



February 12, 2026

Korey Young
County Commissioner
Rains County
167 E. Quitman Street
Suite 102
Emory, Texas 75440

RE: Engagement Letter for Professional Services

Dear Commissioner Young:

Thank you for the opportunity to provide consulting services to your ongoing projects in Rains County. **Capex Resources Group** is a project finance and economic consulting firm based in Frisco, Texas. A significant percentage of our client base is made-up of local governmental entities like Rains County. Our specific public sector utility services include:

- Ad Valorem Valuation Analysis
- Chapter 312 / Abatement / PILOT Agreements and Incentive Structuring
- Sales Tax Analysis & Optimization
- Identification of Omitted Property, Development and Presentation of Challenge Petition on Valuations
- Affordability Analysis
- Bond Feasibility
- Water Rights Purchase, Sales, and Leasing
- Comprehensive Project Definition, Feasibility, and Development Services
- Development of Comprehensive Financial and Technical Feasibility Models
- Electricity, Natural Gas, Water, Wastewater, and Solid Waste Cost of Service / Rate Studies
- Expense Reduction Identification and Implementation
- Impact Fees/System Development Charges
- Industrial District Program Development
- Life Cycle Cost Analysis
- Litigation Support
- Loan and Grant Program Management [Identification / Application / Disbursement / Compliance]
- Lost Business Income Claims / Time Element Deductible

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- Municipal Airport Fee Development and Revenue Studies
- Non-Rate Revenue [tapping and connection, late charge, disconnect fees, etc.] Evaluations
- Oil and Gas Lease Negotiation and Royalty Analysis
- Operational Optimization Studies / Operating and Capital Cost and Benchmarking
- Owners Representative Services
- Project Definition and Feasibility Studies
- Renewable Energy Credit and Carbon Financial Instrument Marketing
- Renewable Energy Project Development Services
- Retail Electricity Contract and Demand Charge Negotiation
- Wholesale Water, Wastewater, Electricity, and Natural Gas Contract Negotiations and Structuring


I am pleased that the scope of work associated with our previous development incentive engagements have been completed to the satisfaction of Rains County. The purpose of this proposal and engagement letter is to provide a mechanism for additional professional services on an on-call basis.

Based on my understanding of your various needs, I propose a Phase I fee not to exceed \$25,000. I will bill up to this value at an hourly rate of \$350.00.

As Chief Executive of Capex Resources Group, I will serve as Project Manager and will be responsible for all aspects of this effort.

If this proposal is acceptable to you, please execute one copy of this letter and return it to our Frisco office. Thank you for this opportunity; we look forward to working with you on this important engagement.

Very Truly Yours,



Jeff G. Snowden

Principal

Capex Resources Group

ACCEPTED BY:

Date _____

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