

Caldwell County Agenda Item

AGENDA DATE:	February 12, 2026
Type of Agenda Item:	Order
Subject:	To discuss and take possible action regarding Order 03-2026 designating by ordinance an area as the Caldwell 142 Reinvestment Zone #1, located within the following area - North Corner: W 97° 49' 19.16"; N 29° 51' 34.36"; East Corner: W 97° 48' 09.03"; N 29° 51' 13.37"; South Corner: W 97° 48' 40.09"; N 29° 50' 55.37"; West Corner: W 97° 48' 48.38"; N 29° 51' 56.86"
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Richard Sitton
Backup Materials:	Attached
Total # of Pages:	5

PUBLIC NOTICES

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NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Louis Claudio Watkins, Deceased, were issued on January 27, 2002, in Cause No. 26PR-00507, pending in the County Court-at-Law of Caldwell County, Texas, to: Amy C. Watkins. All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxder Attorney at Law 705 State Park Rd. Lockhart, Texas 78644

SIGNED on January 28, 2002.

M. Elizabeth Raxder
M. ELIZABETH RAXTER
State Bar No.: 24050084

APRIL GARSON
State Bar No.: 00790863

Attorneys for Amy C. Watkins

705 State Park Rd.

Lockhart, Texas 78644

Telephone: (512) 398-

6996

Faximile: (512) 668-

4501

Email: eraxder@tx-el-

derlaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Maureen Boynton, Deceased, were issued on January 27, 2002, in Cause No. 26PR-00512, pending in the County Court-at-Law of Caldwell County, Texas, to: Karen Ann Rice.

All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxder Attorney at Law

705 State Park Rd.

Lockhart, Texas 78644

DATED the 26th day of

January, 2002.

✓/s/ M. Elizabeth Raxder

M. Elizabeth Raxder

State Bar No.: 24050084

April Garson

State Bar No.: 00790863

Attorneys for Douglas Foster (also known as Douglas B. Foster)

All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxder

705 State Park Rd.

Lockhart, Texas 78644

DATED the 26th day of

January, 2002.

✓/s/ M. Elizabeth Raxder

M. Elizabeth Raxder

State Bar No.: 24050084

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Faximile: (512) 668-

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Email: eraxder@tx-el-

derlaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of James Alan Haun,

Deceased, were issued on January 27, 2002, in Cause No. 26PR-00507, pending in the County Court-at-Law of Caldwell County, Texas, to: Debora Louise Haun.

All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxder Attorney at Law

705 State Park Rd.

Lockhart, Texas 78644

DATED the 26th day of

January, 2002.

✓/s/ M. Elizabeth Raxder

M. Elizabeth Raxder

State Bar No.: 24050084

April Garson

State Bar No.: 00790863

Attorneys for Debora Louise Haun

705 State Park Rd.

Lockhart, Texas 78644

Telephone: (512) 398-

6996

Faximile: (512) 668-

4501

Email: eraxder@tx-el-

derlaw.com

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Maureen Boynton, Deceased, were issued on January 27, 2002, in Cause No. 26PR-00512, pending in the County Court-at-Law of Caldwell County, Texas, to: Karen Ann Rice.

All persons having claims against this Estate, which is currently being administered, are required to present them to the undersigned within the time and in the manner prescribed by law. c/o: M. Elizabeth Raxder Attorney at Law

705 State Park Rd.

Lockhart, Texas 78644

DATED the 26th day of

January, 2002.

✓/s/ M. Elizabeth Raxder

M. Elizabeth Raxder

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PUBLIC HEARING

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on February 26, 2002, at 9:30am for consideration for the Replat of Lot 6 of the Windmill Hollow Subdivision.

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of James Alan Haun,

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Joan Elizabeth Lawrence, Deceased, were issued on January 22, 2002, under Cause No. 26PR-00501, pending in the County Court at Law of Caldwell County, Texas, to: Amber Bellamy. Claims may be presented in care of the attorney for the estate, addressed as follows:

Representative, Estate of Joan Elizabeth Lawrence, Deceased c/o Kenneth W. Pajak, Esq.

Pajak Law, PLLC

2210 Western Trails Blvd., Suite 103

Austin, Texas 78745

6150 (512) 774-4030

(800) 300-3315 Facsimile:

2026

✓/s/ Kenneth W. Pajak, Esq.

Attorney for Estate

State Bar No. 24007797

2210 Western Trails Blvd., Suite 103

Austin, Texas 78745

(512) 774-4030

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2026

✓/s/ Kenneth W. Pajak, Esq.

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✓/s/ Kenneth W. Pajak, Esq.

Attorney for Estate



ORDER 03-2026

DESIGNATING CALDWELL 142 REINVESTMENT ZONE #1

WHEREAS, Chapter 312, Texas Tax Code, allows counties to designate areas as “reinvestment zones” in order to encourage development of underutilized real property and to expand economic development generally within the county through tax abatement.

WHEREAS, Caldwell County, Texas (the “County”) acting through its Commissioners Court (the “Court”) has, in Resolution 20-24, indicated its election to be eligible to participate in tax abatement under Chapter 312, Texas Tax Code, and establish guidelines and criteria governing tax abatement agreements;

WHEREAS, Caldwell 142 (“Caldwell 142”) seeks to construct a two-building data center campus with related power generation facilities within the County that will provide housing for organizations’ and businesses’ critical applications and data;

WHEREAS, Caldwell 142 has approached the County and requested an area (the “Proposed Zone”) be designated as the Caldwell 142 Reinvestment Zone #1, more accurately described in Exhibit A attached hereto;

WHEREAS, Caldwell 142 has indicated in its application that the two-building data center campus will be located within the Proposed Zone;

WHEREAS, notice of a public hearing on the Proposed Zone set on February 12, 2026, was published in a newspaper having general circulation in the County for a period not less than seven days before the date of such hearing;

WHEREAS, notice of a public hearing on the Proposed Zone set on February 12, 2026, was delivered in writing via USPS by registered or certified mail with return receipt requested to the presiding officer of the governing body of each taxing unit that includes in its boundaries the area described in Exhibit A; and

WHEREAS, on February 12, 2026, a public hearing was held regarding the Proposed Zone and interested parties were permitted to speak and present evidence for or against the designation of the Proposed Zone as a reinvestment zone.

NOW THEREFORE, BE IT ORDERED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT:

1. The Court finds that designation of the Proposed Zone would attract major investment in the Proposed Zone that would be a benefit to the property to be included in the Proposed Zone and would contribute to the economic development of the County;
2. The Proposed Zone is eligible for commercial-industrial tax abatement;
3. The boundaries of the Proposed Zone are described in Exhibit A;
4. The Proposed Zone is hereby designated as the Caldwell 142 Reinvestment Zone #1; and
5. As required by Section 312.401, Texas Tax Code, this designation expires five years from the date of this Order.

PROCLAIMED this the 12th day of February, 2026.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez
County Clerk

**A METES & BOUNDS
DESCRIPTION OF A
319.937 ACRE TRACT OF LAND**

BEING a 319.937 acre tract of land situated in the William Pettus Survey, Abstract No. 21, and the Hector McNeill Survey, Abstract No. 199, Caldwell County, Texas; being a portion of a called 2,717.14 acre tract of land described as Tract 1 in instrument to Capital Land Investments I, LP recorded in Document No. 2020-003860 of the Official Public Records of Caldwell County, Texas; and being more particularly described as follows:

BEGINNING at a fence post found marking the north corner of a called 297.008 acre tract of land described in instrument to Sigman Grafted, LLC recorded in Document No. 2024-000017 of the Official Public Records of Caldwell County, Texas, same being a southwest corner of said Tract 1; from which, a 1/2-inch iron rod with a plastic cap stamped "CHAPARRAL" found marking the southeast corner of a called 126.322 acre tract of land described in instrument to Lonely Live Oak, LLC recorded in Document No. 2017-001147 of the Official Public Records of Caldwell County, Texas, bears South 48°32'33" West, 313.59 feet;

THENCE departing the north corner of said 297.008 acre tract and crossing said Tract 1, the following seven (7) courses and distances:

1. North 49°17'01" East, 153.33 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
2. North 40°42'59" West, 467.04 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
3. South 48°52'00" West, 416.94 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
4. North 40°43'16" West, 369.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
5. North 48°30'08" East, 1539.97 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
6. North 03°03'52" East, 390.55 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
7. North 41°56'08" West, 1946.73 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeasterly right-of-way line of State Highway No. 142 (variable width);

THENCE North 49°40'53" East, 763.84 feet along the southeasterly right-of-way line of said State Highway No. 142 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set; from which, a concrete Type II TXDOT monument found bears North 49°40'53" East, 1153.00 feet;

THENCE departing the southeasterly right-of-way line of said State Highway No. 142 and crossing said Tract 1, the following nine (9) courses and distances:

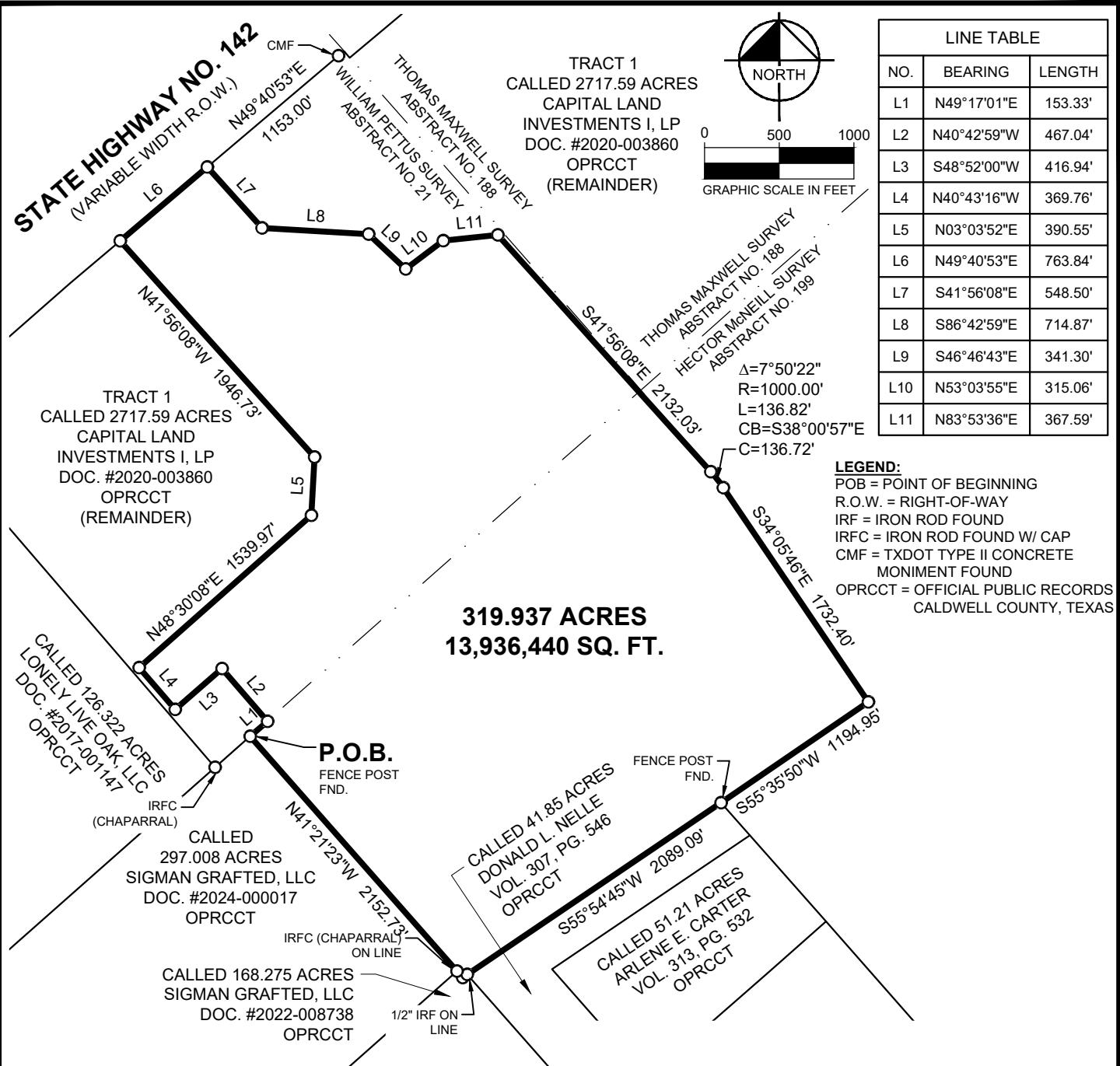
1. South 41°56'08" East, 548.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
2. South 86°42'59" East, 714.87 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
3. South 46°46'43" East, 341.30 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
4. North 53°03'55" East, 345.06 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
5. North 83°53'36" East, 367.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
6. South 41°56'08" East, 2132.03 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the beginning of a curve to the right;
7. in a southeasterly direction, with said curve to the right, having a radius of 1000.00 feet, a central angle of 07°50'22", a chord bearing and distance of South 38°00'57" East, 136.72 feet, and an arc length of 136.82 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
8. South 34°05'46" East, 1732.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set;
9. South 55°35'50" West, 1194.95 feet to a wood fence post found marking the north corner of a called 41.85 acre tract of land described in instrument to Donald L. Nelle recorded in Volume 307, Page 546 of the Official Public Records of Caldwell County, Texas;

THENCE South 55°54'45" West, along the northeast line of said 41.85 acre tract, at a distance of 2,052.04 feet passing a 1/2-inch iron rod found on line marking the west corner of said 41.85 acre tract, same being the northernmost northeast corner of a called 168.275 acre tract of land described in instrument to Sigman Grafted, LLC recorded in Document No. 2022-008738 of the Official Public Records of Caldwell County, Texas, continuing along the north line of said 168.275 acre tract, a total distance of 2,089.09 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking an interior "ell" corner on the north line of said 168.275 acre tract;

THENCE North 41°21'23" West, at a distance of 57.61 feet passing a 1/2-inch iron rod with a plastic cap stamped "CHAPARRAL" found marking the northwest corner of said 168.275 acre tract, same being the northeast corner of aforesaid 297.008 acre tract, continuing along the northeast line of said 297.008 acre tract, a total distance of 2,152.73 feet to the **POINT OF BEGINNING** and containing 319.937 acres of land in Caldwell County, Texas.

**EXHIBIT OF A
319.937 ACRE TRACT OF LAND
HECTOR McNEILL SURVEY, A-199
WILLIAM PETTUS SURVEY, A-21
CALDWELL COUNTY, TEXAS**

Kimley » Horn					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973					
Scale N/A	Drawn by APS	Checked by JS	Date FEB. 2026	Project No. 060027703	Sheet No. 1 OF 2
Tel. No. (210) 541-9166 www.kimley-horn.com					



LINE TABLE		
NO.	BEARING	LENGTH
L1	N49°17'01"E	153.33'
L2	N40°42'59"W	467.04'
L3	S48°52'00"W	416.94'
L4	N40°43'16"W	369.76'
L5	N03°03'52"E	390.55'
L6	N49°40'53"E	763.84'
L7	S41°56'08"E	548.50'
L8	S86°42'59"E	714.87'
L9	S46°46'43"E	341.30'
L10	N53°03'55"E	315.06'
L11	N83°53'36"E	367.59'

LEGEND:
 POB = POINT OF BEGINNING
 R.O.W. = RIGHT-OF-WAY
 IRF = IRON ROD FOUND
 IRFC = IRON ROD FOUND W/ CAP
 CMF = TXDOT TYPE II CONCRETE MONIMENT FOUND
 OPRCCT = OFFICIAL PUBLIC RECORDS CALDWELL COUNTY, TEXAS

**EXHIBIT OF A
319.937 ACRE TRACT OF LAND
HECTOR McNEILL SURVEY, A-199
WILLIAM PETTUS SURVEY, A-21
CALDWELL COUNTY, TEXAS**

Kimley » Horn					
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973					
Scale 1" = 1000'	Drawn by APS	Checked by JS	Date FEB. 2026	Project No. 060027703	Sheet No. 2 OF 2