FILED FOR RECORD
at 9:46 o'clock A M.

OCT 30 2023

MARK STAPLES
County Clerk, Anderson County, Texas
By MS Clerk

NOTICE OF CONSIDERATION AND APPROVAL OF

TAX ABATEMENT AGREEMENT
WITHIN
WILLOW CREEK BUSINESS PARK REINVESTMENT ZONE NO. 1
IN THE CITY OF PALESTINE, ANDERSON COUNTY, TEXAS

The Commissioners Court of Anderson County, Texas, will meet to consider and approve a proposed tax abatement agreement pursuant to and as authorized by the Property Redevelopment and Tax Abatement Act, that being Chapter 312 of the Tax Code, **(the "Act")** for a certain parcel of real property, that being approximately three (3) acres located within the Willow Creek Business Park Reinvestment Zone No. 1 **(the "Tax Abatement Agreement")**.

The Tax Abatement Agreement shall be considered at the Commissioners Court's regularly scheduled meeting on December 11, 2023, at 9:30 a.m., in the County Courtroom of the Anderson County Courthouse Annex, located at 703 N. Mallard Street, Palestine, Texas, 75801, at which time the Commissioners Court shall consider and approve the proposed Tax Abatement Agreement pursuant to Section 312.206 of the Act. Interested persons are encouraged to attend and offer their comments. More information regarding the proposed Tax Abatement Agreement appears in this Notice, below.

Property Owner(s): Palestine Economic Development Corporation
Abatement Applicant(s): Texas Futura, LLC, and Lonestar Oil Tech, LLC

Name and Location of Reinvestment Zone

Name of Reinvestment Zone: Willow Creek Business Park Reinvestment Zone No. 1, Palestine, Anderson County, Texas

Location:

600 300 0 600 Feet

Willow Creek Bus. Park

General Description of the Nature of the Improvements Included in the Agreement

Lonestar Oil Tech, LLC, proposes to construct and Texas Futura, LLC proposes to operate an oil re-refining facility in the Willow Creek Business Park, Palestine, Anderson County, Texas, to include real property improvements and personal property investments.

Estimated Cost of the Improvements:

Proposed property investment of $500,000 in real property improvements and $1.65 million in personal property.