SECTION 1: School DIstrict Information *(continued)*

3. Authorized School District Consultant *(If Applicable)*

First Name: Sara
Last Name: Leon
Title: Attorney
Firm Name: Powell & Leon LLP
Phone Number: 512-494-1177
Fax Number: 512-494-1188
Mobile Number *(optional)*:
Email Address: sleon@powell-leon.com

4. On what date did the district determine this application complete? . . . . . August 22, 2016

5. Has the district determined that the electronic copy and hard copy are identical? . . . . . ☑ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Laura
Last Name: Budzichowski
Title: Vice President and Secretary
Organization: NGC Industries, LLC
Street Address: 2001 Rexford Road
Mailing Address: 2001 Rexford Road
City: Charlotte
State: NC
ZIP: 28211
Phone Number: 704-365-7425
Fax Number: 704-365-7281
Mobile Number *(optional)*:
Business Email Address: LauraB@nationalgypsum.com

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? . . . . . ☑ Yes ☐ No

2a. If yes, please fill out contact information for that person.

First Name: Mundise
Last Name: Mortimer
Title: Director, Strategic Planning
Organization: NGC Industries, LLC
Street Address: 2001 Rexford Road
Mailing Address: 2001 Rexford Road
City: Charlotte
State: NC
ZIP: 28211
Phone Number: 704-365-7476
Fax Number: 704-365-7276
Mobile Number *(optional)*:
Business Email Address: MMortimer@NationalGypsum.com

3. Does the applicant authorize the consultant to provide and obtain information related to this application? . . . . . ☑ Yes ☐ No

SECTION 6: Eligibility Under Tax Code Chapter 313.024

1. Are you an entity subject to the tax under Tax Code, Chapter 171? ☑ Yes ☐ No
2. The property will be used for one of the following activities:
   - (1) manufacturing ☑ Yes ☐ No
   - (2) research and development ☐ Yes ☑ No
   - (3) a clean coal project, as defined by Section 5.001, Water Code ☐ Yes ☑ No
   - (4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code ☐ Yes ☑ No
   - (5) renewable energy electric generation ☐ Yes ☑ No
   - (6) electric power generation using integrated gasification combined cycle technology ☐ Yes ☑ No
   - (7) nuclear electric power generation ☐ Yes ☑ No
   - (8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7) ☐ Yes ☑ No
   - (9) a Texas Priority Project, as defined by 313.024(e)(7) and TAC 9.1051 ☐ Yes ☑ No
3. Are you requesting that any of the land be classified as qualified investment? ☐ Yes ☑ No
4. Will any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☑ No
5. Will any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☑ No
6. Are you including property that is owned by a person other than the applicant? ☐ Yes ☑ No
7. Will any property be pooled or proposed to be pooled with property owned by the applicant in determining the amount of your qualified investment? ☐ Yes ☑ No

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
   - ☐ Land has no existing improvements
   - ☑ Land has existing improvements *(complete Section 13)*
   - ☐ Expansion of existing operation on the land *(complete Section 13)*
   - ☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

1. Does the applicant currently own the land on which the proposed project will occur? ☑ Yes ☐ No
   Applicant purchased land after receiving certification of original application on 11/03/2015
2. Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project? ☑ Yes ☐ No
3. Does the applicant have current business activities at the location where the proposed project will occur? ☐ Yes ☑ No
4. Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location? ☐ Yes ☑ No
5. Has the applicant received any local or state permits for activities on the proposed project site? ☐ Yes ☑ No
6. Has the applicant received commitments for state or local incentives for activities at the proposed project site? ☑ Yes ☐ No
   Applicant received 312 from County after certification of original application on 11/03/2015
7. Is the applicant evaluating other locations not in Texas for the proposed project? ☑ Yes ☐ No
8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with other alternative investment opportunities? ☐ Yes ☑ No
9. Has the applicant provided information related to the applicant's inputs, transportation and markets for the proposed project? ☑ Yes ☐ No
10. Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas? ☑ Yes ☐ No

Chapter 313.026(e) states "the applicant may submit information to the Comptroller that would provide a basis for an affirmative determination under Subsection (c)(2)." If you answered "yes" to any of the questions in Section 8, attach supporting information in Tab 5.

SECTION 9: Projected Timeline

1. Application approval by school board . . . . . October 2016
2. Commencement of construction Q1 2017
3. Beginning of qualifying time period . . . . . October 2016
4. First year of limitation 2019
5. Begin hiring new employees Q4 2018
6. Commencement of commercial operations Q1 2019
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date *(date your application is finally determined to be complete)*? . . . . . ☑ Yes ☐ No

   Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? Q1 2019

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Robertson County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Robertson Appraisal District - 198
3. Will this CAD be acting on behalf of another CAD to appraise this property? . . . . . ☐ Yes ☑ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

   County: Robertson, 0.475, 100% *(Name, tax rate and percent of project)*

   City: Calvert, 0.47374, 28% (see Tab 6 for explanation) *(Name, tax rate and percent of project)*

   Hospital District: N/A *(Name, tax rate and percent of project)*

   Water District: N/A *(Name, tax rate and percent of project)*

   Other *(describe)*: Calvert ISD, 1.17, 100% *(Name, tax rate and percent of project)*

   Other *(describe)*: Robertson Co. ESD, 0.075, 100% *(Name, tax rate and percent of project)*
5. Is the project located entirely within the ISD listed in Section 1? . . . . . ☑ Yes ☐ No

   5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? . . . . . ☐ Yes ☑ No

   6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at **www.texasahead.org/tax_programs/chapter313/**.

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 10,000,000.00
2. What is the amount of appraised value limitation for which you are applying?. 20,000,000.00

   Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? . . . . . ☑ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
   a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
   b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
   c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? . . . . . ☑ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
   - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
   - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
   - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (**Tab 11**).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? . . . . . ☑ Yes ☐ No
   - 2a. If yes, attach complete documentation including:
     - a. legal description of the land (**Tab 9**);
     - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
     - c. owner (**Tab 9**);
     - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (**Tab 9**); and
     - e. a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? . . . . ☑ Yes ☐ No
   - 3a. If yes, attach the applicable supporting documentation:
     - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
     - b. legal description of reinvestment zone (**Tab 16**);
     - c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
     - d. guidelines and criteria for creating the zone (**Tab 16**); and
     - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
   - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? . . . . . _____

SECTION 13: Information on Property Not Eligible to Become Qualified Property

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
   - a. maps and/or detailed site plan;
   - b. surveys;
   - c. appraisal district values and parcel numbers;
   - d. inventory lists;
   - e. existing and proposed property lists;
   - f. model and serial numbers of existing property; or
   - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): . . . . . $ 1,884.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property *(that property described in response to question 2)*: . . . . . $ 1,884.00

Note: Investment for the property listed in question 2 may count towards qualified investment in Column C of Schedules A-1 and A-2, if it meets the requirements of 313.021(1). Such property cannot become qualified property on Schedule B.

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

2. What is the last complete calendar quarter before application review start date:

   ☐ First Quarter ☑ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2016 (year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0

   Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 10

5. What is the number of new non-qualifying jobs you are estimating you will create? 35

6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? . . . . . ☐ Yes ☑ No

   6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

   a. Average weekly wage for all jobs (all industries) in the county is 879.00

   b. 110% of the average weekly wage for manufacturing jobs in the county is 969.93

   c. 110% of the average weekly wage for manufacturing jobs in the region is 826.21

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? . . . . . ☐ §313.021(5)(A) or ☑ §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 42,963.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 42,970.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? . . . . . ☑ Yes ☐ No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? . . . . . ☐ Yes ☑ No

    12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? . . . . . ☐ Yes ☑ No

    13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. *(not required)*

3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

AMENDED

Amendment 2 08/23/2016

Economic Development and Analysis
Form 50-296-A

Application for Appraised Value Limitation on Qualified Property

SECTION 16: Authorized Signatures and Applicant Certification

After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17**. **NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here ➧ Maxie Morgan — Print Name *(Authorized School District Representative)*

Superintendent — Title

sign here ➧ _____ — Signature *(Authorized School District Representative)*

_____ — Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here ➧ Laura Budzichowski — Print Name *(Authorized Company Representative (Applicant))*

Vice President & Secretary — Title

sign here ➧ Laura Budzichowski — Signature *(Authorized Company Representative (Applicant))*

8/18/2016 — Date

NATALIE S. JONES NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

(Notary Seal)

GIVEN under my hand and seal of office this, the

18th day of August, 2016

Natalie S. Jones

Notary Public in and for the State of ~~Texas~~ North Carolina

My Commission expires: August 16, 2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

AMENDED

Economic Development and Analysis
Form 50-296-A

Application for Appraised Value Limitation on Qualified Property

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After the application and schedules are complete, an authorized representative from the school district and the business should review the application documents and complete this authorization page. Attach the completed authorization page in **Tab 17. NOTE:** If you amend your application, you will need to obtain new signatures and resubmit this page, Section 16, with the amendment request.

1. Authorized School District Representative Signature

I am the authorized representative for the school district to which this application is being submitted. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code.

print here Maxie Morgan — Superintendent

Print Name *(Authorized School District Representative)* — Title

sign here Maxie Morgan — August 18th 2016

Signature *(Authorized School District Representative)* — Date

2. Authorized Company Representative (Applicant) Signature and Notarization

I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application and schedules is true and correct to the best of my knowledge and belief.

I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

print here Laura Budzichowski — Vice President & Secretary

Print Name *(Authorized Company Representative (Applicant))* — Title

sign here Laura Budzichowski — 8/18/2016

Signature *(Authorized Company Representative (Applicant))* — Date

NOTARY PUBLIC MECKLENBURG COUNTY, N.C.

(Notary Seal)

GIVEN under my hand and seal of office this, the

18th day of August, 2016

Natalie S Jones

Notary Public in and for the State of ~~Texas~~ North Carolina

My Commission expires: August 16, 2021

If you make a false statement on this application, you could be found guilty of a Class A misdemeanor or a state jail felony under Texas Penal Code Section 37.10.

TAB 4

Attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.

Project Description

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 264 acres of land to construct an approximately 414,000 square foot wallboard manufacturing facility capable of annual production of 500 million square feet of gypsum board (enough gypsum board to build 45,500 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is $141 million.

Proposed Improvements

The proposed project improvements include, but are not limited to, the following:

- Site preparation including grading, soil stabilization and storm water management
- Laydown area improvements for receipt, storage, and handling of byproduct gypsum
- Manufacturing facilities
    - Process and mill equipment to convey, grind, and calcine byproduct gypsum
    - Wallboard Production equipment to process calcined gypsum with other ingredients including mixing tanks, wallboard production line conveyors, cutters, kiln, and taping and bundling equipment.
    - Quality control lab for testing
- Warehouse areas
    - Receiving and storage area for raw materials
    - Loading and shipping area for finished goods
- Office area
- Railroad spurs
- Roadways and paved areas for plant entry and exit, employee parking, and inbound/outbound truck and trailer staging
- Electric power infrastructure including supply lines and substation
- Natural gas pipeline and associated gas delivery infrastructure
- Water wells and water piping infrastructure to support manufacturing operations
- Pollution control equipment to facilitate a clean, safe manufacturing environment

Construction Timeline

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2017. The first shipments of finished products would begin in 2019.

TAB 5

Documentation to assist in determining if limitation is a determining factor.

NGC Industries, LLC and its parent company, New NGC, Inc. doing business as National Gypsum Company, (together, "NGC") have 17 wallboard plants throughout the United States and are seeking to expand their collective footprint in Texas and the Gulf Coast area. Because transportation is a significant expense, a major factor in deciding how best to service any market is the manufacturing facility's proximity both to its customers and to the sources of raw materials needed to make finished product. Based on those criteria, NGC is considering either adding capacity to existing plants or building a greenfield project in an optimized location – in this case Calvert, TX.

NGC currently serves Texas with wallboard plants in Rotan, TX, Westwego, LA and Medicine Lodge, KS that could be expanded to serve growing Texas and Gulf Coast area markets. The optimal plant for expansion is NGC's Westwego, LA plant. In addition to proximity to the relevant markets, the Westwego plant has access to raw materials via both ocean-going ship and river barge. As an existing facility, expansion of Westwego would require relatively minimal site work and minor upgrades to infrastructure, and would allow the use of existing manufacturing equipment. The total projected investment at Westwego would be $90 million and could be completed in 18 months. If NGC elected to expand its Westwego plant, the state of Louisiana is prepared to offer incentives to support the expansion. NGC is waiting on a formal offer from Louisiana Economic Development. An email from a representative from Louisiana Economic Development is attached outlining the terms of the forthcoming formal offer from the state.

As attractive as an expansion of the Westwego plant could be in the short-term, NGC believes that servicing the Texas and Gulf Coast area markets would be more efficient over the long-term from a modern, high-speed plant located in Calvert, TX. The proposed site in Calvert offers excellent access to the major metropolitan markets in Texas and rail access for interstate shipments, including to the Gulf Coast area. Calvert is also optimally located near raw material sources in Franklin and Limestone. In the event the new NGC plant is built in Texas, NGC has secured rights to purchase such raw materials from power plants in those communities. NGC is also party to a contract for the purchase of the land at the proposed Calvert site that guarantees NGC the right to purchase the property but also grants NGC the flexibility to terminate the contract without further obligation or penalty, if NGC elects not to move forward with the project.

From an efficiency and logistics perspective, the Calvert site is well-situated. However, the Calvert site is not without challenges. As a rural area, Calvert does not have adequate existing infrastructure for water, power and natural gas. The Calvert property is located within the

Texas Claypan Area, noted for expansive clay soils which would add additional capital to preparation costs for construction of this scope.

Air permit was filed after the application was deemed complete by the Comptroller on 08/05/2015. No formal permit filings have been received as of the date of this application. Other than agreements pertaining to preliminary design, engineering, and the development of technical studies, no engineering, procurement, or construction contracts have been negotiated or signed to support the proposed project. The agreements pertaining to preliminary design, engineering, and the development of technical studies are necessary for purposes of determining whether the proposed project is technically viable and can be cost competitive in the marketplace. No public announcements of a definitive intent to construct the proposed project have been made – any statements have indicated only that NGC is considering the proposed project.

NGC is currently holding talks with Entergy, the local area electric service provider, about upgrading Entergy's system to provide electric power to the proposed site. Entergy has indicated to NGC that it will file an application with the Texas Public Utility Commission (PUC) in the near future to initiate the process to secure PUC approval to provide service to the proposed site.

NGC prefers to service the growing Texas and Gulf Coast area markets through a strategy that maximizes efficiency and reduces transportation costs to enable NGC to compete over the long-term. This strategy requires significant up-front investment and will require a longer period of time to recover these initial costs. Therefore, it is critical to the feasibility of the project that some initial costs be offset. Receiving the Appraised Value Limitation from the Calvert Independent School District is a vital component to the long-term success of the project by helping NGC's reduce its startup costs, which in turn helps ensure the company's long-term ability to compete in these targeted markets.

TAB 6

Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor (if applicable)

All of the project is located in Calvert ISD. The project is also located 100% in the following tax districts and the tax rate for each district is shown below.

1) Robertson County – $.475
2) Robertson County ESD –$.075
3) Calvert ISD – $1.1700

Approximately 28% of the project land is located in the City of Calvert which has a tax rate of $.47374. NGC estimates that, of the proposed improvements, only a small portion of a new road will be located inside the city limits of the City of Calvert. The likely taxable value of land and improvements within the city limits of the City of Calvert is less than .2% of the total estimated project investment.

TAB 7

Description of Qualified Investment

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 264 acres of land to construct an approximately 414,000 square foot wallboard manufacturing facility capable of annual production of 500 million square feet of gypsum board (enough gypsum board to build 45,500 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is $141 million.

Proposed Improvements

The proposed project improvements include, but are not limited to, the following:

- Site preparation including grading, soil stabilization and storm water management
- Laydown area improvements for receipt, storage, and handling of byproduct gypsum
- Manufacturing facilities
  - Process and mill equipment to convey, grind, and calcine byproduct gypsum
  - Wallboard Production equipment to process calcined gypsum with other ingredients including mixing tanks, wallboard production line conveyors, cutters, kiln, and taping and bundling equipment.
  - Quality control lab for testing
- Warehouse areas
  - Receiving and storage area for raw materials
  - Loading and shipping area for finished goods
- Office area
- Railroad spurs
- Roadways and paved areas for plant entry and exit, employee parking, and inbound/outbound truck and trailer staging
- Electric power infrastructure including supply lines and substation
- Natural gas pipeline and associated gas delivery infrastructure
- Water wells and water piping infrastructure to support manufacturing operations
- Pollution control equipment to facilitate a clean, safe manufacturing environment

Construction Timeline

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2017. The first shipments of finished products would begin in 2019.

TAB 8

Description of Qualified Investment

NGC Industries, LLC is requesting an appraised value limitation from Calvert ISD for a new wallboard manufacturing plant to be located within the Calvert ISD jurisdiction. The proposed project involves the purchase of approximately 264 acres of land to construct an approximately 414,000 square foot wallboard manufacturing facility capable of annual production of 500 million square feet of gypsum board (enough gypsum board to build 45,500 homes a year). The plant will service Texas and surrounding states primarily by truck with the capability to ship greater distances via rail. The current estimated capital cost of the manufacturing plant project is $141 million.

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The proposed project improvements include, but are not limited to, the following:

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- Pollution control equipment to facilitate a clean, safe manufacturing environment

Construction Timeline

Construction of the project is expected to take 24 months with a proposed start in the first quarter of 2017. The first shipments of finished products would begin in 2019.

TAB 9

Description of Land

The land associated with the proposed project is described as real property located in Robertson County. It is bound on the east by State Highway 6 and on the west by Nelson Road and the Union Pacific railroad. A small part of the land is being leased for agriculture use; otherwise, the property is undeveloped. The full legal description is included on the following pages.

The Robertson County Appraisal district land value includes all or part of the account numbers shown below. Appraisal District records are attached on the following pages. Robertson County Appraisal District values the land in 2016 at $758,277.

Account Number	2016 Land Value
000012-000010	$397,433
000013-000102	$13,428
000063-000011	$347,416
Total	$758,277

The legal description of the purchased land is attached.

AMENDED Amendment 2 08/23/2016

Property Account Report

Robertson County Appraisal District
Date Updated: Wednesday, June 22, 2016

Appraisal Year: 2016
Account Number: 000012-000010 (468-1/7301)

Owner Info

Owner Name	NGC INDUSTRIES LLC
Mailing Address	2001 REXFORD ROAD CHARLOTTE, NC 28211
Situs Address	N STATE HIGHWAY 6
Legal Description	AB 12 TR 1JACOB FISHER 1274/599 139.45 ACRES

Account Info

Deed Date	10/2/2015
Owner Percentage	100.0%
Exemptions	
Deed Vol/Page	1274/599
Last Date To Protest	5/31/2016

Property Value Information

Land	397,433
Improvements	
Personal	
Mineral	
Market Value	397,433
Ag Market	397,433
Ag Productivity	7,809
Timber Market	
Timber Productivity	
Productivity Loss	389,624
Homesite Cap Loss	
Appraised Value	7,809

Current Year Jursidiction Values

Code	Jurisdiction Name	Appraised	Exemptions	Taxable
	RC EMER SERV DIST	7,809		7,809
	CALVERT ISD	7,809		7,809
	ROBERTSON COUNTY	7,809		7,809
	ROBERTSON CAD	7,809		7,809

Five Year Historical Values

Year	Code	Jurisdiction Name	Appraised	Exemptions	Taxable
2015		RC EMER SERV DIST	7,809		7,809
2015		CALVERT ISD	7,809		7,809
2015		ROBERTSON COUNTY	7,809		7,809
2015		ROBERTSON CAD	7,809		7,809
2014		RC EMER SERV DIST	6,454		6,454
2014		CALVERT ISD	6,454		6,454
2014		ROBERTSON COUNTY	6,454		6,454
2014		ROBERTSON CAD	6,454		6,454
2013		RC EMER SERV DIST	6,723		6,723
2013		CALVERT ISD	6,723		6,723
2013		ROBERTSON COUNTY	6,723		6,723
2013		ROBERTSON CAD	6,723		6,723
2012		RC EMER SERV DIST	6,050		6,050
2012		CALVERT ISD	6,050		6,050
2012		ROBERTSON COUNTY	6,050		6,050
2012		ROBERTSON CAD	6,050		6,050
2011		RC EMER SERV DIST	6,588		6,588
2011		CALVERT ISD	6,588		6,588
2011		ROBERTSON COUNTY	6,588		6,588
2011		ROBERTSON CAD	6,588		6,588
2010		RC EMER SERV DIST	6,590		6,590
2010		CALVERT ISD	6,590		6,590
2010		ROBERTSON COUNTY	6,590		6,590
2010		ROBERTSON CAD	6,590		6,590

Land Seg	Mkt Class	Ag Class	Use Code	Land Use	Size	Units
1	MNP1	NP1	D1	NATP	139.450	ACRE

AMENDED Amendment 2 08/23/2016

Property Account Report

Robertson County Appraisal District
Date Updated: Wednesday, June 22, 2016

Appraisal Year: 2016
Account Number: 000013-000102 (65032-1/41773)

Owner Info

Owner Name	NGC INDUSTRIES LLC
Mailing Address	2001 REXFORD ROAD CHARLOTTE, NC 28211
Situs Address	
Legal Description	AB 13 JNO FISHER QD#10 1274/631 1282/319 3.087 ACRES

Account Info

Deed Date	
Owner Percentage	100.0%
Exemptions	
Last Date To Protest	5/31/2016

Property Value Information

Land	13,428
Improvements	
Personal	
Mineral	
Market Value	13,428
Ag Market	13,428
Ag Productivity	500
Timber Market	
Timber Productivity	
Productivity Loss	12,928
Homesite Cap Loss	
Appraised Value	500

Current Year Jursidiction Values

Code	Jurisdiction Name	Appraised	Exemptions	Taxable
	RC EMER SERV DIST	500		500
	CALVERT ISD	500		500
	ROBERTSON COUNTY	500		500
	ROBERTSON CAD	500		500

Five Year Historical Values

Year	Code	Jurisdiction Name	Appraised	Exemptions	Taxable
2015		RC EMER SERV DIST	500		500
2015		CALVERT ISD	500		500
2015		ROBERTSON COUNTY	500		500
2015		ROBERTSON CAD	500		500

Land Seg	Mkt Class	Ag Class	Use Code	Land Use	Size	Units
1	MNP1	NP1	D1	NATP	3.087	ACRE

AMENDED Amendment 2 08/23/2016

Property Account Report

Robertson County Appraisal District
Date Updated: Wednesday, June 22, 2016

Appraisal Year: 2016
Account Number: 000063-000011 (65056-1/41553)

Owner Info

Owner Name	NGC INDUSTRIES LLC
Mailing Address	2001 REXFORD ROAD CHARLOTTE, NC 28211
Situs Address	N STATE HIGHWAY 6 CALVERT
Legal Description	AB 63 TR 1G W BROWNING 1274/599 121.9 ACRES

Account Info

Deed Date	10/2/2015
Owner Percentage	100.0%
Exemptions	
Deed Vol/Page	1274/599
Last Date To Protest	5/31/2016

Property Value Information

Land	347,416
Improvements	1,884
Personal	
Mineral	
Market Value	349,300
Ag Market	347,416
Ag Productivity	3,669
Timber Market	
Timber Productivity	
Productivity Loss	343,747
Homesite Cap Loss	
Appraised Value	5,553

Current Year Jursidiction Values

Code	Jurisdiction Name	Appraised	Exemptions	Taxable
	RC EMER SERV DIST	5,553		5,553
	CITY OF CALVERT	5,553		5,553
	CALVERT ISD	5,553		5,553
	ROBERTSON COUNTY	5,553		5,553
	ROBERTSON CAD	5,553		5,553

Five Year Historical Values

Year	Code	Jurisdiction Name	Appraised	Exemptions	Taxable
2015		RC EMER SERV DIST	5,553		5,553
2015		CITY OF CALVERT	5,553		5,553
2015		CALVERT ISD	5,553		5,553
2015		ROBERTSON COUNTY	5,553		5,553
2015		ROBERTSON CAD	5,553		5,553

Land Seg	Mkt Class	Ag Class	Use Code	Land Use	Size	Units
1	MWA1	BRNW	D1	BRNW	101.850	ACRE
2	MNP1	NP1	D1	NATP	20.050	ACRE

Improvement Seg	Class	Use Code	Year Built
1	BWB1	D2	0

Structure Seg	Structure	Class	Year Built	Area
1	WB1	BWB1	0	240.000
2	SSW	BWB1	0	200.000
3	SSW1	BWB1	0	220.000
4	WB1	BWB1	0	800.000
5	SSW1	BWB1	0	320.000

Exhibit "A"

Fieldnote Description to 261.35 Acres
J. Fisher Survey, A-12
G. W. Browning Survey, A-63
Robertson County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-12, and the G. W. Browning Survey, A-63, Robertson County, Texas, being 261.35 acres, more or less, and being a part of a called 274.95 acre tract, First Tract, as described in a deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr. and recorded in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which reference is hereby made. Said 274.95 acre tract being comprised of an acclaimed 72 acre tract conveyed to John McLendon in a deed dated December 6, 1883, and recorded in Volume 11, Page 421; an acclaimed 67 acre tract conveyed to John McLendon in a dated April 1876, and recorded in Volume Z, Page 423; an acclaimed 40 acre tract conveyed to John McLendon in a deed dated April 12, 1876, and recorded in Volume Z, Page 407; a part of a called 116 acre tract, First Tract, conveyed to W. C. Allday, et ux in a deed dated January 24, 1949, and recorded in Volume 162, Page 339; a called ¼ acre tract conveyed to William Carl Allday by a deed dated May 14, 1974, and recorded in Volume 291, Page 581; a called ¼ acre tract conveyed to Mrs. Eloise H. Allday by a deed dated March 9, 1948, and recorded in Volume 149, Page 500, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the western corner of the referenced 274.95 acre tract near an existing fence corner post in the northeastern right of way of State Highway 6 (variable width right of way). Same being the occupied western corner of the aforesaid 72 acre tract and a southern corner of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537;

THENCE NORTH 57°21'35" EAST 1046.72 feet, generally along an existing wire fence and with the common line of said 72 acre tract and said 195.00 acre tract, to a ½" iron rod found at the common occupied "ell" corner of said 72 acre tract and said 195.00 acre tract;

THENCE SOUTH 31°39'34" EAST 1123.88 feet, continuing generally along an existing wire fence and with the common occupied line of said 72 acre tract and said 195.00 acre tract, to a point at the base of an existing fence corner. Same being the western corner of the aforesaid 67 acre tract and an "ell" corner of said 195.00 acre tract;

THENCE NORTH 57°44'33" EAST 1826.46 feet, generally along an existing wire fence and with the common line of said 67 acre tract and said 195.00 acre tract, to a ½" capped iron rod set for the northern corner of said 67 acre tract, the western corner of a 3.087 acre tract described on January 13, 2015, and the western corner of a tract conveyed to Randall D. Rychlik, Tract 2, by deed of record in Volume 1135, Page 473. Said point being in or near the common line of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-13. From said point the intersection of the northwestern line of said 67 acre tract, the southeastern line of said 195.00 acre tract, and the northwestern line of said Rychlik tract with the southwestern line of the Houston & Central Texas Railway right of way, 100 feet from the centerline of same (right of way of record in Volume R, Page 174) bears N51°06'41"E 296.41 feet and an iron rod found for the eastern corner of said 195.00 acre tract (found fifty feet from the railroad centerline) bears N51°06'41" E 349.61 feet. Said intersection also being the northern corner of the aforementioned 3.087 acre tract;

THENCE SOUTH 32°37'53" EAST 907.49 feet, along or near said common survey line, with the northeastern line of said 67 acre tract, the southwestern line of said Rychlik tract, and along the southwestern line of said 3.087 acre tract, to a capped ½" iron rod set for corner in the southwestern right of way of said railroad (100 feet from the centerline). From said point a capped ½" iron rod set in the northeastern right of way of said railroad for the northern corner of a 0.128 acre tract described January 13, 2015, bears S39°15'45"E 642.93 feet and from said point a capped ½" iron rod set for the northeastern corner of said 67 acre tract bears S39°15'45"E 185.13 feet;

THENCE in a southerly direction along the southwestern right of way of said railroad, 100 feet from and parallel to the centerline, and with the northeastern lines of said 67 acre tract, the referenced 40 acre tract, the referenced 116 acre tract, and the first referenced ¼ acre tract, as follows:

SOUTH 14°30'27" EAST 4733.52 feet to a capped ½" iron rod set for the beginning of a curve to the left,

SOUTH 14°52'21" EAST 95.63 feet to a capped ½" iron rod set for an angle point,

SOUTH 15°06'43" EAST 105.88 feet to a capped ½" iron rod set for an angle point,

SOUTH 16°27'38" EAST 100.00 feet to a capped ½" iron rod set for an angle point, and

SOUTH 17°39'48" EAST 66.36 feet to a capped ½" iron rod set for the eastern corner of said ¼ acre tract. Same being near the occupied eastern corner of a tract conveyed to Larry Smith by deed of record in Volume 890, Page 321 (described in Volume 426, Page 564). From said point an unreferenced iron rod, found capped RPLS 2547, bears N81°26'41"E 16.46 feet;

THENCE SOUTH 62°30'29" WEST 177.84 feet, with the southern line of said ¼ acre tract, a southern line of said 116 acre tract, and generally along an existing wire fence (old wire fence) to a ½" capped iron rod set for a bend;

THENCE SOUTH 56°05'29" WEST 55.88 feet, continuing with the southern line of said 116 acre tract, picking up the southern line of the second referenced ¼ acre tract, and generally along said old wire fence, to a point in an existing creek for corner. Same being the northeastern right of way of State Highway 6 (variable width right of way). From said point a capped ½" iron rod set for reference bears N45°28'34"W 75.0 feet;

THENCE in a northwesterly direction, crossing the remainder of the referenced tracts, and with the northeastern right of way of State Highway 6, as follows:

NORTH 38°50'42" WEST 449.96 feet to a TxDOT Type II right of way monument (brass monument),

NORTH 61°50'08" WEST 70.92 feet to an aluminum TxDOT monument,

NORTH 42°51'14" WEST 657.24 feet to a TxDOT Type I right of way monument (concrete),

NORTH 50°27'25" WEST 220.07 feet to a capped ½" iron rod set for bend,

NORTH 45°31'53" WEST 583.92 feet to a capped ½" iron rod set for bend,

NORTH 46°15'10" WEST 351.76 feet to a capped ½" iron rod set for bend,

NORTH 47°14'10" WEST 605.38 feet to a capped ½" iron rod set for bend,

NORTH 51°17'35" WEST 138.22 feet to a capped ½" iron rod set for bend,

NORTH 53°01'03" WEST 147.47 feet to a capped ½" iron rod set for bend,

NORTH 52°56'25" WEST 40.44 feet to a capped ½" iron rod set for bend,

NORTH 53°06'53" WEST 192.18 feet to a TxDOT Type I monument found for a bend,

NORTH 49°10'41" WEST 104.23 feet to a TxDOT Type I monument found for a bend,

NORTH 51°56'04" WEST 128.68 feet to a TxDOT Type I monument found for a bend,

NORTH 49°20'33" WEST 190.76 feet to a TxDOT aluminum monument found for the beginning of a curve to the right, from which the radius point bears N41°58'05"E 3776.10 feet,

Along the arc of said curve (CA=11°35'16", R=3776.10 feet, LC=N42°14'17"W 762.40 feet) at 763.70 feet an aluminum TxDOT monument found for the end of said curve and the beginning of another curve to the right, from which the radius point bears N53°35'28"E 3767.43 feet,

Along the arc of said curve (CA=01°24'44", R=3767.43 feet, LC=N35°42'10"W 92.86 feet) at 92.87 feet a ½" capped iron rod set,

NORTH 33°27'03" WEST 206.23 feet to a capped ½" iron rod set for a bend, and

NORTH 31°48'41" WEST 2075.07 feet to the Point of Beginning and containing 261.35 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the N.A.D. 83 Grid Values.

Fieldnote Description to 3.087 Acres
J. Fisher Survey, A-13
Robertson County, Texas

Fieldnotes to all that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 3.087 acres, more or less, and being a part of a called 40 acre tract, Tract 2, as described in a deed dated May 18, 2011, from Linda Ables Deal to Randall Duane Rycklik, and recorded in Volume 1135, Page 473, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the northwest corner of the referenced tract, the northeast corner of a called 67.45 acre tract conveyed to John McClendon by deed of record in Volume Z, Page 423, (further being a part of the First Tract in Volume 291, Page 583), and in the southeastern line of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537. Same being in or near the common division line between the J. Fisher Survey, A-12, and the J. Fisher, A-13;

THENCE NORTH 57°44'33" EAST 296.41 feet, generally along an existing wire fence and with the common line of the referenced tract and said 195.00 acre tract, to a capped ½" iron rod set for this northern corner. Same being 100 feet perpendicular to the centerline of the existing rail which is claimed by prescription according to Houston & Texas Central Railroad Map, V.S. #2, Map #33 (provided by the Southern Pacific Railroad). From said point a ½" iron rod found for the eastern corner of the aforesaid 195.00 acre tract bears N57°44'33"E 53.20 feet;

THENCE SOUTH 14°30'27" EAST 952.83 feet, across the referenced tract and 100 feet southwesterly of and parallel to the centerline of said railroad (Volume R, Page 174, establishes the railroad right of way as a 200 foot wide strip), to a capped ½" iron rod set for this southern corner in the intersection of the southwestern railroad right of way with the southwestern line of the referenced tract and the northeastern line of the aforesaid 67.45 acre tract. From said point a capped ½" iron rod set for the beginning of a curve to the left, in said right of way, bears S14°30'27"E 4733.52 feet and another capped ½" iron rod, set in the intersection of the northeastern railroad right of way with the common line of the referenced tract and said 67.45 acre tract bears S32°37'53"E 642.93 feet (same being the northern corner of a 0.128 acre tract described this same date);

THENCE NORTH 32°37'53" WEST 907.49 feet, with the common line of the referenced tract and the aforementioned 67.45 acre tract, along or near said common division line, to the Point of Beginning and containing 3.087 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on N.A.D. 83 Grid values.

Exhibit B

TAB 10

Description of all property not eligible to become qualified property (if applicable)

Robertson CAD account number 000063-000011 has existing improvements with a 2016 value of $1,884. The existing improvements are a wood shed and wooden barn (both with dirt floors) that will be demolished by the Applicant if the project moves forward.

TAB 11

Maps that clearly show:

a)Project vicinity

b) Qualified investment including location of new buildings or new improvements

c) Qualified property including new buildings or improvements

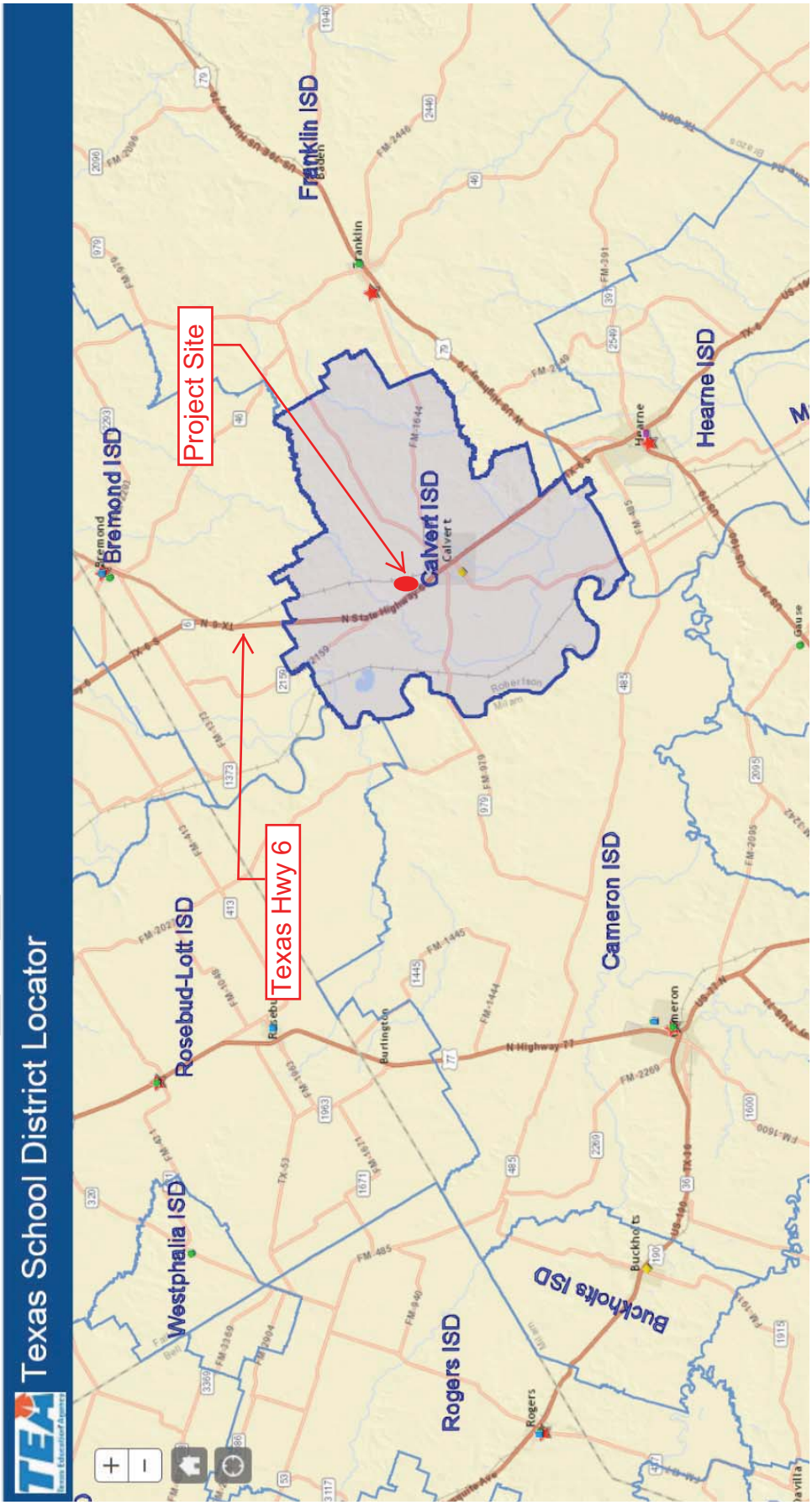
d) Existing property

e) Land location within vicinity map

f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size

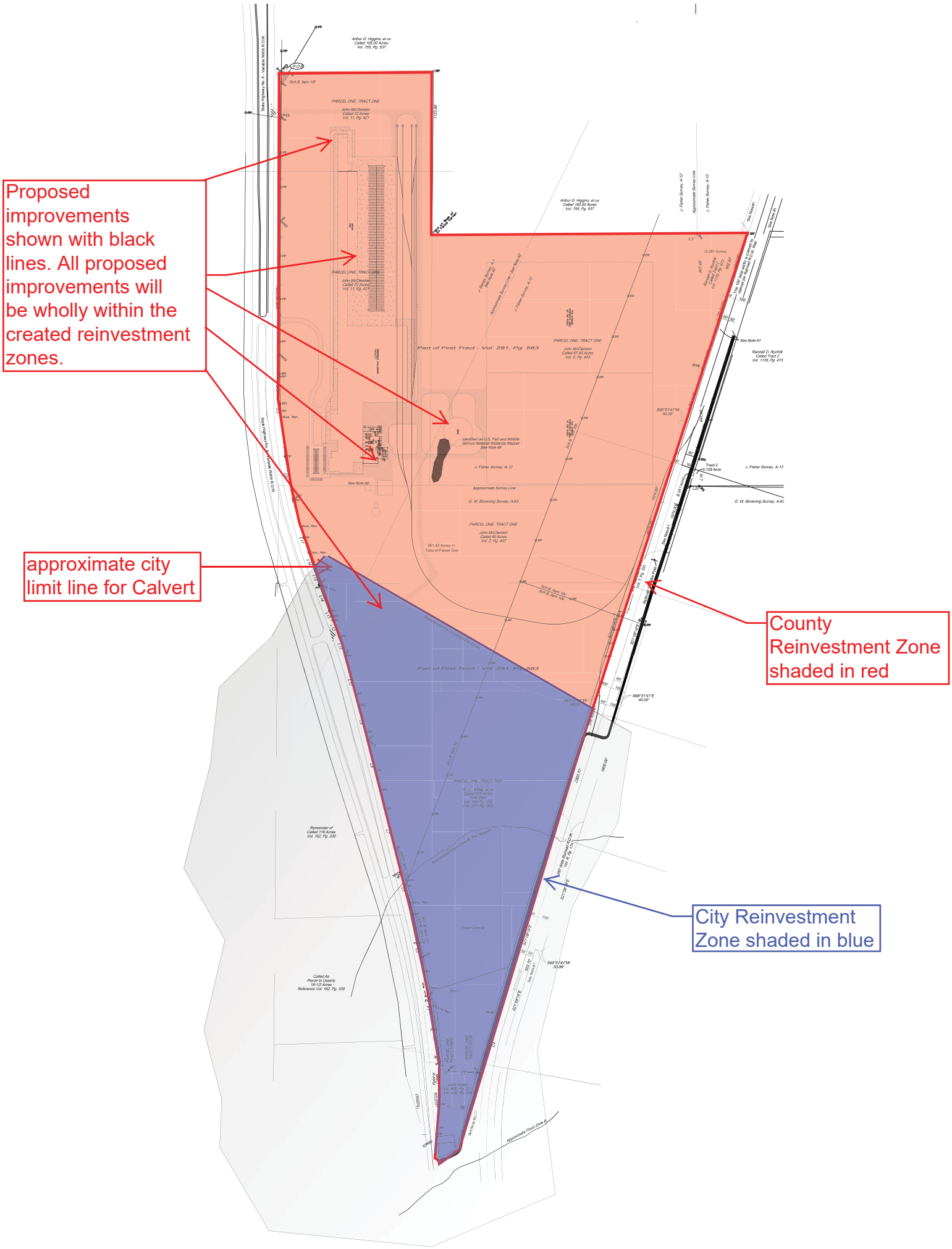
See attached maps.

Calvert ISD Map Showing Project Location

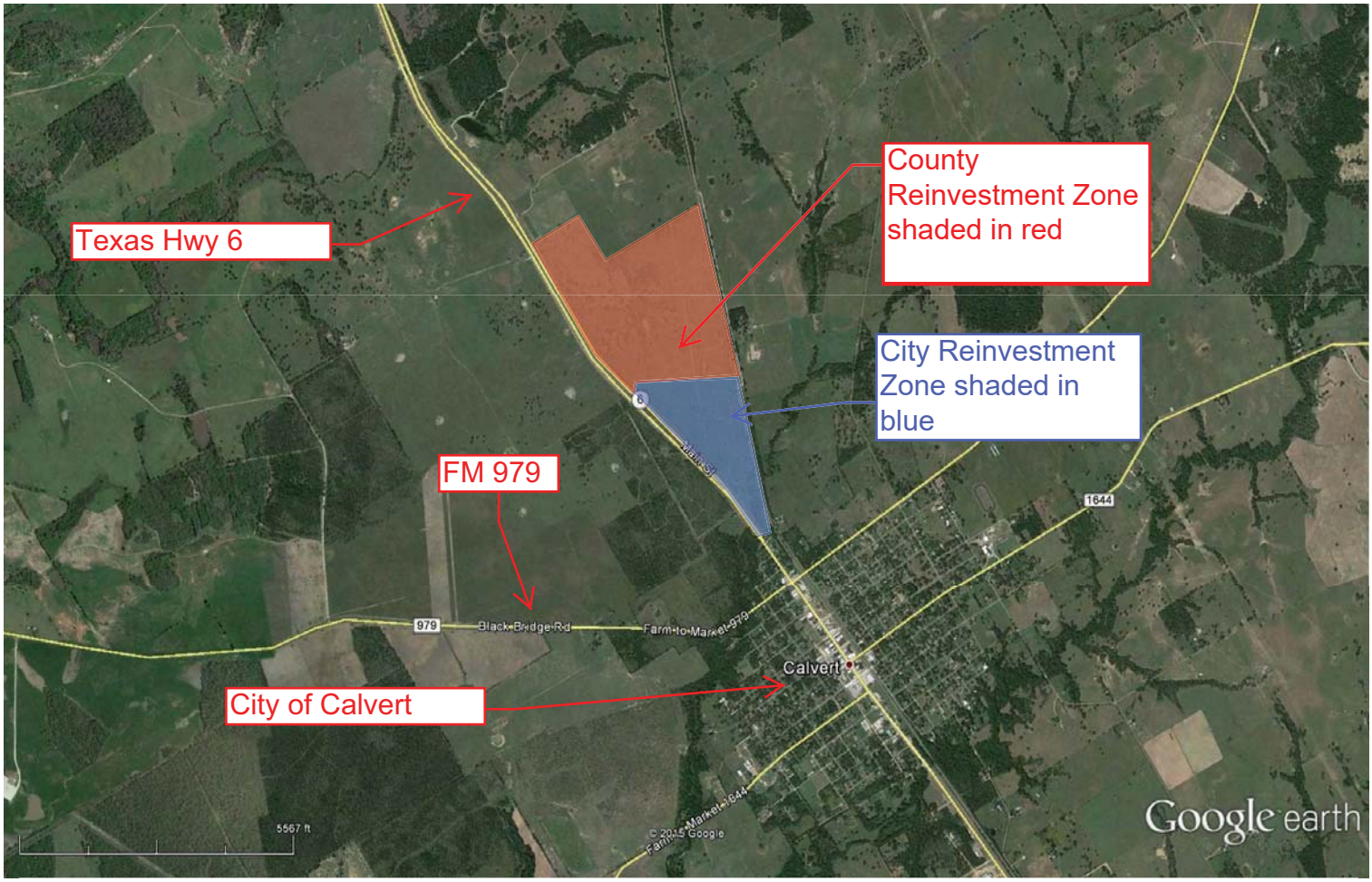


11 B & C MAP OF QUALIFIED INVESTMENT AND PROPERTY

AMENDED Amendment 2 08/23/2016



11F Vicinity Map Showing Reinvestment Zones



TAB 13

Calculation of three possible wage requirements with TWC documentation

See attachments.

NGC INDUSTRIES, LLC
TAB 13 TO CHAPTER 313 APPLICATION

ROBERTSON COUNTY
CHAPTER 313 WAGE CALCULATION - ALL JOBS - ALL INDUSTRIES

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2015	$ 836	$ 43,472
THIRD	2015	$ 801	$ 41,652
FOURTH	2015	$ 978	$ 50,856
FIRST	2016	$ 901	$ 46,852
	AVERAGE	$ 879.00	$ 45,708

ROBERTSON COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2015	$ 873	$ 45,396
THIRD	2015	$ 798	$ 41,496
FOURTH	2015	$ 983	$ 51,116
FIRST	2016	$ 873	$ 45,396
	AVERAGE	$ 881.75	$ 45,851
	X	110%	110%
		$ 969.93	$ 50,436.10

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
Brazos Valley	2015	$ 751	$ 39,057
	X	110%	110%
		$ 826.21	$ 42,963

**** SEE ATTACHED TWC DOCUMENTATION***

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	2nd Qtr	Robertson County	Private	00	0	10	Total, All Industries	$836
2015	3rd Qtr	Robertson County	Private	00	0	10	Total, All Industries	$801
2015	4th Qtr	Robertson County	Private	00	0	10	Total, All Industries	$978
2016	1st Qtr	Robertson County	Private	00	0	10	Total, All Industries	$901

Quarterly Employment and Wages (QCEW)

Back

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	2nd Qtr	Robertson County	Total All	31	2	31-33	Manufacturing	$873
2015	3rd Qtr	Robertson County	Total All	31	2	31-33	Manufacturing	$798
2015	4th Qtr	Robertson County	Total All	31	2	31-33	Manufacturing	$983
2016	1st Qtr	Robertson County	Total All	31	2	31-33	Manufacturing	$873

AMENDED Amendment 2 08/23/2016

2015 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	Wages Hourly	Wages Annual
Texas	**$24.41**	**$50,778**
1. Panhandle Regional Planning Commission	$20.64	$42,941
2. South Plains Association of Governments	$17.50	$36,408
3. NORTEX Regional Planning Commission	$23.28	$48,413
4. North Central Texas Council of Governments	$25.03	$52,068
5. Ark-Tex Council of Governments	$18.46	$38,398
6. East Texas Council of Governments	$19.84	$41,270
7. West Central Texas Council of Governments	$19.84	$41,257
8. Rio Grande Council of Governments	$18.32	$38,109
9. Permian Basin Regional Planning Commission	$25.18	$52,382
10. Concho Valley Council of Governments	$18.80	$39,106
11. Heart of Texas Council of Governments	$21.41	$44,526
12. Capital Area Council of Governments	$29.98	$62,363
13. Brazos Valley Council of Governments	$18.78	$39,057
14. Deep East Texas Council of Governments	$17.30	$35,993
15. South East Texas Regional Planning Commission	$30.41	$63,247
16. Houston-Galveston Area Council	$26.44	$54,985
17. Golden Crescent Regional Planning Commission	$23.73	$49,361
18. Alamo Area Council of Governments	$19.96	$41,516
19. South Texas Development Council	$15.87	$33,016
20. Coastal Bend Council of Governments	$25.97	$54,008
21. Lower Rio Grande Valley Development Council	$16.17	$33,634
22. Texoma Council of Governments	$19.04	$39,595
23. Central Texas Council of Governments	$18.04	$37,533
24. Middle Rio Grande Development Council	$22.24	$46,263

$39,057 X 110%= $42,962.70

Source: Texas Occupational Employment and Wages
Data published: July 2016
Data published annually, next update will be July 31, 2017

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.
Data intended for TAC 313 purposes only.

TAB 14

Schedules A1, A2, B, C and D and signed Economic Impact (if applicable)

Amendment 2 08/23/2016

AMENDED

Schedule A1: Total Investment for Economic Impact (through the Qualifying Time Period)

Applicant Name NGC Industries, LLC
ISD Name Calvert ISD

Form 50-296A
Revised Feb 2014

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C: Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Column D: Other new investment made during this year that may become Qualified Property [SEE NOTE]	Column E: **Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2016-2017	2016	Not eligible to become Qualified Property			[The only other investment made before filing complete application with district that may become Qualified Property is land.]	
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
Complete tax years of qualifying time period	QTP1	2017-2018	2017	$ 33,272,522	$ 20,176,702	$ -	$ -	$ 53,449,224
	QTP2	2018-2019	2018	$ 54,286,746	$ 32,919,882	$ -	$ -	$ 87,206,628
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$ 87,559,268	$ 53,096,584	$ -	$ 1,000,000	$ 141,655,852
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				$ 141,655,852				

For All Columns: List amount invested each year, not cumulative totals.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Amendment 2 08/23/2016

AMENDED

Schedule A2: Total Investment for Economic Impact (including Qualified Property and other investments)

Applicant Name NGC Industries, LLC
ISD Name Calvert ISD

Form 50-296A
Revised Feb 2014

PROPERTY INVESTMENT AMOUNTS

(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A: New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B: New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C: Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D: Other investment made during this year that will become Qualified Property {SEE NOTE]	Column E: **Total Investment** (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		$ 87,559,268.0	$ 53,096,584.0		$ 1,000,000.0	$ 141,655,852.0
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2016-2017	2016					
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2017-2018	2017					
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2018-2019	2018					
Value limitation period***	1	2019-2020	2019					
	2	2020-2021	2020					
	3	2021-2022	2021					
	4	2022-2023	2022					
	5	2023-2024	2023					
	6	2024-2025	2024					
	7	2025-2026	2025					
	8	2026-2027	2026					
	9	2027-2028	2027					
	10	2028-2029	2028					
Total Investment made through limitation				$ 87,559,268	$ 53,096,584	$ -	$ 1,000,000	$ 141,655,852
Continue to maintain viable presence	11	2029-2030	2029					
	12	2030-2031	2030					
	13	2031-2032	2031					
	14	2032-2033	2032					
	15	2033-2034	2033					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034					
	17	2035-2036	2035					
	18	2036-2037	2036					
	19	2037-2038	2037					
	20	2038-2039	2038					
	21	2039-2040	2039					
	22	2040-2041	2040					
	23	2041-2042	2041					
	24	2042-2043	2042					
	25	2043-2044	2043					

* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the **first row.**

** Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.

*** If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were **not** captured on Schedule A1.

For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.

Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.
Only tangible personal property that is specifically described in the application can become qualified property.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.

Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.

Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

Schedule B: Estimated Market And Taxable Value (of Qualified Property Only)

AMENDED

Amendment 2 08/23/2016

Applicant Name NGC Industries, LLC

ISD Name Calvert ISD

Form 50-296A

Revised Feb 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property: Estimated Market Value of Land	Qualified Property: Estimated Total Market Value of new buildings or other new improvements	Qualified Property: Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Estimated Taxable Value: Market Value less any exemptions (such as pollution control) and before limitation	Estimated Taxable Value: Final taxable value for I&S after all reductions	Estimated Taxable Value: Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2016-2017	2016	$ -	$ -	$ -	$ -	$ -	$ -
	0	2017-2018	2017	$ 758,277	$ -	$ -	$ 758,277	$ 758,277	$ 758,277
	0	2018-2019	2018	$ 758,277	$ 10,088,351	$ 16,636,261	$ 27,482,889	$ 27,482,889	$ 27,482,889
Value Limitation Period	1	2019-2020	2019	$ 758,277	$ 53,096,584	$ 87,559,268	$ 141,414,129	$ 141,414,129	$ 20,000,000
	2	2020-2021	2020	$ 758,277	$ 51,503,686	$ 83,181,305	$ 135,443,268	$ 135,443,268	$ 20,000,000
	3	2021-2022	2021	$ 758,277	$ 49,910,789	$ 78,803,341	$ 129,472,407	$ 129,472,407	$ 20,000,000
	4	2022-2023	2022	$ 758,277	$ 48,317,891	$ 74,425,378	$ 123,501,546	$ 123,501,546	$ 20,000,000
	5	2023-2024	2023	$ 758,277	$ 46,724,994	$ 70,047,414	$ 117,530,685	$ 117,530,685	$ 20,000,000
	6	2024-2025	2024	$ 758,277	$ 45,132,096	$ 65,669,451	$ 111,559,824	$ 111,559,824	$ 20,000,000
	7	2025-2026	2025	$ 758,277	$ 43,539,199	$ 61,291,488	$ 105,588,963	$ 105,588,963	$ 20,000,000
	8	2026-2027	2026	$ 758,277	$ 41,946,301	$ 56,913,524	$ 99,618,103	$ 99,618,103	$ 20,000,000
	9	2027-2028	2027	$ 758,277	$ 40,353,404	$ 52,535,561	$ 93,647,242	$ 93,647,242	$ 20,000,000
	10	2028-2029	2028	$ 758,277	$ 38,760,506	$ 48,157,597	$ 87,676,381	$ 87,676,381	$ 20,000,000
Continue to maintain viable presence	11	2029-2030	2029	$ 758,277	$ 37,167,609	$ 43,779,634	$ 81,705,520	$ 81,705,520	$ 81,705,520
	12	2030-2031	2030	$ 758,277	$ 35,574,711	$ 39,401,671	$ 75,734,659	$ 75,734,659	$ 75,734,659
	13	2031-2032	2031	$ 758,277	$ 33,981,814	$ 35,023,707	$ 69,763,798	$ 69,763,798	$ 69,763,798
	14	2032-2033	2032	$ 758,277	$ 32,388,916	$ 30,645,744	$ 63,792,937	$ 63,792,937	$ 63,792,937
	15	2033-2034	2033	$ 758,277	$ 30,796,019	$ 26,267,780	$ 57,822,076	$ 57,822,076	$ 57,822,076
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2034-2035	2034	$ 758,277	$ 29,203,121	$ 21,889,817	$ 51,851,215	$ 51,851,215	$ 51,851,215
	17	2035-2036	2035	$ 758,277	$ 27,610,224	$ 17,511,854	$ 45,880,354	$ 45,880,354	$ 45,880,354
	18	2036-2037	2036	$ 758,277	$ 26,017,326	$ 17,511,854	$ 44,287,457	$ 44,287,457	$ 44,287,457
	19	2037-2038	2037	$ 758,277	$ 24,424,429	$ 17,511,854	$ 42,694,559	$ 42,694,559	$ 42,694,559
	20	2038-2039	2038	$ 758,277	$ 22,831,531	$ 17,511,854	$ 41,101,662	$ 41,101,662	$ 41,101,662
	21	2039-2040	2039	$ 758,277	$ 21,238,634	$ 17,511,854	$ 39,508,764	$ 39,508,764	$ 39,508,764
	22	2040-2041	2040	$ 758,277	$ 19,645,736	$ 17,511,854	$ 37,915,867	$ 37,915,867	$ 37,915,867
	23	2041-2042	2041	$ 758,277	$ 18,052,839	$ 17,511,854	$ 36,322,969	$ 36,322,969	$ 36,322,969
	24	2042-2043	2042	$ 758,277	$ 16,459,941	$ 17,511,854	$ 34,730,072	$ 34,730,072	$ 34,730,072
	25	2043-2044	2043	$ 758,277	$ 14,867,044	$ 17,511,854	$ 33,137,174	$ 33,137,174	$ 33,137,174

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

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Amendment 2 08/23/2016

Schedule C: Employment Information

Applicant Name NGC Industries, LLC
ISD Name Calvert ISD

Form 50-296A
Revised Feb 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	**Average** annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2016-2017	2016	0	$ -	N/A	0	N/A
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2017-2018	2017	235 FTE	$ 65,000	N/A	0	N/A
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2018-2019	2018	240 FTE	$ 65,000	N/A	2	$ 42,970
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2019-2020	2019			17	10	$ 42,970
	2	2020-2021	2020			35	10	$ 42,970
	3	2021-2022	2021			35	10	$ 42,970
	4	2022-2023	2022			35	10	$ 42,970
	5	2023-2024	2023			35	10	$ 42,970
	6	2024-2025	2024			35	10	$ 42,970
	7	2025-2026	2025			35	10	$ 42,970
	8	2026-2027	2026			35	10	$ 42,970
	9	2027-2028	2027			35	10	$ 42,970
	10	2028-2029	2028			35	10	$ 42,970
Years Following Value Limitation Period	11 through 26	2029-2044	2029-2043			35	10	$ 42,970

Notes: See TAC 9.1051 for definition of non-qualifying jobs.
Only include jobs on the project site in this school district.

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ☐ Yes ☒ No

If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? ☐ Yes ☒ No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No

AMENDED

Amendment 2 08/23/2016

Schedule D: Other Incentives (Estimated)

Applicant Name NGC Industries, LLC

ISD Name Calvert ISD

Form 50-296A

Revised Feb 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	**Taxing Entity (as applicable)**	**Beginning Year of Benefit**	**Duration of Benefit**	**Annual Tax Levy without Incentive**	**Annual Incentive**	**Annual Net Tax Levy**
Tax Code Chapter 311	County:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Tax Code Chapter 312	County: Robertson	2019	10 Years	$ 544,000.00	$ 544,000.00	$ -
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Local Government Code Chapters 380/381	County:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	City:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
	Other:	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Freeport Exemptions	To be determined	To be determined	To be determined	To be determined	To be determined	To be determined
Non-Annexation Agreements	To be determined	To be determined	To be determined	To be determined	To be determined	To be determined
Enterprise Zone/Project	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable
Economic Development Corporation	Not applicable	Not applicable	Not applicable		Not applicable	
Texas Enterprise Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Employee Recruitment	Not applicable	Not applicable	Not applicable		Not applicable	
Skills Development Fund	Not applicable	Not applicable	Not applicable		Not applicable	
Training Facility Space and Equipment	Not applicable	Not applicable	Not applicable		Not applicable	
Infrastructure Incentives	Not applicable	Not applicable	Not applicable		Not applicable	
Permitting Assistance	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
Other:	Not applicable	Not applicable	Not applicable		Not applicable	
			TOTAL	$ 544,000.00	$ 544,000.00	$ -

Additional information on incentives for this project:

Figures above are 10 year average

TAB 16

Description of Reinvestment or Enterprise Zone, including:

a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office
*b) legal description of reinvestment zone**
*c) order, resolution or ordinance establishing the reinvestment zone**
*d) guidelines and criteria for creating the zone**

See attached resolutions from Robertson County and City of Calvert creating the reinvestment zones. Legal descriptions are included in these resolutions.

AMENDED Amendment 2 08/23/2016

9/28/15 4:05p
Filed
Kathryn N. Brimhall
County Clerk
Robertson County, Texas
By

RESOLUTION OF THE COMMISSIONERS
COURT OF ROBERTSON COUNTY, TEXAS
DESIGNATING ROBERTSON COUNTY NGC REINVESTMENT ZONE

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN ROBERTSON COUNTY, TEXAS ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the Commissioners Court of Robertson County, Texas, desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as a authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code §312.001, et seq.), and the Guidelines and Criteria of the Commissioners Court of Robertson County, Texas (the "Guidelines"); and

Whereas, on August 11, 2015, a hearing before the Commissioners Court of Robertson County, Texas, was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Robertson County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

Whereas, the Commissioners Court of Robertson County, Texas, at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

Whereas, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF ROBERTSON COUNTY, TEXAS:

Section 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. That the Commissioners Court of Robertson County, Texas, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

a. That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone; and

b. That the boundaries of the reinvestment zone should be the area described in the attached Exhibit "A" and depicted in the map attached hereto as Exhibit "B", which

are incorporated herein by reference for all purposes. In the event of discrepancy between the descriptions of Exhibit "A" and map in Exhibit "B", the map shall control; and

c. That the creation of the reinvestment zone will result in benefits to Robertson County, Texas, and to the land included in the zone and that the improvements sought are feasible and practical; and

d. The reinvestment zone meet the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the contribute to the retention of expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of Robertson County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Robertson County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Robertson County Commissioners Court hereby creates Robertson County NGC Reinvestment Zone, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit "A" and depicted in Exhibit "B", and such reinvestment zone is hereby designated and shall hereafter be referred to as Robertson County NGC Reinvestment Zone.

SECTION 4. That Robertson County NGC Reinvestment Zone shall take effect on August 11, 2015, and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years for such date of designation, and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Robertson County Commissioners Court at which this Resolution was adopted was posted at a place conveniently and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officers of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this the 11th day of August, 2015.

Sept 28/15

Robertson County Judge

EXHIBIT A
LEGAL DESCRIPTION OF ROBERTSON COUNTY NGC REINVESTMENT ZONE

Robertson County NGC Reinvestment Zone is compromised of the following parcels. In the event of discrepancy between this Exhibit A and that attached map in Exhibit B, the map in Exhibit B shall control.

Exhibit A

REINVESTMENT ZONE LEGAL DESCRIPTION

BASE TRACT – 261.35 ACRES

All that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-12, and the G. W. Browning Survey, A-63, Robertson County, Texas, being 261.35 acres, more or less, and being a part of a called 274.95 acre tract, First Tract, as described in a deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr. and recorded in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which reference is hereby made. Said 274.95 acre tract being comprised of an acclaimed 72 acre tract conveyed to John McLendon in a deed dated December 6, 1883, and recorded in Volume 11, Page 421; an acclaimed 67 acre tract conveyed to John McLendon in a dated April 1876, and recorded in Volume Z, Page 423; an acclaimed 40 acre tract conveyed to John McLendon in a deed dated April 12, 1876, and recorded in Volume Z, Page 407; a part of a called 116 acre tract, First Tract, conveyed to W. C. Allday, et ux in a deed dated January 24, 1949, and recorded in Volume 162, Page 339; a called ¼ acre tract conveyed to William Carl Allday by a deed dated May 14, 1974, and recorded in Volume 291, Page 581; a called ¼ acre tract conveyed to Mrs. Eloise H. Allday by a deed dated March 9, 1948, and recorded in Volume 149, Page 500, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the western corner of the referenced 274.95 acre tract near an existing fence corner post in the northeastern right of way of State Highway 6 (variable width right of way). Same being the occupied western corner of the aforesaid 72 acre tract and a southern corner of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537;

THENCE NORTH 57°21'35" EAST 1046.72 feet, generally along an existing wire fence and with the common line of said 72 acre tract and said 195.00 acre tract, to a ½" iron rod found at the common occupied "ell" corner of said 72 acre tract and said 195.00 acre tract;

THENCE SOUTH 31°39'34" EAST 1123.88 feet, continuing generally along an existing wire fence and with the common occupied line of said 72 acre tract and said 195.00 acre tract, to a point at the base of an existing fence corner. Same being the western corner of the aforesaid 67 acre tract and an "ell" corner of said 195.00 acre tract;

THENCE NORTH 57°44'33" EAST 1826.46 feet, generally along an existing wire fence and with the common line of said 67 acre tract and said 195.00 acre tract, to a ½" capped iron rod set for the northern corner of said 67 acre tract, the western corner of a 3.087 acre tract described on January 13, 2015, and the western corner of a tract conveyed to Randall D. Rychlik, Tract 2, by deed of record in Volume 1135, Page 473. Said point being in or near the common line of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-13. From said point the intersection of the northwestern line of said 67 acre tract, the southeastern line of said 195.00 acre tract, and the northwestern line of said Rychlik tract with the southwestern line of the Houston & Central Texas Railway right of way, 100 feet from the centerline of same (right of way of record in Volume R, Page 174) bears N51°06'41"E 296.41 feet and an iron rod found for the eastern corner of said 195.00 acre tract (found fifty feet from the railroad centerline) bears N51°06'41" E 349.61 feet. Said intersection also being the northern corner of the aforementioned 3.087 acre tract;

THENCE SOUTH 32°37'53" EAST 907.49 feet, along or near said common survey line, with the northeastern line of said 67 acre tract, the southwestern line of said Rychlik tract, and along the southwestern line of said 3.087 acre tract, to a capped ½" iron rod set for corner in the southwestern right of way of said railroad (100 feet from the centerline). From said point a capped ½" iron rod set in the northeastern right of way of said railroad for the northern corner of a 0.128 acre tract described January 13, 2015, bears S39°15'45"E 642.93 feet and from said point a capped ½" iron rod set for the northeastern corner of said 67 acre tract bears S39°15'45"E 185.13 feet;

THENCE in a southerly direction along the southwestern right of way of said railroad, 100 feet from and parallel to the centerline, and with the northeastern lines of said 67 acre tract, the referenced 40 acre tract, the referenced 116 acre tract, and the first referenced ¼ acre tract, as follows:

SOUTH 14°30'27" EAST 4733.52 feet to a capped ½" iron rod set for the beginning of a curve to the left,

SOUTH 14°52'21" EAST 95.63 feet to a capped ½" iron rod set for an angle point,

SOUTH 15°06'43" EAST 105.88 feet to a capped ½" iron rod set for an angle point,

SOUTH 16°27'38" EAST 100.00 feet to a capped ½" iron rod set for an angle point, and

SOUTH 17°39'48" EAST 66.36 feet to a capped ½" iron rod set for the eastern corner of said ¼ acre tract. Same being near the occupied eastern corner of a tract conveyed to Larry Smith by deed of record in Volume 890, Page 321 (described in Volume 426, Page 564). From said point an unreferenced iron rod, found capped RPLS 2547, bears N81°26'41"E 16.46 feet;

THENCE SOUTH 62°30'29" WEST 177.84 feet, with the southern line of said ¼ acre tract, a southern line of said 116 acre tract, and generally along an existing wire fence (old wire fence) to a ½" capped iron rod set for a bend;

THENCE SOUTH 56°05'29" WEST 55.88 feet, continuing with the southern line of said 116 acre tract, picking up the southern line of the second referenced ¼ acre tract, and generally along said old wire fence, to a point in an existing creek for corner. Same being the northeastern right of way of State Highway 6 (variable width right of way). From said point a capped ½" iron rod set for reference bears N45°28'34"W 75.0 feet;

THENCE in a northwesterly direction, crossing the remainder of the referenced tracts, and with the northeastern right of way of State Highway 6, as follows:

NORTH 38°50'42" WEST 449.96 feet to a TxDOT Type II right of way monument (brass monument),

NORTH 61°50'08" WEST 70.92 feet to an aluminum TxDOT monument,

NORTH 42°51'14" WEST 657.24 feet to a TxDOT Type I right of way monument (concrete),

NORTH 50°27'25" WEST 220.07 feet to a capped ½" iron rod set for bend,

NORTH 45°31'53" WEST 583.92 feet to a capped ½" iron rod set for bend,

NORTH 46°15'10" WEST 351.76 feet to a capped ½" iron rod set for bend,

Map 3, provided by the Southern Pacific Railroad, identifies a right of way width which is less than 100 feet from the centerline and varies in width). Same being the northwestern corner of a called 26 ¼ acre tract, Tract 3, conveyed to Randall D. Rychlik by the aforementioned deed;

THENCE NORTH 14°30'27" WEST 194.83 feet, along said railroad right of way, 100 feet perpendicular and parallel, to a capped ½" iron rod set for this northern corner in the intersection of said right of way with the eastern line of the referenced tract and the southwestern line of the aforementioned 40 acre tract. Same being in or near the common division line between the aforesaid Fisher Surveys. From said point a capped ½" iron rod set in the intersection of said line(s) with the southwestern railroad right of way, for the southern corner of a 3.087 acre tract described this same date, bears N32°37'53"W 642.93 feet;

THENCE SOUTH 32°37'53" EAST 185.13 feet, along the common line of the referenced tract and said 40 acre tract, along or near said common division line, to the Point of Beginning and containing 0.128 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing

Note:
Bearings are based on N.A.D. 83 Grid values.

PLUS 3.087 ACRES DESCRIBED AS FOLLOWS:

All that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 3.087 acres, more or less, and being a part of a called 40 acre tract, Tract 2, as described in a deed dated May 18, 2011, from Linda Ables Deal to Randall Duane Rycklik, and recorded in Volume 1135, Page 473, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the northwest corner of the referenced tract, the northeast corner of a called 67.45 acre tract conveyed to John McClendon by deed of record in Volume Z, Page 423, (further being a part of the First Tract in Volume 291, Page 583), and in the southeastern line of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537. Same being in or near the common division line between the J. Fisher Survey, A-12, and the J. Fisher, A-13;

THENCE NORTH 57°44'33" EAST 296.41 feet, generally along an existing wire fence and with the common line of the referenced tract and said 195.00 acre tract, to a capped ½" iron rod set for this northern corner. Same being 100 feet perpendicular to the centerline of the existing rail which is claimed by prescription according to Houston & Texas Central Railroad Map, V.S. #2, Map #33 (provided by the Southern Pacific Railroad). From said point a ½" iron rod found for the eastern corner of the aforesaid 195.00 acre tract bears N57°44'33"E 53.20 feet;

THENCE SOUTH 14°30'27" EAST 952.83 feet, across the referenced tract and 100 feet southwesterly of and parallel to the centerline of said railroad (Volume R, Page 174, establishes the railroad right of way as a 200 foot wide strip), to a capped ½" iron rod set for this southern corner in the intersection of the southwestern railroad right of way with the southwestern line of the referenced tract and the northeastern line of the aforesaid 67.45 acre tract. From said point a capped ½" iron rod set for the beginning of a curve to the left, in said right of way, bears S14°30'27"E 4733.52 feet and another capped ½" iron rod, set in the intersection of the northeastern railroad right of way with the common line of the referenced tract and said 67.45 acre tract bears S32°37'53"E 642.93 feet (same being the northern corner of a 0.128 acre tract described this same date);

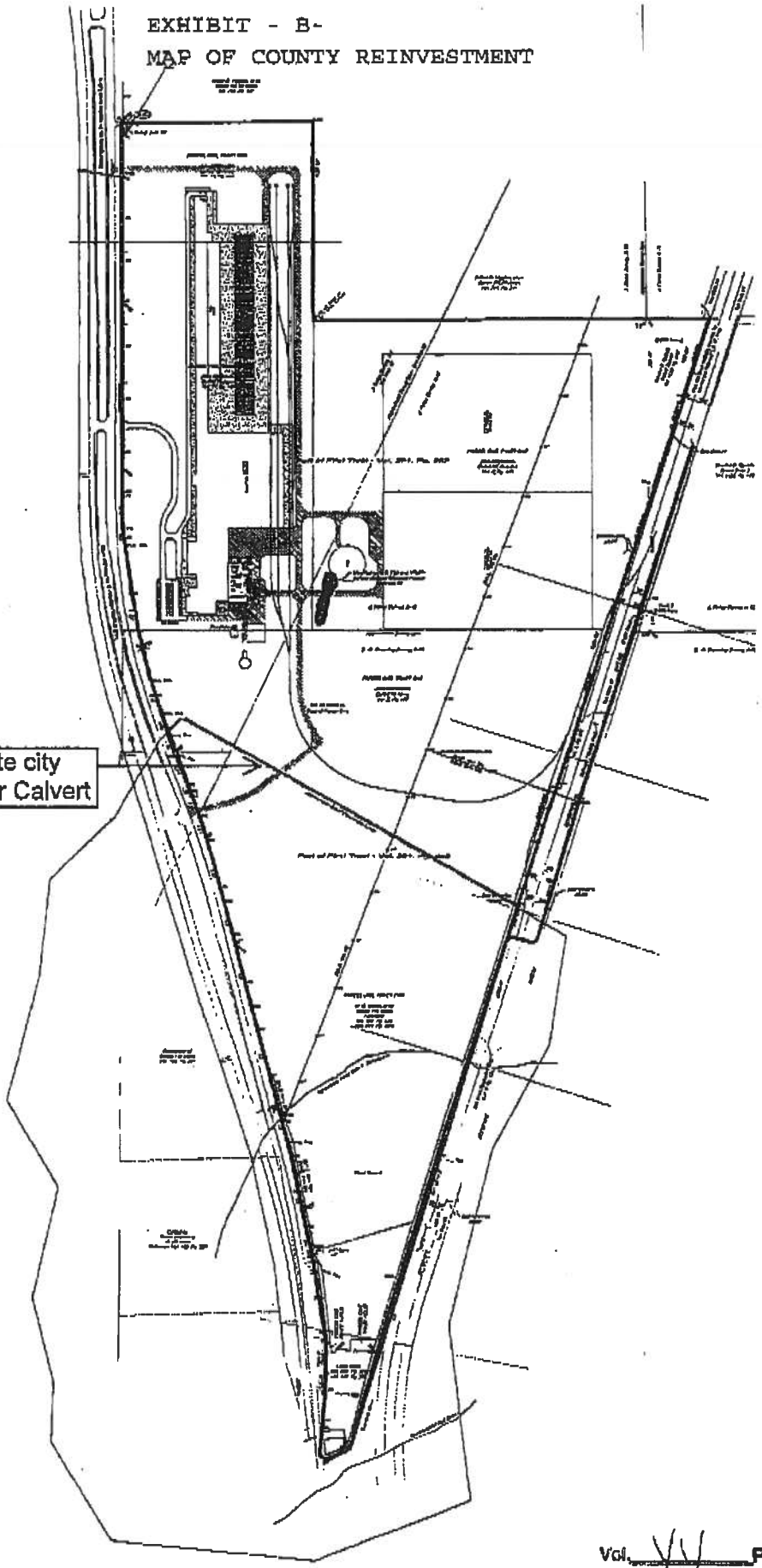
THENCE NORTH 32°37'53" WEST 907.49 feet, with the common line of the referenced tract and the aforementioned 67.45 acre tract, along or near said common division line, to the Point of Beginning and containing 3.087 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing

Note:
Bearings are based on N.A.D. 83 Grid values.

SAVE AND EXCEPT approximately 75 acres of land within the boundaries of the City of Calvert.

EXHIBIT - B-
MAP OF COUNTY REINVESTMENT



RESOLUTION OF THE CITY OF CALVERT
DESIGNATING CITY OF CALVERT NGC REINVESTMENT ZONE

A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR A COMMERCIAL/INDUSTRIAL TAX ABATEMENT IN ROBERTSON COUNTY, TEXAS ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

Whereas, the City of Calvert Council desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as a authorized by the Property Redevelopment and Tax Abatement Act, as amended (Texas Property Tax Code §312.001, et seq.), and the Guidelines and Criteria of the City of Calvert, Texas (the "Guidelines"); and

Whereas, on August 20, 2015, a hearing before the Council for the City of Calvert was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing in the local newspaper of general circulation in Robertson County and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

Whereas, the Council of the City of Calvert at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone; and

Whereas, the proponents of the reinvestment zone offered evidence, both oral and documentary, in favor of all of the foregoing matters relating to the creation of the reinvestment zone and opponents, if any, of the reinvestment zone appeared to contest the creation of the reinvestment zone.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CALVERT:

Section 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. That the Council of the City of Calvert after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

a. That the public hearing on adoption of the reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by law and mailed to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone; and

b. That the boundaries of the reinvestment zone should be the area described in the attached Exhibit "A" and depicted in the map attached hereto as Exhibit "B", which are incorporated herein by reference for all purposes. In the event of discrepancy between the descriptions of Exhibit "A" and map in Exhibit "B", the map shall control; and

c. That the creation of the reinvestment zone will result in benefits to City of Calvert, Texas, and to the land included in the zone and that the improvements sought are feasible and practical; and

d. The reinvestment zone meet the criteria set forth in Texas Property Tax Code Chapter 312 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, and the contribute to the retention of expansion of primary employment or to attract investment in the zone that would be a benefit to the property and that would contribute to the economic development of Robertson County, Texas, and that the entire tract of land is located entirely within an unincorporated area of Robertson County, Texas.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, and the Guidelines, Council of the City of Calvert hereby creates City of Calvert NGC Reinvestment Zone, a reinvestment zone for commercial-industrial tax abatement encompassing only the area described in Exhibit "A" and depicted in Exhibit "B", and such reinvestment zone is hereby designated and shall hereafter be referred to as City of Calvert NGC Reinvestment Zone.

SECTION 4. That City of Calvert NGC Reinvestment Zone shall take effect on August 20, 2015, and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years for such date of designation, and may be renewed for an additional five (5) year period thereafter.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Council of the City of Calvert at which this Resolution was adopted was posted at a place conveniently and readily accessible at all times as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended, and that a public hearing was held prior to the designation of such reinvestment zone and that proper notice of the hearing was published in the official newspaper of general circulation within the County, and furthermore, such notice was in fact delivered to the presiding officers of any affected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this the 20th day of August, 2015.

Marcus Greaves
Mayor, City of Calvert

Subscribed and sworn before me, this 16th day of August, 2016, a Notary Public in and for Robertson County, State of Texas.

Denice Zan
(Signature)
NOTARY PUBLIC
My Commission expires Feb. 22, 2019

NOTARY PUBLIC STATE OF TEXAS
DENICE ZAN
My Commission Expires
February 22, 2019

EXHIBIT A
LEGAL DESCRIPTION OF CITY OF CALVERT NGC REINVESTMENT ZONE

City of Calvert NGC Reinvestment Zone is compromised of the following parcels. In the event of discrepancy between this Exhibit A and that attached map in Exhibit B, the map in Exhibit B shall control.

Exhibit A

REINVESTMENT ZONE LEGAL DESCRIPTION

BASE TRACT – 261.35 ACRES

All that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-12, and the G. W. Browning Survey, A-63, Robertson County, Texas, being 261.35 acres, more or less, and being a part of a called 274.95 acre tract, First Tract, as described in a deed dated May 14, 1974, from Lena Faye Allday to William Carl Allday, Sr. and recorded in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which reference is hereby made. Said 274.95 acre tract being comprised of an acclaimed 72 acre tract conveyed to John McLendon in a deed dated December 6, 1883, and recorded in Volume 11, Page 421; an acclaimed 67 acre tract conveyed to John McLendon in a dated April 1876, and recorded in Volume Z, Page 423; an acclaimed 40 acre tract conveyed to John McLendon in a deed dated April 12, 1876, and recorded in Volume Z, Page 407; a part of a called 116 acre tract, First Tract, conveyed to W. C. Allday, et ux in a deed dated January 24, 1949, and recorded in Volume 162, Page 339; a called ¼ acre tract conveyed to William Carl Allday by a deed dated May 14, 1974, and recorded in Volume 291, Page 581; a called ¼ acre tract conveyed to Mrs. Eloise H. Allday by a deed dated March 9, 1948, and recorded in Volume 149, Page 500, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the western corner of the referenced 274.95 acre tract near an existing fence corner post in the northeastern right of way of State Highway 6 (variable width right of way). Same being the occupied western corner of the aforesaid 72 acre tract and a southern corner of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537;

THENCE NORTH 57°21'35" EAST 1046.72 feet, generally along an existing wire fence and with the common line of said 72 acre tract and said 195.00 acre tract, to a ½" iron rod found at the common occupied "ell" corner of said 72 acre tract and said 195.00 acre tract;

THENCE SOUTH 31°39'34" EAST 1123.88 feet, continuing generally along an existing wire fence and with the common occupied line of said 72 acre tract and said 195.00 acre tract, to a point at the base of an existing fence corner. Same being the western corner of the aforesaid 67 acre tract and an "ell" corner of said 195.00 acre tract;

THENCE NORTH 57°44'33" EAST 1826.46 feet, generally along an existing wire fence and with the common line of said 67 acre tract and said 195.00 acre tract, to a ½" capped iron rod set for the northern corner of said 67 acre tract, the western corner of a 3.087 acre tract described on January 13, 2015, and the western corner of a tract conveyed to Randall D. Rychlik, Tract 2, by deed of record in Volume 1135, Page 473. Said point being in or near the common line of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-13. From said point the intersection of the northwestern line of said 67 acre tract, the southeastern line of said 195.00 acre tract, and the northwestern line of said Rychlik tract with the southwestern line of the Houston & Central Texas Railway right of way, 100 feet from the centerline of same (right of way of record in Volume R, Page 174) bears N51°06'41"E 296.41 feet and an iron rod found for the eastern corner of said 195.00 acre tract (found fifty feet from the railroad centerline) bears N51°06'41" E 349.61 feet. Said intersection also being the northern corner of the aforementioned 3.087 acre tract;

THENCE SOUTH 32°37'53" EAST 907.49 feet, along or near said common survey line, with the northeastern line of said 67 acre tract, the southwestern line of said Rychlik tract, and along the southwestern line of said 3.087 acre tract, to a capped ½" iron rod set for corner in the southwestern right of way of said railroad (100 feet from the centerline). From said point a capped ½" iron rod set in the northeastern right of way of said railroad for the northern corner of a 0.128 acre tract described January 13, 2015, bears S39°15'45"E 642.93 feet and from said point a capped ½" iron rod set for the northeastern corner of said 67 acre tract bears S39°15'45"E 185.13 feet;

THENCE in a southerly direction along the southwestern right of way of said railroad, 100 feet from and parallel to the centerline, and with the northeastern lines of said 67 acre tract, the referenced 40 acre tract, the referenced 116 acre tract, and the first referenced ¼ acre tract, as follows:

SOUTH 14°30'27" EAST 4733.52 feet to a capped ½" iron rod set for the beginning of a curve to the left,

SOUTH 14°52'21" EAST 95.63 feet to a capped ½" iron rod set for an angle point,

SOUTH 15°06'43" EAST 105.88 feet to a capped ½" iron rod set for an angle point,

SOUTH 16°27'38" EAST 100.00 feet to a capped ½" iron rod set for an angle point, and

SOUTH 17°39'48" EAST 66.36 feet to a capped ½" iron rod set for the eastern corner of said ¼ acre tract. Same being near the occupied eastern corner of a tract conveyed to Larry Smith by deed of record in Volume 890, Page 321 (described in Volume 426, Page 564). From said point an unreferenced iron rod, found capped RPLS 2547, bears N81°26'41"E 16.46 feet;

THENCE SOUTH 62°30'29" WEST 177.84 feet, with the southern line of said ¼ acre tract, a southern line of said 116 acre tract, and generally along an existing wire fence (old wire fence) to a ½" capped iron rod set for a bend;

THENCE SOUTH 56°05'29" WEST 55.88 feet, continuing with the southern line of said 116 acre tract, picking up the southern line of the second referenced ¼ acre tract, and generally along said old wire fence, to a point in an existing creek for corner. Same being the northeastern right of way of State Highway 6 (variable width right of way). From said point a capped ½" iron rod set for reference bears N45°28'34"W 75.0 feet;

THENCE in a northwesterly direction, crossing the remainder of the referenced tracts, and with the northeastern right of way of State Highway 6, as follows:

NORTH 38°50'42" WEST 449.96 feet to a TxDOT Type II right of way monument (brass monument),

NORTH 61°50'08" WEST 70.92 feet to an aluminum TxDOT monument,

NORTH 42°51'14" WEST 657.24 feet to a TxDOT Type I right of way monument (concrete),

NORTH 50°27'25" WEST 220.07 feet to a capped ½" iron rod set for bend,

NORTH 45°31'53" WEST 583.92 feet to a capped ½" iron rod set for bend,

NORTH 46°15'10" WEST 351.76 feet to a capped ½" iron rod set for bend,

NORTH 47°14'10" WEST 605.38 feet to a capped ½" iron rod set for bend,
NORTH 51°17'35" WEST 138.22 feet to a capped ½" iron rod set for bend,

NORTH 53°01'03" WEST 147.47 feet to a capped ½" iron rod set for bend,

NORTH 52°56'25" WEST 40.44 feet to a capped ½" iron rod set for bend,

NORTH 53°06'53" WEST 192.18 feet to a TxDOT Type I monument found for a bend,

NORTH 49°10'41" WEST 104.23 feet to a TxDOT Type I monument found for a bend,

NORTH 51°56'04" WEST 128.68 feet to a TxDOT Type I monument found for a bend,

NORTH 49°20'33" WEST 190.76 feet to a TxDOT aluminum monument found for the beginning of a curve to the right, from which the radius point bears N41°58'05"E 3776.10 feet,

Along the arc of said curve (CA=11°35'16", R=3776.10 feet, LC=N42°14'17"W 762.40 feet) at 763.70 feet an aluminum TxDOT monument found for the end of said curve and the beginning of another curve to the right, from which the radius point bears N53°35'28"E 3767.43 feet,

Along the arc of said curve (CA=01°24'44", R=3767.43 feet, LC=N35°42'10"W 92.86 feet) at 92.87 feet a ½" capped iron rod set,

NORTH 33°27'03" WEST 206.23 feet to a capped ½" iron rod set for a bend, and

NORTH 31°48'41" WEST 2075.07 feet to the Point of Beginning and containing 261.35 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note:
Bearings are based on the N.A.D. 83 Grid Values.

LESS .128 ACRE DESCRIBED AS FOLLOWS:

All that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 0.128 acre, more or less, and being a part of a called 67.45 acre tract, as described in a deed dated April 24, 1876, from B. S. Wright to J. W. McLendon, and recorded in Volume Z, Page 423, and further being a part of the First Tract, of record in Volume 291, Page 583, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the eastern corner of the referenced tract and the southern corner of a called 40 acre tract, Tract 2, as conveyed to Randall D. Rychlik by deed of record in Volume 1135, Page 473. Same being in the occupied northern line of the G. W. Browning Survey, A-63, and at or near the common southern corner of the J. Fisher Survey, A-12, and the J. Fisher Survey, A-13;

THENCE SOUTH 57°20'38" WEST 60.61 feet, along the common occupied line of the referenced tract and said 40 acre tract, along or near the common line of said Browning and J. Fisher Survey, A-12, to a capped ½" iron rod set for this southern corner in the intersection of said line with the northeastern right of way of the Houston & Texas Central Railroad right of way, 100 feet perpendicular and northeasterly of the existing rail centerline (200 foot width according to Volume R, Page 174 – railroad map V.S. #2,

Map 3, provided by the Southern Pacific Railroad, identifies a right of way width which is less than 100 feet from the centerline and varies in width). Same being the northwestern corner of a called 26 ¼ acre tract, Tract 3, conveyed to Randall D. Rychlik by the aforementioned deed;

THENCE NORTH 14°30'27" WEST 194.83 feet, along said railroad right of way, 100 feet perpendicular and parallel, to a capped ½" iron rod set for this northern corner in the intersection of said right of way with the eastern line of the referenced tract and the southwestern line of the aforementioned 40 acre tract. Same being in or near the common division line between the aforesaid Fisher Surveys. From said point a capped ½" iron rod set in the intersection of said line(s) with the southwestern railroad right of way, for the southern corner of a 3.087 acre tract described this same date, bears N32°37'53"W 642.93 feet;

THENCE SOUTH 32°37'53" EAST 185.13 feet, along the common line of the referenced tract and said 40 acre tract, along or near said common division line, to the Point of Beginning and containing 0.128 acre, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing

Note:
Bearings are based on N.A.D. 83 Grid values.

PLUS 3.087 ACRES DESCRIBED AS FOLLOWS:

All that certain lot, tract, or parcel of land situated in the J. Fisher Survey, A-13, Robertson County, Texas, being 3.087 acres, more or less, and being a part of a called 40 acre tract, Tract 2, as described in a deed dated May 18, 2011, from Linda Ables Deal to Randall Duane Rycklik, and recorded in Volume 1135, Page 473, Deed Records, Robertson County, Texas, to which references are hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a ½" iron rod, capped Goodwin-Lasiter, set for the northwest corner of the referenced tract, the northeast corner of a called 67.45 acre tract conveyed to John McClendon by deed of record in Volume Z, Page 423, (further being a part of the First Tract in Volume 291, Page 583), and in the southeastern line of a called 195.00 acre tract conveyed to Arthur G. Higgins, et ux by deed of record in Volume 755, Page 537. Same being in or near the common division line between the J. Fisher Survey, A-12, and the J. Fisher, A-13;

THENCE NORTH 57°44'33" EAST 296.41 feet, generally along an existing wire fence and with the common line of the referenced tract and said 195.00 acre tract, to a capped ½" iron rod set for this northern corner. Same being 100 feet perpendicular to the centerline of the existing rail which is claimed by prescription according to Houston & Texas Central Railroad Map, V.S. #2, Map #33 (provided by the Southern Pacific Railroad). From said point a ½" iron rod found for the eastern corner of the aforesaid 195.00 acre tract bears N57°44'33"E 53.20 feet;

THENCE SOUTH 14°30'27" EAST 952.83 feet, across the referenced tract and 100 feet southwesterly of and parallel to the centerline of said railroad (Volume R, Page 174, establishes the railroad right of way as a 200 foot wide strip), to a capped ½" iron rod set for this southern corner in the intersection of the southwestern railroad right of way with the southwestern line of the referenced tract and the northeastern line of the aforesaid 67.45 acre tract. From said point a capped ½" iron rod set for the beginning of a curve to the left, in said right of way, bears S14°30'27"E 4733.52 feet and another capped ½" iron rod, set in the intersection of the northeastern railroad right of way with the common line of the referenced tract and said 67.45 acre tract bears S32°37'53"E 642.93 feet (same being the northern corner of a 0.128 acre tract described this same date);

THENCE NORTH 32°37'53" WEST 907.49 feet, with the common line of the referenced tract and the aforementioned 67.45 acre tract, along or near said common division line, to the Point of Beginning and containing 3.087 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing

Note:
Bearings are based on N.A.D. 83 Grid values.

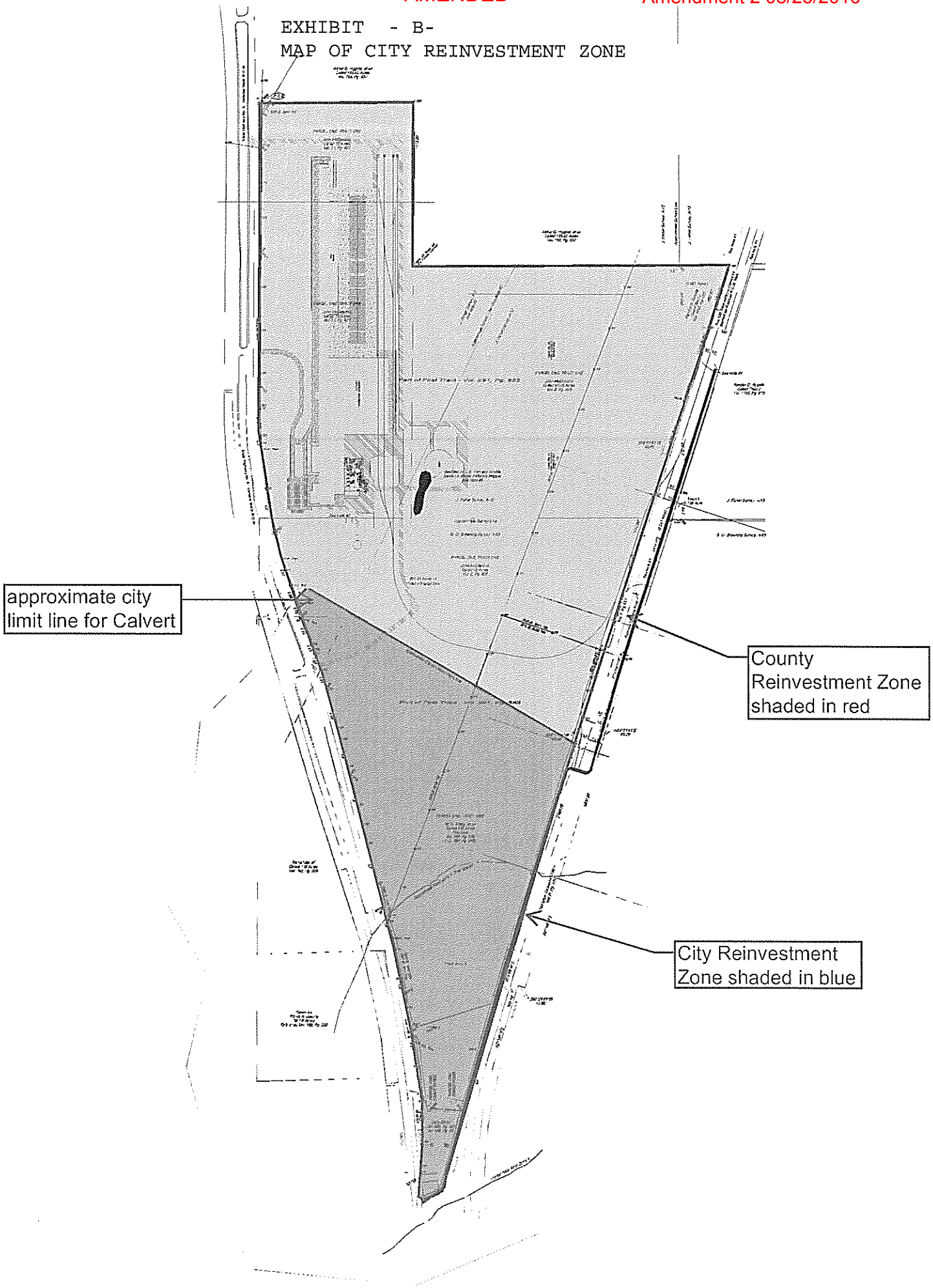
SAVE AND EXCEPT approximately 189.309 acres of land designated as the Robertson County NGC Reinvestment Zone.

AMENDED

Amendment 2 08/23/2016

EXHIBIT - B-

MAP OF CITY REINVESTMENT ZONE



TAB 17

Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative (applicant)

See attachments in Tab 1.