



Life's better outside.®

June 1, 2023

Mr. Jim Burke
Vistra
6555 Sierra Drive
Irving, Texas 75039

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David Yoskowitz, Ph.D.
Executive Director

Dear Mr. Burke:

I want to reach out to you about some significant, recent developments related to the approximately 5,000 acres of land in Freestone County owned by Vistra that includes Fairfield Lake State Park.

At its May 25, 2023, meeting, the Texas Parks and Wildlife Commission authorized the Texas Parks and Wildlife Department (TPWD) Executive Director to take all necessary steps to acquire the approximately 5,000 acres to preserve and expand Fairfield Lake State Park. Moreover, the TPWD has strong support from the Legislature to protect and preserve the state park and Fairfield Lake for all of the people of the State of Texas. With new financial support from the Legislature, TPWD is now in a position to pursue acquisition of the entire 5,000-acre property at fair market value.

To that end, TPWD proposes to purchase the approximately 5,000 acres of land that Vistra was previously intending to sell to Todd Interests, Inc., for ninety-five million dollars (\$95,000,000.00). TPWD would be in a position to close on or about July 31, 2023, dependent on the timing of the Governor signing the supplemental funding bill (Senate Bill 30) and the Comptroller of Public Accounts transferring the funds to TPWD. In addition, TPWD would need to conduct necessary due diligence.

I look forward to working with you to preserve Fairfield Lake State Park while appropriately compensating Vistra for its property. Please contact me at your earliest convenience to discuss the offer.

Sincerely,

Arch "Beaver" Aplin, III
Chairman

ABA:dh