Hall County, Texas
Regular Commissioners' Court Meeting

January 12, 2026

BE IT REMEMBERED THAT THE HALL COUNTY COMMISSIONERS MET IN A REGULAR COMMISSIONERS' COURT MEETING on January 12, 2026, with the following members present: Ray Powell, County Judge, presiding; Terry Lindsey, Commissioner Precinct #2; Gary Proffitt, Commissioner Precinct #3; Troy Glover, Commissioner Precinct #4. Other County officials: Pat Snider, Clerk; Teresa Altman, Tax A/C; Sherrie Stone, Justice of the Peace, 1,2,&3; Janet Bridges, Treasurer; Tom Heck, Sheriff. The following citizens and guests: Lynette Findley, Lucille Tupin (Copper), Jason Marsydin, Jennifer Kennedy, Jack Owens, Lesia Schnitker, Grant Whale, Zack Sargent, Wendell Seitz, Deanna "Dee" Seitz, Carley de Merril, Joe Dunn, Bertha Dunn.

Public Hearing at 9:00 am was called to order by Judge Powell. A copy of the Agenda Item is attached. Judge Powell read the item. There were quite a few questions for the Lanclum Representatives and the Commissioners. No action was taken during the discussion. This was recorded and may be replayed by request to Judge Powell.

Public Hearing ended at 9:45 am

1. OPENING PRAYER.
   a. The meeting was called to order at 10:00 AM by Judge Powell.
   b. The opening prayer was led by Commissioner Wilson.

2. PUBLIC COMMENTS/REQUESTS.
   None

3. APPROVAL OF MINUTES OF THE REGULAR MEETING OF DECEMBER 8, 2025, AND THE CALLED MEETING OF JANUARY 8, 2026, REGARDING THE COURTHOUSE RESTORATION UPDATE FROM PREMIER COMMERCIAL GROUP.

   Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to approve the minutes of the regular meeting of December 8, 2025, the December 4, 2025, called meeting and January 8, 2026, called meeting.
   Motion passed, Commissioner Wilson abstained.

4. REPORTS OF:
   a. TREASURER presented to court on paper.
   b. SHERIFF/EMC Heck presented to court, Sheriff Heck reported the jail needs a new commercial grade stove for the kitchen.
   c. ROAD & BRIDGE Terry Lindsey presented to court.
   d. TAX A/C Altman presented to court.
   e. COUNTY CLERK Snider presented to court.
   f. J.P. REPORTS Stone presented to court, Heck's was on paper.
   g. EXTENSION OFFICE no report.

h. TAX APPRAISAL paper copy presented to court
i. JUDGE'S REPORT no report.

ALL MONTHLY REPORTS ARE ON FILE IN THE CLERK'S OFFICE

5. APPROVE REPORTS.

Motion by Commissioner Glover and seconded by Commissioner Proffitt and it is the Order of the Court to approve the reports.
Motion passed unanimously.

6. APPROVE PAYMENT OF BILLS.

Motion by Commissioner Lindsey and seconded by Commissioner Glover and it is the Order of the Court to approve the payment of bills.
Motion passed unanimously.

7. DISCUSS AND CONSIDER APPROVAL OR TAKE APPROPRIATE ACTION ON AN ORDER CONSIDERNING THE ADOPTION AND DESIGNATION OF THE HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE #2 PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to approve the Order Concerning the Adoption and Designation of the Hall County Lancium Turkey Clean Campus Reinvestment Zone #2.
Motion passed unanimously

Exhibit A

8. CONSIDER AUTHORIZING THE COUNTY JUDGE TO ENTER INTO AN AMENDED TAX ABATEMENT AGREEMENT WITH LANCIUM TURKEY CLEAN CAMPUS LLC, LANCIUM TURKEY LLC, LANCIUM LLC, AND ROLLING PLAINS EV STATIONS LLC.

Motion by Commissioner Wilson and seconded by Commissioner Lindsey and it is the Order of the Court to approve Judge Powell to enter into an amended Tax Abatement agreement with Lancium Turkey Clean Campus LLC, Lancium Turkey LLC, Lancium LLC, and Rolling Plains EV Stations LLC.
Motion passed unanimously.

Exhibit B

9. CONSIDER AUTHORIZING THE COUNTY JUDGE TO ENTER INTO AMENDED CHAPTER 381 AGREEMENTS WITH LANCIUM TUIRKEY CLEAN CAMPUS LLC, LANCIUM TURKEY LLC, LANCIUM LLC AND ROLLING PLAINS EV STATIONS LLC.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to approve Judge Powell to enter into an Amended Chapter 381 Agreement with Lancium Turkey Clean Campus LLC, Lancium Turkey LLC, Lancium LLC and Rolling Plains EV Stations LLC.
Motion passed unanimously.

Exhibit C

Short break at 10:45am, meeting reconvened at 10:57am.

10. DISCUSS AND CONSIDER FARLEY TECH'S (JONATHAN FARLEY) PROPOSAL FOR INTERNET, PHONE AND EMAIL FOR HALL COUNTY.

Item tabled until the next meeting to give Judge Powell time to visit with all the elected officials that this would affect their offices.

Exhibit D & E

11. DISCUSS AND APPROVE INVOICE FROM FARLEY TECH FOR A COMPUTER FOR THE SHERIFF'S OFFICE TO BE PAID OUT OF THE CONTINGENCY FUND.

Motion by Commissioner Wilson and seconded by Commissioner Lindsey and it is the Order of the Court to approve paying the invoice for the Sheriff's office computer to be paid with Contingency Funds.
Motion passed unanimously.

Exhibit F

12. DISCUSS AND APPROVE THE RESOLUTION SUPPORTING LEGISLATION TO EXEMPT TEXAS COUNTIES FROM THE STATE OCCUPANCY TAX.

Motion by Commissioner Wilson and seconded by Commissioner Lindsey and it is the Order of the Court to approve the Resolution supporting Legislation to exempt Texas Counties from the State Occupancy Tax.
Motion passed unanimously.

Exhibit G

13. DISCUSS AND APPROVE THE INVOICE FOR THE ANNUAL RENEWAL FOR TECHSHARE PROGRAM IN THE AMOUNT OF $12,910 TO BE SPLIT BETWEEN FIVE COUNTIES. HALL COUNTY'S PART IS $2,582.

Motion by Commissioner Wilson and seconded by Commissioner Glover and it is the Order of the Court to approve the paying of the TECHSHARE invoice in the about of $2,582.
Motion passed unanimously.

Exhibit H

14. DISCUSSION AND/OR ACTION ON BURN BAN. (Currently On)

No Action taken, Burn Ban still ON.

15. DISCUSS AND APPROVE AN EXTENSION OF DISASTER DECLARATION BY COMMISSSIONER'S COURT ORDER. THE STATE OF DISASTER PROCLAIMED BY THE COUNTY JUDGE MAY 9, 2025, SHALL CONTINUE UNTIL TERMINATED BY ORDER OF THE COMMISONERS' COURT.

Motion by Commissioner Lindsey and seconded by Commissioner Proffitt and it is the Order of the Court to approve the extension of Disaster Declaration for 30 more days.
Motion passed unanimously.

16. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL.

Nothing at this time.

17. DISCUSS, CONSIDER, AND TAKE ACTION ON THE USE OF EQUIPMENT, MATERIALS, PURCHASES, AND OTHER COUNTY MATTERS, COUNTY WORK, PROJECTS, EXTRA HELP ON HIRING OF ROAD EMPLOYEES ON COUNTY ROADS AND BRIDGES BY COMMISSIONERS IN EACH PRECINT

a. Lancium has asked to be place on the agenda for February to ask for County Road #4 to be closed.
b. County Clerk Snider discussed the upcoming Election, March 3, and Early Voting will begin February 17-27.
c. Commissioner Wilson brought up the loader that was damaged when the tree fell on it. The damage is $54,000 and is not covered by insurance. Wilson will contact TAC and see if they will help.
d. Discussion about purchasing or leasing a loader to cleanup the bar ditches on county roads.

18. ADJOURNMENT

Motion by Commissioner Glover and seconded by Commissioner Proffitt and it is the Order of the Court to adjourn the meeting at 12:03 AM.
Motion passed unanimously.

January 12, 2026

Patricia Snider

Patricia Snider
Hall County Clerk

THE COUNTY OF HALL

Ray Powell, County Judge
512 West Main Street, Suite 4
Memphis, Texas 79245
Phone (806) 259-2511

Judy Roten
Administrative Assistant
Fax (806) 259-3083

PUBLIC NOTICE OF MEETING

TAKE NOTICE THAT A REGULAR MEETING OF THE COMMISSIONERS' COURT OF HALL COUNTY, TEXAS, WILL BE HELD IN THE COMMISSIONERS' COURTROOM OF THE HALL COUNTY COURTHOUSE ANNEX, 101 SOUTH 9TH, MEMPHIS, TEXAS, COMMENCING AT 9 A.M. ON MONDAY, THE 12TH JANUARY, 2026, TO CONSIDER AND ACT UPON ANY LAWFUL SUBJECT WHICH MAY COME BEFORE IT. INCLUDING, AMONG OTHERS, THE FOLLOWING: (ITEMS ON THE AGENDA DO NOT NECESSARILY HAVE TO COME AS INDICATED ON THE AGENDA).

BILL SIGNING BY COMMISSIONERS AT 8:30 A.M. BEFORE COMMISSIONERS COURT AT 9AM

1. OPENING PRAYER.
2. PUBLIC COMMENTS REQUESTS.
3. APPROVAL OF MINUTES OF THE OF THE CALLED MEETING OF DECEMBER 4, 2025 AND THE REGULAR MEETING OF DECEMBER 8, 2025.
4. REPORTS OF:

A. TREASURER	D. TAX A/C	G. EXTENSION OFFICE
B. SHERIFF/EMC	E. COUNTY CLERK	H. TAX APPRAISAL
C. ROAD & BRIDGE	F. J.P. REPORTS	I. JUDGES REPORT

5. APPROVE REPORTS.
6. APPROVE PAYMENT OF BILLS.
7. DISCUSS AND CONSIDER APPROVAL OR TAKE APPROPRIATE ACTION ON AN ORDER CONCERNING THE ADOPTION AND DESIGNATION OF THE HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE #2 PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE.
8. CONSIDER AUTHORIZING THE COUNTY JUDGE TO ENTER INTO AMENDED TAX ABATEMENT AGREEMENTS WITH LANCIUM TURKEY CLEAN CAMPUS LLC, LANCIUM TURKEY LLC, LANCIUM LLC, AND ROLLING PLAINS EV STATIONS LLC.
9. CONSIDER AUTHORIZING THE COUNTY JUDGE TO ENTER INTO AMENDED CHAPTER 381 AGREEMENTS WITH LANCIUM TURKEY CLEAN CAMPUS LLC, LANCIUM TURKEY LLC, LANCIUM LLC, AND ROLLING PLAINS EV STATIONS LLC.
10. DISCUSS AND CONSIDER FARLEY TECH'S (JONATHAN FARLEY) PROPOSAL FOR INTERNET, PHONE AND EMAIL FOR HALL COUNTY, (SHERIFF HECK).
11. DISCUSS AND APPROVE INVOICE FROM FARLEY TECH FOR A COMPUTER FOR THE SHERIFF'S OFFICE TO BE PAID OUT OF THE CONTINGENCY FUND.
12. DISCUSS AND APPROVE THE RESOLUTION SUPPORTING LEGISLATION TO EXEMPT TEXAS COUNTIES FROM THE STATE OCCUPANCY TAX.
13. DISCUSS AND APPROVE INVOICE PAYMENT FOR TECHSHARE. INVOICE IS FOR $12,910 TO BE SPLIT BETWEEN FIVE COUNTIES.
14. DISCUSSION AND/OR ACTION ON BURN BAN. (CURRENTLY ON).
15. DISCUSS AND APPROVE AN EXTENSION OF DISASTER DECLARATION COMMISSIONER'S COURT ORDER.
16. DISCUSS AND TAKE ACTION ON REQUEST FROM SHERIFF HECK ON SB 22 GRANT FUNDING FOR THE SHERIFF'S DEPARTMENT AND/OR JAIL.
17. DISCUSS, CONSIDER, AND TAKE ACTION ON THE USE OF EQUIPMENT, MATERIALS, PURCHASES, OTHER COUNTY MATTERS, COUNTY WORK PROJECTS, EXTRA HELP ON HIRING OF ROAD EMPLOYEES ON COUNTY ROADS AND BRIDGES BY COMMISSIONERS IN EACH PRECINCT.
18. ADJOURNMENT.

WITNESS MY HAND THIS THE 6TH DAY OF JANUARY, 2026.

Ray Powell

RAY POWELL
HALL COUNTY COMMISSIONERS' COURT

FILED 2026 JAN 6 PM 2:11
HALL COUNTY/DISTRICT CLERK
Zachery L. Reed

HALL COUNTY
COMMISSIONERS' COURT
MEETING NOTICE
101 SOUTH 9TH STREET, MEMPHIS, TEXAS

<u>January 12th, 2026 at 9:00 a.m.</u>

The Hall County Commissioners Court shall hold a regular meeting on January 12th, 2026, at 9 a.m. when the following agenda item will be considered:

"DISCUSSION AND POSSIBLE ACTION TO AMEND ONE OR MORE TAX ABATEMENT AGREEMENTS, PURSUANT TO THE COUNTY'S GUIDELINES AND CRITERIA UNDER THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312 OF THE TEXAS TAX CODE, AS REQUESTED BY LANCIUM TURKEY CLEAN CAMPUS LLC, THE PARTIES TO TAX ABATEMENT AGREEMENTS FOR APPROXIMATELY $20,000,000,000 IN IMPROVEMENTS RELATED TO FACILITIES DESIGNED FOR LEASE TO DATA CENTER TENANTS AND ANY MATTERS INCIDENT THERETO, AND AUTHORIZING THE COUNTY JUDGE TO SIGN ALL RELEVANT DOCUMENTS. THE PROPERTY SUBJECT TO THE AMENDED ABATEMENT AGREEMENTS COMPRISES APPROXIMATELY 4,575 ACRES AND IS LOCATED IN SOUTHWEST HALL COUNTY, EAST OF TEXAS HIGHWAY 70 ALONG COUNTY ROAD AA, COUNTY ROAD 7, COUNTY ROAD B, AND COUNTY ROAD CC WITHIN THE EXISTING HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE NUMBER 1 AND THE PROPOSED HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE NUMBER 2. THE DRAFT AMENDED ABATEMENT AGREEMENTS AND A LIST OF CORRESPONDING PROPERTY OWNERS, PARCELS, AND A SITE MAP ARE AVAILABLE AT THE OFFICE OF THE COUNTY JUDGE."

NOTE: The Commissioners' Court of Hall County may discuss, deliberate, and take all appropriate action on any matter listed on the posted Agenda. Items on the Agenda may be taken out of the order indicated. Testimony before the Hall County Commissioners' Court may be taken under oath pursuant to §81.030 of the Local Government Code.

In accordance with the Americans with Disabilities Act, we invite all attendees to advise us of any special accommodations due to disability. The Hall County Commissioners Court meeting room is accessible to persons with disabilities. If assistance is needed to participate, please call the office of the County Judge at (806) 259-2511. Please submit your request as far as possible in advance of the meeting you wish to attend.

FILED 2025 DEC 15 AM8:46
HALL COUNTY/DISTRICT CLERK
Courtney Martin

Ray Powell

COMMISSIONERS' COURT

DATE: ____________________ REGULAR OR CALLED

THOSE IN ATTENDANCE, PLEASE SIGN IN: (PLEASE PRINT)

		ZOOM/PHONE
1	Lynette Findley	
2	Lucille Tapia (Cooper)	8066762874
3	JASON MARSHALL	713 448 0164
4	Jennifer Kennedy	281.799.4246
5	Jack Owens	806.290.5677
6	Lesia Schnitker	806.269.1421
7	Grant Whale	806-269-1561
8	Zach Sargent	806-930-9178
9	[illegible]	
10	Wendell Seitz	8064220265
11	Deanna "Dee" Seitz	806-422-0266
12	Carlynda Merrill	806-334-1471
13	Joe Dunn	
14	Bertha Dunn	
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Ex 7

Exhibit A

COMMISSIONERS COURT OF HALL COUNTY
HALL COUNTY COURTHOUSE ANNEX
101 SOUTH 9TH STREET
MEMPHIS, TEXAS

RESOLUTION AND ORDER

DESIGNATING THE REINVESTMENT ZONE TO BE KNOWN AS THE
HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE NUMBER 2
IN THE JURISDICTION OF HALL COUNTY, TEXAS

The Commissioners Court of Hall County, Texas, meeting in a regular session on January 12th, 2026, considered the following resolution:

WHEREAS, the Commissioners Court of Hall County, Texas (the "County") has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code) (the "Act"); and,

WHEREAS, the County adopted guidelines and criteria governing tax abatement agreements in a resolution dated May 12th, 2025 (the "Guidelines and Criteria"); and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes, and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone;

WHEREAS, the improvements proposed for the reinvestment zone are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described in Exhibit A meets the criteria established in the Guidelines and Criteria for a reinvestment zone; and

WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Hall County, that:

1. The County hereby designates the property located in Hall County, Texas, having the property description in Exhibit A attached to this Order as a reinvestment zone under the County's Guidelines and Criteria, having determined that (a) the property described in Exhibit A meets the criteria established in the Guidelines and Criteria, and (b) the designation of such reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and that would contribute to the economic development of the County.

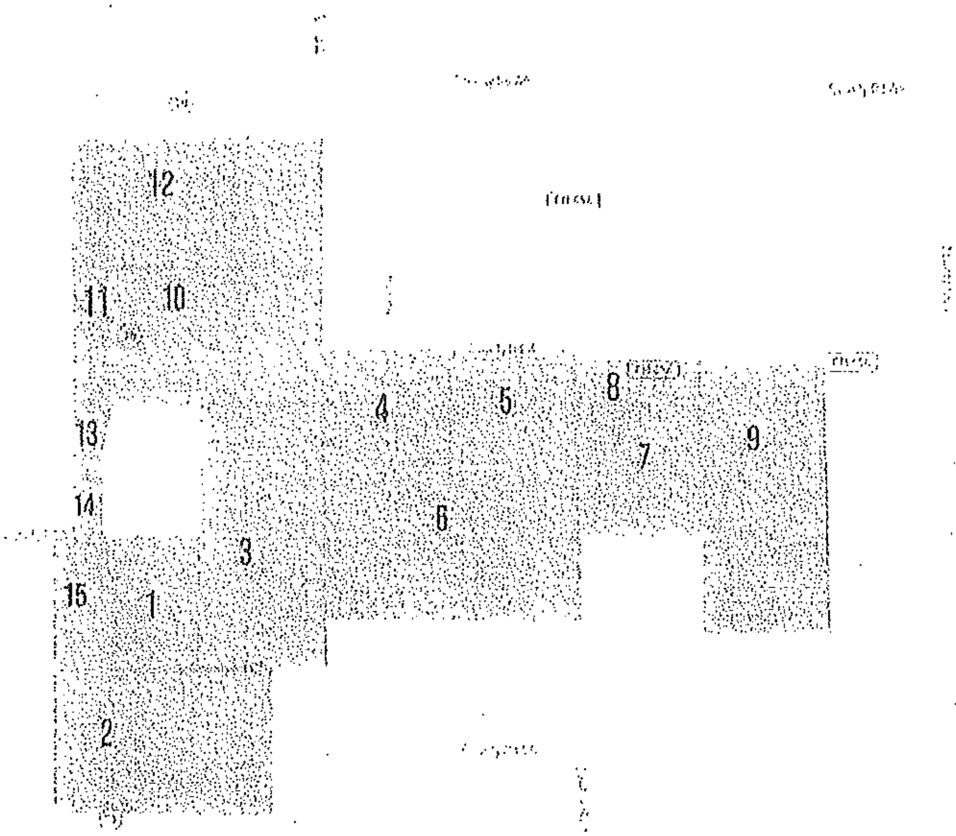
The reinvestment zone created by this Order to include the real property described in Exhibit A shall be known as the "Hall County Lancium Turkey Clean Campus Reinvestment Zone Number 2."

The foregoing Resolution and Order was lawfully moved by TERRY LUKAS duly seconded by GARRY PROFFITT, and duly adopted by the Commissioners Court of Hall County, Texas, on January 12th, 2026.

Ray Powell
County Judge

Patricia Snider

County Clerk, Hall County, Texas



Proposed Reinvestment Zone

Ref	Parcel	Legal Description	Acres
1	201498	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of Sec 170 Anstract # 01147	116.70
2	201507	W D Payne, Hall County Block: 1 1 W D Payne Abstract # 01709	239.40
3	201608	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	273.82
4	201328	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of 152 Abstract # 01144	160.00
5	201634	D&P Rr Co, Hall County Block: S 5 Section: Ne/4 Of 152 Abstract # 01144	158.90
6	201332	D&P Rr Co, Hall County Block: S 5 Section: 152 Abstract # 01144	320.00
7	201330	G&M, Hall County Block: L Section: 5 Abstract # 00550	160.00
8	201326	G&M, Hall County Block: L Section: 5 Abstract # 00550	52.49
9	201524	D&P Rr Co, Hall County Block: S 5 Section: 187 Abstract # 00378	320.00
10	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.00
11	201483	D&P Rr Co, Hall County Block: S 5 Section: 169 (3.66 Aceres)sw Abstract # 00369	74.13
12	201491	D&P Rr Co Blk S 5 S/Pt 169 Blk S 5 D&P Rr Abstr Act # 00369	311.50
13	201500	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	38.92
14	205805	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	37.83
15	201496	D&P Rr Co, Hall County Blk S 5 Section: 170 Abstract # 01147	57.52
			2,561.21

#8

State of Texas §
§
County of Hall §

Exhibit B

Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between Hall County, Texas and Lancium Turkey Clean Campus LLC, Lancium Turkey LLC, Lancium LLC, and Rolling Plains EV Stations LLC

This Amendment No. 1 ("the **Amendment**") to Tax Abatement Agreement (Phase 1), Tax Abatement Agreement (Phase 2), Tax Abatement Agreement (Phase 3), Tax Abatement Agreement (Phase 4), Tax Abatement Agreement (Phase 5), Tax Abatement Agreement (Phase 6), Tax Abatement Agreement (Phase 7), Tax Abatement Agreement (Phase 8), Tax Abatement Agreement (Phase 9), and Tax Abatement Agreement (Phase 10) (each an "**Agreement**" and collectively the "**Agreements**"), each dated June 20, 2025, is made and entered into by and between Hall County, Texas (the "**County**"), acting through its duly elected officers, and Lancium Turkey Clean Campus LLC, Lancium Turkey LLC, Lancium LLC, and Rolling Plains EV Station LLC ("**Owner**") owner and lessee of land where Eligible Property (as hereinafter defined) will be located on real property located in the Reinvestment Zones described in this Agreement. This Amendment shall become effective upon final signature by both parties (which date shall be the "**Effective Date**").

WITNESSETH:

WHEREAS, heretofore, on June 20, 2025, the County and Owner entered into the Agreements attached hereto as **Exhibits 1.A – 1.J** and incorporated by reference as if fully set forth herein related to Owner's installation of a data center facility to be located in Hall County, Texas; and

WHEREAS, each Agreement relates to Eligible Property owned or leased by Owner within Hall County, Texas, which Eligible Property will be located within current Reinvestment Zones as designated by the County and as set forth in the Agreement and in this Amendment;

WHEREAS, the Texas Tax Code Sec. 312.208 and tax abatement guidelines in effect in 2025 and on the date of the execution of this Amendment (a copy of which tax abatement guidelines authorized on May 12, 2025, are attached hereto as **Exhibit 2** and incorporated herein by reference) allow for amendments to a tax abatement agreement during the term of said agreement; and

WHEREAS, Owner has determined to expand the location of the Project and Improvements to be installed and therefore, Owner has requested certain modifications to the Agreements relating to the location of the Project and Improvements included within the Agreements; and

WHEREAS, the County has agreed to said modifications of the Agreements because said modifications are consistent with encouraging development within the previously designated Reinvestment Zones in accordance with the purposes for which they were created and are in compliance with the County's policy on tax abatements and the orders creating such Reinvestment Zones adopted by the County and all applicable laws that otherwise serve a public purpose in encouraging the development of greenfield property in the County;

NOW, THEREFORE,

The County and Owner hereto do mutually contract and agree to modify each Agreement as follows:

A. Sections II(X) and II(Z) of each Agreement are hereby deleted in their entirety and replaced with the following language.

X. "Reinvestment Zone or Reinvestment Zones" means, collectively, the reinvestment zones, as that term is defined in Chapter 312 of the Texas Tax Code, created by Hall County and known as the

1. "Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 1" by that certain Order Adopting and Designating a Reinvestment Zone in the Jurisdiction of Hall County, Texas, adopted and approved by the Hall County Commissioners' Court on May 12th, 2025, a copy of which resolution is attached as Attachment A to this Agreement; and

2. "Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 2" by that certain Order Adopting and Designating a Reinvestment Zone in the Jurisdiction of Hall County, Texas, adopted and approved by the Hall County Commissioners' Court on January 12th, 2026, a copy of which resolution is attached as Attachment A to this Agreement.

For the avoidance of doubt, references in this Agreement to location within a Reinvestment Zone or the Reinvestment Zone are interpreted to mean location within the boundaries of either of the foregoing Reinvestment Zones.

Z. "Site" means the portion of the Reinvestment Zones leased or owned by Owner and on which Owner makes the Project and Improvements and installs and constructs the Eligible Property for which the Abatement is granted hereunder. The site is described on Attachment C to this Agreement.

B. Section VI(C)2 of each Agreement is hereby deleted in its entirety and replaced with the following language.

C.2, On or before May 1 of each Calendar Year after COD Owner shall certify annually to the County its compliance with this Agreement by providing a written statement of *compliance to the County Judge. The annual certification shall include a listing of Project and Improvement costs prepared in accordance with generally accepted accounting principles and shall include information on the percentage of completion.*

C. Attachment A to each Agreement is hereby deleted in its entirety and replaced with the Attachment A set forth in Exhibit 3 to this Amendment.

D. Attachment C to each Agreement is hereby deleted in its entirety and replaced with the Attachment C set forth in Exhibit 4 to this Amendment.

E. Owner further agrees that, as part of the County's material consideration for entering into this Amendment, Owner shall remit to County within 5 days of the execution of this Amendment $30,000.00 in fees incurred in connection with this Amendment.

F. All other terms in each Agreement remain unaltered by this Amendment and remain in full force in effect as if fully set forth herein.

[remainder of this page intentionally blank]

IN TESTIMONY OF WHICH, THIS AMENDMENT has been executed by the County as authorized by the County Commissioners Court and executed by the Owner on the respective dates shown below.

HALL COUNTY, TEXAS

By: Ray Powell
Ray Powell, County Judge

Date: Jan 12, 2025

Patricia Snider
Attest:
County Clerk

[Signatures continue next page]

OWNER:

Lancium Turkey Clean Campus, LLC

By: Jennifer Kennedy Date: 1/12/2026

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Lancium Turkey, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Lancium, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Rolling Plains EV Stations, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Exhibit 1.A - Tax Abatement Agreement (Phase 1)

Exhibit 1.B - Tax Abatement Agreement (Phase 2)

Exhibit 1.C - Tax Abatement Agreement (Phase 3)

Exhibit 1.D - Tax Abatement Agreement (Phase 4)

Exhibit 1.E - Tax Abatement Agreement (Phase 5)

Exhibit 1.F - Tax Abatement Agreement (Phase 6)

Exhibit 1.G - Tax Abatement Agreement (Phase 7)

Exhibit 1.H - Tax Abatement Agreement (Phase 8)

Exhibit 1.I - Tax Abatement Agreement (Phase 9)

Exhibit 1.J - Tax Abatement Agreement (Phase 10)

Exhibit 2

Hall County Guidelines and Criteria for Granting Tax Abatements

GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENTS IN

REINVESTMENT ZONES

HALL COUNTY, TEXAS

I. PURPOSE

Hall County, hereinafter referred to as "County" is committed to the promotion of quality development in all parts of the County and to improving the quality of life for its citizens. In order to help meet these goals, the County will consider recommending tax incentives, which may include the designation of reinvestment zones, accepting applications for tax abatement, and entering into tax abatement agreements to stimulate growth and development.

It is the intent of the County that such incentives will be provided in accordance with the procedures and criteria in this document and in Chapter 312 of the Texas Tax Code. However, nothing in these Guidelines and Criteria shall imply or suggest to be construed to imply or suggest that tax entities are under any obligation to provide any incentives to any applicant. All such applicants for tax incentives shall be considered on an individual basis for both the qualification for tax abatement and the amount of any tax abatement. The adoption of these Guidelines and Criteria shall not create any property, contract, or other legal right in any person to have the governing body consider or grant a specific application or request for tax abatement.

Only that increase in the fair market value of the property directly resultant from the development, redevelopment, and improvement specified in the contract will be eligible for abatement. All abatement contracts will be for a term no longer than allowed by law. Additionally, the County Commissioners Court reserves the right to negotiate a tax abatement agreement in order to compete favorably with other communities.

II. DEFINITIONS

The attached Glossary is a list of words with their definitions that are found in this document, and the Glossary is incorporated herein by reference.

III. GUIDELINES AND CRITERIA

In order to be eligible for designation as a reinvestment zone and to receive tax abatement, the planned improvement as a minimum must meet the following:

(a) Be an authorized Facility. A Facility may be eligible for abatement if it is a(n):

Aquaculture/Agriculture Facility
Data Center Facility
Distribution Center Facility
Manufacturing Facility
Office Building

Regional Entertainment/Tourism Facility
Research Facility
Regional Service Facility
Historic Building in designated area
Renewable Energy Facility
Energy Storage Facility
Energy Facility
Other Basic Industry

(b) The project must be reasonably expected to have an increase in positive net economic benefit to the County of at least $ 15,000,000 over the life of the abatement, computed to include (but not limited to) new sustaining payroll and capital improvement. In consideration of the request for designation as a reinvestment zone and to receive tax abatement, the following factors will also be considered:

(1) Jobs. The projected New Jobs created including the number of jobs, the retention of existing jobs, the type of jobs, the average payroll, the total payroll and the number of local persons hired.

(2) Fiscal Impact. The amount of real and personal property value that will be added to the tax roll for both eligible and ineligible property, the amount of direct sales tax that will be generated, the infrastructure improvements by the County that will be required by the facility, the infrastructure improvements made by the facility, and the compatibility of the project with the county's development goals.

(3) Community Impact, including:

i. The pollution, if any as well as other negative environmental impacts affecting the health and safety of the community that will be created by the project;
ii. The revitalization of a depressed area;
iii. The business opportunities of existing local vendors;
iv. The alternative development possibilities for proposed site;
v. The impact on other taxing entities, including the use of municipal or county infrastructure; and/or
vi. Whether the improvement is expected to solely or primarily have the effect of transferring employment from one part of the County to another.

IV. ABATEMENT AUTHORIZED

(a) Authorized Date. A facility may be eligible for tax abatement for a period not to exceed 10 years or one-half of the productive life of the improvement, whichever is less. The "productive life" will be calculated from the effective date of the tax abatement and the date the equipment ceases to be in service. If an application for abatement is submitted prior to the commencement of construction, the facility must meet the criteria granting tax abatement in reinvestment zones created in the County pursuant to these Guidelines and Criteria.

(b) Creation of New Value. Abatement may only be granted for the additional value of eligible property improvements made subsequent to the filing of an application for tax abatement and specified in the abatement agreement between the County and the owner or lessee (and lessor if required pursuant to IV(f)) of the facility or improvements receiving the abatement, all subject to such limitations as the Guidelines and Criteria may require.

(c) New and Existing Facilities. Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion. If the modernization project includes facility replacement, the abated value shall be the value of the new unit(s) less the value of the old unit(s).

(d) Eligible Property. Abatement may be extended to the value of the following: new, expanded, replaced or modernized buildings and structures; fixed machinery and equipment; site improvements; office space and related fixed improvements necessary to the operation and administration of the facility; and all other real and tangible personal property as permitted by Chapter 312 of the Texas Tax Code.

(e) Ineligible Property. The following types of property shall be fully taxable and ineligible for abatement:

i. Land
ii. Animals
iii. Inventories
iv. Supplies
v. Tools
vi. Furnishings and other forms of movable personal property other than machinery and equipment that carry out or support the function of the facility or improvements receiving abatement
vii. Vehicles
viii. Vessels
ix. Aircraft
x. Housing or residential property
xi. Fauna
xii. Flora
xiii. Deferred Maintenance Investments
xiv. Property to be rented or leased (except as provided in Part IV(f),
xv. Property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas.

(f) Owned/Leased Facilities. If a leased facility or leased improvements are granted an abatement, the agreement shall be executed with the lessor and lessee of the facility or improvements. The owner of the real property where the facility or improvements are located is not required to execute the abatement agreement if it is not the lessor or lessee of the facility or improvements.

(g) Value and Term of Abatement

(1) Abatement shall be granted effective no earlier than the January 1 valuation date immediately following the date of execution of the agreement. The agreement may provide that the period for which the abatement applies will commence on a later date. The value of new eligible property shall be abated according to the approved agreement between applicant and the governing body. The County Commissioners Court, in its sole discretion, shall determine the amount of any abatement.

(h) Economic Qualification. In order to be eligible for designation as a reinvestment zone and to qualify for tax abatement the planned improvement:

(1) Must create employment for at least 10 people on a full-time (40 hours per week equivalent) basis in the County for the duration of the abatement period at the abated facility site described in the tax abatement application; or alternatively, must retain and prevent the loss of employment of 10 employees or fifty percent (50%) of the existing facility containing the abated facility site described in the tax abatement application whichever is greater, for the duration of the abatememt period. The following is applicable to the employment retention/preventing loss of employment requirement:

(a) "Existing facility" is a Manufacturing Facility, Research Facility, Distribution Center or Regional Facility, Regional Entertainment Facility, Other Basic Industry, or a facility the Commissioners Court determines would enhance job creation and the economic future of the County. The facility must be expanded or modernized and contain the proposed improvements to be abated. A manufacturing or processing unit or units of a larger plant complex that separately comprise a manufacturing or production sub-unit of the larger plant shall be considered the existing facility for the purposes of Section 2(h)(1) employment retention requirement (that the planned improvements cause the retention or prevention of loss of employment of 10 employees or 50% of the employees of the existing facility, whoever is greater). For example, if a large plant complex has a sub-unit that produces chlorine and 100 employees are employed at or in connection with that unit, an expansion or modernization of all or part of that facility must result in the retention of at least 50 employees employed at or in connection with the expanded or modernized "existing facility" in order for the facility improvements to qualify for abatement.

(b) Employees of a larger plant until transferred or assigned to and employed at or in connection with a new sub-unit containing the planned improvements, constructed on underdeveloped land constituting the proposed abated facility site/reinvestment zone shall be considered "created" employment for purposes of this sub-section.

(c) The proposed number of employees to be employed at the abatement facility as stated in the abatement application for the property that is the subject of the tax abatement agreement (including the projected creation or retention of employment) must be maintained for the duration of the abatement period at the abated facility site. For purposes of this subsection, in order for a planned improvement to be considered as preventing the loss of employment or retaining employment, the abated facility/project must be necessary in order to retain or keep employment at levels as indicated in the application and in order to retain the proposed number of employees at the abated facility as indicated in the application. The owner/Applicant seeking to qualify on the basis of retention or preventing loss of employment must provide a detailed statement as an attachment to its application affirmatively representing compliance with this sub-subsection and explaining the necessity of this project to prevent loss of employment. Any variance from the requirements of this sub-section is subject to approval of Commissioners Court in accordance with the variance section of these Guidelines & Criteria.

(d) Full-time employee creation requirements for Data Center Facilities, Energy and Energy Storage Facilities shall be determined on a case-by-case basis by the Commissioners Court.

(2) Must be not expected to solely or primarily have the effect of transferring employment from one part of the county to another part of the county. A variance may be requested relative to this provision which approval shall be at the sole discretion of the County.

(3) Must be necessary because capacity cannot be provided efficiently utilizing existing improved property.

Additionally, the owner of the project:

(4) Will be wholly responsible for all County roads and right-of-way (including bridges, culverts, ditches, etc.) and damage caused thereto as a result of the construction of or of an on-going maintenance and operations of the Abated Facility Site as well as associated facilities to the Abated Facility Site, including but not limited to, the following:

a. Cost to maintain the roads, if needed, utilized for construction of the Abated Facility Site in an effort to keep the road safe for the traveling public will be tracked by the County and invoiced on a regular basis to the Abatee.

b. Cost to reconstruct the roadway, if needed, will be actual costs to repair the County roads and right-of-way incurred by the County and invoiced to the Abatee. These costs will include all construction costs as well as all related professional services for the repair work.

c. Cost associated with the issuance of a County driveway permit, which shall be required in the event the project is accessed directly by a County Road. Owner agrees to promptly submit a completed County driveway permit application

(i) Taxability. From the execution of the abatement contract to the end of the prior during which the abatement applies, taxes shall be payable as follows:

(1) The value of ineligible property as provided in Part IV(e) shall be fully taxable;

(2) The base year value of existing eligible property as determined each year shall be fully taxable; and

(3) The additional value of new eligible property shall be taxable in the manner described in the abatement agreement.

V. APPLICATION FOR TAX ABATEMENT

(a) Any present or potential owner, assignee, or lessee of taxable property in the County may request the creation of a reinvestment zone and the consideration of a tax abatement agreement by filing a written request with the County. The completed Application must be accompanied by the payment of a one thousand dollar ($1,000) non-refundable application fee for administrative costs with the processing of the tax abatement request. Additional fees may be assessed for more complex requests at the discretion of the Commissioner's Court. All checks in payment of the administrative fee shall be made payable to the County.

(b) The completed application must contain the following information/attachments:

(1) A general description of the proposed use and the general nature and extent of the modernization, expansion, or new improvements to be undertaken;

(2) A descriptive list of the improvements which will be part of the facility.

(3) A map and list of parcel id's

(4) A time schedule for undertaking and completing the planned improvements

(5) In the case of modernizing or replacing existing facilities in whole or in part, a statement of the assessed value of the facility separately stated for real and personal property for the tax year immediately preceding the year in which the application is filed.

The County may require that the application be supplemented with such financial and other information as deemed appropriate for evaluating the financial capacity and other factors of the applicant.

(c) Upon receipt of a completed application, the County shall, through a public hearings afford the applicant and the designated representative of any Affected Jurisdiction the opportunity to show cause why the abatement should or should not be granted. Notice of the public hearing shall be clearly identified on an agenda of the County Commissioners Court to be posted in compliance with Chapter 312 of the Texas Tax Code.

(d) The County shall consider the application for tax abatement after the application has been reviewed and required public notices have been posted. The County shall notify the applicant of the approval or disapproval promptly after the corresponding hearing of the Commissioners Court.

(e) A request for reinvestment zone for the purpose of abatement shall not be granted by the County if the County finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of taxable improvements related to a proposed modernization expansion or new facility. Before the County Commissioners Court holds a public hearing to designate a reinvestment zone it shall do the following:
   (1) Not later than the seventh day before the date of the hearing, publish notice of the hearing in a newspaper having general circulation in the County; and
   (2) Not later than the seventh day before the date of the hearing, deliver written notice of the hearing to the presiding officer of the governing body of each taxing unit that includes in its boundaries any real property that is to be included in the proposed reinvestment zone.

(f) Requested Variances. Requests for variance from any provision of these Guidelines and Criteria may be made in written form to the County Commissioners' Court. Such request shall include a complete description of the circumstances explaining why the applicant should be granted a variance. Approval of a request for variance requires a three-fourths (3/4) vote of the County Commissioners Court.

(g) Deemed Variances. The County Commissioners' Court may approve a tax abatement agreement that varies from any requirement in these Guidelines and Criteria so long as such variance is not prohibited by or otherwise contrary to Chapter 312 of the Texas Tax Code. Any aspect of a tax abatement agreement duly authorized and approved by the County Commissioners' Court that varies in any respect from any requirement in these Guidelines and Criteria shall be deemed to have been granted a variance from the Guidelines and Criteria by the Court. It is the express intention of the County Commissioners Court that no tax abatement agreement that has been duly authorized and approved by the Court shall be challenged or held to be invalid because such authorized and approved tax abatement agreement varies from any requirement contained in these Guidelines and Criteria. The terms and conditions of a tax abatement agreement shall exclusively govern the rights and obligations of the parties to such agreement, and these Guidelines and Criteria shall not be deemed to grant or impose additional or different rights and obligations.

VI. PUBLIC HEARING

(a) Should any Affected Jurisdiction be able to show cause in the public hearing why the granting of abatement by the County will have a substantial adverse effect on its bonds, tax revenue, service incapacity or the provision of service, that showing shall be considered by the County

Commissioners' Court when deciding to approve or disapprove of the application for tax abatement.

(b) Neither a reinvestment zone nor an abatement shall be authorized if it is determined that:
   (1) There would be a substantial adverse effect on the provision of a government service or the tax base of an Affected Jurisdiction;
   (2) The applicant has insufficient financial capacity to construct and operate the proposed facility or improvements;
   (3) The planned or potential use of the property would constitute a hazard to public safety, health, or morals; or
   (4) The planned or potential use of the property violate other governmental codes or laws.

VII. AGREEMENT

(a) If an application for tax abatement is approved by the County Commissioners Court, the Court shall formally pass a resolution and execute an agreement with the owner and/or lessee of the facility which shall include:
   (1) The percentage of value to be abated each year as provided in Part IV(g) of these Guidelines and Criteria.
   (2) The commencement date and the termination date of abatement.
   (3) The proposed use of the facility, nature of construction, time schedule for undertaking completing the planned improvements, map, property description, and improvements list as provided in Part V of these Guidelines and Criteria.
   (4) Contractual obligations in the event of default, violation of terms or conditions, delinquent taxes recapture, administration and assignment (as provided in the agreement), and other provision that may be required for uniformity or by state law or that are mutually agreed to by the County and the applicant.
   (5) Amount of investment, forecast deprecation over abatement period, and/or average number of jobs applicant commits to create for the period of abatement.
   (6) Any other provisions required by Chapter 312 of the Texas Tax Code.

(b) The county will use its best efforts to cause such agreement to be executed within forty-five (45) days after the later of the date applicant has forwarded all necessary information to the jurisdiction receiving the application or the date of the approval of the application. Prior to the execution of the Agreement, the County will comply with the following notice requirement in Tax Code § 312.2041(a):

> Not later than the seventh day before the date on which a municipality or county enters into an abatement agreement, the governing body of the municipality or county or a designated officer or employee of the municipality or county shall deliver to the presiding officer of the governing body of each other taxing unit in which the property to be subject to the agreement is located, a written notice that the municipality or county intends to enter into the agreement. The notice must include a copy of the proposed agreement.

(c) Each other taxing unit that has jurisdiction over the facility or improvements for which the County approves or disapproves an application for tax abatement shall make its own determination of abatement (if requested by the applicant) which shall not bind any other Affected Jurisdiction.

VIII. RECAPTURE

(a) In the event that the facility or improvements are completed and begin operating but subsequently discontinue operating for any reason excepting a force majeure event (as such event may be more specifically defined in the tax abatement) for a period of more than one (1) year during the abatement period, then the abatement agreement shall terminate along with the abatement of taxes for the calendar year during which the agreement is terminated. The taxes otherwise abated for that calendar year shall be paid to the County within sixty (60) days from the date of termination. The County is permitted to enter into a tax abatement agreement that varies from the provisions of this paragraph without being deemed to be in violation of the Guidelines and Criteria so long as the agreement provides for the recapture of property taxes in the event that the approved facility or improvements discontinue operations during the period of tax abatement.

(b) If the County determines that a party to a tax abatement agreement is in default according to the terms and conditions of its agreement, the County shall notify the party in writing at the address stated in the agreement, and if such is not cured within (60) days from the date of such notice, then the agreement shall be terminated and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination. Further, it will be a default under a tax abatement granted pursuant to these Guidelines and Criteria if the owner of the eligible property subject to the abatement is delinquent in paying any undisputed taxes to any taxing authority in the County. The County is permitted to enter into a tax abatement agreement that varies from the provision of this paragraph without being deemed to be in violation of these Guidelines and Criteria so long as the agreement provides for the recapture of property tax in the event that the applicant named in the tax abatement agreement defaults in its obligations under the agreement.

IX. ADMINISTRATION

(a) The Chief Appraiser of the County Appraisal District shall annually determine an assessment of any real and/or personal property that is the subject of a tax abatement agreement. Each party to a tax abatement agreement shall be required to furnish the assessor with such information as may be necessary to determine an assessment. Once a value has been established, the Chief Appraiser shall notify the Affected Jurisdictions of the appraised value.

(b) The abatement agreement shall stipulate that employees and/or designated representatives of the County will have access to the facility or improvements that are the subject of the agreement during the term of the abatement to inspect the facility or improvements to determine if the terms and conditions of the agreement are being met. The terms, guidelines, and requirements concerning inspections shall be set forth in the abatement agreement.

(c) After the period of abatement begins, the County shall annually evaluate each facility receiving abatement and report possible violations of the abatement agreement to the County Commissioners Court. The abatement agreement will require the party receiving the abatement to file annual certifications with the County.

(d) All proprietary information acquired by the County for purposes monitoring compliance with the terms and conditions of an abatement agreement shall be considered confidential.

(e) "Buy Local" Provision. Each recipient of property tax abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, contractors and labor, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency.

(f) Right to Modify or Cancel. Notwithstanding anything herein, the County may cancel or modify Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones if an owner fails to comply with the Guidelines and Criteria for Granting Tax Abatements in Reinvestment Zones.

X. ASSIGNMENT

(a) Except as otherwise provided in the abatement agreement, an abatement agreement may be transferred and assigned by the holder to a new owner or lessee of the same facility upon the approval by resolution of the County Commissioners Court, subject to the financial capacity of the assignee and provided that all conditions and obligations in the abatement agreement are guaranteed by the execution of an assignment and assumption agreement between the holder of the agreement and the assignee. Approval shall not be unreasonably withheld.

(b) No assignment or transfer shall be approved if the party/parties to the existing agreement or the proposed assignee is liable to any taxing jurisdiction for outstanding taxes or other obligations.

XI. SUNSET PROVISION

(a) These Guidelines and Criteria are effective upon the date of the adoption and will remain in force for two (2) years unless amended by three quarters vote of the County Commissioners Court, at which time all reinvestment zones and tax abatement contracts created pursuant hereto will be reviewed by each Affected Jurisdiction to determine whether the goals have been achieved. Based on that review, these Guidelines and Criteria may be modified, renewed, or not renewed, providing that such actions shall not affect existing abatement agreements.

(b) These Guidelines and Criteria do not amend any existing Industrial District Contracts or agreements with the owners of real property in areas deserving of specific attention as agreed by the Affected Jurisdiction.

XII. SEVERABILITY AND LIMITATIONS

(a) In the event that any section, clause, sentence, paragraph or any part of these Guidelines and Criteria shall for any reason be adjudged by any court of competent jurisdiction to be invalid, such invalidity shall not affect, impair, or invalidate the remainder of these Guidelines and Criteria.

(b) Property that is located in a reinvestment zone and that is owned or leased by a person who is a member of the Commissioners Court may not be subject to a tax abatement agreement entered into with the County.

(c) If these Guidelines and Criteria have omitted any mandatory requirements of the applicable tax abatement laws of the State of Texas, then such requirements are hereby incorporated as a part of these Guidelines and Criteria.

XIII. TAX ABATEMENT DETERMINATION

(a) Nothing herein shall imply or suggest the County is under any obligation or duty to provide tax abatement to any applicant, and reserves the right to make exceptions, approve, and deny based on concerns including, however not limited to environmental and quality of life issues and/or compatibility with the economic goals and objectives of the County.

GLOSSARY:

(a) "Abatement" means the full or partial exemption from ad valorem taxes of certain real or tangible personal property in a reinvestment zone designated by the County or a municipality for economic development purposes.

(b) "Aquaculture/Agriculture Facility" means building, structures and major earth structure improvements, including fixed machinery and equipment, the primary purposes of which is of food and/or fiber products in commercially marketable quantities.

(c) "Affected Jurisdiction" means the County and any municipality, or school district, the majority of which is located in the County that levies ad valorem taxes upon and/or provides services to property located within the proposed or existing reinvestment zone designated by the County or any municipality.

(d) "Agreement" means a contractual agreement between a property owner and/or lessee and the County for the purpose of tax abatement.

(e) "Base year value" means the assessed value of eligible property on January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1 but before the filing of an application.

(f) "Deferred maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process of technology.

(g) "Distribution Center Facility" means building and structures, including machinery and equipment, used or to be used primarily to receive, store, service, or distribute goods or materials owned by the facility from which a majority of revenue generated by activity at the facility are derived from outside of the County.

(h) "Expansion" means the addition of buildings, structures, machinery or equipment for purposes of increasing production capacity.

(i) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

(j) "Manufacturing Facility" means buildings and structures, including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

(k) "Modernization" means the upgrading and or replacement of existing facilities which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.

(l) "New Facility" means improvements to real estate previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

(m) "New Jobs" means a newly created employment position on a full-time permanent basis. Two or more part-time permanent employees totaling an average of not less than 40 hours per week may be considered as one full-time permanent employee.

(n) "Office Building" means a new office building.

(o) "Other Basic Industry" means buildings and structures, including fixed machinery and equipment not elsewhere described used or to be used for the production of products or services which serve a market primarily outside the County and results in the creation of new permanent jobs and new wealth in the County.

(p) "Regional Entertainment/Tourism Facility" means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment and/or tourism related services, from which a majority of revenues generated by activity at the facility are derived from outside the County.

(q) "Research Facility" means buildings and structures, including fixed machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production process thereto.

(r) "Regional Service Facility" means buildings and structures, including fixed machinery and equipment, used or to be used to provide a service from which a majority of revenues generated by activity at the facility are derived from outside the County.

(s) "Energy Facility" means buildings and structures, including but not limited to generating equipment, electric transmission lines, electric power substations, electrical gathering equipment, communications systems and roads, fixed machinery and equipment, used or to be used to provide electrical energy

(t) "Energy Storage Facility" " means buildings and structures, including but not limited to improvements for the storage and dispatch electricity and provision of other functions related to the storage, distribution, and transmission of electrical power, or that is otherwise related to the storage and sale of electricity.

(u) "Data Center Facility" means a building or facility that houses IT infrastructure for building, running, and delivering applications and services, and for storing and managing the data associated with those applications and services.

Exhibit 3

Attachment A – Orders Adopting Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 1 and Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 2

COMMISSIONERS COURT OF HALL COUNTY
HALL COUNTY COURTHOUSE ANNEX
101 SOUTH 9TH STREET
MEMPHIS, TEXAS

RESOLUTION AND ORDER

DESIGNATING THE REINVESTMENT ZONE TO BE KNOWN AS THE
HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE NUMBER 1
IN THE JURISDICTION OF HALL COUNTY, TEXAS

The Commissioners Court of Hall County, Texas, meeting in a regular session on May 12th, 2025, considered the following resolution:

WHEREAS, the Commissioners Court of Hall County, Texas (the "County") has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code) (the "Act"); and,

WHEREAS, the County adopted guidelines and criteria governing tax abatement agreements in a resolution dated May 12th, 2025 (the "Guidelines and Criteria"); and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes, and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone;

WHEREAS, the improvements proposed for the reinvestment zone are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described in Exhibit A meets the criteria established in the Guidelines and Criteria for a reinvestment zone; and

WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Hall County, that:

1. The County hereby designates the property located in Hall County, Texas, having the property description in Exhibit A attached to this Order as a reinvestment zone under the County's Guidelines and Criteria, having determined that (a) the property described in Exhibit A meets the criteria established in the Guidelines and Criteria, and (b) the designation of such reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and that would contribute to the economic development of the County.

The reinvestment zone created by this Order to include the real property described in Exhibit A shall be known as the "Hall County Lancium Turkey Clean Campus Reinvestment Zone Number 1."

The foregoing Resolution and Order was lawfully moved by Bobby Wilson, duly seconded by Troy Glover, and duly adopted by the Commissioners Court of Hall County, Texas, on May 12th, 2025.

Ray Powell

Ray Powell
County Judge

Patricia Snider

County Clerk, Hall County, Texas

COMMISSIONERS COURT OF HALL COUNTY
HALL COUNTY COURTHOUSE ANNEX
101 SOUTH 9TH STREET
MEMPHIS, TEXAS

RESOLUTION AND ORDER

DESIGNATING THE REINVESTMENT ZONE TO BE KNOWN AS THE
HALL COUNTY LANCIUM TURKEY CLEAN CAMPUS REINVESTMENT ZONE NUMBER 2
IN THE JURISDICTION OF HALL COUNTY, TEXAS

The Commissioners Court of Hall County, Texas, meeting in a regular session on January 12th, 2026, considered the following resolution:

WHEREAS, the Commissioners Court of Hall County, Texas (the "County") has elected to become eligible to participate in tax abatement agreements under the provisions of the Texas Property Redevelopment and Tax Abatement Act (Chapter 312 of the Texas Tax Code) (the "Act"); and,

WHEREAS, the County adopted guidelines and criteria governing tax abatement agreements in a resolution dated May 12th, 2025 (the "Guidelines and Criteria"); and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the County (a) timely published or posted all applicable notices of public hearing regarding the designation of the real estate described in the attached Exhibit A as a reinvestment zone for tax abatement purposes, and (b) timely notified all applicable presiding officers of the governing body of each taxing unit that includes in its boundaries real property that may be included in the proposed reinvestment zone;

WHEREAS, the improvements proposed for the reinvestment zone are feasible and of benefit to the reinvestment zone after expiration of an abatement agreement; and

WHEREAS, the property described in Exhibit A meets the criteria established in the Guidelines and Criteria for a reinvestment zone; and

WHEREAS, the designation of the reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and would contribute to the economic development of the County; and

WHEREAS, all interested members of the public were given an opportunity to make comment at the public hearing.

NOW, THEREFORE, BE IT ORDERED, by the Commissioners Court of Hall County, that:

1. The County hereby designates the property located in Hall County, Texas, having the property description in Exhibit A attached to this Order as a reinvestment zone under the County's Guidelines and Criteria, having determined that (a) the property described in Exhibit A meets the criteria established in the Guidelines and Criteria, and (b) the designation of such reinvestment zone would contribute to the retention or expansion of primary employment or would attract major investment in the reinvestment zone that would be of benefit to the property described in Exhibit A and that would contribute to the economic development of the County.

The reinvestment zone created by this Order to include the real property described in Exhibit A shall be known as the "Hall County Lancium Turkey Clean Campus Reinvestment Zone Number 2."

The foregoing Resolution and Order was lawfully moved by Terry Lindsey duly seconded by Gerry Propst, and duly adopted by the Commissioners Court of Hall County, Texas, on January 12th, 2026.

Ray Powell
County Judge

Patricia Snider

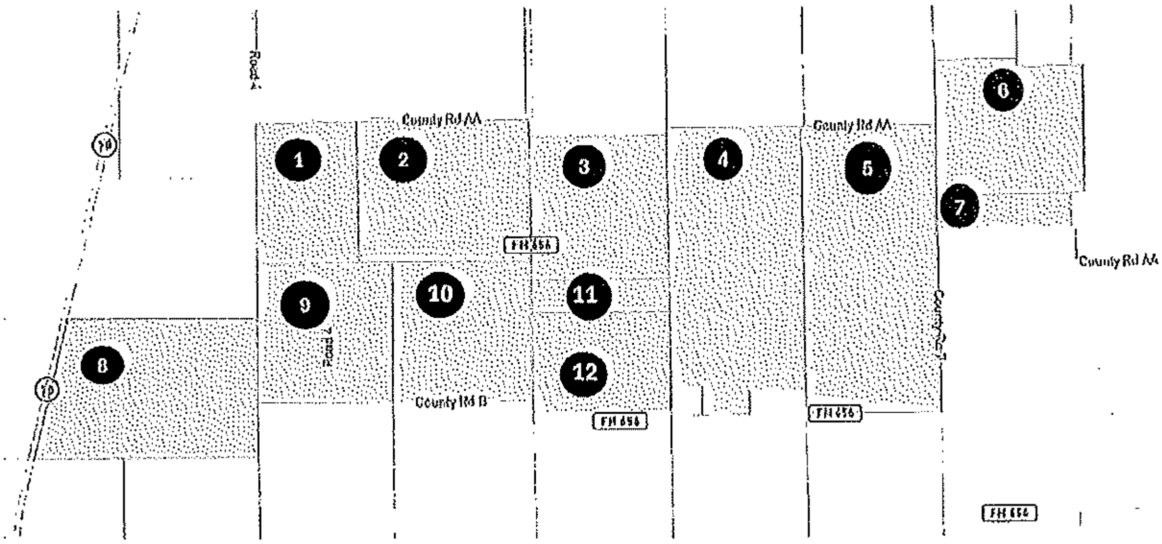
County Clerk, Hall County, Texas

Exhibit 4

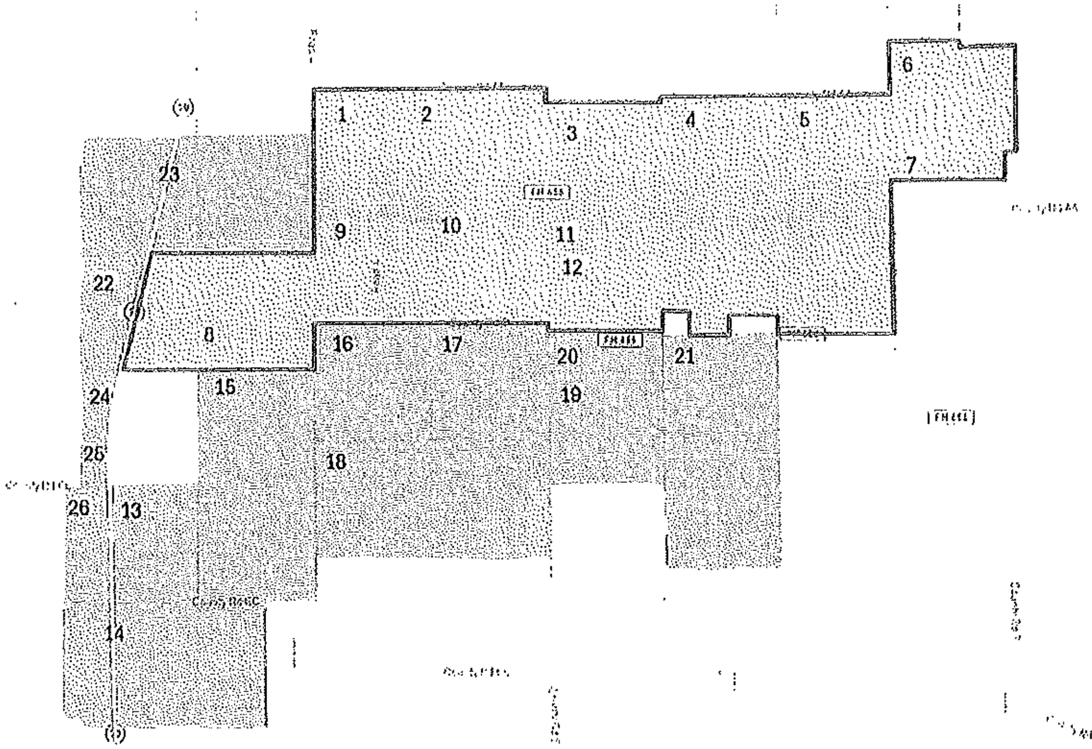
Attachment C - Site Description and Location Maps

Ref	Parcel	Legal Description	Acres
		Proposed Reinvestment Zone	
1	201498	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of Sec 170 Abstract # 01147	116.70
2	201507	W D Payne, Hall County Block: 1 1 W D Payne Abstract # 01709	239.40
3	201608	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	273.82
4	201328	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of 152 Abstract # 01144	160.00
5	201534	D&P Rr Co, Hall County Block: S 5 Section: Ne/4 Of 152 Abstract # 01144	158.90
6	201332	D&P Rr Co, Hall County Block: S 5 Section: 152 Abstract # 01144	320.00
7	201330	G&M, Hall County Block: L Section: 5 Abstract # 00550	160.00
8	201326	G&M, Hall County Block: L Section: 5 Abstract # 00550	52.49
9	201524	D&P Rr Co, Hall County Block: S 5 Section: 187 Abstract # 00378	320.00
10	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.00
11	201483	D&P Rr Co, Hall County Block: S 5 Section: 169 (3.66 Aceres)sw Abstract # 00369	74.13
12	201491	D&P Rr Co Blk S 5 S/Pt 169 Blk S 5 D&P Rr Abstr Act # 00369	311.50
13	201500	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	38.92
14	206005	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	37.83
15	201496	D&P Rr Co, Hall County Blk S 5 Section: 170 Abstract # 01147	57.52
			2,561.21

Hall County Lancium Reinvestment Zone



Ref	Parcel	Legal Description	Acreage
1	201338	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of Sec 153 Abstract # 00361	112.00
2	201341	D&P Rr Co, Hall County Block: S 5 Section: E/202 Ac Of The N/2 Of 153 Abstract # 00361	202.65
3	201331	G&M, Hall County Block: L Section: 5 Abstract # 00550	146.75
4	201525	D&P Rr Co, Hall County Block: S 5 Section: W/2 Of 186 Abstracat # 01440	300.43
5	201526	D&P Rr Co, Hall County Block: S 5 Section: 186 E/2 Abstract # 01440	320.00
6	201314	D&P Rr Co, Hall County Block: S 5 Section: 197 Sw/4 Abstract # 00383	160.00
7	201235	D&P Rr Co, Hall County Block: S 5 Section: 195 W/2 Abstract # 00382	40.00
8	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.02
9	201344	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of 153 Abstract # 00361	158.81
10	201347	D&P Rr Co, Hall County Block: S 5 Section: Se/4 153 Abstract # 00361	160.00
11	201323	G&M, Hall County Block: L Section: 5 Abstract # 00550	52.89
12	201477	G&M, Hall County Block: L Section: 5 Abstract # 00550	120.00
			2,013.6



Reinvestment Zone #1			
Ref	Parcel	Legal Description	Acres
1	201338	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of Sec 153 Abstract # 00361	112.00
2	201341	D&P Rr Co, Hall County Block: S 5 Section: E/202 Ac Of The N/2 Of 153 Abstract # 00361	202.65
3	201331	G&M, Hall County Block: L Section: 5 Abstract # 00550	146.75
4	201525	D&P Rr Co, Hall County Block: S 5 Section: W/2 Of 186 Abstracat # 01440	300.43
5	201526	D&P Rr Co, Hall County Block: S 5 Section: 186 E/2 Abstract # 01440	320.00
6	201314	D&P Rr Co, Hall County Block: S 5 Section: 197 Sw/4 Abstract # 00383	160.00
7	201235	D&P Rr Co, Hall County Block: S 5 Section: 195 W/2 Abstract # 00382	40.00
8	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.02
9	201344	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of 153 Abstract # 00361	158.81
10	201347	D&P Rr Co, Hall County Block: S 5 Section: Se/4 153 Abstract # 00361	160.00
11	201323	G&M, Hall County Block: L Section: 5 Abstract # 00550	52.89
12	201477	G&M, Hall County Block: L Section: 5 Abstract # 00550	120.00
			2,013.55

Reinvestment Zone #2			
Ref	Parcel	Legal Description	Acres
13	201498	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of Sec 170 Abstract # 01147	116.70
14	201507	W D Payne, Hall County Block: 1 1 W D Payne Abstract # 01709	239.40
15	201608	D&P Rr Co, Hall County Block: S 5 Section: E/2 of 170 Abstract # 01147	273.82
16	201328	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of 152 Abstract # 01144	160.00
17	201534	D&P Rr Co, Hall County Block: S 5 Section: Ne/4 Of 152 Abstract # 01144	158.90
18	201332	D&P Rr Co, Hall County Block: S 5 Section: S/2 of 152 Abstract # 01144	320.00
19	201330	G&M, Hall County Block: L Section: 5 Abstract # 00550	160.00
20	201326	G&M, Hall County Block; L Section: 5 Abstract # 00550	52.49
21	201524	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 of 187 Abstract # 00378	320.00
22	201483	D&P Rr Co, Hall County Block: S 5 Section: 169 (3.66 Aceres)sw/4 Abstract # 00369	74.13
23	201491	D&P Rr Co Blk S 5 S/Pt 169 Blk S 5 D&P Rr Abstr Act # 00369	311.60
24	201500	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	38.92
25	205805	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	37.83
26	201496	D&P Rr Co, Hall County Blk S 5 Section: 170 Abstract # 01147	57.52
			2,321.21

4,334.76

#9

Exhibit C

THE STATE OF TEXAS §
§
COUNTY OF HALL §

AMENDMENT NO. 1 TO CHAPTER 381 ECONOMIC DEVELOPMENT AGREEMENT

This Amendment No. 1 to Chapter 381 Economic Development Agreement (Phase 1) (this "Amendment No. 1") is entered into by and among Hall County, Texas (the "County"), and Lancium Turkey Clean Campus LLC, Lancium Turkey LLC, Lancium LLC, and Rolling Plains EV Station LLC (collectively, "Owner") (County and Owner, collectively, the "Parties"). This Amendment No. 1 shall become effective upon final signature by both Parties.

WITNESSETH:

WHEREAS, the Parties previously entered into that certain Chapter 381 Economic Development Agreement effective June 20, 2025 (the "Agreement") providing for the payment of grants with respect to data center buildings, related improvements, and tangible personal property of Owner within the Site (as defined in the Agreement and Exhibit A thereto) following the period of tax abatement for such property pursuant to tax; and

WHEREAS, Owner now intends to construct data center buildings and related improvements contemplated by the Agreement on land outside of the Site; and

WHEREAS, the Parties wish to enter into this Amendment No. 1 to the Agreement to expand the Site and provide for the payment grants with respect to data center buildings, related improvements, and tangible personal property within the expanded Site.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree to amend the Agreement as follows:

1. Amendments.

A. The definition of "Phase 1 Agreement" in Section II.R. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 1) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

B. The definition of "Phase 2 Agreement" in Section II.S. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 2) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

C. The definition of "Phase 3 Agreement" in Section II.T. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 3) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

D. The definition of "Phase 4 Agreement" in Section II.U. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 4) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

E. The definition of "Phase 5 Agreement" in Section II.V. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 5) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

F. The definition of "Phase 6 Agreement" in Section II.W. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 6) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

G. The definition of "Phase 7 Agreement" in Section II.X. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 7) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

H. The definition of "Phase 8 Agreement" in Section II.Y. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 1) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

I. The definition of "Phase 9 Agreement" in Section II.Z. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 9) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

J. The definition of "Phase 10 Agreement" in Section II.AA. of the Agreement is hereby amended to mean "that certain Tax Abatement Agreement (Phase 10) between County and Owner effective June 20, 2025, as amended by that certain Amendment No. 1 to Tax Abatement Agreements (Phases 1-10) between County and Owner effective on or about the date of this Amendment No. 1."

K. The definition of "Project and Improvements" in Section II.BB of the Agreement is hereby amended to mean "Eligible Property (i) meeting the definition for improvements provided by Chapter 1 of the Texas Tax Code, including a Data Center and any related building, structure, or fixture erected on or affixed to land in the Site, or (ii) any other Eligible Property (including tangible personal property) in the Site owned by Owner or a Lessee. Exhibit B to this Agreement includes a non-exclusive list of components that are expected to be included in the Project and Improvements."

L. The definition of "Reinvestment Zone Agreement" in Section II.CC of the Agreement is hereby amended to mean "each tax abatement agreement executed between Owner and County with respect to property in the Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 1 or the Hall County Lancium Turkey Clean Campus Reinvestment Zone No. 2, and includes the Phase 1 Agreement, Phase 2 Agreement, Phase 3 Agreement, Phase 4 Agreement, Phase 5 Agreement, Phase 6 Agreement, Phase 7 Agreement, Phase 8 Agreement, Phase 9 Agreement, and Phase 10 Agreement, and "Reinvestment Zone Agreements" means, collectively, all of the Reinvestment Zone Agreements."

M. The definition of "Site" in Section II.DD of the Agreement is hereby amended to mean "the area described in Exhibit A of this Agreement on which Owner or a Lessee will install and construct Project and Improvements (including on or more Data Centers and any related Eligible Property)."

N. Exhibit A of the Agreement (Site description) shall hereby be replaced in its entirety with Exhibit A to this Amendment No. 1 (Site description).

2. Effect. Except as modified and amended by the terms of this Amendment No. 1, all of the terms, conditions, provisions and covenants of the Agreement are ratified and shall remain in full force and effect, and the Agreement as amended by this Amendment No. 1 shall be deemed to constitute a single instrument or document. Should there be any inconsistency between the terms of this Amendment No. 1 and the Agreement, the terms of this Amendment No. 1 shall prevail. A copy of this Amendment No. 1 shall be recorded with the official minutes of the meeting at which it has been approved.

3. Binding on Successors and Assigns. The Agreement, as amended by this Amendment No. 1, shall be binding upon and inure to the benefit of the Parties and each other person and entity having any interest therein during their ownership thereof, and their respective successors and assigns.

4. Counterparts. This Amendment No. 1 may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the County as authorized by the County Commissioners Court and executed by the Owner on the respective dates shown below.

HALL COUNTY, TEXAS

By: Ray Powell
Ray Powell, County Judge

Date: JAN 12 2026

Patricia Snider
Attest:
County Clerk

[Signatures continue next page]

OWNER:

Lancium Turkey Clean Campus, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Lancium Turkey, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Lancium, LLC

By: Jennifer Kennedy Date: 1/12/26

Print Name: Jennifer Kennedy

Print Title: VP-Tax

Rolling Plains EV Stations, LLC

By: Jennifer Kennedy Date: 1/12/26

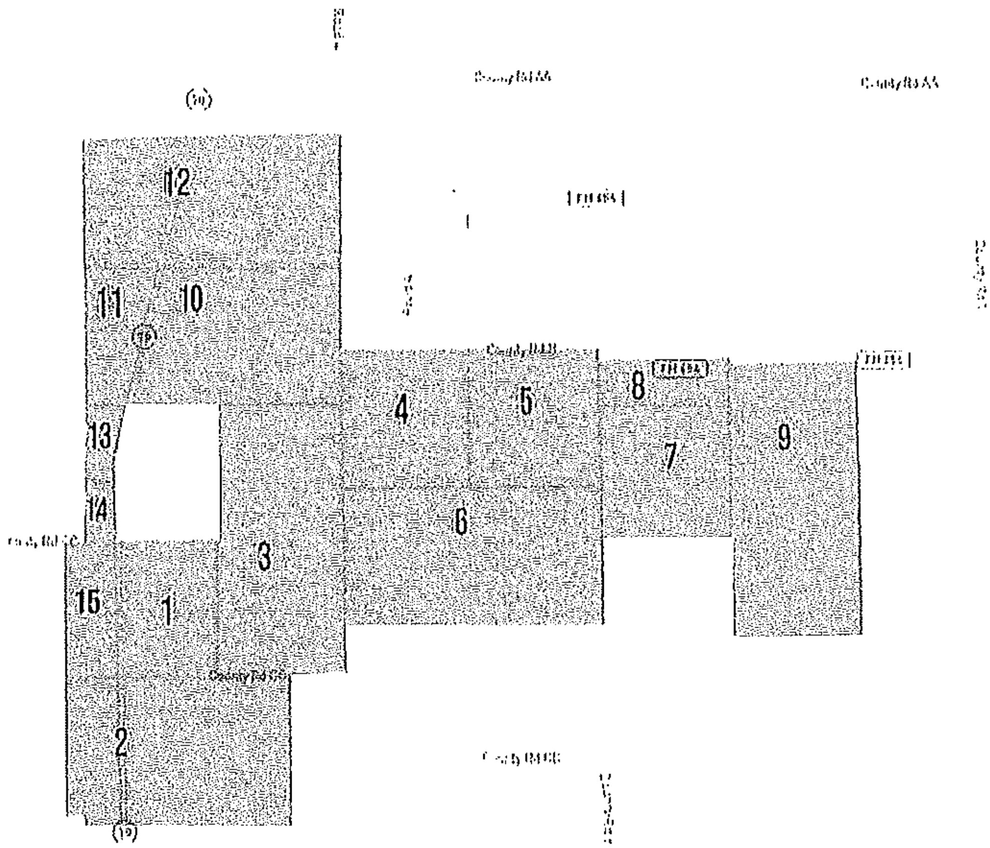
Print Name: Jennifer Kennedy

Print Title: VP-Tax

Exhibit A

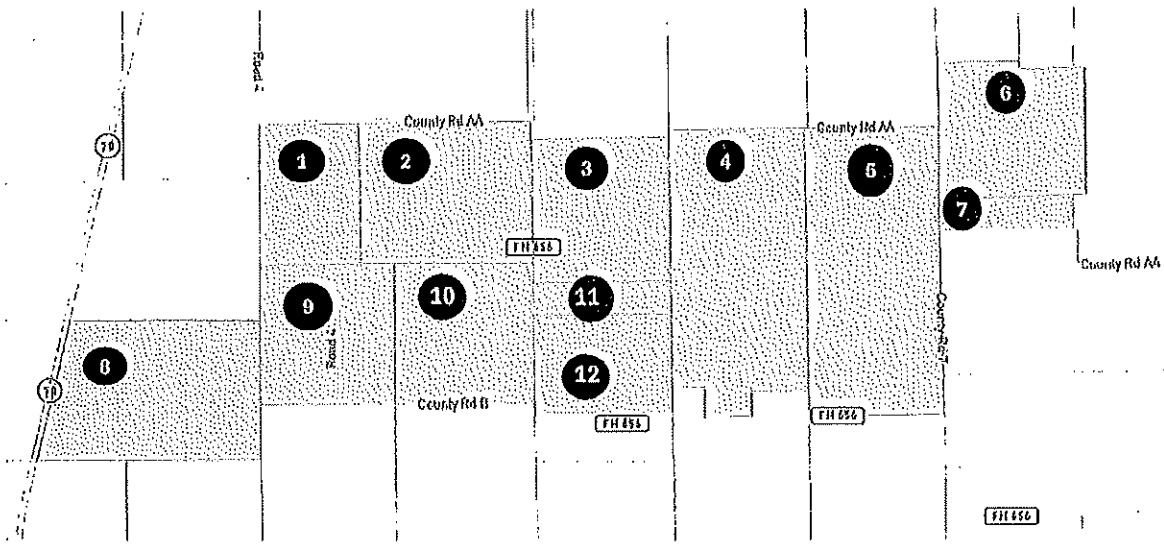
Attached is a description of the Site.

[The Site description will contain a map and a legal description of the collective land in Reinvestment Zone No. 1 and Reinvestment Zone No. 2]



Proposed Reinvestment Zone			
Ref	Parcel	Legal Description	Acres
1	201498	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of Sec 170 Abstract # 01147	116.70
2	201507	W D Payne, Hall County Block: 1 1 W D Payne Abstract # 01709	239.40
3	201608	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	273.82
4	201328	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of 152 Abstract # 01144	160.00
5	201534	D&P Rr Co, Hall County Block: S 5 Section: Ne/4 Of 152 Abstract # 01144	158.90
6	201332	D&P Rr Co, Hall County Block: S 5 Section: 152 Abstract # 01144	320.00
7	201330	G&M, Hall County Block: L Section: 5 Abstract # 00550	160.00
8	201326	G&M, Hall County Block; L Section: 5 Abstract # 00550	52.49
9	201524	D&P Rr Co, Hall County Block: S 5 Section: 187 Abstract # 00370	320.00
10	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.00
11	201483	D&P Rr Co, Hall County Block: S 5 Section: 169 (3.66 Aceres)sw Abstract # 00369	74.13
12	201491	D&P Rr Co Blk S 5 S/Pt 169 Blk S 5 D&P Rr Abstr Act # 00369	311.50
13	201500	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	30.92
14	205005	D&P Rr Co, Hall County Block: S 5 Section: 170 Abstract # 01147	37.83
15	201496	D&P Rr Co, Hall County Blk S 5 Section: 170 Abstract # 01147	57.52
			2,561.21

Hall County Lancium Reinvestment Zone



Ref	Parcel	Legal Description	Acreage
1	201338	D&P Rr Co, Hall County Block: S 5 Section: Nw/4 Of Sec 153 Abstract # 00361	112.00
2	201341	D&P Rr Co, Hall County Block: S 5 Section: E/202 Ac Of The N/2 Of 153 Abstract # 00361	202.65
3	201331	G&M, Hall County Block: L Section: 5 Abstract # 00550	146.75
4	201525	D&P Rr Co, Hall County Block: S 5 Section: W/2 Of 186 Abstracat # 01440	300.43
5	201526	D&P Rr Co, Hall County Block: S 5 Section: 186 E/2 Abstract # 01440	320.00
6	201314	D&P Rr Co, Hall County Block: S 5 Section: 197 Sw/4 Abstract # 00383	160.00
7	201235	D&P Rr Co, Hall County Block: S 5 Section: 195 W/2 Abstract # 00382	40.00
8	201487	D&P Rr Co, Hall County Block: S 5 Section: 169 Abstract # 00369	240.02
9	201344	D&P Rr Co, Hall County Block: S 5 Section: Sw/4 Of 153 Abstract # 00361	158.81
10	201347	D&P Rr Co, Hall County Block: S 5 Section: Se/4 153 Abstract # 00361	160.00
11	201323	G&M, Hall County Block: L Section: 5 Abstract # 00550	52.89
12	201477	G&M, Hall County Block: L Section: 5 Abstract # 00550	120.00
			2,013.6

Exhibit D

P.O. Box 92 Crosbyton, TX. 79322 |Tel: 806 675 2222 |Web: www.Farley.Tech |Email: jonathon@farley.tech

Guardz Cybersecurity Solution Proposal

Purpose

Hall County currently licenses Microsoft 365 email services through TAC CIRA. While licensing is in place, support and security responsibilities are split between multiple parties. This division of responsibility can create delays when email issues occur.

In practice, County staff typically contact Farley Tech first for technology-related issues. When an issue is determined to be related to Microsoft 365, the matter must then be redirected to TAC CIRA. In some cases, resolution is further delayed when administrative access to County workstations or systems is required, necessitating additional coordination between providers.

This proposal consolidates responsibility for Microsoft 365 licensing, administration, security, and support under a single provider. Doing so improves response time, reduces handoffs, eliminates confusion for end users, and ensures clear accountability for both operational support and security.

Recommendation

Farley's Tech Solutions proposes: 1. Assuming full administrative management of Hall County's Microsoft 365 tenant 2. Deploying **Guardz**, an AI-driven Microsoft 365 security platform providing continuous monitoring, phishing protection, and identity threat detection

Key Benefits

- Stops phishing, impersonation, and ransomware delivery before users interact
- Detects compromised accounts early and enables rapid containment
- Improves visibility for auditors
- Aligns with CJIS and Texas public-sector cybersecurity expectations
- Predictable monthly cost with reduced incident risk

Financial Impact

- Microsoft 365 licensing savings: **~$43/month**
- Guardz security & monitoring: **~$200/month**
- Net increase: **modest**, with substantial risk reduction

Outcome

This proposal replaces a licensing-only model with **active security management**, protecting a mission-critical county system at a predictable cost.

Exhibit E

P.O. Box 92 Crosbyton, TX. 79322 |Tel: 806 675 2222 |Web: www.Farley.Tech |Email: jonathon@farley.tech

Phone & Internet Services Upgrade

Purpose

Hall County currently utilizes Windstream for phone and internet services. Farley's Tech proposes transitioning these services to Fiber Wave to reduce monthly operating costs, increase service reliability through redundancy, and unify phone systems between the Jail and the Courthouse.

Proposed Solution

Internet Services

- Two independent internet connections
- Automatic failover and redundancy
- Improved continuity of operations

Phone Services

- New VoIP phones at the Courthouse
- Same phone system already in use at the Jail
- Unified county phone platform

Operational Enhancements

- Emergency notifications between Jail and Courthouse
- Call recording when required
- Simplified support and administration

Monthly Impact

- Estimated savings: ~$225 per month

One-Time Cost

- Equipment and installation: $1,977

Exhibit F

Farley's Tech Solutions

Farley's Tech Solutions, LLC
212 W Aspen St
Crosbyton, TX 79322
(806) 675-2222
SupportRequest@Farley.Tech

Hall County Sheriff
512 Main St Ste 7
Memphis, TX 79245

Invoice #	11703
Invoice Date	12-17-25
Due Date	12-17-25
Balance Due	$899.00

Description	Unit Cost	Quantity	Line Total
Dell OptiPlex Small Form Factor Desktop - Intel Core i5 14th Gen - 16 GB - 256 GB SSD - Windows 11 Pro	$899.00	1.0	$899.00

Comments:

Subtotal	$899.00
Tax	$0.00
Invoice Total	$899.00
Payments	$0.00
Credits	$0.00
Balance Due	$899.00

Computer for Sheriffs office

Exhibit G

STATE OF TEXAS §
§
COUNTY OF HALL §

Resolution Supporting Legislation to Exempt Texas Counties from the State Hotel Occupancy Tax

WHEREAS, Texas Counties are the functional arm of state government and are responsible for the operation and management of numerous state programs as required or authorized by state law; and

WHEREAS, Texas Counties provide essential state services to constituents at the local level, many of which are fully or partially supported with funds disbursed by the State of Texas through the state appropriations process; and

WHEREAS, Texas Counties are required by state law to provide for the continuing education and professional development of county officials and employees, often requiring travel and overnight stays that are subject to the State of Texas Hotel Occupancy Tax; and

WHEREAS, the State of Texas currently exempts from the Hotel Occupancy Tax several entities, including federal agencies, state government officials and employees, and certain charitable, educational, and religious organizations, but does not exempt county governments, their officials, or employees; and

WHEREAS, when counties, as political subdivisions of the State, pay the State Hotel Occupancy Tax from revenues generated through local property taxes, it results in an inefficient practice known as **"tax churn,"** in which one taxing entity collects taxes from another taxing entity, ultimately increasing the financial burden on local property taxpayers; and

WHEREAS, exempting Texas Counties from the State Hotel Occupancy Tax would reduce this inefficiency, improve governmental accountability, and help alleviate the impact of rising local property taxes on Texas citizens; and

WHEREAS, the exemption would further align counties with other government and nonprofit entities already recognized under state law as exempt from this tax, ensuring consistent and equitable tax treatment across all public entities.

NOW, THEREFORE, BE IT RESOLVED that the County Commissioners Court does hereby find that it is in the best interest of Texas counties and their taxpayers to support and favor the passage of legislation that exempts counties, their officials, and employees from paying the State of Texas Hotel Occupancy Tax when traveling on official county business.

BE IT FURTHER RESOLVED that a copy of this resolution be forwarded to the members of the Texas Legislature representing this county and to the Texas Association of Counties for distribution and advocacy in support of this legislation.

APPROVED AND ADOPTED by the Cass County Commissioners Court on this the

_____ day of ____________________, _______.

____
County Judge

____
Commissioner, Precinct 1

____
Commissioner, Precinct 2

____
Commissioner, Precinct 3

____
Commissioner, Precinct 4

Exhibit H

Techshare Local Government Corporation
450 Century Pkwy Suite 250
Allen, TX 75013-8044
Accounts.Receivable.LGC@TechShareTx.gov

INVOICE

BILL TO
Collingworth County
Collingsworth County
Honorable John James
800 W. Avenue
Wellington, TX 79095

INVOICE # 102581
DATE 11/21/2025
DUE DATE 12/21/2025
TERMS Net 30

	DESCRIPTION	QTY	RATE	AMOUNT
FFS - TS PRO M&O	Pursuant to the payment terms outlined in the TechShare.Prosecutor Resource Sharing Addendum, Attachment B, please submit payment for the following item: 2026 TechShare.Prosecutor Maintenance and Operations for period January 2026 - December 2026 (12 months)	1	9,810.00	9,810.00
FFS - TS PRO M&O	Storage Cost	1	3,100.00	3,100.00

BALANCE DUE **$12,910.00**