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2022 MAY 12 PM 1:12
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COUNTY CLERK LUBBOCK COUNTY, TEXAS

NOTICE OF PUBLIC MEETING ON LEPRINO FOODS TAX ABATEMENT APPLICATION

LUBBOCK COUNTY, TEXAS

The Commissioner's Court of Lubbock County, Texas will discuss and possibly vote to enter into a tax abatement agreement with Leprino Foods pursuant to the County's policies and guidelines under the Property Redevelopment and Tax Abatement Acct, Chapter 312 of the Texas Tax Code at a regularly scheduled Commissioner's Court meeting to be held Monday, at 10:00 AM on June 13, 2022, located at the Lubbock County Courthouse located at 904 Broadway, Lubbock, TX 79401.

Leprino Foods is building a new 850,000 square foot Mozzarella Cheese and Nutrition manufacturing facility in the Leprino Reinvestment Zone located at 4301 East 19th Street, Lubbock, Texas and 4502 East 4th Street, Lubbock, Texas, on property currently owned by the Lubbock Economic Development Alliance. The legal descriptions of the property is attached to this notice. The estimated cost of all improvements, including the main plant and the wastewater plant, proposed by Leprino Foods is valued at \$418,250,000.00.

Details of the Texas Tax Code, Chapter 312, "PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT" can be viewed at the State of Texas website, "<https://statutes.capitol.texas.gov/Docs/TX/htm/TX.312.htm>". Input from the public is welcome and comments prior to the meeting can be directed to the Lubbock County Commissioners Court Department at (806) 775-1335.

Lubbock County – Application for Industrial Tax Abatement

Leprino Foods Company

4301 E 19th, Lubbock TX 79403 (Main Plant)

4502 E 4th, Lubbock TX 79403 (Wastewater Treatment Plant)

Section II – Facility Information

(i) Legal Description:

METES AND BOUNDS DESCRIPTION of a 158.949 acre tract of land, out of a 252.5 acre tract described under County Clerk File No. 2020059091 of the Official Public Records of Lubbock County, Texas and a 155.8 acre tract described under County Clerk File No. 2020059092 of the Official Public Records of Lubbock County, Texas, located in Section 6, Block O, E. L. & R. Railroad Company Survey, Lubbock County, Texas, and being further described as follows:

BEGINNING at a 1/2" iron rod found in the East line of said Section 6, at the most Easterly Northeast corner of said 252.5 acre tract and this tract, which bears S. 01°25'02" W. a distance of 544.55 feet from a 3/8" iron rod found at the Northeast corner of Section 6, Block O, E. L. & R. Railroad Company Survey, Lubbock County, Texas;

THENCE S. 01°25'02" W., along the East line of said Section 6 and the Eastern boundary of said 252.5 acre tract, a distance of 2116.29 feet to a 1/2" iron rod found at the Northeast corner of a 160.0 acre tract (Southeast Quarter of said Section 6) described in Volume 3401, Page 326 of the Real Property Records of Lubbock County, Texas, the Southeast corner of said 252.5 acre tract and the most Easterly Southeast corner of this tract, same being the Southeast corner of the Northeast Quarter of said Section 6;

THENCE N. 88°36'42" W., along the South line of the Northeast Quarter of said Section 6, the Northern boundary of said 160.0 acre tract and the Southern boundary of said 252.5 acre tract, at 30.00 feet pass a 1/2" iron rod with cap marked "HRA" found in reference, continuing for a total distance of 2674.49 feet to a 1/2" iron rod with cap marked "Smith" found at the mid corner of said Section 6, the Northwest corner of said 160.0 acre tract, the Northeast corner of said 155.8 acre tract and a corner of this tract;

THENCE N. 88°15'05" W. a distance of 749.82 feet to a 1/2" iron rod with cap marked "HRA" found at a corner of this tract;

THENCE N. 46°52'06" E., a distance of 1062.59 feet to a 1/2" iron rod with cap marked "HRA" found in the West line of the Northeast Quarter of said Section 6, at a corner of this tract;

THENCE N. 01°59'13" E., along the West line of the Northeast Quarter of said Section 6, at 1869.10 feet pass a 1/2" iron rod with cap marked "HRA" found in the South line of a 40 foot right-of-way easement described in Volume 215, Page 190 of the Deed Records of Lubbock County, Texas, continuing for a total distance of 1909.10 feet to a "MAG" nail with washer

marked "HRA" found in the North line of said Section 6 and the Northern boundary of said 252.5 acre tract, at the most Northerly Northwest corner of this tract;

THENCE S. 88°39'19" E., along the North line of said Section 6 and the Northern boundary of said 252.5 acre tract, a distance of 1848.06 feet to a "MAG" nail with washer marked "HRA" found at the most Northerly Northeast corner of said 252.5 acre tract and this tract;

THENCE S. 01°25'02" W., at 40.00 feet pass a 1/2" iron rod with cap marked "HRA" found in the South line of said 40 foot right-of-way easement, continuing for a total distance of 544.50 feet to a 1/2" iron rod with cap marked "HRA" found at an "ell" corner of this tract;

THENCE S. 88°39'05" E., at 770.00 feet pass a 1/2" iron rod with cap marked "HRA" found in reference, continuing for a total distance of 800.00 feet to the Point of Beginning.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

METES AND BOUNDS DESCRIPTION a 0.0430 acre tract, being that same tract described in Volume 1771, Page 194 of the Deed Records of Lubbock County, Texas, located in the North Half of Section 6, Block O, E. L. & R. R. Railroad Company Survey, Lubbock County, Texas, and being further described as follows:

BEGINNING at a 1/2" iron rod with cap marked "HRA" found in the South line of a 40 foot right-of-way easement described in Volume 215, Page 190 of the Deed Records of Lubbock County, Texas, at the Northeast corner of this tract, which bears N. 88°39'19" W. a distance of 2480.47 feet and S. 01°20'41" W. a distance of 40.00 feet from a 3/8" iron rod found at the Northeast corner of Section 6, Block O, E. L. & R. R. Railroad Company Survey, Lubbock County, Texas;

THENCE S. 01°46'55" W. a distance of 25.00 feet to a 1/2" iron rod with cap marked "HRA" found at the Southeast corner of this tract;

THENCE N. 88°39'19" W. a distance of 75.00 feet to a 3/8" iron rod found at the Southwest corner of this tract;

THENCE N. 01°46'55" E. a distance of 25.00 feet to a 1/2" iron rod found in the South line of said 40 foot right-of-way easement, at the Northwest corner of this tract;

THENCE S. 88°39'19" E., along the South line of said 40 foot right-of-way easement, a distance of 75.00 feet to the Point of Beginning.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, 2011 (epoch 2010.0). Distances are Surface, U.S. Survey Feet.

METES AND BOUNDS DESCRIPTION of a 101.006 acre tract of land out of Section 6, Block O, E. L. & R. R. Railroad Company Survey, Lubbock County, Texas, being further described as follows:

BEGINNING at a "MAG" nail with washer marked "HRA" found at the Southwest corner of this tract, which bears S. 88°39'02" E. a distance of 981.90 feet from the Southwest corner of said Section 6, Block O, E. L. & R. R. Railroad Survey, Lubbock County, Texas;

THENCE N. 01°46'11" E. a distance of 2661.73 feet to a 1/2" iron rod with cap marked "HRA" found in the North line of the Southwest Quarter of said Section 6, for the Northwest corner of this tract;

THENCE S. 88°15'05" E., along the North line of the Southwest Quarter of said Section 6 a distance of 1656.51 feet to a 1/2" iron rod with cap marked "Smith" found at the mid corner of said Section 6, for the Northeast corner of this tract;

THENCE S. 01°45'55" W., along the East line of the Southwest Quarter of said Section 6 a distance of 2650.12 feet to a railroad spike found at the Southeast corner of the Southwest Quarter of said Section 6 and the Southeast corner of this tract;

THENCE N. 88°39'02" W., along the South line of said Section 6 a distance of 1656.76 feet to the Point of Beginning.

SAVE AND EXCEPT THE TWO FOLLOWING DESCRIBED TRACT OF LAND:

METES AND BOUNDS DESCRIPTION of a 1.007 acre tract described in Volume 5686, Page 324 of the Real Property Records of Lubbock County, Texas, located in the Southwest Quarter of Section 6, Block O, E. L. & R. R. Railroad Company Survey, Lubbock County, Texas, being further described as follows:

BEGINNING at a 1/2" iron pipe found at the Southeast corner of this tract which bears N. 88°39'02" W. a distance of 60.67 feet and N. 01°20'58" E. a distance of 28.34 feet from a railroad spike found at the Southeast corner of the Southwest Quarter of Section 6, Block O, E. L. & R. R. Railroad Company Survey, Lubbock County, Texas;

THENCE N. 88°36'41" W. a distance of 159.58 feet to a 1/2" iron pipe found at the Southwest corner of this tract;

THENCE N. 01°46'17" E. a distance of 275.00 feet to a 1/2" iron rod found at the Northwest corner of this tract;

THENCE S. 88°36'41" E. a distance of 159.58 feet to a 1/2" iron rod found at the Northeast corner of this tract;

THENCE S. 01°46'17" W. a distance of 275.00 feet to the Point of Beginning.

Bearings are relative to Grid North, Texas Coordinate System of 1983, North-Central Zone, 2011 (epoch 2010.0). Distances are Surface, U.S. Survey Feet.

Lubbock County

Application for Industrial Tax Abatement

Attachment 2: (a) to (d)

Leprino Foods is building a new 850,000 square foot Mozzarella Cheese and Nutrition manufacturing facility in Lubbock, Texas. The new Manufacturing Plant will process 4 million pounds of milk per day in the first Phase and expand to a total of 8 million pounds of milk per day. The large volume of milk required for an operation of this size will be supplied by local Dairy Farmers.

Within the facility will be Leprino Foods proprietary Cheese making equipment, as well as large scale Whey Nutrition processing systems. The factory will be monitored and controlled through leading edge Automation and Instrumentation and supported by World Class Maintenance programs. The estimated cost of equipment is \$642 million (spent over 10 years).

The site will be constructed East of the 289 Loop Rd and to the North of East Country Rd 6700. The address of the main plant is 4301 E 19th, and the wastewater treatment plant is 4502 E 4th, Lubbock, TX 79403.

It is anticipated that construction would begin in 4Q 2022 with commercial operations commencing in 1Q 2025.

It is anticipated that the suite of products made in the plant would be: Mozzarella and Provolone Blocks; Shredded Pizza Cheese; Whey Protein Powder; and Sweet Whey Powder. The finished products will be distributed throughout the United States and Internationally to satisfy Leprino's customers Globally.

Below is a list of major equipment:

- Milk Receiving Bays
- Gas Fired Boilers
- Refrigeration Compressors
- Cooling Towers
- Electrical Transformers
- Switchgear
- Air Compressors
- Heat Exchangers
- Pasteurizers
- Pumps
- Cheese Vats
- Liquid Silos
- Starter Culture Tanks
- Brining Equipment

- Powder Handling Equipment
- Block Molding Equipment
- Film Packaging equipment
- Cheese Shredding equipment
- Large scale freezers
- Conveyors
- Palletizers
- High Speed Fillers
- Case Packing equipment
- Separators
- Membrane Systems
- Evaporators
- Spray Dryers
- Powder Packaging equipment
- Warehouses
- Waste Water Operations
- Instrumentation equipment
- Controls equipment
- Piping

Additional infrastructure to support the site will include:

- Site development / roads
- Utility piping, electrical substation
- Office buildings

Note: There is no personal property on the existing property.