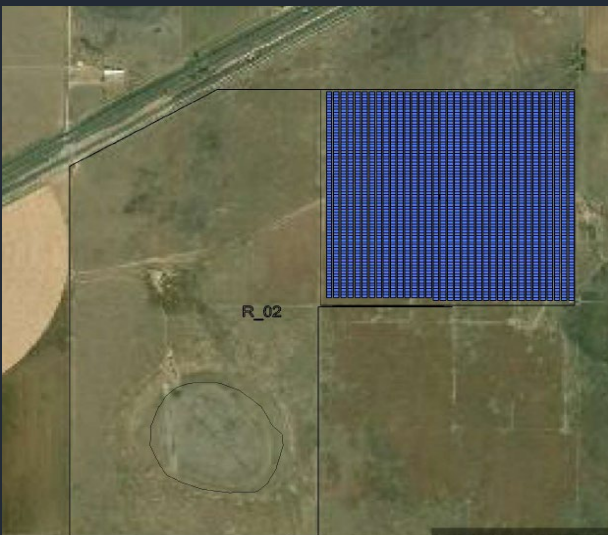




## Deaf Smith County, Texas

US Highway 60E, Hereford, Texas 79045

- + Use: Solar Photovoltaic System
- + Parcel: 153.34 acres
- + PV System Acreage: 153.34
- + PV System Design: 35012.25kW (DC)
- + Topography: Flat Agricultural Land, unobstructed exposure
- + Compelling return potential



SUMMARY INVESTMENT TERMS	
<b>Property</b>	<b>Location:</b> Near US Highway 60 in Hereford, Texas (Deaf Smith County) <b>Size:</b> 153.34 Acres <b>Current Use:</b> Agriculture
<b>Description</b>	The Property consists of approximately 153.34 acres of land ideally suited to host a utility-scale, ground-mounted, solar photovoltaic (or “PV”) system. Flat agricultural land, with unobstructed sun exposure, the Property is ideally suited for a solar PV system. The probability of securing all necessary permits is highly likely.
<b>Market Analysis</b>	Texas is 2 <sup>nd</sup> in the nation in terms of solar capacity. Additionally, approximately 2.3 percent of the state’s electricity is from solar systems. Further, over the past five years, installation costs for solar systems in the state have decreased approximately 43 percent. The Texas solar market is well established. Thus, it has a generally lower risk profile than less established solar markets.
<b>Company Plan</b>	<b>The Company Plan for the property includes the three (3) options, to be voted upon at time of close:</b> + Develop the site to its highest and best use (Solar Plan); + Hold the property for investment and later development or resale (Investment Plan); or + Donate a perpetual conservation easement on the Property (Green Plan).
<b>Reserves</b>	Approximately \$1,000,000 cash and/or additional investments
<b>Minimum Investment</b>	\$50,000; or 50 units at \$1,000/unit
<b>Offering Size</b>	\$5,000,000 (min) to \$5,293,000 (max)
<b>Appraised Value</b>	<b>Solar Plan:</b> \$34,740,507 <b>Green Plan:</b> \$26,465,000 <b>Investment Plan:</b> Beyond the scope of the PPM
<b>Investment Highlights</b>	<b>Solar Plan:</b> IRR approximately 9.94% over 20 years <b>Investment Plan:</b> To be determined <b>Green Plan:</b> Please consult a tax professional
<b>Listed Transaction Notice</b>	If the members elect to pursue the Green Plan, then, pursuant to IRS Notice 2017-10, the Manager believes this investment would constitute a listed transaction for purposes of Treasury Regulations Section 1.6011-4. Accordingly, prospective investors should consult with independent tax advisors regarding the potential consequences of an investment in a listed transaction (see Reportable Transaction disclosure under Federal Income Taxation in the PPM).
<b>Risk Factors</b>	+ <b>Investment Loss Risk:</b> If the Solar Plan is elected, there is considerable risk the Company’s business activities could fail to generate a profit. + <b>Lack of Liquidity/Investment in Real Estate:</b> Investments in real estate are speculative and subject to various risks including, but not limited to, market risk, interest rate risk, and credit risk. These investments are illiquid and may be held indefinitely. + <b>Appraisal Risk:</b> Appraisals are subjective by nature and the valuation may be challenged by the IRS. + <b>Tax/Audit Risk:</b> If the Green Plan is elected by the members, the IRS may challenge the entire conservation easement and/or any part of the Company. An audit of the Company may lead to an audit of its members. + <b>Tax Laws Subject to Change:</b> Tax laws are subject to change, and there can be no assurance the tax code or existing Treasury regulations thereunder will not be amended in such a manner that would adversely affect this offering. + <b>Substantial Fees:</b> The Company will pay substantial compensation to the Manager, none of which have been negotiated at arm’s length. Some of these payments may be made regardless of the success or profitability of the Company. Additionally, the purchase price of the Property will not be the product of an arm’s-length transaction.

This Summary is being provided for informational purposes only and does not constitute an offer or a recommendation to buy or sell securities or other financial instruments. For a full description of the terms of the offering including a discussion of the risks and fees involved, please refer to the Confidential Private Placement Memorandum which should precede or accompany this document. The investments described herein are not suitable for all investors, may not be guaranteed, and involve risk. The offering is open to certain qualified persons who meet the definition of “accredited investor” under US securities laws. Any forward-looking statements are Tex Solar Parcel, LLC’s view of possible future events and performance, and involve numerous assumptions, risks and uncertainties. There can be no guarantee that the anticipated performance of the investment described herein will be achieved. The information set forth herein is accurate as of the date hereof; Tex Solar Parcel, LLC is not obligated to update or revise this Summary in the future in the event the information set forth herein becomes inaccurate.