

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COMMISSIONERS COURT OF HOPKINS COUNTY, TEXAS APPROVING THE REINVESTMENT ZONE WITH PINE FOREST HYBRID I, LLC AND AUTHORIZING THE COUNTY JUDGE TO ENTER INTO THE REINVESTMENT ZONE ON BEHALF OF THE COUNTY FOR AN ECONOMIC DEVELOPMENT PROJECT.**

**WHEREAS**, it is in the best interest of Hopkins County, Texas, to promote economic growth and development and to stimulate business in the County; and

**WHEREAS**, the Hopkins County can promote economic growth and development by approving the reinvestment zone with Pine Forest Hybrid I, LLC; and

**WHEREAS**, the Commissioners Court having reviewed the proposed Reinvestment Zone with Pine Forest Hybrid I, LLC, and determined that it is appropriate that it be approved as a program to promote local economic growth and development and to stimulate business in the County and;

**WHEREAS**, upon full review and consideration of the agreement, and all matters attendant and related thereto, and is of the opinion that the terms and conditions thereof should be approved; and

**SECTION 1.**

The Commissioners Court of Hopkins County hereby approves the Reinvestment Zone between the Hopkins County and Pine Forest Hybrid I, LLC for an economic development project and authorizes the County Judge to sign the Reinvestment Zone.

PASSED, APPROVED and ADOPTED this the 12th day of September 2022.

Hopkins County, TEXAS

*Robert Newsom*  
Robert Newsom, County Judge

Attest

*Tracy Smith by Courtney West*  
Tracy Smith, County Clerk



\_\_\_\_\_

COURT ORDER NO. \_\_\_\_\_

A COURT ORDER OF COMMISSIONER COURT OF HOPKINS COUNTY, TEXAS, DESIGNATING A CERTAIN AREA AS an INDUSTRIAL REINVESTMENT ZONE, HOPKINS COUNTY, TEXAS, PROVIDING FOR THE ESTABLISHMENT OF AGREEMENTS WITHIN THE ZONE, AND OTHER MATTERS RELATING THERETO; PROVIDING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE FOR THE COMMENCEMENT OF THE REINVESTMENT ZONE AND THIS COURT ORDER; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, the Commissioners Court of the Hopkins County, Texas, (the "County"), desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a Reinvestment Zone, as codified in Chapter 312 of the Texas Tax Code {the "Act"}; and

WHEREAS, a hearing before the Commissioners Court was set for 9 a.m. on the 12<sup>th</sup> day of September 2022, such date being at least seven (7) days after the date of publication of the notice of such public hearing in a newspaper of general circulation in Hopkins County; and

WHEREAS, the County has called a public hearing and published notice of such public hearing as required by the Act; and

WHEREAS, upon such hearing being convened there was presented proper proof and evidence that notices of such hearing had been published and mailed as described above; and

WHEREAS, the County at such hearing invited any interested person, or his attorney, to appear and contend for or against the creation of the Reinvestment Zone, whether all or part of the territory, which is described by a legal description attached hereto as Exhibit "A" and depicted in the drawing attached hereto as Exhibit "B", should be included in such proposed Reinvestment Zone; and

WHEREAS, all owners of property located within the proposed Reinvestment Zone and all other taxing units and other interested persons were given the opportunity at such public hearing to protest the creation of the proposed Reinvestment Zone or the inclusion of their property in such 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 creation of the reinvestment zone; and

WHEREAS, after considering all testimony and evidence offered at the public hearing, the Commissioners Court finds that improvements in the Reinvestment Zone will enhance significantly the value of all taxable real and personal property in the Zone, will be of general benefit to Hopkins County and that it will be in the public interest to pass this ordinance creating a Reinvestment Zone;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSIONERS COURT OF HOPKINS COUNTY, TEXAS:

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

SECTION 2: The County, after conducting such hearing and having heard such evidence and testimony, pursuant to Chapter 312 of the Texas Tax Code (TTC), has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Reinvestment Zone has been properly called, held and conducted and that notice of such hearing has been published as required by law.
- (b) That the County has jurisdiction to hold and conduct this public hearing on the creation of the proposed Reinvestment Zone pursuant to the Act; and
- (c) That creation of the proposed zone with boundaries as described in Exhibits "A" and "B" will result in benefits to the County, its residents and property owners, and to the property, residents and property owners in the reinvestment zone.
- (d) That the Reinvestment Zone, as defined in Exhibits "A" and "B", meets the criteria for the creation of a Reinvestment Zone as set forth in Chapter 312.192 of the Act in that:
  - (1) It is a contiguous geographic area located wholly within the jurisdiction of the County.
  - (2) The area will reasonably be likely, as a result of the designation, to contribute to the retention or expansion of primary employment, or to attract major investment in the Zone that would be a benefit to the property and that would contribute to the economic development of the County.
  - (3) No part of the property in the Reinvestment Zone is owned or leased by a member of the governing body of the County or town or by a member of a zoning or planning board or Council of the County.

- (4) Improvements in the Reinvestment Zone will enhance significantly the value of all taxable real property in the Reinvestment Zone.

SECTION 3: That the County hereby creates a Reinvestment Zone over the area described by the description in Exhibit "A" attached hereto and depicted in a drawing attached hereto as Exhibit "B" and such Reinvestment Zone shall hereafter be identified as the Commercial-Industrial Reinvestment Zone, Number 22-01 , of the County of Hopkins County, Texas (the "Zone").

SECTION 4: That operation of the Zone shall commence in January 2023, for a period of five years, may be renewed for an additional five years or may terminate sooner by subsequent Court Order. The expiration of designation shall not affect existing agreements.

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

SECTION 6: That it is hereby officially found, determined, and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the Commissioners Court at which this court order was adopted was posted at a place convenient and readily accessible at all times to the general public at the County Court House for the time required by law preceding this




meeting, as required by the Open Meetings Act, Chapter 551 et seq of the Texas Local Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this court order and the subject matter hereof has been discussed, considered and formally acted upon. The County Commissioners further ratifies, approves, and confirms such written notice and the contents and posting thereof.


SECTION 7: That the contents of the notice of public hearing, which hearing was held before the County Council on June 6th. and the publication of said notices, is hereby ratified, approved and confirmed.

PASSED, APPROVED, and ADOPTED on this the 12<sup>th</sup> day of September 2022.

Hopkins County, TEXAS

  
Robert Newsom,

Attest

  
Tracy Smith, County Clerk



EXHIBITS TO ORDINANCE

*Legal Description o/Zone*  
*Map of Zone*

**EXHIBIT "A"**

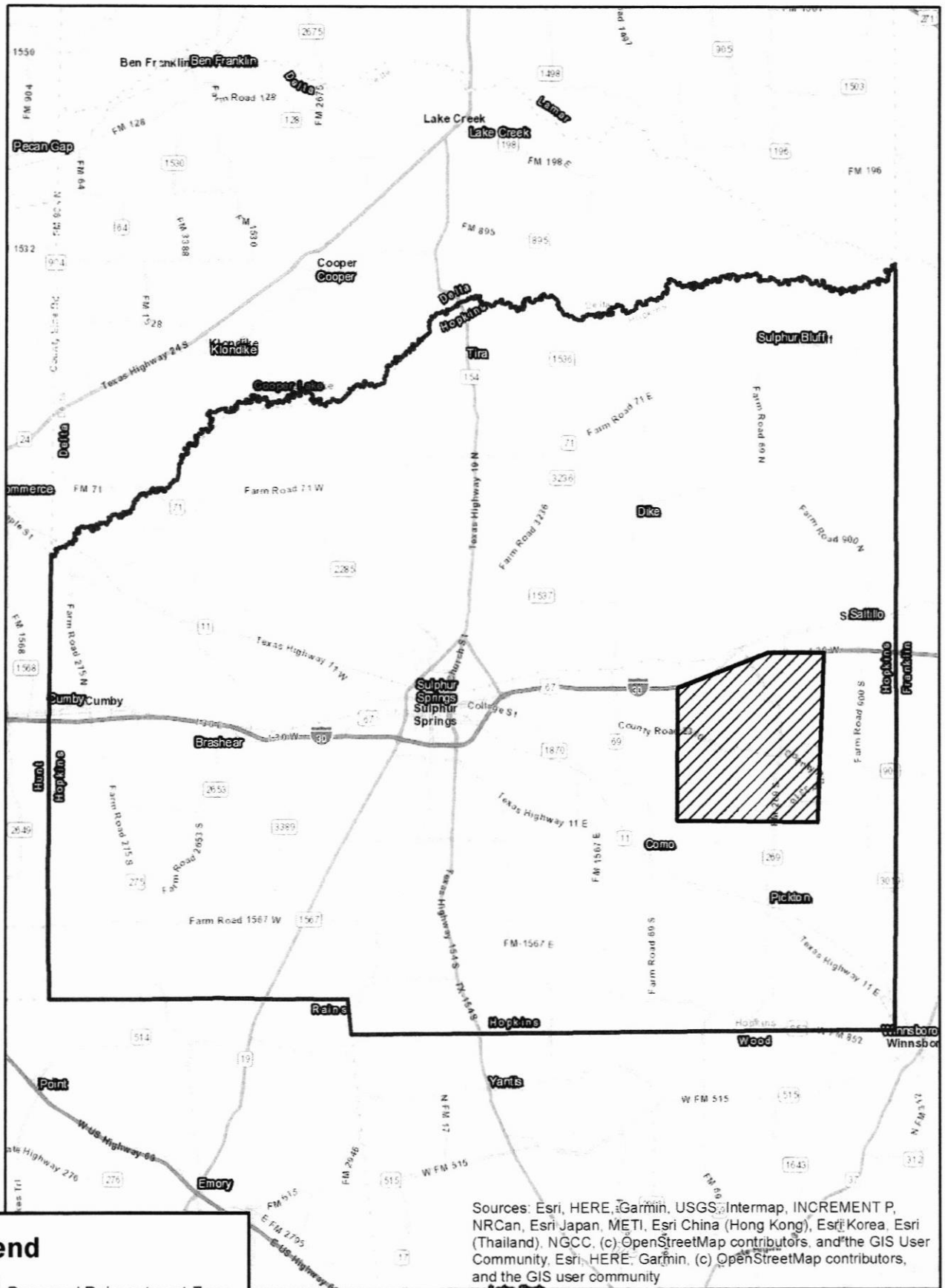
**LEGAL DESCRIPTION OF THE ZONE**

Exhibit "A"

<b>Parcels</b>	<b>Legal Description</b>
R000012160	Acres: 185.800, ABS: 164, TR: 9, SUR: COLLUM LUCY ANN
R000012164	Acres: 85.619, ABS: 164, TR: 12, SUR: COLLUM LUCY ANN
R000013486	Acres: 50.000, ABS: 328, TR: 1, SUR: FIZER JOHN
R000013487	Acres: 63.960, ABS: 328, TR: 2, SUR: FIZER JOHN
R000013490	Acres: 11.380, ABS: 328, TR: 3-04 ALSO AB 662, SUR: FIZER JOHN
R000013492	Acres: 13.230, ABS: 328, TR: 3-06 ALSO AB 662, SUR: FIZER JOHN
R000013493	Acres: 10.000, ABS: 328, TR: 3-07, SUR: FIZER JOHN
R000013496	Acres: 61.000, ABS: 328, TR: 5, SUR: FIZER JOHN
R000013497	Acres: 121.759, ABS: 328, TR: 5-01 ALSO AB 1129, SUR: FIZER JOHN
R000013498	Acres: 28.200, ABS: 328, TR: 6, SUR: FIZER JOHN
R000013500	Acres: 22.019, ABS: 328, TR: 7-11, SUR: FIZER JOHN
R000013501	Acres: 14.100, ABS: 328, TR: 9, SUR: FIZER JOHN
R000013502	Acres: 14.100, ABS: 328, TR: 10, SUR: FIZER JOHN
R000013503	Acres: 10.000, ABS: 328, TR: 11, SUR: FIZER JOHN
R000017461	Acres: 40.000, ABS: 630, TR: 3-01, SUR: MATTHEWS WALTER
R000017752	Acres: 28.937, ABS: 662, TR: 10, SUR: MCLERIN B J
R000021797	Acres: 39.500, ABS: 972, TR: 3, SUR: TURNER FRANCIS R
R000021799	Acres: 19.750, ABS: 972, TR: 3-12, SUR: TURNER FRANCIS R
R000022150	Acres: 19.279, ABS: 1016, TR: 5-03, SUR: WAGGONER DAVID
R000022154	Acres: 45.900, ABS: 1016, TR: 6, SUR: WAGGONER DAVID
R000022157	Acres: 189.120, ABS: 1016 & A87, TR: 8, SUR: WAGGONER DAVID
R000022161	Acres: 54.298, ABS: 1016 & 87, TR: 11, SUR: WAGGONER DAVID
R000022162	Acres: 117.000, ABS: 1016, TR: 13, SUR: WAGGONER DAVID
R000022163	Acres: 41.000, ABS: 1016, TR: 14, SUR: WAGGONER DAVI
R000022170	Acres: 1.055, ABS: 1016, TR: 16-31, SUR: WAGGONER DAVID
R000022171	Acres: 9.274, Tract: 16-32, Abst: 1016, SUR: WAGGONER DAVID
R000022175	Acres: 191.976, Tract: 23-01, 16-02 & 04, Abst: 1016, Survey: WAGGONER DAVID
R000022176	Acres: 188.251, ABS: 1016, 328 & 1129, TR: 23-02, SUR: WAGGONER DAVID
R000022186	Acres: 75.000, ABS: 1016, TR: 29, SUR: WAGGONER DAVID
R000022189	Acres: 67.571, ABS: 1016, TR: 32, SUR: WAGGONER DAVID
R000022204	Acres: 133.638, ABS: 1016, TR: 44, SUR: WAGGONER DAVID
R000024363	Acres: 0.292, ABS: 1016, TR: 16-05, SUR: WAGGONER DAVID
R000025752	Acres: 15.000, ABS: 1016, TR: 44-01, SUR: WAGGONER DAVID
R000025313	Acres: 15.960, ABS: 662, TR: 10-01, SUR: MCLARIN B J



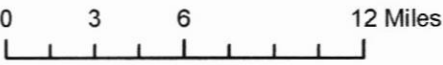
**EXHIBIT "B"**  
MAP OF THE ZONE



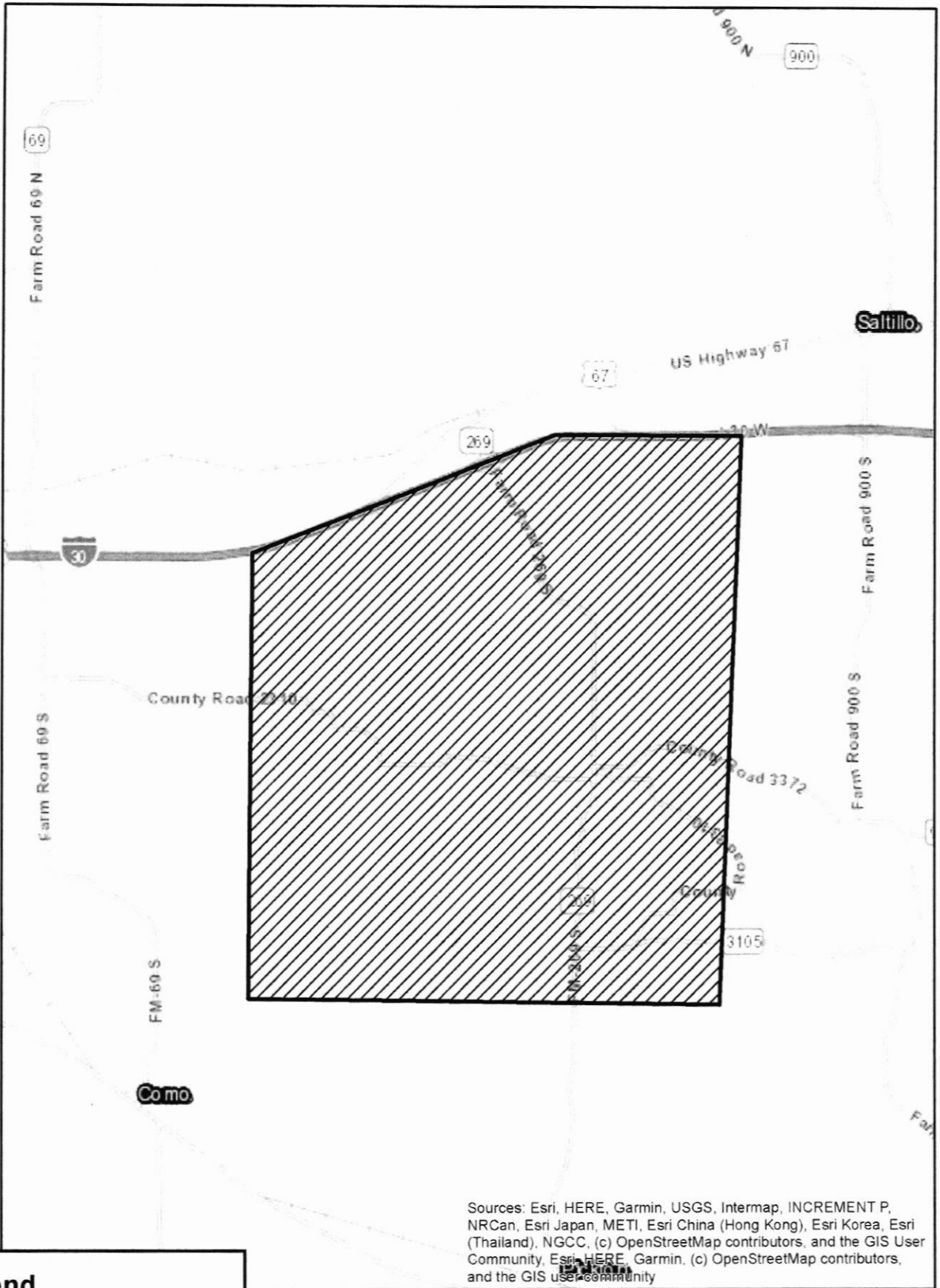
**Legend**

-  Proposed Reinvestment Zone
-  Hopkins County

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

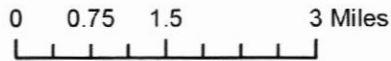


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**Legend**

 Proposed Reinvestment Zone



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community