SARA LEON & ASSOCIATES, LLC

June 26, 2019

Via Hand Delivery and Electronic Mail: <u>tabita.collazo@cpa.texas.gov</u> Tabita Collazo Economic Development & Local Government Data Analysis & Transparency Division Texas Comptroller of Public Accounts 111 E. 17th Street Austin, Texas 78774

> Re: Application #1330 from Chevron Phillips Chemical, LP to West Orange-Cove Consolidated Independent School District – Amendment #001 Transmittal Letter

Dear Ms. Collazo:

This letter is in response to your email dated February 7, 2019. Per your request, Phillips Chemical, LP has made the following changes to Application #1330. Enumerated below are the changes contained in Amendment #001:

- 1. Application Section 9, Item 1 Project Timeline: Updated Application approval date
- 2. Application Section 10, Item 5 The Property: Changed answer
- 3. Application Section 12, Item 3b Qualified Property: Date updated
- 4. Application Section 13, Items 4 and 6 Information on Property Not Eligible to Become Qualified Property: Estimated market value changed
- 5. Application Section 14, Items 2 Wage and Employment Information: Last complete calendar year changed
- 6. Application Section 14, Items 7 Wage and Employment Information: Wages have been updated
- 7. Tab 4 Detailed description of the project: General clarifications
- 8. **Tab 6 Project Location within Single or Multiple School Districts:** Provided additional details regarding multiple school districts
- 9. Tab 7 Description of Qualified Investment: General clarifications and additional details provided



- 10. Tab 8 Description of Qualified Property: General clarifications and additional details provided
- 11. **Tab 9 Description of Land:** Updated the accounts to correctly reflect those in the school district
- 12. **Tab 10 Description of all property not eligible to become qualifies property:** Identified existing improvements that will not be eligible to become qualified property
- 13. Tab 11 Maps: Updated maps
- 14. Tab 13 Calculation of three possible wage requirements with TWC documentation: Updated wage information
- 15. Tab 14 Schedules: Updated schedules
- 16. Tab 16 Description of Reinvestment: Updated information
- 17. Tab 17 Authorized Signatures: New signature page

Respectfully submitted,

Sara Hardner Leon SARA LEON & ASSOCIATES, LLC

Enclosed: Application Amendment 001

	Texas Comptroller of Public Accounts	Data Analysis and Transparency Form 50-296-A
S	SECTION 9: Projected Timeline	
1.	Application approval by school board	Q3 2019
2.	Commencement of construction	Q2 2020
3.	Beginning of qualifying time period	1/1/2023
4.		2024
5.		2024
6	Commencement of commercial operations	Q3 2024
0. 7.	Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)?	. Yes No
	Note: Improvements made before that time may not be considered qualified property.	2024
8.	When do you anticipate the new buildings or improvements will be placed in service?	2024
S	SECTION 10: The Property	
1.	Identify county or counties in which the proposed project will be located Orange	
2.	Identify Central Appraisal District (CAD) that will be responsible for appraising the property	
3.	Will this CAD be acting on behalf of another CAD to appraise this property?	Yes No
4.	List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity County: Orange / .5420 100% (Name, tax rate and percent of project) City: Orange / .71774 50% (applying for (Name, tax rate and percent)	or disannexation)
	Hospital District: Water District: (Name, tax rate and percent of project) (Name, tax rate and percent of project)	ent of project)
	Other (<i>describe</i>): DD #2 /.11126 100% Other (<i>describe</i>): Port / .0073	
	(Name, tax rate and percent of project) (Name, tax rate and percent	
5.	Is the project located entirely within the ISD listed in Section 1?	. Yes No
6.	Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)?	
	6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.	
	SECTION 11: Investment	
lin	OTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of nitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the p strict. For assistance in determining estimates of these minimums, access the Comptroller's website at comptroller.texas.gov/econ	roperty within the school
1.	At the time of application, what is the estimated minimum qualified investment required for this school district?	30,000,000.00
2.	What is the amount of appraised value limitation for which you are applying?	30,000,000.00
	Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.	
3.	Does the qualified investment meet the requirements of Tax Code §313.021(1)?	. Yes No
4.	 Attach a description of the qualified investment [See §313.021(1).] The description must include: a. a specific and detailed description of the qualified investment you propose to make on the property for which you are revalue limitation as defined by Tax Code §313.021 (Tab 7); b. a description of any new buildings, proposed new improvements or personal property which you intend to include as pa qualified investment (Tab 7); and c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11). 	art of your minimum
5.		. Yes No
	For more information, visit our website: comptroller.texas.gov/economy/local/ch313/	Page 5

Yes

Yes

No

No

SECTION 12: Qualified Property

- 1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
 - a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
 - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
 - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
- Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?
 - 2a. If yes, attach complete documentation including:
 - a. legal description of the land (Tab 9);
 - each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
 - c. owner (Tab 9);
 - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
 - e. a detailed map showing the location of the land with vicinity map (Tab 11).
- 3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303?
 - 3a. If yes, attach the applicable supporting documentation:
 - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
 - b. legal description of reinvestment zone (Tab 16);
 - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
 - d. guidelines and criteria for creating the zone (Tab 16); and
 - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
 - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone?
 Q3 2019

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

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

4.	Total estimated market value of existing property (that property described in response to question 1):	244,546.00
5.	In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date	
	within 15 days of the date the application is received by the school district.	

	Texas Comptroller of Public Accounts	Data Analysis and Transparency Form 50-296-A
	SECTION 14: Wage and Employment Information	
1.	What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)?	0
2.	. What is the last complete calendar quarter before application review start date:	
3.	. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)?	3,573
	Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).	
4.	. What is the number of new qualifying jobs you are committing to create?	10
5.	. What is the number of new non-qualifying jobs you are estimating you will create?	0
6.	. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)?	. Yes No
	6a. If yes, attach evidence in Tab 12 documenting that the new qualifying job creation requirement above exceeds the num necessary for the operation, according to industry standards.	ber of employees
7.	Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the TWG actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from the based on information from the four quarterly periods for which data were available at the time of the application review start data pplication). See TAC §9.1051(21) and (22).	is estimate — will be
	a. Average weekly wage for all jobs (all industries) in the county is	1,019.50
	b. 110% of the average weekly wage for manufacturing jobs in the county is	2,053.98
	c. 110% of the average weekly wage for manufacturing jobs in the region is	1,539.05
8.	. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project?	or §313.021(5)(B)
9.	. What is the minimum required annual wage for each qualifying job based on the qualified property?	80,030.60
1(0. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property?	80,030.60
11	1. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)?	. Yes No
12	2. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)?	. Yes No
	12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).	
1:	3. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements?	. Yes No
	13a. If yes, attach in Tab 6 supporting documentation including a list of qualifying jobs in the other school district(s).	

SECTION 15: Economic Impact

- 1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
- 2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in Tab 15. (not required)
- If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in Tab 15. Amendment No. 2 West Orange Cove CISD No. 1330, Chevron Phillips Chemical Company LP – 6/26/2019

Detailed description of the project

Chevron Phillips Chemical Company LP is evaluating the purchase of an approximately 1700-acre project site and the design and construction of a world-scale Ethylene Cracker, and two ethylene derivatives units, related administrative buildings, utility, infrastructure, logistics assets, a rail storage yard and all other assets necessary to operate the production facilities. The plant will take hydrocarbons and break them down into Ethylene. The Ethylene will be further processed at other units into polyethylene resin, which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemicals and detergent bottles, pails and drums. This is a greenfield location, there are no existing manufacturing plants on the site. All assets will be built specifically for the support of the manufacturing project.

The proposed assets for which the tax limitation is sought will include a world-scale Ethylene Cracker unit, and two Ethylene Derivative Units, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on sited by the project by rail to customers), laboratory and laboratory equipment, along with all manufacturing process auxiliaries including but not limited to packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – specifically industrialized gases that may be required to run the ethylene manufacturing process such as a small packaged system auxiliary nitrogen unit would be installed as part of the project to produce the nitrogen necessary for the Ethylene Cracker unit to operate), blowers and fans, dryers, furnaces, heat exchangers, electrical heaters, cyclones and screens, mixers, feeders, extruders, rotary valves, vessels, reactors, scales, trolleys and hoists pipe ways, utility service lines within the project boundary, raw material pipelines within the project

boundary, a yet undetermined number of storage tanks to be exclusively used for the holding of raw materials and intermediate products critical in the manufacturing process of the project, compressors, drums, heat exchangers, pumps, filters piping, insulation, electrical switchgear, steam boilers, waste treatment facilities, transformers, instrumentation equipment, equipment and structural foundations and supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution tanks and pipelines within the project boundary, flare, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, air compressors, electrical sub-stations, roads, utilities (including all lines), flares, tankage, pipe connections, cooling towers, waste water units, control, administration and other plant buildings, water and sewer treatment facilities, railroad and truck racks, rail car loading and cleaning equipment, fire prevention and safety equipment.

All assets for which a proposed limitation is sought will be clearly within the project boundary identified for this manufacturing project. No limitation is being sought for any infrastructure, transportation or logistics assets outside such boundary.

The qualified investment and qualified property will also include any other necessary equipment to construct a fully functioning manufacturing plant and rail yard. Construction would commence in 2020 with completion estimated in 2024.

Project Location within Single or Multiple School Districts

A portion of the rail car storage in transit (SIT) yard would be constructed in Bridge City ISD. See Maps 11 b) and 11 c). Such portion is not included in or covered by this application. See Maps 11 b) and 11 c).

Description of Qualified Investment

Chevron Phillips Chemical Company LP is evaluating the purchase of an approximately 1700-acre project site and the design and construction of a world-scale Ethylene Cracker, and two ethylene derivatives units. The Ethylene will be further processed at other units into polyethylene resin, which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemicals and detergent bottles, pails and drums. This is a greenfield location, there are no existing manufacturing plants on the site. All assets will be built specifically for the support of the manufacturing project.

The proposed assets for which the tax limitation is sought will include a world-scale Ethylene Cracker unit, and two Ethylene Derivative Units, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on sited by the project by rail to customers), laboratory and laboratory equipment, along with all manufacturing process auxiliaries including but not limited to packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – specifically industrialized gases that may be required to run the ethylene manufacturing process such as a small packaged system auxiliary nitrogen unit would be installed as part of the project to produce the nitrogen necessary for the Ethylene Cracker unit to operate), blowers and fans, dryers, furnaces, heat exchangers, electrical heaters, cyclones and screens, mixers, feeders, extruders, rotary valves, vessels, reactors, scales, trolleys and hoists pipe ways, utility service lines within the project boundary, raw material pipelines within the project boundary, a yet undetermined number of storage tanks to be used exclusively for the holding of raw materials and intermediate products critical in the manufacturing process of the project, compressors, drums, heat exchangers, pumps, filters piping, insulation, electrical switchgear, steam boilers, waste treatment facilities, transformers, instrumentation equipment, equipment and structural foundations and supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution tanks and pipelines within the project boundary, flare, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, air compressors, electrical sub-stations, roads, utilities (including all lines), flares, tankage, pipe connections, cooling towers, waste water units, control, administration and other plant buildings, water and sewer treatment facilities, railroad and truck racks, rail car loading and cleaning equipment, fire prevention and safety equipment.

All assets for which a proposed limitation is sought will be clearly within the project boundary identified for this manufacturing project. No limitation is being sought for any infrastructure, transportation or logistics assets outside such boundary.

The qualified investment and qualified property will also include any other necessary equipment to construct a fully functioning manufacturing plant and rail yard. Construction would commence in 2020 with completion estimated in 2024.

Description of Qualified Property

Chevron Phillips Chemical Company LP is evaluating the purchase of an approximately 1700-acre project site and the design and construction of a world-scale Ethylene Cracker, and two ethylene derivatives units. The Ethylene will be further processed at other units into polyethylene resin, which is used in products such as plastic pipe, merchandise bags, milk jugs, food and beverage containers, household chemicals and detergent bottles, pails and drums. This is a greenfield location, there are no existing manufacturing plants on the site. All assets will be built specifically for the support of the manufacturing project.

The proposed assets for which the tax limitation is sought will include a world-scale Ethylene Cracker unit, and two Ethylene Derivative Units, rail car storage in transit (SIT) yard used to store polyethylene produced on site by the project in rail cars until there are a sufficient number of full rail cars to be shipped (Note: a limitation is not being requested for rail cars), rail car interchange track used to manage polyethylene produced on site by the project, rail car staging track used to stage polyethylene produced on site by the project, rail car transload track used to store polyethylene produced on site by the project, and rail spurs (all rail track and spurs are for the SIT yard and to connect with existing rail lines for movement of the final product produced on sited by the project by rail to customers), laboratory and laboratory equipment, along with all manufacturing process auxiliaries including but not limited to packaged systems (which are standalone systems or self-contained production systems necessary for the main units to operate – specifically industrialized gases that may be required to run the ethylene manufacturing process such as a small packaged system auxiliary nitrogen unit would be installed as part of the project to produce the nitrogen necessary for the Ethylene Cracker unit to operate), blowers and fans, dryers, furnaces, heat exchangers, electrical heaters, cyclones and screens, mixers, feeders, extruders, rotary valves, vessels, reactors, scales, trolleys and hoists pipe ways, utility service lines within the project boundary, raw material pipelines within the project boundary, a yet undetermined number of storage tanks to be exclusively used for the holding of raw materials and intermediate products critical in the manufacturing process of the project, compressors, drums, heat exchangers, pumps, filters piping, insulation, electrical switchgear, steam boilers, waste treatment facilities, transformers, instrumentation equipment, equipment and structural foundations and

supports, control equipment and facilities, warehouses for storage of spare parts inventories, raw material and utility distribution tanks and pipelines within the project boundary, flare, inter-plant piping, other chemical processing equipment constructed or installed to support the operations of the project, tie-ins, air compressors, electrical sub-stations, roads, utilities (including all lines), flares, tankage, pipe connections, cooling towers, waste water units, control, administration and other plant buildings, water and sewer treatment facilities, railroad and truck racks, rail car loading and cleaning equipment, fire prevention and safety equipment.

All assets for which a proposed limitation is sought will be clearly within the project boundary identified for this manufacturing project. No limitation is being sought for any infrastructure, transportation or logistics assets outside such boundary.

The qualified investment and qualified property will also include any other necessary equipment to construct a fully functioning manufacturing plant and rail yard. Construction would commence in 2020 with completion estimated in 2024.

Description of Land

The unimproved land under consideration for the project location is identified on the appraisal records of the Orange County Appraisal District ("OCAD") by the Property ID Nos. listed below. Note that not all of the parcels listed below may be acquired.

The land will be qualified property for purposes of this Application.

R24181

R24123

R23997

R13324

R24343

R311243

- R13756
- R12869
- R14461
- R14426

R13805

R14477

Property De	tails	Property Values		
Account		Improvement Homesite Value:	S	
Property ID:	R14477	Improvement Non-Homesite Value:	S	
Legal Description:	ABST. 16 S. JETT TR 163	Land Homesite Value:	S	
Geographic ID:	000016-019801	Land Non-Homesite Value:	S	
Agent Code:		Agricultural Market Valuation:	S	
Туре:	Real Property			
Location		Market Value:	S	
Address:		Ag Use Value:	S	
Map ID:				
Neighborhood CD:	16	Appraised Value:	S	
Owner		Homestead Cap Loss: 😧	S	
Owner ID:	O068091			
Name:	SABINE RIVER AUTHORITY OF TEXAS	Assessed Value:	S	
Mailing Address: PO BOX 579 ORANGE, TX 77631-0579		DISCLAIMER Information provided for research purposes o	nly, Legal descriptions	
% Ownership: 100.0%		and acreage amounts are for appraisal district use only and should be verified prior		
Exemptions:	EX - Exempt Property For privacy reasons not all exemptions are shown online.	to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.		

Prope	Property Taxing Jurisdiction				
Entity	Description	Market Value	Taxable Value		
CAD	Appraisal District	\$0	\$0		
D02	Orange County Drainage District	\$0	\$0		
L03	County of Orange Lateral Road	\$0	\$0		
P01	Orange County Navigation & Port District	\$0	\$0		
S05	West Orange-Cove CISD	\$0	\$0		
X40	County of Orange	\$0	\$0		

Property ID: R24181 For Year 2018-

Property De	tails
Account	
Property ID: R24181	
Legal Description:	277 ABST. 277 E. C. HALL, TRACT 006, ACRES 25.58, (UND INT) ***HWY PATROL PASTURE***
Geographic ID:	000277-000601
Agent Code:	
Туре:	Real Property
Location	
Address:	
Map ID:	
Neighborhood CD:	277
Owner	
Owner ID:	O010522
Name:	BROWN, E. W. , JR. PROPERTIES
Mailing Address:	c/o: E W BROWN JR PROPERTIES Att'n: Rocky Arrell - Agent P.O. Box 959 Cuero, TX 77954-0959
% Ownership:	94.1%
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.

	♥View Map +	Print
Property Values		
Improvement Homesite Value:		\$0
Improvement Non-Homesite Value:		\$0
Land Homesite Value:		\$0
Land Non-Homesite Value:		\$0
Agricultural Market Valuation:		\$89,529
	, i i i i i i i i i i i i i i i i i i i	
Market Value:		\$89,529
Ag Use Value:		\$2,253
Appraised Value:		\$89,529
Homestead Cap Loss: 🖗		\$0
Assessed Value:		\$2,253

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction			
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$84,264	\$2,119
CAD	Appraisal District	\$84,264	\$2,119
D02	Orange County Drainage District	\$84,264	\$2,119
L03	County of Orange Lateral Road	\$84,264	\$2,119
P01	Orange County Navigation & Port District	\$84,264	\$2,119
S05	West Orange-Cove CISD	\$84,264	\$2,119
×40	County of Orange	\$84,264	\$2,119

Property Improvement - Building

A Back to Top

Property De	tails
Account	
Property ID:	R24123
Legal Description:	277 ABST. 277 E. C. HALL, TRACT 005, ACRES 6.842, LIFE ESTATE
Geographic ID:	000277-000551
Agent Code:	
Туре:	Real Property
Location	
Address:	
Map ID:	
Neighborhood CD:	277
Owner	
Owner ID:	O084033
Name:	WILLEY, ERNEST H.
Mailing Address:	1610 FOREMAN RD ORANGE, TX 77630-6886
% Ownership:	100.0%
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.

Property Values		
Improvement Homesite Value:	\$8,760	
Improvement Non-Homesite Value:	\$0	
Land Homesite Value:	\$0	
Land Non-Homesite Value:	\$0	
Agricultural Market Valuation:	\$23,947	
Market Value:	\$32,707	
Ag Use Value:	\$602	
Appraised Value:	\$32,707	
Homestead Cap Loss: 0	\$0	
Assessed Value:	\$9,362	

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

1,800.00

Property Taxing Jurisdiction			
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$32,707	\$9,362
CAD	Appraisal District	\$32,707	\$9,362
D02	Orange County Drainage District	\$32,707	\$9,362
L03	County of Orange Lateral Road	\$32,707	\$9,362
P01	Orange County Navigation & Port District	\$32,707	\$9,362
S05	West Orange-Cove CISD	\$32,707	\$9,362
X40	County of Orange	\$32,707	\$9,362

Property Improvement - Building

Carport, Dirt

CPT3

Type: Miscellaneous State Code: E1 Value: \$8,760 Class CD Year Built SQFT Segment Value Description Туре R2 CPT3 Carport, Dirt 680.00 R2 450.00 CPT3 Carport, Dirt 400.00 STG1 Storage, Lump Sum STG1 Storage, Lump Sum 900.00 CPT3 Carport, Dirt 600.00

A Back to Top

\$1,500

\$500

\$1,000

\$600

\$300

\$4,860

Property ID: R23997 For Year	18+	♥View Map + 🖨 Print
♀ Мар		DISCLAIMER
R2033 R2032 R20123 R20123	R23007	R23993 R23993 GeoEl Songles, Cht22, Airbus DS, USDA

Property Details		Property Values	
Account		Improvement Homesite Value:	\$0
Property ID:	R23997	Improvement Non-Homesite Value:	\$177,403
Legal Description:	277 ABST. 277 E. C. HALL, TRACT 005A, ACRES 5.569	Land Homesite Value:	\$0
Geographic ID:	000277-000555	Land Non-Homesite Value:	\$25,692
Agent Code:		Agricultural Market Valuation:	\$0
Туре:	Real Property		
Location		Market Value:	\$203,095
Address:	1706 FOREMAN RD, Orange, TX	Ag Use Value:	SO
Map ID:			14
Neighborhood CD:	277	Appraised Value:	\$203,095
Owner		Homestead Cap Loss: @	\$0
Owner ID:	O0040469		
Name:	THE CHEMOURS COMPANY FC, LLC	Assessed Value:	\$203,095
Mailing Address:	C/O ROBERT A. SCOTT, CORPORATE TAX DEPARTMENT 1007 MARKET ST WILMINGTON, DE 19898-1100	DISCLAIMER Information provided for research purposes only. Legal description and acreage amounts are for appraisal district use only and should be verified pri to using for legal purpose and or documents. Please contact the Appraisal Distric verify all information for accuracy.	
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Taxing Jurisdiction			A Beck to Top
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$203,095	\$203,095
CAD	Appraisal District	\$203,095	\$203,095
D02	Orange County Drainage District	\$203,095	\$203,095
L03	County of Orange Lateral Road	\$203,095	\$203,095
P01	Orange County Navigation & Port District	\$203,095	\$203,095
S05	West Orange-Cove CISD	\$203,095	\$203,095
X40	County of Orange	\$203,095	\$203,095

Property ID: R13324 For Year 2018-

Property Details			
Account			
Property ID:	R13324		
Legal Description:	12 ABST. 12 JOHN HARMON, TRACT 154, ACRES 7.009 LIFE ESTATE		
Geographic ID:	000012-018501		
Agent Code:			
Туре:	Real Property		
Location			
Address:			
Map ID:			
Neighborhood CD:	12		
Owner			
Owner ID:	O084033		
Name:	WILLEY, ERNEST H.		
Mailing Address:	1610 FOREMAN RD ORANGE, TX 77630-6886		
% Ownership:	100.0%		
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.		

	♥View Map →	🕀 Print
Property Values		
Improvement Homesite Value:		\$ 0
Improvement Non-Homesite Value:		\$0
Land Homesite Value:		\$0
Land Non-Homesite Value:		\$0
Agricultural Market Valuation:		\$28,532
Market Value:		\$28,532
Ag Use Value:		\$617
Appraised Value:		\$28,532
Homestead Cap Loss: 0		\$0
Assessed Value:		\$617

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Proper	Property Taxing Jurisdiction		
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$28,532	\$617
CAD	Appraisal District	\$28,532	\$617
D02	Orange County Drainage District	\$28,532	\$617
L03	County of Orange Lateral Road	\$28,532	\$617
P01	Orange County Navigation & Port District	\$28,532	\$617
S05	West Orange-Cove CISD	\$28,532	\$617
X40	County of Orange	\$28,532	\$617

Property ID: R24343 Fe	or Year 2018-				♥ ViewMap+	₽ Print
9 Мар					DIS	CLAIMER
Genta	R2472	182223 2777 1929,	8.0	2022		
			, Digital Jobs, reol	A PE	Airbus D	

Property De	tails	Property Values	
Account		Improvement Homesite Value:	\$58,383
Property ID:	R24343	Improvement Non-Homesite Value:	\$0
Legal Description:	ESTATE	Land Homesite Value:	\$7,500
		Land Non-Homesite Value:	\$0
Geographic ID:	000277-000501	Agricultural Market Valuation:	\$0
Agent Code:			5)
Туре;	Real Property	Market Value:	\$65,883
Location		Ag Use Value:	50
Address:	1610 FOREMAN RD, Orange, TX		
Map ID:		Appraised Value:	\$65.883
Neighborhood CD:	277	Homestead Cap Loss: @	so
Owner			
Owner ID:	O084033	Assessed Value:	\$65.883
Name:	WILLEY, ERNEST H.		
Mailing Address:	1610 FOREMAN RD ORANGE, TX 77630-6886	DISCLAIMER Information provided for research purposes only. Legal description and acreage amounts are for appraisal district use only and should be verified p to using for legal purpose and or documents. Please contact the Appraisal Distri- verify all information for accuracy.	
% Ownership:	100.0%		
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.		

Property Taxing Jurisdiction			A Beck to Top
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$65,883	\$37,706
CAD	Appraisal District	\$65,883	\$65,883
D02	Orange County Drainage District	\$65,883	\$27,706
L03	County of Orange Lateral Road	\$65,883	\$27,706
P01	Orange County Navigation & Port District	\$65,883	\$27,706
S05	West Orange-Cove CISD	\$65,883	\$17,706
X40	County of Orange	\$65,883	\$27,706

			DISCLAIMER
	R(1378)	LIGALIZEST	
1 Stalle		0.07630	R 56911
13789 R-12869	A-18 Ghimeo, John		
	etm		
		R\$7.20	R57342
Aria Aria Shimew Chiles	R(1992)		1

Property De	tails	Property Values	
Account		Improvement Homesite Value:	
Property ID:	R311243	Improvement Non-Homesite Value:	\$0
Legal Description:	12 ABST. 12 JOHN HARMON, TRACT 142A, ACRES 20	Land Homesite Value:	\$0
Geographic ID:	000012-017432	Land Non-Homesite Value:	\$0
Agent Code:		Agricultural Market Valuation:	\$100,000
Туре:	Real Property		
Location		Market Value:	\$100,000
Address:	FM 105 & FOREMAN RD, ORANGE, TX	Ag Use Value:	\$1,760
Map ID:			14 1
Neighborhood CD:	12	Appraised Value:	\$100,000
Owner		Homestead Cap Loss: 0	\$0
Owner ID:	00031043		
Name:	WILLEY, SAMUEL LINDSEY	Assessed Value:	\$1,760
Mailing Address:	1610 FOREMAN RD ORANGE, TX 77630-6886	DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified pric to using for legal purpose and or documents. Please contact the Appraisal District verify all information for accuracy.	
% Ownership:	100.0%		
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.		

Property Taxing Jurisdiction			
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$100,000	\$1,760
CAD	Appraisal District	\$100,000	\$1,760
D02	Orange County Drainage District	\$100,000	\$1,760
L03	County of Orange Lateral Road	\$100,000	\$1,760
P01	Orange County Navigation & Port District	\$100,000	\$1,760
S05	West Orange-Cove CISD	\$100,000	\$1,760
X40	County of Orange	\$100,000	\$1,760

🕈 View Map 🗸 🖨 Print

Property ID: R13756 For Year 2018-

Property De	tails	Property Values	
Account		Improvement Homesite Value:	S
Property ID:	R13756	Improvement Non-Homesite Value:	S
Legal Description:	12 ABST. 12 JOHN HARMON, TRACT 142, ACRES 59.73,	Land Homesite Value:	S
	(UND INT) ***CATFISH-DONNER/RACETRACK***	Land Non-Homesite Value:	S
Geographic ID:	000012-017402	Agricultural Market Valuation:	\$257,05
Agent Code:			
Туре:	Real Property	Market Value:	\$257,054
Location		Ag Use Value:	\$5.25
Address:			
Map ID:		Appraised Value:	\$257,054
Neighborhood CD:	12	Homestead Cap Loss: @	S
Owner			
Owner ID:	O010522	Assessed Value:	\$5,25
Name:	BROWN, E. W. , JR. PROPERTIES		\$0,20
Mailing Address:	c/o: E W BROWN JR PROPERTIES Att'n: Rocky Arrell - Agent P.O. Box 959 Cuero, TX 77954-0959	DISCLAIMER Information provided for research purpose and acreage amounts are for appraisal district use only a to using for legal purpose and or documents. Please cor verify all information for accuracy.	and should be verified prior
% Ownership:	43.8%	venty an mornauon for accuracy.	
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.		

Property Taxing Jurisdiction			A Back to Top
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$112,652	\$2,303
CAD	Appraisal District	\$112,652	\$2,303
D02	Orange County Drainage District	\$112,652	\$2,303
L03	County of Orange Lateral Road	\$112,652	\$2,303
P01	Orange County Navigation & Port District	\$112,652	\$2,303
S05	West Orange-Cove CISD	\$112,652	\$2,303
X40	County of Orange	\$112,652	\$2,303

♀ Map			DISCLAIMER
R.00720		South	
AND A DESCRIPTION OF THE OWNER OF		B(12889)	
		A412 Ex1333	
R399678	R331453	1910 Cermon	
	Comman Comm		
R0000 R2000	A A. A	R301243	REFERENCE AND REFERENCE AND REFERENCE
Externo	SELCE, DAV		

-

Property De	tails	Property Values	
Account		Improvement Homesite Value:	\$0
Property ID:	R12869	Improvement Non-Homesite Value:	SO
Legal Description:	12 ABST. 12 JOHN HARMON, TRACT 142A, ACRES 80.41, (HWY PATROL-HARMON SURVEY)	Land Homesite Value:	\$0
	Contraction of the second s	Land Non-Homesite Value:	\$0
Geographic ID:	000012-017501	Agricultural Market Valuation:	\$281,435
Agent Code:			
Туре:	Real Property	Market Value:	\$281,435
Location		Ag Use Value:	\$14,152
Address:	FM 105 & HWY 87		
Map ID:		Appraised Value:	\$281,435
Neighborhood CD:	12	Homestead Cap Loss: @	so
Owner			
Owner ID:	O009818	Assessed Value:	\$14,152
Name:	EVENTUS PROPERTIES, LP	Addedud Fullut.	017,132
Mailing Address:	2450 LOUISIANA ST STE 400-927 HOUSTON, TX 77006-2318	DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District t verify all information for accuracy.	
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Taxing Jurisdiction			🛧 Back to Top
Entity	Description	Market Value	Taxable Value
C12	City of Orange	\$281,435	\$14,152
CAD	Appraisal District	\$281,435	\$14,152
D02	Orange County Drainage District	\$281,435	\$14,152
L03	County of Orange Lateral Road	\$281,435	\$14,152
P01	Orange County Navigation & Port District	\$281,435	\$14,152
S05	West Orange-Cove CISD	\$281,435	\$14,152
X40	County of Orange	\$281,435	\$14,152

Property ID: R14461 For Year 2018-	♥View/Map + ⊖ Print
♀ Мар	DISCLAIMER
RATERS PLANSING	Crisss Crisss Crisss Crisss Crisss Crisss Crisss Crisss Crisss

Property Details		Property Values		
Account		Improvement Homesite Value:		
Property ID:	R14461	Improvement Non-Homesite Value:	\$0	
Legal Description:	16 ABST. 16 STEPHEN JETT, TRACT 155, ACRES 156.741	Land Homesite Value:	\$0	
Geographic ID:	000016-017401	Land Non-Homesite Value:	\$183,705	
Agent Code:		Agricultural Market Valuation:	\$0	
Туре:	Real Property			
Location		Market Value:	\$183,705	
Address:	DUPONT DR, Orange, TX	Ag Use Value:	SO	
Map ID:			12	
Neighborhood CD:	16	Appraised Value:	\$183,705	
Owner		Homestead Cap Loss: @	\$0	
Owner ID:	O0D46616			
Name:	RAILCAR REALTY - TX, LLC	Assessed Value:	\$183,705	
Mailing Address:	Attn: DON SHAVER 3405 W CARDINAL DR BEAUMONT, TX 77705-4415	DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.		
% Ownership:	100.0%			
Exemptions:	For privacy reasons not all exemptions are shown online.			

Property Taxing Jurisdiction			A Back to Top
Entity	Description	Market Value	Taxable Value
CAD	Appraisal District	\$183,705	\$183,705
D02	Orange County Drainage District	\$183,705	\$183,705
IND12	Industrial District - City of Orange	\$183,705	\$183,705
L03	County of Orange Lateral Road	\$183,705	\$183,705
P01	Orange County Navigation & Port District	\$183,705	\$183,705
S05	West Orange-Cove CISD	\$183,705	\$183,705
X40	County of Orange	\$183,705	\$183,705

Property ID: R14426 For Year 2013- Property ID: R14426 For Year 2013-Property ID: R14426 For Year

Property Details		Property Values	
Account		Improvement Homesite Value:	\$0
Property ID:	R14426	Improvement Non-Homesite Value:	\$0
Legal Description:	ABST. 16 S. JETT (PARISH PLACE & BALANCE) TR 116A	Land Homesite Value:	\$0
Geographic ID:	000016-012721	Land Non-Homesite Value:	\$0
Agent Code:		Agricultural Market Valuation:	\$612,670
Туре:	Real Property		
Location		Market Value:	\$612,670
Address:	FOREMAN RD, Orange, TX	Ag Use Value:	\$23,936
Map ID:			
Neighborhood CD:	16	Appraised Value:	\$612,670
Owner		Homestead Cap Loss: @	\$0
Owner ID:	0057771		
Name:	ODOM, R. E.	Assessed Value:	\$23,936
Mailing Address:	PO BOX 458 ORANGE, TX 77631-0458	DISCLAIMER Information provided for research purpos	es only. Lenal descriptions
% Ownership:			and should be verified prior
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.	to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.	

Property Taxing Jurisdiction			A Beck to Top
Entity	Description	Market Value	Taxable Value
CAD	Appraisal District	\$612,670	\$23,936
D02	Orange County Drainage District	\$612,670	\$23,936
L03	County of Orange Lateral Road	\$612,670	\$23,936
P01	Orange County Navigation & Port District	\$612,670	\$23,936
S05	West Orange-Cove CISD	\$612,670	\$23,936
X40	County of Orange	\$612,670	\$23,936

Мар		DISCLAIMER
EX1223	Artis Bitgibion	R14233 R14233

Property Details		Property Values	
Account		Improvement Homesite Value:	\$0
Property ID:	R13805	Improvement Non-Homesite Value:	\$0
Legal Description:	ABST. 16 STEPHEN JETT, TRACT 109A, ACRES 17.281	Land Homesite Value:	\$0
Geographic ID:	000016-011401	Land Non-Homesite Value:	SO
Agent Code:		Agricultural Market Valuation:	\$79,076
Туре:	Real Property		5A) 33
Location		Market Value:	\$79,076
Address:	FOREMAN RD, Orange, TX	Ag Use Value:	\$1,521
Map ID:			
Neighborhood CD:	16	Appraised Value:	\$79,076
Owner		Homestead Cap Loss: @	\$0
Owner ID:	O0033887		
Name:	FISCHER, TROY L.	Assessed Value:	\$1,521
Mailing Address:	PO BOX 1109 WINNIE, TX 77665-1109	DISCLAIMER Information provided for research purposes only. Legal descriptions	s only. Legal descriptions
% Ownership: 100.0%		and acreage amounts are for appraisal district use only and should be verified prior	
Exemptions:	AG - Agriculture Use For privacy reasons not all exemptions are shown online.	to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.	

Property Taxing Jurisdiction			A Back to Top
Entity	Description	Market Value	Taxable Value
CAD	Appraisal District	\$79,076	\$1,521
D02	Orange County Drainage District	\$79,076	\$1,521
L03	County of Orange Lateral Road	\$79,076	\$1,521
P01	Orange County Navigation & Port District	\$79,076	\$1,521
S05	West Orange-Cove CISD	\$79,076	\$1,521
X40	County of Orange	\$79,076	\$1,521

Description of all property not eligible to become qualified property

All of the existing improvements on the land will be demolished as part of the project and are excluded from this application. Please see the aerial photos of the property tax values from Orange County Appraisal District as of January 1, 2018.

- R24123- Value of Improvements \$8,760 Garage
- R24343 Value of Improvements \$58,383 Residential Property
- R23997 Value of Improvements \$177,403 Industrial Building



les SD Boi **Vest** Orange Project Site

11 a) Project Vicinity 1

Tab 11







11 b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period





11 c) Qualified property including location of new buildings or new improvements



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



Calculation of three possible wage requirements with TWC documentation

Average Weekly Wage	Level	Industry	Industry Code	Ownership	Area	Period	Year
1,043	0	Total, All Industries	10	Total All	Orange	01	2018
987	0	Total, All Industries	10	Total All	Orange	02	2018
991	0	Total, All Industries	10	Total All	Orange	03	2018
1,057	0	Total, All Industries	10	Total All	Orange	04	2018
\$ 4,078.00							
÷ 4							
\$ 1,019.50							
×							
<u>x 52 weeks</u> <u>\$53,014.00</u>							

Year	Period	Area	Ownership	Industry Code	Industry	Level	Average Weekly Wage
2018	01	Orange	Private	31-33	Manufacturing	2	2,089
2018	02	Orange	Private	31-33	Manufacturing	2	1,833
2018	03	Orange	Private	31-33	Manufacturing	2	1,774
2018	04	Orange	Private	31-33	Manufacturing	2	1,773
							\$ 7,469.00
							÷ 4
							\$ 1,867.25
							x 110%
							\$ 2,053.98
							x 52 weeks

<u>A</u>	24	W	CE.	V.2
\$1	06,	80	6.9	96

	Wag	es
COG	Hourly	Annual
Texas	\$26.24	\$54,587
1. Panhandle Regional Planning Commission	\$23.65	\$49,190
2. South Plains Association of Governments	\$19.36	\$40,262
3. NORTEX Regional Planning Commission	\$23.46	\$48,789
4. North Central Texas Council of Governments	\$26.80	\$55,747
5. Ark-Tex Council of Governments	\$18.59	\$38,663
6. East Texas Council of Governments	\$21.07	\$43,827
7. West Central Texas Council of Governments	\$21.24	\$44,178
8. Rio Grande Council of Governments	\$18.44	\$38,351
9. Permian Basin Regional Planning Commission	\$26.24	\$54,576
10. Concho Valley Council of Governments	\$19.67	\$40,924
11. Heart of Texas Council of Governments	\$21.53	\$44,781
12. Capital Area Council of Governments	\$31.49	\$65,497
13. Brazos Valley Council of Governments	\$17.76	\$39,931
14. Deep East Texas Council of Governments	\$17.99	\$37,428
15. South East Texas Regional Planning Commission	\$34.98	\$72,755
16. Houston-Galveston Area Council	\$28.94	\$60,202
17. Golden Crescent Regional Planning Commission	\$26.94	\$56,042

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

Tab 14

Schedules A1, A2, B, C and D

Date 6/10/2019				Schedule A I: 10(al Investmer	Schedule A1: I otal Investment for Economic Impact (through the Qualifying Time Period)	e Laualitying Lime Period)		
ant Name Che	Chemical	Company						Form 50-296A
	e CISD							Revised Hist 1994
				Amendment No. 1	- West Orange Cove CISD no. 1330 6/10/2019	. 1330 6/10/2019		
				PR	PROPERTY INVESTMENT AMOUNTS			
				(Estimated Inre-	(Estimated Investment in each year. Do not put cumulative totals.)	e totals.)		
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in trangible personal property placed in service during this year that will become Qualitied Property These estimates include sponding on long lead orders of equipment that may not be on site in year allows.	New investment mode during blis year in buildings or permaest non-record composents of buildings that will become Buildind Property	Other new investment mode during this year that will <u>ne</u> t become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns AvB-C-O)
Investment made before filing complete application with district		Year preceding the first complete tax year of the qualitining time		Not digble to become Qualified Property	te Qualified Proparty		The only other investment made before filing complex application with district that may become Qualified Property is hard.]	
Investment made after filing complete application with district, but before filmal board approval of application	: 	period (assuming no deferrals of qualifying time period)	5018					
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	25	2019-2020	2019				\$ 30,000,000	30,000,000.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	<u>ب</u> ور	2020-2021	2020		\$ \$00,000,000			\$00,000,000.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	<u>عة</u>	2021-2022	2021		\$ 1,950,000,000,00			\$ 1,550,000,000.00
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period	<u>ب</u> ور	2022-2023	2022		\$ 1,350,000,000.00			\$ 1,350,000,000.00
	QTP1	2023-2024	2023		\$			\$
 Complete tail years or quantying time period 	QTP2	2024-2025	2024		\$ 50,000,000,00			\$ 50,000,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]	Qualifying	Time Period [El	NTER this row in Schedule A2]		5500,000,000 00 \$	00000 \$ Eter anomis from TOTAL row above in Schedeld A2	\$ 30,000,000,00	\$550,000,000
Total	Qualified	Investment (sur	Total Qualified Investment (sum of green cells)	\$ 530,000,000,000				

Applicant Nam Chevron Phillips Chemical Company								Form 50-296A
ISD Name Vest Orange Cove CISD	_			Amendment No. 1	Amendment No. 1 - West Orange Cove CISD no. 1330 6/10/2019	0. 1330 6/10/2019		Rovin d May 201
				PROPERTY IN	PROPERTY INVESTMENT AMOUNTS			
				(Estimated Investment in each	(Estimated Investment in each year. Do not put cumulative totals.)			
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tar Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nomemovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property (SEE NOTE)	t Dther investment made during this year that will become Qualified Property [SEE NOTE]	Total Investment (A+B+C+D)
					Enter amounts fr	Enter amounts from TOTAL row in Schedule A1 in the row below	ie row below	
Total Investment from Schedule A1"	1	TOTALS FRO	TOTALS FROM SCHEDULE A1	•	\$ 5,500,000,000.00		\$ 30,000,000 \$	5,530,000,000.00
Each year prior to start of value limitation period."	•	2018-2019	2018					
Each year prior to start of value limitation period" how		-	2019					
a measure of value limitation period" hour		-	0000					
		1707-0707	1707					
		2021-2022	202					
		5702-2702	7707					
acri year protito statu u yatte iiriitattori periou <i>w.w.y.tur w.w.w.y</i>		2023-2024	2023					
	-	2024-2025	2024					
	2	2025-2026	2025					
	m	2026-2027	2026					
	4	2027-2028	2027					
	ы	2028-2029	2028					
Value limitation period	Θ	2029-2030	2029					
	r	2030-2031	2030					
	00	2031-2032	2031					
	n	2032-2033	2032					
	₽	2033-2034	2033					
	Total	Investment made	Total Investment made through limitation	- \$	\$ 5,500,000,000,000	•	\$ 30,000,000,00 \$	5,530,000,000.00
	=	2034-2035	2034					
	4	2035-2036	2035					
Continue to maintain viable presence	φ		2036					
	Ż	+	20137					
	ŧΨ		5038					
	φ	-	2039					
	4	2040-2041	2040					
	۴	2041-2042	2041					
	£	2042-2043	2042					
Additional years for 25 year economic impact as required by	20	2043-2044	2043					
313.026(c)(1)	21	2044-2045	2044					
	23		2045					
	ន	_	2046					
	24	_	2047					
	ų č	0000-0000	2048					

Date		6/10/2019													
Date Applicant Name			Dhillins (homi	ical Compa	nvl	D							Fo	rm 50-296A
ISD Name			lest Oran					-							Rovined Noy 201
								-							
			Ame	ndm	ent No. 1 - V	Ves	st Orange Co	ve (CISD no. 133	06	/10/2019				
					(Qua	lified Property	Erti	matod Total Markot		Esti	mal	ted Tazable ¥a	alue	
			Tex Teer (Fill in actual			Fabi	matod Intal Markot		of tangible personal operty in the new		irkot Valuo loss any comptions (such as				
		School Teer (7777-	taxyoar)	Ertim	atod Markot Valuo	Valu	e of new buildings or	buil	dingror*in or on the	po	lution control) and		al taxable value for		al taxable value for
Each year prior to start of	Tear	YYYY)	YYYY	<u> </u>	ofLand	otho	r new improvements	na	uimprovomontr"		oforo limitation	185	after all reductions	M&C) after all reduction
Value Limitation Period	0	2018-2019	2018												
havet armony rows arne covery	0	2019-2020	2019	\$	- 20,000,000	\$		\$	· ·	\$ \$		\$	-	\$	
		2013-2020	2013	\$	20,000,000	\$		\$		\$		\$ \$		\$ \$	
	0	2021-2022	2021	\$	20,000,000	\$	200,000,000	\$	-	\$	195,000,000	\$	195,000,000	\$	195,000,000
	0	2022-2023	2022	\$	20,000,000	\$	600,000,000	\$	-	\$	580,000,000	\$	580,000,000		580,000,000
	1	2023-2024 2024-2025	2023 2024	\$	20,000,000	\$	1,400,000,000	\$	•	\$	1,200,000,000	\$	1,200,000,000	\$	1,200,000,000
	2	2024-2023	2024	\$	20,000,000	\$	2,500,000,000	\$	-	\$	1,125,000,000	\$	1,125,000,000	\$	30,000,000
	2	2025-2026	2025	\$	20,000,000	\$	5,500,000,000	\$		\$	5,000,000,000	\$	5,000,000,000	\$	30,000,000
	4	2026-2027	2026	\$	20,000,000	\$	5,280,000,000	\$	-	\$	4,800,000,000	\$	4,800,000,000	\$	30,000,000
	4	2027-2028	2027	\$	20,000,000	\$	5,060,000,000	\$	-	\$	4,600,000,000	\$	4,600,000,000	\$	30,000,000
Value Limitation Period	5 6	2028-2025	2020	\$	20,000,000	\$	4,840,000,000	\$		\$	4,400,000,000	\$	4,400,000,000	\$	30,000,000
	7	2023-2030	2023	\$	20,000,000	\$	4,620,000,000	\$		\$	4,200,000,000	\$	4,200,000,000	\$	30,000,000
	ر 8			\$	20,000,000	\$	4,400,000,000	\$	-	\$	4,000,000,000	\$	4,000,000,000	\$	30,000,000
	8	2031-2032	2031	\$	20,000,000	\$	4,180,000,000	\$		\$	3,800,000,000	\$	3,800,000,000	\$	30,000,000
	-	2032-2033	2032	\$	20,000,000	\$	3,960,000,000	\$		\$	3,600,000,000	\$	3,600,000,000	\$	30,000,000
	10	2033-2034	2033	\$	20,000,000	\$	3,740,000,000	\$		\$	3,400,000,000	\$	3,400,000,000	\$	30,000,000
	11	2034-2035	2034	\$	20,000,000	\$	3,575,000,000	\$	-	\$	3,250,000,000	\$	3,250,000,000	\$	3,250,000,000
Continue to maintain	12	2035-2036	2035	\$	20,000,000	\$	3,410,000,000	\$		\$	3,100,000,000	\$	3,100,000,000	\$	3,100,000,000
viable presence	13	2036-2037	2036	\$	20,000,000	\$	3,245,000,000	\$		\$	2,950,000,000	\$	2,950,000,000	\$	2,950,000,000
	14	2037-2038	2037	\$	20,000,000	\$	3,080,000,000	\$		\$	2,800,000,000	\$	2,800,000,000	\$	2,800,000,000
	15	2038-2039	2038	\$	20,000,000	\$	2,915,000,000	\$	-	\$	2,650,000,000	\$	2,650,000,000	\$	2,650,000,000
	16	2039-2040	2039	\$	20,000,000	\$	2,750,000,000	\$		\$	2,500,000,000	\$	2,500,000,000	\$	2,500,000,000
	17	2040-2041	2040	\$	20,000,000	\$	2,585,000,000	\$		\$	2,350,000,000	\$	2,350,000,000	\$	2,350,000,000
	18	2041-2042	2041	\$	20,000,000	\$	2,420,000,000	\$	-	\$	2,200,000,000	\$	2,200,000,000	\$	2,200,000,000
Additional years for 25	19	2042-2043	2042	\$	20,000,000	\$	2,255,000,000	\$		\$	2,050,000,000	\$	2,050,000,000	\$	2,050,000,000
year economic impact as	20	2043-2044	2043	\$	20,000,000	\$	2,090,000,000	\$		\$	1,900,000,000	\$	1,900,000,000	\$	1,900,000,000
required by 313.026(c)(1)	21	2044-2045	2044	\$	20,000,000	\$	1,925,000,000	\$		\$	1,750,000,000	\$	1,750,000,000	\$	1,750,000,000
	22	2045-2046	2045	\$	20,000,000	\$	1,760,000,000	\$	-	\$	1,600,000,000	\$	1,600,000,000	\$	1,600,000,000
	23	2046-2047	2046	\$	20,000,000	\$	1,595,000,000	\$	-	\$	1,450,000,000	\$	1,450,000,000	\$	1,450,000,000
	24	2047-2048	2047	\$	20,000,000	\$	1,430,000,000	\$		\$	1,300,000,000	\$	1,300,000,000	\$	1,300,000,000
Niete -	25 Mark	2048-2049 .et value in future yea	2048 rs is good fa	\$ ith esti	20,000,000 mate of future t	\$	1,265,000,000	\$	-	\$ avati	1,150,000,000	\$	1,150,000,000	\$	1,150,000,000
Notes:		include market value	-				ne value for the p	arpo	ses or property t	an a (

Date		6/10/2019		Schedule C: Emp				
Applicant Name	Chevr	Chevron Phillips Chemical Company	nical Company					Form 50-296A
ISD Name		West Orange Cove CISD	ve CISD	Amendment No.	$\overline{}$	- West Orange Cove CISD no. 13	1330 6/10/2019	Revised Mby 2014
				Construction		Non-Qualifying Jobs	Qualifyi	Qualifying Jobs
				Column A	Column B	Column C	Column D	Column E
	5	School Year	Tax Year (Actual tax year)	Number of Construction	Average annual wage rates for construction	Number of non-qualifying jobs applicant estimates it	Numb jobs al create of:	Average annual wage of
	Year	(YYY-YYY) 2018-2019	2018	FIES	workers	will create (cumulative)	(cumulative)	new qualitying Joos
		2019-2020	2019					
		2020-2021	2020	200	9			
		2021-2022 2022-2023	2021 2022	4300	\$ 86,700 \$ 88,434			
Each year prior to start of Value Limitation Period	0	2023-2024	2023	0069	80 203 80		10	
	-	2024-2025	2024	2300	Ф		10	\$ 80,031
	2	2025-2026	2025	200	5		10	ь
	m	2026-2027	2026				10	- 6 9
	4	2027-2028	2027				10	\$ 80.031
Value Limitation Period The qualitying time period could precipe the	5	2028-2029	2028				10	\$ 80,031
volve limitation period.	9	2029-2030	2029	/			10	s
	7	2030-2031	2030				10	\$ 80,031
	8	2031-2032	2031				10	\$ 80,031
	6	2032-2033	2032				10	\$ 80,031
	10	2033-2034	2033				10	\$ 80,031
Years Following Value Limitation Period	11 through 25	2034-2049	2034-2048				10	\$ 80,031
Notes:	See TAC	9.1051 for definition definition de jobs on the pro	Notes: See TAC 9.1051 for definition of non-qualifying jobs. Only include jobs on the project site in this school district	l jobs. Iool district.				
C1.	Are the cu (25 qualif)	imulative number ying jobs in Subch	of qualifying jobs li hapter B districts, 10	C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)	the number of qualifying job iter C districts)	is required by statute?	Yes	No
	If yes, ans	If yes, answer the following two questions:	two questions:					
C1a.	. Will the ap	pplicant request a	i job waiver, as prov	C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)?			Yes	°N
C1b.	Will the at	C1b. Will the applicant avail itself of the	f of the provision in	provision in 313.021(3)(F)?			Yes	N
]	I

	S	Schedule D: Other Incentives (Estimated)	entives (Estimated)			
Date	6/10/2019					
Applicant Name		Chevron Phi	Chevron Phillips Chemical Company LP	Ь		Form 50-296A
ISD Name		West	West Orange Cove CISD			Revised May 2014
	Amendir	nent No. 1 - West O	rande Cove CISD	Amendment No. 1 - West Orange Cove CISD no. 1330 6/10/2019		
	State and Local In	State and Local Incentives for which the Applicant intends to apply (Estimated)	Applicant intends to ap	oly (Estimated)		
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	AVERAGE Annual Tax Levy without Incentive	AVERAGE Annual Incentive	AVERAGE Annual Net Tax Levy
Tax Code Chapter 311						
	County: Orange (Requesting)	2020	2029	100%	100%	0
Tax Code Chapter 312	Other: Orange Drainage District (Requesting)	2020	2029	100%	100%	0
	Other: Orange Navigation and Port District (Requesting)	2020	2029	100%	100%	0
	County: Orange (Requesting)	2020	2034	100%	100%	0
Local Government Code Chapters 380/381						
Freeport Exemptions	Orange Drainage, Port and West Orange Cove ISD			- Ruknown	Uknown	Uknown
Non-Annexation Agreements	City: Orange (Requesting)	2020	2034	100%	100%	0
Enterprise Zone/Project			Ľ			
Economic Development Corporation		5				
Texas Enterprise Fund	State of Texas				\$ 3,200,000.00	
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
			TOTAL	100%	\$ 3,200,000.00	%0

Description of Reinvestment

Description of Reinvestment Zone or Enterprise Zone, including:

- a) Evidence that the area qualifies as an enterprise zone as defined by the Governor's office
- b) Legal description of reinvestment zone*
- c) Order, resolution, or ordinance established the reinvestment zone*
- *d)* Guidelines and criteria for creating the zone*
- 16a) Not Applicable
- 16b) See Map 11 f). Legal description will be provided once the school district creates the Reinvestment Zone. The reinvestment zone may be described by reference to one or more parcels of land identified on the appraisal records of the Orange County Appraisal District.
- 16c) Will be provided once the school district creates the Reinvestment Zone.
- 16d) No guidelines and criteria are required for the school to create the reinvestment zone.



RICKIE R. HARRIS Superintendent

WEST ORANGE-COVE CISD

902 W. Park Ave. P.O. Box 1107 Orange, Texas 77631 Phone: 409-882-5600 Fax: 409-882-5467

June 24, 2019

Via Electronic Mail and Via Hand Delivery Local Government Assistance & Economic Analysis Texas Comptroller of Public Accounts 111 East 17th Street Austin, Texas 78774

Re: Application for Agreement for Value Limitation by and between West Orange-Cove Consolidated Independent School District and Chevron Phillips Chemical Company LP, Application #1330

Dear Local Government Assistance and Economic Analysis Division Team:

The West Orange-Cove Consolidated Independent School District (the "District") accepted an Application for Appraised Value Limitation on Qualified Property from Chevron Phillips Chemical Company LP, and that application has been submitted to your office for review and possible certification. In its Application, the Applicant indicated that it intended to request that the District create a reinvestment zone for the project site described in the application pursuant to Chapter 312 of the Texas Tax Code.

This letter will confirm that, prior to the Board's approval of any agreement with the Applicant, the District will take action to create a reinvestment zone for the area described in the application. The District has not adopted guidelines or criteria beyond those contained in Chapter 312 of the Texas Tax Code.

Sincerely yours, ckie Harns

"One Is Too Small a Number to Achieve Greatness" John C. Maxwell

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

here Rickie Harris	Superintendent
Print Name (Authorized School District Representative)	Title
sign Add Add Add Add Add Add Add Add Add Ad	6/24/19 Data

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

here Chaney T. Moore	Real Estate and Property Tax Manager
Print Name (Authorized Company Representative (Applicant))	Title
sign here Signature (Authorized Company Representative (Applicant))	6-19-19 Date
	GIVEN under my hand and seal of office this, the
RUSTY L. GENSON	19 June 2019
Cemm. Expires 87-12-2022 Notary ID 12575913-3	Busty 2 60050 m Notary Public In and for the State of Texas
(Notary Seal)	My Commission expires: 7-12-2022

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

Amendment No. 2 - West Orange Cove CISD No. 1330, Chevron Phillips Chemical LP - 6/26/2019

For more information, visit our website: comptroller.texas.gov/economy/local/ch313/