
SARA LEON
& ASSOCIATES, LLC

February 19, 2020

Via Electronic Mail: Tabita.Collazo@cpa.texas.gov

Ms. Tabita Collazo
Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Agreement No. 1298 between Barbers Hill Independent School District and Lone Star NGL Asset Holdings II, LLC (Frac VII) – Amendment 001

Dear Ms. Collazo:

Enclosed please find Amendment 001 to Agreement No. 1298. Enumerated below are the changes for your review:

1. *Tab 1, Section 1 Authorized School District Consultant: Contact Information Updated;*
2. *Tab 4 Detailed Description of Project: Capacity Updated;*
3. *Tab 7 Description of Qualified Investment: Capacity Updated;*
4. *Tab 8 Description of Qualified Property: Capacity Updated;*
5. *Tab 14 Schedules A1-D: Investment Updated on Schedules A1, A2, & B; and*
6. *Tab 17 Signatures and Certification: A new executed signature page is attached.*

Thanks so much for your kind attention to this matter.

Sincerely yours,



Sara Hardner Leon

SHL/vr
Enclosures

Ms. Tabita Collazo
February 19, 2020
Page 2

cc: *Via Electronic Mail: gpoole@bhisd.net*
Dr. Greg Poole
Superintendent of Schools
Barbers Hill Independent School District

Via Electronic Mail: bmcmanus@bhisd.net
Ms. Rebecca McManus
Assistant Superintendent of Finance
Barbers Hill Independent School District

Via Electronic Mail: megan.mckavanagh@energytransfer.com
Ms. Megan McKavanagh
Property Tax Manager
Energy Transfer Partners, LP

Via Electronic Mail: Mike@keatax.com
Mr. Mike Fry
Director of Energy Services
K.E. Andrews & Company

SECTION 1: School District Information (continued)

3. Authorized School District Consultant (If Applicable)

Sara	Leon
First Name	Last Name
Attorney	
Title	
Sara Leon & Associates, LLC	
Firm Name	
512.637.4244	512.637.4245
Phone Number	Fax Number
	saraleongroup@saraleonlaw.com
Mobile Number (optional)	Email Address
4. On what date did the district determine this application complete?	October 2, 2018
5. Has the district determined that the electronic copy and hard copy are identical?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 2: Applicant Information

1. Authorized Company Representative (Applicant)

Mark	Apostle
First Name	Last Name
Assistant Controller	Energy Transfer Partners, L.P.
Title	Organization
800 E. Sonterra Blvd., Suite 400	
Street Address	
800 E. Sonterra Blvd., Suite 400	
Mailing Address	
San Antonio	Texas
City	State
210-572-0456	78258-3941
Phone Number	ZIP
	210-403-6664
Mobile Number (optional)	Fax Number
	mark.apostle@energytransfer.com
	Business Email Address
2. Will a company official other than the authorized company representative be responsible for responding to future information requests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2a. If yes, please fill out contact information for that person.	

Megan	McKavanagh
First Name	Last Name
Property Tax Manager	Energy Transfer Partners, L.P.
Title	Organization
800 E. Sonterra Blvd., Suite 400	
Street Address	
800 E. Sonterra Blvd., Suite 400	
Mailing Address	
San Antonio	Texas
City	State
210-572-0457	78258-3941
Phone Number	ZIP
	210-403-6664
Mobile Number (optional)	Fax Number
	megan.mckavanagh@energytransfer.com
	Business Email Address

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



Tab 4

Detailed Description of the Project

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.

In compliance with the criteria and guidelines set forth in Title 3, Chapter 313 of the Texas Property Tax Code, Frac VII requests an appraised value limitation from Barbers Hill Independent School District. Lone Star NGL Asset Holdings II, LLC is proposing to construct a NGL fractionator in Chambers County, Texas. The facility will be located in the western portion of the county. Additionally, the entirety of the project will be within Barbers Hill Independent School District. Please find attached in Tab 11 maps that further define the location of the facility.

Frac VII will be a NGL fractionator with a total plant capacity of 150,000 barrels per day located within a reinvestment zone in Chambers County, Texas. Construction is anticipated to commence in April 2019. The hiring of new employees will begin in March 2020, and the purchase of equipment and machinery will also begin in March 2019. Construction is projected to be complete by March 2020, when the plant will also be fully operational.

Lone Star NGL Asset Holdings, LLC (Frac VII) requests that this application includes but is not limited to the following components of this project:

- Deethanizer
- Depropanizer
- Debutanizer
- Associated Towers
- Heat Medium
- Gasoline Treater
- Compression Equipment

NGL Fractionation

NGL fractionation is the process of manufacturing raw NGL mix produced by natural gas processing plants into discrete NGL purity components (i.e., ethane, propane, normal butane, iso-butane, and natural gasoline).

Fractionation Process

The fractionation process is accomplished by applying heat and pressure to the mixture of raw NGL hydrocarbons and separating each discrete product at the different boiling points for each NGL component of the mixture. The raw NGL mixture is passed through a specific series of distillation towers: deethanizer, depropanizer, debutanizer, and deisobutanizer. The name of each of these towers corresponds to the NGL component that is separated in that tower. The raw NGL mixture first passes through the deethanizer, where its temperature is increased to



the point where ethane (the lightest component) boils off the top of the tower as a gas and is condensed into a purity liquid that is routed to storage. The heavier components in the mixture at the bottom of the tower (i.e. propane, butane, iso butane, and natural gasoline) are routed to the second tower (depropanizer), where the process is repeated and the net lightest component (propane) is separated. This process is repeated until the mixture of liquids has been separated into its purity components. This facility will also be built with the necessary equipment to produce International Grade Propane.

Demand for NGL's

Sources of U.S. NGL demand include petrochemical consumption, gasoline blending, heating and fuel, and exports. Demand is driven by the petrochemical industry, which accounts for 40-50% of total consumption. The U.S. petrochemical industry uses NGL products as feedstock (i.e. raw material) to produce ethylene, propylene, and butadiene (also known as olefins).

The following factors influence demand for each individual NGL component:

- **Ethane.** Essentially all of the ethane extracted from natural gas liquids is consumed by the petrochemical industry as a feedstock for ethylene production. (Ethylene is a building block for polyethylene, which is the most popular plastic in the world).
- **Propane.** Approximately 25-30% of propane is used as a feedstock by the petrochemical industry to produce ethylene and propylene. (Like ethylene, propylene is an important building block used in the manufacture of plastics.) The bulk of remaining demand for propane is primarily as a heating fuel in the residential and commercial markets.
- **Normal butane.** Normal butane is used as a petrochemical feedstock for the production of ethylene and butadiene (used to make synthetic rubber), as a blendstock for motor gasoline, and as a feedstock to create isobutene.
- **Isobutane.** Isobutane has the same molecular formula as a normal butane, but a different structural formula (i.e., atoms are rearranged). Isobutane is used refinery alkylation to enhance the octane content of motor gasoline.
- **Natural gasoline:** Natural gasoline is used primarily as a blendstock.



Tab 7

Description of Qualified Investment

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Tab 14

Schedules A1-D

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

Agreement# 1298_Barbers Hill ISD_Amendment One_1-16-2020

Date: 1/16/2020
Applicant Name: Lone Star NGL Asset Holdings I, LLC (Frac VII)
ISD Name: Barbers Hill ISD

PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.)									
	Year	Sched Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in tangible personal property that 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)	2018-2019	2018	Not eligible to become Qualified Property					
	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		2019-2020	2019	\$ 270,000,000.00	\$ -	\$ -	\$ -	270,000,000.00	
		2020-2021	2020	\$ 65,000,000.00	\$ -	\$ -	\$ -	65,000,000.00	
Complete tax years of qualifying time period		2021-2022	2021	\$ -	\$ -	\$ -	\$ -	-	
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				\$ 335,000,000.00				\$ 335,000,000.00	
Total Qualified Investment (sum of green cells)				\$ 335,000,000.00				\$ 335,000,000.00	

Enter amounts from TOTAL row above in Schedule A2

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 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 13.021(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.

PROPERTY INVESTMENT AMOUNTS

Year		School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below)	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 other nonmovable 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)		
Year		TOTALS FROM SCHEDULE A1		Enter amounts from TOTAL row in Schedule A1 in the row below						
Total Investment from Schedule A1*				\$ 335,000,000.00				\$ 335,000,000.00		
Each year prior to start of value limitation period**		0	2018-2019							
Each year prior to start of value limitation period**		0	2019-2020	\$ 270,000,000				\$ 270,000,000		
Each year prior to start of value limitation period**		0	2020-2021	\$ 65,000,000				\$ 65,000,000		
Value limitation period***		1	2021-2022							
		2	2022-2023							
		3	2023-2024							
		4	2024-2025							
		5	2025-2026							
		6	2026-2027							
		7	2027-2028							
		8	2028-2029							
		9	2029-2030							
		10	2030-2031							
Total Investment made through limitation				\$ 335,000,000.00				\$ 335,000,000.00		
Continue to maintain viable presence		11	2031-2032							
		12	2032-2033							
		13	2033-2034							
		14	2034-2035							
		15	2035-2036							
		16	2036-2037							
		17	2037-2038							
		18	2038-2039							
		19	2039-2040							
		20	2040-2041							
		21	2041-2042							
		22	2042-2043							
		23	2043-2044							
		24	2044-2045							
		25	2045-2046							
		Additional years for 25 year economic impact as required by 313.0206(c)(1)								

* 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.
 Column B: Only tangible personal property that is specifically described in the application can become qualified property.
 Column C: The total dollar amount of planned investment each year in buildings or nonmovable component of buildings.
 Column D: 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 E: 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.

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property		Estimated Taxable Value			
				Estimated Market Value of Land	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions	
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2018-2019	2018						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2019-2020	2019						
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	0	2020-2021	2020						
Value Limitation Period	1	2021-2022	2021		\$ 135,000,000	\$ 135,000,000	\$ 135,000,000	\$ 135,000,000	\$ 135,000,000
	2	2022-2023	2022		\$ 335,000,000	\$ 335,000,000	\$ 335,000,000	\$ 335,000,000	\$ 80,000,000
	3	2023-2024	2023		\$ 321,600,000	\$ 321,600,000	\$ 321,600,000	\$ 321,600,000	\$ 80,000,000
	4	2024-2025	2024		\$ 308,200,000	\$ 308,200,000	\$ 308,200,000	\$ 308,200,000	\$ 80,000,000
	5	2025-2026	2025		\$ 294,800,000	\$ 294,800,000	\$ 294,800,000	\$ 294,800,000	\$ 80,000,000
	6	2026-2027	2026		\$ 281,400,000	\$ 281,400,000	\$ 281,400,000	\$ 281,400,000	\$ 80,000,000
	7	2027-2028	2027		\$ 268,000,000	\$ 268,000,000	\$ 268,000,000	\$ 268,000,000	\$ 80,000,000
	8	2028-2029	2028		\$ 254,600,000	\$ 254,600,000	\$ 254,600,000	\$ 254,600,000	\$ 80,000,000
	9	2029-2030	2029		\$ 241,200,000	\$ 241,200,000	\$ 241,200,000	\$ 241,200,000	\$ 80,000,000
	10	2030-2031	2030		\$ 227,800,000	\$ 227,800,000	\$ 227,800,000	\$ 227,800,000	\$ 80,000,000
Continue to maintain viable presence	11	2031-2032	2031		\$ 214,400,000	\$ 214,400,000	\$ 214,400,000	\$ 214,400,000	\$ 80,000,000
	12	2032-2033	2032		\$ 201,000,000	\$ 201,000,000	\$ 201,000,000	\$ 201,000,000	\$ 201,000,000
	13	2033-2034	2033		\$ 187,600,000	\$ 187,600,000	\$ 187,600,000	\$ 187,600,000	\$ 187,600,000
	14	2034-2035	2034		\$ 174,200,000	\$ 174,200,000	\$ 174,200,000	\$ 174,200,000	\$ 174,200,000
	15	2035-2036	2035		\$ 160,800,000	\$ 160,800,000	\$ 160,800,000	\$ 160,800,000	\$ 160,800,000
	16	2036-2037	2036		\$ 147,400,000	\$ 147,400,000	\$ 147,400,000	\$ 147,400,000	\$ 147,400,000
	17	2037-2038	2037		\$ 134,000,000	\$ 134,000,000	\$ 134,000,000	\$ 134,000,000	\$ 134,000,000
	18	2038-2039	2038		\$ 120,600,000	\$ 120,600,000	\$ 120,600,000	\$ 120,600,000	\$ 120,600,000
	19	2039-2040	2039		\$ 107,200,000	\$ 107,200,000	\$ 107,200,000	\$ 107,200,000	\$ 107,200,000
	20	2040-2041	2040		\$ 93,800,000	\$ 93,800,000	\$ 93,800,000	\$ 93,800,000	\$ 93,800,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	21	2041-2042	2041		\$ 80,400,000	\$ 80,400,000	\$ 80,400,000	\$ 80,400,000	\$ 80,400,000
	22	2042-2043	2042		\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
	23	2043-2044	2043		\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
	24	2044-2045	2044		\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000
	25	2045-2046	2045		\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000	\$ 67,000,000

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.



Tab 17

Signatures and Certification

Texas Comptroller of Public Accounts

Data Analysis and Transparency Form 50-296-A

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 Greg Poole Superintendent
sign here [Signature] 1/30/2020

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 Megan McKavanagh Sr. Manager Property Tax
sign here [Signature] Jan. 24, 2020



(Notary Seal)

GIVEN under my hand and seal of office this, the 24 day of January, 2020
Beverly M Hernandez
Notary Public in and for the State of Texas
My Commission expires: 9.3.2022

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.