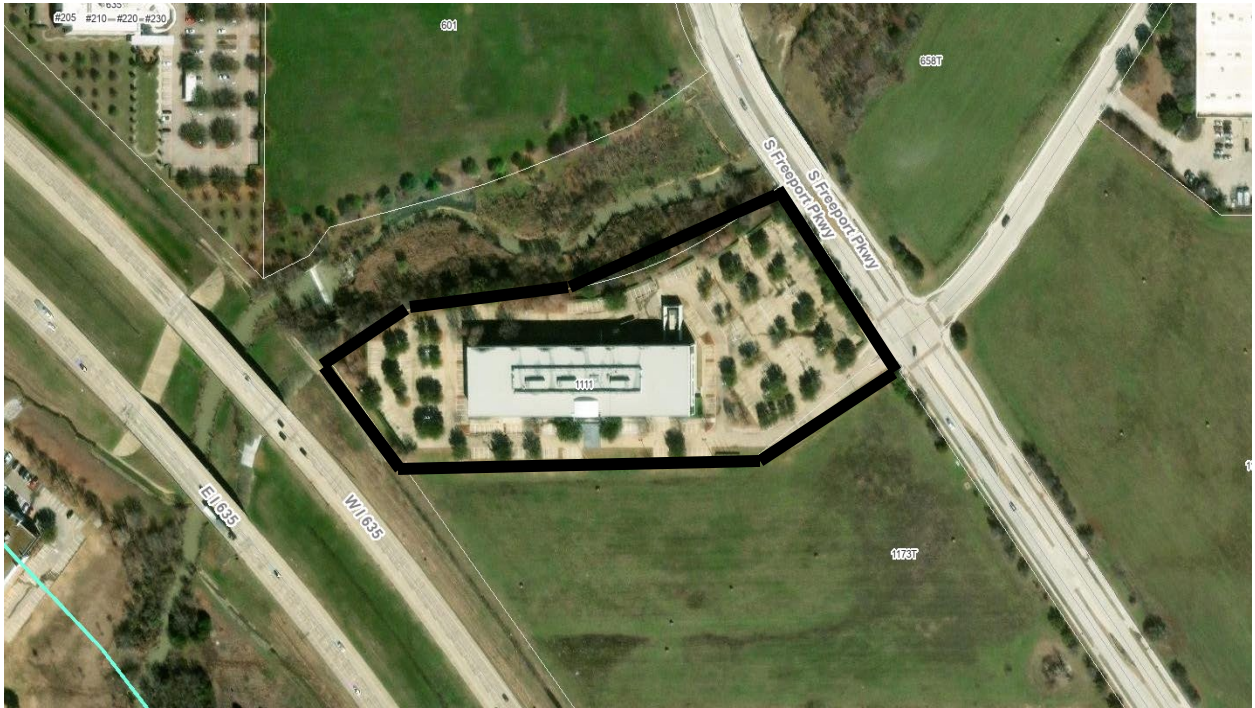


**Notice of Consideration of Approval of Tax Abatement Agreement  
Provided Pursuant to Texas Tax Code Section 312.207**

The City Council of the City of Coppell will consider approval of a tax abatement agreement with Fulgent Genetics, Inc., a Delaware corporation, at its regularly scheduled City Council meeting on May 28, 2024.

1. The name of the applicant for tax abatement is Fulgent Genetics, Inc., a Delaware corporation, which is the owner of tangible personal property to be located at the building located at 1111 S. Freeport Parkway in Coppell, Texas (the “Improvements”).
2. The name of the Reinvestment Zone in which the property subject to the agreement is located is “Reinvestment Zone No. 116” or “Fulgent Genetics, Inc. Zone”.
3. The location of the Reinvestment Zone No. 116 is 1111 S. Freeport Parkway Coppell, Texas and depicted below.
4. A general description of the nature of the improvements included in the tax abatement agreement is as follows: tangible personal property, including machinery and equipment, installed or located at such Improvements.
5. Estimated cost of the tangible personal property is approximately 5 Million Dollars.

**EXHIBIT "A"**  
**TO SECTION 312.207 NOTICE**  
**DEPICTION AND DESCRIPTION OF**  
**REINVESTMENT ZONE NO. 116**



### VICINTY MAP



## LEGAL DESCRIPTION

### GATEWAY BUSINESS PARK 2, Block A, Lot 2 (6.8264 acres)

FIELD NOTES

BEING a TRACT, more or less of land situated in the Joel Wilson Survey, Subsect No. 1281 in the City of Coppell, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 3/8 inch found iron rod at the intersection of the northeast right-of-way line of Freepoint Parkway (80 feet wide right-of-way at this point) with the southeast right-of-way line of Aurora Drive (80 feet wide right-of-way), previously named Gateway Boulevard;

THENCE South 75 degrees 55 minutes 55 seconds West, a distance of 85.01 feet to a 1/2 inch set iron rod with a yellow cap stamped "Half Acre, Inc.", hereinafter referred to as with cap for corner, said point being along the west right-of-way line of Freepoint Parkway (80 feet wide right-of-way at this point);

BEGINNING South 54 degrees 55 minutes 57 seconds West, departing said west right-of-way line, a distance of 331.74 feet to a 1/2 inch set iron rod with cap for corner;

THENCE North 89 degrees 05 minutes 42 seconds West, a distance of 654.02 feet to a 1/2 inch set iron rod with cap for corner, point being along the east right-of-way line of Interstate Highway 635 (variable width right-of-way);

THENCE North 35 degrees 44 minutes 38 seconds West, along said east line, a distance of 338.02 feet to a 1/2 inch set iron rod with cap for corner;

THENCE North 49 degrees 18 minutes 55 seconds West, continuing along said east line, a distance of 75.37 feet to a 1/2 inch set iron rod with cap for the point of curvature for a non-tangent curve to the right, having a radius of 688.05 feet and a chord bearing North 68 degrees 48 minutes 33 seconds East;

THENCE along said curve to the right, departing said east line, through a central angle of 40 degrees 15 minutes 39 seconds, an arc distance of 487.52 feet to a 1/2 inch set iron rod with cap for the point of reverse curvature for a circular curve to the left, having a radius of 588.05 feet, and a chord bearing North 86 degrees 18 minutes 58 seconds East;

THENCE along said curve to the left, through a central angle of 07 degrees 12 minutes 57 seconds, an arc distance of 62.48 feet to a 1/2 inch set iron rod with cap for corner;

THENCE North 33 degrees 35 minutes 58 seconds East, a distance of 78.33 feet to a 1/2 inch set iron rod with cap for corner, point being along the south line of a tract described in that instrument (UNPLATTED);

THENCE North 75 degrees 15 minutes 38 seconds East, along said south line, a distance of 11.28 feet to a 1/2 inch set iron rod with cap for the point of curvature of a circular curve to the left, having a radius of 874.24 feet and a chord bearing North 68 degrees 25 minutes 08 seconds East;

THENCE along said curve to the left, continuing along said south line through a central angle of 23 degrees 40 minutes 40 seconds, an arc distance of 332.17 feet to a 1/2 inch set iron rod with cap for the point of curvature for a non-tangent curve to the left, having a radius of 868.58 feet and a chord bearing South 33 degrees 17 minutes 38 seconds East, point being along said west line of Freepoint Parkway;

THENCE along said curve to the left, and along said west line through a central angle of 03 degrees 58 minutes 24 seconds, an arc distance of 27.28 feet to a 1/2 inch set iron rod with cap for corner;

THENCE South 35 degrees 18 minutes 50 seconds East, continuing along said west line a distance of 588.68 feet to the POINT OF BEGINNING AND CONTAINING 503,444 square feet or 11.6264 acres of land more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT, CATELLUS DEVELOPMENT CORPORATION, DO HEREBY ADOPT THE PLAT, DESIGNATING THIS HEREIN DESCRIBED PROPERTY AS GATEWAY BUSINESS PARK, No. 2, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED

WITNESS MY HAND AT DALLAS, TEXAS, THIS 26 DAY OF FEB, 1998

X

PRINT NAME

AUTHORIZED AGENT FOR

CATELLUS DEVELOPMENT CORPORATION