



MATAGORDA COUNTY HOSPITAL DISTRICT
NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that the Board of Managers of Matagorda County Hospital District will hold a public hearing as a part of its regular Board Meeting on Tuesday, November 19, 2024 at 5:30pm in Conference Room A at Matagorda Regional Medical Center, 104 7th Street, Bay City, Texas for the approval of a Tax Abatement Agreement with Shoshana Storage Project, LLC. Exhibit A provides a project summary and Exhibit B includes information on the established Reinvestment Zone.

EXHIBIT A

NOTICE OF PUBLIC HEARING ON A PROPOSED TAX ABATEMENT AGREEMENT FOR SHOSHANA STORAGE PROJECT, LLC

The Board of Managers of Matagorda County Hospital District will hold a public hearing as a part of its regular Board Meeting regarding the approval of a tax abatement agreement with Shoshana Storage Project, LLC.

The meeting will take place on Tuesday, November 19, 2024 at 5:30pm in Conference Room A of Matagorda Regional Medical Center.

Details of the project are as follows:

Owner of Company: Shoshana Storage Project, LLC

Parent Company: Acciona Energy USA Global LLC

Location of Reinvestment Zone: See Exhibit B

Summary of project:

Shoshana Storage Project, LLC is considering a 220-megawatt battery energy storage facility. The facility would operate in the ERCOT market and would provide local grid stabilization. Project improvements would include lithium-ion battery energy storage system equipment (i.e, batteries, substation equipment, transmission connection, inverters, ventilation, fire suppression, container housing), fencing, and gates on a proposed gravel pad. The project will also include the addition of gravel access roads on the property as well as a switchyard substation to be constructed, which will interconnect to the 345 kV line crossing the project site. The project cost is estimated to be \$174,000,000.00.

EXHIBIT B

SURVEYOR'S CERTIFICATION TO FIRST AMERICAN TITLE SURVEY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 8, 11a, 16, AND 18 OF TABLE A THROUGH THE FIELDWORK WAS COMPLETED ON OCTOBER 27, 2022

DATE OF PLAN OR MAP: NOVEMBER 10, 2022

PRELIMINARY

NOT FOR USE AS A FINAL SURVEY DOCUMENT

L. BRAD OSWALD RPLS NO. 6880 DATE

ALTA/NSPS SURVEY

BEING A PORTION OF BLOCK EIGHTY (80) OF COLONIAL LAND COMPANY'S SUBDIVISION OF THE KILBRIDE PASTURE, SITUATED IN THE S. FISHER SURVEY, ABSTRACT NO. 37, MATAGORDA COUNTY, TEXAS

TITLE COMMITMENT

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. HCS-114384-5490
EFFECTIVE DATE: OCTOBER 02, 2022 AT 7:00 AM

LEGAL DESCRIPTION

A 38.525 ACRE TRACT OF LAND, BEING A PORTION OF BLOCK EIGHTY (80) OF COLONIAL LAND COMPANY'S SUBDIVISION OF THE KILBRIDE PASTURE, RECORDED IN VOLUME 29, PAGE 3-4, DEED RECORDS OF MATAGORDA COUNTY, TEXAS, AND SITUATED IN THE S. FISHER SURVEY, ABSTRACT NO. 37, MATAGORDA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 6880" SET FOR THE NORTHWEST CORNER OF SAID BLOCK EIGHTY AND BEING ON THE SOUTHWESTERN RIGHT-OF-WAY (R.O.W.) LINE OF A 100' CANAL R.O.W. SHOWN IN SAID SUBDIVISION OF THE KILBRIDE PASTURE

THENCE ALONG THE SOUTHWESTERLY R.O.W. LINE OF SAID CANAL, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 83° 00' 10" EAST, 413.00 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 6880" SET FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN, AND

2. SOUTH 25° 46' 31" EAST, 1.852.42 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 6880" SET FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE SOUTH 84° 28' 34" WEST, LEAVING THE SOUTHWESTERLY R.O.W. LINE OF SAID CANAL AND ACROSS SAID BLOCK EIGHTY, A DISTANCE OF 1,278.80 FEET TO A 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 6880" SET ON THE WEST LINE OF SAID BLOCK EIGHTY AND BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN.

THENCE NORTH 00° 39' 39" WEST, ALONG THE WEST LINE OF SAID BLOCK EIGHTY, A DISTANCE OF 2,329.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.525 ACRES (1,711,686 SQUARE FEET), MORE OR LESS

SCHEDULE B-II EXCEPTIONS

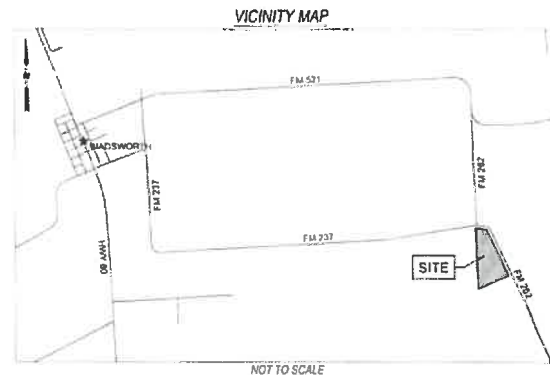
10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):

- A. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGHTWEIGHT, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PROFITS, AND BENEFITS RELATING THEREOF, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED
- B. ALL ENCUMBRANCES, VIOLATIONS, VARIATIONS OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND INCLUDING, WITHOUT LIMITATION, ALL VISIBLE AND APPARENT EASEMENTS, OR USES, AND ALL UNRECORDED EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE, (MAY BE AVOIDED OR DELETED UPON APPROVAL OF SURVEY)
- C. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD (MAY BE AVOIDED OR DELETED UPON APPROVAL OF SURVEY)
- D. RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS UNDER ANY UNRECORDED LEASES OR RENTAL AGREEMENTS (MAY BE AVOIDED OR DELETED UPON EXECUTION OF SATISFACTORY AFFIDAVIT WITH RESPECT TO PARTIES IN POSSESSION AND TENANTS AT CLOSING)
- E. RIGHT OF WAY EXECUTED ON SEPTEMBER 10, 1938 BY C.R. BELL ET UX TO HANRE OIL & REFINING COMPANY AS RECORDED IN VOLUME 108, PAGE 433, DEED RECORDS OF MATAGORDA COUNTY, TEXAS (BLANKET IN NATURE, NOT PLOTTABLE)
- F. SUBJECT TO A RESERVATION OF OIL, GAS AND OTHER MINERALS BY PREDECESSORS IN TITLE, AS CONTAINED IN DEED DATED DECEMBER 1, 1928 EXECUTED BY DANIEL L. BELL, INCORPORATED IN VOLUME 345 AT PAGE 193 OF THE DEED RECORDS OF MATAGORDA COUNTY, TEXAS AND TO THE RIGHTS OF THE HOLDERS OF THE LEASEHOLD ESTATE UNDER ANY FORTHING OIL, GAS AND MINERAL LEASE COVERING SAID PROPERTY (BLANKET IN NATURE)
- G. EASEMENT AND RIGHT OF WAY EXECUTED ON OCTOBER 17, 1986 BY THE LOWER COLORADO RIVER AUTHORITY TO LO-VACA GATHERING COMPANY AS RECORDED IN VOLUME 448, PAGE 845, DEED RECORDS OF MATAGORDA COUNTY, TEXAS (PLOTTABLE AND NOT SHOWN HEREON; OUTSIDE OF PROJECT AREA)
- H. RIGHT-OF-WAY EASEMENT EXECUTED ON OCTOBER 31, 1981 BY JOHN WALTER WYNN, AGENT AND ATTORNEY-IN-FACT FOR WATLYE BELL WYNN TO CONOCO INC. AS RECORDED IN VOLUME 682, PAGE 809, DEED RECORDS OF MATAGORDA COUNTY, TEXAS (PLOTTABLE AND SHOWN HEREON)
- I. RIGHT-OF-WAY EASEMENT EXECUTED ON OCTOBER 22, 1981 BY ARIA BELL COLEMAN TO CONOCO INC. AS RECORDED IN VOLUME 680, PAGE 822, DEED RECORDS OF MATAGORDA COUNTY, TEXAS (PLOTTABLE AND SHOWN HEREON)
- J. EASEMENT AND RIGHT OF WAY IN ORDER AND FINAL JUDGMENT UNDER CAUSE NO. 22-978, HOUSTON LIGHTING & POWER COMPANY VS. WYNNE BELLE BELL, ET AL AS RECORDED IN VOLUME 181, PAGE 756 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS (PLOTTABLE AND SHOWN HEREON)
- K. AMENDMENT OF EASEMENT AGREEMENT BETWEEN WILLIAM W. WYNN AND EQUSTAR CHEMICALS, LP AS RECORDED ON SEPTEMBER 23, 2021 UNDER COUNTY CLERK'S FILE NO. 2021-8632, OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS (NOT PLOTTABLE; LOCATION ON EXHIBIT IS NOT CLEAR)
- L. AMENDMENT OF EASEMENT AGREEMENT BETWEEN JAMES R. WYNN AND EQUSTAR CHEMICALS, LP AS RECORDED ON SEPTEMBER 23, 2021 UNDER COUNTY CLERK'S FILE NO. 2021-8633, OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS (NOT PLOTTABLE; LOCATION ON EXHIBIT IS NOT CLEAR)
- M. AMENDMENT OF EASEMENT AGREEMENT BETWEEN JOHN M. WYNN AND EQUSTAR CHEMICALS, LP AS RECORDED ON SEPTEMBER 23, 2021 UNDER COUNTY CLERK'S FILE NO. 2021-8634, OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS (NOT PLOTTABLE; LOCATION ON EXHIBIT IS NOT CLEAR)
- N. AMENDMENT OF EASEMENT AGREEMENT BETWEEN DOUGLAS TAYLOR HUEBNER AND REBECCA H. HUEBNER AND EQUSTAR CHEMICALS, LP AS RECORDED ON SEPTEMBER 30, 2021 UNDER COUNTY CLERK'S FILE NO. 2021-8827, OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS (NOT PLOTTABLE; LOCATION ON EXHIBIT IS NOT CLEAR)

THIS PLAN CONTAINS 8 SHEETS
SHEET 1 TITLE SHEET LEGAL DESCRIPTIONS SCHEDULE B'S
SHEET 2 ALTA SURVEY SHEET

GENERAL NOTES

1. BASIS OF BEARING: ASSUMING THE WEST LINE OF BLOCK EIGHTY (80) OF COLONIAL LAND COMPANY'S SUBDIVISION OF THE KILBRIDE PASTURE, RECORDED IN VOLUME 29, PAGES 3-4, DEED RECORDS OF MATAGORDA COUNTY, TEXAS, AS BEARING NORTH 07°08'59" WEST BETWEEN TWO 5/8" IRON ROD WITH CAP STAMPED "RPLS 6880", AS SHOWN ON THIS SURVEY, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERE TO
2. COORDINATE SYSTEM: NAD83 TEXAS STATE PLAINS, SOUTH CENTRAL ZONE, US SURVEY FOOT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY ALL DISTANCES BY THE CORNER SCALING FACTOR OF 0.999999918 FOR GRID DISTANCES
3. THE FOLLOWING ITEMS FROM "TABLE A-OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS" FOR ALTA/NSPS LAND TITLE SURVEYS, WERE ADOPTED AND, IF APPLICABLE SHOWN ON THIS SURVEY (THE NUMBERING SCHEME USED IS THE SAME AS TABLE A): 2, 3, 4, 5, 7a, 8, 11a, 16 AND 18
4. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME
5. FOR TABLE "A" ITEM 2: NO PROPERTY ADDRESSES WERE PROVIDED TO THE SURVEYOR. NO ADDRESS INFORMATION FOR THIS TRACT ON THE MATAGORDA COUNTY, TEXAS ASSESSOR'S WEBSITE
6. FOR TABLE "A" ITEM 3: PROPERTY LIES IN ZONE X BASED UPON FEMA MAP PANEL 48321C0450F REVISED JANUARY 15, 2021
7. FOR TABLE "A" ITEM 4: GROSS LAND AREA IS 38.525 ACRES
8. FOR TABLE "A" ITEM 7a: NO BUILDINGS WERE LOCATED WITHIN THE PROJECT AREA
9. FOR TABLE "A" ITEM 11a: UTILITIES WERE LOCATED FROM ABOVE-GROUND UTILITY FEATURES AND #11 MARKS
10. FOR TABLE "A" ITEM 18: NO BUILDING CONSTRUCTION, BUILDING ADDITIONS OR RECENT EARTH MOVING WAS OBSERVED
11. FOR TABLE "A" ITEM 18: NO PLOTTABLE OFFSITE EASEMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR



wsb

Draw: LMO
Checked: JAT
Drawn: JAT
Cropping Date: 10/10/2022
Project No.: 00957-000

Revisions

CELLS

SHOSHANA
MATAGORDA COUNTY, TEXAS

ALTA / NSPS Land
Title Survey
2021 Minimum
Requirements

Call 48 hours before signing
TEXAS One Call
CALL 811

Sheet: 1 of 2

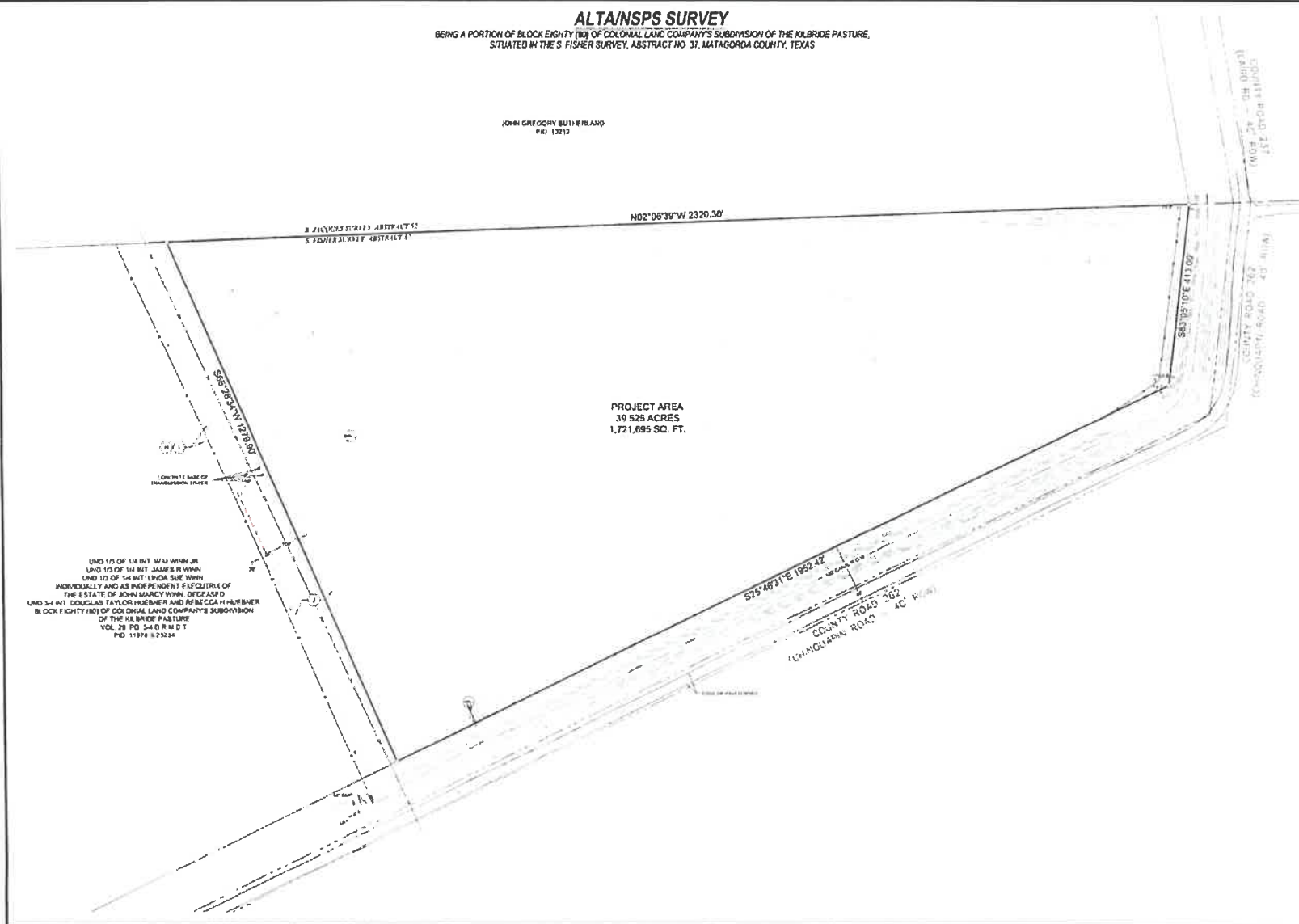
ALTA/NSPS SURVEY

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SITUATED IN THE S FISHER SURVEY, ABSTRACT NO. 37, MATAGORDA COUNTY, TEXAS

JOHN GREGORY BUIHFRANG
P#0 13213

PROJECT AREA
39.525 ACRES
1,721,695 SQ. FT.

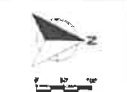
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INDIVIDUALLY AND AS INDEPENDENT PLOTS OF
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UND 3/4 INT DOUGLAS TAYLOR HUEBNER AND REBECCA H HUBNER
BLOCK EIGHTY (80) OF COLONIAL LAND COMPANY'S SUBDIVISION
OF THE KILBRIDE PASTURE
VOL 28 PG 3-4 O.R.M.C.T.
P#0 11979 8 23234



wsb

Client	SHOSHANA
Location	1301
Project	131
Planning Date	05/13/2021
Project No.	2021071002

Hardware



LEGEND

(Symbol)	20' OFFSET FROM ROAD TO CORNER
(Symbol)	2 1/2" DIA. IRON ROD IN CONCRETE
(Symbol)	3" DIA. IRON PIPE
(Symbol)	4" DIA. IRON PIPE
(Symbol)	WATER WELL
(Symbol)	PANICLE BOUNDARY
(Symbol)	ADJACENT LINE
(Symbol)	SURVEY LINE
(Symbol)	1/4" DIA. IRON PIPE
(Symbol)	1/2" DIA. IRON PIPE
(Symbol)	3/4" DIA. IRON PIPE
(Symbol)	1" DIA. IRON PIPE
(Symbol)	2" DIA. IRON PIPE
(Symbol)	4" DIA. IRON PIPE
(Symbol)	6" DIA. IRON PIPE
(Symbol)	8" DIA. IRON PIPE
(Symbol)	10" DIA. IRON PIPE

SHOSHANA
MATAGORDA COUNTY, TEXAS

ALTA / NSPS Land
Title Survey
2021 Minimum
Requirements

Call 48 Hours before digging
TEXAS One Call
CALL 811
Sheet: 2 of 2

SHOSHANA LEGAL DESCRIPTION

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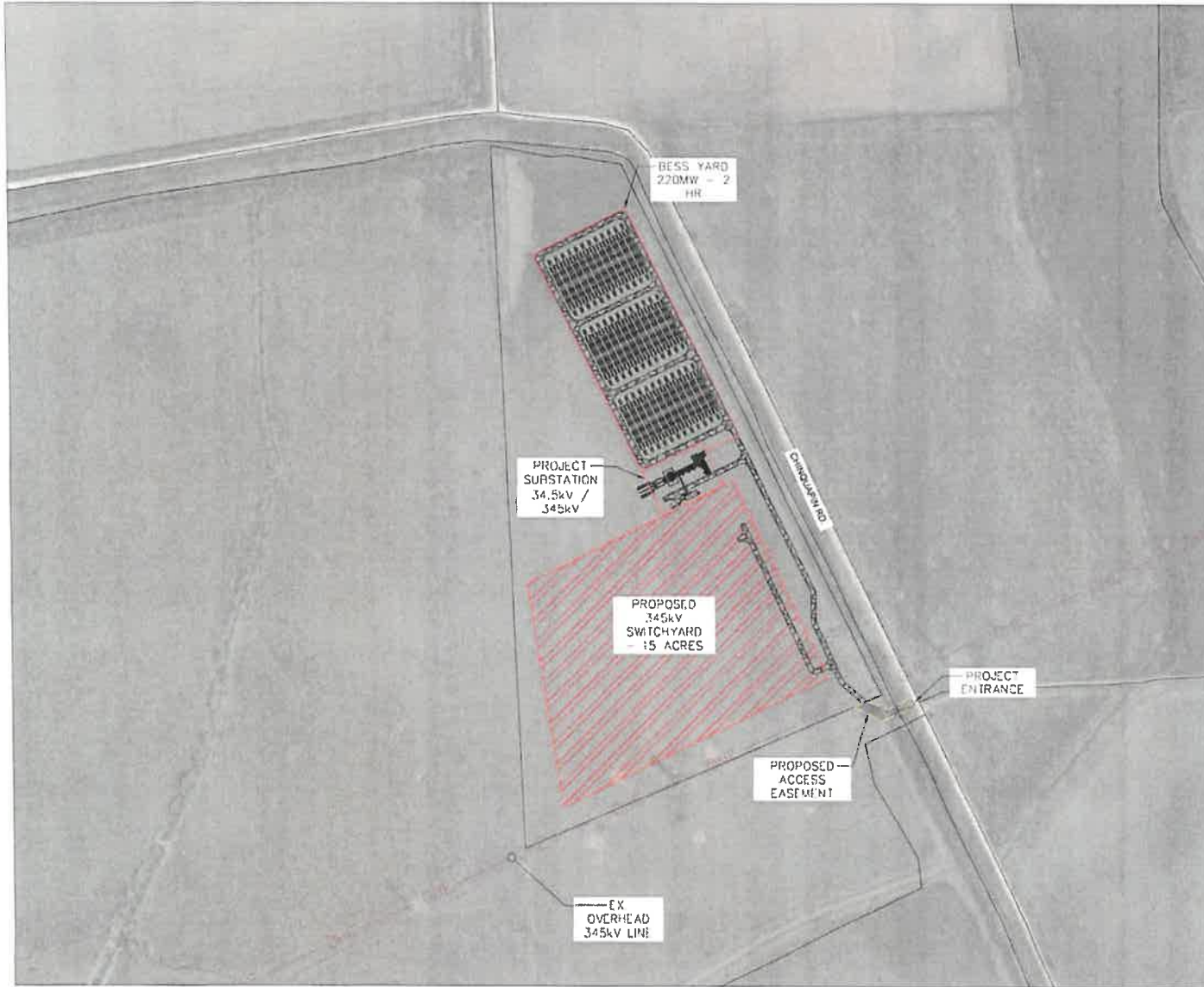
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PROJECT DETAILS
 DEVELOPER: Q CELLS
 SITE LOCATION: 28.818653° N, -95.887395° W
 PERMITTING AUTH: (COUNTY) MATAGORDA CO, TX
SYSTEM DETAILS
 DESCRIPTION: QRD-7E BESS SYSTEM
 MW NAMEPLATE (PO1): 220 MW
 MW (GEN TERMINALS): 220 MW
 DURATION: 2 HOUR
 UTILITY CENTERPOINT
INVERTERS
 MANUFACTURER: SMA
 INVERTER MODEL: SCS-3000 LP (415)
 INVERTER NOMINAL POWER (GEN): 3.6
 TOTAL NUMBER OF INVERTERS: 73
AC PARAMETERS
 PROJECT NOMINAL POWER @ PO1 (GEN): 220 MW
 MV TYP QTY RATING (MVA): 72 (1.5)
 INTERCONNECTION VOLTAGE: 345KV

PRELIMINARY
 DRAWING ISSUE

Preliminary
 Customer Approval
 Permitting
 Construction
 As-built
 Other

LEGEND

B-LINE

PCS

DESCRIPTION	SYMBOL	UNIT
PRELIM LAYOUT - 220MW BESS	[Symbol]	ACRES

NOTES

SHOSHANA STORAGE - 220MW
 MATAGORDA COUNTY, TX
 28.818653° N, -95.887395° W

DATE: SEPTEMBER 20, 2023
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SHEET TITLE: PRELIM BESS LAYOUT

PRELIM BESS LAYOUT

PRE

SCALE: 1" = 100'

NAD83 STATE PLANE, SOUTH CENTRAL ZONE, US FEET
 7203 30'

DATE: SEPTEMBER 20, 2023

Site Map
Shoshana Storage Project LLC

