

NOTICE OF TAX ABATEMENT CONSIDERATION

BORDEN COUNTY COMMISSIONERS COURT

DATE: January 27, 2026

TIME: 8:30 A.M.

PLACE: Borden County District Courtroom, Borden County Courthouse, 117 E. Wasson, Gail, Texas 79738

PURPOSE: The Borden County Commissioners Court will discuss and take possible action regarding a tax abatement agreement with Borden County DC, LLC pursuant to Chapter 312 of the Texas Tax Code.

Property Owner and Applicant ("Applicant") for Tax Abatements: Borden County DC, LLC

Proposed Reinvestment Zone: Borden County DC Reinvestment Zone

Property in Proposed Reinvestment Zone: See attached map and legal description provided in Exhibit "A" attached hereto and incorporated herein for all purposes.

Anticipated Improvements: The general description of the nature of the improvements included in the agreement is as follows:

Applicant anticipates that improvements may include, but are not limited to: (1) one or more data centers and related improvements; (2) other buildings and ancillary facilities supporting the operation of the data center or centers; (3) such additional related improvements, including, but not limited to, required parking, landscaping and all other improvements; and (4) computer servers and other equipment related to the operation of the data center or centers.

Estimated Cost of the Improvements: The estimated cost of the improvements being contemplated by Applicant is in excess of \$1,000,000,000.00.

FOR DETAILED INFORMATION OR QUESTIONS CALL COUNTY JUDGE'S OFFICE AT (806) 756-4391.

CERTIFICATION

I certify that the above Notice of Tax Abatement Consideration was posted on the bulletin board and exterior door at the Courthouse door of Borden County, Texas, at a place readily accessible to the general public at all times on the 24th day of December, 2025, and pursuant to Texas Tax Code 312.207 and Chapter 551, Texas Government Code, said Notice remained so posted continuously for at least 30 days preceding the scheduled time of said Meeting.

POSTED AT THE COURTHOUSE DOOR
on this the 24th day of December
2025 at 10:21 A M.
Jana Underwood, County/District Clerk
Borden County, Texas
By [Signature] Deputy

[Signature]
Cathy Palmer
Borden County Judge

Exhibit "A"

**LEGAL DESCRIPTION AND MAP OF
BORDEN COUNTY DC REINVESTMENT ZONE**

The Borden County DC Reinvestment Zone is comprised of the following property and easement. In the event of discrepancy between this Exhibit "A" and the attached map, legal descriptions shall control; provided however, the Borden County DC Reinvestment Zone shall in no way be deemed to include any portion of any municipality.

Map Shading	Size	Description
White	234 acres	<p><u>Parcel 1:</u> That part of the Western Half (W/2) of Section 19, Block 31, Township 5 North, T & P Railroad Co., Abstract 266, in Borden County, Texas. APN: 1397</p> <p><u>Parcel 2:</u> That portion of land lying North of Hwy 180 in Section 30, Block 31, Township 5 North, T & P Railroad Co., Abstract 1164, in Borden County, Texas. APN: 2566</p>
Red	581.77 acres	That portion of Section 24, Block 32, T-5-N, Abstract No. 830, T&P Ry. Co. Survey, Borden County, Texas, lying north of US Highway 180, containing 581.77 acres, more or less.
Green	13.224 acres	<p>LEGAL DESCRIPTION: BEING 13.224 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF SECTION 24, ABSTRACT NO. 1211, BLOCK 32, T-5-N, T&P RR CO SURVEY IN BORDEN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JUNO DC, LLC, BY DEED RECORDED AS DOCUMENT No. 2025-1545 OF THE OFFICIAL PUBLIC RECORDS OF BORDEN COUNTY, TEXAS, SAID 13.224 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN DECEMBER, 2025:</p> <p>BEGINNING at a point (grid coordinates N: 6980251.16, E: 1026635.78) at a common line of Section 23, Abstract No. 330 of said Block 32 and said Section 24 for the northeast corner of that certain 155.652 acre proposed gen-tie easement previously surveyed by Surveying And Mapping, LLC, and the northwest corner hereof and from which a 2 inch iron pipe fence corner found bears North 74°74'47" East a distance of 530735 feet and a concrete monument bears South 20°00'57" East a distance of 4022.63 feet;</p> <p>THENCE crossing said Section 24 the following six (6) courses:</p>

		<ol style="list-style-type: none"> 1. North 75°30'55" East a distance of 224.34 feet to a point for a corner hereof; 2. South 42°06'50" East a distance of 2288.86 feet to the north line of a proposed substation site and a point for the northeast corner hereof; 3. South 90°00'00" West a distance of 180.12 feet along said north line of a proposed substation tract to a point for a corner hereof; 4. South 00°00'00" West a distance of 173. 55 feet along the west line of said proposed substation site to a point for the southeast corner hereof; 5. North 42°06'50" West a distance of 2145.49 feet to a point for a corner hereof; 6. South 75°30'55" West a distance of 74.64 to a point in said common line of Section 23 and Section 24 for the southeast corner of said 155.652 acre proposed gen-tie easement and the southwest corner hereof; <p>THENCE North 14°06'49" West a distance of 250.01 feet along said common line of said Section 23 and Section 24 and along the east line of said 155.652 acre proposed gen-tie easement to the POINT OF BEGINNING and containing 13.224 acres of land, more or less.</p>
Green	155.652 acres	<p>LEGAL DESCRIPTION: BEING 155.652 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF SECTION 8, ABSTRACT 1317; SECTION 9, ABSTRACT 323; SECTION 15, ABSTRACT 326; SECTION 16, ABSTRACT 1316; SECTION 17, ABSTRACT NO. 327; SECTION 22, ABSTRACT 1314 AND SECTION 23, ABSTRACT NO. 330, ALL IN BLOCK 32, T-5-N, T&P RR CO SURVEY IN BORDEN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO COLEMAN RANCHES LTD. BY DEED RECORDED IN VOLUME 287, PAGE 126 OF THE DEED RECORDS OF BORDEN COUNTY, TEXAS; SAID 155.652 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN NOVEMBER, 2025:</p> <p>BEGINNING at a point (grid coordinates N: 6980251.16, E: 1026635.78) in the common line of said Sections 23 and 24 for the northeast corner hereof, from which a 2 inch iron pipe fence corner post found for the common corner of Section 24, Abstract No. 1211 and Section 13, Abstract No. 325, both in Block 32, T-5-N, of said T&P RR Co Survey and Section 18, Abstract No. 1163 and Section 19, Abstract No. 266, both in Block 31, T-5-N, of said T&P RR Co Survey bears North 74°14'47" East a distance of 5307.35 feet and a concrete monument found in the north right-of-way line of U.S. Highway 180 bears South 20°00'57" East a distance of 4022.63 feet;</p> <p>THENCE South 14°06'49" East along said common line a distance of 250.01 feet to a point for the southeast corner hereof;</p>

THENCE crossing said Sections 8, 9, 15, 16, 17, 22 and 23 the following seventeen (17) courses:

1. South 75°30'55" West a distance of 5648.28 feet to a point for a corner hereof;
2. North 14°01'51" West a distance of 1776.36 feet to a point for a corner hereof;
3. North 89°37'14" West a distance of 4477.86 feet to a point for a corner hereof;
4. North 75°47'01" West a distance of 2126.81 feet to a point for a corner hereof;
5. North 77°11'25" West a distance of 3716.11 feet to a point for a corner hereof;
6. South 76°28'02" West a distance of 798.27 feet to a point for a corner of that certain 1271.53 acre Lease 2 described in the ground lease and easement agreement recorded in Instrument No. 20211070 of the Official Public Records of Borden County, Texas and a corner hereof;
7. South 76°12'16" West a distance of 3769.94 feet along the north line of said Lease 2 to a point for a corner hereof;
8. South 13°47'44" East a distance of 60.99 feet along the north line of said Lease 2 to a point for a corner hereof;
9. South 76°12'16" West a distance of 92.69 feet along the north line of said Lease 2 to a point for the southwest corner hereof, from which a concrete monument found in the north right-of-way line of U.S. Highway 180 bears South 40°51'37" West a distance of 8337.11 feet;
10. North 13°42'25" West a distance of 562.40 feet to a point in the south line of that certain 721.46 acre Lease 1 of said ground lease and easement agreement for the northwest corner hereof, from which a 1-1/2 inch galvanized iron pipe found for the common corner of Section 6, Abstract No. 1315 and Section 7, Abstract No. 322, both in Block 32, T-5-N, of said T&P RR Co Survey and Section 11, Abstract No. 369 and Section 12, Abstract No. 1346, both in Block 33, T-5-N, of said T&P RR Co Survey bears North 67°02'50" West a distance of 8420.70 feet;
11. North 76°13'33" East a distance of 4697.11 feet along the south line of said Lease 1 to a point for a corner hereof;
12. South 15°22'03" East a distance of 245.77 feet to a point for a corner hereof;
13. South 77°11'25" East a distance of 3795.38 feet to a point for a corner hereof;
14. South 75°47'01" East a distance of 2099.55 feet to a point for a corner hereof;
15. South 89°37'14" East a distance of 4641.41 feet to a point for a corner hereof;
16. South 14°01'51" East a distance of 1718.26 feet to a point for a corner hereof;

		<p>17. North 75°30'55" East a distance of 5397.91 feet to the POINT OF BEGINNING and containing 155.652 acres of land, more or less.</p>
Green	2.691 acres	<p>LEGAL DESCRIPTION: BEING 2.691 ACRES OF LAND LYING IN AND BEING SITUATED OUT OF SECTION 17, ABSTRACT NO. 327, BLOCK 32, T-5-N, T&P RR CO SURVEY IN BORDEN COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO COLEMAN RANCHES LTD. BY DEED RECORDED IN VOLUME 287, PAGE 126 OF THE DEED RECORDS OF BORDEN COUNTY, TEXAS; SAID 2.691 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF SURVEYING AND MAPPING, LLC (SAM) IN DECEMBER, 2025:</p> <p>BEGINNING at a point (grid coordinates N: 6980528.09, E: 1006121.50) in the north line of that certain 1271.53 acre Lease 2 described in the Ground Lease and Easement Agreement recorded in Instrument No. 20211070 of the Official Public Records of Borden County, Texas for the southwest corner of that certain 155.652 acre proposed gen-tie easement previously surveyed by Surveying and Mapping, LLC, and the northwest corner hereof and from which a concrete monument found in the north right-of-way line of U.S. Highway 180 bears South 40°51'37" West a distance of 8337.11 feet and from which a J-1/2 inch galvanized iron pipe found for the common corner of Section 6, Abstract No. 1315 and Section 7, Abstract No. 322, both in Block 32, T-5-N, of said T&P RR Co Survey and Section 11, Abstract No. 369 and Section 12, Abstract No. 1346, both in Block 33, T-5-N, of said T&P RR Co Survey bears North 64°05'50" West a distance of 8768.12 feet;</p> <p>THENCE crossing said Section 17 along said north line of Lease 2 and the south line of said 155.652 acre proposed gen-tie easement the following three (3) courses:</p> <ol style="list-style-type: none"> 1. North 76°12'16" East a distance of 92.69 feet to a point for a corner hereof; 2. North 13°47'44" West a distance of 60.99 feet to a point for a corner hereof; 3. North 76°72'16" East a distance of 492.40 feet to a point for the northeast corner hereof; <p>THENCE crossing said Section 17 and said Lease 2 the following six (6) courses:</p> <ol style="list-style-type: none"> 1. South 67°29'54" West a distance of 360.10 feet to a point for a corner hereof; 2. South 13°47'19" East a distance of 409.21 feet to a point for a corner hereof;

		<p>3. South 76°35'37" West a distance of 273.05 feet to a point in the east line of a proposed substation for the southwest corner hereof;</p> <p>4. North 15°30'24" West a distance of 151.17 feet along said east line of a proposed substation to 2-1/2 inch galvanized steel fence corner post found for a corner hereof;</p> <p>5. North 74°37'18" East a distance of 47.80 feet to a point for a corner hereof;</p> <p>6. North 13°38'11" West a distance of 248.45 feet to the POINT OF BEGINNING and containing 2.691 acres of land, more or less.</p>
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EXHIBIT A (CONTINUED)
MAP OF
BORDEN COUNTY DC REINVESTMENT ZONE



