in Volume 413, Page 170, of the Official Records of Scurry County Clerk, Scurry County, Texas. Save and Except and Subject to the following:

- A 6.5-acre tract out of the Southeast corner of Section 40, described in Warranty deed dated May 4, 1926, recorded in Volume 36, Page 87, Deed Records, Scurry County, Texas.
- A 6.97-acre Right-of-Way to Scurry County conveyed at Volume 60, Page 515, Deed Records, Scurry County, Texas.
- A 7.825-acre Right-of-Way conveyed to the State of Texas at Volume 212, Page 266, Deed Records, Scurry County, Texas.

***Tract #9: Kevin J. and Amanda R. Campbell***

**Acreage Description:**

Being an 18.70-acre tract of land in Section 40, Block “Y”, T.&P. R.R. Co. Survey, Scurry County, Texas, more particularly described in Warranty Deed recorded in Volume 622, Page 297, Instrument No. 20070810, of the Official Records of the Scurry County Clerk’s Office, Scurry County, Texas.

***Tract #10: Soules Family Trust***

**Acreage Description:**

157 acres, being part of the East end of Section No. 41, in Block “Y”, T&P Ry. Co. Survey, A-448, Scurry County, Texas and being described by metes and bounds in that certain Special Warranty Deed from Deborah Ann Soules, a single woman, to Melanie Deann Soules, as Trustee of the Soules Family Trust, under the Last Will and Testament of Danny Hugh Soules, deceased, and recorded in Volume 1039, Page 887, of the Official Public Records of Scurry County, Texas.

***Tract #11: Warren and Scott Forester***

**Acreage Description:**

228.50 acres, more or less, being the North part of the East Half of Section 24, Block Y, T&P RR. Co., A-536, Scurry County, Texas

***Tract #12: Norma Jean Hess***

**Acreage Description:**

166.5 acres, of land of the East end of the J. B. Scarborough Survey No. 2, situated in Scurry County, Texas and being described by metes and bounds in that certain Warranty Deed from John W. Rawlings, et al, to D. Z. Hess, dated March 10, 1920, and recorded in Volume 45, Page 175, Deed Records, Scurry County, Texas

***Tract #13: Billy Roy Hallman***

**Acreage Description:**

All of the East 152.0 acres of the E/2 of Section 33, Block "Y", T&P Ry. Co. Survey, Scurry County, Texas, less approximately 6 acres off of said tract heretofore conveyed to the County of Scurry for road purposes, more particularly described as Tract 1 in Partition Deed recorded at Volume 621, Page 841, of the Official Public Records, Scurry County Clerk, Texas.

***Tract #14: Inadale Farmlands, LLC***

**Acreage Description:**

8.504 acres and 56 acres of land out of Section 40, Block Y, T&P Ry. Co. Surveys, Scurry County, Texas, being more particularly described as Tracts 1 and 2 in Gift Deed recorded at Volume 1032, Page 722, of the Official Public Records, Scurry County Clerk, Texas.

***Tract #15: Judy Byrd***

**Acreage Description:**

Blocks and lots situated within the corporate limits of the City of Inadale, County of Scurry, State of Texas, according to the plat thereof recorded in Volume 229, Page 87, and being more fully described as follows:

All of Block No. 1; Lots 1 and 2, and Lots 13 through 21, inclusive, in Block No. 2; Lots 17 and 18 in Block No. 3; All of Block No. 4; Lots 1 through 4, inclusive, and Lots 7, 8, and 9 in Block No. 5; All of Blocks Nos. 6 through 13, inclusive.

All in the Original Town of Inadale, County of Scurry, State of Texas, and being out of the Northwest part of Section No. Twenty-Two (22) and the Northeast part of Section No. Twenty-Three (23), Block "Y", T&P Ry Co. Survey, Scurry County, Texas. WHEREAS, in a Deed dated November 13, 1965 and recorded on December 10, 1965, in Volume 250, Page 435, of the Official Public Records of Scurry County, Texas, Grantors granted to Clifford C. Etheredge, Jr., the property owned by Grantors "together with any other platted lots in said town owned jointly by the Grantors whether specifically described above or not, or any interest therein, which said property was owned by H. Ohlenbusch and Emma Ohlenbusch, and which property now is owned by Grantors herein jointly."