
SARA LEON
& ASSOCIATES, LLC

January 7, 2020

Via Electronic Mail: Stephanie.Jones@cpa.texas.gov

Ms. Stephanie Jones
Senior Research Analyst
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
LBJ State Offices Building
111 East 17th Street
Austin, Texas 78774

Re: Application No. 1309 between Barbers Hill Independent School District and Enterprise Products Operating LLC – Executed Documents

Dear Ms. Jones:

The Barbers Hill Independent School District Board of Trustees approved the enclosed executed documents. Enclosed please find the following:

- Findings of the Barbers Hill Independent School District Board of Trustees, and
- Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes between Barbers Hill Independent School District and Enterprise Products Operating LLC (*Board Findings Exhibit C*)

A true and correct electronic copy of these documents are enclosed, and a physical copy will be delivered to your office. A copy is being provided to the Chambers County Appraisal District by copy of this correspondence.

Thank you so much for your attention to this matter.

Respectfully submitted,



Sara Hardner Leon

Enclosures

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Ms. Stephanie Jones

January 7, 2020

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cc: *Via Electronic Mail:* mmccullough@chamberscad.org
Mr. Mitch McCullough, Chief Appraiser, Chambers County Appraisal District

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

Via Electronic Mail: bmcmanus@bhisd.net
Ms. Rebecca McManus, Assistant Superintendent of Finance, Barbers Hill ISD

Via Electronic Mail: ctate@eprod.com
Mr. Curt Tate, Senior Tax Director, Enterprise Products Operating LLC

Via Electronic Mail: tim@ikardyoung.com
Mr. Tim Young, Counsel for Applicant, Ikard Young LLP

FINDINGS
OF THE
BARBERS HILL INDEPENDENT SCHOOL DISTRICT
BOARD OF TRUSTEES

UNDER THE
TEXAS ECONOMIC DEVELOPMENT ACT
ON THE APPLICATION SUBMITTED BY
ENTERPRISE PRODUCTS OPERATING LLC
TEXAS TAXPAYER ID #12604305396
APPLICATION #1309

December 16, 2019

FINDINGS OF THE BARBERS HILL INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT ON THE APPLICATION SUBMITTED BY ENTERPRISE PRODUCTS OPERATING LLC

STATE OF TEXAS §
 §
COUNTY OF CHAMBERS §

On the 16th day of December, 2019, a public meeting of the Board of Trustees of the Barbers Hill Independent School District was held. The meeting was duly posted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Texas Government Code. At the meeting, the Board of Trustees took up and considered the Application of Enterprise Products Operating LLC (Application #1309) for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. The Board of Trustees solicited input into its deliberations on the Application from interested parties within the District. After hearing presentations from the District’s administrative staff, and from attorneys and consultants retained by the District to advise the Board in this matter, the Board of Trustees of the Barbers Hill Independent School District makes the following findings with respect to the Application of Enterprise Products Operating LLC #1309, and the economic impact of that Application:

On October 22, 2018, the Superintendent of Schools of the Barbers Hill Independent School District, acting as agent of the Board of Trustees, and the Texas Comptroller of Public Accounts received an Application from Enterprise Products Operating LLC #1309 for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code. A copy of the Application is posted on the Texas Comptroller’s website at:

<https://comptroller.texas.gov/economy/local/ch313/agreement-docs-details.php?id=1309>

The Applicant, Enterprise Products Operating LLC (Taxpayer ID 12604305396) (“Applicant”), consists of entities subject to Chapter 171, Texas Tax Code, and is certified to be in good standing with the Texas Comptroller of Public Accounts. The Board of Trustees acknowledges receipt of the Application, along with the required Application fee, as established pursuant to Texas Tax Code § 313.025(a)(1) and Local District Policy.

The Application was delivered to the Texas Comptroller’s Office for review pursuant to Texas Tax Code § 313.025(d). A copy of the Application was delivered to the Chambers County Appraisal District for review pursuant to 34 Texas Administrative Code § 9.1054. The Application was reviewed by the Texas Comptroller’s Office pursuant to Texas Tax Code § 313.026, and a determination that the Application was complete was issued on January 9, 2019. On May 21, 2019, the Superintendent of Schools authorized an extension of the 150-day time period to review the Application.

After receipt of the Application, the Texas Comptroller of Public Accounts caused to be conducted an economic impact evaluation on February 27, 2019 pursuant to Texas Tax Code § 313.026, and the Board of Trustees has carefully considered such evaluation. A copy of the economic impact evaluation is attached to these findings as **Exhibit A**.

The Board of Trustees also directed that a specific financial analysis be conducted of the impact of the proposed value limitation on the finances of the Barbers Hill Independent School District. A copy of a report prepared by Education Service Center, Region 12 is attached to these findings as **Exhibit B**. The Texas Commissioner of Education has determined that the project will not impact school enrollment.

The Board of Trustees has confirmed that the taxable value of property in the Barbers Hill Independent School District for the preceding tax year, as determined under Subchapter M, Chapter 403, Government Code, is as stated in the 2018 ISD Summary Worksheet posted on the Texas Comptroller's website at:

<https://comptroller.texas.gov/data/property-tax/pvs/2018p/0360369021D.php>

After receipt of the Application, the District submitted a proposed form of Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, in the form required by the Comptroller of Public Accounts. The proposed Agreement and letter approving same are attached to these findings as **Exhibit C**.

After review of the Comptroller's recommendation, and in consideration of its own economic impact study the Board finds:

Board Finding Number 1.

The Applicant qualifies for a limitation on appraised value of Qualified Property under Texas Tax Code § 313.024 in the eligibility category of Manufacturing.

Board Finding Number 2.

The Applicant's entire proposed investment in the Barbers Hill Independent School District is \$1,229,250,000—\$1,229,250,000 of which is proposed to be Qualified Investment under Texas Tax Code § 313.021.

Board Finding Number 3.

The average salary level of qualifying jobs is expected to be at least \$67,000 per year. The review of the Application by the State Comptroller's Office indicates that this amount—based on Texas Workforce Commission data—complies with the requirement that qualifying jobs pay more than the minimum weekly wage required for Qualified Jobs under Texas Tax Code § 313.021.

Board Finding Number 4.

The level of the Applicant's average investment per qualifying job over the term of the Agreement is estimated to be approximately \$49,170,000 on the basis of the 25 new qualifying positions committed to by the Applicant for this project. The project's total investment is \$1,229,250,000, resulting in a relative level of investment per qualifying job of \$49,170,000.

Board Finding Number 5.

The Applicant has not requested a waiver of the job creation requirement under Texas Tax Code § 313.25(f-1), and the Board finds that the project meets state job creating requirements.

Board Finding Number 6.

Subsequent economic effects on the local and regional tax bases will be significant. In addition, the impact of the added infrastructure will be significant to the region. In support of Finding 6, the economic impact evaluation states:

Table 2 depicts this project’s estimated economic impact to Texas. It depicts the direct, indirect and induced effects to employment and personal income within the state. The Comptroller’s office calculated the economic impact based on 15 years of annual investment and employment levels.

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	1000	1,444	2,444	\$67,000,000	\$120,000,000	\$187,000,000
2020	1500	2,218	3718	\$100,500,000	\$202,500,000	\$303,000,000
2021	1525	2,338	3863	\$102,175,000	\$233,825,000	\$336 000,000
2022	25	302	327	\$1,675,000	\$63,325,000	\$65,000,000
2023	25	113	138	\$1,675,000	\$39,325,000	\$41,000,000
2024	25	(45)	-20	\$1,675,000	\$20,325,000	\$22,000,000
2025	25	(98)	-73	\$1,675,000	\$10,325,000	\$12,000,000
2026	25	(91)	-66	\$1,675,000	\$7,325,000	\$9,000,000
2027	25	(53)	-28	\$1,675,000	\$7,325,000	\$9,000,000
2028	25	0	25	\$1,675,000	\$10,325,000	\$12,000,000
2029	25	52	77	\$1,675,000	\$14,325,000	\$16,000,000
2030	25	99	124	\$1,675,000	\$19,325,000	\$21,000,000
2031	25	135	160	\$1,675,000	\$23,325,000	\$25,000,000
2032	25	162	187	\$1,675,000	\$27,325,000	\$29,000,000
2033	25	158	183	\$1,675,000	\$28,325,000	\$30,000,000

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Chambers County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county and city.

The difference noted in the last line is the difference between Table 3 and Table 4:

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Barbers Hill ISD I&S Tax Levy	Barbers Hill ISD M&O Tax Levy	Barbers Hill ISD M&O and I&S Tax Levies	Chambers County Tax Levy	City of Baytown Tax Levy	Estimated Total Property Taxes
			Tax Rate ¹	0.2698	1.0600		0.5527	0.8220	
2020	\$98,340,000	\$98,340,000		\$265,321	\$1,042,404	\$1,307,725	\$271,758	\$462,881	\$2,042,364
2021	\$221,265,000	\$221,265,000		\$596,973	\$2,345,409	\$2,942,382	\$611,455	\$1,041,482	\$4,595,319
2022	\$614,625,000	\$614,625,000		\$1,658,258	\$6,515,025	\$8,173,283	\$1,698,485	\$2,893,005	\$12,764,774
2023	\$1,186,595,025	\$80,000,000		\$3,201,433	\$848,000	\$4,049,433	\$3,279,096	\$5,585,236	\$12,913,765
2024	\$1,162,378,800	\$80,000,000		\$3,136,098	\$848,000	\$3,984,098	\$3,212,176	\$5,471,252	\$12,667,525
2025	\$1,138,162,575	\$80,000,000		\$3,070,763	\$848,000	\$3,918,763	\$3,145,255	\$5,357,267	\$12,421,285
2026	\$1,113,946,350	\$80,000,000		\$3,005,427	\$848,000	\$3,853,427	\$3,078,335	\$5,243,283	\$12,175,045
2027	\$1,089,730,125	\$80,000,000		\$2,940,092	\$848,000	\$3,788,092	\$3,011,415	\$5,129,298	\$11,928,805
2028	\$1,065,513,900	\$80,000,000		\$2,874,757	\$848,000	\$3,722,757	\$2,944,494	\$5,015,314	\$11,682,565
2029	\$1,041,297,675	\$80,000,000		\$2,809,421	\$848,000	\$3,657,421	\$2,877,574	\$4,901,330	\$11,436,325
2030	\$1,017,081,450	\$80,000,000		\$2,744,086	\$848,000	\$3,592,086	\$2,810,654	\$4,787,345	\$11,190,085
2031	\$992,865,225	\$80,000,000		\$2,678,750	\$848,000	\$3,526,750	\$5,487,467	\$8,161,650	\$17,175,867
2032	\$968,649,000	\$80,000,000		\$2,613,415	\$848,000	\$3,461,415	\$5,353,626	\$7,962,585	\$16,777,627
2033	\$944,432,775	\$944,432,775		\$2,548,080	\$10,010,987	\$12,559,067	\$5,219,786	\$7,763,521	\$25,542,373
2034	\$920,216,550	\$920,216,550		\$2,482,744	\$9,754,295	\$12,237,040	\$5,085,945	\$7,564,456	\$24,887,441
2035	\$896,000,325	\$896,000,325		\$2,417,409	\$9,497,603	\$11,915,012	\$4,952,104	\$7,365,391	\$24,232,508
2036	\$871,784,100	\$871,784,100		\$2,352,074	\$9,240,911	\$11,592,985	\$4,818,264	\$7,166,327	\$23,577,575
2037	\$847,567,875	\$847,567,875		\$2,286,738	\$8,984,219	\$11,270,958	\$4,684,423	\$6,967,262	\$22,922,643
			Total	\$43,681,839	\$65,870,855	\$109,552,694	\$62,542,311	\$98,838,886	\$270,933,891
			Diff	\$0	\$105,747,933	\$105,747,933	\$26,940,697	\$34,251,485	\$166,940,115

¹Tax Rate per \$100 Valuation

Table 3 illustrates the estimated tax impact of the Applicant's project on the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Barbers Hill ISD I&S Tax Levy	Barbers Hill ISD M&O Tax Levy	Barbers Hill ISD M&O and I&S Tax Levies	Chambers County Tax Levy	City of Baytown Tax Levy	Estimated Total Property Taxes
			Tax Rate ¹	0.2698	1.0600		0.5527	0.8220	
2020	\$98,340,000	\$98,340,000		\$265,321	\$1,042,404	\$1,307,725	\$543,515	\$808,384	\$2,659,625
2021	\$221,265,000	\$221,265,000		\$596,973	\$2,345,409	\$2,942,382	\$1,222,910	\$1,818,865	\$5,984,156
2022	\$614,625,000	\$614,625,000		\$1,658,258	\$6,515,025	\$8,173,283	\$3,396,971	\$5,052,402	\$16,622,656
2023	\$1,186,595,025	\$1,186,595,025		\$3,201,433	\$12,577,907	\$15,779,341	\$6,558,192	\$9,754,167	\$32,091,700
2024	\$1,162,378,800	\$1,162,378,800		\$3,136,098	\$12,321,215	\$15,457,313	\$6,424,351	\$9,555,102	\$31,436,767
2025	\$1,138,162,575	\$1,138,162,575		\$3,070,763	\$12,064,523	\$15,135,286	\$6,290,511	\$9,356,038	\$30,781,834
2026	\$1,113,946,350	\$1,113,946,350		\$3,005,427	\$11,807,831	\$14,813,259	\$6,156,670	\$9,156,973	\$30,126,902
2027	\$1,089,730,125	\$1,089,730,125		\$2,940,092	\$11,551,139	\$14,491,231	\$6,022,829	\$8,957,909	\$29,471,969
2028	\$1,065,513,900	\$1,065,513,900		\$2,874,757	\$11,294,447	\$14,169,204	\$5,888,989	\$8,758,844	\$28,817,037
2029	\$1,041,297,675	\$1,041,297,675		\$2,809,421	\$11,037,755	\$13,847,176	\$5,755,148	\$8,559,779	\$28,162,104
2030	\$1,017,081,450	\$1,017,081,450		\$2,744,086	\$10,781,063	\$13,525,149	\$5,621,307	\$8,360,715	\$27,507,171
2031	\$992,865,225	\$992,865,225		\$2,678,750	\$10,524,371	\$13,203,122	\$5,487,467	\$8,161,650	\$26,852,239
2032	\$968,649,000	\$968,649,000		\$2,613,415	\$10,267,679	\$12,881,094	\$5,353,626	\$7,962,585	\$26,197,306
2033	\$944,432,775	\$944,432,775		\$2,548,080	\$10,010,987	\$12,559,067	\$5,219,786	\$7,763,521	\$25,542,373
2034	\$920,216,550	\$920,216,550		\$2,482,744	\$9,754,295	\$12,237,040	\$5,085,945	\$7,564,456	\$24,887,441
2035	\$896,000,325	\$896,000,325		\$2,417,409	\$9,497,603	\$11,915,012	\$4,952,104	\$7,365,391	\$24,232,508
2036	\$871,784,100	\$871,784,100		\$2,352,074	\$9,240,911	\$11,592,985	\$4,818,264	\$7,166,327	\$23,577,575
2037	\$847,567,875	\$847,567,875		\$2,286,738	\$8,984,219	\$11,270,958	\$4,684,423	\$6,967,262	\$22,922,643
			Total	\$43,681,839	\$171,618,789	\$215,300,627	\$89,483,008	\$133,090,371	\$437,874,006

¹Tax Rate per \$100 Valuation

Board Finding Number 7.

The revenue gains that will be realized by the school district if the Application is approved will be significant in the long-term, with special reference to revenues used for supporting school district debt.

Board Finding Number 8.

The effect of the Applicant's proposal, if approved, on the number or size of needed school district instructional facilities is not expected to increase the District's facility needs, with current trends suggesting little underlying enrollment growth based on the impact of the project.

Board Finding Number 9.

The Applicant's project is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application. Attachment B of the economic impact study contains a year-by-year analysis as depicted in the following table:

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	\$1,042,404	\$1,042,404	\$0	\$0
	2021	\$2,345,409	\$3,387,813	\$0	\$0
	2022	\$6,515,025	\$9,902,838	\$0	\$0
Limitation Period (10 Years)	2023	\$848,000	\$10,750,838	\$11,729,907	\$11,729,907
	2024	\$848,000	\$11,598,838	\$11,473,215	\$23,203,123
	2025	\$848,000	\$12,446,838	\$11,216,523	\$34,419,646
	2026	\$848,000	\$13,294,838	\$10,959,831	\$45,379,477
	2027	\$848,000	\$14,142,838	\$10,703,139	\$56,082,616
	2028	\$848,000	\$14,990,838	\$10,446,447	\$66,529,064
	2029	\$848,000	\$15,838,838	\$10,189,755	\$76,718,819
	2030	\$848,000	\$16,686,838	\$9,933,063	\$86,651,883
	2031	\$848,000	\$17,534,838	\$9,676,371	\$96,328,254
	2032	\$848,000	\$18,382,838	\$9,419,679	\$105,747,933
Maintain Viable Presence (5 Years)	2033	\$10,010,987	\$28,393,825	\$0	\$105,747,933
	2034	\$9,754,295	\$38,148,121	\$0	\$105,747,933
	2035	\$9,497,603	\$47,645,724	\$0	\$105,747,933
	2036	\$9,240,911	\$56,886,636	\$0	\$105,747,933
	2037	\$8,984,219	\$65,870,855	\$0	\$105,747,933
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	\$8,727,527	\$74,598,383	\$0	\$105,747,933
	2039	\$8,470,836	\$83,069,218	\$0	\$105,747,933
	2040	\$8,214,144	\$91,283,362	\$0	\$105,747,933
	2041	\$7,957,452	\$99,240,813	\$0	\$105,747,933
	2042	\$7,700,760	\$106,941,573	\$0	\$105,747,933
	2043	\$7,444,068	\$114,385,640	\$0	\$105,747,933
	2044	\$7,187,376	\$121,573,016	\$0	\$105,747,933
	2045	\$6,930,684	\$128,503,700	\$0	\$105,747,933
	2046	\$6,673,992	\$135,177,691	\$0	\$105,747,933
	2047	\$6,417,300	\$141,594,991	\$0	\$105,747,933

\$141,594,991

is greater than

\$105,747,933

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

Board Finding Number 10.

The limitation on appraised value requested by the Applicant is a determining factor in the Applicant's decision to invest capital and construct the project in this state.

Board Finding Number 11.

The ability of the Applicant to locate the proposed facility in another state or another region of this state is substantial, as a result of the highly competitive marketplace for economic development.

In support of Findings 10 and 11, **Attachment C** of the economic impact study states:

The Comptroller has determined that the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Enterprise Products Operating LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. "The Applicant has not entered into any agreement with respect to the proposed project."
 - B. "An appraised value limitation agreement under Chapter 313 results in significant annual operating cost savings which would incentivize the Applicant to invest capital in the proposed project rather than making an alternative investment."
 - C. "The ability to enter into a Chapter 313 appraised value limitation agreement with the school district is a determining factor to invest in this project."
 - D. "Without the tax incentive the economics of this project will be less competitive with other capital intensive projects and the viability of the proposed project becomes uncertain."
 - E. "The Applicant is evaluating various manufacturing projects for development and where to commit substantial long term investment based on economic rate of return on investment in the proposed projects. The economic benefits provided by a Chapter 313 appraised value limitation agreement is an important component in this analysis."
- Enterprise Products Operating, LLC submitted a confidential discounted cash flow model (DCF) with their application. This model "shows that the rate of return with the valuation limitation agreement exceeds the minimum rate of return required by the Applicant to proceed with the proposed investment."
- Per an October 31, 2018 /C/S News article:
 - A. "Enterprise Products is finalizing engineering and license arrangements for a second propane dehydrogenation (PDH) unit."
 - B. Enterprise Products CEO Jim Teague, in comments from an earnings conference call, said "Frankly, it's not out of the question that we could build two as negotiations are underway with several petrochemical companies."
 - C. Teague "had talked about another PDH unit during the company's previous earnings conference call on 1 August."
 - D. "Companies have noted a global shortage of propylene. Contributing to this shortage is the rise of crackers that use lighter feedstock such as ethane. Lighter feedstock produce more ethylene at the expense of propylene and other heavier molecules."
 - E. "Enterprise has recently started up its first PDH unit, which operated in excess of nameplate capacity earlier this year. That unit is in Mont Belvieu, Texas, and it has a capacity of 1.65bn lb/year (750,000 tonnes/year)."
- A June 8, 2018 Forbes article states that "Enterprise Products Partners, simply put, is in the business of storing and moving gas and petroleum products. One of its major advantages is its location. Its network of pipelines and facilities comes very close to the Permian and Eagle Ford formations, which have - and will - see a majority of production growth in coming years."
- According to a May 24, 2018 Houston Chronicle article:

- A. Apache Corp “signed on as an anchor customer of Enterprise Products Partners' Shin Oak NGL pipeline that will traverse 658 miles from Reeves County, Texas to Enterprise’s storage hub just east of Houston in Mont Belvieu.”
- B. “The pipeline is under construction and is slated for completion in the second quarter of 2019.”
- C. “Apache is committing to move more than 200,000 barrels of NGLs a day on the Shin Oak pipeline, which will have a capacity of 550,000 barrels a day initially.”
- D. “Alpine High is an enormous hydrocarbon resource that encompasses rich gas, dry gas and oil- bearing horizons. This agreement provides an efficient long-term outlet for the tremendous volume of NGLs that Apache plans to produce from the rich gas window of the play.”
- An April 12, 2017 Energy Central article says the following about the Shin Oak Pipeline:
 - A. “Houston-headquartered Enterprise Products Partners (EPP) will build a 571-mile natural gas liquids (NGL) pipeline to add to its Permian infrastructure and service its Mont Belvieu complex, which will in turn help provide regional producers with needed flow assurance.”
 - B. “Formally known as Shin Oak, it is expected to be ready by the second quarter of 2019 and will have an initial capacity of 250,000 bpd; it will be expandable to 600,000 bpd. The 24-inch diameter pipe will extend from Gaines County to the company's Mont Belvieu facility in Chambers County, outside of Houston.”
 - C. “Enterprise officials said in its April 10 confirmation of the plans that Shin Oak, which already has long-term customer commitments, will offer takeaway capacity for mixed NGLs from processing plants in the region as well as those aggregated at the Hobbs facility.”
 - D. “The Permian Basin is currently the hottest play in North America and is expected to continue its strong growth for years to come,” general partner CEO A.J. Teague said. “Shin Oak...is part of Enterprise’s larger plans in the Permian to leverage our integrated midstream assets to link supplies of cost-advantaged U.S. hydrocarbons to the largest domestic and global NGL markets.”
- Per a May 29, 2018 West Chambers County EDF News article:
 - A. “Enterprise Products Partners L.P. (NYSE: EPD) and Navigator Holdings Ltd. (NYSE: NVGS) announced today that construction is now under way on their 50/50 joint venture ethylene export terminal which will be located at Enterprise's Morgan's Point, Texas facility on the Houston Ship Channel. The terminal will have the capacity to export approximately 2.2 billion pounds of ethylene per year. Refrigerated storage for 66 million pounds of ethylene is being constructed on-site and will provide the capability to load ethylene at rates of 2.2 million pounds per hour.”
 - B. “The high-capacity ethylene salt dome storage facility Enterprise is developing at its complex in Mont Belvieu, Texas is scheduled to begin service in the second quarter of 2019. Upon completion, this storage facility will have a capacity of approximately 600 million pounds with an injection/withdrawal rate of 420,000 pounds per hour and will be designed to enable connections to the eight ethylene pipelines within a half-mile of the Enterprise ethylene storage system.”
 - C. “In addition, Enterprise is building a new ethylene pipeline from Mont Belvieu to Bayport, Texas, which is on schedule to begin service in 2020. The section from Mont Belvieu to Morgan's Point is scheduled to be in service in 2019 to support the export terminal.”
- Attached Shin Oak NGL Pipeline map.
- Attached Railroad Commission of Texas Public GIS Viewer map depicting area pipelines.

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

Board Finding Number 12.

The Board of Trustees of the Barbers Hill Independent School District hired consultants to review and verify the information in Application #1309. Based upon the consultants' review, the Board has determined that the information provided by the Applicant appears to be true and correct.

Board Finding Number 13.

The Board of Trustees has determined that the Tax Limitation Amount requested by the Applicant is currently \$80,000,000 Million Dollars, which is consistent with the minimum values currently set out by Texas Tax Code § 313.054(a).

Board Finding Number 14.

The Applicant (Taxpayer ID 12604305396) is eligible for the limitation on appraised value of Qualified Property as specified in the Agreement based on its "good standing" certification as a franchise-tax paying entity.

Board Finding Number 15.

The Agreement for an Appraised Value Limitation on Qualified Property, pursuant to Chapter 313 of the Texas Tax Code, attached hereto as Exhibit C, includes adequate and appropriate revenue protection provisions for the District.

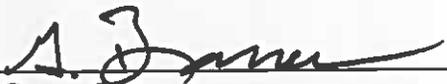
Board Finding Number 16.

Considering the purpose and effect of the law and the terms of the Agreement, it is in the best interest of the District and the State to enter into the attached Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes.

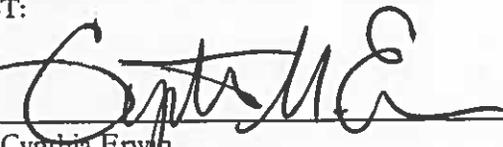
It is therefore ORDERED that the Agreement attached hereto as **Exhibit C** is approved and hereby authorized to be executed and delivered by and on behalf of the Barbers Hill Independent School District. It is further ORDERED that these Findings and the Attachments referred to herein be attached to the official minutes of this meeting and maintained in the permanent records of the Board of Trustees of the Barbers Hill Independent School District.

Dated the 16th day of December, 2019.

BARBERS HILL INDEPENDENT SCHOOL DISTRICT

By:  _____
George Barrera
President, Board of Trustees

ATTEST:

By:  _____
Cynthia Erwin
Secretary, Board of Trustees

Findings and Order of the Barbers Hill Independent School District
Board of Trustees under the Texas Economic Development Act on the Application Submitted by
Enterprise Products Operating LLC (Tax ID 12604305396) (Application #1309)

EXHIBIT A

Comptroller's Economic Impact Analysis



GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

February 27, 2019

Greg Poole
Superintendent
Barbers Hill Independent School District
9600 Eagle Drive
Mont Belvieu, Texas 77580

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Barbers Hill Independent School District and Enterprise Products Operating LLC, Application 1309

Dear Superintendent Poole:

On January 9, 2019, the Comptroller issued written notice that Enterprise Products Operating LLC (applicant) submitted a completed application (Application 1309) for a limitation on appraised value under the provisions of Tax Code Chapter 313.¹ This application was originally submitted on October 22, 2018, to the Barbers Hill Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

- 1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313; and
- 2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a) Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b) Applicant is proposing to use the property for an eligible project.

¹ All Statutory references are to the Texas Tax Code, unless otherwise noted.

- Sec. 313.024(d) Applicant has committed to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
- Sec. 313.024(d-2) Not applicable to Application 1309.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2019.

Note that any building or improvement existing as of the application review start date of January 9, 2019, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

A handwritten signature in black ink that reads "Lisa Craven". The signature is written in a cursive style with a large initial "L".

Lisa Craven
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller’s economic impact analysis of Enterprise Products Operating LLC (project) applying to Barbers Hill Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Enterprise Products Operating LLC.

Applicant	Enterprise Products Operating LLC
Tax Code, 313.024 Eligibility Category	Manufacturing
School District	Barbers Hill ISD
2017-2018 Average Daily Attendance	5,117
County	Chambers
Proposed Total Investment in District	\$1,229,250,000
Proposed Qualified Investment	\$1,229,250,000
Limitation Amount	\$80,000,000
Qualifying Time Period (Full Years)	2021-2022
Number of new qualifying jobs committed to by applicant	25
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	\$1,288.46
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	\$1,273.36
Minimum annual wage committed to by applicant for qualified jobs	\$67,000
Minimum weekly wage required for non-qualifying jobs	\$1,207
Minimum annual wage required for non-qualifying jobs	\$62,764
Investment per Qualifying Job	\$49,170,000
Estimated M&O levy without any limit (15 years)	\$171,618,789
Estimated M&O levy with Limitation (15 years)	\$65,870,855
Estimated gross M&O tax benefit (15 years)	\$105,747,933

Table 2 is the estimated statewide economic impact of Enterprise Products Operating LLC (modeled).

Year	Employment			Personal Income		
	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	1000	1,444	2,444	\$67,000,000	\$120,000,000	\$187,000,000
2020	1500	2,218	3718	\$100,500,000	\$202,500,000	\$303,000,000
2021	1525	2,338	3863	\$102,175,000	\$233,825,000	\$336,000,000
2022	25	302	327	\$1,675,000	\$63,325,000	\$65,000,000
2023	25	113	138	\$1,675,000	\$39,325,000	\$41,000,000
2024	25	(45)	-20	\$1,675,000	\$20,325,000	\$22,000,000
2025	25	(98)	-73	\$1,675,000	\$10,325,000	\$12,000,000
2026	25	(91)	-66	\$1,675,000	\$7,325,000	\$9,000,000
2027	25	(53)	-28	\$1,675,000	\$7,325,000	\$9,000,000
2028	25	0	25	\$1,675,000	\$10,325,000	\$12,000,000
2029	25	52	77	\$1,675,000	\$14,325,000	\$16,000,000
2030	25	99	124	\$1,675,000	\$19,325,000	\$21,000,000
2031	25	135	160	\$1,675,000	\$23,325,000	\$25,000,000
2032	25	162	187	\$1,675,000	\$27,325,000	\$29,000,000
2033	25	158	183	\$1,675,000	\$28,325,000	\$30,000,000

Source: CPA REMI, Enterprise Products Operating LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Barbers Hill ISD I&S Tax Levy	Barbers Hill ISD M&O Tax Levy	Barbers Hill M&O and I&S Tax Levies	Chambers County Tax Levy	City of Baytown Tax Levy	Estimated Total Property Taxes
				0.2698	1.0600		0.5527	0.8220	
2020	\$98,340,000	\$98,340,000		\$265,321	\$1,042,404	\$1,307,725	\$543,515	\$808,384	\$2,659,625
2021	\$221,265,000	\$221,265,000		\$596,973	\$2,345,409	\$2,942,382	\$1,222,910	\$1,818,865	\$5,984,156
2022	\$614,625,000	\$614,625,000		\$1,658,258	\$6,515,025	\$8,173,283	\$3,396,971	\$5,052,402	\$16,622,656
2023	\$1,186,595,025	\$1,186,595,025		\$3,201,433	\$12,577,907	\$15,779,341	\$6,558,192	\$9,754,167	\$32,091,700
2024	\$1,162,378,800	\$1,162,378,800		\$3,136,098	\$12,321,215	\$15,457,313	\$6,424,351	\$9,555,102	\$31,436,767
2025	\$1,138,162,575	\$1,138,162,575		\$3,070,763	\$12,064,523	\$15,135,286	\$6,290,511	\$9,356,038	\$30,781,834
2026	\$1,113,946,350	\$1,113,946,350		\$3,005,427	\$11,807,831	\$14,813,259	\$6,156,670	\$9,156,973	\$30,126,902
2027	\$1,089,730,125	\$1,089,730,125		\$2,940,092	\$11,551,139	\$14,491,231	\$6,022,829	\$8,957,909	\$29,471,969
2028	\$1,065,513,900	\$1,065,513,900		\$2,874,757	\$11,294,447	\$14,169,204	\$5,888,989	\$8,758,844	\$28,817,037
2029	\$1,041,297,675	\$1,041,297,675		\$2,809,421	\$11,037,755	\$13,847,176	\$5,755,148	\$8,559,779	\$28,162,104
2030	\$1,017,081,450	\$1,017,081,450		\$2,744,086	\$10,781,063	\$13,525,149	\$5,621,307	\$8,360,715	\$27,507,171
2031	\$992,865,225	\$992,865,225		\$2,678,750	\$10,524,371	\$13,203,122	\$5,487,467	\$8,161,650	\$26,852,239
2032	\$968,649,000	\$968,649,000		\$2,613,415	\$10,267,679	\$12,881,094	\$5,353,626	\$7,962,585	\$26,197,306
2033	\$944,432,775	\$944,432,775		\$2,548,080	\$10,010,987	\$12,559,067	\$5,219,786	\$7,763,521	\$25,542,373
2034	\$920,216,550	\$920,216,550		\$2,482,744	\$9,754,295	\$12,237,040	\$5,085,945	\$7,564,456	\$24,887,441
2035	\$896,000,325	\$896,000,325		\$2,417,409	\$9,497,603	\$11,915,012	\$4,952,104	\$7,365,391	\$24,232,508
2036	\$871,784,100	\$871,784,100		\$2,352,074	\$9,240,911	\$11,592,985	\$4,818,264	\$7,166,327	\$23,577,575
2037	\$847,567,875	\$847,567,875		\$2,286,738	\$8,984,219	\$11,270,958	\$4,684,423	\$6,967,262	\$22,922,643
			Total	\$43,681,839	\$171,618,789	\$215,300,627	\$89,483,008	\$133,090,371	\$437,874,006

Source: CPA, Enterprise Products Operating LLC

*Tax Rate per \$100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Chambers County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county and city.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O	Tax Rate*	Barbers Hill ISD I&S Tax Levy	Barbers Hill ISD M&O Tax Levy	Barbers Hill M&O and I&S Tax Levies	Chambers County Tax Levy	City of Baytown Tax Levy	Estimated Total Property Taxes
				0.2698	1.0600		0.5527	0.8220	
2020	\$98,340,000	\$98,340,000		\$265,321	\$1,042,404	\$1,307,725	\$271,758	\$462,881	\$2,042,364
2021	\$221,265,000	\$221,265,000		\$596,973	\$2,345,409	\$2,942,382	\$611,455	\$1,041,482	\$4,595,319
2022	\$614,625,000	\$614,625,000		\$1,658,258	\$6,515,025	\$8,173,283	\$1,698,485	\$2,893,005	\$12,764,774
2023	\$1,186,595,025	\$80,000,000		\$3,201,433	\$848,000	\$4,049,433	\$3,279,096	\$5,585,236	\$12,913,765
2024	\$1,162,378,800	\$80,000,000		\$3,136,098	\$848,000	\$3,984,098	\$3,212,176	\$5,471,252	\$12,667,525
2025	\$1,138,162,575	\$80,000,000		\$3,070,763	\$848,000	\$3,918,763	\$3,145,255	\$5,357,267	\$12,421,285
2026	\$1,113,946,350	\$80,000,000		\$3,005,427	\$848,000	\$3,853,427	\$3,078,335	\$5,243,283	\$12,175,045
2027	\$1,089,730,125	\$80,000,000		\$2,940,092	\$848,000	\$3,788,092	\$3,011,415	\$5,129,298	\$11,928,805
2028	\$1,065,513,900	\$80,000,000		\$2,874,757	\$848,000	\$3,722,757	\$2,944,494	\$5,015,314	\$11,682,565
2029	\$1,041,297,675	\$80,000,000		\$2,809,421	\$848,000	\$3,657,421	\$2,877,574	\$4,901,330	\$11,436,325
2030	\$1,017,081,450	\$80,000,000		\$2,744,086	\$848,000	\$3,592,086	\$2,810,654	\$4,787,345	\$11,190,085
2031	\$992,865,225	\$80,000,000		\$2,678,750	\$848,000	\$3,526,750	\$5,487,467	\$8,161,650	\$17,175,867
2032	\$968,649,000	\$80,000,000		\$2,613,415	\$848,000	\$3,461,415	\$5,353,626	\$7,962,585	\$16,777,627
2033	\$944,432,775	\$944,432,775		\$2,548,080	\$10,010,987	\$12,559,067	\$5,219,786	\$7,763,521	\$25,542,373
2034	\$920,216,550	\$920,216,550		\$2,482,744	\$9,754,295	\$12,237,040	\$5,085,945	\$7,564,456	\$24,887,441
2035	\$896,000,325	\$896,000,325		\$2,417,409	\$9,497,603	\$11,915,012	\$4,952,104	\$7,365,391	\$24,232,508
2036	\$871,784,100	\$871,784,100		\$2,352,074	\$9,240,911	\$11,592,985	\$4,818,264	\$7,166,327	\$23,577,575
2037	\$847,567,875	\$847,567,875		\$2,286,738	\$8,984,219	\$11,270,958	\$4,684,423	\$6,967,262	\$22,922,643
			Total	\$43,681,839	\$65,870,855	\$109,552,694	\$62,542,311	\$98,838,886	\$270,933,891
			Diff	\$0	\$105,747,933	\$105,747,933	\$26,940,697	\$34,251,485	\$166,940,115

Source: CPA, Enterprise Products Operating LLC

*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Enterprise Products Operating LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2020	\$1,042,404	\$1,042,404	\$0	\$0
	2021	\$2,345,409	\$3,387,813	\$0	\$0
	2022	\$6,515,025	\$9,902,838	\$0	\$0
Limitation Period (10 Years)	2023	\$848,000	\$10,750,838	\$11,729,907	\$11,729,907
	2024	\$848,000	\$11,598,838	\$11,473,215	\$23,203,123
	2025	\$848,000	\$12,446,838	\$11,216,523	\$34,419,646
	2026	\$848,000	\$13,294,838	\$10,959,831	\$45,379,477
	2027	\$848,000	\$14,142,838	\$10,703,139	\$56,082,616
	2028	\$848,000	\$14,990,838	\$10,446,447	\$66,529,064
	2029	\$848,000	\$15,838,838	\$10,189,755	\$76,718,819
	2030	\$848,000	\$16,686,838	\$9,933,063	\$86,651,883
	2031	\$848,000	\$17,534,838	\$9,676,371	\$96,328,254
	2032	\$848,000	\$18,382,838	\$9,419,679	\$105,747,933
Maintain Viable Presence (5 Years)	2033	\$10,010,987	\$28,393,825	\$0	\$105,747,933
	2034	\$9,754,295	\$38,148,121	\$0	\$105,747,933
	2035	\$9,497,603	\$47,645,724	\$0	\$105,747,933
	2036	\$9,240,911	\$56,886,636	\$0	\$105,747,933
	2037	\$8,984,219	\$65,870,855	\$0	\$105,747,933
Additional Years as Required by 313.026(c)(1) (10 Years)	2038	\$8,727,527	\$74,598,383	\$0	\$105,747,933
	2039	\$8,470,836	\$83,069,218	\$0	\$105,747,933
	2040	\$8,214,144	\$91,283,362	\$0	\$105,747,933
	2041	\$7,957,452	\$99,240,813	\$0	\$105,747,933
	2042	\$7,700,760	\$106,941,573	\$0	\$105,747,933
	2043	\$7,444,068	\$114,385,640	\$0	\$105,747,933
	2044	\$7,187,376	\$121,573,016	\$0	\$105,747,933
	2045	\$6,930,684	\$128,503,700	\$0	\$105,747,933
	2046	\$6,673,992	\$135,177,691	\$0	\$105,747,933
	2047	\$6,417,300	\$141,594,991	\$0	\$105,747,933

\$141,594,991

is greater than

\$105,747,933

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Enterprise Products Operating LLC

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that “the limitation on appraised value is a determining factor in the applicant’s decision to invest capital and construct the project in this state.” This represents the basis for the Comptroller’s determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller **has determined** that the limitation on appraised value is a determining factor in the Enterprise Products Operating LLC’s decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Enterprise Products Operating LLC in Tab 5 of their Application for a Limitation on Appraised Value:
 - A. “The Applicant has not entered into any agreement with respect to the proposed project.”
 - B. “An appraised value limitation agreement under Chapter 313 results in significant annual operating cost savings which would incentivize the Applicant to invest capital in the proposed project rather than making an alternative investment.”
 - C. “The ability to enter into a Chapter 313 appraised value limitation agreement with the school district is a determining factor to invest in this project.”
 - D. “Without the tax incentive the economics of this project will be less competitive with other capital intensive projects and the viability of the proposed project becomes uncertain.”
 - E. “The Applicant is evaluating various manufacturing projects for development and where to commit substantial long term investment based on economic rate of return on investment in the proposed projects. The economic benefits provided by a Chapter 313 appraised value limitation agreement is an important component in this analysis.”
- Enterprise Products Operating, LLC submitted a confidential discounted cash flow model (DCF) with their application. This model “shows that the rate of return with the valuation limitation agreement exceeds the minimum rate of return required by the Applicant to proceed with the proposed investment.”
- Per an October 31, 2018 *ICIS News* article:
 - A. “Enterprise Products is finalising engineering and license arrangements for a second propane dehydrogenation (PDH) unit.”

- B. Enterprise Products CEO Jim Teague, in comments from an earnings conference call, said “Frankly, it’s not out of the question that we could build two as negotiations are underway with several petrochemical companies.”
- C. Teague “had talked about another PDH unit during the company’s previous earnings conference call on 1 August.”
- D. “Companies have noted a global shortage of propylene. Contributing to this shortage is the rise of crackers that use lighter feedstock such as ethane. Lighter feedstock produce more ethylene at the expense of propylene and other heavier molecules.”
- E. “Enterprise has recently started up its first PDH unit, which operated in excess of nameplate capacity earlier this year. That unit is in Mont Belvieu, Texas, and it has a capacity of 1.65bn lb/year (750,000 tonnes/year).”
- A June 8, 2018 *Forbes* article states that “Enterprise Products Partners, simply put, is in the business of storing and moving gas and petroleum products. One of its major advantages is its location. Its network of pipelines and facilities comes very close to the Permian and Eagle Ford formations, which have — and will — see a majority of production growth in coming years.”
- According to a May 24, 2018 *Houston Chronicle* article:
 - A. Apache Corp “signed on as an anchor customer of Enterprise Products Partners’ Shin Oak NGL pipeline that will traverse 658 miles from Reeves County, Texas to Enterprise’s storage hub just east of Houston in MontBelvieu.”
 - B. “The pipeline is under construction and is slated for completion in the second quarter of 2019.”
 - C. “Apache is committing to move more than 200,000 barrels of NGLs a day on the Shin Oak pipeline, which will have a capacity of 550,000 barrels a day initially.”
 - D. “Alpine High is an enormous hydrocarbon resource that encompasses rich gas, dry gas and oil-bearing horizons. This agreement provides an efficient long-term outlet for the tremendous volume of NGLs that Apache plans to produce from the rich gas window of the play.”
- An April 12, 2017 *Energy Central* article says the following about the Shin Oak Pipeline:
 - A. “Houston-headquartered Enterprise Products Partners (EPP) will build a 571-mile natural gas liquids (NGL) pipeline to add to its Permian infrastructure and service its Mont Belvieu complex, which will in turn help provide regional producers with needed flow assurance.”
 - B. “Formally known as Shin Oak, it is expected to be ready by the second quarter of 2019 and will have an initial capacity of 250,000 bpd; it will be expandable to 600,000 bpd. The 24-inch diameter pipe will extend from Gaines County to the company’s Mont Belvieu facility in Chambers County, outside of Houston.”
 - C. “Enterprise officials said in its April 10 confirmation of the plans that Shin Oak, which already has long-term customer commitments, will offer takeaway capacity for mixed NGLs from processing plants in the region as well as those aggregated at the Hobbs facility.”
 - D. ““The Permian Basin is currently the hottest play in North America and is expected to continue its strong growth for years to come,” general partner CEO A.J. Teague said. “Shin Oak...is part of Enterprise’s larger plans in the Permian to leverage our integrated midstream assets to link supplies of cost-advantaged U.S. hydrocarbons to the largest domestic and global NGL markets.”
- Per a May 29, 2018 *West Chambers County EDF News* article:
 - A. “Enterprise Products Partners L.P. (NYSE: EPD) and Navigator Holdings Ltd. (NYSE: NVGS) announced today that construction is now under way on their 50/50 joint venture ethylene export terminal which will be located at Enterprise’s Morgan’s Point, Texas facility on the Houston Ship Channel. The terminal will have the capacity to export approximately 2.2 billion pounds of ethylene per year. Refrigerated storage for 66 million pounds of ethylene is being constructed on-site and will provide the capability to load ethylene at rates of 2.2 million pounds per hour.”

- B. "The high-capacity ethylene salt dome storage facility Enterprise is developing at its complex in Mont Belvieu, Texas is scheduled to begin service in the second quarter of 2019. Upon completion, this storage facility will have a capacity of approximately 600 million pounds with an injection/withdrawal rate of 420,000 pounds per hour and will be designed to enable connections to the eight ethylene pipelines within a half-mile of the Enterprise ethylene storage system."
 - C. "In addition, Enterprise is building a new ethylene pipeline from Mont Belvieu to Bayport, Texas, which is on schedule to begin service in 2020. The section from Mont Belvieu to Morgan's Point is scheduled to be in service in 2019 to support the export terminal."
- Attached Shin Oak NGL Pipeline map.
 - Attached Railroad Commission of Texas Public GIS Viewer map depicting area pipelines.

Supporting Information

- a) Section 8 of the Application for a Limitation on Appraised Value
- b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
- c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

**Section 8 of the Application for
a Limitation on Appraised Value**

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:

<input checked="" type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements (complete Section 13)
<input type="checkbox"/> Expansion of existing operation on the land (complete Section 13)	<input type="checkbox"/> 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.

Supporting Information

Attachments provided in Tab 5
of the Application for a
Limitation on Appraised Value

Tab # 5

Limitation is a Determining Factor

1. **Does the applicant currently own the land on which the proposed project will occur?**

Applicant owns the land upon which the facility identified in Tab 7 will be constructed. The land is described in Tab 9.

2. **Has the applicant entered into any agreements, contracts or letters of intent related to the proposed project?**

The Applicant has not entered into any agreement with respect to the proposed project.

3. **Does the applicant have current business activities at the location where the proposed project will occur?**

Attached as Tab 10 is a depiction of the proposed project site. There are no existing improvements at the proposed project site.

4. **Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?**

Applicant has not made public statements regarding the potential development of the proposed project.

5. **Has the applicant received any local or state permits for activities on the proposed project site?**

No.

6. **Has the applicant received commitments for state or local incentives for activities at the proposed project site?**

No.

7. **Is the applicant evaluating other locations not in Texas for the proposed project?**

Applicant is a leading midstream energy company with a large pipeline footprint in the United States. These pipelines provide substantial flexibility in plant location. Applicant has gas manufacturing locations in Texas, Louisiana, New Mexico, Colorado, and Wyoming. Applicant also has significant interstate pipeline assets in Louisiana that can

and do move product to and from Texas. This allows potential manufacturing facilities to be located in St. Martin Parish, or Assumption Parish, Louisiana and the resulting manufactured product transported to Applicant's facilities in Texas.

Capital investments are allocated to projects and locations based on expected economic return and property tax liabilities can make up a substantial ongoing cost of operation. The Chapter 313 Value Limitation, if granted, would make the location in Texas a feasible investment, as is further discussed in Item 10 to Tab 5.

8. Has the applicant provided capital investment or return on investment information for the proposed project in comparison with alternative investment opportunities?

Yes, see Item 10 to Tab 5, as referenced below in the answer to question 10.

9. Has the applicant provided information related to the applicant's inputs, transportation and market for the proposed project?

N/A

10. Are you submitting information to assist in the determinations 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?

See the attached Item 10 to Tab 5.

Key Determining factors:

- The Applicant has submitted in Item 10 to Tab 5 a discounted cash flow model (DCF) computing the proposed project's rate of return with the Chapter 313 appraised value limitation agreement and without the value limitation agreement. The DCF model shows that the rate of return with the valuation limitation agreement exceeds the minimum rate of return required by the Applicant to proceed with the proposed investment.
- An appraised value limitation agreement under Chapter 313 results in significant annual operating cost savings which would incentivize the Applicant to invest capital in the proposed project rather than making an alternative investment.
- The property tax burden for the Applicant's proposed project is significant. The property tax burden has a direct impact on the proposed project's economic viability and the decision to invest in Texas.
- The ability to enter into a Chapter 313 appraised value limitation agreement with the school district is a determining factor to invest in this project.
- Capital investments by the Applicant are based on expected economic return on investment. Property tax liabilities can make up a substantial ongoing cost of operation that directly impacts the rate of return on the investment in the proposed project. Without the tax incentive the economics of this project will be less competitive with other capital intensive projects and the viability of the proposed project becomes uncertain.

- Tax incentives play an important role in attracting capital intensive manufacturing facilities due to the high property tax burden in Texas.
- The Applicant is evaluating various manufacturing projects for development and where to commit substantial long term investment based on economic rate of return on investment in the proposed projects. The economic benefits provided by a Chapter 313 appraised value limitation agreement is an important component in this analysis.

AT THE REQUEST OF THE APPLICANT, SUPPORTING DOCUMENTS IN ITEM 10 TO TAB 5 ARE CONSIDERED PROPRIETARY AND CONFIDENTIAL PURSUANT TO SECTION 313.028 OF THE TEXAS TAX CODE AND SECTION 552.101 OF THE TEXAS GOVERNMENT CODE, DUE TO THE NATURE OF THE FINANCIAL INFORMATION AND ANALYSIS SUBMITTED. Applicant has separately submitted Proprietary and Confidential Discounted Cash Flow Models comparing the rate of return on investment in the proposed project with and without a Chapter 313 Appraised Value Limitation Agreement. These models are confidential.

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller



US Enterprise finalising engineering PDH

Source: ICIS News

2018/10/31

HOUSTON (ICIS)--Enterprise Products is finalising engineering and licence arrangements for a second propane dehydrogenation (PDH) unit, the CEO of the US-based midstream company said on Wednesday.

"Frankly, it's not out of the question that we could build two as negotiations are underway with several petrochemical companies," said Jim Teague, CEO. He made his comments during an earnings conference call.

Teague had talked about another PDH unit during the company's previous earnings conference call on 1 August.

PDH units convert propane into propylene.

Companies have noted a [global shortage of propylene](#). Contributing to this shortage is the rise of crackers that use lighter feedstock such as ethane. Lighter feedstock produce more ethylene at the expense of propylene and other heavier molecules.

Enterprise had planned to build a second PDH unit earlier this decade. In 2015, the company said it shelved the plans.

Enterprise has recently started up its first PDH unit, which operated [in excess of nameplate capacity](#) earlier this year.

That unit is in Mont Belvieu, Texas, and it has a capacity of 1.65bn lb/year (750,000 tonnes/year).

Pictured: Enterprise built its first 750,000 tonne/year propane dehydrogenation (PDH) unit in Mont Belvieu, Texas.

Picture source: Enterprise



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Oil Tanker Profits For Enterprise Partners

Jun 8, 2018, 10:24am • 3,352 views #StockWatch



Enterprise Products Partners is expanding its Enterprise Hydrocarbons Terminal next to the Houston Ship Channel. Here, oil tankers, tanks and an oil refinery are across from each other. (File photo by Ken Cedeno Sept. 29, 2014/Corbis via Getty Images)

*Based on its market capitalization, **Enterprise Products Partners** is the largest energy infrastructure master limited partnership. A leader in pipelines and midstream energy operations, the MLP is also a favorite of numerous investment experts, including these five MoneyShow.com contributors.*

Jimmy Mengel, The Crow's Nest

Enterprise Products Partners is a prime example of a great MLP. It is a relative newcomer to the midstream MLP game, having been founded in 1968 and going public in mid-1998. Since then, it has grown to a \$57 billion company with a yield of 6.4%, well over 3 times the yield of the S&P 500.

Enterprise Products Partners, simply put, is in the business of storing and moving gas and petroleum products. One of its major advantages is its location. Its network of pipelines and facilities comes very close to the Permian and Eagle Ford formations, which have — and will — see a majority of production growth in coming years.

About 70% of natural gas liquids (NGLs) growth is coming from these two formations. NGLs already account for 56% of its gross operating margin. Plus, it extends to the Northeast U.S. coast, which is a massive source of domestic demand. And while oil and condensates don't account for such a large percentage of its business, the Permian Basin and Eagle Ford formations account for 80% of national growth.

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More Than What's On Paper: Taking Opportunity One Step Further

All signs point to greater demand, thus more fees at potentially higher rates, for the foreseeable future. This solid geographic footprint provides the core of revenue for

Enterprise Products Partners as it collects fees from producers as they move their products to storage, refineries and the consumer market.

What really stands out for the company's future potential is the focus on expanding its export business. It is expanding its Enterprise Hydrocarbons Terminal through a recent 65-acre purchase. Located next to the Houston Ship Channel, it has seven deep water docks and two barge docks that enable imports and exports of raw and refined products.

Rising liquefied petroleum gas exports of this terminal have been strong tailwinds for the shares in recent years. From 2015 through 2017, the loading volumes rose from 299,000 bpd to 424,000 bpd. The site already has two docks and some infrastructure. What is important is that there is plenty of room to expand.

Plus, Enterprise Products Partners just tested its docks with a Very Large Crude Carrier (VLCC) ship. These behemoths move around 2 million barrels of oil. Only one privately owned crude terminal in the U.S. can handle them right now.

In total, this is a big push to expand terminal volume and entice shipping companies, all in an effort to capitalize on U.S. energy exports for decades to come. That naturally leads us to how they plan on paying for the infrastructure, and to its balance sheet.

This is a midstream MLP that is investing in the future while maintaining lucrative disbursements to its unit holders. Over the next year, we may not see the kind of growth that is technically possible in those payments, but we're banking on collecting income while the MLP works on growth infrastructure.

Management is on track with those plans, has ample funds to do what should be done, and the long-term potential for its expansion of export capacity provides us exposure to a potentially massive increase in disbursements down the road. Plus, its debt structure is in a place where the company won't be caught between rising interest rates and its commitments.

Enterprise Products Partners also offers a dividend reinvestment program. Current

unit holders can reinvest all or a portion of distributions at a discount (currently set to 2.5%) without paying any service fees, brokerage trading fees or other charges. We're adding the stock to our portfolio as a Buy below \$32 per unit.

Paul Dykewicz, StockInvestor.com

Anyone buying gasoline likely has noticed that energy prices are climbing and that reality has helped to fuel record financial results and a recent rise in the unit price of midstream energy producer Enterprise Products Partners.

The natural gas and crude oil pipeline partnership beat analysts' expectations when it recently released first-quarter 2018 financial results and led forecasters to boost their stock price targets for the company. The stock price has jumped 9.74 percent so far this year and it should go higher amid forecasts of increased economic growth of close to 3 percent in 2018 that likely will spur additional demand.

Enterprise Products, which offers a current yield of 6.45 percent, generated a 23 percent jump in distributable cash flow (DCF) to reach a record \$1.4 billion for the first quarter of 2018, providing 1.5 times coverage of its \$0.4275 per unit distribution. That distribution excluded proceeds from asset sales and marked a 3 percent hike from the first quarter of 2017.

Two key developments at Enterprise Products Partners emerged during its first-quarter results that were highlighted in an April 30 research report by Stifel, Nicolaus & Company's Selman Akyol, an energy industry analyst.

First, Enterprise Products Partners' strong quarterly results propelled it significantly toward reaching its goal of self-funding its operations. Second, the company reported that "tight" pipeline, rail and fracking capacity is not expected until the second half of 2019. Both are positive for Enterprise, which retained \$460 million in distributable cash flow during the first quarter.

For investors who want to profit from rising energy prices, Enterprise Products Partners and its pipelines offer a way to do so. When its current yield of 6.45 percent is factored into the decision, the appeal of receiving both capital appreciation and

income is strong, indeed.

Mark Skousen, High-Income Alert

Enterprise Products Partners has a 90% payout ratio. It is now profitable for the year and has benefited from the recent rise in the oil price. Its 90% payout ratio is based on cash flow, and the company has increased its dividend for more than 50 consecutive quarters.

The company has benefited from higher oil prices and is profitable for the year. CEO Jim Teague is so bullish that he bought 44,600 units of the Houston-based master limited partnership in the past two months. That's over \$1 million in insider buying.

However, investors face two concerns with Enterprise. First is the impact of the new 25% tariffs on imported steel. An estimated 77% of the steel used in pipelines comes from overseas.

Second, the Federal Energy Regulatory Commission recently closed a long-standing tax loophole that allowed MLPs to claim an income tax allowance when reporting oil & gas pipeline costs.

Overall, Enterprise Products is now profitable for the year. At this price, the annual distribution yield is a generous 6.6%, and Enterprise Products Partners is famous for increasing its payout every quarter. This is a great opportunity for income seekers.

Tim Plaehn, The Dividend Hunter

I search out the highest yield stocks I can find where my research shows that the dividends should be secure. I look for stability and consistency of revenue streams, access to capital to pay for growth projects and cash flow coverage of the dividend. Enterprise Products Partners is a high-yield income idea for conservative investors.

The company provides essential crude oil, natural gas, natural gas liquids pipelines and services. The company also provides petrochemical and refined products services. These are essential services, without which the U.S. energy sector could not function.

One sign of Enterprise Products' financial strength is that the company has increased the distribution paid to investors for 55 consecutive quarters. Unlike most MLPs, Enterprise Products Partners retains a significant portion of free cash flow to reinvest in new projects.

For 2019 the company projects that 50% of capital spending will be covered by internally generated cash. The company is also investment grade and you can expect distributions to grow by a compounding 2.5% to 3% per year.



Enterprise Products Partners has pipelines and shipping networks near the Houston Ship Channel, the Permian and Eagle Ford formations and delivers energy products to high-demand regions. Here, ships wait to enter the Houston Ship Channel. (AP file photo Sept. 15, 2008/David J. Phillip)

Ben Reynolds, Sure Dividend

In late April, Enterprise Products Partners reported financial results for the first quarter of fiscal 2018. The partnership's performance was very strong. Revenue grew by 27% and distributable cash flow increased by 23% in the quarter to a record \$1.4 billion.

More importantly, Enterprise Products Partners reported a distribution coverage ratio of 1.5x in the quarter — one of the highest distribution coverage ratios we've ever seen from a master limited partnership. Because of its strong performance, Enterprise Products Partners noted that it does not expect to issue equity for the remainder of 2018 (other than its distribution reinvestment plan and employee unit

purchase plan).

Despite the partnership's remarkable performance, Enterprise Products Partners' unit price remained essentially unchanged following the announcement. Prior to that, Enterprise Products Partners increased its quarterly distribution payment. The new quarterly payout of \$0.4275 per common unit represents a 3.0% increase over the prior year's period. Remarkably, Enterprise Products Partners has increased its distribution for 55 consecutive quarters.

The most important growth catalysts for Enterprise Products Partners are new projects. The partnership retained \$867 million of distributable cash flow in 2017 and \$458 million of distributable cash flow in the first quarter of 2018 alone. Enterprise Products Partners appears to have plenty of opportunities to deploy this internally generated cash.

We believe Enterprise Products Partners is the safest MLP in our broader investment universe. The partnership has an investment-grade BBB+ rating from Standard & Poor's and a Baa1 rating from Moody's. In addition, Enterprise Products Partners has a reputation for being exceptionally well managed. This year's ranking marked the second consecutive year in which the partnership won the unanimous vote for the Institutional Investor All-America Executive Team for the MLP sector.

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Apache commits to Enterprise's 658-mile Shin Oak pipeline

By [Jordan Blum](#) Published 8:16 am CDT, Thursday, May 24, 2018

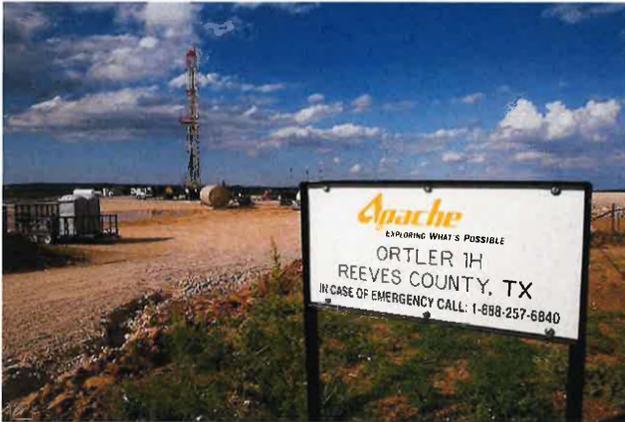


Photo: Michael Ciaglo, Houston Chronicle

A drilling rig sits north of the Davis Mountains Friday, Sept. 16, 2016 in Balmorhea. Houston-based Apache Corporation recently announced the discovery of an estimated 15 billion barrels of oil and gas in the area and plans to drill and use hydraulic fracturing on the 350,000 acres surrounding the town. Apache has leased the mineral rights under the town and nearby state park, but has promised not to drill on or under either. While some residents worry that the drilling could affect the spring at the state park and impact tourism, others are excited for the potential economic boom the oil discovery and drilling could bring.

Houston producer Apache Corp. said it partnered with a major Houston pipeline firm to transport its natural gas liquids from West Texas' Alpine High development to the Houston area.

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Apache signed on as an anchor customer of Enterprise Products Partners' Shin Oak NGL pipeline that will traverse 658 miles from Reeves County, Texas to Enterprise's storage hub just east of Houston in Mont Belvieu.

The pipeline is under construction and is slated for completion in the second quarter of 2019. Apache now has the option of purchasing a 33 percent stake in the Enterprise pipeline.

Earlier this month, Apache signed on as a major customer of the planned EPIC Crude Oil pipeline project to move crude from Apache's Alpine High to Corpus Christi, from where the oil can either be refined or exported.

RELATED: Apache, Noble sign on for EPIC Permian oil pipeline

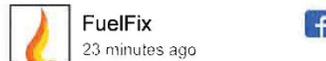
The Alpine High development, which is west of Fort Stockton in the Permian Basin, is expected to produce plenty of oil and natural gas liquids, called NGLs, much of which are used to manufacture plastics and other petrochemicals.

Apache is committing to move more than 200,000 barrels of NGLs a day on the Shin Oak pipeline, which will have a capacity of 550,000 barrels a day initially.

"Alpine High is an enormous hydrocarbon resource that encompasses rich gas, dry gas and oil-bearing horizons. This agreement provides an efficient long-term outlet for the tremendous volume of NGLs that Apache plans to produce from the rich gas window of the play," said Brian Feed, Apache's senior vice president for midstream and marketing.



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Texas Adding to Infrastructure with Shin Oak Pipeline



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Posted on April 12, 2017

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Houston-headquartered Enterprise Products Partners (EPP) will build a 571-mile natural gas liquids (NGL) pipeline to add to its Permian infrastructure and service its Mont Belvieu complex, which will in turn help provide regional producers with needed flow assurance.

Formally known as Shin Oak, it is expected to be ready by the second quarter of 2019 and will have an initial capacity of 250,000 bpd; it will be expandable to 600,000 bpd. The 24-inch diameter pipe will extend from Gaines County to the company's Mont Belvieu facility in Chambers County, outside of Houston.

Enterprise officials said in its April 10 confirmation of the plans that Shin Oak, which already has long-term customer commitments, will offer takeaway capacity for mixed NGLs from processing plants in the region as well as those aggregated at the Hobbs facility.

"In tandem with Enterprise's existing NGL pipelines, this new pipeline will also increase the company's capacity to transport purity NGL products from Hobbs to Mont Belvieu," the company noted.

Mont Belvieu, the largest facility of its kind in the world, has a 130-million-barrel underground storage capacity and currently has a fractionation capacity of 670,000 bpd. By the second

quarter of next year, it will have a ninth fractionator with a capability to process 85,000 bpd. The complex is already well connected with both the Gulf Coast and the export facilities of the Houston Ship Channel.

“The Permian Basin is currently the hottest play in North America and is expected to continue its strong growth for years to come,” general partner CEO A.J. Teague said. “Shin Oak...is part of Enterprise's larger plans in the Permian to leverage our integrated midstream assets to link supplies of cost-advantaged U.S. hydrocarbons to the largest domestic and global NGL markets.”

**Photo Courtesy Enterprise Products Partners*

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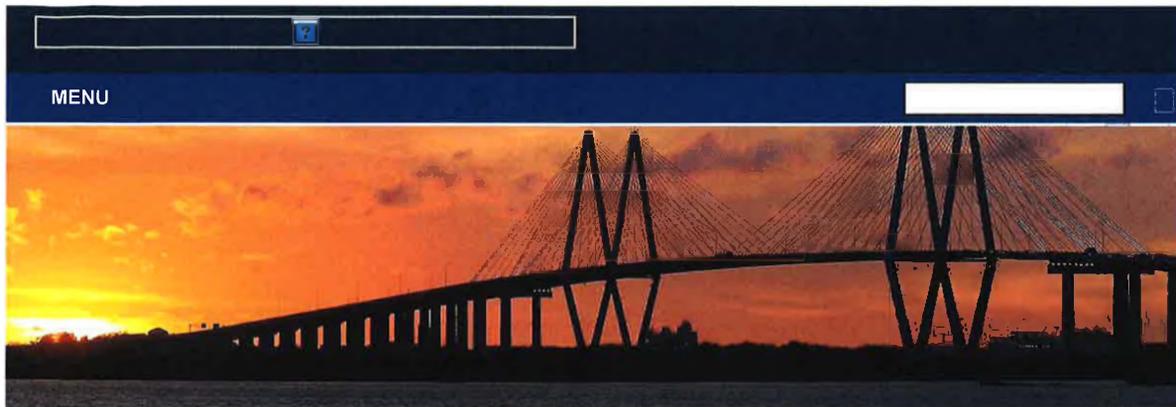
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Enterprise and Navigator Announce Location of Ethylene Export Terminal; Begin Construction

May 29, 2018

HOUSTON and LONDON, May 29, 2018 /PRNewswire/ --

Enterprise Products Partners L.P. (NYSE: EPD) and Navigator Holdings Ltd. (NYSE: NVGS) announced today that construction is now under way on their 50/50 joint venture ethylene export terminal which will be located at Enterprise's Morgan's Point, Texas facility on the Houston Ship Channel. The terminal will have the capacity to export approximately 2.2 billion pounds of ethylene per year. Refrigerated storage for 66 million pounds of ethylene is being constructed on-site and will provide the capability to load ethylene at rates of 2.2 million pounds per hour. Commercial operations are expected to begin in the fourth quarter of 2019, one quarter earlier than previously projected.

By providing access to international markets, the new export terminal will facilitate continued growth of domestic ethylene production, which is expected to reach 90 billion pounds per year by 2021. In addition, the terminal being constructed by Enterprise and Navigator will promote supply diversification for expanding markets like Asia, which rely on cost-advantaged U.S. feedstocks.

The high-capacity ethylene salt dome storage facility Enterprise is developing at its complex in Mont Belvieu, Texas is scheduled to begin service in the second quarter of 2019. Upon completion, this storage facility will have a capacity of approximately 600 million pounds with an injection/withdrawal rate of 420,000 pounds per hour and will be designed to enable connections to the eight ethylene pipelines within a half-mile of the Enterprise ethylene storage system. In addition, Enterprise is building a new ethylene pipeline from Mont Belvieu to Bayport, Texas, which is on schedule to begin service in 2020. The section from Mont Belvieu to Morgan's Point is scheduled to be in service in 2019 to support the export terminal.

Enterprise Products Partners L.P. is one of the largest publicly traded partnerships and a leading North American provider of midstream energy services to producers and consumers of natural gas, NGLs, crude oil, refined products and petrochemicals. Our services include: natural gas gathering, treating, processing, transportation and storage; NGL transportation, fractionation, storage and import and export terminals; crude oil gathering, transportation, storage and terminals; petrochemical and refined products transportation, storage and terminals;

and a marine transportation business that operates primarily on the United States inland and Intracoastal Waterway systems. The partnership's assets include approximately 50,000 miles of pipelines; 260 million barrels of storage capacity for NGLs, crude oil, refined products and petrochemicals; and 14 billion cubic feet of natural gas storage capacity.

Navigator Holdings Ltd. is the owner and operator of the world's largest fleet of handysize liquefied gas carriers and a global leader in the seaborne transportation of petrochemical gases, such as ethylene and ethane, liquefied petroleum gas ("LPG") and ammonia. We play a vital role in the liquefied gas supply chain for energy companies, industrial consumers and commodity traders, with our sophisticated vessels providing an efficient and reliable 'floating pipeline' between the parties. We continue to build strong, long-term partnerships based on mutual trust, our deep technical expertise and modern versatile fleet.

<https://www.prnewswire.com/news-releases/enterprise-and-navigator-announce-location-of-ethylene-export-terminal-begin-construction-683951391.html>

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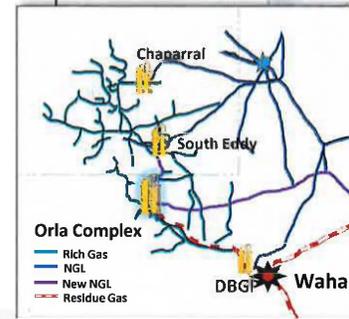
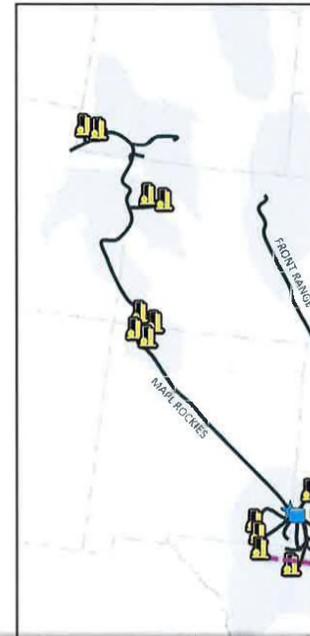
Pipelines and Processing

Shin Oak NGL Pipeline:

- 658-mile, 24" new build pipeline, scheduled in-service: 2Q19
- Expected initial capacity of 550 MBPD
- Apache committed 100% of NGLs from its Alpine High acreage to Enterprise – 336,000 net acres
 - Enterprise to accept a minimum of 205 MBPD
- Apache has option for 33% equity stake exercisable after in-service date

The Orla Gas Processing Complex:

- 3 trains will provide 1 Bcf/d of capacity & 150 MBPD of NGL production
 - Increases Delaware Basin gas processing capacity to >1.2 Bcf/d & >200 MBPD of NGL production
- Orla I started in May 2018; Orla II (expected 4Q18) Orla III (expected 2Q 2019)
- Connected to EPD's NGL & Texas intrastate systems
- Underwritten by creditworthy customers
 - Average initial term: 14 years



Findings and Order of the Barbers Hill Independent School District
Board of Trustees under the Texas Economic Development Act on the Application Submitted by
Enterprise Products Operating LLC (Tax ID 12604305396) (Application #1309)

EXHIBIT B

**Summary of Financial Impact on
Barbers Hill Prepared by
Education Service Center, Region 12**

**SUMMARY OF THE FINANCIAL IMPACT OF THE PROPOSED
ENTERPRISE PRODUCTS OPERATING LLC PROJECT
(APPLICATION #1309)
ON THE FINANCES OF
BARBERS HILL INDEPENDENT SCHOOL DISTRICT
UNDER A REQUESTED
CHAPTER 313 APPRAISED VALUE LIMITATION**

**PREPARED BY
EDUCATION SERVICE CENTER, REGION 12
AUGUST 22, 2019**

Introduction

Enterprise Products Operating LLC (“Enterprise” or “Company”) has submitted an application to the Barbers Hill Independent School District (“BHISD” or “District”) requesting a property value limitation on a proposed project, located within the school district boundaries, under Chapter 313 of the Texas Tax Code. The proposed project is a new propane dehydrogenation unit located in Chambers County, TX. The company estimates that the total investment in this project will be in excess of \$1.1 billion.

Local government entities in Texas, including school districts, rely heavily on the ad valorem property tax to fund operations and building projects. Thus, the property tax burden that Texas imposes on individuals and business entities is higher compared to most other states. Seeking to encourage economic development and to attract large scale capital investment, the 77th Texas Legislature in 2001 enacted House Bill 1200 creating Tax Code Chapter 313, the Texas Economic Development Act. The act as amended by the legislature in 2007, 2009, and 2013 now grants eligibility to companies engaging in manufacturing, advanced clean energy projects, research and development, clean coal projects, renewable electric energy generation, electric power generation using integrated gasification combined cycle technology, nuclear electric power generation and a computer center used primarily in connection to one of the other categories, or a Texas Priority Project. Under the provisions of this law, the Barbers Hill Independent School District may grant a value limitation for maintenance and operation taxes in the amount of \$80 million dollars for a period of ten years.

The application calls for the project to be fully taxable for both M&O (maintenance and operation) and I&S (interest and sinking) during the 2020-21 through 2022-23 school years. Beginning with the 2023-24 school year, the value of the project would be limited to \$80 million for M&O tax purposes and remain limited through the 2032-33 school year. The full value of the project will be taxable for debt service purposes using the I&S tax rate in all years of the agreement.

Revenue Protection Payment to Barbers Hill ISD -	\$10,955,291
Supplemental Payments to Barbers Hill ISD -	\$11,074,294
Total Revenue to Barbers Hill ISD	\$22,029,585
Total Tax Savings to Company after all Payments -	\$76,734,994

School Finance Mechanics

The Texas system of public-school funding is based on the ad valorem property tax. Schools levy a tax rate for maintenance and operation (M&O) and interest and sinking (I&S) against a current year tax roll. As a result of House Bill 3, as passed by the 86th Texas Legislature, signed into law, and effective in relevant part, on September 1, 2019, State funding is calculated using current year property value, which is a significant change from prior law which has relied on prior year values as certified by the Comptroller's Property Tax Division (CPTD), since 1993. However, for the purposes of districts with Tax Code Chapter 313 agreements and in accordance with Sec. 48.256 – LOCAL SHARE OF PROGRAM COST (TIER I), Subsection d - *A revenue protection payment required as part of an agreement for a limitation on appraised value shall be based on the district's taxable value of property for the preceding tax year.*

Texas school districts are funded by some combination of local ad valorem property taxes and state aid. Most of the money that a school district generates through the funding formulas is generated in Tier 1. Local M&O collections at the compressed tax rate generate Tier I funding. In 2019-20, a school district's Tier I revenue is the greater of the adjusted minimum target revenue amount or the state share of Tier 1 plus local M&O collections at the compressed rate. The Tier 1 formulas start with a Basic Allotment per student of \$6,160. Funding calculations use the number of students in average daily attendance, the number of students who participate in categorical/special programs, and adjustments for size, sparsity, and location determine a Total Cost of Tier 1. A Local Fund Assignment is determined by multiplying the district's compressed tax rate by the current year property value. This formula determines the local ad valorem property taxes the district must collect in order to satisfy the district's share of the Tier 1 cost. School districts that are relatively property wealthy per student fund most of the Total Cost of Tier 1 with local property taxes, while school districts that are relatively property poor per student receive most of the Total Cost of Tier 1 from state aid.

Barbers Hill ISD is a relatively property wealthy district per student and so most of its M&O revenue is generated from local ad valorem property taxes. In attempting to provide some degree of funding equity among school districts, the formulas provide guaranteed yields for both Tier I (formula funding) and for Tier II (enrichment). For those districts that generate local revenue in excess of entitlement amounts, the excess revenue is recaptured. Under prior law, recapture was a function of excess property wealth per weighted student. The system continues to rely on both golden (greater of 96th percentile of wealth up to 160% of basic allotment) and copper (equalized up to \$49.28/WADA) enrichment pennies (Tier II tax rate). Under HB 3, districts can access up to 8 golden pennies. Copper pennies will be compressed in manner that generates the same revenue for the compressed number of pennies as were taxed under old law.

BHISD currently has property wealth per weighted ADA that is more than the second equalized wealth level at \$825,449 per weighted ADA. Under prior law, BHISD was considered a Chapter 41 district and would have paid recapture. The implementation of HB 3, is not expected to alter Barbers Hill's status in terms of being required to pay recapture. Enterprise is requesting that the value of the propane dehydrogenation project be limited to \$80,000,000 in years one through ten of the agreement, corresponding to the 2023-24 school year through the 2032-33 school year. The full value of the project would be subject to interest and sinking (I&S) taxes levied by Barbers Hill ISD in all years of the agreement.

Underlying Assumptions

A forecast of the financial impact that the proposed value limitation will have on BHISD's future revenue is critical information that will be very useful to the district when making the decision to grant the limitation and for the district's long range financial planning process. Analysis for this application covers the 2020-21 through the 2037-38 school years.

The Revenue Protection Clause of the proposed agreement calls for the school district to be held harmless against any potential state and local maintenance and operation revenue losses as a result of the value limitation agreement. Revenue protection calculations are to be made using whatever property tax laws and school funding formulas are in place at that time in years one through ten of the agreement. This stipulation is a statutory requirement under Section 313.027 of the Tax Code.

The approach used in this report was to predict 18 years of base data including average daily attendance, M&O and I&S tax rates, maintenance and operation (M&O) tax collections and current year (CAD) values and prior year (CPTD) values for each year of the agreement. For the purposes of this analysis, final 2018 CPTD values were used as well as 2018 CAD values from Chambers County CAD (Central Appraisal District). These values have been included in the base data illustrated in **Table 1**.

To isolate the impact of the value limitation on the District's finances over this 18 year agreement, average daily attendance and maintenance and operation tax rates were held constant at levels that were projected to exist in the 2019-20 school year. An ADA of 5,702.4, a WADA of 6,778.3 and a 2019 M&O tax rate of \$1.06, compressed to \$0.99 under HB 3, were used for each year of the forecast. A tax collection rate of 100% is assumed in all of the calculations used in this analysis. The Chambers CAD certified value for 2019 was used as the 2019 CAD value. This value was used as the basis for subsequent current year (CAD) values in this report. The final 2018 T1, T2, T3 and T4 Comptroller Property Tax Division (CPTD) values, certified to school districts in late July, 2019, were used as a basis for predicting prior year (CPTD) values for each of the agreement years.

**Table 1 Base District Information
Barbers Hill ISD with Enterprise Products Operating LLC**

Year of Agreement	School Year	ADA	WADA	Assumed M&O Tax Rate	Assumed I&S Tax Rate	CAD Value No Limit	CAD Value with Limitation
0	2020-21	5,781	6,900	\$0.9900	\$0.2698	\$5,954,025,617	\$5,954,025,617
QTP1	2021-22	5,954	7,107	\$0.9900	\$0.2698	\$5,996,878,661	\$5,996,878,661
QTP2	2022-23	6,133	7,320	\$0.9900	\$0.2698	\$7,017,704,380	\$7,017,704,380
L1	2023-24	6,317	7,540	\$0.9900	\$0.2698	\$8,260,524,423	\$7,153,929,398
L2	2024-25	6,506	7,766	\$0.9900	\$0.2698	\$9,937,061,118	\$8,854,682,318
L3	2025-26	6,702	7,999	\$0.9900	\$0.2698	\$10,123,177,989	\$9,065,015,414
L4	2026-27	6,903	8,239	\$0.9900	\$0.2698	\$9,968,303,352	\$8,934,357,002
L5	2027-28	7,110	8,486	\$0.9900	\$0.2698	\$10,657,632,431	\$9,647,902,306
L6	2028-29	7,323	8,741	\$0.9900	\$0.2698	\$10,765,863,727	\$9,780,349,827
L7	2029-30	7,543	9,003	\$0.9900	\$0.2698	\$10,562,548,300	\$9,601,250,625
L8	2030-31	7,769	9,273	\$0.9900	\$0.2698	\$10,595,630,647	\$9,658,549,197
L9	2031-32	8,002	9,551	\$0.9900	\$0.2698	\$11,467,041,459	\$10,554,176,234
L10	2032-33	8,242	9,838	\$0.9900	\$0.2698	\$11,346,744,152	\$10,458,095,152
MVP1	2033-34	8,489	10,133	\$0.9900	\$0.2698	\$11,118,744,088	\$11,118,744,088
MVP2	2034-35	8,744	10,437	\$0.9900	\$0.2698	\$10,891,947,678	\$10,891,947,678
MVP3	2035-36	9,006	10,750	\$0.9900	\$0.2698	\$10,668,592,941	\$10,668,592,941
MVP4	2036-37	9,277	11,073	\$0.9900	\$0.2698	\$10,485,785,907	\$10,485,785,907
MVP5	2037-38	9,555	11,405	\$0.9900	\$0.2698	\$10,306,659,271	\$10,306,659,271

The proposed agreement calls for Barbers Hill ISD to be held harmless against potential state and local revenue losses that might occur as a result of the value limitation being in effect for any given year of the agreement. In order to predict when and if these revenue losses may occur, a state and local revenue projection for the 2019-2020 school year was completed to serve as base line data and is displayed in **Table 2**. In any year of the limitation period where total state and or local funding with the full project value exceeds the total state and local funding produced when the limited value is used, a Revenue Protection Payment is indicated for that year. The results of these calculations are illustrated in **Table 3**.

Financial Impact on the School District

Utilizing the assumptions and methodology described above, total maintenance and operation revenue was estimated for each year of the agreement. **Table 3**, which summarizes the difference between the two models, indicates that there will be a total revenue loss of \$10.9 million over the course of the agreement. The revenue loss by the district, due to the agreement, is estimated to be mostly in the first year of the value limitation period.

**Table 2 Barbers Hill ISD
2019-2020 Projected Summary of Finances**

Funding Elements

Students	
Refined Average Daily Attendance (ADA)	5,702.400
Weighted ADA (WADA)	6,832.513
Property Values	
2019 (current tax year) Locally Certified Property Value	\$5,594,898,193
2018 (prior tax year) Adjusted State Certified Property Value	\$4,949,165,659
Tax Rates and Collections	
2018 M&O Tax Rate	1.0600
2019 M&O Tax Rate	0.9900
Maximum Compressed Tax Rate	0.9300
2019-2020 M&O Tax Collections	\$55,389,492
2019 I&S Tax Rate	0.2698
2019-2020 I&S Tax Collections	\$31,264,576
2019-2020 Total Tax Collections	\$86,654,068
2019-2020 Total Tax Levy	\$88,387,149
Funding Components	
District Basic Allotment	\$6,160
Available School Fund (ASF) ADA	\$5,412
Per Capita Rate	\$259.207
Tier I Funding	
Total Cost of Tier I	\$42,603,599
Less Local Fund Assignment	(\$48,678,410)
State Share of Tier I	\$0
Per Capita Distribution from Available School Fund (ASF)	(\$1,402,955)
Foundation School Program (FSP) State Funding	
FSP State Share of Tier One	\$862,435
Tier Two	\$2,883,104
Other Programs	\$2,883,104
Total FSP Operations Funding	\$0
State Aid Summary	
M&O State Aid	
Foundation School Fund (FSP)	\$3,745,539
Available School Fund (ASF)	\$1,402,955
I&S State Aid	
Existing Debt Allotment (EDA)	\$0
Instructional Facilities Allotment (IFA) (Bond)	\$0
Instructional Facilities Allotment (IFA) (Lease-Purchase)	\$0
Additional State Aid for Homestead Exemption (ASAHE) for Facilities	\$102,039
TOTAL FSP/ASF STATE AID	\$5,250,533
Local Revenue in Excess of Entitlement	(\$5,415,529)

Financial Impact on the Taxpayer

The terms of the proposed agreement call for the maintenance and operation (M&O) value of the project to be limited to \$80 million starting in school year 2023-24 and remaining limited through school year 2032-33. The potential gross and net tax savings to Enterprise are shown in Table 3. As stated earlier, an M&O tax rate of \$.99 and a collection rate of 100% is used throughout the calculations in this report. Table 3 shows gross tax savings due to the limitation of \$98.8 million over the length of the contract. Net tax savings are estimated to be \$87.8 million. To estimate supplemental payments to the school district of \$100 per ADA, a growth model was applied to the base ADA of 5,702, which was the projected ADA for BHISD for the 2019-20 school year. BHISD's growth rate for the last 10 years has averaged 3% which is also reflected by demographic studies.

Facilities Funding Impact on the District

Reports submitted by Enterprise show the full value of the property being depreciated over time. Even so, the full value of the project will be available to the district for I&S taxes and will enhance the district's ability to service current and future debt obligations. While the project is expected to provide additional employment opportunities in the area, the impact on student enrollment is predicted to be minimal.

Conclusion

The Enterprise project proposed in this application will benefit the community, the district, BHISD, and the taxpayer, Enterprise. The community will receive economic development, the taxpayer will enjoy savings on property taxes and the district will be held harmless from revenue loss due to the provisions of the agreement. The district will also enjoy an increased value available for I&S tax collections dedicated to debt service that can be leveraged to provide first class facilities for faculty and students.

Remember that the Texas Legislature could take additional action that could potentially change the impact of this agreement on the finances of Barbers Hill ISD and result in estimates that differ significantly from the estimates presented in this analysis. Some of the factors that could significantly change these estimates are legislative or administrative changes by the Texas Legislature, the Texas Education Agency or the Comptroller of Public Accounts. Those changes could contain changes to the school finance formulas, property value appraisals and tax exemptions. Other factors which could change, and will impact the estimates of this agreement, include changes to property values, district tax rates and student enrollment.

**Table 3 Estimated Financial Impact
Barbers Hill ISD with Enterprise Products Operating LLC**

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	Tax Benefit to Company Before Revenue Protection	School District Revenue Losses	Estimated Net Tax Benefits	School District Benefit \$100 per ADA	Company Tax Benefit
0	2020-21	\$98,340,000	\$98,340,000	\$0	0.9900	\$973,566	\$973,566	\$0	\$0	\$0	\$0	\$0	\$0
QTP1	2021-22	\$221,265,000	\$221,265,000	\$0	0.9900	\$2,190,524	\$2,190,524	\$0	\$0	\$0	\$0	\$595,427	-\$595,427
QTP2	2022-23	\$614,625,000	\$614,625,000	\$0	0.9900	\$6,084,788	\$6,084,788	\$0	\$0	\$0	\$0	\$613,290	-\$613,290
L1	2023-24	\$1,186,595,025	\$80,000,000	\$1,106,595,025	0.9900	\$11,747,291	\$792,000	\$10,955,291	\$10,955,291	-\$10,955,291	\$0	\$631,688	-\$631,688
L2	2024-25	\$1,162,378,800	\$80,000,000	\$1,082,378,800	0.9900	\$11,507,550	\$792,000	\$10,715,550	\$10,715,550	\$0	\$10,715,550	\$650,639	\$10,064,911
L3	2025-26	\$1,138,162,575	\$80,000,000	\$1,058,162,575	0.9900	\$11,267,809	\$792,000	\$10,475,809	\$10,475,809	\$0	\$10,475,809	\$670,158	\$9,805,651
L4	2026-27	\$1,113,946,350	\$80,000,000	\$1,033,946,350	0.9900	\$11,028,069	\$792,000	\$10,236,069	\$10,236,069	\$0	\$10,236,069	\$690,263	\$9,545,806
L5	2027-28	\$1,089,730,125	\$80,000,000	\$1,009,730,125	0.9900	\$10,788,328	\$792,000	\$9,996,328	\$9,996,328	\$0	\$9,996,328	\$710,971	\$9,285,357
L6	2028-29	\$1,065,513,900	\$80,000,000	\$985,513,900	0.9900	\$10,548,588	\$792,000	\$9,756,588	\$9,756,588	\$0	\$9,756,588	\$732,300	\$9,024,288
L7	2029-30	\$1,041,297,675	\$80,000,000	\$961,297,675	0.9900	\$10,308,847	\$792,000	\$9,516,847	\$9,516,847	\$0	\$9,516,847	\$754,269	\$8,762,578
L8	2030-31	\$1,017,081,450	\$80,000,000	\$937,081,450	0.9900	\$10,069,106	\$792,000	\$9,277,106	\$9,277,106	\$0	\$9,277,106	\$776,897	\$8,500,209
L9	2031-32	\$992,865,225	\$80,000,000	\$912,865,225	0.9900	\$9,829,366	\$792,000	\$9,037,366	\$9,037,366	\$0	\$9,037,366	\$800,204	\$8,237,162
L10	2032-33	\$968,649,000	\$80,000,000	\$888,649,000	0.9900	\$9,589,625	\$792,000	\$8,797,625	\$8,797,625	\$0	\$8,797,625	\$824,210	\$7,973,415
MVP1	2033-34	\$944,432,775	\$944,432,775	\$0	0.9900	\$9,349,884	\$9,349,884	\$0	\$0	\$0	\$0	\$848,936	-\$848,936
MVP2	2034-35	\$920,216,550	\$920,216,550	\$0	0.9900	\$9,110,144	\$9,110,144	\$0	\$0	\$0	\$0	\$874,405	-\$874,405
MVP3	2035-36	\$896,000,325	\$896,000,325	\$0	0.9900	\$8,870,403	\$8,870,403	\$0	\$0	\$0	\$0	\$900,637	-\$900,637
MVP4	2036-37	\$871,784,100	\$871,784,100	\$0	0.9900	\$8,630,663	\$8,630,663	\$0	\$0	\$0	\$0	\$0	\$0
MVP5	2037-38	\$847,567,875	\$847,567,875	\$0	0.9900	\$8,390,922	\$8,390,922	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS						\$160,285,472	\$61,520,893	\$98,764,579	\$98,764,579	-\$10,955,291	\$87,809,288	\$11,074,294	\$76,734,994

*Note: School District Revenue-Loss estimates are subject to change based on various factors, including legislative and Texas Education Agency administrative changes to school finance formulas, year-to-year project appraisal values, and changes in school district tax rates. Additional information on the assumptions used in preparing these estimates is provided in the narrative of this Report.

Findings and Order of the Barbers Hill Independent School District
Board of Trustees under the Texas Economic Development Act on the Application Submitted by
Enterprise Products Operating LLC (Tax ID 12604305396) (Application #1309)

EXHIBIT C

**Proposed Agreement between
Barbers Hill Independent School District
and Enterprise Products Operating LLC**

**AGREEMENT FOR LIMITATION ON APPRAISED VALUE OF PROPERTY
FOR SCHOOL DISTRICT MAINTENANCE AND OPERATIONS TAXES**

by and between

BARBERS HILL INDEPENDENT SCHOOL DISTRICT

and

ENTERPRISE PRODUCTS OPERATING LLC

(Texas Taxpayer ID #12604305396)

Comptroller Application #1309

Dated

December 16, 2019

an extension of the 150-day period to review the application by letter dated May 21, 2019;

WHEREAS, the Board of Trustees has reviewed and carefully considered the economic impact evaluation and certificate for limitation on appraised value submitted by the Texas Comptroller's Office pursuant to Section 313.025 of the TEXAS TAX CODE;

WHEREAS, on December 16, 2019, the Board of Trustees conducted a public hearing on the Application at which it solicited input into its deliberations on the Application from all interested parties within the District;

WHEREAS, on December 16, 2019, the Board of Trustees made factual findings pursuant to Section 313.025(f) of the TEXAS TAX CODE, including, but not limited to findings that: (i) the information in the Application is true and correct; (ii) the Applicant is eligible for the limitation on appraised value of the Applicant's Qualified Property; (iii) the project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the District's maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period; (iv) the limitation on appraised value is a determining factor in the Applicant's decision to invest capital and construct the project in this State; and (v) this Agreement is in the best interest of the District and the State of Texas;

WHEREAS, on December 11, 2019, the Texas Comptroller's Office approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes;

WHEREAS, on December 16, 2019, the Board of Trustees approved the form of this Agreement for a Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes, and authorized the Board President and Secretary to execute and deliver such Agreement to the Applicant; and

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

ARTICLE I DEFINITIONS

Section 1.1 DEFINITIONS. Wherever used in this Agreement, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning. Words or terms defined in 34 TEXAS ADMIN. CODE Section 9.1051 and not defined in this Agreement shall have the meanings provided by 34 TEXAS ADMIN. CODE Section 9.1051.

"Act" means the Texas Economic Development Act set forth in Chapter 313 of the TEXAS TAX CODE, as amended.

"Agreement" means this Agreement, as the same may be modified, amended, restated, amended and restated, or supplemented as approved pursuant to Sections 10.2 and 10.3.

“Applicant” means Enterprise Products Operating LLC (Texas Taxpayer ID #12604305396), the entity listed in the Preamble of this Agreement and that is listed as the Applicant on the Application as of the Application Approval Date. The term “Applicant” shall also include the Applicant’s assigns and successors-in-interest as approved according to Sections 10.2 and 10.3 of this Agreement.

“Applicant’s Qualified Investment” means the Qualified Investment of the Applicant during the Qualifying Time Period and as more fully described in **EXHIBIT 3** of this Agreement.

“Applicant’s Qualified Property” means the Qualified Property of the Applicant to which the value limitation identified in the Agreement will apply and as more fully described in **EXHIBIT 4** of this Agreement.

“Application” means the Application for Appraised Value Limitation on Qualified Property (Chapter 313, Subchapter B or C of the TEXAS TAX CODE) filed with the District by the Applicant on October 22, 2018. The term includes all forms required by the Comptroller, the schedules attached thereto, and all other documentation submitted by the Applicant for the purpose of obtaining an Agreement with the District. The term also includes all amendments and supplements thereto submitted by the Applicant.

“Application Approval Date” means the date that the Application is approved by the Board of Trustees of the District and as further identified in Section 2.3.B of this Agreement.

“Application Review Start Date” means the later date of either the date on which the District issues its written notice that the Applicant has submitted a completed Application or the date on which the Comptroller issues its written notice that the Applicant has submitted a completed Application and as further identified in Section 2.3.A of this Agreement.

“Appraised Value” shall have the meaning assigned to such term in Section 1.04(8) of the TEXAS TAX CODE.

“Appraisal District” means the Chambers County Appraisal District.

“Board of Trustees” means the Board of Trustees of the Barbers Hill Independent School District.

“Comptroller” means the Texas Comptroller of Public Accounts, or the designated representative of the Texas Comptroller of Public Accounts acting on behalf of the Comptroller.

“Comptroller’s Rules” means the applicable rules and regulations of the Comptroller set forth in Chapter 34 TEXAS ADMIN. CODE Chapter 9, Subchapter F, together with any court or administrative decisions interpreting same.

“County” means Chambers County, Texas.

“District” or “School District” means the Barbers Hill Independent School District, being a duly authorized and operating school district in the State, having the power to levy, assess, and collect ad valorem

taxes within its boundaries and to which Subchapter B of the Act applies. The term also includes any successor independent school district or other successor governmental authority having the power to levy and collect ad valorem taxes for school purposes on the Applicant's Qualified Property or the Applicant's Qualified Investment.

"Final Termination Date" means the last date of the final year in which the Applicant is required to Maintain Viable Presence and as further identified in Section 2.3.E of this Agreement.

"Force Majeure" means those causes generally recognized under Texas law as constituting impossible conditions. Each Party must inform the other in writing with proof of receipt within sixty (60) business days of the existence of such Force Majeure or otherwise waive this right as a defense.

"Land" means the real property described on EXHIBIT 2, which is attached hereto and incorporated herein by reference for all purposes.

"Maintain Viable Presence" means (i) the operation during the term of this Agreement of the facility or facilities for which the tax limitation is granted; and (ii) the Applicant's maintenance of jobs and wages as required by the Act and as set forth in its Application.

"Market Value" shall have the meaning assigned to such term in Section 1.04(7) of the TEXAS TAX CODE.

"New Qualifying Jobs" means the total number of jobs to be created by the Applicant after the Application Approval Date in connection with the project that is the subject of its Application that meet the criteria of Qualifying Job as defined in Section 313.021(3) of the TEXAS TAX CODE and the Comptroller's Rules.

"New Non-Qualifying Jobs" means the number of Non-Qualifying Jobs, as defined in 34 TEXAS ADMIN. CODE Section 9.1051(14), to be created by the Applicant after the Application Approval Date in connection with the project which is the subject of its Application.

"Qualified Investment" has the meaning set forth in Section 313.021(1) of the TEXAS TAX CODE, as interpreted by the Comptroller's Rules.

"Qualified Property" has the meaning set forth in Section 313.021(2) of the TEXAS TAX CODE and as interpreted by the Comptroller's Rules and the Texas Attorney General, as these provisions existed on the Application Review Start Date.

"Qualifying Time Period" means the period defined in Section 2.3.C, during which the Applicant shall make investment on the Land where the Qualified Property is located in the amount required by the Act, the Comptroller's Rules, and this Agreement.

"State" means the State of Texas.

"Supplemental Payment" means any payments or transfers of things of value made to the 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 and that is not authorized pursuant to Sections 313.027(f)(1) or (2) of the TEXAS TAX CODE, and specifically includes any payments required pursuant to Article VI of this Agreement.

“Tax Limitation Amount” means the maximum amount which may be placed as the Appraised Value on the Applicant’s Qualified Property for maintenance and operations tax assessment in each Tax Year of the Tax Limitation Period of this Agreement pursuant to Section 313.027 of the TEXAS TAX CODE.

“Tax Limitation Period” means the Tax Years for which the Applicant’s Qualified Property is subject to the Tax Limitation Amount and as further identified in Section 2.3.D of this Agreement.

“Tax Year” shall have the meaning assigned to such term in Section 1.04(13) of the TEXAS TAX CODE (*i.e.*, the calendar year).

“Taxable Value” shall have the meaning assigned to such term in Section 1.04(10) of the TEXAS TAX CODE.

Section 1.2 NEGOTIATED DEFINITIONS. Wherever used in Articles IV, V, and VI, the following terms shall have the following meanings, unless the context in which used clearly indicates another meaning or otherwise; provided however, if there is a conflict between a term defined in this section and a term defined in the Act, the Comptroller’s Rules, or Section 1.1 of Agreement, the conflict shall be resolved by reference to Section 10.9.C.

“Aggregate Limit” means, for any Tax Year during the Tax Limitation Period of this Agreement, an amount equal to 100% of the Net Tax Benefit to the Applicant.

“Annual Limit” means the maximum annual benefit which can be paid directly to the District as a Supplemental Payment under the provisions of Texas Tax Code §313.027(i). For purposes of this Agreement, the amount of the Annual Limit shall be calculated for each year by multiplying the District’s Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, for the school year immediately preceding each year for which the Annual Limit is calculated, rounded to the whole number by \$100, or any larger amount as may be permitted by Texas Tax Code §313.027(i), if such limit amount is increased for any future year of this Agreement. The Annual Limit shall first be computed for the first Tax Year (including partial Tax Year) the Qualifying Time Period is to commence shall be Tax Year 2021. The start of the Qualifying Time Period is set forth in Section 2.3(C)(i), below.

“Applicable School Finance Law” means the state laws, agency regulations and/or judicial rulings then controlling the public-school finance system for Texas public schools generally and the District specifically at the time the computation, calculation or obligation of either party under this Agreement is performed.

“Commencement Date” means January 1, 2021, the start of the Qualifying Time Period.

“Commercial Operations” shall mean the date on which the Project described in the Application for Value Limitation Agreement becomes commercially operational and capable of being placed into service, such that

it has been constructed and is capable of manufacturing products from natural gas liquids.

“Cumulative Payments” means for each year of this Agreement the total of all payments, calculated under Articles IV, V and VI of this Agreement for the current Tax Year which are paid by or owed by Applicant to the District, plus payments paid by Applicant to compensate District for loss of revenue under this Agreement.

“Lost M&O Revenue” means the reduction in Maintenance and Operations ad valorem tax revenue to the District caused by, resulting from, or on account of the execution of this Agreement for each year starting in the year of the Application Approval Date and ending on the Final Termination Date of this Agreement.

“New M&O Revenue” means the total State and local Maintenance and Operations Revenue that the District actually received for such school year.

“Net Tax Benefit” means an amount equal to (but not less than zero): (i) the amount of maintenance and operations ad valorem taxes which the Applicant would have paid to the District for all Tax Years during the term of this Agreement if this Agreement had not been entered into by the Parties; *minus*, (ii) an amount equal to the sum of (A) all maintenance and operations ad valorem school taxes actually due to the District or any other governmental entity, including the State of Texas, for all Tax Years during the term of this Agreement, plus (B) any and all payments due to the District under Articles IV, V, and VI of this Agreement.

“Original M&O Revenue” means the total State and local Maintenance and Operations Revenue that District would have received for the school year, under the Applicable School Finance Law for such Tax Year, had this Agreement not been entered into by the Parties and the Applicant’s Qualified Property been subject to the District’s full *ad valorem* maintenance & operations tax at the rate applicable for such tax year. For purposes of this calculation, the Third Party will base its calculations upon actual local taxable values for each applicable year as certified by the County Appraisal District for all other taxable accounts in the District, save and except for the Qualified Property subject to this Agreement, *plus* the total appraised value of the Qualified Property subject to this Agreement which is or would be used for the calculation of the District’s tax levy for debt tax purposes. For the calculation of Original M&O Revenue, the taxable value of Applicant’s Qualified Property for M&O purposes will not be used.

“Revenue Protection Amount” means the amount calculated pursuant to Section 4.2 of this Agreement.

ARTICLE II

AUTHORITY, PURPOSE AND LIMITATION AMOUNTS

Section 2.1. AUTHORITY. This Agreement is executed by the District as its written agreement with the Applicant pursuant to the provisions and authority granted to the District in Section 313.027 of the TEXAS TAX CODE.

Section 2.2. PURPOSE. In consideration of the execution and subsequent performance of the terms and obligations by the Applicant pursuant to this Agreement, identified in Sections 2.5 and 2.6 and as more fully specified in this Agreement, the value of the Applicant’s Qualified Property listed and assessed by the County Appraiser for the District’s maintenance and operations ad valorem property tax shall be the Tax

Limitation Amount as set forth in Section 2.4 of this Agreement during the Tax Limitation Period.

Section 2.3. TERM OF THE AGREEMENT.

A. The Application Review Start Date for this Agreement is January 9, 2019, which will be used to determine the eligibility of the Applicant's Qualified Property and all applicable wage standards.

B. The Application Approval Date for this Agreement is December 16, 2019.

C. The Qualifying Time Period for this Agreement:

- i. Starts on, January 1, 2021, a date not later than January 1 of the fourth Tax Year following the Application Approval Date for deferrals, as authorized by §313.027(h) of the TEXAS TAX CODE.
- ii. Ends on December 31, 2022, the last day of the second complete Tax Year following the Qualifying Time Period start date.

D. The Tax Limitation Period for this Agreement:

- i. Starts on January 1, 2023, the first complete Tax Year that begins after the date of commencement of Commercial Operation; and
- ii. Ends on December 31, 2032, which is the year the Tax Limitation Period starts as identified in Section 2.3.D.i plus 9 years.

E. The Final Termination Date for this Agreement is December 31, 2037.

F. This Agreement, and the obligations and responsibilities created by this Agreement, shall be and become effective on the Application Approval Date identified in Section 2.3.B. This Agreement, and the obligations and responsibilities created by this Agreement, terminate on the Final Termination Date identified in Section 2.3.E, unless extended by the express terms of this Agreement.

Section 2.4. TAX LIMITATION. So long as the Applicant makes the Qualified Investment as required by Section 2.5, during the Qualifying Time Period, and unless this Agreement has been terminated as provided herein before such Tax Year, on January 1 of each Tax Year of the Tax Limitation Period, the Appraised Value of the Applicant's Qualified Property for the District's maintenance and operations ad valorem tax purposes shall not exceed the lesser of:

A. the Market Value of the Applicant's Qualified Property; or

B. Eighty Million Dollars (\$80,000,000).

This Tax Limitation Amount is based on the limitation amount for the category that applies to the District on the Application Approval Date, as set out by Section 313.022(b) of the TEXAS TAX CODE.

Section 2.5. TAX LIMITATION ELIGIBILITY. In order to be eligible and entitled to receive the value limitation identified in Section 2.4 for the Qualified Property identified in Article III, the Applicant shall:

A. Have completed the Applicant's Qualified Investment in the amount of \$80,000,000 during the

Qualifying Time Period;

B. Have created and maintained, subject to the provisions of Section 313.0276 of the TEXAS TAX CODE, New Qualifying Jobs as required by the Act; and

C. Pay an average weekly wage of at least \$1,207.00 for all New Non-Qualifying Jobs created by the Applicant.

Section 2.6. TAX LIMITATION OBLIGATIONS. In order to receive and maintain the limitation authorized by Section 2.4, Applicant shall:

A. Provide payments to District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV;

B. Provide payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project, as more fully specified in Article V;

C. Provide such Supplemental Payments as more fully specified in Article VI;

D. Create and Maintain Viable Presence on or with the Qualified Property and perform additional obligations as more fully specified in Article VIII of this Agreement; and

E. No additional conditions are identified in the certificate for a limitation on appraised value by the Comptroller for this project.

ARTICLE III **QUALIFIED PROPERTY**

Section 3.1. LOCATION WITHIN ENTERPRISE OR REINVESTMENT ZONE. At the time of the Application Approval Date, the Land is within an area designated either as an enterprise zone, pursuant to Chapter 2303 of the TEXAS GOVERNMENT CODE, or a reinvestment zone, pursuant to Chapter 311 or 312 of the TEXAS TAX CODE. The legal description, and information concerning the designation, of such zone is attached to this Agreement as **EXHIBIT 1** and is incorporated herein by reference for all purposes.

Section 3.2. LOCATION OF QUALIFIED PROPERTY AND INVESTMENT. The Land on which the Qualified Property shall be located and on which the Qualified Investment shall be made is described in **EXHIBIT 2**, which is attached hereto and incorporated herein by reference for all purposes. The Parties expressly agree that the boundaries of the Land may not be materially changed from its configuration described in **EXHIBIT 2** unless amended pursuant to the provisions of Section 10.2 of this Agreement.

Section 3.3. DESCRIPTION OF QUALIFIED PROPERTY. The Qualified Property that is subject to the Tax Limitation Amount is described in **EXHIBIT 4**, which is attached hereto and incorporated herein by reference for all purposes. Property which is not specifically described in **EXHIBIT 4** shall not be considered by the District or the Appraisal District to be part of the Applicant's Qualified Property for

purposes of this Agreement, unless by official action the Board of Trustees provides that such other property is a part of the Applicant's Qualified Property for purposes of this Agreement in compliance with Section 313.027(e) of the TEXAS TAX CODE, the Comptroller's Rules, and Section 10.2 of this Agreement.

Section 3.4. CURRENT INVENTORY OF QUALIFIED PROPERTY. In addition to the requirements of Section 10.2 of this Agreement, if there is a material change in the Qualified Property described in **EXHIBIT 4**, then within 60 days from the date commercial operation begins, the Applicant shall provide to the District, the Comptroller, the Appraisal District or the State Auditor's Office a specific and detailed description of the tangible personal property, buildings, and/or permanent, nonremovable building components (including any affixed to or incorporated into real property) on the Land to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such described property on the Land.

Section 3.5. QUALIFYING USE. The Applicant's Qualified Property described in Section 3.3 qualifies for a tax limitation agreement under Section 313.024 (b)(1) of the TEXAS TAX CODE as property used for manufacturing.

ARTICLE IV **PROTECTION AGAINST LOSS OF FUTURE DISTRICT REVENUES**

Section 4.1. INTENT OF THE PARTIES. Subject only to the limitations contained in Section 7.1 of this Agreement, it is the intent of the Parties that the District shall, in accordance with the provisions of Section 313.027(f)(1) of the TEXAS TAX CODE and TEXAS EDUCATION CODE Section 48.256 (d) be compensated by the Applicant for any Lost M&O Revenue in each year of this Agreement for which this Agreement was the producing cause, after taking into account any payments to be made under this Agreement. Such payments shall be independent of, and in addition to such other payments as set forth in Article V and Article VI in this Agreement. Subject only to the limitations contained in this Agreement, including Section 7.1, **it is the intent of the Parties that the risk of any and all Lost M&O Revenue, for which this Agreement was the producing cause, will be borne solely by Applicant and not by the District.**

The calculation of any Lost M&O Revenue required to be paid by the Applicant under this Article IV shall be made for the first time for the first complete Tax Year following the start of Commercial Operations, and every year thereafter during the term of this Agreement.

Within 60 days from the date Commercial Operations begin, the Applicant shall provide to the District, the Comptroller, and the Appraisal District a verified written report, giving a specific and detailed description of the land, tangible personal property, buildings, or permanent, nonremovable building components (including any affixed to or incorporated into real property) to which the value limitation applies including maps or surveys of sufficient detail and description to locate all such Qualified Property within the boundaries of the land which is subject to the Agreement, if such final description is different than the description provided in the Application or any supplemental application information, or if no substantial changes have been made, a verification of the fact that no substantial changes have been made.

The Parties further agree that the school finance report and projected revenue protection payment amounts produced during the negotiations and approval of this Agreement are:

- i. For illustrative purposes only, are not intended to be relied upon, and have not been relied upon by the Parties as a prediction of future consequences to either Party;
- ii. Are based upon current Applicable School Finance Law, which is subject to change by statute, by administrative regulation, or by judicial decision at any time; and,
- iii. May change in future years to reflect changes in the Applicable School Finance Law.

Section 4.2. CALCULATING THE LOST M&O REVENUE BY THE DISTRICT. Subject only to the provisions of Section 7.1 of this Agreement, the amount to be paid by the Applicant to compensate the District for Lost M&O Revenue for each year starting in the year of the Application Approval Date and ending on the Final Termination Date shall be determined in compliance with the Applicable School Finance Law in effect for such year, TEXAS EDUCATION CODE Section 48.256 (d) and according to the following formula: The Lost M&O Revenue owed by the Applicant to the District means the Original M&O Revenue *minus* the New M&O Revenue. In making the calculations required by this Section 4.2:

- i. The Taxable Value of property for each school year will be determined under the Applicable School Finance Law as that law exists for each year for which the calculation is made.
- ii. For purposes of this calculation, the tax collection rate on the Applicant's Qualified Property will be presumed to be one hundred percent (100%).
- iii. If, for any year of this Agreement, the difference between the Original M&O Revenue and the New M&O Revenue, as calculated under this Section 4.2 of this Agreement, results in a negative number, the negative number will be considered to be zero.
- iv. For all calculations made for years during the Tax Limitation Period under Section 4.2 of this Agreement, Subsection *ii* of this subsection will reflect the Tax Limitation Amount for such year.
- v. All calculations under this Section 4.2 shall be made by a methodology which isolates the full M&O Revenue impact caused by this Agreement. The Applicant shall not be responsible to reimburse the District for other revenue losses created by other agreements, or on account of or otherwise arising out of any other factors not contained in this Agreement.

Section 4.3. CALCULATIONS TO BE MADE BY THIRD PARTY. All calculations under this Agreement shall be made annually by an independent third party (the "Third Party") selected each year by the District, with the consent of the Applicant. In the event the Applicant and the District cannot agree upon a Third Party, the Parties will participate in mediation as provided in Section 9.3 of this Agreement. In addition to the amounts determined pursuant to Section 4.2 above, the Applicant, on an annual basis, shall also indemnify and reimburse the District for any reasonable and necessary costs to the District, including costs under

Subsection 8.6(C), below, which are or may be attributable to compliance with State-imposed costs of compliance with the terms of this Agreement.

In the event that the calculations made under this Agreement by the Third Party should become the subject of litigation, the Parties stipulate that the Third Party's participation in any such dispute shall be limited to providing the court or administrative body with jurisdiction over such dispute with an explanation of the methodology used in reaching the Third Party's calculation so as to assist the court or administrative body.

Section 4.4. DATA USED FOR CALCULATIONS. The calculations for payments under this Agreement shall be initially based upon the valuations placed upon the Applicant's Qualified Investment and/or the Applicant's Qualified Property by the Appraisal District in its annual certified appraisal roll submitted to the District for each Tax Year pursuant to Texas Tax Code § 26.01 on or about July 25 of each year of this Agreement. Immediately upon receipt of the valuation information by the District, the District shall submit the valuation information to the Third Party selected under Section 4.3. The certified appraisal roll data shall form the basis of the calculation of any and all amounts due under this Agreement. All other data utilized by the Third Party to make the calculations contemplated by this Agreement shall be based upon the best available current estimates. The data utilized by the Third Party shall be adjusted from time to time by the Third Party to reflect actual amounts, subsequent adjustments by the Appraisal District to the District's certified appraisal roll or any other changes in student counts, tax collections, or other data.

Section 4.5. DELIVERY OF CALCULATIONS. On or before November 1 of each year for which this Agreement is effective, the Third Party shall forward to the Parties a certification containing the calculations required under Articles IV, V, VI, and/or Section 7.1 of this Agreement in sufficient detail to allow the Parties to understand the manner in which the calculations were made. The Third Party shall simultaneously submit an invoice for fees for services rendered to the Parties, if any fees are being claimed, which fee shall be the sole responsibility of the District, but subject to the provisions of Section 4.6, below. Upon reasonable prior notice, the employees and agents of the Applicant shall have access, at all reasonable times, to the Third Party's calculations, records, and correspondence pertaining to the calculation and fee for the purpose of verification. The Third Party shall maintain supporting data consistent with generally accepted accounting practices, and the employees and agents of the Applicant shall have the right to reproduce and retain for purpose of audit, any of these documents. The Third Party shall preserve all documents pertaining to the calculation until the Final Termination Date of this Agreement. The Applicant shall not be liable for any of the Third Party's costs resulting from an audit of the Third Party's books, records, correspondence, or work papers pertaining to the calculations contemplated by this Agreement.

Section 4.6. PAYMENT BY APPLICANT. The Applicant shall pay any amount determined by the Third Party to be due and owing to the District under this Agreement on or before January 31 of the year next following the tax levy for each year for which this Agreement is effective. By such date, the Applicant shall also pay any amount billed by the Third Party, plus any reasonable and necessary legal expenses paid by the District to its attorneys, auditors, or financial consultants for the preparation and filing of any financial reports, disclosures, or other reimbursement applications filed with or sent to the State of Texas, for any audits conducted by the State Auditor's Office, which are, or may be required under the terms or because of the execution of this Agreement.

For no Tax Year during the term of this Agreement shall the Applicant be responsible for the payment

of fees and expenses under this Section 4.6 that exceeds the necessary and reasonable costs incurred by the District for compliance with this Agreement. In any year in which such compliance is anticipated to exceed an aggregate amount of Fifteen Thousand Dollars (\$15,000) per year, the District shall provide the Applicant with prior written notice given by July 31 of the anticipated annual aggregate amount the District anticipates it will incur, and if the Applicant disagrees that such fees are necessary and reasonable, the Parties may resolve such dispute as provided in Section 4.7.

Section 4.7. RESOLUTION OF DISPUTES. Pursuant to Sections 4.3, 4.4 and 4.5 of this Agreement, should the Applicant disagree with the Third Party's certification containing the calculations (the "Certified Calculations"), the Applicant may appeal the findings, in writing, to the Third Party within thirty (30) days following the later of (i) receipt of the Certified Calculations, or (ii) the date the Applicant is granted access to the books, records, and other information in accordance with Section 4.5 for purposes of auditing or reviewing the information in connection with the Certified Calculations. Within ten (10) days of receipt of the Applicant's appeal, the Third Party will issue, in writing, a final determination of the Certified Calculations (the "Final Certification of Calculations"). Thereafter, the Applicant may appeal the Final Certification of Calculations to the District's Board of Trustees. Any such appeal by the Applicant of the Final Certification of Calculations may be made, in writing, to the District's Board of Trustees within thirty (30) days of the Applicant's receipt of the Final Certification of Calculations and shall be without limitation of the Applicant's other rights and remedies available hereunder, at law or in equity.

Section 4.8. EFFECT OF PROPERTY VALUE APPEAL OR OTHER ADJUSTMENT. If at the time the Third Party selected under Section 4.3 makes its calculations under this Agreement, the Applicant has appealed any matter relating to the valuations placed by the Appraisal District on the Applicant's Qualified Property, and/or the Applicant's Qualified Property and such appeal remains unresolved, the Third Party shall base its calculations upon the values placed upon the Applicant's Qualified Property and/or the Applicant's Qualified Property by the Appraisal District.

If as a result of an appeal or for any other reason, the Taxable Value of the Applicant's Qualified Investment and/or the Applicant's Qualified Property is changed, once the determination of the new Taxable Value becomes final, the Parties shall immediately notify the Third Party who shall immediately issue new calculations for the applicable year or years using the new Taxable Value. In the event the new calculations result in a change in any amount paid or payable by the Applicant under this Agreement, the Party from whom the adjustment is payable shall remit such amounts to the other Party within thirty (30) days of the receipt of the new calculations from the Third Party.

Section 4.9. STATUTORY CHANGES AFFECTING M&O REVENUE. Notwithstanding any other provision in this Agreement, but subject to the limitations contained in Section 7.1 of this Agreement, in the event that, by virtue of statutory changes to the Applicable School Finance Law, administrative interpretations by Comptroller, Commissioner of Education, or the Texas Education Agency, or for any other reason attributable to statutory change, the District will receive less Maintenance and Operations Revenue, or, if applicable, will be required to increase its payment of funds to the State, because of its participation in this Agreement, Applicant shall make payments to the District, up to the Annual Limitation amount set forth in Section 7.1, that are necessary to offset any negative impact on the District's Maintenance and Operations Revenue, as a result of its participation in this Agreement. Such calculation shall take into account any

adjustments to the amount calculated for the current fiscal year that should be made in order to reflect the actual impact on the District.

Section 4.10. CUMULATIVE PAYMENT LIMITATION. Notwithstanding any other provision in this Agreement, in no event shall the Cumulative Payments calculated for a Tax Year of this Agreement during the period from the Tax Year that includes the date on which the Qualifying Time Period commences under this Agreement as provided in Section 2.3.C.i, and ending with the last Tax Year of the Tax Limitation Period, exceed an amount equal to One Hundred Percent (100%) of the amount of maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. For each Tax Year of this Agreement, amounts otherwise due and owing by the Applicant to the District which, by virtue of the application of the payment limitation set forth in this Section 4.10, are not payable to the District for such Tax Year, shall be carried forward from year-to-year into subsequent Tax Years during the term of this Agreement, but shall be subject, in each subsequent Tax Year, to the limit set forth in this Section 4.10. This Cumulative Payment limitation shall not apply to the Supplemental Payments owed in the three Tax Years following the end of the Limitation Period.

ARTICLE V **PAYMENT OF EXTRAORDINARY EDUCATION-RELATED EXPENSES**

Section 5.1. EXTRAORDINARY EXPENSES. In addition to the amounts determined pursuant to Section 4.2 of this Agreement above, Applicant on an annual basis shall also indemnify and reimburse District for all non-reimbursed costs, certified by District's external auditor to have been incurred by District for extraordinary education-related expenses related to the project that are not directly funded in state aid formulas, including expenses for the purchase of portable classrooms and the hiring of additional personnel to accommodate a temporary increase in student enrollment attributable to the project.

ARTICLE VI **SUPPLEMENTAL PAYMENTS**

Section 6.1. INTENT OF PARTIES WITH RESPECT TO SUPPLEMENTAL PAYMENTS.

- (a) Amounts Exclusive of Article IV and Article V Payments

In addition to undertaking the responsibility for the payment of all of the amounts set forth under Articles IV and V, and as further consideration for the execution of this Agreement by the District, the Applicant shall also be responsible for the supplemental payments set forth in this Article VI, (the "Supplemental Payments"). The Applicant shall not be responsible to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on appraised value made pursuant to Chapter 313, Texas Tax Code, unless it is explicitly set forth in this Agreement. It is the express intent of the Parties that the Applicant's obligation to make Supplemental Payments under this Article VI is separate and independent of the obligation of the Applicant to pay the amounts described in Articles IV and V; provided, however, that all payments under Articles IV and V are subject to the limitations contained in Section 7.1, and that all payments under this Article VI are subject to the separate limitations contained in Section 6.2.

(b) Adherence to Statutory Limits on Supplemental Payments

It is the express intent of the Parties that any Supplemental Payments made to or on behalf of the District by the Applicant under this Article VI shall not exceed the limit imposed by the provisions of Texas Tax Code §313.027(i), as such limit is allowed to be increased by the Legislature for any future year of this Agreement.

Section 6.2. SUPPLEMENTAL PAYMENT LIMITATION. Notwithstanding the foregoing:

A. The total of the Supplemental Payments made pursuant to this Article shall not exceed for any calendar year of this Agreement an amount equal to the greater of One Hundred Dollars (\$100.00) per student per year in average daily attendance, as defined by Section 42.005 of the TEXAS EDUCATION CODE, or Fifty Thousand Dollars (\$50,000.00) per year times the number of years beginning with the first complete or partial year of the Qualifying Time Period identified in Section 2.3.C and ending with the year for which the Supplemental Payment is being calculated minus all Supplemental Payments previously made by the Applicant;

B. Supplemental Payments may only be made during the period starting the first year of the Qualifying Time Period and ending December 31 of the third year following the end of the Tax Limitation Period;

C. The limitation in Section 6.2.A does not apply to amounts described by Section 313.027(f)(1)–(2) of the TEXAS TAX CODE as implemented in Articles IV and V of this Agreement; and

D. For purposes of this Agreement, the calculation of the limit of the annual Supplemental Payment shall be the greater of \$50,000 or \$100 multiplied by the District's Average Daily Attendance as calculated pursuant to Section 42.005 of the TEXAS EDUCATION CODE, based upon the District's Average Daily Attendance for the previous school year, or any greater amount that may be then permitted by law.

Section 6.3. CALCULATION OF ANNUAL SUPPLEMENTAL PAYMENTS TO THE DISTRICT AND APPLICATION OF AGGREGATE LIMIT. For each Tax Year during the term of this Agreement beginning with the First Year of the Qualifying Time Period (Tax Year 2021) and continuing thereafter through the end of the Tax Limitation Period defined in Section 2.3(D)(ii) (Tax Year 2032), the District, or its successor beneficiary should one be designated under Section 6.5 below, shall not be entitled to receive Supplemental Payments, computed under Sections 6.2 and 6.3 above, that exceeds the Aggregate Limit. The Aggregate Limit shall not apply to Supplemental Payments owed in the three Tax Years following the end of Tax Limitation Period (Tax Years 2033-2035).

A. If, for any Tax Year during the term of this Agreement the amount of the Applicant's Supplemental Payment Amount, calculated under Section 6.2 above for such Tax Year, which, by virtue of the application of the payment limitation set forth in Section 7.1 below, are not payable to the District for such Tax Year, such sums shall be carried forward from year-to-year into subsequent Tax Years during the term of this Agreement, but shall be subject, in each subsequent Tax Year, to the Payment limit set forth in Section 7.1. Any of the Supplemental Payments which are not paid to the District after

the third Tax Year following the end of the Tax Limitation Period because such payment would exceed the payment limitation under this Section will be deemed to have been cancelled by operation of law, and the Applicant shall have no further obligation with respect thereto.

- B. Pursuant to Texas Tax Code Section 313.027(i), the parties agree that Supplemental Payments under this Section 6 shall be owed for each year of the period beginning in the first year of the Qualifying Time Period (2021 Tax Year) and ending the third year after the date the Applicant's eligibility for a limitation agreement expires (2035 Tax Year).

For illustrative purposes, the Supplemental Payment schedule is attached at Exhibit 5.

Section 6.4. PROCEDURES FOR SUPPLEMENTAL PAYMENT CALCULATIONS. All calculations required by this Article VI, including but not limited to: (i) the calculation of the Applicant's Stipulated Supplemental Payment Amount; (ii) the determination of both the Annual Limit and the Aggregate Limit; (iii) the effect, if any, of the Aggregate Limit upon the actual amount of Supplemental Payments eligible to be paid to the District by the Applicant; and (iv) the carry forward and accumulation of any of the Applicant's Stipulated Supplemental Payment Amounts unpaid by the Applicant due to the Aggregate Limit in previous years, shall be calculated by the Third Party selected pursuant to Section 4.3.

- (a) The calculations made by the Third Party shall be made at the same time and on the same schedule as the calculations made pursuant to Section 4.5.
- (b) The payment of all amounts due under this Article VI shall be made at the time set forth in Section 4.6.
- (c) Any appeal by the Applicant of the calculations made by the Third Party under this Article VI shall be done in the same manner as set forth in Section 4.7, above.

Section 6.5. DISTRICT'S OPTION TO DESIGNATE SUCCESSOR BENEFICIARY. At any time during this Agreement, the Board of Trustees may, in its sole discretion, direct that all or any portion of the Applicant's payments under this Article VI ("Directed Payments") be made to the District's educational foundation or to a similar entity. Such foundation or entity may only use such funds received under this Article VI to support the educational mission of the District and its students. Any designation of such foundation or entity to receive Directed Payments must be made by recorded vote of the Board of Trustees at a properly posted public meeting of the Board of Trustees. Any such designation will become effective after such public vote and the delivery of notice of said vote to the Applicant in conformance with the provisions of Section 10.1 below. Such designation may be rescinded by the Board of Trustees, by Board action, at any time, and any such rescission will become effective after delivery of notice of such action to the Applicant in conformance with the provisions of Section 10.1.

Any designation of a successor beneficiary under this Section 6.5 shall not alter the limits on Supplemental Payments described in Sections 6.2 and 6.3, above.

Notwithstanding the foregoing, any payments made by Applicant shall be made in the manner and to the party designated in this Agreement, unless Applicant receives unambiguous written notice from the

District that such payments are to be made to a different party.

ARTICLE VII
ANNUAL LIMITATION OF PAYMENTS BY APPLICANT

Section 7.1. ANNUAL LIMITATION. Notwithstanding anything contained in this Agreement to the contrary, and with respect to each Tax Year of the Tax Limitation Period beginning after the first Tax Year of the Tax Limitation Period, in no event shall (i) the sum of the maintenance and operations ad valorem taxes paid by the Applicant to the District for such Tax Year, plus the sum of all payments otherwise due from the Applicant to the District under Articles IV, V, and VI of this Agreement with respect to such Tax Year, exceed (ii) the amount of the maintenance and operations ad valorem taxes that the Applicant would have paid to the District for such Tax Year (determined by using the District's actual maintenance and operations tax rate for such Tax Year) if the Parties had not entered into this Agreement. The calculation and comparison of the amounts described in clauses (i) and (ii) of the preceding sentence shall be included in all calculations made pursuant to Article IV of this Agreement, and in the event the sum of the amounts described in said clause (i) exceeds the amount described in said clause (ii), then the payments otherwise due from the Applicant to the District under Articles IV, V, and VI shall be reduced until such excess is eliminated.

Section 7.2. OPTION TO TERMINATE AGREEMENT. In the event that any payment otherwise due from the Applicant to the District under Article IV, Article V, or Article VI of this Agreement with respect to a Tax Year is subject to reduction in accordance with the provisions of Section 7.1, then the Applicant shall have the option to terminate this Agreement. The Applicant may exercise such option to terminate this Agreement by notifying the District of its election in writing not later than the July 31 of the year following the Tax Year with respect to which a reduction under Section 7.1 is applicable. Any termination of this Agreement under the foregoing provisions of this Section 7.2 shall be effective immediately prior to the second Tax Year next following the Tax Year in which the reduction giving rise to the option occurred.

Section 7.3. EFFECT OF OPTIONAL TERMINATION. Upon the exercise of the option to terminate pursuant to Section 7.2, this Agreement shall terminate and be of no further force or effect; provided, however, that:

A. the Parties respective rights and obligations under this Agreement with respect to the Tax Year or Tax Years (as the case may be) through and including the Tax Year during which such notification is delivered to the District, shall not be impaired or modified as a result of such termination and shall survive such termination unless and until satisfied and discharged; and

B. the provisions of this Agreement regarding payments (including liquidated damages and tax payments), records and dispute resolution shall survive the termination or expiration of this Agreement.

ARTICLE VIII
ADDITIONAL OBLIGATIONS OF APPLICANT

Section 8.1. APPLICANT'S OBLIGATION TO MAINTAIN VIABLE PRESENCE. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall Maintain Viable Presence in the District commencing at the start of the Tax Limitation Period through the Final Termination Date of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Applicant shall not be in breach of, and shall not be subject to any liability for failure to Maintain Viable Presence to the extent such failure is caused by Force Majeure, provided the Applicant makes commercially reasonable efforts to remedy the cause of such Force Majeure.

Section 8.2. REPORTS. In order to receive and maintain the limitation authorized by Section 2.4 in addition to the other obligations required by this Agreement, the Applicant shall submit all reports required from time to time by the Comptroller, listed in 34 TEXAS ADMIN. CODE Section 9.1052 and as currently located on the Comptroller's website, including all data elements required by such form to the satisfaction of the Comptroller on the dates indicated on the form or the Comptroller's website and starting on the first such due date after the Application Approval Date.

Section 8.3. COMPTROLLER'S REPORT ON CHAPTER 313 AGREEMENTS. During the term of this Agreement, both Parties shall provide the Comptroller with all information reasonably necessary for the Comptroller to assess performance under this Agreement for the purpose of issuing the Comptroller's report, as required by Section 313.032 of the TEXAS TAX CODE.

Section 8.4. DATA REQUESTS. Upon the written request of the District, the State Auditor's Office, the Appraisal District, or the Comptroller during the term of this Agreement, the Applicant, the District or any other entity on behalf of the District shall provide the requesting party with all information reasonably necessary for the requesting party to determine whether the Applicant is in compliance with its rights, obligations or responsibilities, including, but not limited to, any employment obligations which may arise under this Agreement.

Section 8.5. SITE VISITS AND RECORD REVIEW. The Applicant shall allow authorized employees of the District, the Comptroller, the Appraisal District, and the State Auditor's Office to have reasonable access to the Applicant's Qualified Property and business records from the Application Review Start Date through the Final Termination Date, in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property.

A. All inspections will be made at a mutually agreeable time after the giving of not less than forty-eight (48) hours prior written notice, and will be conducted in such a manner so as not to unreasonably interfere with either the construction or operation of the Applicant's Qualified Property.

B. All inspections may be accompanied by one or more representatives of the Applicant, and shall be conducted in accordance with the Applicant's safety, security, and operational standards. Notwithstanding the foregoing, nothing contained in this Agreement shall require the Applicant to provide the District, the Comptroller, or the Appraisal District with any technical or business information that is

proprietary, a trade secret, or is subject to a confidentiality agreement with any third party.

Section 8.6. RIGHT TO AUDIT; SUPPORTING DOCUMENTS; AUTHORITY OF STATE AUDITOR. By executing this Agreement, implementing the authority of, and accepting the benefits provided by Chapter 313 of the TEXAS TAX CODE, the Parties agree that this Agreement and their performance pursuant to its terms are subject to review and audit by the State Auditor as if they are parties to a State contract and subject to the provisions of Section 2262.154 of the TEXAS GOVERNMENT CODE and Section 313.010(a) of the TEXAS TAX CODE. The Parties further agree to comply with the following requirements:

A. The District and the Applicant shall maintain and retain supporting documents adequate to ensure that claims for the Tax Limitation Amount are in accordance with applicable Comptroller and State of Texas requirements. The Applicant and the District shall maintain all such documents and other records relating to this Agreement and the State's property for a period of four (4) years after the latest occurring date of:

- i. Date of submission of the final payment;
- ii. Final Termination Date; or
- iii. Date of resolution of all disputes or payment.

B. During the time period defined under Section 8.6.A, the District and the Applicant shall make available at reasonable times and upon reasonable notice, and for reasonable periods, all information related to this Agreement; the Applicant's Application; and the Applicant's Qualified Property, Qualified Investment, New Qualifying Jobs, and wages paid for New Non- Qualifying Jobs such as work papers, reports, books, data, files, software, records, calculations, spreadsheets and other supporting documents pertaining to this Agreement, for purposes of inspecting, monitoring, auditing, or evaluating by the Comptroller, State Auditor's Office, State of Texas or their authorized representatives. The Applicant and the District shall cooperate with auditors and other authorized Comptroller and State of Texas representatives and shall provide them with prompt access to all of such property as requested by the Comptroller or the State of Texas. By example and not as an exclusion to other breaches or failures, the Applicant's or the District's failure to comply with this Section shall constitute a Material Breach of this Agreement.

C. In addition to and without limitation on the other audit provisions of this Agreement, the acceptance of tax benefits or funds by the Applicant or the District or any other entity or person directly under this Agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Applicant or the District or other entity that is the subject of an audit or investigation by the State Auditor must provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit. The Parties agree that this Agreement shall for its duration be subject to all rules and procedures of the State Auditor acting under the direction of the legislative audit committee.

D. The Applicant shall include the requirements of this Section 8.6 in its subcontract with any entity whose employees or subcontractors are subject to wage requirements under the Act, the Comptroller's

Rules, or this Agreement, or any entity whose employees or subcontractors are included in the Applicant's compliance with job creation or wage standard requirement of the Act, the Comptroller's Rules, or this Agreement.

Section 8.7. FALSE STATEMENTS; BREACH OF REPRESENTATIONS. The Parties acknowledge that this Agreement has been negotiated, and is being executed, in reliance upon the information contained in the Application, and any supplements or amendments thereto, without which the Comptroller would not have approved this Agreement and the District would not have executed this Agreement. By signature to this Agreement, the Applicant:

A. represents and warrants that all information, facts, and representations contained in the Application are true and correct to the best of its knowledge;

B. agrees and acknowledges that the Application and all related attachments and schedules are included by reference in this Agreement as if fully set forth herein; and

C. acknowledges that if the Applicant submitted its Application with a false statement, signs this Agreement with a false statement, or submits a report with a false statement, or it is subsequently determined that the Applicant has violated any of the representations, warranties, guarantees, certifications, or affirmations included in the Application or this Agreement, the Applicant shall have materially breached this Agreement and the Agreement shall be invalid and void except for the enforcement of the provisions required by Section 9.2 of this Agreement.

ARTICLE IX **MATERIAL BREACH OR EARLY TERMINATION**

Section 9.1. EVENTS CONSTITUTING MATERIAL BREACH OF AGREEMENT. The Applicant shall be in Material Breach of this Agreement if it commits one or more of the following acts or omissions (each a "Material Breach"):

A. The Application, any Application Supplement, or any Application Amendment on which this Agreement is approved is determined to be inaccurate as to any material representation, information, or fact or is not complete as to any material fact or representation or such application;

B. The Applicant failed to complete Qualified Investment as required by Section 2.5.A. of this Agreement during the Qualifying Time Period;

C. The Applicant failed to create and maintain the number of New Qualifying Jobs required by the Act;

D. The Applicant failed to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application;

E. The Applicant failed to pay at least the average weekly wage of all jobs in the county in which the jobs are located for all New Non-Qualifying Jobs created by the Applicant;

F. The Applicant failed to provide payments to the District sufficient to protect future District revenues through payment of revenue offsets and other mechanisms as more fully described in Article IV of this Agreement;

G. The Applicant failed to provide the payments to the District that protect the District from the payment of extraordinary education-related expenses related to the project to the extent and in the amounts that the Applicant agreed to provide such payments in Article V of this Agreement;

H. The Applicant failed to provide the Supplemental Payments to the extent and in the amounts that the Applicant agreed to provide such Supplemental Payments in Article VI of this Agreement;

I. The Applicant failed to create and Maintain Viable Presence on or with the Qualified Property as more fully specified in Article VIII of this Agreement;

J. The Applicant failed to submit the reports required to be submitted by Section 8.2 to the satisfaction of the Comptroller;

K. The Applicant failed to provide the District or the Comptroller with all information reasonably necessary for the District or the Comptroller to determine whether the Applicant is in compliance with its obligations, including, but not limited to, any employment obligations which may arise under this Agreement;

L. The Applicant failed to allow authorized employees of the District, the Comptroller, the Appraisal District, or the State Auditor's Office to have access to the Applicant's Qualified Property or business records in order to inspect the project to determine compliance with the terms hereof or as necessary to properly appraise the Taxable Value of the Applicant's Qualified Property under Sections 8.5 and 8.6;

M. The Applicant failed to comply with a request by the State Auditor's office to review and audit the Applicant's compliance with this Agreement;

N. The Applicant has made any payments to the District or to any other person or persons in any form for the payment or transfer of money or any other thing of value in recognition of, anticipation of, or consideration for this Agreement for limitation on Appraised Value made pursuant to Chapter 313 of the TEXAS TAX CODE, in excess of the amounts set forth in Articles IV, V and VI of this Agreement; or

O. The Applicant failed to comply with the conditions included in the certificate for limitation issued by the Comptroller.

Section 9.2. DETERMINATION OF BREACH AND TERMINATION OF AGREEMENT.

A. Prior to making a determination that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the District shall provide the Applicant with a written notice of the facts which it believes have caused the breach of

this Agreement, and if cure is possible, the cure proposed by the District. After receipt of the notice, the Applicant shall be given ninety (90) days to present any facts or arguments to the Board of Trustees showing that it is not in breach of its obligations under this Agreement, or that it has cured or undertaken to cure any such breach.

B. If the Board of Trustees is not satisfied with such response or that such breach has been cured, then the Board of Trustees shall, after reasonable notice to the Applicant, conduct a hearing called and held for the purpose of determining whether such breach has occurred and, if so, whether such breach has been cured. At any such hearing, the Applicant shall have the opportunity, together with their counsel, to be heard before the Board of Trustees. At the hearing, the Board of Trustees shall make findings as to:

- i. whether or not a breach of this Agreement has occurred;
- ii. whether or not such breach is a Material Breach;
- iii. the date such breach occurred, if any;
- iv. whether or not any such breach has been cured; and

C. In the event that the Board of Trustees determines that such a breach has occurred and has not been cured, it shall at that time determine:

- i. the amount of recapture taxes under Section 9.4.C (net of all credits under Section 9.4.C);
 - ii. the amount of any penalty or interest under Section 9.4.E that are owed to the District;
- and
- iii. in the event of a finding of a Material Breach, whether to terminate this Agreement.

D. After making its determination regarding any alleged breach, the Board of Trustees shall cause the Applicant to be notified in writing of its determination (a "Determination of Breach and Notice of Contract Termination") and provide a copy to the Comptroller.

Section 9.3. DISPUTE RESOLUTION.

A. After receipt of notice of the Board of Trustee's Determination of Breach and Notice of Contract Termination under Section 9.2, the Applicant shall have not greater than sixty (60) days in which either to tender payment or evidence of its efforts to cure, or to initiate mediation of the dispute by written notice to the District, in which case the District and the Applicant shall be required to make a good faith effort to resolve, without resort to litigation and within sixty (60) days after the Applicant initiates mediation, such dispute through mediation with a mutually agreeable mediator and at a mutually convenient time and place for the mediation. If the Parties are unable to agree on a mediator, a mediator shall be selected by the senior state district court judge then presiding in Chambers County, Texas. The Parties agree to sign a document that provides the mediator and the mediation will be governed by the provisions of Chapter 154 of the TEXAS CIVIL PRACTICE AND REMEDIES CODE and such other rules as the mediator shall prescribe. With respect to such mediation, (i) the District shall bear one-half of such mediator's fees and expenses and the Applicant shall bear one-half of such mediator's fees and expenses, and (ii) otherwise each Party shall bear all of its costs and expenses (including attorneys' fees) incurred in connection with such mediation.

B. In the event that any mediation is not successful in resolving the dispute or that payment is not received within the time period described for mediation in Section 9.3.A, either the District or the Applicant may seek a judicial declaration of their respective rights and duties under this Agreement or otherwise, in a judicial proceeding in a state district court in Chambers County, assert any rights or defenses, or seek any remedy in law or in equity, against the other Party with respect to any claim relating to any breach, default, or nonperformance of any contract, agreement or undertaking made by a Party pursuant to this Agreement.

C. If payments become due under this Agreement and are not received before the expiration of the sixty (60) days provided for such payment in Section 9.3.A, and if the Applicant has not contested such payment calculations under the procedures set forth herein, including judicial proceedings, the District shall have the remedies for the collection of the amounts determined under Section 9.4 as are set forth in Chapter 33, Subchapters B and C, of the TEXAS TAX CODE for the collection of delinquent taxes. In the event that the District successfully prosecutes legal proceedings under this section, the Applicant shall also be responsible for the payment of attorney's fees to the attorneys representing the District pursuant to Section 6.30 of the TEXAS TAX CODE, and a tax lien shall attach to the Applicant's Qualified Property and the Applicant's Qualified Investment pursuant to Section 33.07 of the TEXAS TAX CODE to secure payment of such fees.

Section 9.4. Consequences of Early Termination or Other Breach by Applicant.

A. In the event that the Applicant terminates this Agreement without the consent of the District, except as provided in Section 7.2 of this Agreement, the Applicant shall pay to the District liquidated damages for such failure within thirty (30) days after receipt of the notice of breach.

B. In the event that the District determines that the Applicant has failed to comply in any material respect with the terms of this Agreement or to meet any material obligation under this Agreement, the Applicant shall pay to the District liquidated damages, as calculated by Section 9.4.C, prior to, and the District may terminate the Agreement effective on the later of: (i) the expiration of the sixty (60) days provided for in Section 9.3.A, and (ii) thirty (30) days after any mediation and judicial proceedings initiated pursuant to Sections 9.3.A and 9.3.B are resolved in favor of the District.

C. The sum of liquidated damages due and payable shall be the sum total of the District ad valorem taxes for all of the Tax Years for which a tax limitation was granted pursuant to this Agreement prior to the year in which the default occurs that otherwise would have been due and payable by the Applicant to the District without the benefit of this Agreement, including penalty and interest, as calculated in accordance with Section 9.4.E. For purposes of this liquidated damages calculation, the Applicant shall be entitled to a credit for all payments made to the District pursuant to Articles IV, V, and VI. Upon payment of such liquidated damages, the Applicant's obligations under this Agreement shall be deemed fully satisfied, and such payment shall constitute the District's sole remedy.

D. In the event that the District determines that the Applicant has committed a Material Breach identified in Section 9.1, after the notice and mediation periods provided by Sections 9.2 and 9.3, then the District may, in addition to the payment of liquidated damages required pursuant to Section 9.4.C, terminate this Agreement.

E. In determining the amount of penalty or interest, or both, due in the event of a breach of this Agreement, the District shall first determine the base amount of recaptured taxes less all credits under Section 9.4.C owed for each Tax Year during the Tax Limitation Period. The District shall calculate penalty or interest for each Tax Year during the Tax Limitation Period in accordance with the methodology set forth in Chapter 33 of the TEXAS TAX CODE, as if the base amount calculated for such Tax Year less all credits under Section 9.4.C had become due and payable on February 1 of the calendar year following such Tax Year. Penalties on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(a) of the TEXAS TAX CODE, or its successor statute. Interest on said amounts shall be calculated in accordance with the methodology set forth in Section 33.01(c) of the TEXAS TAX CODE, or its successor statute.

Section 9.5. LIMITATION OF OTHER DAMAGES. Notwithstanding anything contained in this Agreement to the contrary, in the event of default or breach of this Agreement by the Applicant, the District's damages for such a default shall under no circumstances exceed the amounts calculated under Section 9.4. In addition, the District's sole right of equitable relief under this Agreement shall be its right to terminate this Agreement. The Parties further agree that the limitation of damages and remedies set forth in this Section 9.5 shall be the sole and exclusive remedies available to the District, whether at law or under principles of equity.

Section 9.6. STATUTORY PENALTY FOR INADEQUATE QUALIFIED INVESTMENT. Pursuant to Section 313.0275 of the TEXAS TAX CODE, in the event that the Applicant fails to make \$80,000,000 of Qualified Investment, in whole or in part, during the Qualifying Time Period, the Applicant is liable to the State for a penalty. The amount of the penalty is the amount determined by: (i) multiplying the maintenance and operations tax rate of the school district for that tax year that the penalty is due by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the Tax Year the penalty is due. This penalty shall be paid on or before February 1 of the year following the expiration of the Qualifying Time Period and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE. The Comptroller may grant a waiver of this penalty in the event of Force Majeure which prevents compliance with this provision.

Section 9.7. REMEDY FOR FAILURE TO CREATE AND MAINTAIN REQUIRED NEW QUALIFYING JOBS. Pursuant to Section 313.0276 of the TEXAS TAX CODE, for any full Tax Year that commences after the project has become operational, in the event that it has been determined that the Applicant has failed to meet the job creation or retention requirements defined in Sections 9.1.C, the Applicant shall not be deemed to be in Material Breach of this Agreement until such time as the Comptroller has made a determination to rescind this Agreement under Section 313.0276 of TEXAS TAX CODE, and that determination is final.

Section 9.8. REMEDY FOR FAILURE TO CREATE AND MAINTAIN COMMITTED NEW QUALIFYING JOBS

A. In the event that the Applicant fails to create and maintain the number of New Qualifying Jobs specified in Schedule C of the Application, an event constituting a Material Breach as defined in Section 9.1.D, the Applicant and the District may elect to remedy the Material Breach through a penalty payment.

B. Following the notice and mediation periods provided by Sections 9.2 and 9.3, the District may request the Applicant to make a payment to the State in an amount equal to: (i) multiplying the maintenance and operations tax rate of the school district for that Tax Year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the Tax Limitation Amount identified in Section 2.4.B from (b) the market value of the property identified on the Appraisal District's records for each tax year the Material Breach occurs.

C. In the event that there is no tax limitation in place for the tax year that the Material Breach occurs, the payment to the State shall be in an amount equal to: (i) multiplying the maintenance and operations tax rate of the School District for each tax year that the Material Breach occurs by (ii) the amount obtained after subtracting (a) the tax limitation amount identified in Section 2.4.B from (b) the Market Value of the property identified on the Appraisal District's records for the last Tax Year for which the Applicant received a tax limitation.

D. The penalty shall be paid no later than 30 days after the notice of breach and is subject to the delinquent penalty provisions of Section 33.01 of the TEXAS TAX CODE.

ARTICLE X.
MISCELLANEOUS PROVISIONS

Section 10.1. INFORMATION AND NOTICES.

A. Unless otherwise expressly provided in this Agreement, all notices required or permitted hereunder shall be in writing and deemed sufficiently given for all purposes hereof if (i) delivered in person, by courier (e.g., by Federal Express) or by registered or certified United States Mail to the Party to be notified, with receipt obtained, or (ii) sent by email transmission, with notice of receipt obtained, in each case to the appropriate address or number as set forth below. Each notice shall be deemed effective on receipt by the addressee as aforesaid; provided that, notice received email transmission after 5:00 p.m. at the location of the addressee of such notice shall be deemed received on the first business day following the date of such electronic receipt.

B. Notices to the District shall be addressed to the District's Authorized Representative as follows:

Dr. Greg Poole (or his successor)
Superintendent of Schools
Barbers Hill Independent School District
9600 Eagle Drive
P.O. Box 1108
Barbers Hill, TX 77580
Phone: (281) 576-2221
Facsimile: (281) 576-5879
Email: gpoole@bhisd.net

With a copy to:

Sara Hardner Leon
Sara Leon & Associates, LLC
Phone: (512) 637-4244
Facsimile: (512) 637-4245
Email: sleon@saraleonlaw.com

C. Notices to the Applicant shall be addressed to its Authorized Representative as follows:

Enterprise Products Operating LLC
Attn: Curt Tate, Senior Director, Tax
P.O. Box 4018
Houston, Texas 77210-4018
(713) 381-8071 Telephone
Email: ctate@eprod.com

Or:
Enterprise Products Operating LLC
Attn: Curt Tate, Senior Director, Tax
1100 Louisiana Street
Houston, Texas 77002
(713) 381-8071 Telephone
Email: ctate@eprod.com

With copies to:

Enterprise Products Operating LLC
Attn: General Counsel
P.O. Box 4018
Houston, Texas 77002

And:
Timothy E. Young
Ikard Young LLP
2901 Via Fortuna, Suite 450
Austin, Texas 78746
(512) 275-7880 Telephone
(512) 275-7333 Facsimile
Email: tim@ikardyoung.com

or at such other address and to the attention of such other person as a Party may designate by written notice to the other.

Section 10.2. AMENDMENTS TO APPLICATION AND AGREEMENT; WAIVERS.

A. This Agreement may not be modified or amended except by an instrument or instruments in writing signed by all of the Parties and after completing the requirements of Section 10.2.B. Waiver of any term, condition, or provision of this Agreement by any Party shall only be effective if in writing and shall not be construed as a waiver of any subsequent breach of, or failure to comply with, the same term, condition, or provision, or a waiver of any other term, condition, or provision of this Agreement.

B. By official action of the District's Board of Trustees, the Application and this Agreement may only be amended according to the following:

- i. The Applicant shall submit to the District and the Comptroller:
 - a. a written request to amend the Application and this Agreement, which shall specify the changes the Applicant requests;
 - b. any changes to the information that was provided in the Application that was approved by the District and considered by the Comptroller;
 - c. and any additional information requested by the District or the Comptroller necessary to evaluate the amendment or modification;
- ii. The Comptroller shall review the request and any additional information for compliance with the Act and the Comptroller's Rules and provide a revised Comptroller certificate for a limitation within 90 days of receiving the revised Application and, if the request to amend the Application has not been approved by the Comptroller by the end of the 90-day period, the request is denied; and
- iii. If the Comptroller has not denied the request, the District's Board of Trustees shall approve or disapprove the request before the expiration of 150 days after the request is filed.

C. Any amendment of the Application and this Agreement adding additional or replacement Qualified Property pursuant to this Section 10.2 of this Agreement shall:

- i. require that all property added by amendment be eligible property as defined by Section 313.024 of the TEXAS TAX CODE;
- ii. clearly identify the property, investment, and employment information added by amendment from the property, investment, and employment information in the original Agreement; and

D. The Application and this Agreement may not be amended to extend the value limitation time period beyond its ten-year statutory term.

E. The Comptroller determination made under Section 313.026(c)(2) of the TEXAS TAX CODE in the original certificate for a limitation satisfies the requirement of the Comptroller to make the same determination for any amendment of the Application and this Agreement, provided that the facts upon which the original determination was made have not changed.

Section 10.3. ASSIGNMENT.

A. Any assignment of any rights, benefits, obligations, or interests of the Parties in this Agreement, other than a collateral assignment purely for the benefit of creditors of the project, is considered an amendment to the Agreement and such Party may only assign such rights, benefits, obligations, or interests of this Agreement after complying with the provisions of Section 10.2 regarding amendments to the Agreement. Other than a collateral assignment to a creditor, this Agreement may only be assigned to an entity that is eligible to apply for and execute an agreement for limitation on appraised value pursuant to the provisions of Chapter 313 of the TEXAS TAX CODE and the Comptroller's Rules.

B. In the event of a merger or consolidation of the District with another school district or other governmental authority, this Agreement shall be binding on the successor school district or other governmental authority.

C. In the event of an assignment to a creditor, the Applicant must notify the District and the Comptroller in writing no later than 30 days after the assignment. This Agreement shall be binding on the assignee.

Section 10.4. MERGER. This Agreement contains all of the terms and conditions of the understanding of the Parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the Parties and others relating hereto are superseded by this Agreement.

Section 10.5. GOVERNING LAW. This Agreement and the transactions contemplated hereby shall be governed by and interpreted in accordance with the laws of the State of Texas without giving effect to principles thereof relating to conflicts of law or rules that would direct the application of the laws of another jurisdiction. Venue in any legal proceeding shall be in a state district court in Chambers County.

Section 10.6. AUTHORITY TO EXECUTE AGREEMENT. Each of the Parties represents and warrants that its undersigned representative has been expressly authorized to execute this Agreement for and on behalf of such Party.

Section 10.7. SEVERABILITY. If any term, provision or condition of this Agreement, or any application thereof, is held invalid, illegal, or unenforceable in any respect under any Law (as hereinafter defined), this Agreement shall be reformed to the extent necessary to conform, in each case consistent with the intention of the Parties, to such Law, and to the extent such term, provision, or condition cannot be so reformed, then such term, provision, or condition (or such invalid, illegal or unenforceable application thereof) shall be deemed deleted from (or prohibited under) this Agreement, as the case may be, and the validity, legality, and enforceability of the remaining terms, provisions, and conditions contained herein (and any other application such term, provision, or condition) shall not in any way be affected or impaired thereby. Upon such determination that any term or other provision is invalid, illegal, or incapable of being enforced, the Parties hereto shall negotiate in good faith to modify this Agreement in an acceptable manner so as to effect the original intent of the Parties as closely as possible so that the transactions contemplated hereby are fulfilled to the extent possible. As used in this Section 10.7, the term "Law" shall mean any applicable

statute, law (including common law), ordinance, regulation, rule, ruling, order, writ, injunction, decree, or other official act of or by any federal, state or local government, governmental department, commission, board, bureau, agency, regulatory authority, instrumentality, or judicial or administrative body having jurisdiction over the matter or matters in question.

Section 10.8. PAYMENT OF EXPENSES. Except as otherwise expressly provided in this Agreement, or as covered by the application fee, each of the Parties shall pay its own costs and expenses relating to this Agreement, including, but not limited to, its costs and expenses of the negotiations leading up to this Agreement, and of its performance and compliance with this Agreement.

Section 10.9. INTERPRETATION.

A. When a reference is made in this Agreement to a Section, Article, or Exhibit, such reference shall be to a Section or Article of, or Exhibit to, this Agreement unless otherwise indicated. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

B. The words “include,” “includes,” and “including” when used in this Agreement shall be deemed in such case to be followed by the phrase, “but not limited to”. Words used in this Agreement, regardless of the number or gender specifically used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context shall require.

C. The provisions of the Act and the Comptroller’s Rules are incorporated by reference as if fully set forth in this Agreement. In the event of a conflict, the conflict will be resolved by reference to the following order of precedence:

- i. The Act;
- ii. The Comptroller’s Rules as they exist at the time the Agreement is executed, except as allowed in the definition of Qualified Property in Section 1.1; and
- iii. This Agreement and its Attachments including the Application as incorporated by reference.

Section 10.10. EXECUTION OF COUNTERPARTS. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which, taken together, shall constitute but one and the same instrument, which may be sufficiently evidenced by one counterpart.

Section 10.11. PUBLICATION OF DOCUMENTS. The Parties acknowledge that the District is required to publish the Application and its required schedules, or any amendment thereto; all economic analyses of the proposed project submitted to the District; and the approved and executed copy of this Agreement or any amendment thereto, as follows:

A. Within seven (7) days of receipt of such document, the District shall submit a copy to the Comptroller for publication on the Comptroller’s Internet website;

B. The District shall provide on its website a link to the location of those documents posted on the Comptroller’s website;

C. This Section does not require the publication of information that is confidential under Section 313.028 of the TEXAS TAX CODE.

Section 10.12. CONTROL; OWNERSHIP; LEGAL PROCEEDINGS. The Applicant shall immediately notify the District in writing of any actual or anticipated change in the control or ownership of the Applicant and of any legal or administrative investigations or proceedings initiated against the Applicant related to the project regardless of the jurisdiction from which such proceedings originate.

Section 10.13. DUTY TO DISCLOSE. If circumstances change or additional information is obtained regarding any of the representations and warranties made by the Applicant in the Application or this Agreement, or any other disclosure requirements, subsequent to the date of this Agreement, the Applicant's duty to disclose continues throughout the term of this Agreement.

Section 10.14. CONFLICTS OF INTEREST.

A. The District represents that, after diligent inquiry, each local public official or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, has disclosed any conflicts of interest in obtaining or performing this Agreement and related activities, appropriately recused from any decisions relating to this Agreement when a disclosure has been made, and the performance of this Agreement will not create any appearance of impropriety. The District represents that it, the District's local public officials or local government officer, as those terms are defined in Chapters 171 and 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

B. The Applicant represents that, after diligent inquiry, each of its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, involved in the representation of the Applicant with the District has complied with the provisions of Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE. The Applicant represents that it and its agents, as defined in Chapter 176 of the TEXAS LOCAL GOVERNMENT CODE, have not given, nor intend to give, at any time hereafter, any future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant, employee, or representative of the other Party or the State of Texas in connection with this Agreement.

C. The District and the Applicant each separately agree to notify the other Party and the Comptroller immediately upon learning of any conflicts of interest.

Section 10.15. PROVISIONS SURVIVING EXPIRATION OR TERMINATION. Notwithstanding the expiration or termination (by agreement, breach, or operation of time) of this Agreement, the provisions of this Agreement regarding payments (including liquidated damages and tax payments), reports, records, and dispute resolution of the Agreement shall survive the termination or expiration dates of this Agreement until the following occurs:

A. all payments, including liquidated damage and tax payments, have been made;

- B. all reports have been submitted;
- C. all records have been maintained in accordance with Section 8.6.A; and
- D. all disputes in controversy have been resolved.

Section 10.16. ELECTRONIC DELIVERY.

A. This Agreement may be duly executed and delivered in person, by mail, or other electronic format (including portable document format (pdf) transmitted by e-mail). The executing Party must promptly deliver a complete, executed original or counterpart of this Agreement to the other executing Parties. This Agreement shall be binding on and enforceable against the executing Party whether or not it delivers such original or counterpart.

B. Delivery is deemed complete as follows:

- i. When delivered if delivered personally or sent by express courier service;
- ii. Three (3) business days after the date of mailing if sent by registered or certified U.S. mail, postage prepaid, with return receipt requested; or
- iii. When the recipient, by an e-mail sent to the e-mail address for the executing Parties acknowledges having received that e-mail (an automatic "read receipt" does not constitute acknowledgment of an e-mail for delivery purposes).

Remainder of page intentionally left blank.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties in multiple originals on this 16th day of December 2019.

ENTERPRISE PRODUCTS OPERATING LLC

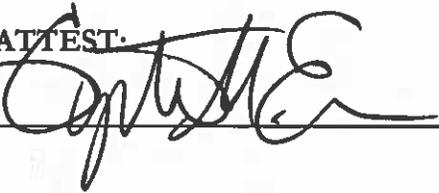
By: Enterprise Products OLPGP, Inc., its sole manager

By: 
Name: Curt Tate
Title: Senior Tax Director

BARBERS HILL INDEPENDENT SCHOOL DISTRICT

By: 
GEORGE BARRERA
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: 

CYNTHIA ERWIN
SECRETARY, BOARD OF TRUSTEES

Exhibit 1

Description of Land

431.0 ACRES

FIELD NOTES of a 431.0 acre tract of land situated in the Hannah Nash League, Abstract No.

20, Chambers County, Texas, being out of and a part of the residue of 2214 acres conveyed to Albert N. Nelson, Jr., by Albert N. Nelson, et ux, by deed dated December 31, 1959, and recorded in Volume 218 at Page 248 of the Deed Records of Chambers County, Texas, and a 13.354 acre tract of land conveyed to Albert N. Nelson, Jr., et al, by Chambers County, Texas, by deed dated September 1, 1995, and recorded in Volume 276 at Page 338 of the Official Public Records of Chambers County, Texas. This 431.0 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: Bearings indicated hereon are based on field ties to monumentation indicated in a survey map dated December 14, 2010, certified on December 15, 2010, prepared by Michael Chandler and titled, "SURVEY OF TWO TRACTS OF LAND SITUATED IN THE HANNAH NASH SURVEY A-20 CHAMBERS COUNTY, TEXAS".

BEGINNING (P.O.B.-TRACT 1) at a capped iron rod found for the Southeast corner of this tract of land, a Southeast corner of said residue of 2214 acres, the Southwest corner of a 6.854 acre tract of land called Tract 1 conveyed to Missouri Pacific Railroad Company by Albert N. Nelson, Jr., et al, by deed dated August 31, 1995, and recorded in Volume 279 at Page 567 of the Official Public Records of Chambers County, Texas, the Northwest corner of a 1.576 acre easement conveyed to Missouri Pacific Railroad Company by Patti K. Kroll by deed dated August 3, 1995, and recorded in Volume 277 at Page 184 of the Official Public Records of Chambers County, Texas, and in the North line of 117.91 acres conveyed to Patti K. Kroll by Irene Ulrich Massey by deed dated July 3, 1990, and recorded in Volume 184 at Page 85 of the Official Public Records of Chambers County, Texas.

THENCE South 77°53'02" West with the South line of this tract of land, the South line of said residue of 2214 acres, and the North line of said 117.91 acres a distance of 3895.55 feet to a Y2 inch iron rod found for the Southwest corner of this tract of land, a Southwest corner of said residue of 2214 acres, and the Southeast corner of a 32.35 acre tract of land called Tract 1 awarded to Coastal Industrial Water Authority by instrument dated February 23, 1973, and recorded in Volume 359 at Page 119 of the Deed Records of Chambers County, Texas. From this corner a 5/8 inch iron rod found for the Northwest corner of said 117.91 acres, and the Northeast corner of 110.79 acres called Parcel "A" conveyed to Coastal Industrial Water Authority by Lillian U. Keyser, et al, by deed dated January 30, 1970, and recorded in Volume 312 at Page 473 of the Deed Records of Chambers County, Texas, bears South 77°53'02" West a distance of 43.87 feet

THENCE North 12°08'29" West with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres, at a distance of 1.57 feet found a 5/8 inch iron rod, in all a total distance of 69.21 feet to a Y2 inch iron rod found for an interior corner of this tract of land, an interior corner of said residue of 2214 acres, and a Northeast corner of said 32.35 acres.

THENCE South 77°51'31" West with a South line of this tract of land, a South line of said residue of 2214 acres, and a North line of said 32.35 acres a distance of 40.53 feet to a inch iron rod found for a Southwest corner of this tract of land, a Southwest corner of said residue of 2214 acres, and an interior corner of said 32.35 acres.

THENCE in a Northerly direction with a West line of this tract of land, a West line of said residue of 2214 acres, an East line of said 32.35 acres, and a curve to the right, having a central angle of 33°56'10", a radius of 735.00 feet, an arc length of 435.34 feet, and a chord bearing and distance of North 04°45'25" East 429.00 feet to a inch iron rod found for the point of tangency of this tract of land.

THENCE North 21°20'31" East with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres a distance of 4813.02 feet to a inch iron rod found for an angle corner of this tract of land, an angle corner of said residue of 2214 acres, the Northeast corner of said 32.35 acres, and the Southeast corner of a 6.05 acre tract of land conveyed to Coastal Industrial Water Authority by Vera Honsinger, et al, by deed dated June 4, 1971, and recorded in Volume 328 at Page 697 of the Deed Records of Chambers County, Texas.

THENCE North 21°27'31" East with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 6.05 acres a distance of 72.87 feet to a 2 inch iron pipe found for the Northwest corner of this tract of land, the Northwest corner of said residue of 2214 acres, the Southwest corner of a 5.999 acre tract of land conveyed to Shawn Pool by Robert W. Jay, et ux, by deed dated July 13, 2009, and recorded in Volume 1128 at Page 228 of the Official Public Records of Chambers County, Texas, in the North line of said Nash League, and in the South line of the W. B. Bass Survey, Abstract No. 596, Chambers County, Texas.

THENCE North 78°21'04" East with a North line of this tract of land, a North line of said residue of 2214 acres, the North line of said Nash League, the South line of said Bass Survey, and the South line of said 5.999 acres a distance of 823.17 feet to a 2 inch iron pipe found for a Northeast corner of this tract of land, a Northeast corner of said residue of 2214 acres, and in the occupied West right of way line of Old Hatcherville Road.

THENCE South 31°56'22" East with an East line of this tract of land, an East line of said residue of 2214 acres, and the occupied West right of way line of Old Hatcherville Road a distance of 42.62 feet to a 1 inch iron pipe found for an interior corner of this tract of land, an interior corner of said residue of 2214 acres, and an angle corner of Old Hatcherville Road.

THENCE North 77°52'50" East with a North line of this tract of land, a North line of said residue of 2214 acres, the South right of way line of Old Hatcherville Road, and the South right of way line of New Hatcherville Road a distance of 2676.93 feet to a 5/8 inch iron rod found bent for the Northeast corner of this tract of land, the Northeast corner of said residue of 2214 acres, and an angle corner of said Hatcherville Road.

THENCE South 13°31'09" East with an East line of this tract of land, an East line of said residue of 2214 acres, and the West right of way line of Hatcherville Road a distance of 1753.00 feet to a Yz inch iron rod

found for a Southeast corner of this tract of land, a Southeast corner of said residue of 2214 acres, and the North or Northeast corner of a 1.262 acre tract of land called Tract 3 conveyed to Missouri Pacific Railroad Company by Albert N. Nelson, Jr., et al, by deed dated August 31, 1995, and recorded in Volume 279 at Page 567 of the Official Public Records of Chambers County, Texas. From this corner a 1/2 inch iron rod found bent in the West right of way line of Hatcherville Road bears South 13°31'09" East a distance of 826.43 feet.

THENCE South 39°04'00" West with an East line of this tract of land, an East line of said residue of 2214 acres, the West line of said 1.262 acres, the West line of 0.3214 of an acre tract of land called Tract 2, and a 6.854 acre tract of land called Tract 1 conveyed to Missouri Pacific Railroad Company in said deed recorded in Volume 279 at Page 567 of the Official Public Records of Chambers County, Texas, a distance of 1931.82 feet to a 1/2 inch iron rod found for the point of curvature of this tract of land.

THENCE in a Southerly direction with an East line of this tract of land, an East line of said residue of 2214 acres, the West line of said 6.854 acres, an a curve to the left, having a central angle of 26°38'41", a radius of 1960.10 feet, an arc length of 911.52 feet, and a chord bearing and distance of South 25°44'39" West 903.33 feet to a 1/2 inch iron rod found for the point of tangency of this tract of land.

THENCE South 12°25'19" West with an East line of this tract of land, an East line of said residue of 2214 acres, and the West line of said 6.854 acres a distance of 915.31 feet to the PLACE OF BEGINNING, containing within said boundaries 431.0 acres of land, more or less.

Exhibit 2
Qualified Investment / Qualified Property Map

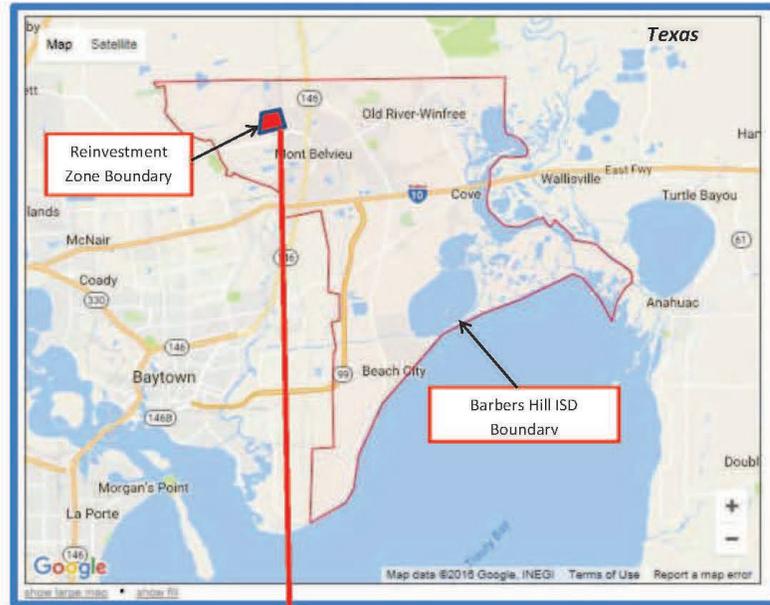


Exhibit 3

Detailed Description of Qualified Investment

Proposed Project Description

Enterprise Products Operating LLC (Enterprise) currently operates its Mont Belvieu Manufacturing Complex in Chambers County. Enterprise proposes to construct a Propane Dehydrogenation (PDH) unit at the Complex with a designated propylene production capacity of 1.654 billion pounds per year. A hydrogen byproduct will also be produced. Both the propylene and hydrogen products will be sent offsite via pipeline to enter the stream of commerce.

Manufacturing Process

Fresh propane feed is fed to the reactors, where dehydrogenation of propane takes place and propylene is formed as a product. The reactor effluent is compressed and cooled to separate a hydrogen rich off-gas, and the condensed hydrocarbon liquid which consists of mainly propylene and propane is then further processed by the cryogenic separation to obtain pure propylene product. The un-reacted propane is recycled to the reaction section. The hydrogen rich off-gas is sent a hydrogen recovery unit (PSA) to recover the hydrogen.

PDH Manufacturing proposed facility - List of Improvements

Plant Components

- Reactor section that converts propane feed to propylene
- Product separation system
- Utility systems to support process demands
- Cooling tower
- Hydrogen Recovery Unit (PSA)
- Ancillary tanks
- Emergency pumps and engines
- Process flare
- Wastewater treatment facilities.

Exhibit 4

Detailed Description of Qualified Property

Proposed Project Description

Enterprise Products Operating LLC (Enterprise) currently operates its Mont Belvieu Manufacturing Complex in Chambers County. Enterprise proposes to construct a Propane Dehydrogenation (PDH) unit at the Complex with a designated propylene production capacity of 1.654 billion pounds per year. A hydrogen byproduct will also be produced. Both the propylene and hydrogen products will be sent offsite via pipeline to enter the stream of commerce.

Manufacturing Process

Fresh propane feed is fed to the reactors, where dehydrogenation of propane takes place and propylene is formed as a product. The reactor effluent is compressed and cooled to separate a hydrogen rich off-gas, and the condensed hydrocarbon liquid which consists of mainly propylene and propane is then further processed by the cryogenic separation to obtain pure propylene product. The un-reacted propane is recycled to the reaction section. The hydrogen rich off-gas is sent a hydrogen recovery unit (PSA) to recover the hydrogen.

PDH Manufacturing proposed facility - List of Improvements

Plant Components

- Reactor section that converts propane feed to propylene
- Product separation system
- Utility systems to support process demands
- Cooling tower
- Hydrogen Recovery Unit (PSA)
- Ancillary tanks
- Emergency pumps and engines
- Process flare
- Wastewater treatment facilities.

Exhibit 5

Illustration of Supplemental Payment Schedule

Tax Year	Supplemental Payment Owed
2021	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2022	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2023	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2024	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2025	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2026	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2027	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2028	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2029	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2030	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2031	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2032	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (subject to Aggregate Limit)
2033	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (not subject to Aggregate Limit)
2034	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (not subject to Aggregate Limit)
2035	Greater of \$50,000 or \$100 multiplied by the District's ADA for the previous school year (not subject to Aggregate Limit)