



**RESOLUTION OF THE COMMISSIONERS COURT OF GRAY COUNTY, TEXAS  
DESIGNATING THE MEITNER REINVESTMENT ZONE**

**A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE IN  
GRAY COUNTY, TEXAS, ESTABLISHING THE BOUNDARIES THEREOF; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the County Commissioners Court of Gray County, Texas desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Code §312.001, et seq>), and the Guidelines and Criteria of the Commissioners Court of Gray County for Granting a Tax Abatement in Reinvestment Zone created in Gray County, Texas (The "Guidelines"), and

**WHEREAS**, on November 15, 2023, a hearing before the County Commissioners Court of Gray County, Texas was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Gray County, Texas and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and; and

**WHEREAS**, the Commissioners Court of Gray County, Texas, at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone; and,

**WHEREAS**, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents of the reinvestment zone appeared to contest the creation of the reinvestment zone.

**BE IT RESOLVED BY THE COMMISSIONERS COURT OF GRAY COUNTY, TEXAS;**

**SECTION 1.** That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

**SECTION 2.** That the Commissioners Court of Gray County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- a. That the public hearing on the adoption of the reinvestment zone has been properly called, held, and conducted, and that notices of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- b. That the boundaries of the reinvestment zone should be the area described in the attached Exhibit "A" and depicted in the map attached hereto as Exhibit "B", which are incorporated herein by reference for all purposes. In the event of discrepancy between the descriptions of Exhibit "A" and map in Exhibit "B", the map shall control; and
- c. That creation of the reinvestment zone will result in benefits to Gray County, Texas and to land included in the zone, and that the improvements sought are feasible and practical; and
- d. The reinvestment zone meets the criteria set forth in Texas Property Code Chapter 312 for the creation of a reinvestment zone as set for in the Property and Redevelopment and Tax Abatement Act, as amended, and the Guidelines, in that it is reasonable likely as a result of the designation to contribute to the retention or expansion of primary employment or to attract investment in the zone that will benefit to the property and that would contribute to economic development within Gray County, Texas.

**SECTION 3.** That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Gray County Commissioners Court hereby creates the Meitner Reinvestment Zone, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit "A" and depicted in Exhibit "B", and such reinvestment zone is hereby designated and shall hereafter be referred to as the Meitner Reinvestment Zone.

**SECTION 4.** The Meitner Reinvestment Zone shall take effect upon adoption of the Gray County Commissioners Court and shall remain designated as a commercial-industrial reinvestment zone for manufacturing facilities, research facilities, distribution centers, regional service facilities, regional entertainment facilities, renewable energy resources, and other basic industrial uses for a period of five (5) years from the date of such designation, and may be renewed for an additional five (5) year period thereafter.

**SECTION 5.** That if any section, paragraph, clause or provision of this Resolution shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

**SECTION 6.** That it is hereby found, determined and declared that a sufficient notice of the date, hour, place, and subject of the meeting of the Gray County Commissioners Court at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone,

and that proper notice of the hearing was published in a newspaper of general circulation within the County, and furthermore, such notice was in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act. The Gray County Commissioners Court declares that the property located in the Meitner Reinvestment Zone is hereby eligible for property tax abatement, as authorized by the Gray County Guidelines and Criteria for Granting Tax Abatement in Reinvestment Zones and Chapter 312 of the Texas Tax Code.

**PASSED, APPROVED AND ADOPTED on this 15<sup>th</sup> day of November 2023.**

**GRAY COUNTY COMMISSIONERS COURT**

Chris Porter  
Chris Porter, Gray County Judge

Logan Hudson  
Logan Hudson, Commissioner Precinct 1

John Mark Baggerman  
John Mark Baggerman, Commissioner Precinct 3

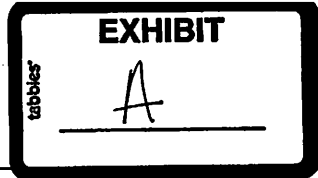
Lake Arrington  
Lake Arrington, Commissioner Precinct 2

Jeff Haley  
Jeff Haley, Commissioner Precinct 4

ATTESTED: Jeanne Horton  
Jeanne Horton, County Clerk

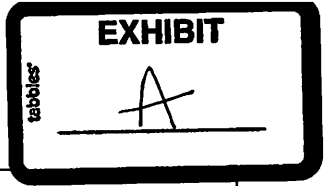


## Reinvestment Zone Parcel Listing (1 of 2)



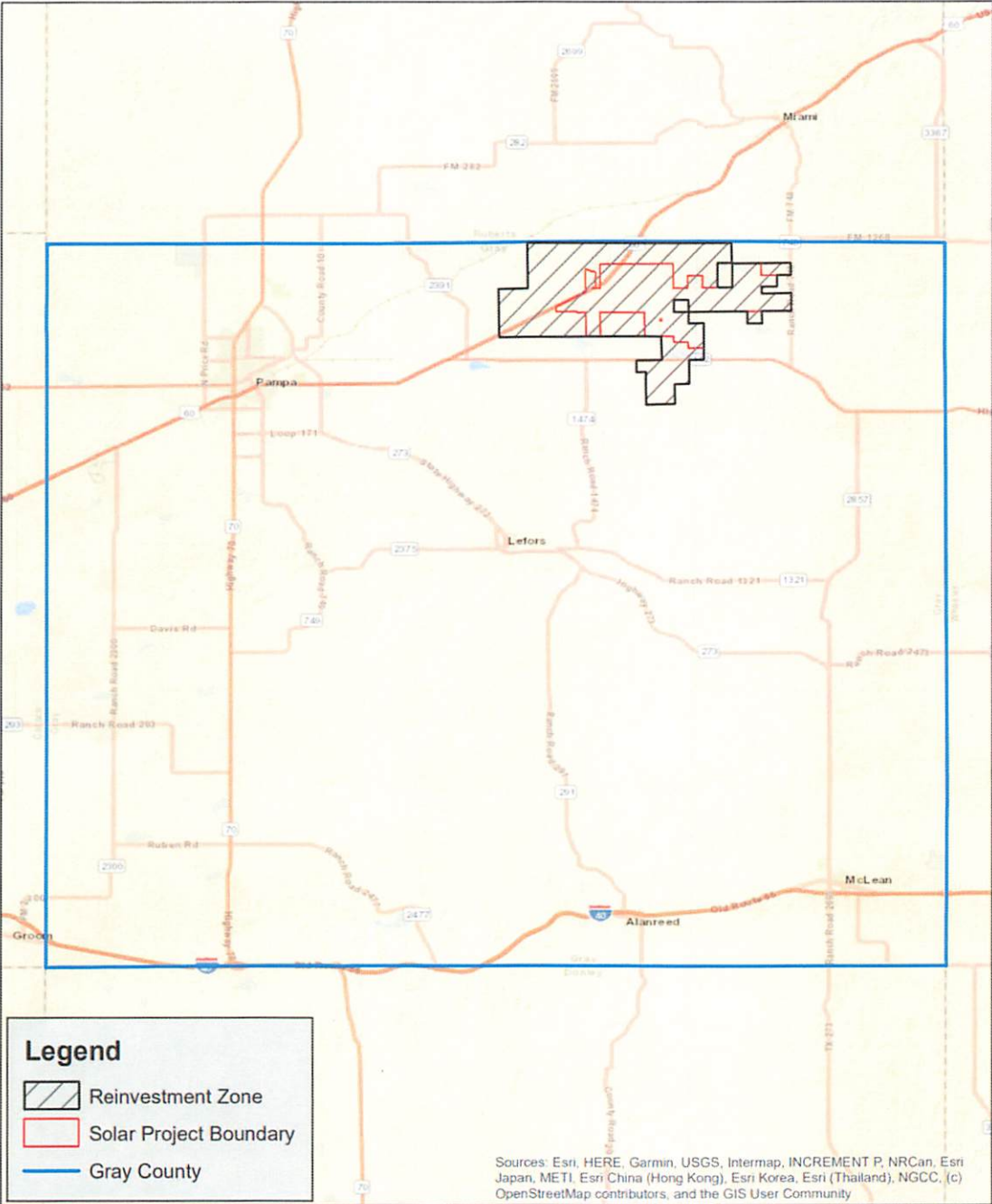
APN	Landowner	Acreage	Short Legal Description
1-65-159051320781035550	ALLRED RENNER FAMILY LDT PRTNSHP	160.225862	SEC 78 BLK M-2 H&GN160 ACS S/2 OF 5/2ABST 1350CROSSOVER MIAMI ISD
1-11-508551321401040000	LOCKE JAMES TODD	121.56	SEC 140 BLK M2 BS&F 547 AC ABST 934 UNDIV 2/9 INT
1-11-508551321211050000	CASTRO TRACY LOCKE	91.166667	SEC 121 BLK M2 BS&F 547 AC ABST 33 UNDIV 1/6 INT
1-11-508551321081050000	DALEY FAMILY TRUST	540	SEC 108 BLK M-2 BS&F 540 AC ABST 936
1-65-159051320772000000	HARVEY LLOYD FAM LTM PART	320	SEC 77 BLK M-2 H &GN 320 ACRES N 1/2 CROSSOVER MIAMI ISD SEND DOCKET
1-11-508551321861050000	NPD TEXAS LLC	640	SEC 186 BLK M-2 BS&F 640 AC ABST 1394
1-11-508551322201000000	SPEARMAN JOHN R V ET AL	40	SEC 220 BLK M-2 BS&F 640 ACRES 1/16 UNDIVIDED INT
1-11-508551321841000000	PHAMCO VI LTD	640	SEC 184 BLK M-2 BS&F 640 AC ABST 911 ABST 911
1-11-508551322081000000	BRIGGS GEORGANNA	640	SEC 208 BLK M-2 BS&F 640 ACS ABST 962
1-11-508551322091100000	GEHM FARMS LTD	640.034445	SEC 209 BLK M-2 BS&F 617.92 AC ABST 37
1-11-508551321853100000	POWERS CLIFF ROBERT & LISA ANN	16.389152	SEC 185 BLK M-2 BS&F 14 AC SW/4 OF S/2
1-11-508551321531040000	LOCKE JAMES TODD	118.12	SEC 153 BLK M2 BS&F 531.54 AC ABST 30 UNDIV 2/9 INT
1-11-508551321501100000	PHILPOTT LAND PARTNERS	81.215067	SEC 150 BLK M-2 BS&F 80 AC S/2 OF NW/4
1-11-508551321851050000	NPD TEXAS LLC	280.096376	SEC 185 BLK M-2 BS&F 275 ACRES N/2
1-11-508551322071000000	BRIGGS GEORGANNA	640	SEC 207 BLK M-2 BS&F 640 ACS ABST 36
1-11-508551322191000000	GEHM FARMS LTD	629.17	SEC 219 BLK M-2 BS&F 629.17 ACS ABST 52
1-11-508551321732100000	LEWIS & RITA ANN HOLLAND FAMILY, LLC-SER	312.954054	SEC 173 BLK M-2 BS&F 310.83 AC ABST 24
1-11-508551321731150000	HOLMAN JUSTIN R	146.83	SEC 173 BLK M-2 BS&F 146.83 ACRES
1-11-508551321741160000	BOWERS DAVID M	619.863949	SEC 174 BLK M-2 BS&F 619.17 ACRES
1-11-508551321751050000	BOWERS DAVID M	322.770734	SEC 175 BLK M-2 BS&F 320 AC W/2 ABST 41
1-11-508551321752050000	HEXADYNE LTD	324.350443	SEC 175 BLK M-2 BS&F 320 AC ABST 41 E/2
1-11-508551321504060000	MCCULLAR MARK & STORMY	1.998168	SEC 150 BLK M-2 BS&F 2 ACRES PT OF SE/4
1-11-508551321512100000	REESE NINETTA S REV TRUST	321.618353	SEC 151 BLK M-2 BS&F 1/2 UNDIV INT 320 AC E/2 ABST 29
1-11-508551321853050000	CERVI NANCY	335.119051	SEC 185 BLK M-2 BS&F 337 AC ABST 26 S/2
1-11-508551321503050000	PHILPOTT LAND PARTNERS	306.068467	SEC 150 BLK M-2 BS&F 304.9 AC ABST 963 S2
1-11-508551321504050000	MCCULLAR MARK & STORMY	13.816454	SEC 150 BLK M-2 BS&F 13.1 AC PT SE/4
1-11-508551321484101000	MJH FARMS INC	98.344047	SEC 148 BLK M2 BS&F 94.77 AC NE/2
1-11-508551321731100000	CRAWFORD KEVIN L	159.378154	SEC 173 BLK M-2 BS&F 161.14 ACRES W/2
1-11-508551321731050000	HOLMAN JUSTIN R	2.021863	SEC 173 BLK M-2 BS&F 2 AC ABST 24 W/2
1-11-508551321741050000	CRAVEN LYNDON	12.182318	SEC 174 BLK M-2 BS&F 8.6 AC
1-11-508551321521050000	LEWIS & RITA ANN HOLLAND FAMILY, LLC-SER	650.132726	SEC 152 BLK M-2 BS&F 635.62 AC PT N/2 & S/2 ABS 918
1-11-508551321741100000	BAGGERMAN EUGENE	7.926678	SEC 174 BLK M-2 BS&F 8.01 ACRES
1-11-508551321501050000	PHILPOTT LAND PARTNERS	240.278084	SEC 150 BLK M-2 BS&F 240 AC ABST 963 N/2
1-11-508551321511050000	MCKELVEY TERESA MARIE BAGGERMAN	323.893724	SEC 151 BLK M-2 BS&F 320 AC ABST 29 W/2
1-11-508551321203050000	BOWERS DAVID M	160.522203	SEC 120 BLK M-2 BS&F 160 AC ABST 1032 SW4
1-11-508551321422060000	HELMS BRANDON & TEISHA	2.04914	SEC 142 BLK M-2 BS&F 2 AC ABST 890
1-11-508551321091050000	POHNERT DUDLEY & CINDY	322.718055	SEC 109 BLK M-2 BS&FW/2 IN 320 AC
1-11-508551321202150000	BOWERS EMMA F	162.623511	SEC 120 BLK M-2 BS&F 159.25 ACRES SE 1/4
1-11-508551321422050000	HELMS BRANDON & TEISHA	14.350699	SEC 142 BLK M-2 BS&F 12.52 AC ABST 890 CTY RD B & 21
1-11-508551321421050000	HH & CS LLC	625.077529	SEC 142 BLK M-2 BS&F 624.24 AC ABST 890
1-11-508551321431100000	HARVEY LLOYD FARM LTM PART	637.950873	SEC 143 BLK M-2 BS&F 638 AC ABST 50
1-11-508551321181050000	BOWERS DAVID M	490.422568	SEC 118 BLK M-2 BS&F 480 AC ABST 1395 S/2 NW/4
1-11-508551321192050000	LEWIS & RITA ANN HOLLAND FAMILY, LLC-SER	323.940295	SEC 119 BLK M-2 BS&F 320 AC ABST 32 E/2
1-65-159051320880025000	SMITH CHERYL	640.667836	SEC 88 BLK M-2 H&GN 640 ACS ABST 926 CROSSOVER MIAMI ISD
1-65-159051320781030000	ALLRED RENNER FAMILY LDT PRTNSHP	153.987202	SEC 78 BLK M-2 H&GN 158 ACS S/2 OF N/2 ABST 1350 CROSSOVER MIAMI ISD
1-11-508551321431000000	HARVEY LLOYD FARM LTM PART	1.99817	SEC 143 BLK M-2 BS&F 2 AC ABST 50
1-11-508551321101000000	PHILPOTT CHARLES A	320.003031	SEC 110 BLK M-2 BS&F 321 AC W/2 ABST 889
1-11-508551321202101000	BOWERS DAVID M	162.083481	SEC 120 BLK M2 BS&F 160 ACRES
1-11-508551321202100000	POHNERT SAMMIE JO (LIFE EST)	160.181265	SEC 120 BLK M-2 BS&F 159.25 ACRES NE/4
1-11-508551321191050000	BOWERS DAVID M	158.006186	SEC 119 BLK M-2 BS&F 156.40 AC ABST 32 NW/4
1-11-508551321412050000	DALEY FAMILY TRUST	321.651568	SEC 141 BLK M-2 BS&F 320 ACS W/2
1-11-508551321411050000	DALEY FAMILY TRUST	321.290403	SEC 141 BLK M-2 BS&F 320 AC ABST 49 E/2

Reinvestment Zone Parcel Listing  
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1-11-508551321484050000	MJH FARMS INC	2.017244	SEC 148 BLK M-2 BS&F 2 AC ABST 1021 PT NE/4 & SE/4
1-11-508551321451050000	HENDERSON JULIA JANE	1.998175	SEC 145 BLK M-2 BS&F 2 AC
1-11-050855132119105055	WALLS JORDAN	3.631097	SEC 119 BLK M-2 BS&F 3.60 AC ABST 32 NW/4
1-11-500100251170000000	BNSF RAILWAY CO	8.18461	SEC 117 BLK M-2 BS & F SURVEY 13.60 AC ABST 48
1-65-159051320782010000	ALLRED RENNER FAMILY LDT PRTNSHP	159.652407	SEC 78 BLK M-2 H&GN N/2 OF S/2 160 ACS CROSSOVER MIAMI ISD SEND DOCKET
1-11-508551321442050000	TEJAS FEEDERS INC	77.450095	SEC 144 BLK M-2 BS&F 77 ACRES E/2
1-11-508551321442060000	TEJAS FEEDERS INC	220.834797	SEC 144 BLK M-2 BS&F 236.04 ACRES E/2
1-11-508551321171100000	BOWERS DAVID M	245.414622	SEC 117 BLK M-2 BS&F 240 AC ABST 48 N/2 OF NW/4 & NE/4
1-11-508551321171050000	TEJAS FEEDERS INC	236.628412	SEC 117 BLK M-2 BS&F 236.51 AC S/2 OF NW/4 & SW/4
1-11-508551321174050000	TEJAS FEEDERS INC	162.98985	SEC 117 BLK M-2 BS&F 153.04 AC SE/4
1-11-508551321451000000	HENDERSON TJ INC (ESTATE)	296.652552	SEC 145 BLK M-2 BS&F 292 AC ABST 34 N/2
1-11-508551321451030000	HENDERSON JULIA JANE	335.485857	SEC 145 BLK M-2 BS&F 11.9 AC
1-11-508551321451060000	HENDERSON JULIA JANE	1.998177	SEC 145 BLK M-2 BS&F 2 AC
1-11-500100251440000000	BNSF RAILWAY CO	10.22833	SEC 144 BLK M-2 BS & F SURVEY 14.92 AC
1-11-508551321161050000	TEJAS FEEDERS INC	323.164673	SEC 116 BLK M-2 BS&F 316.9 AC W/2
1-65-159051320870010010	BIRKES DEAN	560.660519	SEC 87 BLK M2 H&GN 557.95 ACRES CROSSOVER MIAMI ISD SEND DOCKET
1-11-508551321101050000	GLENN AND MARGARET MORGAN TRUST	320.96402	SEC 110 BLK M-2 BS&F 321 AC E/2 ABST 889
1-65-159051320870010000	GLENN AND MARGARET MORGAN TRUST	78.233521	SEC 87 BLK M-2 H&GN 80.05 ACRES WEST 80.05 AC CROSSOVER MIAMI ISD
1-65-159051320773020000	GLENN AND MARGARET MORGAN TRUST	160.513063	SEC 77 BLK M-2 H&GN 160 ACS SW/4 ABST 305
1-65-159051320781020000	ALLRED RENNER FAMILY LDT PRTNSHP	1.998165	SEC 78 BLK M-2 H&GN S/2 OF N/2 2 ACS CROSSOVER MIAMI ISD SEND DOCKET
1-11-508551321461000000	TEJAS FEEDERS INC	645.555369	SEC 146 BLK M-2 BS&F 640 AC ABST 1022
1-11-508551321871000000	NPD TEXAS LLC	141.64	SEC 187 BLK M-2 BS&F 564 AC ABST 27
1-11-508551322061000000	BRIGGS GEORGANNA	572	SEC 206 BLK M-2 BS&F 572 ACS ABST 832
1-11-508551321721040000	LOCKE JAMES TODD	309.52	SEC 172 BLK M2 BS&F 556 AC ABST 1130 UNDIV 2/9 INT

IP Meitner, LLC



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# IP Meitner, LLC

