Application for Appraised Value Limitation on Qualified Property

(Tax Code, Chapter 313, Subchapter B or C)

INSTRUCTIONS: This application must be completed and filed with the school district. In order for an application to be processed, the governing body (school board) must elect to consider an application, but — by Comptroller rule — the school board may elect to consider the application only after the school district has received a completed application. Texas Tax Code, Section 313.025 requires that any completed application and any supplemental materials received by the school district must be forwarded within seven days to the Comptroller of Public Accounts.

If the school board elects to consider the application, the school district must:

- notify the Comptroller that the school board has elected to consider the application. This notice must include:
  - the date on which the school district received the application;
  - the date the school district determined that the application was complete;
  - the date the school board decided to consider the application; and
  - a request that the Comptroller prepare an economic impact analysis of the application;
- provide a copy of the notice to the appraisal district;
- must complete the sections of the application reserved for the school district and provide information required in the Comptroller rules located at 34 Texas Administrative Code (TAC) Section 9.1054; and
- forward the original hard copy of the completed application to the Comptroller in a three-ring binder with tabs, as indicated on page 9 of this application, separating each section of the documents, in addition to an electronic copy on CD. See 34 TAC Chapter 9, Subchapter F.

The governing body may, at its discretion, allow the applicant to supplement or amend the application after the filing date, subject to the restrictions in 34 TAC Chapter 9, Subchapter F.

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules. For more information, see guidelines on Comptroller's website.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. Pursuant to 9.1053(a)(1)(C), requested information shall be provided within 20 days of the date of the request. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, issue a certificate for a limitation on appraised value to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application not later than the 150th day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to issue a certificate, complete the economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's website to find out more about the program at comptroller.texas.gov/economy/local/ch313/. There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SECTION 1: School DIstrict Information

1. Authorized School District Representative

10/08/2018
Date Application Received by District

Dr. Jose
First Name

Moreno
Last Name

Superintendent
Title

Robstown ISD
School District Name

801 N 1st St
Street Address

801 N 1st St
Mailing Address

Robstown
City

TX
State

78380
ZIP

361-767-6600 Ext. 2000
Phone Number

361-387-6311
Fax Number

Mobile Number (optional)

irma.padilla@robstownisd.org
Email Address

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

SECTION 1: School DIstrict Information *(continued)*

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

First Name: Dan
Last Name: Casey
Title: Partner
Firm Name: Moak, Casey & Associates
Phone Number: 512-485-7878
Fax Number: 512-485-7888
Mobile Number *(optional)*:
Email Address: dcasey@moakcasey.com

4. On what date did the district determine this application complete? 10/08/2018

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: Jeffrey
Last Name: Beicker
Title: Chief Executive Officer
Organization: Permico Midstream Partners, LLC
Street Address: 9301 Southwest Freeway, Suite 308
Mailing Address: 9301 Southwest Freeway, Suite 308
City: Houston
State: TX
ZIP: 77074
Phone Number: 713-480-7074
Fax Number: 713-263-3670
Mobile Number *(optional)*:
Business Email Address: jbeicker@permicoenergia.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: Jordan
Last Name: Fickessen
Title: Controller
Organization: Permico Midstream Partners, LLC
Street Address: 9301 Southwest Freeway, Suite 308
Mailing Address: 9301 Southwest Freeway, Suite 308
City: Houston
State:
ZIP: 77074
Phone Number: 713-636-5485
Fax Number: 713-263-3670
Mobile Number *(optional)*:
Business Email Address: jfickessen@permicoenergia.com

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

SECTION 2: Applicant Information (continued)

4. Authorized Company Consultant *(If Applicable)*

First Name: Greg
Last Name: Maxim
Title: Partner
Firm Name: Cummings Westlake LLC
Phone Number: 713-266-4456
Fax Number: 713-266-2333
Business Email Address: gmaxim@cwlp.net

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☑ Yes ☐ No

   The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

   1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☑ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☑ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Permico Midstream Partners, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)* 32065230859
3. List the NAICS code 324110
4. Is the applicant a party to any other pending or active Chapter 313 agreements? ☑ Yes ☐ No

   4a. If yes, please list application number, name of school district and year of agreement

   Permico Midstream Partners, LLC (Train 3) - Pending Application to Robstown ISD

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant *(corporation, limited liability corporation, etc)* Limited Liability Corporation
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☐ Yes ☑ No

   2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? ☑ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☐ Yes ☐ No ☑ N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. *(If necessary, attach explanation in **Tab 3**)*

   N/A

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
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
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.

*See Tab 5 for Explanation

SECTION 9: Projected Timeline

1. Application approval by school board . . . . . March 2019
2. Commencement of construction . . . . . March 2019
3. Beginning of qualifying time period . . . . . Jan. 1, 2020
4. First year of limitation . . . . . Jan. 1, 2021
5. Begin hiring new employees . . . . . Dec. 2020
6. Commencement of commercial operations . . . . . Dec. 2020
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? . . . . . Dec. 2020

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Nueces
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Nueces
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:	Nueces County, 100%, $0.304092 *(Name, tax rate and percent of project)*	City:	N/A *(Name, tax rate and percent of project)*
Hospital District:	Nueces County Hospital, 100%, $0.121297 *(Name, tax rate and percent of project)*	Water District:	N/A *(Name, tax rate and percent of project)*
Other *(describe)*:	See Tab 6 *(Name, tax rate and percent of project)*	Other *(describe)*:	See Tab 6 *(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 **comptroller.texas.gov/economy/local/ch313/**.

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? . . . . . N/A

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): . . . . . $ 0.00
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)*: . . . . . $ 0.00

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 2018 (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? 20

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

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 898.50

   b. 110% of the average weekly wage for manufacturing jobs in the county is 1,770.45

   c. 110% of the average weekly wage for manufacturing jobs in the region is 1,275.07

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? 66,303.60

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 66,500.00

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**.

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 ▶ Dr. Jose Moreno
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 ▶ Jeffrey Beicker
Print Name *(Authorized Company Representative (Applicant))*

Chief Executive Officer
Title

sign here ▶ Jeffrey T. Beicker
Signature *(Authorized Company Representative (Applicant))*

October 4, 2018
Date

JORDAN FICKESSEN
Notary ID #131572877
My Commission Expires
May 17, 2022

(Notary Seal)

GIVEN under my hand and seal of office this, the

4th day of October, 2018

Jordan Fickessen
Notary Public in and for the State of Texas

My Commission expires: MAY 17, 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.

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS	
TAB	**ATTACHMENT**
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation *(if applicable)*
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
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)*
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property *(if applicable)*
11	Maps that clearly show: a) Project vicinity b) Qualified investment including location of tangible personal propertry to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period c) Qualified property including location of new buildings or new 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 **Note:** Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information *(if applicable)*
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact *(if applicable)*
15	Economic Impact Analysis, other payments made in the state or other economic information *(if applicable)*
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* *** To be submitted with application or before date of final application approval by school board**
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative *(applicant)*

TAB 1

Pages 1 through 9 of application.

TAB 2

Proof of Payment of Application Fee

A copy of the check for the $75,000 application fee to Robstown ISD is found on the following page.

Proof of payment of filing fee received by the Comptroller of Public Accounts per TAC Rule §9.1054 (b)(5)

(Page Inserted by Office of Texas Comptroller of Public Accounts)

TAB 3

Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation (if applicable)

Permico Midstream Partners, LLC is not part of a combined group.

TAB 4

Provide 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.

Description of Project

Permico Midstream Partners, LLC ("Permico"), proposes to build a natural gas liquids ("NGL") processing plant (the "Project"), investing approximately $550 million and creating 20 permanent jobs. The proposed project would be located approximately 2 miles southeast of Robstown, Texas at the northwest corner of FM Road No. 1694 and County Road No. 34.

Permico's Texas NGL Project will pipe Y-Grade Natural Gas Liquids (NGL) produced from the Permian basin to the Corpus Christi area where it will be fractionated into purity products and moved into Texas and international markets via product pipelines. Construction is proposed to commence in March of 2019 with completion estimated in November of 2020. The proposed improvements for which the tax limitation is sought will include a Natural Gas Liquids (NGL) Fractionation Plant comprised of two (2) 150,000 barrel per day fractionation trains (Trains 1 and 2) and supported by shared auxiliary systems and utility systems. Each train consists of a four (4) tower fractionation system along with all supporting process equipment. The trains will fractionate Y-Grade NGL to produce ethane, propane, normal butane, isobutane and C5+ natural gasoline. Additional on-site facilities include, but are not limited to, control buildings, warehouse, fire water and raw water tank systems for fire suppression, high voltage substation and all electrical infrastructure to connect the Project to the electrical grid, above-ground flare and other pollution control equipment, ancillary buildings, major pipe rack structures, , product storage tanks for incoming raw materials, intermediate products during manufacturing, and finished goods manufactured by the Project, metering skids, site drainage and storm water facilities, plant roads, storm water ditches, and any other tangible personal property utilized in the processing, storage, quality control, shipping, waste management and general operation of the Project.

TAB 5

Documentation to assist in determining if limitation is a determining factor.
Tab 5 information is partially submitted under separate cover due to confidential information.

Permico is a recently formed company seeking to enter the Texas natural gas liquids (NGL) processing market. NGLs are commodities that are bought and sold at fluctuating market prices regardless of the company that produces them. Permico will be competing against major Texas-based competitors with much larger processing footprints in Texas. Most, if not all, of Permico's Texas competitors have benefited from Chapter 313 agreements with Texas school districts thus having a competitive property tax advantage over any new prospective NGL processing market entrant.

Permico's leadership has extensive experience in developing and operating pipeline, storage, treating, processing and fractionation assets combined with expertise in energy commodities trading and marketing. Permico's team and advisors rely upon their broad international business, legal, construction, intelligence and diplomatic backgrounds to identify and develop innovative projects that deliver value for customer partners and the company. Project funding has been secured through long term commitments from various sources of foreign and domestic capital including private equity, pension fund institutions, and industry partners, with Sumitomo Mitsui Bank Corp serving as lead syndicator for the senior debt financing. However, Permico, its investors, and lenders have the capability to invest this capital anywhere in the world including other domestic NGL opportunities outside of Texas and to invest in other types of industrial or infrastructure facilities other than NGL processing. The type of investor groups involved with Permico on this project have a history of making investments in NGL projects outside of Texas as well as alternative investments including highway infrastructure, other energy projects like wind energy farms and solar farms in Texas, elsewhere in the United States and around the World. Their money and expertise are not tied to the Permico project but instead can and will be used for other investments that are deemed more economically attractive. Specific examples of similar alternative investments that have occurred include:

- Salt Dome Gas Storage in Mississippi
- Crude Oil Terminal Project in Utah
- Crude Oil Refining Project in Utah
- Rail Transloading Facility in Utah
- Refining project in Mobile, Alabama
- Gas gathering and processing project in Texas
- Wax Refining Project in Texas, Louisiana, and Utah

A competitive return on capital is the key to this Project moving forward. Since Permico has the ability to invest capital anywhere in the world outside of Texas and

is competing against much larger competitors with Chapter 313 agreements, obtaining a Chapter 313 agreement is a determining factor to invest capital in Texas for the Project. The price that Permico will receive for its end products will be the same market price as that received by its long-established competitors who have Chapter 313 agreements. However, without a Chapter 313 agreement, Permico's return on invested capital will be significantly lower than its NGL competitors which could lead Permico to decide not to invest capital in Texas.

As part of the commercial development of this Project, Permico created a website solely devoted to this potential Project and issued the attached press release to attract potential investors and customers. This press release was a forward-looking statement and the indicated construction and financing milestones were not achieved. No construction has begun on this fractionation project and no final investment decision has been made for the Project. Feasibility discussions with potential investors, oil producers, and NGL customers are ongoing. Land has not been purchased for the Project and no contracts with oil and gas producers or NGL customers have been executed. No air or water permit applications have been filed with TCEQ or the US EPA.

NEWS | Permico Energia

By Mella McEwen mmcewen@mrt.com, Midland Reporter-Telegram

West Texas to Corpus Christi NGL pipeline planned

Houston firm has lined up $2 billion for project

Updated 11:48 pm, Saturday, August 5, 2017

Permian Basin oil and gas operators have decades of holes to punch in West Texas and Southeastern New Mexico to coax crude oil and natural gas to the surface and ultimately to market.

Houston's Permico Energia is betting approximately $2 billion that operators will continue to successfully produce crude and gas and demand by petrochemical complexes along the Gulf Coast will continue to grow.

The company has lined up $2 billion to construct a pipeline that will carry natural gas liquids from the Permian Basin to its planned 300,000-barrel-per-day fractionator near Corpus Christi. The project also includes a 350-mile system of downstream product pipelines that will help access an 8 million barrel NGL storage facility and industrial markets along the coast, including Mont Belvieu.

"Everyone's aggressively drilling in Midland, and that's projected to create a bottleneck for liquids around 2020, 2021," Jeff Beicker, chief executive officer of Permico's subsidiary, Texas Permico Partners, said in a phone interview from his Houston office.

"Everyone in the drilling game has gotten much, much better at optimizing the capital they spend. There's lots of value being added," he said.

Even with infrastructure projects underway or planned, there will still be congestion, and his company's project is designed to relieve some of that congestion, he said.

"We need to ensure you have enough infrastructure so when you drill those wells, everything moves," Beicker said. "We see a strong need on the producer side, but we also see a strong need on the Gulf Coast with the petrochemical side, a need for that feedstock."

He said petrochemical facilities along the Gulf Coast have undergone or are undergoing significant expansion, fueled in part by the decline in crude prices, which resulted in cheaper feedstock.

Construction is expected to begin in June or July of 2018 on the 24-inch pipeline, which will have initial capacity of 300,000 barrels per day. Beicker said the process is expected to take about 27 months; completion is expected in late third quarter or early fourth quarter 2020.

The pipeline will begin near Monahans, with a northwest lateral reaching into Southeastern New Mexico, and a northeast lateral reaching Midland-Odessa, gathering liquids along the way to ship to Corpus Christi. Beicker said future phases will entail picking up liquids from the Eagle Ford along the way, but for now that shale play has sufficient takeaway capacity.

He termed the pipeline a "Y-grade" pipeline. The natural gas frequently produced in association with crude oil in the Permian Basin, particularly the Delaware and Southeast New Mexico, includes natural gas liquids as part of its stream. That gas is run through processing plants and comes out as Y-grade, he said.

"If you look in the Permian Basin and where it extends into Southeastern New Mexico, there's a lot of condensate and natural gas liquids. (Operators) look for gas with liquids," he said. "It's a value chain, and if you're spending that amount of money to punch a hole in the ground, you want to get that money back as fast as you can."

Petrochemical complexes in Corpus can take those liquids and split them into ethane, propane and butanes and sell those components on the market, he said.

Negotiations on long-term contracts with producers and industrial users are ongoing, he said.

Beicker estimates the project will create 80 new field jobs, from Monahans to New Mexico to Midland-Odessa, and 20 new jobs in Houston.

Project funding has been secured through long-term commitments from Korean investment banking and pension fund institutions, with Sumitomo Mitsui Bank Corp serving as lead syndicator for the senior debt financing. At present, all project equity has been committed and senior debt financing is expected to close in the first quarter of 2018.

Visit Article

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)

	JURISDICTION	DISTRICT %	2017 TAX RATE
1)	Nueces County	100%	$.304092
2)	Nueces Co. Farm to Mkt Road	100%	$.003899
3)	Nueces Co. Hospital District	100%	$.121297
4)	Nueces Co. Drainage #2 Robstown	100%	$.337767
5)	Robstown ISD	100%	$1.665

TAB 7

Description of Qualified Investment

Description of Project

Permico Midstream Partners, LLC ("Permico"), proposes to build a natural gas liquids ("NGL") processing plant (the "Project"), investing approximately $550 million and creating 20 permanent jobs. The proposed project would be located approximately 2 miles southeast of Robstown, Texas at the northwest corner of FM Road No. 1694 and County Road No. 34.

Permico's Texas NGL Project will pipe Y-Grade Natural Gas Liquids (NGL) produced from the Permian basin to the Corpus Christi area where it will be fractionated into purity products and moved into Texas and international markets via product pipelines. Construction is proposed to commence in March of 2019 with completion estimated in November of 2020. The proposed improvements for which the tax limitation is sought will include a Natural Gas Liquids (NGL) Fractionation Plant comprised of two (2) 150,000 barrel per day fractionation trains (Trains 1 and 2) and supported by shared auxiliary systems and utility systems. Each train consists of a four (4) tower fractionation system along with all supporting process equipment. The trains will fractionate Y-Grade NGL to produce ethane, propane, normal butane, isobutane and C5+ natural gasoline. Additional on-site facilities include, but are not limited to, control buildings, warehouse, fire water and raw water tank systems for fire suppression, high voltage substation and all electrical infrastructure to connect the Project to the electrical grid, above-ground flare and other pollution control equipment, ancillary buildings, major pipe rack structures, , product storage tanks for incoming raw materials, intermediate products during manufacturing, and finished goods manufactured by the Project, metering skids, site drainage and storm water facilities, plant roads, storm water ditches, and any other tangible personal property utilized in the processing, storage, quality control, shipping, waste management and general operation of the Project.

TAB 8

Description of Qualified Property

Description of Project

Permico Midstream Partners, LLC ("Permico"), proposes to build a natural gas liquids ("NGL") processing plant (the "Project"), investing approximately $550 million and creating 20 permanent jobs. The proposed project would be located approximately 2 miles southeast of Robstown, Texas at the northwest corner of FM Road No. 1694 and County Road No. 34.

Permico's Texas NGL Project will pipe Y-Grade Natural Gas Liquids (NGL) produced from the Permian basin to the Corpus Christi area where it will be fractionated into purity products and moved into Texas and international markets via product pipelines. Construction is proposed to commence in March of 2019 with completion estimated in November of 2020. The proposed improvements for which the tax limitation is sought will include a Natural Gas Liquids (NGL) Fractionation Plant comprised of two (2) 150,000 barrel per day fractionation trains (Trains 1 and 2) and supported by shared auxiliary systems and utility systems. Each train consists of a four (4) tower fractionation system along with all supporting process equipment. The trains will fractionate Y-Grade NGL to produce ethane, propane, normal butane, isobutane and C5+ natural gasoline. Additional on-site facilities include, but are not limited to, control buildings, warehouse, fire water and raw water tank systems for fire suppression, high voltage substation and all electrical infrastructure to connect the Project to the electrical grid, above-ground flare and other pollution control equipment, ancillary buildings, major pipe rack structures, , product storage tanks for incoming raw materials, intermediate products during manufacturing, and finished goods manufactured by the Project, metering skids, site drainage and storm water facilities, plant roads, storm water ditches, and any other tangible personal property utilized in the processing, storage, quality control, shipping, waste management and general operation of the Project.

TAB 9

Description of Land

Attached is the legal description of the proposed land and copies of the most recent appraisal district records showing the following information:

- Each existing appraisal parcel number of the land
- Owner
- Current taxable value of the land

EXHIBIT A
Legal Description

The legal description of the proposed zone is approximately 160 acres located in three parcels out of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas: Parcel A: East half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); Parcel B: West half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); and Parcel C: West half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section Two (2) (119.75 acres), more particularly described by metes and bounds as follows:

LAND LEGAL DESCRIPTION

The Nueces County property includes one hundred and sixty acres of cultivated farmland on the corner of FM 1694 and Co. Rd. 34 divided below into 3 parcels.

Parcel Section A

Being the East Half of the Southeast Quarter of the Southwest Quarter of Section Two of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas (Book A, Pg. 82, Map Records). Said Southeast Quarter of the Southwest Quarter of Section Two being described in deed dated October 11, 2002 from Edith Katherine Balzer Shults, et al, to Keith R. Emshoff and wife, Wilma J. Emshoff, and Kenneth Emshoff and wife Regina A. Emshoff (Doc # 2002049347, Deed Records). Said East Half being described by metes and bounds to wit:

Beginning at a 5/8" rebar found in the Southeast comer of this tract, the Southeast comer of the said Southeast Quarter of the Southwest Quarter of Section Two, and the center of Co. Rd. 34, from which a l" iron pipe found in the Southeast comer of Section Two bears N 89° 32' 01" E, 2648.82';

Thence S 89° 32' 01" W, 660.20' with the South line of this tract, the South line of Section Two, and the center of Co. Rd. 34, to a hex set in the Southwest comer of this tract and the Southeast comer of the West Half of said Southeast Quarter of the Southwest Quarter of Section Two, from which a 5/8" rebar found set over a l" iron pipe in the Southwest comer of Section Two bears S 89° 32' 01" W, 1980.61';

Thence N 0° 27' 43" W, with the West line of this tract and the East line of the said West Half, at 20.00' pass a hex set in the North line of Co. Rd. 34 as per Book A, Page 82, Map Records, thence an additional 1300.38', a total distance of 1320.38', to a hex set in the Northwest comer of this tract and the Northeast comer of the said West Half;

Thence N 89° 32' 05" E, 660.16' with the North line of this tract and the North line of the said Southeast Quarter of the Southwest Quarter of Section Two to a hex set in the Northeast comer of this tract and the Northeast comer of the said Southeast Quarter of the Southwest Quarter of Section Two;

Thence S 0° 27' 49" E, with the East line of this tract and the East line of the said Southeast Quarter of the Southwest Quarter of Section Two, at 1300.37' pass a hex set in the North line of Co. Rd. 34, thence an additional 20.00', a total of 1320.37', to the place of beginning, and containing 20.011 acres of land, more or less.

Parcel Section B

Being the West Half of the Southeast Quarter of the Southwest Quarter of Section Two of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas (Book A, Pg. 82, Map Records). Said Southeast Quarter of the Southwest Quarter of Section Two being described in deed dated October 11, 2002 from Edith Katherine Balzer Shults, et al, to Keith R. Emshoff and wife, Wilma J. Emshoff, and Kenneth Emshoff and wife Regina A. Emshoff (Doc # 2002049347, Deed Records). Said West Half being described by metes and bounds to wit:

Beginning at a 5/8" rebar found in the Southwest comer of this tract, the Southwest comer of the said Southeast Quarter of the Southwest Quarter of Section Two, and the center of Co. Rd. 34, from which a 5/8" rebar found set over a l" iron pipe in the Southwest comer of Section Two bears S 89° 32' 01" W, 1320.41';

Thence N 0° 27' 35" W, with the West line of this tract and the West line of the said Southeast Quarter of the Southwest Quarter of Section Two, at 20.00' pass a hex set in the North line of Co. Rd. 34 as per Book A, Page 82, Map Records, thence an additional 1300.39', a total distance of 1320.39', to a hex set in the Northwest comer of this tract and the Northwest comer of the said Southeast Quarter of the Southwest Quarter of Section Two;

Thence N 89° 32' 05" E, 660.15' with the North line of this tract and the North line of the said Southeast Quarter of the Southwest Quarter of Section Two to a hex set in the Northeast comer of this tract and the Northwest comer of the East Half of the Southeast Quarter of the Southwest Quarter of Section Two;

Thence S 0° 27' 43" E, with the East line of this tract and the West line of the said East Half, at 1300.38' pass a hex set in the North line of Co. Rd. 34, thence an additional 20.00', a total of 1320.38', to a hex set in the Southeast comer of this tract and the Southwest comer of the said East Half, from which a l" iron pipe found in the Southeast comer of Section Two bears N 89° 32' 01" E, 3309.02';

Thence S 89° 32' 01" W, 660.20' with the South line of this tract, the South line of Section Two, and the center of Co. Rd. 34, to the place of beginning, and containing
20.011 acres of land, more or less.

Parcel Section C

Field notes of a 119.75 acre tract out of a called 120.00 acre tract described in a deed recorded in Document No. 2001002952, Deed Records of Nueces County, Texas. Said 119.75 acre tract also being out of Section 2 of the George H. Paul Subdivision of the Driscoll Ranch, as shown on a map recorded in Volume "A", Page 82, Map Records of Nueces County, Texas. Said 119.75 acres being more particularly described as follows:

COMMENCING at a 1" iron pipe found in the intersection of County Road 34 and County Road 67 for the southwest corner of said Section 2, **THENCE** with the centerline of County Road 34, the south line of Section 2, North 89°32'01" East, a distance of 2640.53 feet to a 5/8" iron rod found in the center of County Road 34 for the southwest corner of this survey and the **POINT of BEGINNING**.

THENCE with the centerline of County Road 34, the south line of Section 2, North 89°32'01" East, a distance of 2649.00 feet to a 1" iron pipe found for the southeast corner of Section 2 and the southeast corner of this survey.

THENCE with the east line of Section 2, North 00°37'36" West, a distance of 1320.20 feet to a Cotton Spindle set for an outside corner of this survey, from **WHENCE** a 1" iron pipe found for the northeast corner of Section 2 bears North 00°37'36" West, a distance of 3960.96 feet.

THENCE South 89°32'01" West, a distance of 31.36 feet to a 2" iron pipe found in the west right of way of FM Highway 1694 for the northeast corner of a 0.50 acre tract described in a deed recorded in Document No. 122380, Deed Records of Nueces County, Texas, and for an outside corner of this survey.

THENCE with the west right of way of FM Highway 1694, South 00°37'36" East, a distance of 120.00 feet to a 5/8" iron rod found for the southeast corner of said 0.50 acre tract and for an inside corner of this survey.

THENCE South 89°32'01" West, a distance of 181.50 feet to a 5/8" iron rod set for the southwest corner of said 0.50 acre tract and for an inside corner of this survey.

THENCE North 00°37'36" West, a distance of 120.00 feet to a 5/8" iron rod set for the northwest corner of said 0.50 acre tract and for an outside corner of this survey

THENCE South 89°32'01" West, a distance of 1111.83 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE North 00°27'28" West, a distance of 1320.42 feet to a 5/8" iron rod set for the northeast corner of this survey.

THENCE South 89°32'01" West, a distance of 1320.41 feet to a 5/8" iron rod set for the northwest corner of this survey.

THENCE South 00°27'28" East, a distance of 2640.62 feet to the **POINT OF BEGINNING** of this survey, and containing 119.75 acres of land, more or less.

Nueces CAD

Property Search Map Search

Property Search Results > 282700 EMSHOFF KEITH R ET UX WILMA J for Year 2018

Property

Account

Property ID:	282700	Legal Description:	PAUL G H E/2 OF SE/4 OF SW/4 SEC 2 , 20.011 ACS
Geographic ID:	6489-0002-0200	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY RD 34 Robstown, TX	Mapsco:	
Neighborhood:	PAUL G H	Map ID:	R-92
Neighborhood CD:	S6468		

Owner

Name:	EMSHOFF KEITH R ET UX WILMA J	Owner ID:	131641
Mailing Address:	12338 HEARNE RD CORPUS CHRISTI, TX 78410	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$100,039		$7,804
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$100,039		
(–) Ag or Timber Use Value Reduction:	–	$92,235		

(=) Appraised Value:	=	$7,804		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$7,804		

Taxing Jurisdiction

Owner: EMSHOFF KEITH R ET UX WILMA J
% Ownership: 100.0000000000%
Total Value: $100,039

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$7,804	$7,804	$0.00
DQ	DRAINAGE #2 ROBSTOWN	0.337767	$7,804	$7,804	$26.36
GNU	NUECES COUNTY	0.304092	$7,804	$7,804	$23.74
HOSP	HOSPITAL DISTRICT	0.121297	$7,804	$7,804	$9.47
RFM	FARM TO MKT ROAD	0.003899	$7,804	$7,804	$0.30
SO	ROBSTOWN ISD	1.665000	$7,804	$7,804	$129.94
	Total Tax Rate:	2.432055			
				Taxes w/Current Exemptions:	$189.81

Nueces CAD

Property Search Map Search

Property Search Results > 200119188 EMSHOFF KENNETH ET UX REGINA A EMSHOFF for Year 2018

Property

Account

Property ID:	200119188	Legal Description:	PAUL G H W/2 OF SE/4 OF SW/4 SEC 2, 20.011 ACS
Geographic ID:	6489-0002-0205	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	COUNTY RD 34 Robstown, TX	Mapsco:	
Neighborhood:	PAUL G H	Map ID:	R-92
Neighborhood CD:	S6468		

Owner

Name:	EMSHOFF KENNETH ET UX REGINA A EMSHOFF	Owner ID:	528857
Mailing Address:	3233 HARPERS FERRY CORPUS CHRISTI, TX 78410	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$100,039		$7,804
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$100,039		
(–) Ag or Timber Use Value Reduction:	–	$92,235		

(=) Appraised Value:	=	$7,804		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$7,804		

Taxing Jurisdiction

Owner: EMSHOFF KENNETH ET UX REGINA A EMSHOFF
% Ownership: 100.0000000000%
Total Value: $100,039

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$7,804	$7,804	$0.00
DQ	DRAINAGE #2 ROBSTOWN	0.337767	$7,804	$7,804	$26.36
GNU	NUECES COUNTY	0.304092	$7,804	$7,804	$23.74
HOSP	HOSPITAL DISTRICT	0.121297	$7,804	$7,804	$9.47
RFM	FARM TO MKT ROAD	0.003899	$7,804	$7,804	$0.30
SO	ROBSTOWN ISD	1.665000	$7,804	$7,804	$129.94
	Total Tax Rate:	2.432055			
				Taxes w/Current Exemptions:	$189.81

Nueces CAD

Property Search Map Search

Property Search Results > 282704 EMSHOFF RANDY WILLIAM AND WF for Year 2018

Property

Account

Property ID:	282704	Legal Description:	PAUL G H 119.5 ACS OUT W/2 OF SE/4 & SE/4 OF SE/4 SEC 2
Geographic ID:	6489-0002-0601	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	FM RD 1694 @ CR 34 Robstown, TX	Mapsco:	
Neighborhood:	PAUL G H	Map ID:	R-92
Neighborhood CD:	S6468		

Owner

Name:	EMSHOFF RANDY WILLIAM AND WF	Owner ID:	593671
Mailing Address:	HEATHER HILL EXMSHOFF 4089 FM 24 ROBSTOWN, TX 78380-5766	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$0		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$0	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$334,899	$46,605	
(+) Timber Market Valuation:	+	$0	$0	

(=) Market Value:	=	$334,899		
(–) Ag or Timber Use Value Reduction:	–	$288,294		

(=) Appraised Value:	=	$46,605		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$46,605		

Taxing Jurisdiction

Owner: EMSHOFF RANDY WILLIAM AND WF
% Ownership: 100.0000000000%
Total Value: $334,899

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	$46,605	$46,605	$0.00
DQ	DRAINAGE #2 ROBSTOWN	0.337767	$46,605	$46,605	$157.42
GNU	NUECES COUNTY	0.304092	$46,605	$46,605	$141.72
HOSP	HOSPITAL DISTRICT	0.121297	$46,605	$46,605	$56.53
RFM	FARM TO MKT ROAD	0.003899	$46,605	$46,605	$1.82
SO	ROBSTOWN ISD	1.665000	$46,605	$46,605	$775.97
	Total Tax Rate:	2.432055			

TAB 10

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

Not applicable.

TAB 11

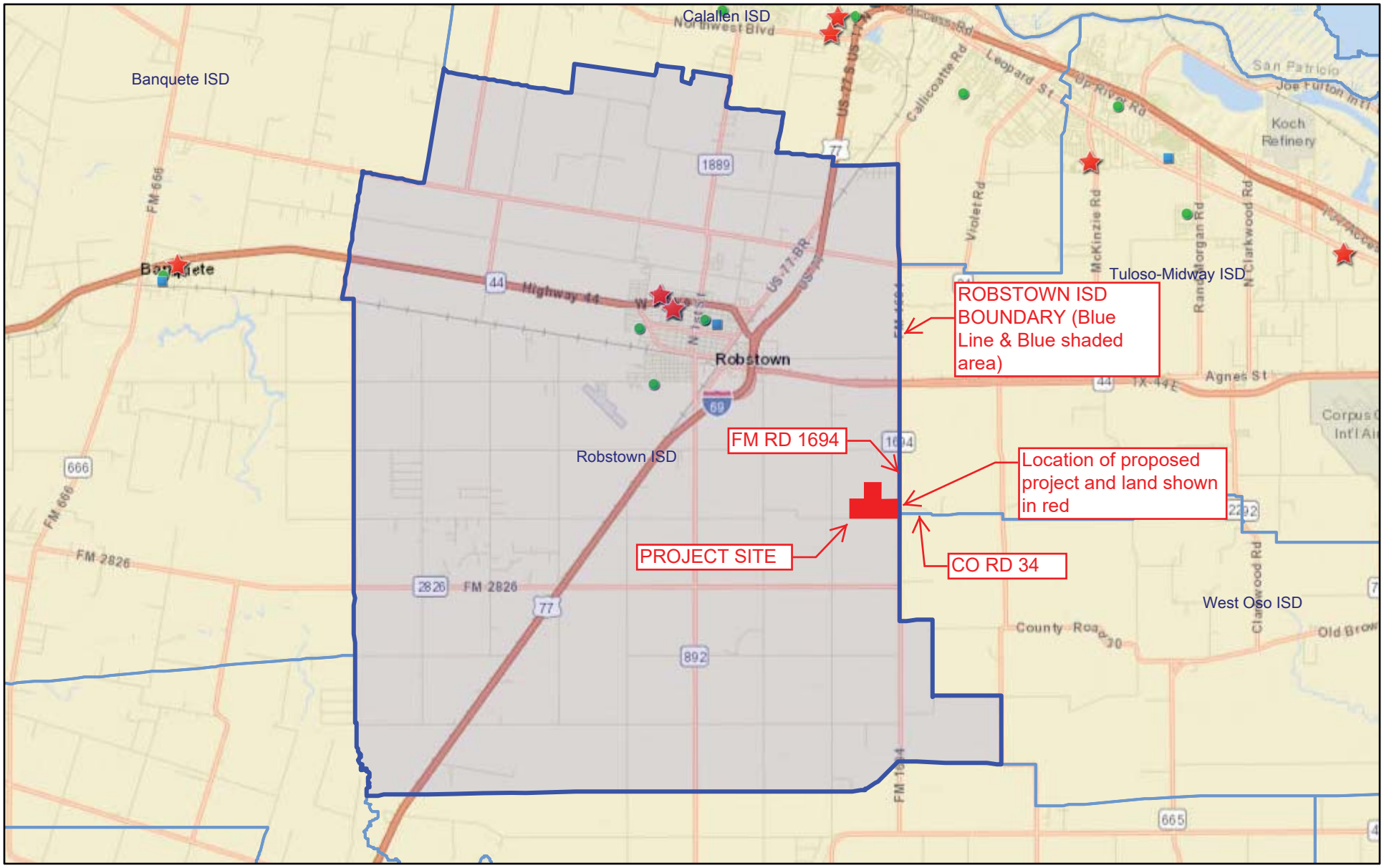
Maps that clearly show:

a) *Project vicinity*
b) *Qualified investment including location of new building or new improvements*
c) *Qualified property including location of new building or new 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.

All new improvements that are the subject of this application will be wholly located within the boundaries of the reinvestment zone. In this application, the project boundary and the reinvestment zone boundary are the same.

Robstown ISD Vicinity Map



August 22, 2018

Current_Schools

- Elementary School
- Middle School
- Junior High School
- High School
- Academy/Charter School
- Other Schools
- Texas_Outline
- Current_Districts

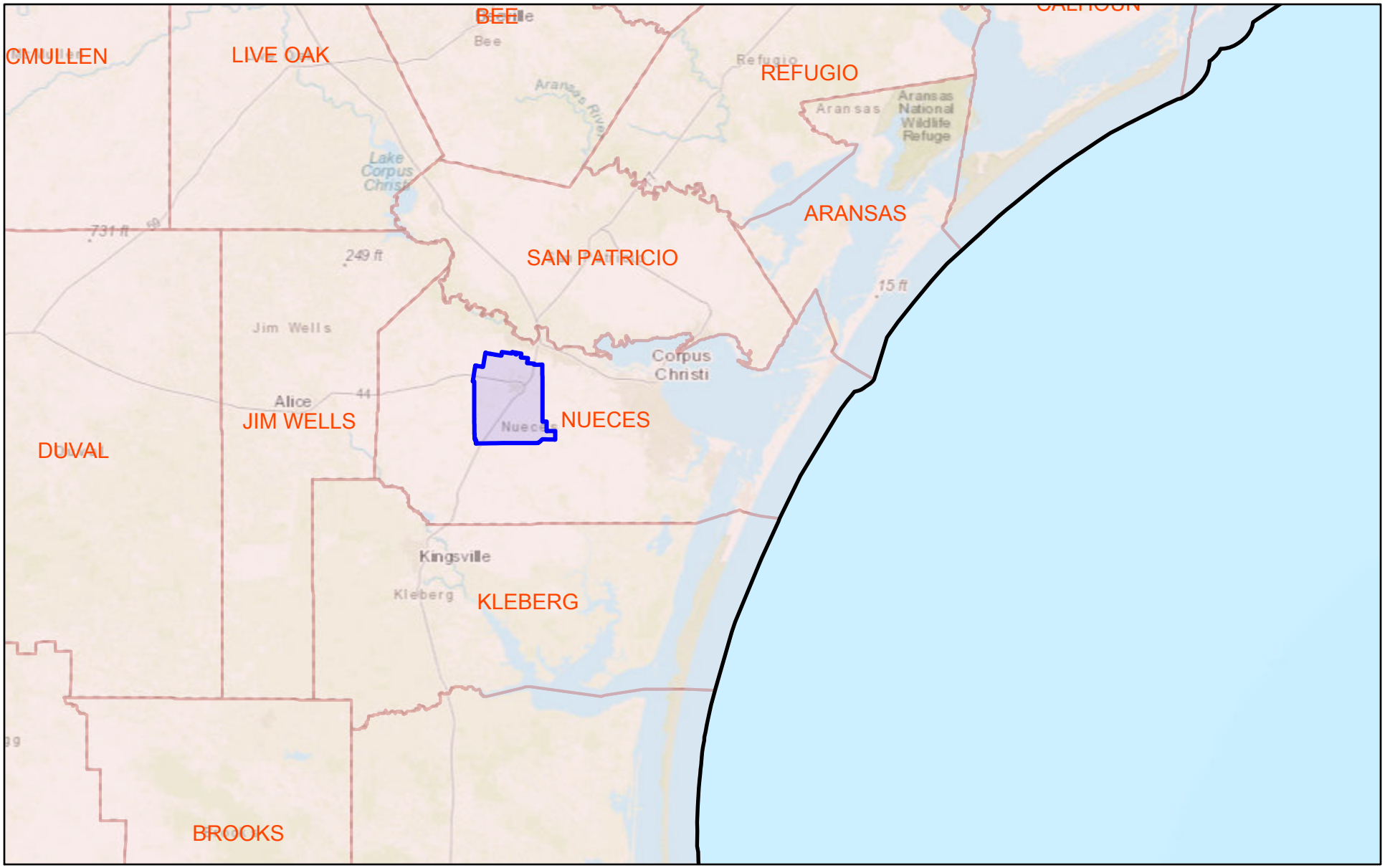
1:144,448

0 1 2 4 mi

0 1.75 3.5 7 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Nueces County & Robstown ISD Boundary



October 4, 2018

Texas_Outline

Counties

1:1,155,581

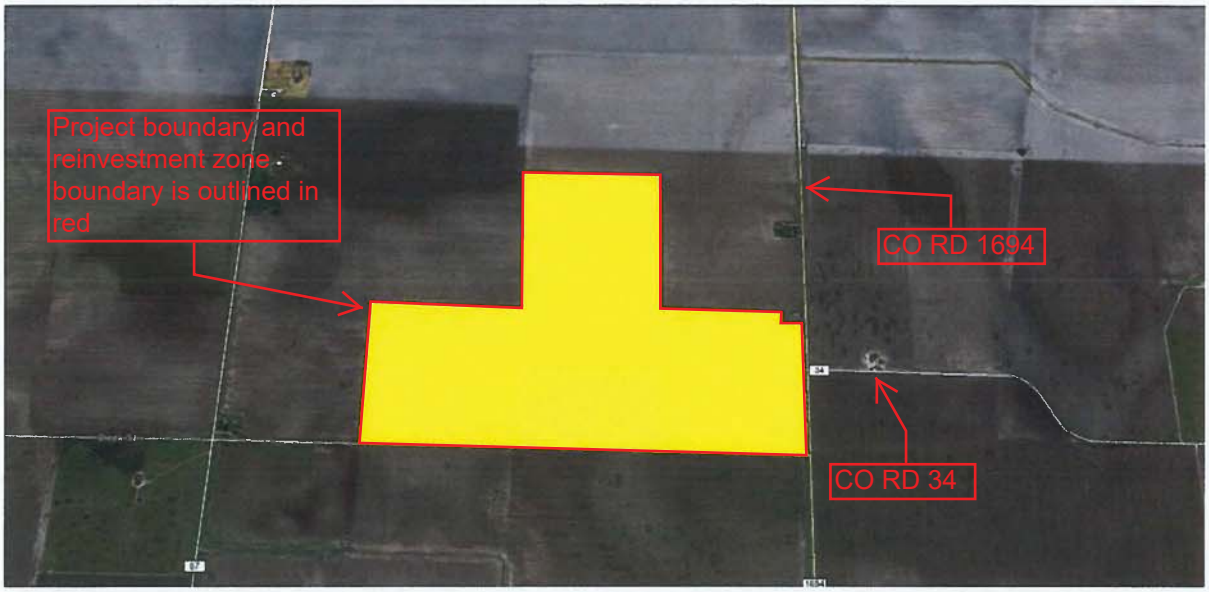
0 5 10 20 mi

0 12.5 25 50 km

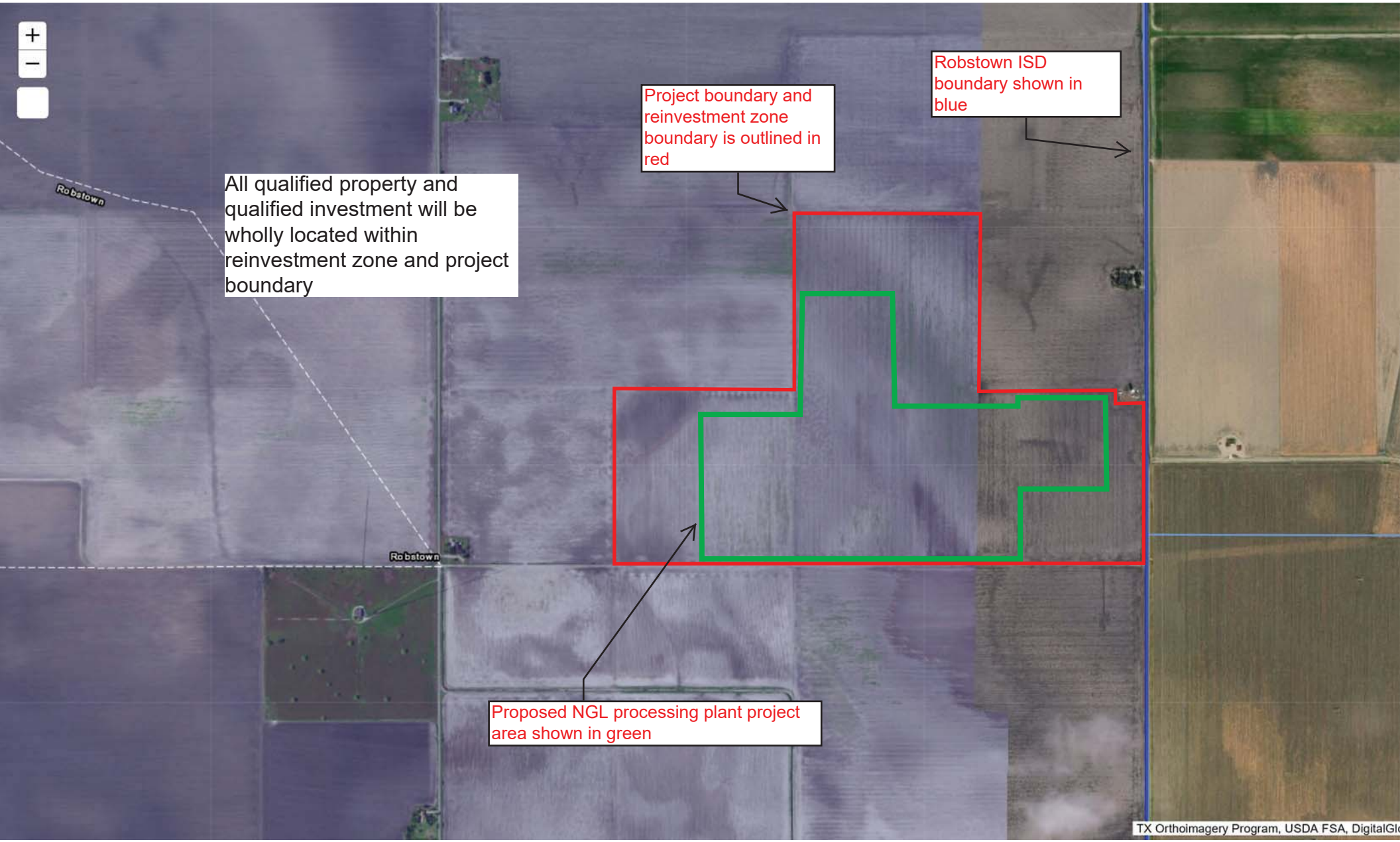
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS,

PERMICO MIDSTREAM PARTNERS LLC
REINVESTMENT ZONE MAP

SITE MAP
(FM 1694 AND CR 34)



PERMICO MIDSTREAM PARTNERS
MAP OF PROPOSED IMPROVEMENTS INSIDE REINVESTMENT ZONE



TAB 12

Request for Waiver of Job Creation Requirement and supporting information (if applicable)

Not applicable. There is no job waiver request.

TAB 13

Calculation of three possible wage requirements with TWC documentation

- *Nueces County average weekly wage for all jobs (all industries)*
- *Nueces County average weekly wage for all jobs (manufacturing)*
- *Council of Governments Regional Wage Calculation and Documentation*

See attachments.

Permico Midstream Partners, LLC
TAB 13 TO CHAPTER 313 APPLICATION

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

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2017	$ 861.00	$ 44,772.00
THIRD	2017	$ 883.00	$ 45,916.00
FOURTH	2017	$ 930.00	$ 48,360.00
FIRST	2018	$ 920.00	$ 47,840.00
	AVERAGE	$ 898.50	$ 46,722.00

NUECES COUNTY
CHAPTER 313 WAGE CALCULATION - MANUFACTURING JOBS

QUARTER	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
SECOND	2017	$ 1,423.00	$ 73,996.00
THIRD	2017	$ 1,522.00	$ 79,144.00
FOURTH	2017	$ 1,572.00	$ 81,744.00
FIRST	2018	$ 1,921.00	$ 99,892.00
	AVERAGE	$ 1,609.50	$ 83,694.00
	X	110%	110%
		$ 1,770.45	$ 92,063.40

CHAPTER 313 WAGE CALCULATION - REGIONAL WAGE RATE

	YEAR	AVG WEEKLY WAGES*	ANNUALIZED
	2017	$ 1,159.15	$ 60,276.00
	X	110%	110%
		$ 1,275.07	$ 66,303.60

**** 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
2017	2nd Qtr	Nueces County	Total All	00	0	10	Total, all industries	$861
2017	3rd Qtr	Nueces County	Total All	00	0	10	Total, all industries	$883
2017	4th Qtr	Nueces County	Total All	00	0	10	Total, all industries	$930
2018	1st Qtr	Nueces County	Total All	00	0	10	Total, all industries	$920

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
2017	2nd Qtr	Nueces County	Private	31	2	31-33	Manufacturing	$1,423
2017	3rd Qtr	Nueces County	Private	31	2	31-33	Manufacturing	$1,522
2017	4th Qtr	Nueces County	Private	31	2	31-33	Manufacturing	$1,572
2018	1st Qtr	Nueces County	Private	31	2	31-33	Manufacturing	$1,921

2017 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	Wages Hourly	Wages Annual
Texas	**$26.24**	**$54,587**
1. Panhandle Regional Planning Commission	$23.65	$49,190
2. South Plains Association of Governments	$19.36	$40,262
3. NORTEX Regional Planning Commission	$23.46	$48,789
4. North Central Texas Council of Governments	$26.80	$55,747
5. Ark-Tex Council of Governments	$18.59	$38,663
6. East Texas Council of Governments	$21.07	$43,827
7. West Central Texas Council of Governments	$21.24	$44,178
8. Rio Grande Council of Governments	$18.44	$38,351
9. Permian Basin Regional Planning Commission	$26.24	$54,576
10. Concho Valley Council of Governments	$19.67	$40,924
11. Heart of Texas Council of Governments	$21.53	$44,781
12. Capital Area Council of Governments	$31.49	$65,497
13. Brazos Valley Council of Governments	$17.76	$39,931
14. Deep East Texas Council of Governments	$17.99	$37,428
15. South East Texas Regional Planning Commission	$34.98	$72,755
16. Houston-Galveston Area Council	$28.94	$60,202
17. Golden Crescent Regional Planning Commission	$26.94	$56,042
18. Alamo Area Council of Governments	$22.05	$48,869
19. South Texas Development Council	$15.07	$31,343
20. Coastal Bend Council of Governments	$28.98	$60,276
21. Lower Rio Grande Valley Development Council	$17.86	$37,152
22. Texoma Council of Governments	$21.18	$44,060
23. Central Texas Council of Governments	$19.30	$40,146
24. Middle Rio Grande Development Council	$24.07	$50,058

$60,276 X 110% = $66,303.60

Source: Texas Occupational Employment and Wages
Data published: July 2018
Data published annually, next update will be July 31, 2019

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 completed and signed Economic Impact (if applicable)

See attached Schedules A1, A2, B, C and D.

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

Date 9/25/2018
Applicant Name PERMICO MIDSTREAM PARTNERS, LLC
ISD Name ROBSTOWN ISD

Form 50-296A
Revised May 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)	2019	Not eligible to become Qualified Property		0	[The only other investment made before filing complete application with district that may become Qualified Property is land.]	0
Investment made after filing complete application with district, but before final board approval of application				0	0	0	535,000	535,000
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				326,700,000	3,300,000	0	0	330,000,000
Complete tax years of qualifying time period	QTP1	2020-2021	2020	220,000,000	0	0	0	220,000,000
	QTP2 / VLA1	2021-2022	2021	0	0	0	0	0
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				546,700,000	3,300,000	0	535,000	550,535,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				220,000,000				

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.

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

Date 9/25/2018
Applicant Name PERMICO MIDSTREAM PARTNERS, LLC
ISD Name ROBSTOWN ISD

Form 50-296A
Revised May 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)
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		**Enter amounts from TOTAL row in Schedule A1 in the row below**				
				546,700,000	3,300,000	0	535,000	550,535,000
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2019-2020	2019	0	0	0	0	0
	0	2020-2021	2020	0	0	0	0	0
Value limitation period***	1	2021-2022	2021	0	0	0	0	0
	2	2022-2023	2022	0	0	0	0	0
	3	2023-2024	2023	0	0	0	0	0
	4	2024-2025	2024	0	0	0	0	0
	5	2025-2026	2025	0	0	0	0	0
	6	2026-2027	2026	0	0	0	0	0
	7	2027-2028	2027	0	0	0	0	0
	8	2028-2029	2028	0	0	0	0	0
	9	2029-2030	2029	0	0	0	0	0
	10	2030-2031	2030	0	0	0	0	0
Total Investment made through limitation				546,700,000	3,300,000	0	535,000	550,535,000
Continue to maintain viable presence	11	2031-2032	2031			0		0
	12	2032-2033	2032			0		0
	13	2033-2034	2033			0		0
	14	2034-2035	2034			0		0
	15	2035-2036	2035			0		0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036			0		0
	17	2037-2038	2037			0		0
	18	2038-2039	2038			0		0
	19	2039-2040	2039			0		0
	20	2040-2041	2040			0		0
	21	2041-2042	2041			0		0
	22	2042-2043	2042			0		0
	23	2043-2044	2043			0		0
	24	2044-2045	2044			0		0
	25	2045-2046	2045			0		0

* 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)

Date 9/25/2018
Applicant Name PERMICO MIDSTREAM PARTNERS, LLC
ISD Name ROBSTOWN ISD

Form 50-296A
Revised May 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	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 *Insert as many rows as necessary*	0	2020-2021	2020	535,000	1,650,000	163,350,000	165,535,000	165,535,000	165,535,000
Value Limitation Period	1	2021-2022	2021	535,000	3,267,000	541,233,000	534,145,000	534,145,000	20,000,000
	2	2022-2023	2022	535,000	3,136,300	519,583,700	512,800,600	512,800,600	20,000,000
	3	2023-2024	2023	535,000	3,010,800	498,800,400	492,310,000	492,310,000	20,000,000
	4	2024-2025	2024	535,000	2,890,400	478,848,400	472,639,000	472,639,000	20,000,000
	5	2025-2026	2025	535,000	2,774,800	459,694,500	453,754,900	453,754,900	20,000,000
	6	2026-2027	2026	535,000	2,663,800	441,306,700	435,626,100	435,626,100	20,000,000
	7	2027-2028	2027	535,000	2,557,200	423,654,400	418,222,400	418,222,400	20,000,000
	8	2028-2029	2028	535,000	2,454,900	406,708,200	401,514,800	401,514,800	20,000,000
	9	2029-2030	2029	535,000	2,356,700	390,439,900	385,475,700	385,475,700	20,000,000
	10	2030-2031	2030	535,000	2,262,400	374,822,300	370,078,000	370,078,000	20,000,000
Continue to maintain viable presence	11	2031-2032	2031	535,000	2,171,900	359,829,400	355,296,300	355,296,300	355,296,300
	12	2032-2033	2032	535,000	2,085,000	345,436,200	341,105,800	341,105,800	341,105,800
	13	2033-2034	2033	535,000	2,001,600	331,618,800	327,483,000	327,483,000	327,483,000
	14	2034-2035	2034	535,000	1,921,500	318,354,000	314,405,000	314,405,000	314,405,000
	15	2035-2036	2035	535,000	1,844,600	305,619,800	301,850,100	301,850,100	301,850,100
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	535,000	1,770,800	293,395,000	289,797,500	289,797,500	289,797,500
	17	2037-2038	2037	535,000	1,700,000	281,659,200	278,227,000	278,227,000	278,227,000
	18	2038-2039	2038	535,000	1,632,000	270,392,800	267,119,300	267,119,300	267,119,300
	19	2039-2040	2039	535,000	1,566,700	259,577,100	256,455,900	256,455,900	256,455,900
	20	2040-2041	2040	535,000	1,504,000	249,194,000	246,219,000	246,219,000	246,219,000
	21	2041-2042	2041	535,000	1,443,800	239,226,200	236,391,600	236,391,600	236,391,600
	22	2042-2043	2042	535,000	1,386,000	229,657,200	226,957,300	226,957,300	226,957,300
	23	2043-2044	2043	535,000	1,330,600	220,470,900	217,900,500	217,900,500	217,900,500
	24	2044-2045	2044	535,000	1,277,400	211,652,100	209,205,900	209,205,900	209,205,900
	25	2045-2046	2045	535,000	1,226,300	203,186,000	200,859,100	200,859,100	200,859,100

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.

Schedule C: Employment Information

Date 9/25/2018
Applicant Name PERMICO MIDSTREAM PARTNERS, LLC
ISD Name ROBSTOWN ISD

Form 50-296A
Revised May 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	2019-2020	2019	500 FTE	100,000	0	0	0
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2020-2021	2020	500 FTE	100,000	0	0	0
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2021-2022	2021	N/A	N/A	0	20	66,500
	2	2022-2023	2022	N/A	N/A	0	20	66,500
	3	2023-2024	2023	N/A	N/A	0	20	66,500
	4	2024-2025	2024	N/A	N/A	0	20	66,500
	5	2025-2026	2025	N/A	N/A	0	20	66,500
	6	2026-2027	2026	N/A	N/A	0	20	66,500
	7	2027-2028	2027	N/A	N/A	0	20	66,500
	8	2028-2029	2028	N/A	N/A	0	20	66,500
	9	2029-2030	2029	N/A	N/A	0	20	66,500
	10	2030-2031	2030	N/A	N/A	0	20	66,500
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2045	N/A	N/A	0	20	66,500

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

Schedule D: Other Incentives (Estimated)

Date 9/25/2018

Applicant Name PERMICO MIDSTREAM PARTNERS, LLC

ISD Name ROBSTOWN ISD

Form 50-296A

Revised May 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:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County:	Jan. 1 2020	6 Years	Annual Avg = $7.35mm	Annual Avg = $.96mm	Annual Avg = $6.39mm
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions	N/A	N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements	N/A	N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project	N/A	N/A	N/A	N/A	N/A	N/A
Economic Development Corporation	N/A	N/A	N/A		N/A	
Texas Enterprise Fund	N/A	N/A	N/A		N/A	
Employee Recruitment	N/A	N/A	N/A		N/A	
Skills Development Fund	N/A	N/A	N/A		N/A	
Training Facility Space and Equipment	N/A	N/A	N/A		N/A	
Infrastructure Incentives	N/A	N/A	N/A		N/A	
Permitting Assistance	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
Other:	N/A	N/A	N/A		N/A	
			TOTAL	Annual Avg = $7.35mm	Annual Avg = $.96mm	Annual Avg = $6.39mm

Additional information on incentives for this project:

County Terms: Permico Midstream Partners, LLC applied for and received a 70% abatement of the County only portion of taxes for 5 years once completed, and a 100% abatement while under construction.

TAB 15

Economic Impact Analysis, other payments made in the state or other economic information (if applicable)

None.

TAB 16

Description of Reinvestment Zone 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 established the* reinvestment zone*
d) *Guidelines and criteria for creating the zone**

16a) Not Applicable
16b) Attached
16c) Attached
16d) Attached

EXHIBIT A
Legal Description

The legal description of the proposed zone is approximately 160 acres located in three parcels out of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas: Parcel A: East half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); Parcel B: West half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); and Parcel C: West half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section Two (2) (119.75 acres), more particularly described by metes and bounds as follows:

LAND LEGAL DESCRIPTION

The Nueces County property includes one hundred and sixty acres of cultivated farmland on the corner of FM 1694 and Co. Rd. 34 divided below into 3 parcels.

Parcel Section A

Being the East Half of the Southeast Quarter of the Southwest Quarter of Section Two of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas (Book A, Pg. 82, Map Records). Said Southeast Quarter of the Southwest Quarter of Section Two being described in deed dated October 11, 2002 from Edith Katherine Balzer Shults, et al, to Keith R. Emshoff and wife, Wilma J. Emshoff, and Kenneth Emshoff and wife Regina A. Emshoff (Doc # 2002049347, Deed Records). Said East Half being described by metes and bounds to wit:

Beginning at a 5/8" rebar found in the Southeast comer of this tract, the Southeast comer of the said Southeast Quarter of the Southwest Quarter of Section Two, and the center of Co. Rd. 34, from which a l" iron pipe found in the Southeast comer of Section Two bears N 89° 32' 01" E, 2648.82';

Thence S 89° 32' 01" W, 660.20' with the South line of this tract, the South line of Section Two, and the center of Co. Rd. 34, to a hex set in the Southwest comer of this tract and the Southeast comer of the West Half of said Southeast Quarter of the Southwest Quarter of Section Two, from which a 5/8" rebar found set over a l" iron pipe in the Southwest comer of Section Two bears S 89° 32' 01" W, 1980.61';

Thence N 0° 27' 43" W, with the West line of this tract and the East line of the said West Half, at 20.00' pass a hex set in the North line of Co. Rd. 34 as per Book A, Page 82, Map Records, thence an additional 1300.38', a total distance of 1320.38', to a hex set in the Northwest comer of this tract and the Northeast comer of the said West Half;

Thence N 89° 32' 05" E, 660.16' with the North line of this tract and the North line of the said Southeast Quarter of the Southwest Quarter of Section Two to a hex set in the Northeast comer of this tract and the Northeast comer of the said Southeast Quarter of the Southwest Quarter of Section Two;

Thence S 0° 27' 49" E, with the East line of this tract and the East line of the said Southeast Quarter of the Southwest Quarter of Section Two, at 1300.37' pass a hex set in the North line of Co. Rd. 34, thence an additional 20.00', a total of 1320.37', to the place of beginning, and containing 20.011 acres of land, more or less.

Parcel Section B

Being the West Half of the Southeast Quarter of the Southwest Quarter of Section Two of the George H. Paul Subdivision of the Driscoll Ranch in Nueces County, Texas (Book A, Pg. 82, Map Records). Said Southeast Quarter of the Southwest Quarter of Section Two being described in deed dated October 11, 2002 from Edith Katherine Balzer Shults, et al, to Keith R. Emshoff and wife, Wilma J. Emshoff, and Kenneth Emshoff and wife Regina A. Emshoff (Doc # 2002049347, Deed Records). Said West Half being described by metes and bounds to wit:

Beginning at a 5/8" rebar found in the Southwest comer of this tract, the Southwest comer of the said Southeast Quarter of the Southwest Quarter of Section Two, and the center of Co. Rd. 34, from which a 5/8" rebar found set over a l" iron pipe in the Southwest comer of Section Two bears S 89° 32' 01" W, 1320.41';

Thence N 0° 27' 35" W, with the West line of this tract and the West line of the said Southeast Quarter of the Southwest Quarter of Section Two, at 20.00' pass a hex set in the North line of Co. Rd. 34 as per Book A, Page 82, Map Records, thence an additional 1300.39', a total distance of 1320.39', to a hex set in the Northwest comer of this tract and the Northwest comer of the said Southeast Quarter of the Southwest Quarter of Section Two;

Thence N 89° 32' 05" E, 660.15' with the North line of this tract and the North line of the said Southeast Quarter of the Southwest Quarter of Section Two to a hex set in the Northeast comer of this tract and the Northwest comer of the East Half of the Southeast Quarter of the Southwest Quarter of Section Two;

Thence S 0° 27' 43" E, with the East line of this tract and the West line of the said East Half, at 1300.38' pass a hex set in the North line of Co. Rd. 34, thence an additional 20.00', a total of 1320.38', to a hex set in the Southeast comer of this tract and the Southwest comer of the said East Half, from which a l" iron pipe found in the Southeast comer of Section Two bears N 89° 32' 01" E, 3309.02';

Thence S 89° 32' 01" W, 660.20' with the South line of this tract, the South line of Section Two, and the center of Co. Rd. 34, to the place of beginning, and containing
20.011 acres of land, more or less.

Parcel Section C

Field notes of a 119.75 acre tract out of a called 120.00 acre tract described in a deed recorded in Document No. 2001002952, Deed Records of Nueces County, Texas. Said 119.75 acre tract also being out of Section 2 of the George H. Paul Subdivision of the Driscoll Ranch, as shown on a map recorded in Volume "A", Page 82, Map Records of Nueces County, Texas. Said 119.75 acres being more particularly described as follows:

COMMENCING at a 1" iron pipe found in the intersection of County Road 34 and County Road 67 for the southwest corner of said Section 2, **THENCE** with the centerline of County Road 34, the south line of Section 2, North 89°32'01" East, a distance of 2640.53 feet to a 5/8" iron rod found in the center of County Road 34 for the southwest corner of this survey and the **POINT of BEGINNING**.

THENCE with the centerline of County Road 34, the south line of Section 2, North 89°32'01" East, a distance of 2649.00 feet to a 1" iron pipe found for the southeast corner of Section 2 and the southeast corner of this survey.

THENCE with the east line of Section 2, North 00°37'36" West, a distance of 1320.20 feet to a Cotton Spindle set for an outside corner of this survey, from **WHENCE** a 1" iron pipe found for the northeast corner of Section 2 bears North 00°37'36" West, a distance of 3960.96 feet.

THENCE South 89°32'01" West, a distance of 31.36 feet to a 2" iron pipe found in the west right of way of FM Highway 1694 for the northeast corner of a 0.50 acre tract described in a deed recorded in Document No. 122380, Deed Records of Nueces County, Texas, and for an outside corner of this survey.

THENCE with the west right of way of FM Highway 1694, South 00°37'36" East, a distance of 120.00 feet to a 5/8" iron rod found for the southeast corner of said 0.50 acre tract and for an inside corner of this survey.

THENCE South 89°32'01" West, a distance of 181.50 feet to a 5/8" iron rod set for the southwest corner of said 0.50 acre tract and for an inside corner of this survey.

THENCE North 00°37'36" West, a distance of 120.00 feet to a 5/8" iron rod set for the northwest corner of said 0.50 acre tract and for an outside corner of this survey

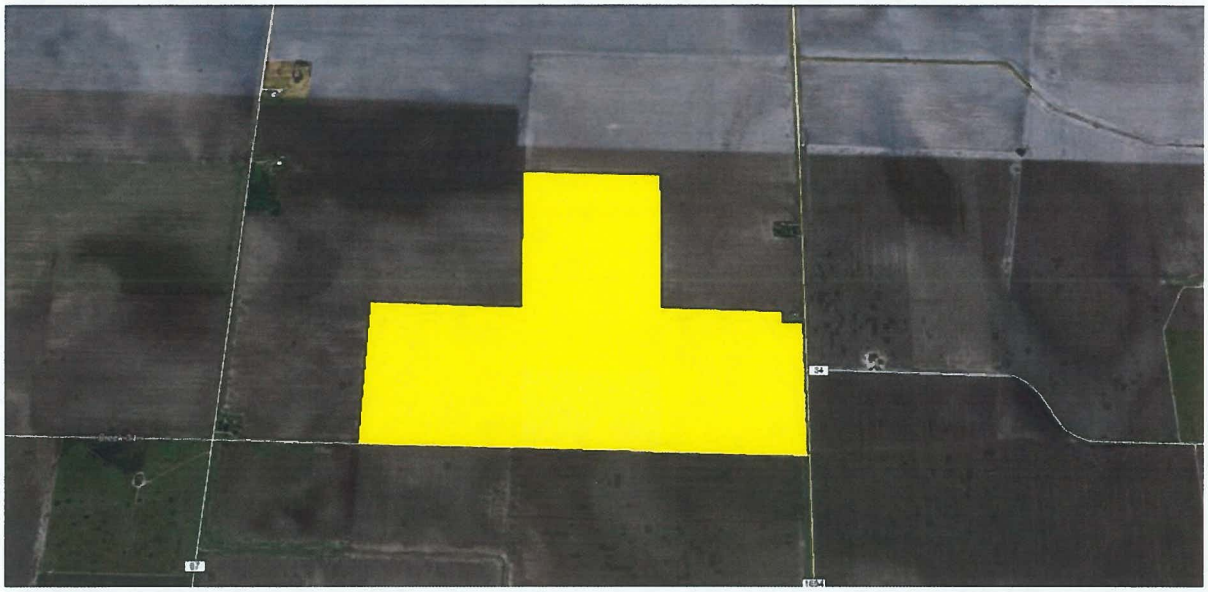
THENCE South 89°32'01" West, a distance of 1111.83 feet to a 5/8" iron rod set for an inside corner of this survey.

THENCE North 00°27'28" West, a distance of 1320.42 feet to a 5/8" iron rod set for the northeast corner of this survey.

THENCE South 89°32'01" West, a distance of 1320.41 feet to a 5/8" iron rod set for the northwest corner of this survey.

THENCE South 00°27'28" East, a distance of 2640.62 feet to the **POINT OF BEGINNING** of this survey, and containing 119.75 acres of land, more or less.

SITE MAP
(FM 1694 AND CR 34)



NUECES COUNTY COMMISSIONERS COURT

ORDER DESIGNATING THE PERMICO ZONE WITHIN NUECES COUNTY, TEXAS PURSUANT TO THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT (CHAPTER 312 OF THE TEXAS TAX CODE)

WHEREAS, the Texas Property Redevelopment and Tax Abatement Tax (the "Act"), Texas Tax Code, Chapter 312, as amended, authorizes the Commissioners Court of Nueces County, Texas to designate a zone for property tax abatement pursuant to said Act; and

WHEREAS, it is the policy of the County to encourage the redevelopment of areas wherein the creation and retention of new jobs and investment will benefit the area economy, provide needed economic opportunities, strengthen the real estate market and generate tax revenues to support local services; and

WHEREAS, on July 1, 2018, notice of a public hearing on the designation of such Zone was published in a newspaper of general circulation in the City of Corpus Christi, and on July 2, 2018, such notice was given by U.S. mail, certified, postage prepaid, return receipt requested, to the presiding officer of the governing body of each taxing unit including property in the proposed Zone in accordance with the Act; and

WHEREAS, the Commissioners Court of Nueces County, Texas conducted a public hearing on July 11, 2018, at which all interested persons were entitled to speak and present evidence for or against the designation of a zone for temporary property tax abatement;

NOW, THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, THAT:

1. Findings. The Nueces County Commissioners Court finds and determines that the improvements proposed by Permico Midstream Partners, LLC within the Zone are feasible and practical and would be a benefit to the land to be included in the Permico Zone and to the County after any tax abatement agreements entered into in accordance with the Act have expired. The Commissioners Court further finds and determines that area to be designated as the Permico Zone under the Act is reasonably likely, as a result of the designation, to contribute to the expansion of primary employment and will attract major investment in the Zone that would be a benefit to the property and would contribute to the economic development of the County.

2. Creation of Zone. The Permico Zone is hereby created comprised of approximately 160 acres located at the northwest corner of FM Road No. 1694 and County Road No. 34, the same being the following three parcels out of the George H. Paul Subdivision of the Driscoll Ranch in

Nueces County, Texas: Parcel A: East half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); Parcel B: West half of the Southeast quarter of the Southwest quarter of Section Two (2) (20.11 acres); and Parcel C: West half of the Southeast quarter and the Southeast quarter of the Southeast quarter of Section Two (2) (119.75 acres).

DULY ADOPTED at a regular meeting of the Commissioners Court on the 11th day of July, 2018.

SAMUEL L. NEAL, JR.
Nueces County Judge

CAROLYN VAUGHN
Commissioner, Precinct 1

JOE A. GONZALEZ
Commissioner, Precinct 2

JOHN MAREZ
Commissioner, Precinct 3

BRENT CHESNEY
Commissioner, Precinct 4

COMMISSIONERS COURT
NUECES COUNTY

ATTEST:

KARA SANDS, County Clerk

GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT

WHEREAS, the attraction of long-term investment and the establishment of new jobs in the area would enhance the economic base of area taxing entities; and

WHEREAS, Nueces County must compete with other counties across the nation currently offering tax inducements to attract new plant and modernization projects, and studies have shown that a favorable local tax climate and start-up tax concessions rank second on the list of priorities for new plant installations or expansions; and

WHEREAS, tax abatement is one of the principal means by which the public sector and the private sector can forge a partnership to promote real economic growth within a community; and

WHEREAS, any tax incentives offered must be strictly limited in application to those new and existing industries that bring new wealth to the community in order to avoid reducing the needed tax revenues of area taxing entities; and

WHEREAS, the Property Redevelopment and Tax Abatement Act (the "Act"), Chapter 312 of the Texas Tax Code authorizes counties, cities and special districts to provide property tax abatement for limited periods of time as an inducement for the development or redevelopment of a property; and

WHEREAS, the Act requires eligible taxing jurisdictions to establish Guidelines and Criteria as to eligibility for tax abatement agreements prior to granting any future tax abatement, said Guidelines and Criteria to be unchanged for a two-year period unless amended by a three-fourths vote of the governing body; and

WHEREAS, the County would like to adopt Guidelines and Criteria that supersede those last approved in October 2012 with these Guidelines and Criteria with changes in order to provide for a common, coordinated effort to promote economic development in Nueces County;

NOW, THEREFORE, BE IT RESOLVED by the County of Nueces that these Guidelines and Criteria for granting tax abatement be adopted:

Section 1. **Definitions**.

(a) "Abatement" means the temporary, full or partial exemption from ad valorem taxes of certain added value to real and personal property in a zone designated for economic development purposes pursuant to the Act.

(b) "Added Value" means the increase in the Appraised Value of an Eligible Property over the Base Year Value as a result of "Expansion" or "Modernization" of an existing facility or construction of a "New Facility." It does not mean or include "Deferred Maintenance."

(c) "Appraised Value" means the appraised value for property tax purposes as determined by the Nueces County Appraisal District, subject to the appeal procedures set forth in the Texas Tax Code.

(d) "Agreement" means a contractual agreement between a property owner and/or lessee in an Eligible Jurisdiction for the purposes of tax abatement. Any Agreement shall be in conformity with these Guidelines and Criteria, including any variance granted under Section 3(f) set out herein. Upon the adoption of a resolution authorizing an Agreement and the execution of same by the parties, the Agreement shall be deemed to embody all of the terms of the Abatement, and no provision of these Guidelines and Criteria shall be deemed to supersede any terms of the Agreement.

(e) "Base Year Value" means the Appraised Value of Eligible Property as of the date specified in the Agreement.

(f) "Basic Manufacturing or Service Facility" means buildings and structures, including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services which derive a majority of revenue from points beyond a 50-mile radius of Nueces County.

(g) "Construction Phase" means the period during which a material and substantial improvement of the property occurs which represents a separate and distinct construction operation undertaken for the purpose of erecting the improvements. The Construction Phase ends upon the earliest to occur of the following events:

(1) when a certificate of occupancy is issued for the Facility (if it is located within a city),

(2) when commercial production of a product or provision of a service is achieved at the Facility,

(3) when the architect or engineer supervising construction issues a certificate of substantial completion, or some similar instrument, or

(4) at the end of the fifth (5th) year from the effective date of the Abatement or such earlier maximum date as may be specified in the Agreement.

The above determination shall be made by the Eligible Jurisdiction offering the Abatement, in its sole and absolute discretion, based upon the above criteria and such other factors as the Eligible Jurisdiction may deem relevant. The determination of the completion of the Construction Phase shall be conclusive, and any judicial review of such determination shall be governed by the substantial evidence rule.

(h) "Deferred Maintenance" means improvements necessary for continued operations which do not improve productivity or alter the process technology.

(i) "Economic Life" means the number of years a property improvement is expected to be in service in a Facility.

(j) "Eligible Jurisdiction" means Nueces County and any municipality or district, the majority of which is located in Nueces County, that levies ad valorem taxes upon and provides services to property located within the proposed or existing zone designated pursuant to the Act.

(k) "Eligible Property" Abatement may be extended to the value of the improvements to real property, including buildings, structures, fixed machinery and equipment, and site improvements, plus that office space and related fixed improvements necessary to the operation and administration of the Facility.

(l) "Expansion" means the addition of buildings, structures, fixed machinery or equipment for the purposes of increasing capacity.

(m) "Facility" means property improvements completed or in the process of construction which together comprise an integral whole comprising the project as described in the agreement for temporary tax abatement.

(n) "Force Majeure" means circumstances beyond the control of Owner which shall include casualty losses, national economic factors, shutdowns due to governmental regulations, strikes, acts of war, and the like.

(o) "Ineligible Property" The following types of property shall be fully taxable and ineligible for Abatement: land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; vessels; aircraft; housing; hotel accommodations; Deferred Maintenance investments; property to be rented or leased except as provided in Section 1(k); improvements for the transmission of electrical energy not wholly consumed by a New Facility or Expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the Facility; improvements to real property which have an economic life of less than 15 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas; unless specifically authorized by the Eligible Jurisdiction.

(p) "Modernization" means the replacement and upgrading of existing facilities which increase the productive input or output, updates the technology or substantially lowers the unit cost of the operation, and extends the economic life of the facilities. Modernization may result from the construction, alteration or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, repairing or completion of Deferred Maintenance.

(q) "New Capital Investment" means the total value of expenditures capitalized for the Facility on the Owner's books, prior to depreciation, whether relating to exempt or non-exempt

property, including all buildings, structures, site improvements, fixed equipment, intangibles, and pollution control equipment.

(r) "New Facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with an Expansion or Modernization.

(s) "Owner" means the owner of a Facility subject to Abatement. If the Facility is constructed on a leased property, the owner shall be the party which owns the Eligible Property subject to Abatement. The other party to the lease shall join in the execution of Agreement but shall not be obligated to assure performance of the party receiving Abatement.

(t) "Petrochemical Facility" means buildings and structures, including fixed machinery and equipment, the primary purpose of which is or will be the manufacture or processing of petrochemicals or fuels by physical or chemical change.

(u) "Regional Distribution Center Facility" means buildings and structures, including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the Facility operator where a majority of the goods or services are distributed to points beyond a 50-mile radius of Nueces County.

(v) "Regional Telecommunications/Data Processing Center Facility" means buildings and structures used or to be used primarily for the provision of telecommunication or data processing services by the Facility operator where a majority of the services are provided to points beyond a 50-mile radius of Nueces County.

(w) "Regional Visitor/Amusement Facility" means buildings and structures used or to be used primarily as a stadium, arena, amusement park or similar attraction or sports venue.

(x) "Enterprise Zone Residential Redevelopment Facility" means buildings and structures used or to be used primarily for residential purposes and which are located within an enterprise zone.

Section 2. **Abatement Authorized**.

(a) Authorized Facilities. A Facility may be eligible for Abatement if it is a Basic Manufacturing or Service Facility, Regional Distribution Center Facility, Regional Telecommunications/Data Processing Center Facility, Regional Visitor/Amusement Facility, Enterprise Zone Residential Redevelopment Facility or Petrochemical Facility. Abatement may be granted for New Facilities and improvements to an Existing Facility for the purpose of Modernization or Expansion.

(b) Creation of New Value. Abatement may only be granted for the Added Value of Eligible Property improvements made subject to and listed in an Agreement between the Eligible Jurisdiction and the property owner and lessee (if required), subject to such limitations as said jurisdiction may require. The economic life of the improvements must exceed the term of the Agreement.

(c) Period of Abatement. Abatement shall be granted effective with the January 1 valuation date specified in the Agreement. Abatement shall be allowed for a period of up to seven years following the completion of construction; provided that, in no event shall the period of Abatement, inclusive of the Construction Phase exceed ten (10) years.

(d) Abatement Percentage.

(1) For a Facility which provides not less than 20 (but not more than 99) net new full-time jobs, the percentage of tax abated shall be in accordance with the following schedule:

Year	Percentage of Abatement
Construction Phase (not to exceed 3 years)	100%
Year 1	50%
Year 2	50%
Year 3	50%
Year 4	50%
Year 5	50%

(2) For a Facility which provides not less than 100 (but not more than 199) net new full-time jobs, the percentage of tax abatement shall be in accordance with the following schedule:

Year	Percentage of Abatement (for first $10 million)	Percentage of Abatement (over $10 million)
Construction Phase (not to exceed 3 years)	100%	100%
Year 1	75%	50%
Year 2	75%	50%
Year 3	75%	50%
Year 4	75%	50%
Year 5	75%	50%

(3) For a Facility which provides at least 200 net new full-time jobs, the percentage of tax abatement shall be in accordance with the following schedule:

Year	Percentage of Abatement (for first $10 million)	Percentage of Abatement (over $10 million)
Construction Phase (not to exceed 3 years)	100%	100%
Year 1	100%	50%

Year 2	100%	50%
Year 3	100%	50%
Year 4	100%	50%
Year 5	100%	50%

(4) For a Basic Manufacturing or Service Facility which provides at least $150 million in New Capital Investment, and at least 10 net new full-time jobs, the percentage of tax abatement shall be in accordance with the following schedule:

Year	Percentage of Abatement
Construction Phase (not to exceed 3 years)	100%
Year 1	50%
Year 2	50%
Year 3	50%
Year 4	50%
Year 5	50%

(5) For a Basic Manufacturing or Service Facility which provides at least $500 million in New Capital Investment, and at least 20 net new full-time jobs, the percentage of tax abatement shall be in accordance with the following schedule:

Year	Percentage of Abatement
Construction Phase (not to exceed 3 years)	100%
Year 1	70%
Year 2	70%
Year 3	70%
Year 4	70%
Year 5	70%

(6) For a Basic Manufacturing or Service Facility which provides at least $750 million in New Capital Investment, and at least 200 net new full-time jobs, the percentage of tax abatement shall be in accordance with the following schedule:

Year	Percentage of Abatement
Construction Phase (not to exceed 3 years)	100%
Year 1	70%
Year 2	70%
Year 3	70%
Year 4	70%
Year 5	70%

Year 6	70%
Year 7	70%

In the event the Added Value caused by the Facility is less than $2.0 million, no Abatement shall be granted unless the Facility is a Rehabilitation Project as described in Section 2(e).

In order to be counted as a new full-time job under these Guidelines, the job must be a full-time position providing regular work schedules of at least 35 hours per week. The percentage of Abatement provided each year under the Agreement shall be based upon the employment information as of January 1 of such year. As a result, the actual amount of Abatement may vary from year to year based upon employment levels and property valuations.

For example, Company A has an Agreement entered 5/1/2017 and projects to create 250 permanent jobs. If the actual experience of Company A involves fluctuating job levels, the actual Abatement under the Agreement could follow the following pattern:

Year	Employment	Abatement (First $10mm)	Abatement (Over $10mm)
1/1/18*	0	100%	100%
1/1/19*	0	100%	100%
1/1/20	150	75%	50%
1/1/21	250	100%	50%
1/1/22	150	75%	50%
1/1/23	50	50%	50%
1/1/24	250	100%	50%

*Construction Underway

(e) Rehabilitation Projects. The $2 million minimum Added Value requirement for Abatement shall not apply to Rehabilitation Projects which involve the adaptive reuse of an existing structure or building for a Facility. In order to qualify as a Rehabilitation Project under this provision, the Project must involve a minimum New Capital Investment of $250,000. Any Rehabilitation Project must involve the adaptive reuse of an existing structure or building currently on the property tax rolls so that the Base Year Value associated with the Project will include both the value of the land and the existing improvements. For such Rehabilitation Projects, all Eligible Property in excess of the Base Year Value shall be subject to Abatement plus the value of personal property such as furniture and movable equipment which would otherwise be considered Ineligible Property for any other type of Abatement category. In no event, however, may the total value of personal property subject to Abatement exceed $1 million or the total amount of all property subject to Abatement in a Rehabilitation Project exceed $5 million.

(f) Estimated Added Value Requirement. At the time of execution of the Agreement, the Owner shall reasonably estimate the Added Value upon completion of construction of any improvements to real property in connection with the Facility. This "Estimated Added

Value" shall be stated in the Agreement. In the event that upon completion of construction of the improvements, the Added Value, as determined by the Nueces County Appraisal District, shall at any time thereafter during the term of the Agreement be less than eight-five percent (85%) of the Estimated Added Value, not due to a Force Majeure condition, the Owner agrees to pay an amount equal to the then current tax rate of each Eligible Jurisdiction providing Abatement applied to the difference between the actual Added Value from eighty-five percent (85%) of the Estimated Added Value, multiplied by 100% minus the net percentage of Abatement provided under the Agreement. The formula for calculating such additional tax is outlined as follows:

[Tax Rate] x [(85% of Est. Added Value - Actual AV) x (100% - Abatement%)] = Additional Tax

(g) Properties in Industrial Districts. For Eligible Property to be constructed in an area which is covered by an executed industrial district agreement with the City of Corpus Christi, the method of calculating payments in lieu of property taxes for such Eligible Property shall be as set forth in the industrial district agreement. As an alternative to an industrial district agreement, an Eligible Property may be covered by an Agreement with the City, but such shall constitute an election by the Owner that the land and improvements shall not be included within any type of industrial district arrangement following the expiration of the Agreement with the City.

(h) Economic Qualification. In order to be eligible for Abatement, the planned improvement:

(1) must create no later than the January 1 following the completion of construction and maintain throughout the remainder of the term of the Agreement the minimum required number of permanent jobs in Nueces County;

(2) must not adversely affect competition in the local market with established local businesses as determined by the governing body of the Eligible Jurisdiction.

(i) Taxability. From the commencement of the Abatement period to the end of the Abatement period, taxes shall be payable as follows:

(1) The value of Ineligible Property as provided in Section 1(o) shall be fully taxable (except for personal property added in connection with a Rehabilitation Project);

(2) The Base Year Value of existing Eligible Property as determined each year shall be fully taxable; and

(3) The Added Value of new Eligible Property (and certain personal property added in connection with a Rehabilitation Project) shall be taxable in the manner described in Section 2(d) above.

(j) Environmental and Worker Safety Qualifications. In determining whether to grant a Abatement, consideration will be given to compliance with all state and federal laws designed to protect human health, welfare and the environment ("environmental laws")

that are applicable to all facilities in the State of Texas owned or operated by the owner of the Facility or lessee, its parent, subsidiaries and, if a joint venture or partnership, every member of the joint venture or partnership ("applicants"). Consideration may also be given to compliance with environmental and worker safety laws by applicants at other facilities within the United States.

Section 3. **Application**.

(a) Written Application. Any present or potential owner of taxable property may request Abatement by filing a written application with: (i) the City Manager of the City, if such property is within the city limits, or (ii) the County Judge of Nueces County, if such property is in the unincorporated areas of Nueces County.

(b) Contents of Application. The application shall consist of a completed application form accompanied by: a general description of the new improvements to be undertaken; a descriptive list of the improvements for which Abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of a Modernization or Expansion Project, a statement of the Appraised Value of the Facility, separately stated for real and personal property, shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the County or other Eligible Jurisdiction, as applicable, deems appropriate for evaluating the financial capacity and other relevant factors of the applicant.

(c) Written Notification to Governing Bodies. Upon receipt of a completed application, the City Manager or County Judge, as the case may be, shall forward a copy of the application to the presiding officer of the governing body of each Eligible Jurisdiction having jurisdiction of the property covered by the application.

(d) Feasibility. After receipt of an application for Abatement, the City or the County, as applicable, shall consider the feasibility and the impact of the proposed Abatement. The study of feasibility shall include, but not be limited to, an estimate of the economic effect of the Abatement of taxes and the benefit to the Eligible Jurisdiction and the property to be covered by such Abatement.

(e) No Abatement if Construction has Commenced. No Agreement shall be approved if the application for the Abatement was filed after the commencement of construction, alteration or installation of improvements related to the proposed Modernization, Expansion or New Facility.

(f) Variance. Requests for variance from the provisions of Section 2 may be made in written form; provided, however, that no variance may extend the term of Abatement beyond five years after completion of the Construction Phase. Such requests shall include a complete description of the circumstances explaining why the applicant should be granted a variance.

Approval of a request for variance requires a three-fourths (3/4ths) vote of the governing body of each Eligible Jurisdiction providing Abatement.

Section 4. **Public Hearing and Approval**.

(a) Designation of Zone. A resolution designating a zone for Abatement under the Act may not be adopted by the City or the County until a public hearing has been held at which interested persons are entitled to speak and present evidence for or against the designation. Notice of the hearing shall be provided to each Eligible Jurisdiction and to the public in the manner required by the Act.

(b) Required Findings. In order to enter into an Agreement, the County, the City and any district must find that the terms of the proposed Agreement meet these Guidelines and Criteria.

(c) Reservation of Rights. Nothing herein shall be construed to limit the authority of the City, the County or any other jurisdiction to examine each application for Abatement before it on a case-by-case basis and determine in its sole and absolute discretion whether or not the proposed Facility should be granted Abatement and whether or not it complies with these Guidelines and Criteria, is feasible, and whether or not the proposed Abatement of taxes will inure to the long-term benefit of such Eligible Jurisdiction.

Section 5. **Agreement**.

(a) Contents of Tax Abatement Agreement. The Agreement with the Owner shall include:

(1) the estimated value to be subject to Abatement and the Base Year Value;

(2) the percentage of value to be abated each year as provided in Section 2(d);

(3) the commencement date and termination date of Abatement;

(4) a provision that the term of the Agreement shall extend until five (5) years after the expiration of the period of tax Abatement;

(5) the proposed use of the Facility, time schedule, map, property description and improvements list as provided in the application as required;

(6) the contractual obligations in the event of default, delinquent taxes, recapture, administration and assignment as provided in these Guidelines or other provisions that may be required for uniformity or by state law;

(7) the amount of Added Value and required number of permanent jobs;

(8) a requirement that owner shall certify to the governing body of the Eligible Jurisdiction on or before April 1 each year that the owner is in compliance with each applicable term of the agreement;

(9) a requirement that the owner or lessee will (a) obtain and maintain all required permits and other authorizations from the United States Environmental Protection Agency and the TCEQ for the construction and operation of the Facility and for the storage, transport and disposal of solid waste; and (b) seek a permit from the TCEQ for all grandfathered units on the site of the Facility by filing with the TCEQ, within three years of receiving the Abatement, a technically complete application for such a permit;

(10) a limitation that the uses of the property must be consistent with the general purpose of encouraging development or redevelopment of the zone during the period that property tax exemptions are in effect;

(11) provision of access to and authorization to inspect the property by employees or authorized agents of the County to ensure that the improvements or repairs are made according to the specifications and conditions of the agreement; and

(12) a provision that the governing body of the County may cancel or modify the Agreement if the Owner fails to comply with the Agreement.

(b) Time of Execution. The Agreement shall normally be executed within 60 days after the applicant has provided all necessary information and documentation.

(c) Attorney's Fees. In the event any attorney's fees are incurred by the Eligible Jurisdiction in the preparation of an Agreement, said fees shall be paid by the applicant upon execution of the Agreement.

Section 6. **Recapture**.

(a) Failure to Commence Operation During Term of Agreement. In the event that the Facility is not completed and does not begin operation with the minimum required number of permanent jobs by the January 1 following the actual (not deemed) completion of construction, no Abatement shall be given for that tax year, and the full amount of taxes assessed against the property shall be due and payable for that tax year. In the event that the Owner of such a Facility fails to begin operation with the minimum required number of permanent jobs by the next January 1, then the Agreement shall be subject to termination and all abated taxes during the period of construction shall be recaptured and paid within 60 days of such termination. Notwithstanding the foregoing, in the event that the above defaults are due to a Force Majeure condition, the Governmental Unit may grant extensions if the Owner is diligently proceeding to cure such defaults.

(b) Discontinuance of Operations During Term of Agreement. In the event the Facility is completed and begins operation with the required minimum required number of permanent

jobs but subsequently discontinues operations and the minimum required number of permanent jobs is not maintained during any four (4) consecutive weeks during the term of the Agreement, for any reason except on a temporary basis due to a Force Majeure condition, the Agreement may be terminated by the Eligible Jurisdiction providing Abatement, and all taxes previously abated by virtue of the Agreement during the preceding four years shall be recaptured and paid within 60 days of such termination.

(c) Delinquent Taxes. In the event that the Owner allows its ad valorem taxes to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, the Agreement shall be subject to termination and so shall the Abatement of the taxes for the tax year of the delinquency. The total taxes assessed without Abatement, for that tax year shall be paid within 60 days from the date of termination.

(d) Notice of Default. Should the Eligible Jurisdiction providing Abatement determine that the Owner is in default according to the terms and conditions of its Agreement, it shall notify the Owner in writing at the address stated in the Agreement that if such is not cured within 60 days from the date of such notice (the "Cure Period"), then the Agreement may be terminated. In the event the Owner fails to cure said default during the Cure Period and the Agreement is terminated, the taxes abated by virtue of the Agreement will be recaptured and paid as provided herein.

(e) Actual Capital Investment. Should the Eligible Jurisdiction providing Abatement determine that the total level of New Capital Investment is lower than provided in the Agreement, the difference between the tax abated and the tax which should have been abated based upon the actual New Capital Investment as determined shall be paid to the taxing agencies within 60 days of notification to the Owner of such determination.

(f) Reduction in Rollback Tax Rate. If during any year of the period of Abatement with respect to any property any portion of the abated value for the Eligible Property which is added to the current total value of the Eligible Jurisdiction but is not treated as "new property value" (as defined in Section 26.012(17) of the Texas Tax Code) for the purpose of establishing the "effective maintenance and operations rate" (as defined in Section 26.012(16) of the Texas Tax Code) in calculating the "rollback tax rate" in accord with Section 26.04(c)(2) of the Texas Tax Code and if the Eligible Jurisdiction's budget calculations indicate that a tax rate in excess of the "rollback tax rate" is required to fund the operations of the Eligible Jurisdiction for the succeeding year, then the Eligible Jurisdiction shall recapture from the taxpayer a tax in an amount equal to the lesser of the following:

(1) The amount of the taxes abated for that year by the Eligible Jurisdiction with respect to such property.

(2) The amount obtained by subtracting the rollback tax rate computed without the abated property value being treated as new property value from the rollback tax rate computed with the abated property value being treated as new property value and multiplying the difference by the total Appraised Value of the Eligible Jurisdiction.

If the Eligible Jurisdiction has granted an Abatement of taxes to more than one taxpayer, then the amount of the recapture calculated in accord with subparagraph (2) above shall be prorated on the basis of the amount of the Abatement with respect to each taxpayer.

All recaptured taxes must be paid within thirty (30) days after notice thereof has been given to the affected taxpayer. Penalty and interest shall not begin to accrue upon such sum until the first day of the month following such thirty (30) day notice, at which time penalty and interest shall accrue in accord with the laws of the State of Texas.

(g) Statutory Tax Lien. The amount of tax abated each year under the terms of these Guidelines and the Agreement shall continue to be secured by the statutory tax lien pursuant to Section 32.01 of the Texas Tax Code which shall continue in existence from year to year throughout the entire term of the Agreement or until all taxes, whether assessed or recaptured, are paid in full.

(h) Automatic Termination. The Agreement shall automatically terminate on and as of the date any of the following events occur: the filing of a petition in bankruptcy by the Owner; or the making by the Owner of an assignment for the benefit of creditors; or if any involuntary petition in bankruptcy or petition for an arrangement pursuant to the federal bankruptcy code is filed against the Owner; or if a receiver is appointed for the business of the Owner. In the event of automatic termination for any of the above reasons, the prior notice of default provisions in subsection (d) above shall not apply.

Section 7. **Administration**.

(a) Annual Assessment. The Nueces County Appraisal District shall annually determine the Appraised Value of the real and personal property subject to an Agreement. Each year, the Owner shall furnish the Appraisal District with such information as may be necessary for the Abatement. Once value has been established, the Appraisal District shall notify the affected jurisdictions which levy taxes of the amount of the Appraised Value and the Abatement.

(b) Access to Facility. The Agreement shall stipulate that employees and/or designated representatives of the Eligible Jurisdiction will have access to the Facility during the term of the Agreement to inspect the Facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only after giving 24 hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the Facility. All inspections will be made with one or more representatives of the Owner and in accordance with all applicable safety standards.

(c) Annual Evaluation. Upon completion of construction, the Eligible Jurisdiction individually or in conjunction with other affected jurisdictions, shall annually evaluate each Facility receiving Abatement to ensure compliance with the Agreement and report possible violations of the Agreement.

(d) Annual Reports. Owner shall certify to the governing body of the Eligible Jurisdiction on or before April 1 each year that Owner is in compliance with each applicable term of the Agreement. Additionally, during the initial four years of the term of Abatement, the Owner shall provide to the Eligible Jurisdiction approving the Abatement an annual report covering those items listed on Schedule 1 in order to document its efforts to acquire goods and services on a local basis. Such annual report shall be prepared on a calendar year basis and shall be submitted to the Eligible Jurisdiction no later than ninety (90) days following the end of each such calendar year. The annual report shall be accompanied by an audit letter prepared by an independent accounting firm which has reviewed the report.

(e) "Buy Local" Provision. Each recipient of Abatement shall additionally agree to give preference and priority to local manufacturers, suppliers, contractors and labor for the materials and labor described on Schedule 1, except where not reasonably possible to do so without added expense, substantial inconvenience, or sacrifice in operating efficiency. In any such exception cases involving purchases over $10,000 (or $200,000 for any Facility with a New Capital Investment of at least $500,000,000) a justification for such purchase shall be included in the annual report. Each such recipient shall further acknowledge that it is a legal and moral obligation of persons receiving Abatement to favor local manufacturers, suppliers, contractors and labor, all other factors being equal. For the purposes of this provision, the terms “materials” and “labor” shall have the meaning set out in Schedule 1. For the purposes of this provision, the term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Nueces County or San Patricio County. In the event of a breach of the buy-local provision, the percentage of Abatement shall be proportionately reduced equal to the amount the disqualified contract bears to the total construction cost (materials and labor) for the Facility. In the event that Owner contracts the supply and construction of the Facility to an affiliate or other non-local contractor, Owner shall ensure compliance with this Section by including in such contract a flow-through provision requiring such compliance.

(f) Transition Rule. For any Facility which obtained an Agreement within the twelve months prior to adoption of these Guidelines, such Facility may, upon the agreement of the Owner and the Eligible Jurisdiction, obtain an amendment to its Agreement to incorporate the terms and conditions of these Guidelines.

SCHEDULE 1

"Buy Local" Annual Reports

The following information shall be reported to the Governmental Unit on a calendar-year basis during the first four years of the tax abatement program:

1. Dollar amount spent for materials* (local).

2. Dollar amount spent for materials* (total).

3. Dollar amount spent for labor** (local).

4. Dollar amount spent for labor** (total).

5. Number of jobs created in the construction of the Facility (local).

6. Number of jobs created in the construction of the Facility (total).

7. Number of jobs created on a permanent basis (local).

8. Number of jobs created on a permanent basis (total).

* The term "materials" is defined to include all materials used in excavation, site improvement, demolition, concrete, structural steel, fire proofing, piping, electrical, instruments, paintings and scaffolding, insulation, temporary construction facilities, supplies, equipment rental in construction, small tools and consumables. This term does not include major items of machinery and equipment not readily-available locally.

** The term "labor" is defined to include all labor in connection with the excavation, site improvement, demolition, concrete construction, structural steel, fire proofing, equipment placement, piping, electrical, instruments, painting and scaffolding, insulation, construction services, craft benefits, payroll burdens, and related labor expenses. This term does not include engineering services in connection with the design of the Facility.

The term "local" as used to describe manufacturers, suppliers, contractors and labor shall include firms, businesses, and persons who reside in or maintain an office in either Nueces County or San Patricio County.

TAB 17

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

See attached in Tab 1.