

# UNDERWOOD

FRED STORMER  
Phone: 806.379.0306  
Fax: 806.379.0316  
www.uwlaw.com  
Fred.Stormer@uwlaw.com

ADDRESS:  
500 S. Taylor Street  
Suite 1200, LB 233  
Amarillo, TX 79101-2446  
MAILING ADDRESS:  
P.O. Box 9158  
Amarillo, TX 79105-9158

June 19, 2019

John Villarreal  
Gary Price  
Stephanie Jones  
Economic Development and Analysis Division  
Texas Comptroller of Public Accounts  
111 E. 17th St.  
Austin, TX 78774

*Via Email and Federal Express*

Re: 313 Application – Celanese Ltd.

Dear John, Gary and Stephanie:

Enclosed please find an application for appraised value limitation on qualified property submitted to La Porte ISD by Celanese Ltd. on June 18, 2019, along with the schedules in Excel format. A CD containing these documents is also enclosed.

The La Porte ISD Board elected to accept the application on June 18, 2019. The application was determined to be complete on June 19, 2019. We ask that the Comptroller's Office prepare the economic impact report for this application.

A copy of the application will also be submitted to the Harris County Appraisal District in accordance with 34 Tex. Admin. Code §9.1054. Please feel free to contact me if you have any questions or concerns.

Sincerely,



Fred A. Stormer

Encl.  
D0D2TOD

cc: Chief Appraiser, Harris County Appraisal District  
Kirk Glasby, Director Property Tax,  
DuCharme McMillen & Associates, Inc.

*via US Mail*

*via email: kglasbys@dmmainc.com*

---

UNDERWOOD LAW FIRM, P.C.

AMARILLO

AUSTIN

FORT WORTH

LUBBOCK

PAMPA

**Celanese Ltd.**

**Chapter 313 Application**

**La Porte Independent School District**

# **Tab #1**

## **Application for Appraised Value Limitation on Qualified Property**

# Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

## SECTION 1: School District Information

### 1. Authorized School District Representative

June 18, 2019

Date Application Received by District

Lloyd W.

First Name

Graham

Last Name

Superintendent

Title

La Porte Independent School District

School District Name

1002 San Jacinto Street

Street Address

1002 San Jacinto Street

Mailing Address

La Porte

City

281-604-7045

Phone Number

TX

State

77571

ZIP

281-604-7047

Fax Number

[supt-secretary@lpsd.org](mailto:supt-secretary@lpsd.org)

Email Address

Mobile Number (optional)

2. Does the district authorize the consultant to provide and obtain information related to this application? .....



Yes



No



Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

SECTION 1: School District Information *(continued)*

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

<u>Fred</u>	<u>Stormer</u>
First Name	Last Name
<u>Attorney</u>	
Title	
<u>Underwood Law Firm, P.C.</u>	
Firm Name	
<u>806-379-0306</u>	<u>806-379-0316</u>
Phone Number	Fax Number
	<u>fred.stormer@uwlaw.com</u>
Mobile Number <i>(optional)</i>	Email Address

4. On what date did the district determine this application complete? ..... June 19, 2019
5. Has the district determined that the electronic copy and hard copy are identical? ..... ☒ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

<u>Ronnie</u>	<u>Berry</u>
First Name	Last Name
<u>Vice President</u>	<u>Celanese Ltd.</u>
Title	Organization
<u>222 W. Las Colinas Blvd., Suite 900N</u>	
Street Address	
<u>222 W. Las Colinas Blvd., Suite 900N</u>	
Mailing Address	
<u>Irving</u>	<u>TX</u> <u>75039</u>
City	State ZIP
<u>972-443-3061</u>	
Phone Number	Fax Number
Mobile Number <i>(optional)</i>	<u>ronnie.berry@celanese.com</u>
	Business Email Address

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? ..... ☒ Yes ☐ No
- 2a. If yes, please fill out contact information for that person.

<u>Kim</u>	<u>Andrews</u>
First Name	Last Name
<u>Tax Director</u>	<u>Celanese Ltd.</u>
Title	Organization
<u>222 W. Las Colinas Blvd., Suite 900N</u>	
Street Address	
<u>222 W. Las Colinas Blvd., Suite 900N</u>	
Mailing Address	
<u>Irving</u>	<u>TX</u> <u>75039</u>
City	State ZIP
<u>972-443-4941</u>	
Phone Number	Fax Number
Mobile Number <i>(optional)</i>	<u>kimberly.andrews@celanese.com</u>
	Business Email Address

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

# Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

## SECTION 2: Applicant Information (continued)

### 4. Authorized Company Consultant (If Applicable)

Kirk	Glasby
First Name	Last Name
Director, Property Tax	
Title	
DuCharme McMillen & Associates, Inc.	
Firm Name	
512-335-5900, ext. 1312	
Phone Number	Fax Number
kglasby@dmainc.com	
Business Email Address	

## SECTION 3: Fees and Payments

- Has an application fee been paid to the school district? ☒ Yes ☐ No  
The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.  
1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.
- For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.
- Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A
- If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☒ No ☐ N/A

## SECTION 4: Business Applicant Information

- What is the legal name of the applicant under which this application is made? Celanese Ltd.
- List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 17526225267
- List the NAICS code 325199
- Is the applicant a party to any other pending or active Chapter 313 agreements? ☒ Yes ☐ No  
4a. If yes, please list application number, name of school district and year of agreement  
282 - La Porte Independent School District - 2013

## SECTION 5: Applicant Business Structure

- Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Partnership
- Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☒ Yes ☐ No  
2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
- Is the applicant current on all tax payments due to the State of Texas? ☒ Yes ☐ No
- Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☒ Yes ☐ No ☐ N/A
- If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in **Tab 3**)

## Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

### SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

### SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

☒ Land has no existing improvements

☐ Land has existing improvements (*complete Section 13*)

☐ Expansion of existing operation on the land (*complete Section 13*)

☐ Relocation within Texas

### SECTION 8: Limitation as Determining Factor

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

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

## Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

## SECTION 9: Projected Timeline

1. Application approval by school board ..... June 2019
2. Commencement of construction ..... Q1 2020
3. Beginning of qualifying time period ..... January 1, 2020
4. First year of limitation ..... 2021
5. Begin hiring new employees ..... Q1 2021
6. Commencement of commercial operations ..... Q2 2022
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? ..... ☒ Yes ☐ No
- Note:** Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? ..... Q2 2022

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located ..... Harris
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property ..... Harris County Appraisal District
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: Harris County, \$.41858, 100%<br>(Name, tax rate and percent of project)            | City: City Of Pasadena, \$.615446, (annexed portion)<br>(Name, tax rate and percent of project)  |
| Hospital District: Harris County, \$.17108, 100%<br>(Name, tax rate and percent of project) | Water District: Port of Houston, \$.01155, 100%<br>(Name, tax rate and percent of project)       |
| Other (describe): La Porte ISD, \$1.38, 100%<br>(Name, tax rate and percent of project)     | Other (describe): Harris County Flood, \$.02877, 100%<br>(Name, tax rate and percent of project) |
5. Is the project located entirely within the ISD listed in Section 1? ..... ☒ Yes ☐ No
- 5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? ..... ☐ Yes ☒ No
- 6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

## SECTION 11: Investment

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [comptroller.texas.gov/economy/local/ch313/](http://comptroller.texas.gov/economy/local/ch313/).

1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 80,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ..... 80,000,000.00
- 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 specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
  - a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
  - a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? ..... ☒ Yes ☐ No

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

SECTION 12: Qualified Property

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

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

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
  - a. maps and/or detailed site plan;
  - b. surveys;
  - c. appraisal district values and parcel numbers;
  - d. inventory lists;
  - e. existing and proposed property lists;
  - f. model and serial numbers of existing property; or
  - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): ..... \$ 49,000,000.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property  
(that property described in response to question 2): ..... \$ \_\_\_\_\_

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

# 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:  
☐ First Quarter    ☐ Second Quarter    ☐ Third Quarter    ☒ Fourth Quarter of 2018  
(year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? ..... 369  
**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? ..... 25
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? ..... ☐ Yes ☒ No
  - 6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).
  - a. Average weekly wage for all jobs (all industries) in the county is ..... 1,356.00
  - b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 1,872.00
  - c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,273.00
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? ..... ☐ §313.021(5)(A) or ☒ §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 66,215.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 66,215.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? ..... ☒ Yes ☐ No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? ..... ☐ Yes ☒ No
  - 12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? ..... ☐ Yes ☒ No
  - 13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

## SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, C, and D in **Tab 14**. Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by other than the Comptroller's Office, in **Tab 15**. (not required)
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.



## APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	Maps that clearly show: a) Project vicinity 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 c) Qualified property including location of new buildings or new improvements d) Existing property e) Land location within vicinity map f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size <b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	Description of Reinvestment or Enterprise Zone, including: a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office b) legal description of reinvestment zone* c) order, resolution or ordinance establishing the reinvestment zone* d) guidelines and criteria for creating the zone* <b>* To be submitted with application or before date of final application approval by school board</b>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

# **Tab #2**

## **Proof of Payment of Application Fee**



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

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

**Tab #3**  
**Documentation of Combined Group**  
**Membership under Texas Tax Code**  
**171.0001(7)**



## Franchise Tax Account Status

As of : 05/31/2019 10:47:47

**This Page is Not Sufficient for Filings with the Secretary of State**

CELANESE LTD.	
<b>Texas Taxpayer Number</b>	17526225267
<b>Mailing Address</b>	222 LAS COLINAS BLVD W STE 900N ATTN:SHELLIE JONESIRVING, TX 75039-5467
<b>? Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	11/30/1995
<b>Texas SOS File Number</b>	0008495110
<b>Registered Agent Name</b>	CORPORATE CREATIONS NETWORK INC.
<b>Registered Office Street Address</b>	2425 W LOOP SOUTH #200 HOUSTON, TX 77027

## **Tab #4**

### **Detailed Description of the Project**

#### **Proposed Project Description**

The proposed project to which this application pertains is the expansion of the acetic acid production unit on the grounds of Celanese's existing Clear Lake, Texas facility, utilizing existing Clear Lake technology.

Acetic acid is highly concentrated vinegar that is a fundamental building block for many products such as paints, coatings, plastics, emulsions, fibers, foods and pharmaceuticals. The two main raw materials for the manufacture of acetic acid are carbon monoxide and methanol, which come together in the presence of a precious metal homogeneous catalyst system to produce crude acetic acid. Acetic acid is then further purified to exact specification for customer sales.

The potential Clear Lake, Texas acetic acid unit would be an expansion from 1.3 million tons per annum to approximately 2.1 million tons per annum by mid2022. If approved, the expanded Clear Lake, Texas acetic acid plant will be the largest in the world. As designed, this project would deliver desirable network rate flexibility, improved raw material and energy cost structure of the global acetic acid product portfolio and provide a platform that is expandable through additional phased investment with attractive capital efficiency.

The raw materials used for Celanese's manufacture of acetic acid in Clear Lake are produced on site and derived from natural gas. The Clear Lake acetic acid expansion will position Celanese to satisfy anticipated future global acetic acid market growth from the Texas facility.

Celanese anticipates investments for construction of approximately \$400 million. This anticipated investment amount includes engineering, equipment, and construction costs.

#### **Significant Components of the Facility Include:**

##### **Functional Processing Areas:**

- Reaction
- Purification
- Light ends recovery
- Catalyst area

##### **Equipment:**

- Reactor
- Vessels
- Towers
- Pumps
- Heat Exchangers
- Tanks
- Instrumentation, Piping and Other Equipment typical to chemical manufacturing

### **Preliminary Project Timeline**

- January 2019 – submit permits for construction (NSR Permit, TCEQ)
- January 2020 – begin construction, pending receipt of permits
- May 2020 – detailed engineering complete
- February 2022 – start commissioning equipment
- March 2022 – mechanical installation complete
- June 2022 – commencement of commercial production

## Tab #5

### Limitation Is A Determining Factor

Celanese is a global technology and specialty materials company, producing chemicals and advanced materials used in consumer products and industrial applications. Celanese is one of the world's largest manufacturers of acetic acid. Acetic acid, which is essentially highly concentrated vinegar, is a basic building block chemical for many products such as paints, coatings, plastics, emulsions, fibers, foods and pharmaceuticals. Celanese's existing acetic acid manufacturing network is located in Clear Lake, Texas; Nanjing, China; and Singapore. The current network is strategically located to provide access to diverse feedstock options and the customer base.

Demand for acetic acid is growing on average at global GDP, but demand growth in Asia is nearly double. In early 2018 Celanese began an evaluation to reconfigure the global network. One option under consideration is the expansion of the existing acetic acid unit located at the Clear Lake, Texas facility. The scope of the project would be to increase acetic acid production by sixty percent. Celanese currently produces acetic acid, vinyl acetate monomer (a derivative of acetic acid), methanol, and carbon monoxide at the Clear Lake facility in Pasadena. Celanese provides utilities and infrastructure to the site and also hosts other multi-national companies that produce a variety of intermediate chemicals.

As you are aware, Celanese previously submitted a Chapter 313 application and subsequently withdrew that application due to concerns the Comptroller's Office expressed regarding statements made earlier indicating Celanese had chosen Clear Lake, Texas as the location for this investment. It is our desire to assure the Comptroller's Office that the statements were made solely based on a prior consultant's erroneous understanding of the Chapter 313 process, and therefore their misplaced guidance to Celanese. The prior consultant assured Celanese on January 25, 2019, that the "but for test" was met and on that account "announcements made, investments begun, options on land taken, permit filings, or other normal steps toward launching the project will not cause denial of Chapter 313 designation." Given this unqualified assurance, Celanese believed that the approval and determination process was sufficiently complete to ensure a successful application, and accordingly Celanese could begin moving forward with the project confident that the Chapter 313 Value Limitation benefits would be part of the decision-making equation.

Celanese was prepared to proceed with the acetic acid expansion at Clear Lake *because* we were assured that the Chapter 313 benefits were previously secured. In the absence of the Chapter 313 benefits the alternative sites we are actively considering remain attractive and economically competitive. No project activities Celanese has performed thus far commits the expansion to the Clear Lake site. The financial investments made to date in process design, engineering, cost estimation and procurement are transferrable to any location ultimately selected by Celanese. Without the Chapter 313 Value Limitation benefits, the expansion investment in Clear Lake, Texas is disadvantaged compared to those locations outside the United States.


Celanese is evaluating five potential locations: China; Clear Lake, Texas; India; Saudi Arabia; and Singapore. The evaluation includes consideration of five key areas that drive the economics:

- Raw material and energy availability and cost

- Construction and capital costs
- Transportation Logistics
- Labor availability and cost
- Project Incentives

The following graphic serves to illustrate the key economic drivers for each potential location and the relative advantages and disadvantages.

Alternative locations under consideration to USGC  
~\$400MM capital project



✓ Advantage X Disadvantage	EXPAND NANJING, CHINA	EXPAND CLEAR LAKE, TX	SINGAPORE	ESTABLISH JV IN SAUDI ARABIA	NEW INDIAN PLANT W/ JV PARTNER
RAWMATERIALS & ENERGY	X	✓	XX	✓	X
CONSTRUCTION/ CAPITAL	✓✓	✓	✓	✓	XX
LOGISTICS	✓	XXX	✓✓	✓	✓✓✓
LABOR	✓	X	✓	✓	✓
INCENTIVES & PROPERTY TAX EXPENSES	X	✓✓	✓	X	X

external/ confidential Celanese Corporation 1

While the Clear Lake site competes well in a number of these areas, the cost and availability of labor, property tax expense and the significant transportation logistics challenges pose a problem and make other expansion options very strong candidates.

Celanese's capital is allocated to projects based on expected return on investment. After the initial investment, a significant ongoing cost to operations at the Clear Lake, Texas location is the annual property tax expense. According to our preliminary analysis of potential property tax market valuations, future tax rates and Chapter 313 program costs, an appraised value limitation agreement under Chapter 313 could result in approximately \$31mm gross benefits in operating cost savings over the term of an agreement. This cost savings would provide Celanese a strong incentive to invest in the Clear Lake site.

As discussed previously, Celanese has not committed to advancing the project in Clear Lake and our actions clearly lend support to that fact.

- Only front-end engineering design has been completed to assess facility location and develop a project cost estimate to determine location feasibility.
- The Celanese Board of Directors approved the expansion project contingent on the project economics presented, which for the Clear Lake option included approval of Section 313 tax abatement funding.
- No Engineering, Procurement and Construction Management firm agreement has been signed.
- No construction contractor has been selected and no agreement has been signed.
- Due to the long lead times necessary to obtain permits in Texas, the permit process is underway but no permits for the project have yet been obtained and can be cancelled without penalty.

Celanese has placed long lead and high alloy equipment orders associated with a potential expansion. Due to the unique metal alloys, design of these items and various taxes and tariffs Celanese prefers to procure them from U.S. vendors regardless of where Celanese chooses to construct the project.

Celanese understands and respects the value of the Chapter 313 process. We are currently evaluating expanding our methanol unit at the Clear Lake site and are not pursuing application as it does not meet the design or criteria of the Chapter 313 program.



## **Tab #6**

### **Description of how project is located in more than one district**

**Not applicable to this proposed project**

## Tab #7

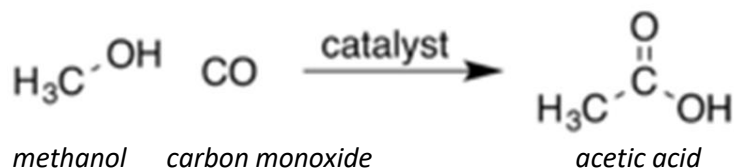
# Detailed Description of Qualified Investment

### Proposed Project Description

The proposed project to which this application pertains is an expansion of the acetic acid production unit on the grounds of Celanese's existing Clear Lake, Texas facility.

Acetic acid is highly concentrated vinegar that is a fundamental building block for many products such as paints, coatings, plastics, emulsions, fibers, foods and pharmaceuticals. The two main raw materials for the manufacture of acetic acid are carbon monoxide and methanol, which come together in the presence of a precious metal homogeneous catalyst system to produce crude acetic acid. Acetic acid is then further purified to exact specification for customer sales.

Acetic acid produced at Celanese global facilities uses methanol carbonylation technology. The primary raw materials and catalyst systems used are methanol, carbon monoxide, iodomethane, metal carbonyl, and water. Methanol and carbon monoxide are reacted in the presence of a proprietary catalyst system to produce crude acetic acid according to the following chemical reaction:



The potential Clear Lake acetic acid unit expansion is part of an overall strategic effort Celanese is undertaking to expand and optimize its global acetic acid production network (manufacturing and supply chain footprint). Specifically, the Clear Lake acetic acid unit would be expanded from 1.3 million tons per annum to approximately 2.1 million tons per annum by mid-2022. If expanded, this will be the largest acetic acid plant in the world. The Celanese acetic acid plant in Nanjing, China is the second largest in the world. As designed, this project would deliver desirable network rate flexibility, improved raw material and energy cost structure of the global acetic acid product portfolio and provide a platform that is expandable through additional phased investment with attractive capital efficiency.

The raw materials used for Celanese's manufacture of acetic acid in Clear Lake are produced on site and derived from natural gas. The Clear Lake acetic acid expansion will position Celanese to satisfy anticipated future global acetic acid market growth from the Texas facility.

The Celanese Clear Lake facility has a Technology and Innovation Center at the site that supports Celanese businesses on a global basis and hosts multiple multi-national chemical companies with operating units at the site.

Applicant anticipates investments for construction of approximately \$400 million. This anticipated investment amount includes engineering, equipment, and construction costs.

**Significant Components of the Facility Include:**

Functional Processing Areas:

- Reaction
- Purification
- Light ends recovery
- Catalyst area

Equipment:

- Reactor
- Vessels
- Towers
- Pumps
- Heat Exchangers
- Tanks
- Instrumentation, Piping and Other Equipment typical to chemical manufacturing

## Tab #8

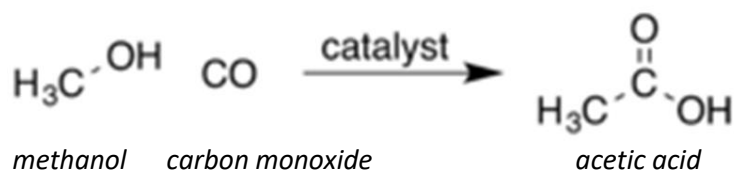
# Detailed Description of Qualified Property

### Proposed Project Description

The proposed project to which this application pertains is an expansion of the acetic acid production unit on the grounds of Celanese's existing Clear Lake, Texas facility.

Acetic acid is highly concentrated vinegar that is a fundamental building block for many products such as paints, coatings, plastics, emulsions, fibers, foods and pharmaceuticals. The two main raw materials for the manufacture of acetic acid are carbon monoxide and methanol, which come together in the presence of a precious metal homogeneous catalyst system to produce crude acetic acid. Acetic acid is then further purified to exact specification for customer sales.

Acetic acid produced at Celanese global facilities uses methanol carbonylation technology. The primary raw materials and catalyst systems used are methanol, carbon monoxide, iodomethane, metal carbonyl, and water. Methanol and carbon monoxide are reacted in the presence of a proprietary catalyst system to produce crude acetic acid according to the following chemical reaction:



The potential Clear Lake acetic acid unit expansion is part of an overall strategic effort Celanese is undertaking to expand and optimize its global acetic acid production network (manufacturing and supply chain footprint). Specifically, the Clear Lake acetic acid unit would be expanded from 1.3 million tons per annum to approximately 2.1 million tons per annum by mid-2022. If expanded, this will be the largest acetic acid plant in the world. The Celanese acetic acid plant in Nanjing, China is the second largest in the world. As designed, this project would deliver desirable network rate flexibility, improved raw material and energy cost structure of the global acetic acid product portfolio and provide a platform that is expandable through additional phased investment with attractive capital efficiency.

The raw materials used for Celanese's manufacture of acetic acid in Clear Lake are produced on site and derived from natural gas. The Clear Lake acetic acid expansion will position Celanese to satisfy anticipated future global acetic acid market growth from the Texas facility.

The Celanese Clear Lake facility has a Technology and Innovation Center at the site that supports Celanese businesses on a global basis and hosts multiple multi-national chemical companies with operating units at the site.

Applicant anticipates investments for construction of approximately \$400 million. This anticipated investment amount includes engineering, equipment, and construction costs.

**Significant Components of the Facility Include:**

Functional Processing Areas:

- Reaction
- Purification
- Light ends recovery
- Catalyst area

Equipment:

- Reactor
- Vessels
- Towers
- Pumps
- Heat Exchangers
- Tanks
- Instrumentation, Piping and Other Equipment typical to chemical manufacturing

# **Tab #9**

## **Description of Land**

**The Land upon which the new buildings or new improvements will be built WILL be part of the qualified property as described by §313.021(2)(A).**

All of the tracts, pieces, or parcels of real property contained in the attached deed are owned by Applicant. (See attached)

18-767 95828 - C 447452 LS D PB

5.20

C447452

STATE OF TEXAS  
COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, FRIENDSWOOD DEVELOPMENT COMPANY, a corporation, hereinafter called "Friendswood," for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in cash paid by CELANESE CORPORATION, a corporation, the receipt of which is hereby acknowledged, has granted, sold and conveyed, and does hereby grant, sell and convey, subject to the exceptions and reservations hereinafter made and the terms and provisions hereinafter stated unto the said CELANESE Corporation, hereinafter called "Grantee," One Thousand (1,000) acres of land in the David Harris League, A-25, and the George B. McKinstry League, A-47, Harris County, Texas, more particularly described in Exhibit "A" attached hereto, made a part hereof and incorporated herein for all purposes.

It is the intention of Friendswood to convey and there is conveyed hereby only the land within the specific boundaries and description contained in Exhibit "A" attached hereto and this conveyance does not extend to and no conveyance is made hereby of any land in and under or affected by any easement or easements bordering on or lying along or being adjacent to the boundaries of said land as described in Exhibit "A" attached hereto, the land in and under and affected by any such easements being hereby excepted herefrom and reserved by Friendswood for itself and its successors and assigns. Friendswood excepts herefrom, for itself and its successors and assigns (and specifically for assignment by Friendswood to Houston Lighting & Power Company) an aerial easement for electric power utility purposes ten (10) feet in width over and across Tract 2 described in Exhibit "A" attached

RECOMMENDED MEMORANDUM:  
All of the text on this page  
was not clearly legible for satisfactory  
recording.

DEED RECORDS

6653 ME 79

067-36-0297

hereto, such easement beginning at and extending upward from a plane twenty-five (25) feet above the ground with the north boundary line of such easement being ten (10) feet from, parallel to, and running the entire length of the south boundary line of said Tract 2, including the right to cut, trim and remove trees and other obstructions within said easement, and the right of ingress and egress for all purposes necessary thereto.

OFFICIAL RECORDS  
VOLUME 6653 PAGE 80

This conveyance is made and accepted subject to:

1. The exception and reservation of all oil, gas and other minerals in, on and under the hereinabove described land which minerals were excepted by Humble Oil & Refining Company in a conveyance to Friendswood dated October 26, 1966, recorded in Volume 6575, Page 556 of the Deed Records of Harris County, Texas;

067-36-0298

2. Easements for pipeline purposes reserved by Humble Oil & Refining Company in its conveyance to Friendswood aforesaid, such easements being eighty-five (85) feet in width across the southwest portion and twenty (20) feet in width adjoining a portion of the south line of Tract 1 conveyed hereby;

3. Easement for pipeline purposes owned by Tennessee Gas Transmission Company recorded in Volume 3007, Page 706 of the Deed Records of Harris County, Texas, as modified by instrument recorded in Volume 3135, Page 261 of the Deed Records of said County;

4. Easement for pipeline purposes in favor of Tennessee Products Pipeline Company recorded in Volume 3340, Page 188 of the Deed Records of Harris County, Texas.

This conveyance is made and accepted also subject to the Environmental Standards for the industrial area known as BAYPORT, Harris County, Texas, recorded in Volume 5550,



Page 215 of the Deed Records of Harris County, Texas, as amended by amendment instrument recorded in Volume 5920, Page 165 of the Deed Records of Harris County, Texas

In addition to the foregoing, Grantee agrees not to drill or operate or cause the drilling or operating of any water well on the land conveyed hereby; provided, however, that Grantee shall have the right to drill and operate water wells on said land if water is not otherwise available at or near said land at rates which are competitive with rates being paid by users of the same class similarly situated in the southeast portion of Harris County, Texas. The location, method of completing and rate of production of said wells, if drilled or operated by Grantee, shall be subject to approval by Friendswood, and Friendswood's approval shall not be unreasonably withheld; and Grantee shall operate and produce such wells only so long as adequate water is not available to Grantee from other sources at competitive rates as stipulated above.

As part of the consideration for this conveyance, Grantee shall:

1. Commence construction on the land within two (2) years of a manufacturing complex of such size and capacity as to be a commercial operation. Should Grantee fail to accomplish this, it agrees to give Friendswood an opportunity to repurchase the land at Grantee's cost. Friendswood shall have 60 days following the second anniversary of the date hereof in which to exercise this option by notifying Grantee in writing of its desire to do so. Grantee agrees to reconvey the land to Friendswood within 30 days after said notice and upon receipt of payment from Friendswood.

DEED RECORDS  
VOLUME 5920 PAGE 81

067-36-0299

In this connection, it is implicit in this agreement that Friendswood is selling and Grantee is purchasing this land for an industrial development by it and its subsidiary or affiliated companies or divisions and for no other purpose; and the foregoing shall be a condition of this conveyance to Grantee. However, it is also agreed that Grantee may hold portions of this land in reserve for future development or may also resell portions to other firms whose business is associated with the operation of Grantee's facilities constructed on the land to the extent of supplying materials to or purchasing and using materials from Grantee;

2. Not resell any of this land prior to January 1, 1980, for purposes other than those enumerated above without first giving Friendswood an opportunity to repurchase same at Grantee's cost. In such event, Grantee shall notify Friendswood of its desire to sell land. Friendswood shall have 60 days following said notice in which to advise Grantee in writing of its acceptance or refusal to buy said land. If Friendswood accepts, Grantee agrees to close the transaction within 30 days after Friendswood's notice of acceptance; and

3. If there remains undeveloped land on January 1, 1980, declare in writing to Friendswood within 90 days after such date the portion or portions of the land which are surplus to the reasonable future needs of Grantee or other firms whose business is associated with the operation of Grantee's facilities constructed on the land. The declaration of land as surplus shall be solely within the discretion of Grantee but Grantee agrees to exercise its discretion in good faith. Thereupon, Friendswood shall have the right (but not the obligation) to repurchase the surplus land from Grantee at Grantee's cost, such right to be exercised by Friendswood within 60 days

OFFED RECORDS  
6653 ME 82

067-36-0300

following receipt of such notice but not thereafter. Should Grantee retain undeveloped land under the foregoing provisions of this Subparagraph (3) which Grantee decides later to sell to a firm or person whose business is not associated with the operation of Grantee's facilities constructed on the land, Grantee shall notify Friendswood in writing of its decision and the terms of its proposed sale and Friendswood shall have the right (but not the obligation) to purchase the land which Grantee has decided to sell on the terms of the proposed sale by Grantee, such right to be exercised by Friendswood within 30 days following receipt of such notice but not thereafter; provided that if Grantee does not conclude the sale which it proposes in its notice to Friendswood, the right of Friendswood to be notified and to have the right to purchase such land shall be applicable to any subsequent sale proposed to be made by Grantee to a purchaser whose business is not associated with the operation of Grantee's facilities constructed on the land.

The foregoing covenants and obligations shall inure to the benefit and be binding upon the successors and assigns of Friendswood and Grantee.

TO HAVE AND TO HOLD said land and premises unto Grantee, its successors and assigns, forever, subject, however, to the reservations and exceptions contained herein and the terms and provisions hereof, and subject thereto, Friendswood agrees to warrant and forever defend the title to said land unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the

OFFICE RECORDS  
# 0053 MAY 83

067-36-0301

same or any part thereof.

Possession of the land conveyed hereby is delivered  
by Friendswood to Grantee contemporaneously with delivery  
of this deed.

EXECUTED THIS 6th day of February, 1967.

FRIENDSWOOD DEVELOPMENT COMPANY *W*



*W. B. Turner Jr.*  
Secretary

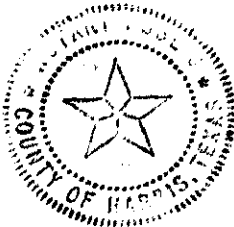
By

*John B. Turner Jr.*  
President

STATE OF TEXAS *X*  
COUNTY OF HARRIS *X*

BEFORE ME, the undersigned authority, on this day  
personally appeared JOHN B. TURNER, JR., known to me to  
be the person whose name is subscribed to the foregoing  
instrument as President of FRIENDSWOOD DEVELOPMENT COMPANY,  
and acknowledged to me that he executed the same for the  
purposes and consideration therein expressed and as the  
act and deed of said FRIENDSWOOD DEVELOPMENT COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the  
6th day of February, 1967.



*Elva A. Wells*  
Notary Public in and for Harris  
County, Texas

ELVA A. WELLS  
Notary Public in and for Harris County, Texas  
My Commission Expires 6-1-67

## EXHIBIT "A"

BEING ONE THOUSAND (1000.00) ACRES CONSISTING OF TWO TRACTS,  
TRACT 1 BEING NINE HUNDRED SIXTY THREE AND EIGHT HUNDRED FIFTY  
THOUSANDTHS (963.850) ACRES OUT OF THE GEORGE B. MCKINSTRY  
LEAGUE, A-47 AND TRACT 2 BEING THIRTY SIX AND ONE HUNDRED FIFTY  
THOUSANDTHS (36.150) ACRES OUT OF THE DAVID HARRIS LEAGUE, A-25,  
HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

## DEED RECORDS'

## TRACT 1

VOLUME 6653 PAGE 85

BEGINNING at a Rod marked 2126 for the southernmost corner of the herein described tract in the George B. McKinstry League, A-47, said rod being N 19° 19' 33" W, 333.42 feet from a Rod marked 2045 at the west corner of a 100-acre tract described in deed from Humble Oil & Refining Company to Lockheed Aircraft Corporation, dated December 18, 1964, and recorded in Volume 5762, Page 57, Deed Records of Harris County, Texas;

THENCE N 82° 48' 25" W, 124.22 feet to Rod 2127, in the east line of a 100-foot wide pipeline easement;

THENCE N 7° 12' 35" E, with the east line of said pipeline easement, 1847.98 feet to Rod 2128;

THENCE N 10° 18' 35" E, with the east line of said pipeline easement, 1260.58 feet to Rod 2129;

THENCE N 29° 45' 31" E, 300.31 feet to Rod 2130;

THENCE N 10° 18' 35" E, 398.19 feet to Rod 2131;

THENCE N 47° 01' 00" E, 372.48 feet to Rod 2132;

THENCE N 10° 17' 31" E, 900.61 feet to Rod 2133;

THENCE N 38° 06' 12" E, 284.35 feet to Rod 2134;

THENCE N 65° 54' 53" E, 526.80 feet to Rod 2135;

THENCE N 35° 14' 27" E, 1500.00 feet to Rod 2136;

THENCE S 54° 45' 33" E, 60.00 feet to Rod 2137;

THENCE N 35° 14' 27" E, 100.00 feet to Rod 2138;

THENCE N 54° 45' 33" W, 60.00 feet to Rod 2139;

THENCE N 35° 14' 27" E, 962.61 feet to Rod 2140;

THENCE N 2° 24' 31" W, 1273.20 feet to Rod 2141, said rod being in the northwest line of a 20 foot pipeline right-of-way and easement described in a conveyance from Humble Oil & Refining Company to Tennessee Gas Transmission Company, dated July 27, 1955;

THENCE N 66° 04' 08" E with the northwest line of said easement 64.50 feet to Rod 2142;

THENCE N 2° 24' 31" W, 879.54 feet to Rod 2145 at the northwest corner of the herein described Tract 1;

THENCE N 87° 31' 40" E, 3840.52 feet to Rod 2146 at the northeast corner of the herein described Tract 1;

THENCE S 2° 28' 20" E, 3084.65 feet to Rod 2147 at the P.C. of a curve to the left;

THENCE with said curve to the left having a radius of 3139.79 feet and a central angle of 25° 04' 20", a distance of 1373.95 feet to Rod 2148 at the P.T. of said curve;

THENCE S 27° 32' 40" E, 1346.35 feet to Rod 2149 at the east corner of the herein described Tract 1;

THENCE S 62° 27' 20" W, 3337.12 feet to Rod 2150;

THENCE N 27° 32' 40" W, 100.00 feet to Rod 2151;

THENCE S 62° 27' 20" W, 363.61 feet to Rod 2152;

THENCE S 76° 11' 25" E, 257.26 feet to Rod 2153;

THENCE S 62° 27' 20" W, 5522.21 feet to the place of beginning and containing 963.850 acres, more or less in Tract 1;

067-36-0303

## DEED RECORDS

TRACT 2

V# 6653 PAGE 86

BEGINNING at a Rod marked 2154 at the North Corner of the herein described Tract 2 in the David Harris League, A-25, said Rod being S 27° 32' 40" E, 150.00 feet from Rod 2149 at the East corner of Tract 1 previously described;

THENCE S 27° 32' 40" E, 1219.78 feet to Rod 2155 in the north right-of-way line of proposed Choate Road;

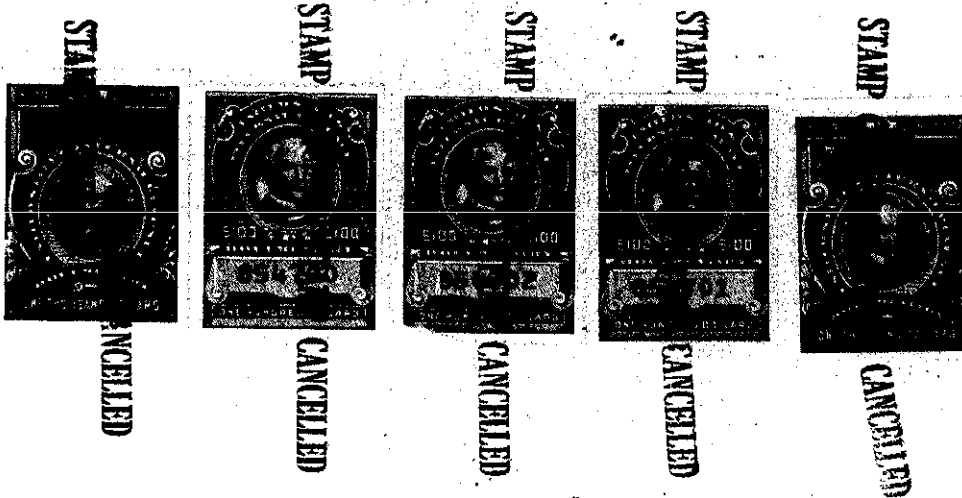
THENCE S 87° 12' 25" W, with the said north line of proposed Choate Road, 2460.83 feet to Rod 2156;

THENCE N 27° 32' 40" W, 189.46 feet to Rod 2157;

THENCE N 62° 27' 20" E, 2234.81 feet to the place of beginning and containing 36.150 acres, more or less, in Tract 2.

067-36-0304

EXHIBIT "A" TO DEED FROM FRIENDSWOOD DEVELOPMENT COMPANY  
TO CELANESE CORPORATION DATED FEBURARY 6, 1967



-2-

RECOMMENDATION MEMORANDUM:  
All the Facts of the Title On This Page  
Was Not Clearly Legible For Satisfactory  
Recording

DEED RECORDS

VOL 6653 PAGE 87

067-36-0305

STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me; and was  
duly RECORDED, in the Volume and Page of the named  
RECORDS of Harris County, Texas, as stamped hereon by  
me, on

FEB 7 1967



*Petermonte*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RETURN TO:  
3 G. BAUMGARDNER  
517 CAROLINE  
HOUSTON, TEXAS 77002

FEB 7 11 07 AM 1967

*Petermonte*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

## **Tab #10**

# **Description of all property not eligible to become qualified property**

The construction area for the proposed project is encompassed by the yellow box. Currently, within the proposed project boundary, as shown below, there sits approximately \$49M worth of real and personal property, according to 2018 data from Harris County Appraisal District. Please see notation below HCAD Parcel Viewer printout, below.

The parcels of land where construction will occur are bifurcated out in the last set of maps shown below. On the proposed project site to the left of the page, there is currently situated, for temporary purposes, a variety of storage trailers, materials, and other various items commonly found in a chemical plant. On the proposed project site to the right of the page, the land is completely vacant, as shown below. There are no permanent structures located in the proposed project areas, and the remainder of the property within the yellow box is not considered for the project to which this application pertains.

The parcels of land are separate as the left area represents the battery limits of the operating area, and the right area represents the available product storage area, consisting of tankage and pumps used to store and transfer the just finished acetic acid. Due to a variety of reasons including space constraints, safety reasons, and the stand-off from the operating area, the product storage area must be separate. However, one would not exist without the other.

All areas outside of the yellow box are existing projects, not related to the proposed project.

The existing acetic acid unit is shown on the last page of Tab #10, shaded in blue.



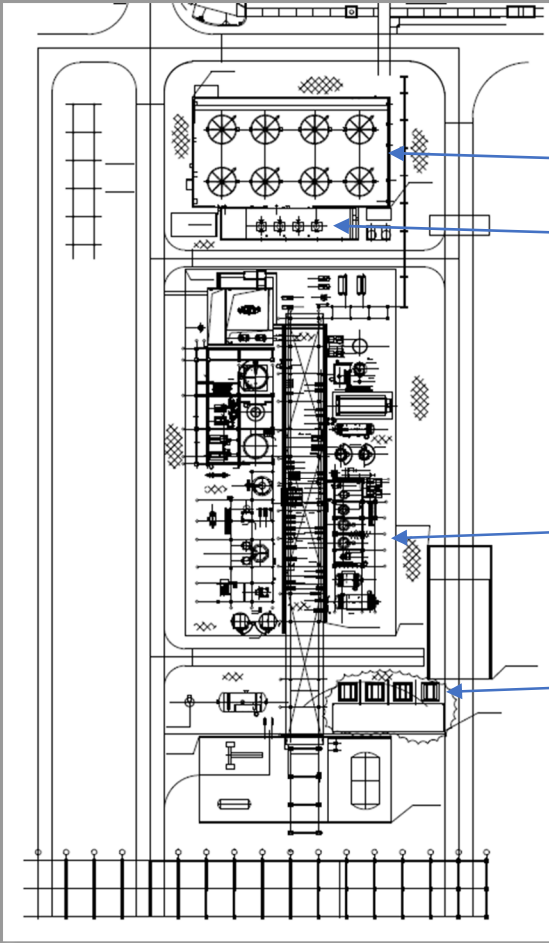




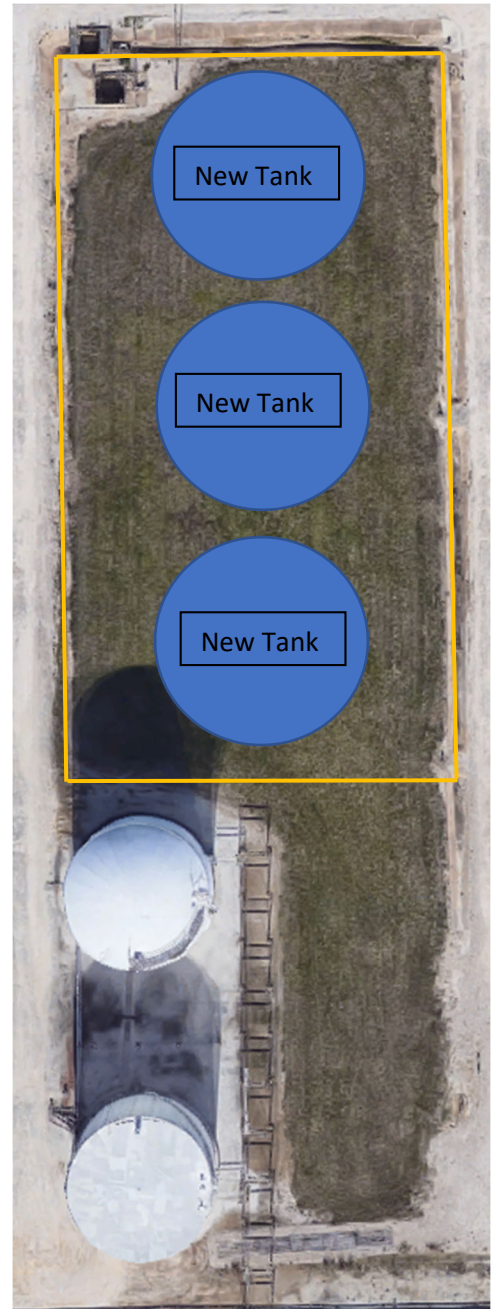








Reactor

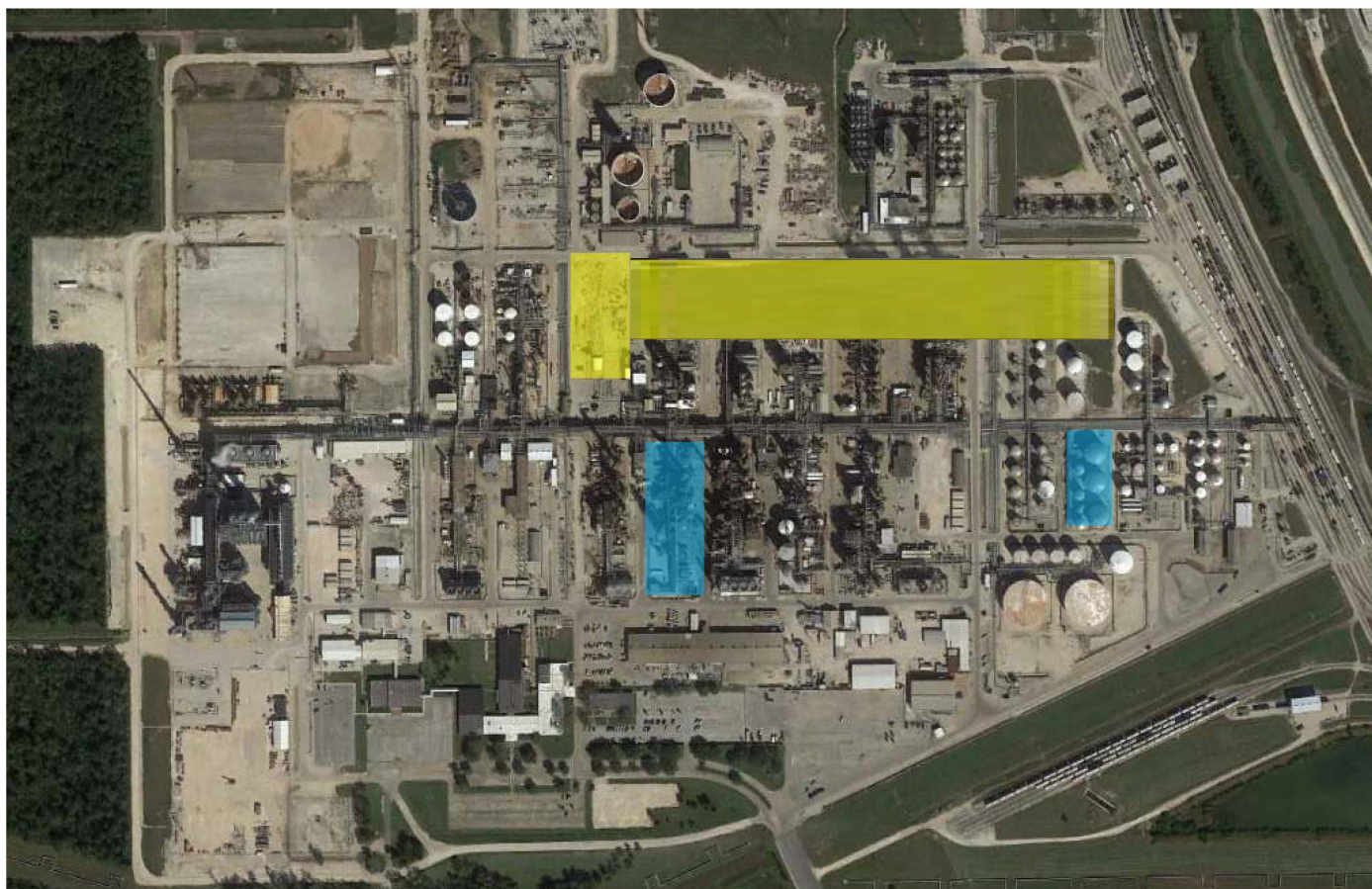


New Tank

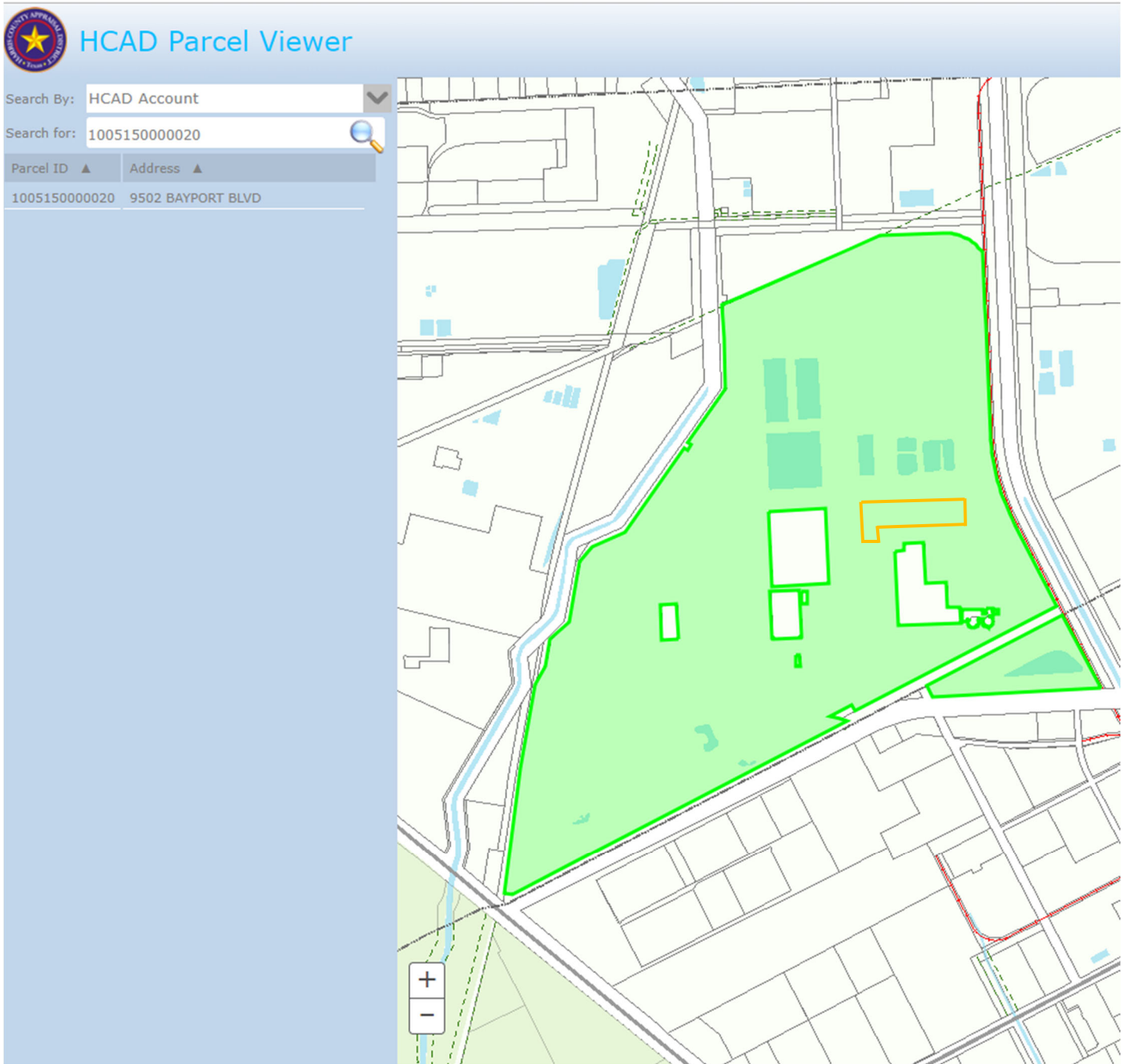
New Tank

New Tank





- Acetic Acid Existing
- Chapter 313 Project



The above pictured parcel, HCAD Account No. 1005150000020, was given an appraised value of \$110,871,086 as of January 1, 2018. The appraised value is comprised of \$23,833,966 land and \$87,037,120 of improvement. With the small exception of the white parcels outlined inside the above green shaded area, the entirety of Applicant's facility is within this parcel, previously referenced as HCAD Account No. 1005150000020. It is Applicant's good faith estimate that the value of land and improvements located within the yellow box, as outlined numerous times above that are not part of the project to which this application pertains, are worth approximately \$49,000,000 in assessed value.

HARRIS COUNTY APPRAISAL DISTRICT  
REAL PROPERTY ACCOUNT INFORMATION  
**1005150000020**

Tax Year: 2018



## Owner and Property Information

Owner Name & Mailing Address: **CELANESE LTD  
PO BOX 819063  
DALLAS TX 75381-9063**Legal Description: **TR 19 (ABATEMENT IMPS ONLY 0938)  
(IMPS\*1005150000627; 681 & 936)  
(PC IMPS\*1005150000628 & 0683)  
BAYPORT SEC 1 U/R**Property Address: **9502 BAYPORT BLVD  
PASADENA TX 77507**

State Class Code	Land Use Code	Building Class	Total Units	Land Area	Building Area	Net Rentable Area	Neighborhood	Market Area	Map Facet	Key Map®
F2 -- Real, Industrial	8003 -- Land Neighborhood Section 3	E	0	39,846,406 SF	0	0	5980.24	4027 -- Pasadena	6152C	579Q

## Value Status Information

Value Status  
NoticedNotice Date  
04/20/2018Shared CAD  
No

## Exemptions and Jurisdictions

Exemption Type	Districts	Jurisdictions	Exemption Value	ARB Status	2017 Rate	2018 Rate
None	020	LA PORTE ISD		Certified: 08/10/2018	1.380000	1.380000
	040	HARRIS COUNTY		Certified: 08/10/2018	0.418010	0.418580
	041	HARRIS CO FLOOD CNTRL		Certified: 08/10/2018	0.028310	0.028770
	042	PORT OF HOUSTON AUTHY		Certified: 08/10/2018	0.012560	0.011550
	043	HARRIS CO HOSP DIST		Certified: 08/10/2018	0.171100	0.171080
	044	HARRIS CO EDUC DEPT		Certified: 08/10/2018	0.005195	0.005190
	047	SAN JACINTO COM COL D		Certified: 08/10/2018	0.183335	0.179329
	074	CITY OF PASADENA		Certified: 08/10/2018	0.575388	0.615446

Texas law prohibits us from displaying residential photographs, sketches, floor plans, or information indicating the age of a property owner on our website. You can inspect this information or get a copy at **HCAD's information center at 13013 NW Freeway.**

## Valuations

Value as of January 1, 2017			Value as of January 1, 2018		
	Market	Appraised		Market	Appraised
Land	23,612,333		Land	23,833,966	
Improvement	63,796,460		Improvement	87,037,120	
Total	87,408,793	87,408,793	Total	110,871,086	110,871,086

## Land

## Market Value Land

Line	Description	Site Code	Unit Type	Units	Size Factor	Site Factor	Appr O/R Factor	Appr O/R Reason	Total Adj	Unit Price	Adj Unit Price	Value
1	8003 -- Land Neighborhood Section 3	4416	SF	39,107,628	1.00	1.00	0.30	Shape or Size	0.30	2.00	0.60	23,464,577.00
2	8003 -- Land Neighborhood Section 3	4500	SF	738,778	1.00	0.25	1.00	Restr or Non-Conf	0.25	2.00	0.50	369,389.00

## Building

# Tab #11

## Maps that clearly show:

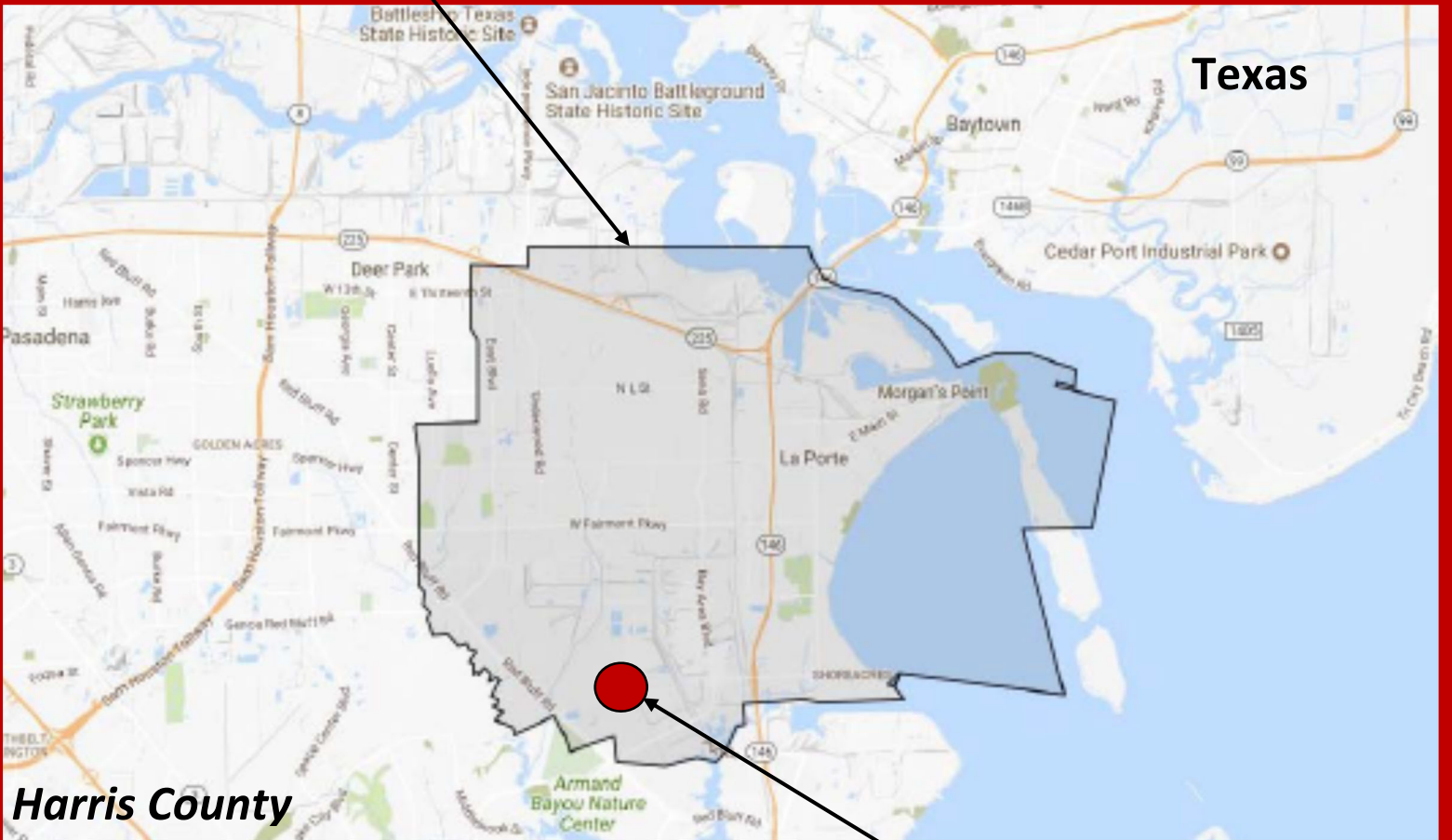
- a) **Project Vicinity** – See following map labeled “Project Vicinity Map”
- b) **Qualified Investment** – See following map labeled “Qualified Investment / Qualified Property Map”
- c) **Qualified Property** – See following map labeled “Qualified Investment / Qualified Property Map”
- d) **Existing Property** – See Tab #10
- e) **Land location and vicinity map** – see following map labeled “Project Vicinity Map”
- f) **Reinvestment Zone within vicinity map, showing the actual or proposed boundaries and size** – See following map containing the label “Reinvestment Zone Boundary”



# Project Vicinity Map

La Porte ISD Boundary

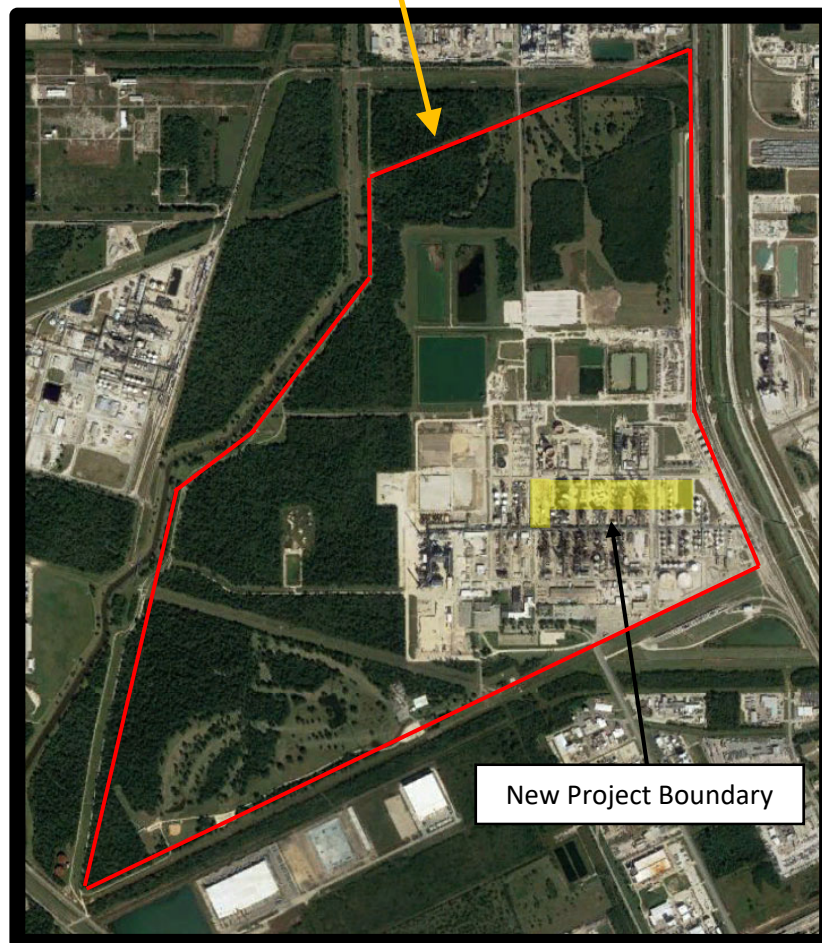
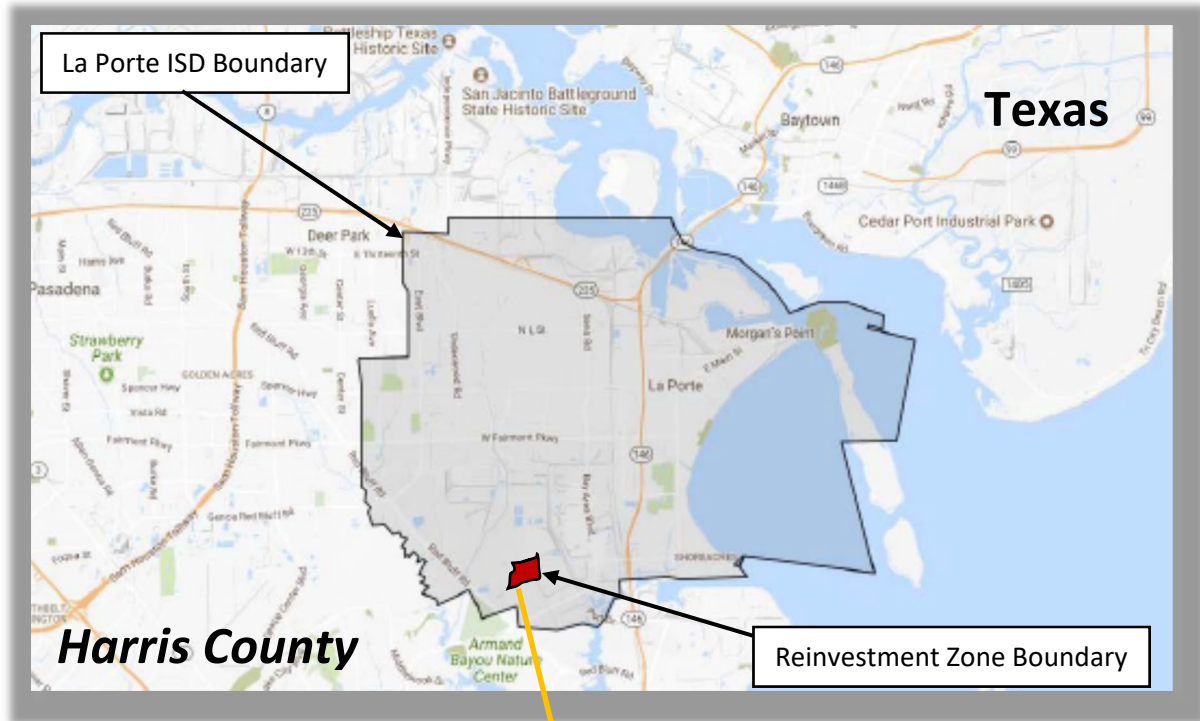
Texas

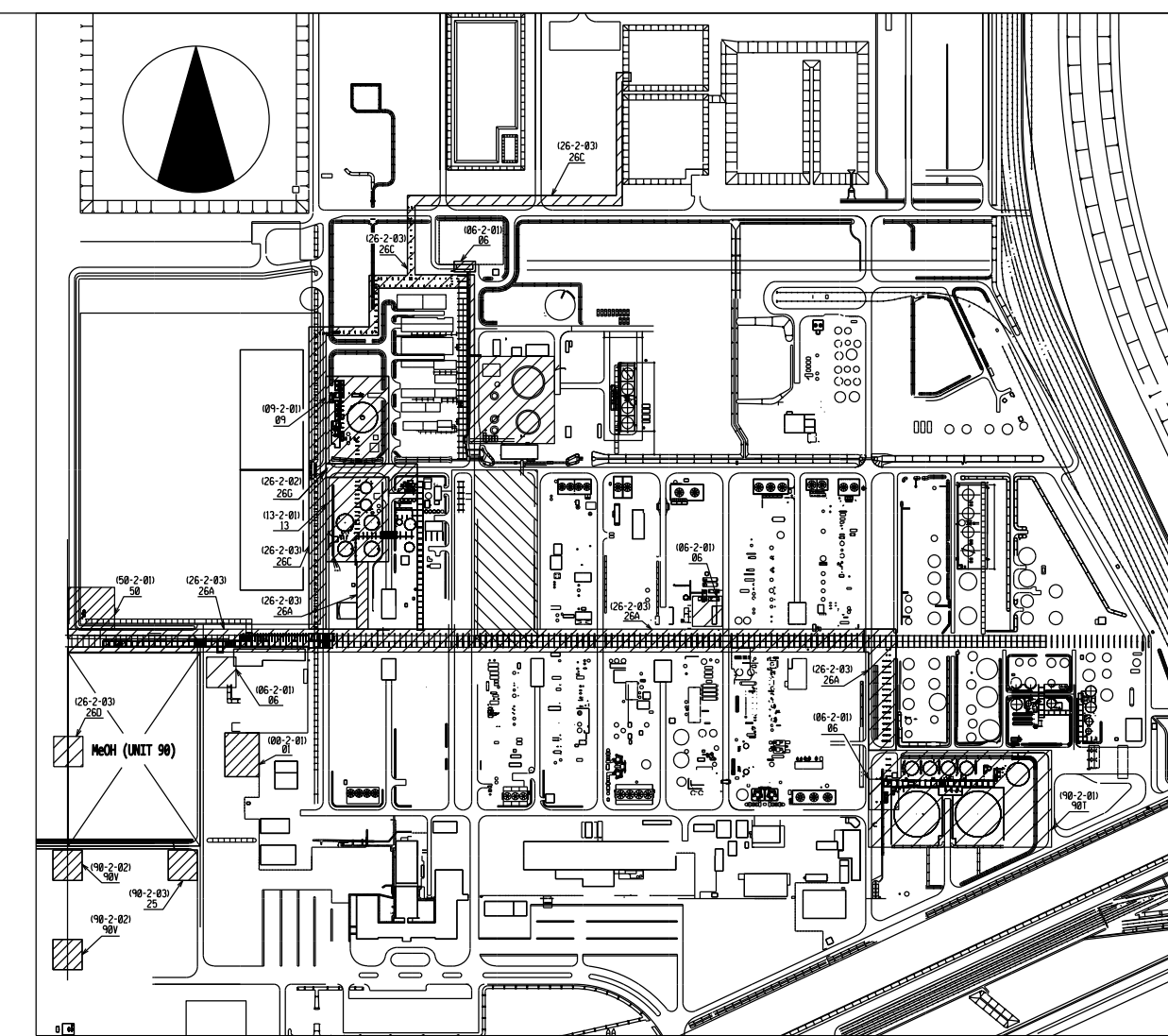
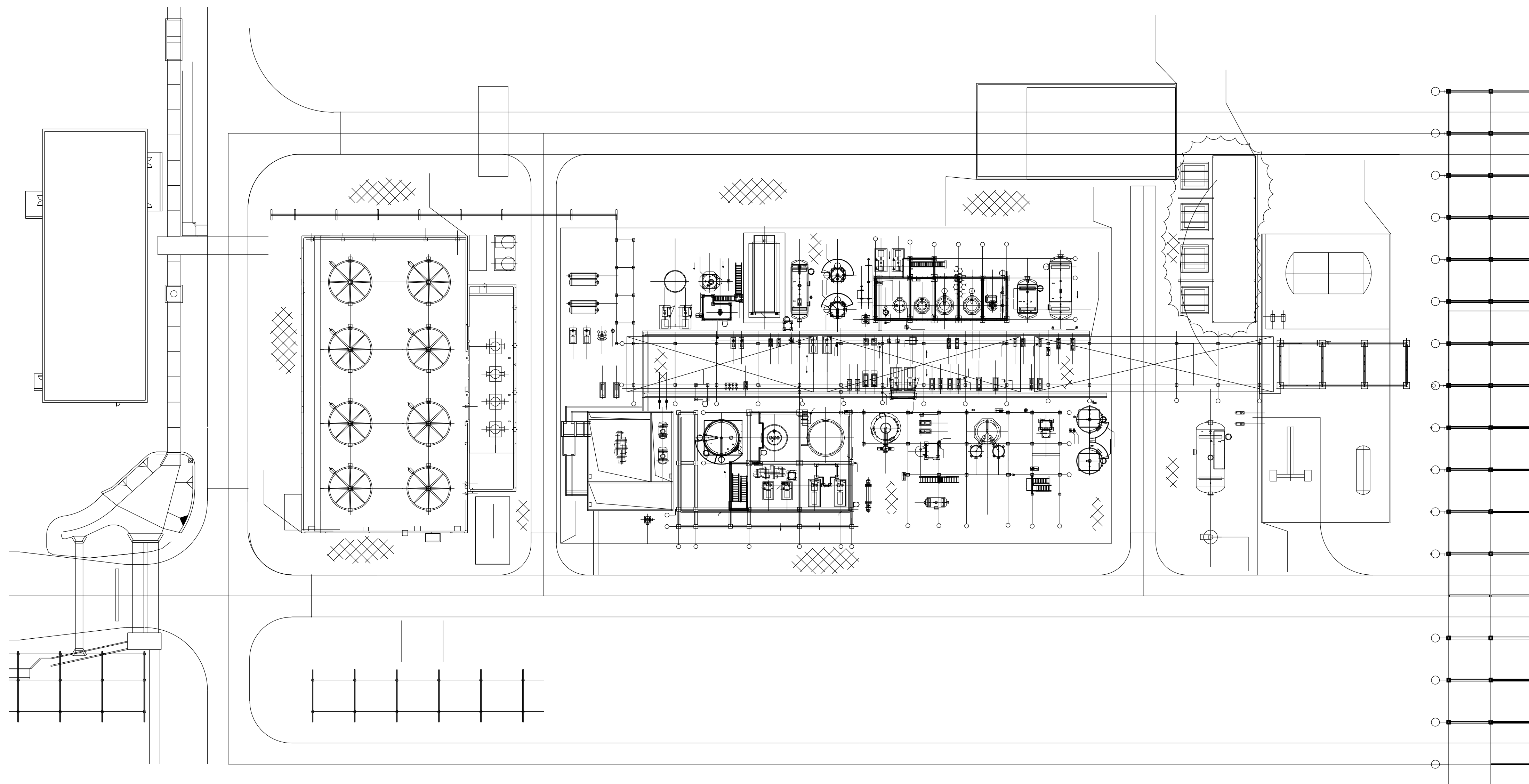
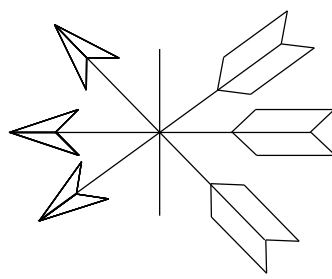


Harris County

Project Location

# Qualified Investment / Qualified Property Map





PRELIMINARY

11-Jan-2019

PIPING  
GENERAL  
PLOT PLAN

B







# **Tab #12**

## **Request for Waiver of Job Creation Requirement and supporting information**

**Not applicable to this proposed project**

# **Tab #13**

## **Calculation of three possible wage requirements with TWC Documentation**

## Calculations of Wages for Harris County

Based on Most Recent Data Available

Average Weekly Wage for all jobs (all industries) in the County		
Year	Period	Wages
2018	Q1	1,494
2018	Q2	1,269
2018	Q3	1,271
2018	Q4	1,390
<b>Average</b>		<b>\$1,356.00</b>

110% of Average Weekly Wage for Manufacturing jobs in the County		
Year	Period	Wages
2018	Q1	1,921
2018	Q2	1,611
2018	Q3	1,586
2018	Q4	1,690
<b>Average</b>		<b>\$1,702</b>
<b>110% of Average Weekly Wage</b>		<b>\$1,872</b>

110% of Average Weekly Wage for Manufacturing jobs in the Region Houston-Galveston Area Council		
Rate per Hour		\$28.94
110% of Rate Per Hour		\$31.83
Hours per Week		40
<b>110% of Average Weekly Wage</b>		<b>\$1,273.36</b>
<b>Annual Average Wage (52 Weeks)</b>		<b>\$66,214.72</b>

110% of Average Annual Wage for Manufacturing jobs in the Region		
<b>Average Annual Wage</b>		\$60,195
<b>110% of Average Annual Wage</b>		<b>\$66,215</b>

<b>Minimum Required Annual Wage</b>		<b>\$66,215</b>
-------------------------------------	--	-----------------

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Harris	Private	31-33	Manufacturing	1,921
2018	02	Harris	Private	31-33	Manufacturing	1,611
2018	03	Harris	Private	31-33	Manufacturing	1,586
2018	04	Harris	Private	31-33	Manufacturing	1,690



Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2018	01	Harris	Total All	10	Total, All Industries	1,494
2018	02	Harris	Total All	10	Total, All Industries	1,269
2018	03	Harris	Total All	10	Total, All Industries	1,271
2018	04	Harris	Total All	10	Total, All Industries	1,390

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

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

Source: Texas Occupational Employment and Wages

Data published: July 2018

Data published annually, next update will be July 31, 2019

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

# **Tab #14**

## **Schedule A1, A2, B, C, and D**

Date 6/10/2019
Applicant Name Celanese Ltd.
ISD Name La Porte

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

Table with 10 columns: Year, School Year, Tax Year, Column A (Tangible personal property), Column B (Buildings or permanent nonremovable components), Column C (Other new investment), Column D (Other new investment), and Column E (Total Investment). Rows include investment periods before, after, and during the qualifying time period, with a final total row.

For All Columns: List amount invested each year, not cumulative totals.
Column A: This represents the total dollar amount of planned investment in tangible personal property.
Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.
Column C: Dollar value of other investment that may affect economic impact and total value.
Column D: Dollar value of other investment that may affect economic impact and total value.
Total Investment: Add together each cell in a column and enter the sum in the blue total investment row.
Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

Date 6/10/2019  
Applicant Name Celanese Ltd.  
ISD Name La Porte

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

PROPERTY INVESTMENT AMOUNTS								
(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)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in <b>tangible personal property</b> placed in service during this year that will become Qualified Property	New investment made during this year in <b>buildings or permanent nonremovable components of buildings</b> that will become Qualified Property	Other investment made during this year that will <u>not</u> become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		\$ 400,020,000				\$ 400,020,000
Each year prior to start of value limitation period** <i>Insert as many rows as necessary</i>	QTP 1	2020-2021	2020	\$ 207,757,000				\$ 207,757,000
Value limitation period***	QTP 2 - VLP 1	2021-2022	2021	\$ 192,263,000				\$ 192,263,000
	2	2022-2023	2022					
	3	2023-2024	2023					
	4	2024-2025	2024					
	5	2025-2026	2025					
	6	2026-2027	2026					
	7	2027-2028	2027					
	8	2028-2029	2028					
	9	2029-2030	2029					
	10	2030-2031	2030					
Total Investment made through limitation								
Continue to maintain viable presence	11	2031-2032	2031					
	12	2032-2033	2032					
	13	2033-2034	2033					
	14	2034-2035	2034					
	15	2035-2036	2035					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036					
	17	2037-2038	2037					
	18	2038-2039	2038					
	19	2039-2040	2039					
	20	2040-2041	2040					
	21	2041-2042	2041					
	22	2043-2043	2042					
	23	2043-2044	2043					
	24	2044-2045	2044					
	25	2045-2046	2045					

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

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

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

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

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

Only tangible personal property that is specifically described in the application can become qualified property.

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

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

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

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

Ch 313 Application  
La Porte ISD  
June 10, 2019

Date 6/10/2019  
Applicant Name Celanese Ltd.  
ISD Name La Porte

Form 50-296A

Revised May 2014

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property		Estimated Taxable Value			
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP 1	2020-2021	2020	\$ 284,855		\$ -	\$ -	\$ -	\$ 284,855
Value Limitation Period	QTP - VLP 1	2021-2022	2021	\$ 284,855		\$ 200,142,428	\$ 198,427,428	\$ 198,427,428	\$ 80,000,000
	2	2022-2023	2022	\$ 284,855		\$ 380,270,612	\$ 378,555,612	\$ 378,555,612	\$ 80,000,000
	3	2023-2024	2023	\$ 284,855		\$ 372,665,200	\$ 370,950,200	\$ 370,950,200	\$ 80,000,000
	4	2024-2025	2024	\$ 284,855		\$ 365,211,896	\$ 363,496,896	\$ 363,496,896	\$ 80,000,000
	5	2025-2026	2025	\$ 284,855		\$ 357,907,658	\$ 356,192,658	\$ 356,192,658	\$ 80,000,000
	6	2026-2027	2026	\$ 284,855		\$ 350,749,505	\$ 349,034,505	\$ 349,034,505	\$ 80,000,000
	7	2027-2028	2027	\$ 284,855		\$ 343,734,515	\$ 342,019,515	\$ 342,019,515	\$ 80,000,000
	8	2028-2029	2028	\$ 284,855		\$ 336,859,824	\$ 335,144,824	\$ 335,144,824	\$ 80,000,000
	9	2029-2030	2029	\$ 284,855		\$ 330,122,628	\$ 328,407,628	\$ 328,407,628	\$ 80,000,000
	10	2030-2031	2030	\$ 284,855		\$ 323,520,175	\$ 321,805,175	\$ 321,805,175	\$ 80,000,000
Continue to maintain viable presence	11	2031-2032	2031	\$ 284,855		\$ 317,049,772	\$ 315,334,772	\$ 315,334,772	\$ 315,334,772
	12	2032-2033	2032	\$ 284,855		\$ 310,708,776	\$ 308,993,776	\$ 308,993,776	\$ 308,993,776
	13	2033-2034	2033	\$ 284,855		\$ 304,494,601	\$ 302,779,601	\$ 302,779,601	\$ 302,779,601
	14	2034-2035	2034	\$ 284,855		\$ 298,404,709	\$ 296,689,709	\$ 296,689,709	\$ 296,689,709
	15	2035-2036	2035	\$ 284,855		\$ 292,436,615	\$ 290,721,615	\$ 290,721,615	\$ 290,721,615
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	\$ 284,855		\$ 286,587,882	\$ 284,872,882	\$ 284,872,882	\$ 284,872,882
	17	2037-2038	2037	\$ 284,855		\$ 280,856,125	\$ 279,141,125	\$ 279,141,125	\$ 279,141,125
	18	2038-2039	2038	\$ 284,855		\$ 275,239,002	\$ 273,524,002	\$ 273,524,002	\$ 273,524,002
	19	2039-2040	2039	\$ 284,855		\$ 269,734,222	\$ 268,019,222	\$ 268,019,222	\$ 268,019,222
	20	2040-2041	2040	\$ 284,855		\$ 264,339,538	\$ 262,624,538	\$ 262,624,538	\$ 262,624,538
	21	2041-2042	2041	\$ 284,855		\$ 259,052,747	\$ 257,337,747	\$ 257,337,747	\$ 257,337,747
	22	2043-2043	2042	\$ 284,855		\$ 253,871,692	\$ 252,156,692	\$ 252,156,692	\$ 252,156,692
	23	2043-2044	2043	\$ 284,855		\$ 248,794,258	\$ 247,079,258	\$ 247,079,258	\$ 247,079,258
	24	2044-2045	2044	\$ 284,855		\$ 243,818,373	\$ 242,103,373	\$ 242,103,373	\$ 242,103,373
	25	2045-2046	2045	\$ 284,855		\$ 238,942,006	\$ 237,227,006	\$ 237,227,006	\$ 237,227,006

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

Only include market value for eligible property on this schedule.

**Schedule C: Employment Information**

Date **6/10/2019**  
Applicant Name **Celanese Ltd.**  
ISD Name **La Porte**

**Form 50-296A**

*Revised May 2014*

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	Average annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Average annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period <i>Insert as many rows as necessary</i>	QTP 1	2020-2021	2020	400 FTE	\$ 70,000		0	\$ 66,215
Value Limitation Period <i>The qualifying time period could overlap the value limitation period.</i>	QTP - VLP 1	2021-2022	2021	400 FTE	\$ 70,000		25	\$ 66,215
	2	2022-2023	2022				25	\$ 66,215
	3	2023-2024	2023				25	\$ 66,215
	4	2024-2025	2024				25	\$ 66,215
	5	2025-2026	2025				25	\$ 66,215
	6	2026-2027	2026				25	\$ 66,215
	7	2027-2028	2027				25	\$ 66,215
	8	2028-2029	2028				25	\$ 66,215
	9	2029-2030	2029				25	\$ 66,215
	10	2030-2031	2030				25	\$ 66,215
Years Following Value Limitation Period	11 through 25	2031-2046	2031-2045				25	\$ 66,215

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ☐ Yes ☒ No  
If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)? ☐ Yes ☒ No
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No

**Schedule D: Other Incentives (Estimated)**

Date 6/10/2019  
Applicant Name Celanese Ltd.  
ISD Name La Porte

**Form 50-296A**

*Revised May 2014*

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Tax Code Chapter 312	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Local Government Code Chapters 380/381	County:	N/A	N/A	N/A	N/A	N/A
	City:	N/A	N/A	N/A	N/A	N/A
	Other:	N/A	N/A	N/A	N/A	N/A
Freeport Exemptions		N/A	N/A	N/A	N/A	N/A
Non-Annexation Agreements		N/A	N/A	N/A	N/A	N/A
Enterprise Zone/Project		N/A	N/A	N/A	N/A	N/A
Economic Development Corporation		N/A	N/A		N/A	
Texas Enterprise Fund		N/A	N/A		N/A	
Employee Recruitment		N/A	N/A		N/A	
Skills Development Fund		N/A	N/A		N/A	
Training Facility Space and Equipment		N/A	N/A		N/A	
Infrastructure Incentives		N/A	N/A		N/A	
Permitting Assistance		N/A	N/A		N/A	
Other:		N/A	N/A		N/A	
Other:		N/A	N/A		N/A	
Other:		N/A	N/A		N/A	
Other:		N/A	N/A		N/A	
<b>TOTAL</b>				N/A	N/A	N/A

Additional information on incentives for this project:



# **Tab #15**

## **Economic Impact Analysis, other payments made in the state or other economic information**

Not applicable to this proposed project

# **Tab #16**

## **Description of Reinvestment Zone**

La Porte Independent School District established the Celanese Reinvestment Zone by Board Resolution 2019-02 dated January 22, 2019. See attached Resolution.

## EXHIBIT B

### MAP OF THE CELANESE REINVESTMENT ZONE



**BOARD RESOLUTION 2019 - 02**

**A RESOLUTION DESIGNATING A CERTAIN AREA AS A REINVESTMENT ZONE FOR TEXAS TAX CODE CHAPTER 313 APPRAISED VALUE LIMITATION IN THE LA PORTE INDEPENDENT SCHOOL DISTRICT, IN PORTIONS OF HARRIS COUNTY, TEXAS, TO BE KNOWN AS THE CELANESE REINVESTMENT ZONE; ESTABLISHING THE BOUNDARIES THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE.**

*WHEREAS*, the Board of Trustees of the La Porte Independent School District desires to promote the development or redevelopment of a certain contiguous geographic area within its jurisdiction by the creation of a reinvestment zone as authorized by the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A. Texas Tax Code § 312.0025), for the purpose of authorizing an *Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes*, as authorized by Chapter 313 of the Texas Tax Code; and

*WHEREAS*, on January 22, 2019, a hearing before the Board of Trustees of the La Porte Independent School District was held, such date being at least seven (7) days after the date of publication of the notice of such public hearing, and the delivery of written notice to the respective presiding officers of each taxing entity that includes within its boundaries real property that is to be included in the proposed reinvestment zone; and

*WHEREAS*, the Board of Trustees of La Porte Independent School District at such public hearing invited any interested person to appear and speak for or against the creation of the reinvestment zone, and whether all or part of the territory described should be included in the proposed reinvestment zone; and

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

***BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE LA PORTE INDEPENDENT SCHOOL DISTRICT:***

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

SECTION 2. That the Board of Trustees of the La Porte Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the *Celanese Reinvestment Zone* has been properly called, held and conducted and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and

- (b) That the boundaries of the *Celanese Reinvestment Zone* be and, by the adoption of

this Resolution, is declared and certified to be, the area as described in the legal description attached hereto as “**EXHIBIT A**”; and,

- (c) That the map attached hereto as “**EXHIBIT B**” is declared to be and, by the adoption of this Resolution is certified to accurately depict and show the boundaries of the *Celanese Reinvestment Zone* which is normatively described in **EXHIBIT A**; and
- (d) That creation of the *Celanese Reinvestment Zone* with boundaries as described in **EXHIBIT A** and **EXHIBIT B** will result in benefits to the La Porte Independent School District and to land included in the reinvestment zone, and that the improvements sought are feasible and practical; and
- (e) The *Celanese Reinvestment Zone* described in **EXHIBIT A** and **EXHIBIT B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property, and would contribute to economic development within the La Porte Independent School District, and that the entire tract of land is located entirely within the La Porte Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the La Porte Independent School District hereby creates a reinvestment zone under the provisions of Tex. Tax Code §312.0025, encompassing the area described by **EXHIBIT A** and **EXHIBIT B**, and such reinvestment zone is hereby designated and shall hereafter be referred to as the *Celanese Reinvestment Zone*.


SECTION 4. That the *Celanese Reinvestment Zone* shall take effect upon adoption by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of designation, and may be renewed for an additional five (5) year period thereafter.

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

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

PASSED, APPROVED AND ADOPTED on this 22<sup>nd</sup> day of January, 2019.

**LA PORTE INDEPENDENT SCHOOL DISTRICT**

By:   
Dee Anne Thomson, President  
Board of Trustees

**ATTEST:**

By:   
Lois Rogerson, Secretary  
Board of Trustees

## **EXHIBIT A**

### **DESCRIPTION OF REINVESTMENT ZONE**

The Celanese Reinvestment Zone includes the property described below. A map of The Celanese Reinvestment Zone is also attached as Exhibit B. In the event of a discrepancy between this Exhibit A and the attached map on Exhibit B, Exhibit B shall control.

Tracts being situated in the La Porte Independent School District and Harris County, Texas, and being more fully described as follows, which was taken from Exhibit "A" to the Deed from Friendswood Development Company to Celanese Corporation dated February 6, 1967:

BEING ONE THOUSAND (1000.00) ACRES CONSISTING OF TWO TRACTS, TRACT 1 BEING NINE HUNDRED SIXTY THREE AND EIGHT HUNDRED FIFTY THOUSANDTHS (963.850) ACRES OUT OF THE GEORGE B. McKINSTRY LEAGUE, A-47 AND TRACT 2 BEING THIRTY SIX AND ONE HUNDRED FIFTY THOUSANDTHS (36.150) ACRES OUT OF THE DAVID HARRIS LEAGUE, A-25, HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### TRACT 1

BEGINNING at a Rod marked 2126 for the southernmost corner of the herein described tract in the George B. McKinstry League, A-47, said rod being N 19° 19' 33" W, 333.42 feet from a Rod marked 2045 at the west corner of a 100-acre tract described in deed from Humble Oil & Refining Company to Lockheed Aircraft Corporation, dated December 18, 1964, and recorded in Volume 5762, Page 57, Deed Records of Harris County, Texas;

THENCE N 82° 48' 25" W, 124.22 feet to Rod 2127, in the east line of a 100-foot wide pipeline easement;

THENCE N 7° 12' 35" E, with the east line of said pipeline easement, 1847.98 feet to Rod 2128;

THENCE N 10° 18' 35" E, with the east line of said pipeline easement, 1260.58 feet to Rod 2129;

THENCE N 29° 45' 31" E, 300.31 feet to Rod 2130;

THENCE N 10° 18' 35" E, 398.19 feet to Rod 2131;

THENCE N 47° 01' 00" E, 372.48 feet to Rod 2132;

THENCE N 10° 17' 31" E, 900.61 feet to Rod 2133;

THENCE N 38° 06' 12" E, 284.35 feet to Rod 2134;

THENCE N 65° 54' 53" E, 526.80 feet to Rod 2135;

THENCE N 35° 14' 27" E, 1500.00 feet to Rod 2136;

THENCE S 54° 45' 33" E, 60.00 feet to Rod 2137;

THENCE N 35° 14' 27" E, 100.00 feet to Rod 2138;

THENCE N 54° 45' 33" W, 60.00 feet to Rod 2139;

THENCE N 35° 14' 27" E, 962.61 feet to Rod 2140;

THENCE N 2° 24' 31" W, 1273.20 feet to Rod 2141, said rod being in the northwest line of a 20 foot pipeline right-of-way and easement described in a conveyance from Humble Oil & Refining Company to Tennessee Gas Transmission Company, dated July 27, 1955;

THENCE N 66° 04' 08" E with the northwest line of said easement 64.50 feet to Rod 2142;

THENCE N 2° 24' 31" W, 879.54 feet to Rod 2145 at the northwest corner of the herein described Tract 1;

THENCE N 87° 31' 40" E, 3840.52 feet to Rod 2146 at the northeast corner of the herein described Tract 1;

THENCE S 2° 28' 20" E, 3084.65 feet to Rod 2147 at the P.C. of a curve to the left;

THENCE with said curve to the left having a radius of 3139.79 feet and a central angle of 25° 04' 20", a distance of 1373.95 feet to Rod 2148 at the P.T. of said curve;

THENCE S 27° 32' 40" E, 1346.35 feet to Rod 2149 at the east corner of the herein described Tract 1;

THENCE S 62° 27' 20" W, 3337.12 feet to Rod 2150;

THENCE N 27° 32' 40" W, 100.00 feet to Rod 2151;

THENCE S 62° 27' 20" W, 363.61 feet to Rod 2152;

THENCE S 76° 11' 25" E, 257.26 feet to Rod 2153;



THENCE S 62° 27' 20" W, 5522.21 feet to the place of beginning and containing 963.850 acres, more or less in Tract 1;

TRACT 2

BEGINNING at a Rod marked 2154 at the North Corner of the herein described Tract 2 in the David Harris League, A-25, said Rod being S 27° 32' 40" E, 150.00 feet from Rod 2149 at the East corner of Tract 1 previously described;

THENCE S 27° 32' 40" E, 1219.78 feet to Rod 2155 in the north right-of-way line of proposed Choate Road;

THENCE S 87° 12' 25" W, with the said north line of proposed Choate Road, 2460.88 feet to Rod 2156;

THENCE N 27° 32' 40" W, 189.46 feet to Rod 2157;

THENCE N 62° 27' 20" E, 2234.81 feet to the place of beginning and containing 36.150 acres, more or less, in Tract 2.

Texas Comptroller of Public Accounts

Data Analysis and  
Transparency  
Form 50-296-A

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print  
here

Lloyd W Graham

Print Name (Authorized School District Representative)

Superintendent of Schools

Title

sign  
here

[Signature]

Signature (Authorized School District Representative)

18 June 19

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print  
here

Ronnie Berry

Print Name (Authorized Company Representative (Applicant))

VP, Global Tax

Title

sign  
here

[Signature]

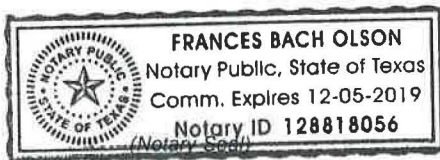
Signature (Authorized Company Representative (Applicant))

6/06/2019

Date

GIVEN under my hand and seal of office this, the

6<sup>th</sup> day of June, 2019



[Signature]

Notary Public in and for the State of Texas

My Commission expires: 12-05-2019

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