SECTION 9: Projected Timeline

1. Application approval by school board . . . . . July 2019
2. Commencement of construction . . . . . July 2020
3. Beginning of qualifying time period . . . . . December 2019
4. First year of limitation 2022
5. Begin hiring new employees . . . . . July 2022
6. Commencement of commercial operations . . . . . March 2023
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? . . . . . March 2023

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Galveston County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Galveston CAD
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: Galveston County, 0.529831, 100%
   (Name, tax rate and percent of project)

   City: Texas City, 0.550000, 100%
   (Name, tax rate and percent of project)

   Hospital District: N/A
   (Name, tax rate and percent of project)

   Water District: N/A
   (Name, tax rate and percent of project)

   Other *(describe)*: College of the Mainland, 0.212755, 10
   (Name, tax rate and percent of project)

   Other *(describe)*: Glvston County Rd. & Flood, 0.002067, 100%
   (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? . . . . . ☑ Yes ☐ No

   5a. If no, attach in **Tab 6** additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? . . . . . ☐ Yes ☑ No

   6a. If yes, attach in **Tab 6** supporting documentation from the Office of the Governor.

SECTION 11: Investment

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

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

SECTION 12: Qualified Property

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

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): . . . . . $ 275,000.00
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)*: . . . . . $ 275,000.00

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

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 1

2. What is the last complete calendar quarter before application review start date:

   ☐ First Quarter ☑ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2019 (year)

3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? 0

   Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).

4. What is the number of new qualifying jobs you are committing to create? 40

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 945.25

   b. 110% of the average weekly wage for manufacturing jobs in the county is 2,270.68

   c. 110% of the average weekly wage for manufacturing jobs in the region is 1,309.61

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? 68,100.00

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 68,100.00

11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? . . . . . ☑ Yes ☐ No

12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? . . . . . ☐ Yes ☑ No

    12a. If yes, attach in **Tab 12** supporting documentation from the TWC, pursuant to §313.021(3)(F).

13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? . . . . . ☐ Yes ☑ No

    13a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

SECTION 15: Economic Impact

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

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here DR. CAVNESS — Print Name *(Authorized School District Representative)*

9/23/2019 — Title

sign here — Signature *(Authorized School District Representative)*

9/23/2019 — 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 Hamza ~~Slimani~~ Slimani — Print Name *(Authorized Company Representative (Applicant))*

~~Slimani~~ CEO — Title

sign here — Signature *(Authorized Company Representative (Applicant))*

9/13/2019 — Date

Marte Christopher M
NOTARY PUBLIC STATE OF NEW YORK
Registration No 01MA6274945
Qualified in Bronx County
Commission Expires Mar 09 2021

GIVEN under my hand and seal of office this the 13th day of September 2019

Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires Mar 9, 2021

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.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 4

Detailed description of the project

Project Description

Gulf Coast Ammonia LLC plans to design and construct a new ammonia production facility. The plant will manufacture ammonia, which is used in products such as fertilizers, fibers, plastics, and many other industrial applications. Hydrogen and nitrogen gas will be produced at an on-site steam methane reformer and air separation unit, and these gases will be used as raw feedstocks for the production of ammonia. Once operating, the ammonia plant planned production capacity will exceed 1,200,000 metric tons per year.

Construction of the proposed facility is expected to begin in mid-2020 with commercial operations expected to commence in the first quarter of 2023.

Site Description

If approved, the ammonia plant and related storage and cooling facilities will be located on approximately 25 acres of non-contiguous land of an existing brownfield chemical site in Texas City ISD. The qualified property will be located on a contiguous tract of land that is comprised of approximately 14 acres. The site currently houses multiple plants producing a variety of chemical products. The proposed ammonia plant will be independent from the assets currently operating on the site.

Proposed Investment

The proposed investment for which the tax limitation is sought includes site development, ammonia synthesis loop, pumps, piping, control equipment and facilities, steam methane reformer, air separation unit and other chemical processing equipment.

New property necessary for the production of ammonia includes the following (and eligible ancillary and necessary equipment):

- Reactors
- Synthesis Loop
- Refrigeration System
- Cooling Tower
- Heat Exchangers
- Pumps
- Valves
- Compressors
- Vacuum Systems
- Motors and Motor Control Centers
- Process Control Systems
- Steam Turbine Generator
- Steam Methane Reformer
- Air Separation Unit
- Flare Stacks
- Manufacturing Buildings
- Pollution Control Equipment
- Process Control Buildings
- Warehouse, Maintenance, and all other Buildings

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 5

Documentation to assist in determining if limitation is a determining factor

Has the applicant received any local or state permits for activities on the proposed site?

Yes. The applicant has applied for and received permits from the Texas Commission on Environmental Quality. Specifically, TCEQ Texas Pollutant Discharge Elimination System (TPDES) Individual Wastewater Permit: WQ0005235000 and TCEQ Minor New Source Review (NSR) Air Permit: 145038.

Has the applicant received commitments from state or local incentives for activities at the proposed site?

Yes. GCA entered into discussions with Texas City, Galveston County and College of the Mainland regarding potential property tax incentives for the proposed project, in addition to its discussions with Texas City ISD that form the basis for this application under Texas Tax Code Chapter 313 ("Chapter 313"). Texas City approved an expansion to GCA's reinvestment zone in August of 2019.

GCA reached agreements with Texas City and College of the Mainland regarding potential incentive benefits in December 2017 and April 2018, respectively. Those agreements are being modified to reflect a revised partnership for GCA as well as a new abatement schedule that reflects the new project construction time line. College of the Mainland approved a modified 312 agreement with GCA in August of 2019. An agreement in principle has been reached with Galveston County and Texas City.

The limitation of appraised value under Chapter 313 is a key tax incentive agreement that is necessary to ensure GCA's potential project is financially competitive. Without this requested limitation, the planned project will be unable to generate sufficient operating margins and net income returns to receive board approval from GCA's owners and close on the debt and equity financing needed for construction of the ammonia production facility.

Third-party debt and equity financing is necessary to cover the projected capital costs of approximately $600 million for the construction and operation of the facility until it reaches commercial viability, and $500 million of this amount relates to qualified property in Area 1. Without the Chapter 313 tax incentives, the potential project will not be financially viable, will not attract third party financing and GCA will be forced to abandon the project.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 7

Description of Qualified Investment

Gulf Coast Ammonia LLC plans to design and construct a new ammonia production facility, as well as related infrastructure and improvements for the provision of electric power, clarified water and other utilities, and also infrastructure and improvements for the provision of logistics services for the receiving of barges and vessels and the loading of ammonia onto such barges and vessels. The plant will manufacture ammonia, which is used in products such as fertilizers, fibers, plastics, and many other industrial applications. Hydrogen and nitrogen gas will be produced at an on-site steam methane reformed and air separation unit, and these gasses will be used as raw feed stacks for the production of ammonia. The estimated total investment for this project is $600 million, and $500 million of this amount relates to qualified property in Area 1.

The qualified investment and qualified property includes the following (and eligible ancillary and necessary equipment):

- Reactors
- Synthesis Loop
- Refrigeration System
- Cooling Tower
- Heat Exchangers
- Pumps
- Valves
- Compressors
- Vacuum Systems
- Motors and Motor Control Centers
- Process Control Systems
- Steam Methane Reformer
- Air Separation Unit
- Steam Turbine Generator
- Flare Stacks
- Manufacturing Buildings
- Pollution Control Equipment
- Process Control Buildings
- Warehouse, Maintenance, and all other Buildings

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 9

Description of Qualified Land

The land upon which the new buildings and new improvements will be built is part of the qualified property described by §313.021(2)(A). The contiguous bounds of the land are located within Texas City Reinvestment Zone No. 1, as established by Texas City Ordinance 17-16 and amended by Texas City Ordinance 17-32 and Texas City Ordinance 19023. (Please see (a) Exhibit "A" of Texas City Ordinance 17-32, in Tab 16, providing a survey and legal description of the land described therein as Area 1 and (b) Exhibit "C-1" of Texas City Ordinance 19-23, in Tab 16, providing a survey and legal description of the tract of land described therein as "Laydown Area" located immediately adjacent to and contiguous with Area 1).

Please note that the Company is evaluating all plans for improvements on the site and will coordinate with the city of Texas City as excess, unnecessary narrow strips of land may be removed from reinvestment zone, if the City should deem it appropriate. No exclusion of land will modify the reinvestment zone to remove or alter its contiguous boundaries.

2018 Tax Statements for Account Nos. 223922 and 224466 are included with this attachment and provide legal descriptions for the land and parcels in each respective account number.

CHAPTER 313 APPLICATION FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

TAB 10

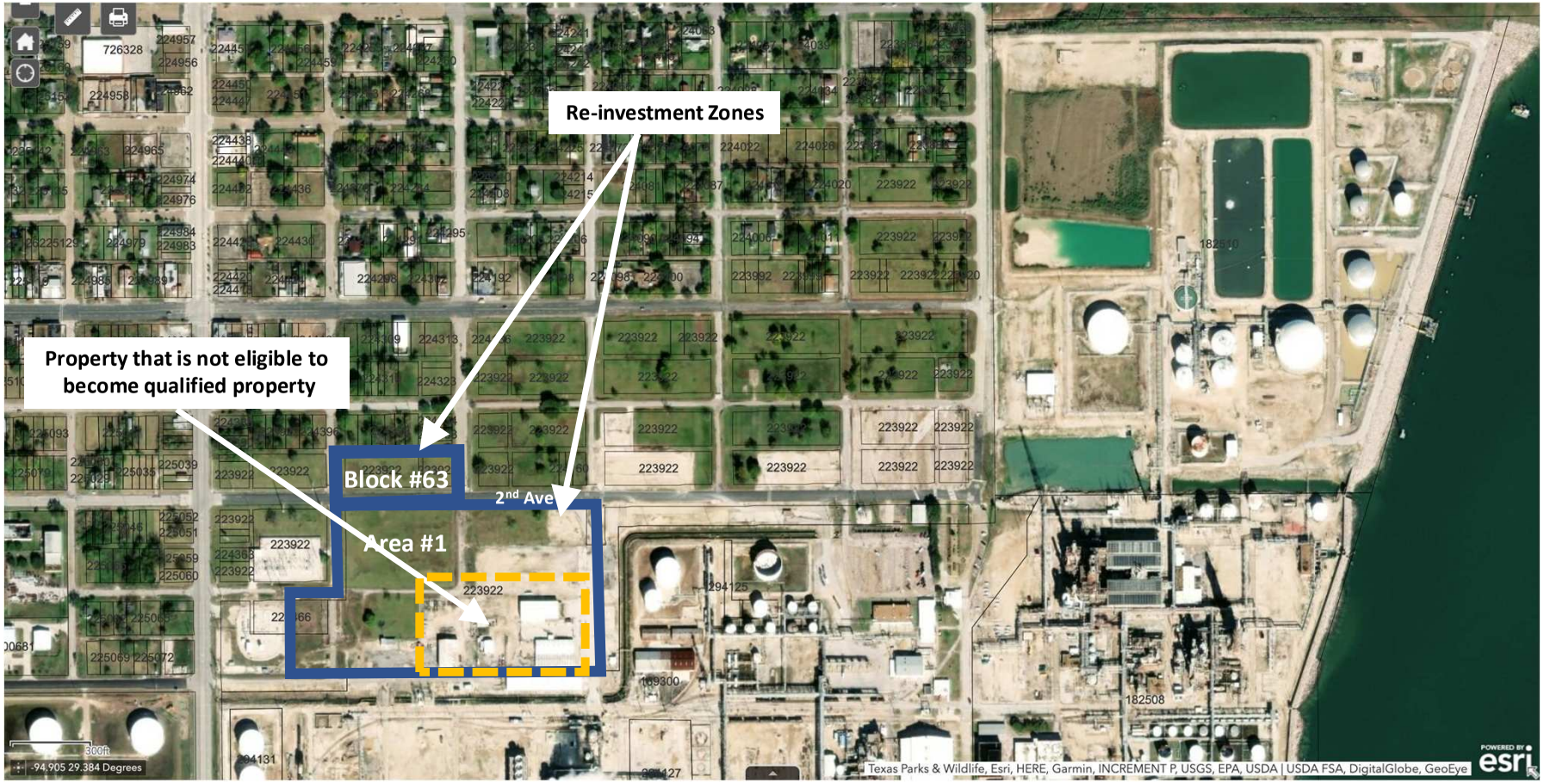
Description of all property not eligible to become qualified property (if applicable)

The ammonia plant is proposed to be located on 14 acres of Property ID# R223922 and .7891 acres of Property ID# 224466. The 14 acre portion of Property ID# R223922 is approximately 32.78% of the total 42.7039 acres. There are several warehouses that are currently located on the 14 acre portion that will be relocated or demolished prior to the start of construction. The total commercial acreage and improvement value of Property ID# R223922 are $705,920 and $93,760, respectively (per 2018 Tax Statement included in Tab 9). The estimated taxable value of the 14 acre portion is approximately $262,135. Property ID# 224466 has a total commercial acreage value of $12,030. (Please see 2018 Tax Statement in Tab 9).

The total taxable value of all property not eligible to become qualified property is approximately $275,000.

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

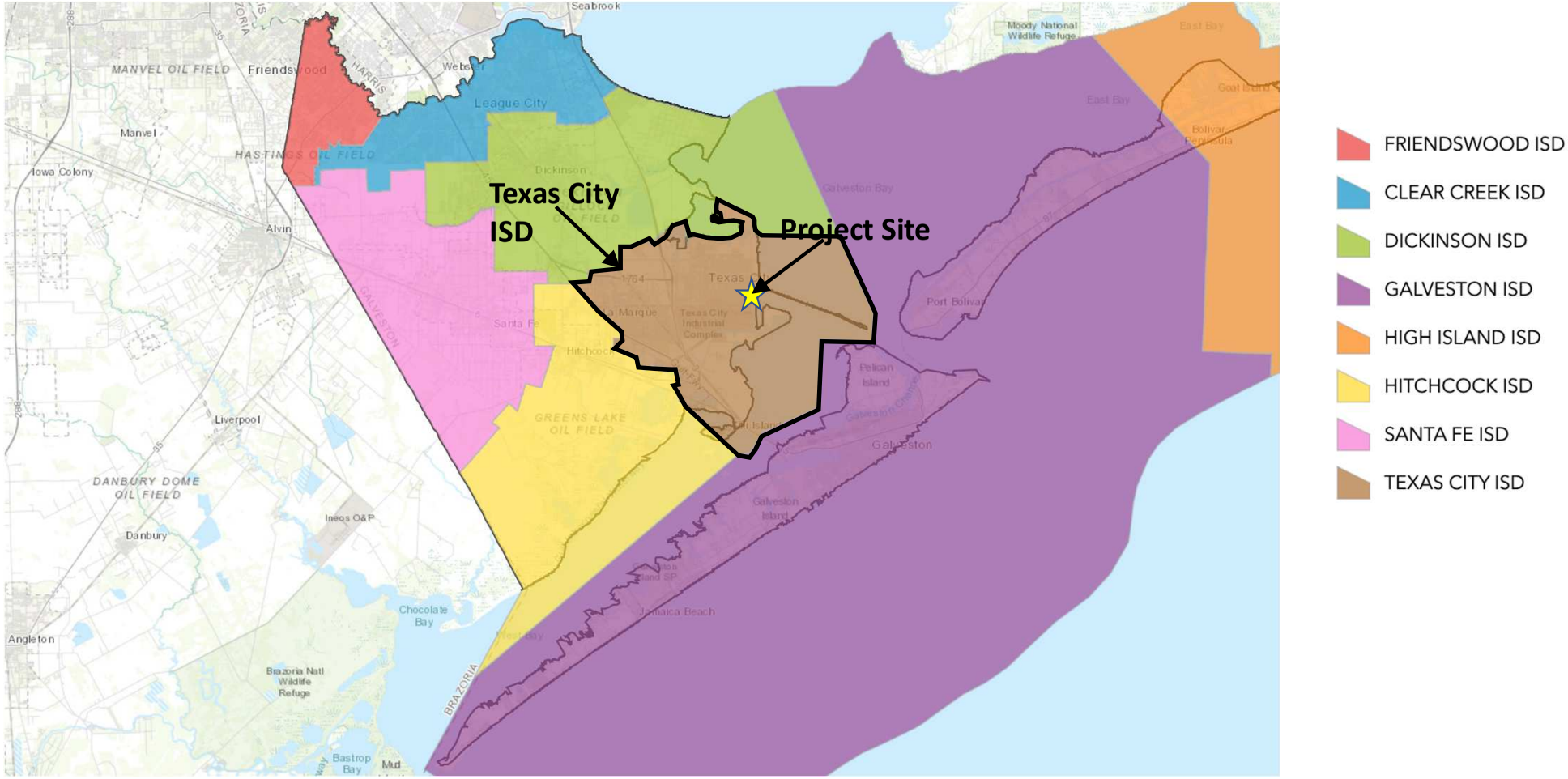
Tab 10 Attachment



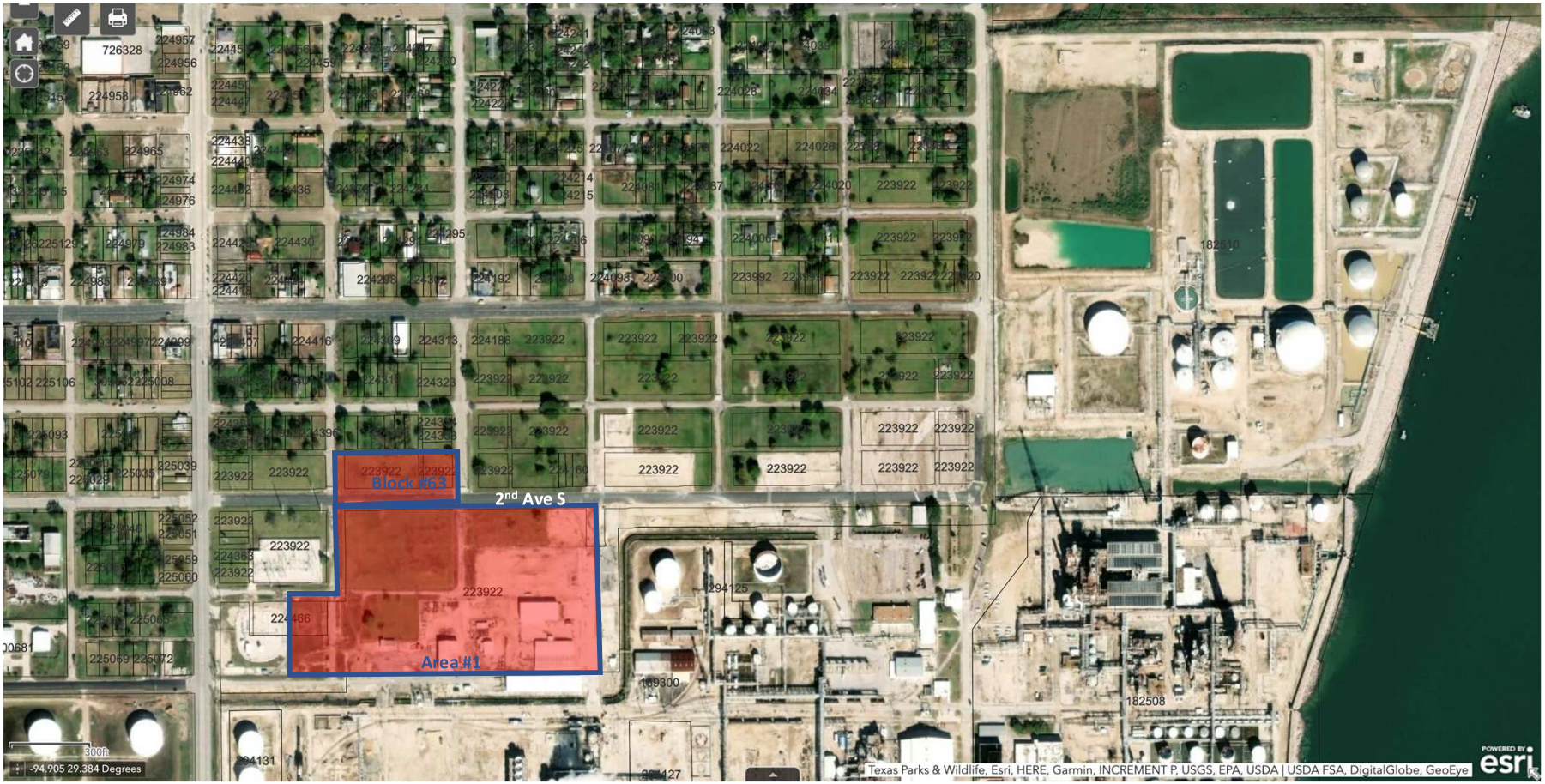
Re-investment Zones

Area where existing property not eligible to become qualified property

School District Map

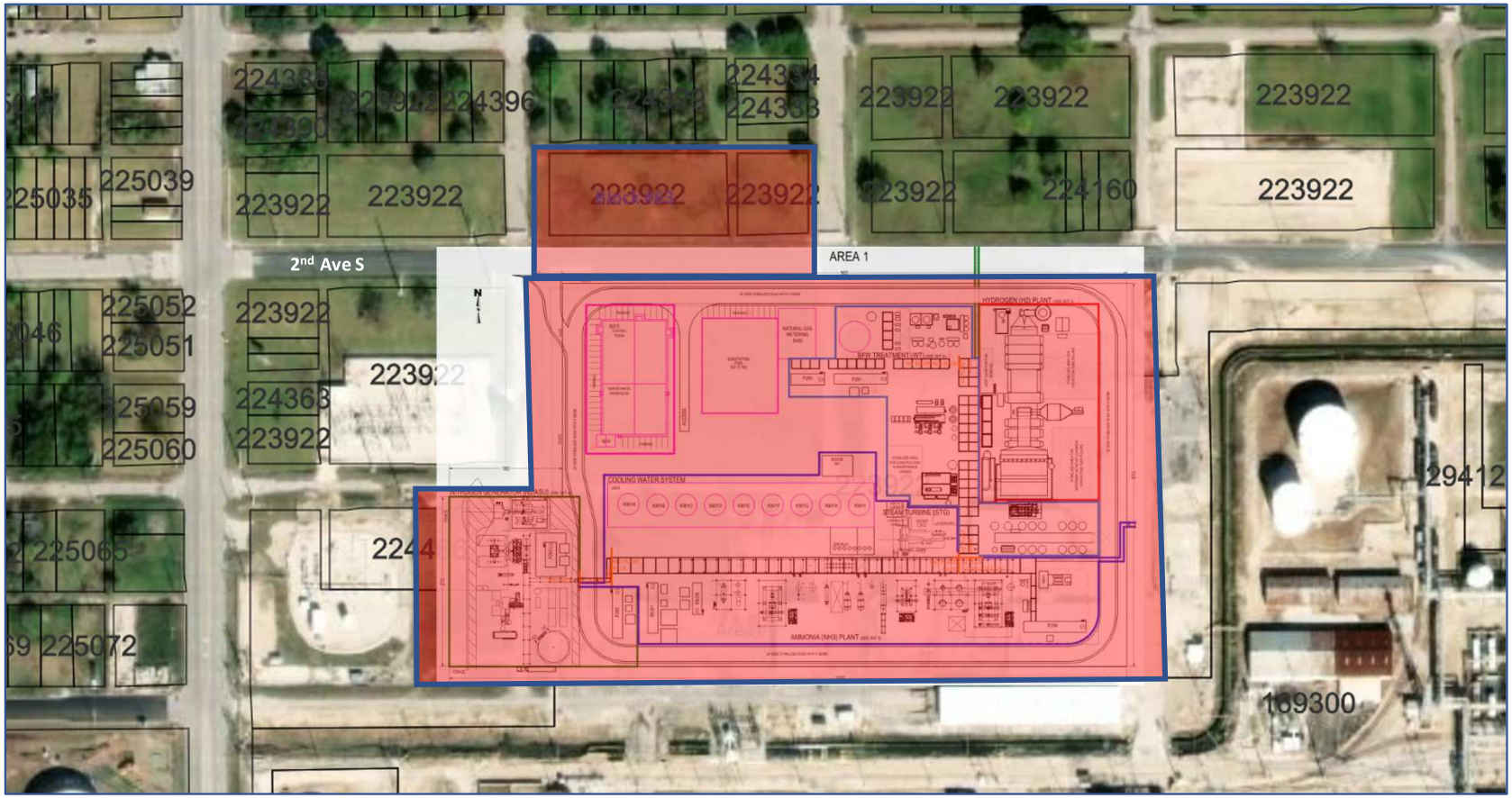


Location of Tangible Property to be Constructed and Placed in Service During Qualifying Time Period



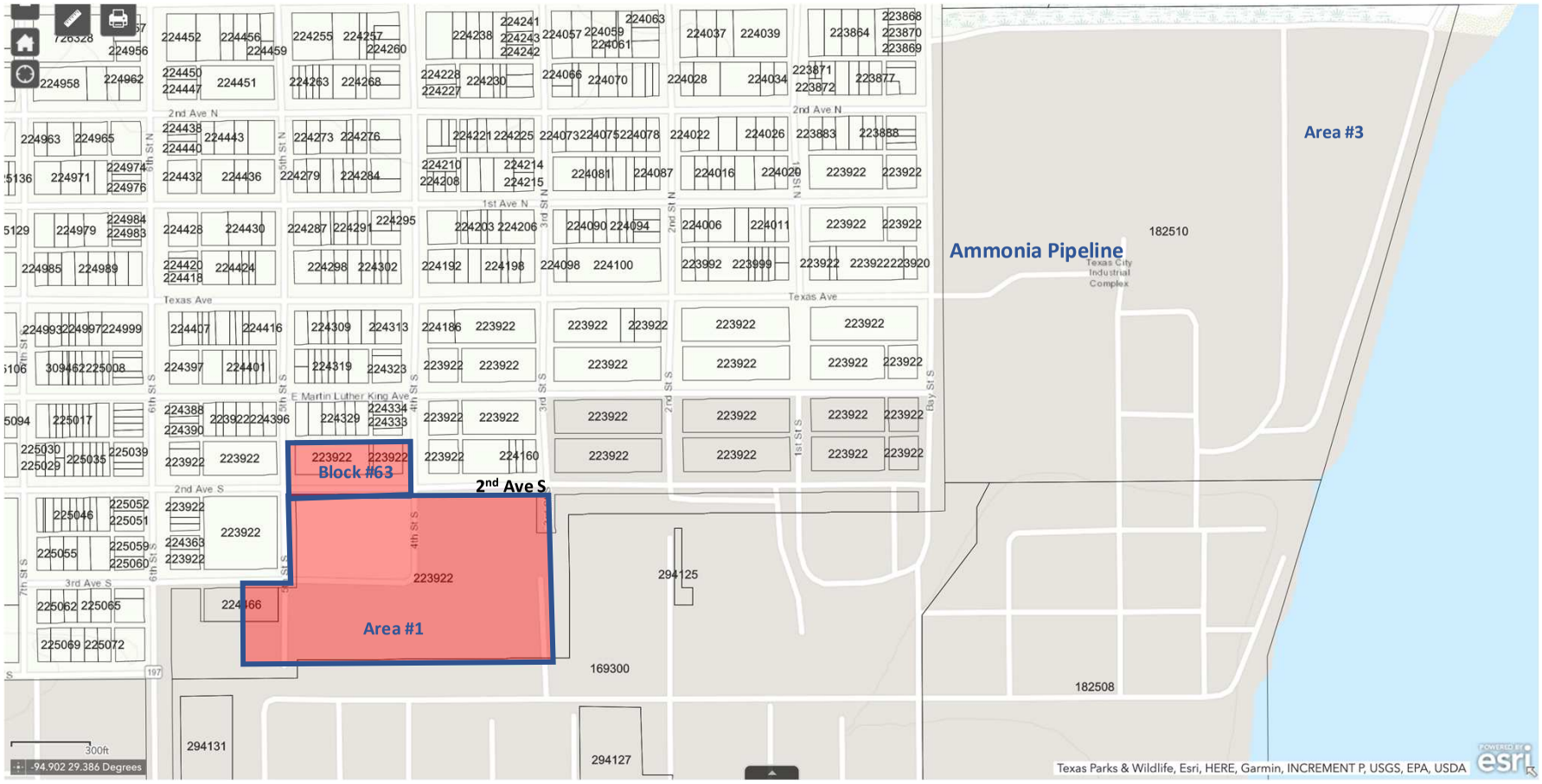
Location of GCA's planned Personal Property and Buildings

Qualified Property



Location of GCA's planned Personal Property and Buildings

Existing Property *



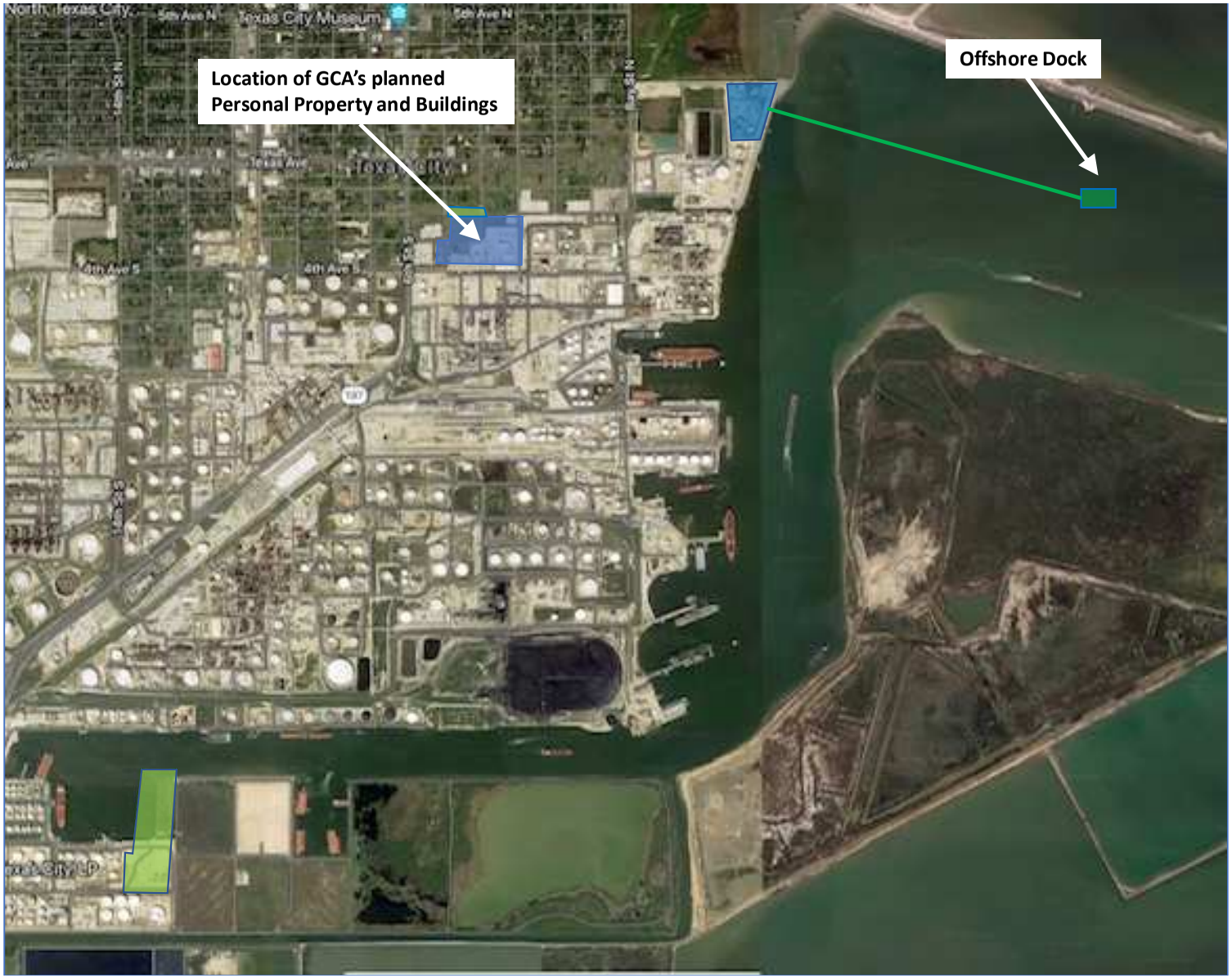
Location of GCA's planned Personal Property and Buildings

** Numbers correspond to tax parcel IDs*

Existing Texas City Reinvestment Zones

Per Ordinances 17-16 and 17-32

Per Ordinance 19-23



Galveston County*
Chapter 313 Wage Calculation - All Jobs - All Industries

Quarter	Year	Avg. Weekly Wages	Annualized
Second	2018	$ 903.00	$ 46,956.00
Third	2019	$ 911.00	$ 47,372.00
Fourth	2019	$ 972.00	$ 50,544.00
First	2019	$ 995.00	$ 51,740.00
	Average	**$ 945.25**	$ 49,153.00

Galveston County**
Chapter 313 Wage Calculation - All Jobs - Manufacturing Jobs

Quarter	Year	Avg. Weekly Wages	Annualized
Second	2018	$ 1,983.00	$ 103,116.00
Third	2019	$ 1,920.00	$ 99,840.00
Fourth	2019	$ 1,976.00	$ 102,752.00
First	2019	$ 2,378.00	$ 123,656.00
	Average	$ 2,064.25	$ 107,341.00
	x	110%	110%
		$ 2,270.68	$ 118,075.10

Galveston Region***
Chapter 313 Wage Calculation - Manufacturing Jobs

Year	Avg. Weekly Wages	Avg. Annual Wages
2018	$ 1,190.56	$ 61,909.00
x	110%	110%
	$ 1,309.61	**$ 68,099.90**

* Prepared pursuant to Section 14, Question 7(a) of the application.

** Prepared pursuant to Section 14, Question 7(b) of the application.

*** Prepared pursuant to Section 14, Question 7(c) of the application. ($68,099.90 is the minimum required annual wage per Section 14, Question 9, as estimated under Tax Code section 313.021(5)(B) and indicated in the response to Section 14, Question 8.)

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Quarterly Census of Employment and Wages (QCEW) Report

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

Customize the report/Help with Accessibility

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Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Level	Establishments	Firms	Average Employment	Average Weekly Wage
2018	01	Galveston	Total All	10	Total, All Industries	0	6,255	5,399	108,193	1,014
2018	02	Galveston	Total All	10	Total, All Industries	0	6,253	5,380	109,720	903
2018	03	Galveston	Total All	10	Total, All Industries	0	6,261	5,383	109,684	911
2018	04	Galveston	Total All	10	Total, All Industries	0	6,284	5,405	109,582	972
2019	01	Galveston	Total All	10	Total, All Industries	0	6,314	5,461	109,333	995
2018	01	Galveston	Total All	31-33	Manufacturing	2	186	181	5,969	3,200
2018	02	Galveston	Total All	31-33	Manufacturing	2	189	184	6,033	1,983
2018	03	Galveston	Total All	31-33	Manufacturing	2	185	180	5,987	1,920
2018	04	Galveston	Total All	31-33	Manufacturing	2	185	180	6,075	1,976
2019	01	Galveston	Total All	31-33	Manufacturing	2	196	190	6,020	2,378

Showing 10 items

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9/11/2019

2018 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages Hourly	Wages Annual
Texas		**$27.04**	**$56,240**
Alamo Area Council of Governments	18	$22.80	$47,428
Ark-Tex Council of Governments	5	$18.73	$38,962
Brazos Valley Council of Governments	13	$18.16	$37,783
Capital Area Council of Governments	12	$32.36	$67,318
Central Texas Council of Governments	23	$19.60	$40,771
Coastal Bend Council of Governments	20	$28.52	$59,318
Concho Valley Council of Governments	10	$21.09	$43,874
Deep East Texas Council of Governments	14	$18.28	$38,021
East Texas Council of Governments	6	$21.45	$44,616
Golden Crescent Regional Planning Commission	17	$28.56	$59,412
Heart of Texas Council of Governments	11	$22.71	$47,245
Houston-Galveston Area Council	16	$29.76	$61,909
Lower Rio Grande Valley Development Council	21	$17.21	$35,804
Middle Rio Grande Development Council	24	$20.48	$42,604
NORTEX Regional Planning Commission	3	$25.14	$52,284
North Central Texas Council of Governments	4	$27.93	$58,094
Panhandle Regional Planning Commission	1	$24.19	$50,314
Permian Basin Regional Planning Commission	9	$25.90	$53,882
Rio Grande Council of Governments	8	$18.51	$38,493
South East Texas Regional Planning Commission	15	$36.26	$75,430
South Plains Association of Governments	2	$20.04	$41,691
South Texas Development Council	19	$17.83	$37,088
Texoma Council of Governments	22	$21.73	$45,198
West Central Texas Council of Governments	7	$21.84	$45,431

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: July 2019
Data published annually, next update will be July 31, 2020
Annual wage figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas Occupational Employment Statistics (OES) data,
and is not to be compared to BLS estimates.
Data intended only for use in implementing Chapter 313, Tax Code.

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

Date 13-Sep-19

Applicant Name Gulf Coast Ammonia LLC

ISD Name Texas City Independent School District

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

Form 50-296A

Revised May 2014

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 **tangible personal property** placed in service during this year that will become Qualified Property	New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	**Total Investment** (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	--	2019-2020	2019	Not eligible to become Qualified Property		$0	$0	$0
Investment made after filing complete application with district, but before final board approval of application				$0	$0	$0	$0	$0
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$0	$0	$0	$0	$0
Complete tax years of qualifying time period	QTP1	2020-2021	2020	$60,500,000	$15,000,000	$0	$0	$75,500,000
	QTP2	2021-2022	2021	$60,500,000	$15,000,000	$0	$0	$75,500,000
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$121,000,000	$30,000,000	$0	$0	$151,000,000
				Enter amounts from TOTAL row above in Schedule A2				
Total Qualified Investment (sum of green cells)				$151,000,000				

For All Columns: List amount invested each year, not cumulative totals.

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

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

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

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

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

Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.

Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

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

Date 13-Sep-19
Applicant Name Gulf Coast Ammonia LLC
ISD Name Texas City Independent School District

Form 50-296A
Revised May 2014

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

PROPERTY INVESTMENT AMOUNTS
(Estimated Investment in each year. Do not put cumulative totals.)

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A New investment (original cost) in **tangible personal property** placed in service during this year that will become Qualified Property	Column B New investment made during this year in **buildings or permanent nonremovable components of buildings** that will become Qualified Property	Column C Other investment made during this year that will not become Qualified Property [SEE NOTE]	Column D Other investment made during this year that will become Qualified Property {SEE NOTE]	Column E **Total Investment** (A+B+C+D)
Total Investment from Schedule A1*	--	**TOTALS FROM SCHEDULE A1**		**Enter amounts from TOTAL row in Schedule A1 in the row below**				
				$121,000,000	$30,000,000	$0	$0	$151,000,000
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	NA	NA	$0	$0	$0	$0	$0
Value limitation period***	1	2022-2023	2022	$279,000,000	$70,000,000	$0	$0	$349,000,000
	2	2023-2024	2023	$0	$0	$0	$0	$0
	3	2024-2025	2024	$0	$0	$0	$0	$0
	4	2025-2026	2025	$0	$0	$0	$0	$0
	5	2026-2027	2026	$0	$0	$0	$0	$0
	6	2027-2028	2027	$0	$0	$0	$0	$0
	7	2028-2029	2028	$0	$0	$0	$0	$0
	8	2029-2030	2029	$0	$0	$0	$0	$0
	9	2030-2031	2030	$0	$0	$0	$0	$0
	10	2031-2032	2031	$0	$0	$0	$0	$0
Total Investment made through limitation				$400,000,000	$100,000,000	$0	$0	$500,000,000
Continue to maintain viable presence	11	2032-2033	2032			$0		$0
	12	2033-2034	2033			$0		$0
	13	2034-2035	2034			$0		$0
	14	2035-2036	2035			$0		$0
	15	2036-2037	2036			$0		$0
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037			$0		$0
	17	2038-2039	2038			$0		$0
	18	2039-2040	2039			$0		$0
	19	2040-2041	2040			$0		$0
	20	2041-2042	2041			$0		$0
	21	2042-2043	2042			$0		$0
	22	2043-2044	2043			$0		$0
	23	2044-2045	2044			$0		$0
	24	2045-2046	2045			$0		$0
	25	2046-2047	2046			$0		$0

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

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

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

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

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

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

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

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

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

Date 13-Sep-19

Applicant Name Gulf Coast Ammonia LLC

ISD Name Texas City Independent School District

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

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				Qualified Property			Estimated Taxable Value		
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period	0	2019-2020	2019	$ -	$ -	$ -	$ -	$ -	$ -
	1	2020-2021	2020	$ -	$ 60,500,000	$ 15,000,000	$ 75,500,000	$ 75,500,000	$ 75,500,000
	2	2021-2022	2021	$ -	$ 121,000,000	$ 30,000,000	$ 151,000,000	$ 151,000,000	$ 151,000,000
Value Limitation Period	1	2022-2023	2022	$ -	$ 400,000,000	$ 100,000,000	$ 500,000,000	$ 500,000,000	**$ 80,000,000**
	2	2023-2024	2023	$ -	$ 390,000,000	$ 96,000,000	$ 486,000,000	$ 486,000,000	**$ 80,000,000**
	3	2024-2025	2024	$ -	$ 380,000,000	$ 92,000,000	$ 472,000,000	$ 472,000,000	**$ 80,000,000**
	4	2025-2026	2025	$ -	$ 370,000,000	$ 88,000,000	$ 458,000,000	$ 458,000,000	**$ 80,000,000**
	5	2026-2027	2026	$ -	$ 360,000,000	$ 84,000,000	$ 444,000,000	$ 444,000,000	**$ 80,000,000**
	6	2027-2028	2027	$ -	$ 350,000,000	$ 80,000,000	$ 430,000,000	$ 430,000,000	**$ 80,000,000**
	7	2028-2029	2028	$ -	$ 340,000,000	$ 76,000,000	$ 416,000,000	$ 416,000,000	**$ 80,000,000**
	8	2029-2030	2029	$ -	$ 330,000,000	$ 72,000,000	$ 402,000,000	$ 402,000,000	**$ 80,000,000**
	9	2030-2031	2030	$ -	$ 320,000,000	$ 68,000,000	$ 388,000,000	$ 388,000,000	**$ 80,000,000**
	10	2031-2032	2031	$ -	$ 310,000,000	$ 64,000,000	$ 374,000,000	$ 374,000,000	**$ 80,000,000**
Continue to maintain viable presence	11	2032-2033	2032	$ -	$ 300,000,000	$ 60,000,000	$ 360,000,000	$ 360,000,000	$ 360,000,000
	12	2033-2034	2033	$ -	$ 290,000,000	$ 56,000,000	$ 346,000,000	$ 346,000,000	$ 346,000,000
	13	2034-2035	2034	$ -	$ 280,000,000	$ 52,000,000	$ 332,000,000	$ 332,000,000	$ 332,000,000
	14	2035-2036	2035	$ -	$ 270,000,000	$ 48,000,000	$ 318,000,000	$ 318,000,000	$ 318,000,000
	15	2036-2037	2036	$ -	$ 260,000,000	$ 44,000,000	$ 304,000,000	$ 304,000,000	$ 304,000,000
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2037-2038	2037	$ -	$ 250,000,000	$ 40,000,000	$ 290,000,000	$ 290,000,000	$ 290,000,000
	17	2038-2039	2038	$ -	$ 240,000,000	$ 36,000,000	$ 276,000,000	$ 276,000,000	$ 276,000,000
	18	2039-2040	2039	$ -	$ 230,000,000	$ 32,000,000	$ 262,000,000	$ 262,000,000	$ 262,000,000
	19	2040-2041	2040	$ -	$ 220,000,000	$ 28,000,000	$ 248,000,000	$ 248,000,000	$ 248,000,000
	20	2041-2042	2041	$ -	$ 210,000,000	$ 24,000,000	$ 234,000,000	$ 234,000,000	$ 234,000,000
	21	2042-2043	2042	$ -	$ 200,000,000	$ 20,000,000	$ 220,000,000	$ 220,000,000	$ 220,000,000
	22	2043-2044	2043	$ -	$ 190,000,000	$ 16,000,000	$ 206,000,000	$ 206,000,000	$ 206,000,000
	23	2044-2045	2044	$ -	$ 180,000,000	$ 12,000,000	$ 192,000,000	$ 192,000,000	$ 192,000,000
	24	2045-2046	2045	$ -	$ 170,000,000	$ 8,000,000	$ 178,000,000	$ 178,000,000	$ 178,000,000
	25	2046-2047	2046	$ -	$ 160,000,000	$ 4,000,000	$ 164,000,000	$ 164,000,000	$ 164,000,000

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

Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Date 13-Sep-19

Applicant Name Gulf Coast Ammonia LLC

ISD Name Texas City Independent School District

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

Form 50-296A

Revised May 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	**Average** annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period Insert as many rows as necessary	0	2019-2020	2019	50 FTE	$66,625	N/A	3	$68,100
	1	2020-2021	2020	150 FTE	$66,625	N/A	10	$68,100
	2	2021-2022	2021	75 FTE	$66,625	N/A	40	$68,100
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2022-2023	2022			N/A	40	$68,100
	2	2023-2024	2023			N/A	40	$68,100
	3	2024-2025	2024			N/A	40	$68,100
	4	2025-2026	2025			N/A	40	$68,100
	5	2026-2027	2026			N/A	40	$68,100
	6	2027-2028	2027			N/A	40	$68,100
	7	2028-2029	2028			N/A	40	$68,100
	8	2029-2030	2029			N/A	40	$68,100
	9	2030-2031	2030			N/A	40	$68,100
	10	2031-2032	2031			N/A	40	$68,100
Years Following Value Limitation Period	11 through 25	2032-2047	2032-2046			N/A	40	$68,100

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 **X**

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 13-Sep-19

Applicant Name Gulf Coast Ammonia LLC

ISD Name Texas City Independent School District

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

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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:					
	City:					
	Other:					
Tax Code Chapter 312	County: Galveston County	2022	10 years	$4,775,000	$4,775,000	$0
	City: Texas City	2022	10 years	$5,000,000	$5,000,000	$0
	Other: College of the Mainland	2022	10 years	$2,000,000	$2,000,000	$0
Local Government Code Chapters 380/381						
	City: Texas City	2022	10 years	$0	-$1,100,000	-$1,100,000
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
			TOTAL	$11,775,000	$10,675,000	-$1,100,000

Additional information on incentives for this project:

The applicant seeks to enter into a payment-in-lieu-of-tax or "PILOT" agreement with the City of Texas City to remit a PILOT payment of $1,000,000 and $100,000 annually during the term of the Ch. 312 agreement

ORDINANCE NO. 19-23

AN ORDINANCE OF THE CITY OF TEXAS CITY, TEXAS, AMENDING ORDINANCE 17-32 TO AMEND AND EXPAND THE BOUNDARIES OF THE "TEXAS CITY GULF COAST REINVESTMENT ZONE NO. 1" PREVIOUSLY DESIGNATED FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT INCENTIVES; MAKING NECESSARY FINDINGS; PROVIDING FOR AN EXPIRATION DATE OF THE REINVESTMENT ZONE; RESOLVING ANY CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Texas City ("City") previously adopted Ordinance 17-16 on May 17, 2017 whereby it designated certain areas of real property as the "Texas City Gulf Coast Reinvestment Zone No. 1" (the "Reinvestment Zone") for commercial-industrial tax abatement purposes pursuant to Texas Tax Code Section 312.201; and

WHEREAS, the City previously adopted Ordinance 17-32 on December 6, 2017 amending Ordinance 17-16 to more particularly define the boundaries of the Reinvestment Zone originally created on May 17, 2017, according to revised legal descriptions then available for the real property constituting the Reinvestment Zone, which is depicted by Exhibit "A" attached hereto and incorporate herein; and

WHEREAS, the City complied with the publication and written notice requirements imposed by Texas Tax Code Section 312.201(d) on July 30, 2019, as demonstrated by Exhibit "B" attached hereto and incorporated herein, and thereafter conducted a public hearing during its duly noticed and open public meeting held on Wednesday, August 7, 2019 at 5:00 p.m., regarding the amendment and expansion of "Texas City Gulf Coast Reinvestment Zone No. 1", the purpose of which was to receive public comments concerning the amendment and expansion of the Reinvestment Zone for commercial-industrial tax abatement purposes according to the surveys and site maps referenced as exhibits herein, which are based on the deeds and legal descriptions (whether by metes and bounds or coordinates) and are a matter of public record in the Galveston County Real Property Records and in the office of the City Secretary of Texas City, Texas; and

WHEREAS, the City finds the improvements proposed by Gulf Coast Ammonia, LLC ("Applicant") according to its Application for Property Tax Abatement and Supplement dated on or about May 23, 2019 and July 1, 2019, respectively, and intended for the Reinvestment Zone made the subject of this amendment and expansion to the Reinvestment Zone are feasible and practical and would benefit the additional real property sought to be included in the Reinvestment Zone as well as the City after the expiration of a tax abatement agreement, if ever executed pursuant to Texas Tax Code Section 312.204, between the real property owners and/or lease

WHEREAS, the City finds that the amended and expanded Reinvestment Zone remains reasonably likely to contribute to the retention or expansion of primary employment or to attract major investment in such Reinvestment Zone, that it will benefit the real and personal property contained therein, and will significantly contribute to and enhance the City's further economic development and long-term prosperity pursuant to Sec. 312.202(a)(6); and

WHEREAS, the City finds that the Reinvestment Zone should expire five (5) years after the date of its original designation, which occurred by Ordinance 17-16 on May 17, 2017, in accordance with Texas Tax Code Sec. 312.203.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF TEXAS CITY, TEXAS:

Section 1. Amendment and Expansion of Reinvestment Zone Boundaries. Pursuant to Chapter 312 of Texas Tax Code, the City hereby amends Section 1 of Ordinance 17-32 which previously amended the "Texas City Gulf Coast Reinvestment Zone No. 1" for commercial-industrial tax abatement purposes and hereby expands the Reinvestment Zone's boundaries to include the following areas:

> An area of real property described as a tract or parcel containing 1.5639 acres or 68,125 square feet of land being part of Blocks 62 and 63 of Galveston Central Appraisal District ("GCAD") parcel #s 223922, 224332, 224333 and 224334, as depicted by the site map attached hereto as Exhibit "C-1" and incorporated herewith; and
>
> An area of real property described as offshore lands and dock containing 19.22 acres or 837,200 square feet located southwest of Galveston Central Appraisal District ("GCAD") parcel #182510, south of GCAD parcel #372117, and north of GCAD parcel #190609 and GCAD parcel #605759, and an offshore easement running from the shoreline located at GCA parcel #182510 to the aforesaid offshore lands, as depicted by the site map attached hereto as Exhibit "C-2" and incorporated herewith; and
>
> An area of real property described as a 154.5039-acre tract of land being part of GCAD parcel #424200, situated in Abstract 143, H.B. Littlefield Survey, Tracts 17 & 18 (17-10, Galveston County, Texas, , as depicted by the site map attached hereto as Exhibit "C-3" and incorporated herewith.
>
> To demonstrate the expansion areas comprehensively, a site map depicting all areas described above is attached hereto as Exhibit "C-4" and incorporated herewith.

Section 2. Declaration of Eligible Property. The City of Texas City hereby declares eligible for property tax abatement all eligible real and tangible personal property for commercial-industrial development, now or thereafter located in the amended "Texas

City Gulf Coast Reinvestment Zone No. 1" as authorized by the City of Texas City guidelines and criteria for granting tax abatements in reinvestment zones and Chapter 312 of the Texas Tax Code.

Section 3. Expiration of Zone. In accordance with Sec. 312.203 of the Texas Tax Code, the "Texas City Gulf Coast Reinvestment Zone No. 1" will expire on May 17, 2022, which is five (5) years after the date of its original designation, which occurred by Ordinance 17-16 on May 17, 2017.

Section 4. Conflicts and Limited Repeal. All provisions of Ordinances 17-16 and 17-32 in conflict with the provisions of this Ordinance amending and expanding the boundaries of the Reinvestment Zone are hereby repealed, and all other provisions of Ordinances 17-16 and 17-32 not in conflict with this Ordinance shall remain in full force and effect, it being the intent that Ordinances 17-16, 17-32 and this Ordinance 19-24 concerning the designation, clarification, amendment, and/or expansion of the Reinvestment Zone be read and interpreted cumulatively for their intended purpose.

Section 5. Severability. If any section, sentence, clause or phrase of this Ordinance should be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance and the City Commission declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional.

Section 6. Effective date. This Ordinance shall be effective upon its adoption.

PASSED and ADOPTED on this 7th day of August 2019.

Matthew T. Doyle, Mayor

ATTEST:

Nicholas Finan
City Secretary

APPROVED AS TO FORM:

Russell F. Plackemeier
City Attorney

EXHIBIT "A"

(Reinvestment Zone as approved by Ordinance 17-32 on December 6, 2017)

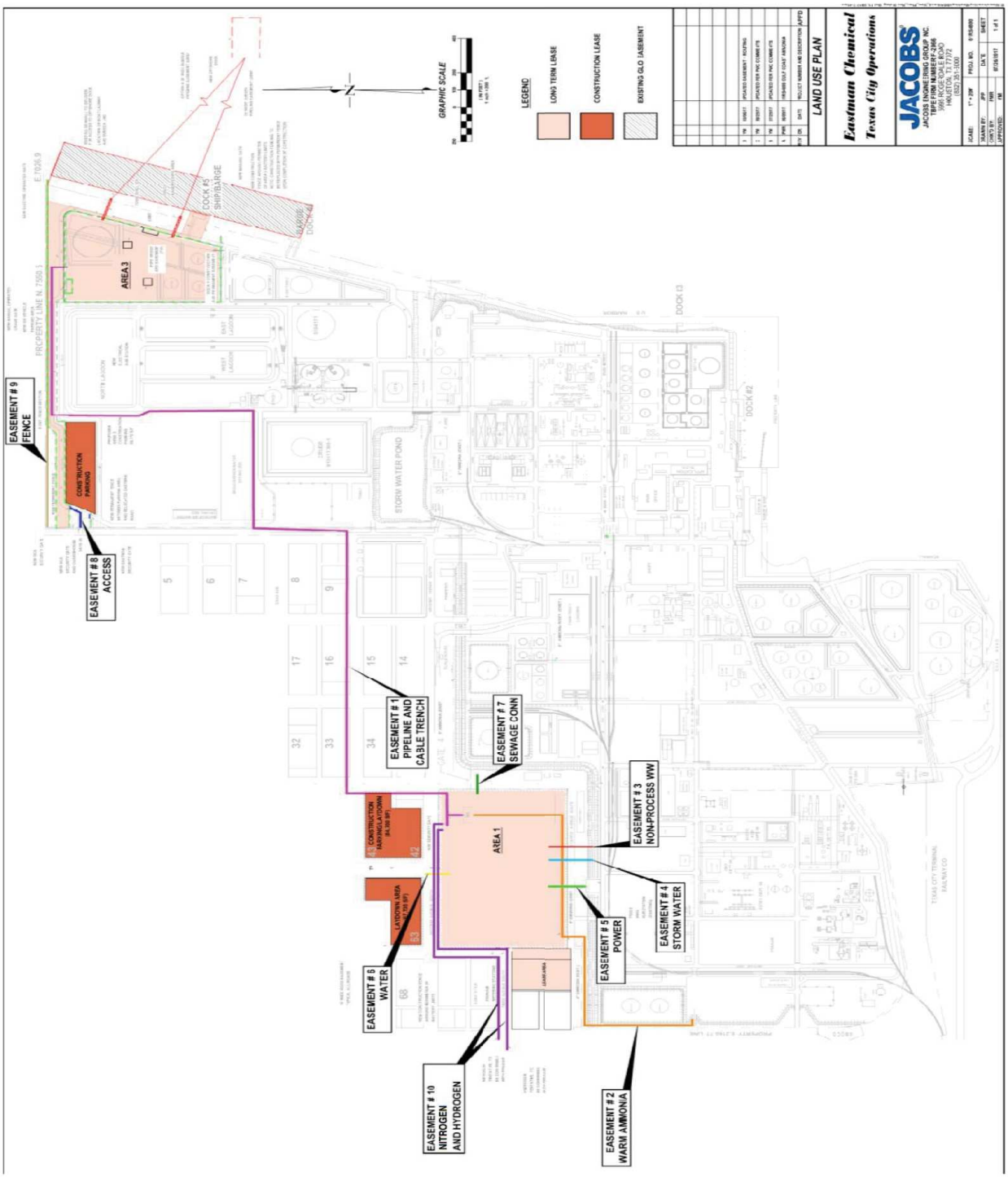


EXHIBIT "B"

Notice of Public Hearing / Notice to Presiding Officers

(Notices on separate pages)

The final agenda will be

006 Legal Notices

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

NOTICE OF PUBLIC HEARING
ON EXPANSION OF REINVESTMENT ZONE

"TEXAS CITY GULF COAST REINVESTMENT ZONE NO. 1"
TEXAS CITY, GALVESTON COUNTY, TEXAS

WEDNESDAY, AUGUST 7, 2019 AT 5:00 PM

CITY COMMISSION OF TEXAS CITY
KENNETH T. NUNN COUNCIL ROOM
CITY HALL
1801 NINTH AVENUE NORTH
TEXAS CITY, TEXAS 77590

The City Commission of the City of Texas City, Galveston County, Texas, at the above-described date, time, and location, will conduct a public hearing to consider designating the following property as an expansion of the "Texas City Gulf Coast Reinvestment Zone No. 1" previously designated by Ordinance 17-32 in accordance with Texas Tax Code Chapter 312 of the Texas Tax Code, to wit:

A tract or parcel containing .7891 acres or 34,374 square feet tract of land being part of Lots 6 thru 16, Block 79 of Texas City; offshore lands containing 19.22 acres or 837,200 square feet located southwest of Galveston Central Appraisal District ("GCAD") parcel #182510, south of GCAD parcel #372117, and north of GCAD parcel #190609 and GCAD parcel #605759; an offshore easement running from the shoreline located at GCA parcel #182510 to the aforesaid offshore lands; and a 154.5039 acre tract of land being part of GCAD parcel #424200, situated in Abstract 143, H.B. Littlefield Survey, Tracts 17 & 18 (17-10, Galveston County, Texas.

All interested parties are encouraged to attend.

Published: July 30, 2019
00475124

THE NICHOLS FIRM, PLLC

THE WARRANT BUILDING
1010 N. San Jacinto Street, Suite 100
Houston, Texas 77002
(T) 713-275-7832 | (F) 832-709-2478

CHRISTOPHER L. NICHOLS
MANAGING ATTORNEY
chris@nicholsfirm.com

July 30, 2019

The Honorable Mark A. Henry
Galveston County
722 Moody Avenue, Suite 200
Galveston, Texas 77550

VIA FIRST CLASS U.S. MAIL
VIA CMRRR #7018 1130 0002 1729 8455

Dr. Rodney Cavness, Superintendent
Texas City Independent School District
1700 Ninth Avenue N.
Texas City, Texas 77590

VIA FIRST CLASS U.S. MAIL
VIA CMRRR #7018 1130 0002 1729 8462

Dr. Warren Nichols, President
College of the Mainland
1200 Amburn Road
Texas City, Texas 77591

VIA FIRST CLASS U.S. MAIL
VIA CMRRR #7018 1130 0002 1729 8479

Re: Notice of proposed amendment and expansion of "Texas City Gulf Coast Reinvestment Zone No. 1"
Our File No. 4003.3-2019.

Gentlemen,

Pursuant to TEX. TAX. CODE SEC. 312.201(d), the City of Texas City provides this notice of a proposed amendment and expansion of the Texas City Gulf Coast Reinvestment Zone No. 1 ("Reinvestment Zone") that is located within your taxing authority's boundaries. The Reinvestment Zone was initially created by the City of Texas City by Ordinance 2017-16 adopted on May 17, 2017, and later amended and expanded by Ordinance 2017-32 adopted on December 6, 2017. The proposed amendment enlarges the current Reinvestment Zone by the areas described in the enclosed Notice of Public Hearing which was published today.

Please be advised the Texas City Commissioners will convene in a public meeting where they will hold a public hearing on Wednesday, August 7, 2019, at 5:00 p.m. at the Kenneth T. Nunn Council Room, City Hall, 1801 9th Ave. N., Texas City, Texas 77590, to hear public comments pursuant to 312.201 of the Texas Tax Code on the proposed amendment to the reinvestment zone in conjunction with a possible commercial-industrial tax abatement. The notice of public hearing will be published in the City's official newspaper today, July 30, 2019.

If you have any questions concerning this public hearing, please contact Nick Finan, Executive Director of Management Services, at (409) 643-5916.

Very truly yours,

Christopher L. Nichols

CLN/csh

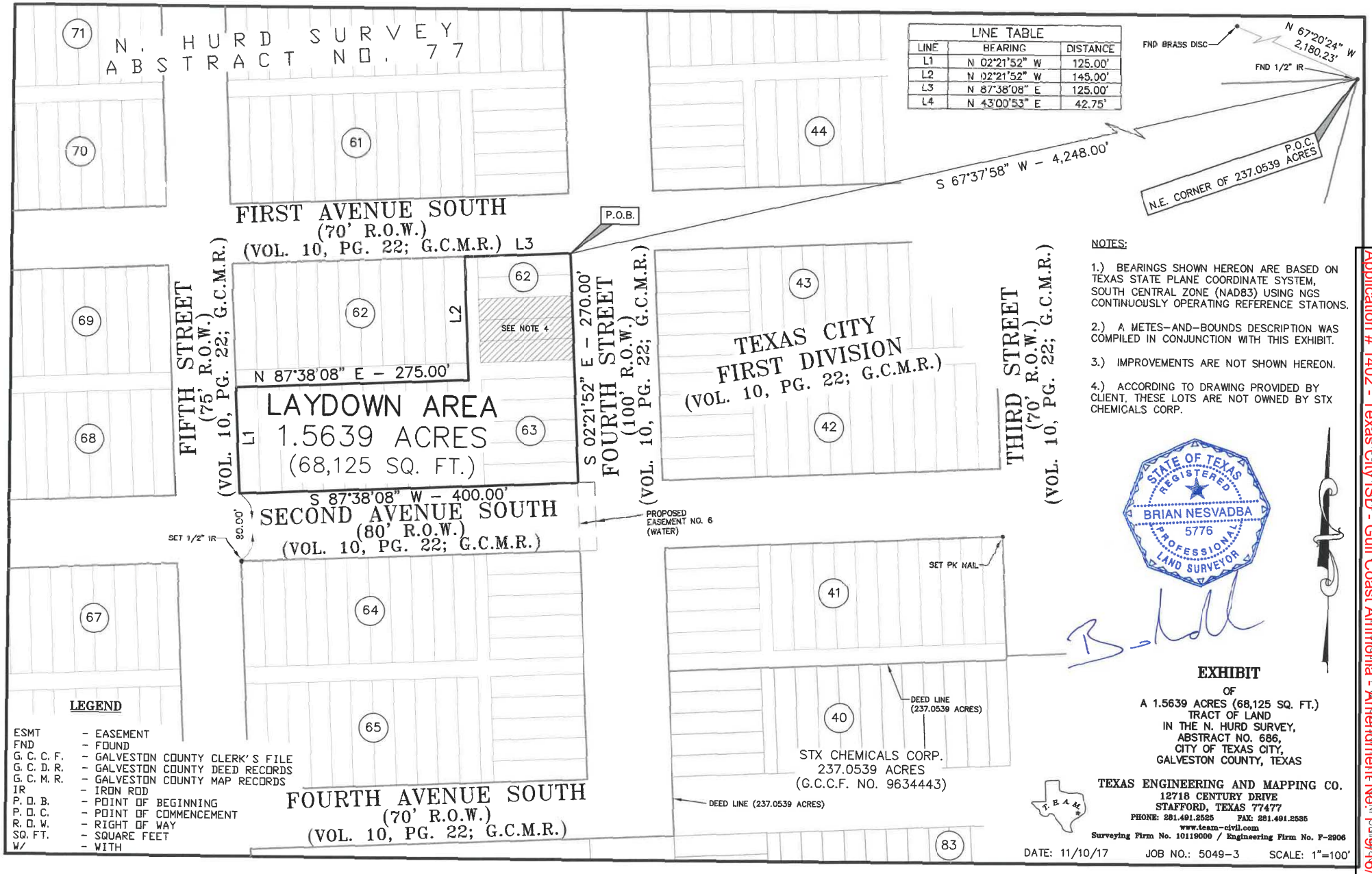
Enclosure (as stated)

cc: Nick Finan, Executive Director Management Services
Justin Herter, Office of the City Attorney
City of Texas City, Texas
(via email)

EXHIBIT "C-1"

An area of real property described as a tract or parcel containing 0.7891 acres or 34,374 square feet tract of land being part of Lots 6 thru 16, Block 79 of Texas City.

(Survey and metes & bounds description on separate pages)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°21'52" W	125.00'
L2	N 02°21'52" W	145.00'
L3	N 87°38'08" E	125.00'
L4	N 43°00'53" E	42.75'

NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) USING NGS CONTINUOUSLY OPERATING REFERENCE STATIONS.

2.) A METES–AND–BOUNDS DESCRIPTION WAS COMPILED IN CONJUNCTION WITH THIS EXHIBIT.

3.) IMPROVEMENTS ARE NOT SHOWN HEREON.

4.) ACCORDING TO DRAWING PROVIDED BY CLIENT, THESE LOTS ARE NOT OWNED BY STX CHEMICALS CORP.

LEGEND

ESMT	– EASEMENT
FND	– FOUND
G. C. C. F.	– GALVESTON COUNTY CLERK'S FILE
G. C. D. R.	– GALVESTON COUNTY DEED RECORDS
G. C. M. R.	– GALVESTON COUNTY MAP RECORDS
IR	– IRON ROD
P. O. B.	– POINT OF BEGINNING
P. O. C.	– POINT OF COMMENCEMENT
R. O. W.	– RIGHT OF WAY
SQ. FT.	– SQUARE FEET
W/	– WITH

EXHIBIT

OF

A 1.5639 ACRES (68,125 SQ. FT.)
TRACT OF LAND
IN THE N. HURD SURVEY,
ABSTRACT NO. 686,
CITY OF TEXAS CITY,
GALVESTON COUNTY, TEXAS

TEXAS ENGINEERING AND MAPPING CO.
12718 CENTURY DRIVE
STAFFORD, TEXAS 77477
PHONE: 281.491.2525 FAX: 281.491.2535
www.team-civil.com
Surveying Firm No. 10119000 / Engineering Firm No. F-2906

DATE: 11/10/17 JOB NO.: 5049–3 SCALE: 1"=100'

Application # 1402 - Texas City ISD - Gulf Coast Aquatics Amendment No. 1 - 09/16/2019

November 10, 2017

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

Laydown Area
1.5639 acres in the N. Hurd Survey, Abstract No. 77,
City of Texas City, Galveston County, Texas

A FIELD NOTE DESCRIPTION of 1.5639 acres (68,125 square feet) of land in the N. Hurd Survey, Abstract No. 77, City of Texas City, Galveston County, Texas; said 1.5639 acre tract being a portion of Block 62 and all of Block 63, Texas City First Division, according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a 1/2-inch iron rod found for the northeast corner of a 237.0539 acre tract of land conveyed to STX Chemicals Corp., as recorded in Galveston County Clerk's File No. 963443; from which a brass disk found bears North 67° 20' 24" West – 2,180.23 feet;

THENCE, South 67° 37' 58" West – 4,248.00 feet to a point at the intersection of the south right-of-way line of First Avenue South (70 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records with the west right-of-way line of Fourth Street (100 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for the northeast corner of said Block 63 and for the northeast corner and POINT OF BEGINNING of this tract;

THENCE, South 02° 21' 52" East – 270.00 feet with the west right-of-way line of said Fourth Street and with the east line of said Block 62 & 63 to a point at the intersection of the west right-of-way line of said Fourth Street with the north right-of-way line of Second Avenue South (80 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for the southeast corner of said Block 63 and for the southeast corner of this tract;

THENCE, South 87° 38' 08" West – 400.00 feet with the north line of said Second Avenue South and with the south line of said Block 63 to a point at the intersection of the north right-of-way line of said Second Avenue South with the east right-of-way line of Fifth Street (75 feet wide), according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for the southwest corner of said Block 63 and for the southwest corner of this tract; from which a 1/2-inch iron rod found bears South 02° 21' 52" East – 80.00 feet;

THENCE, North 02° 21' 52" West – 125.00 feet with the east right-of-way line of said Fifth Street and with the west line of said Block 63 to a point in the south line of a 20 foot wide alley, according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records for a northwest corner of this tract;

THENCE, North 87° 38' 08" East – 275.00 feet with the south line of said 20 foot wide alley to a point for an interior corner of this tract;

THENCE, North 02° 21' 52" West – 145.00 feet across said 20 foot wide alley and with the west line of a 15 foot wide alley, according to the map or plat recorded in Volume 10, Page 22 of the Galveston County Map Records to a point in the south right-of-way line of said First Avenue South and in the north line of said Block 62 for a northwest corner of this tract;

THENCE, North 87° 38' 08" East – 125.00 feet with the south right-of-way line of said First Avenue South and with the north line of said Block 62 to the POINT OF BEGINNING and containing 1.5639 acres (68,125 square feet) of land.

Notes: This metes-and-bounds description was written in conjunction with a survey performed on even date herewith.

COMPILED BY:
Texas Engineering And Mapping Company
Civil Engineers - Land Surveyors
Stafford, Texas
Job No. 5049-3

STATE OF TEXAS
REGISTERED
BRIAN NESVADBA
5776
PROFESSIONAL
LAND SURVEYOR

Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

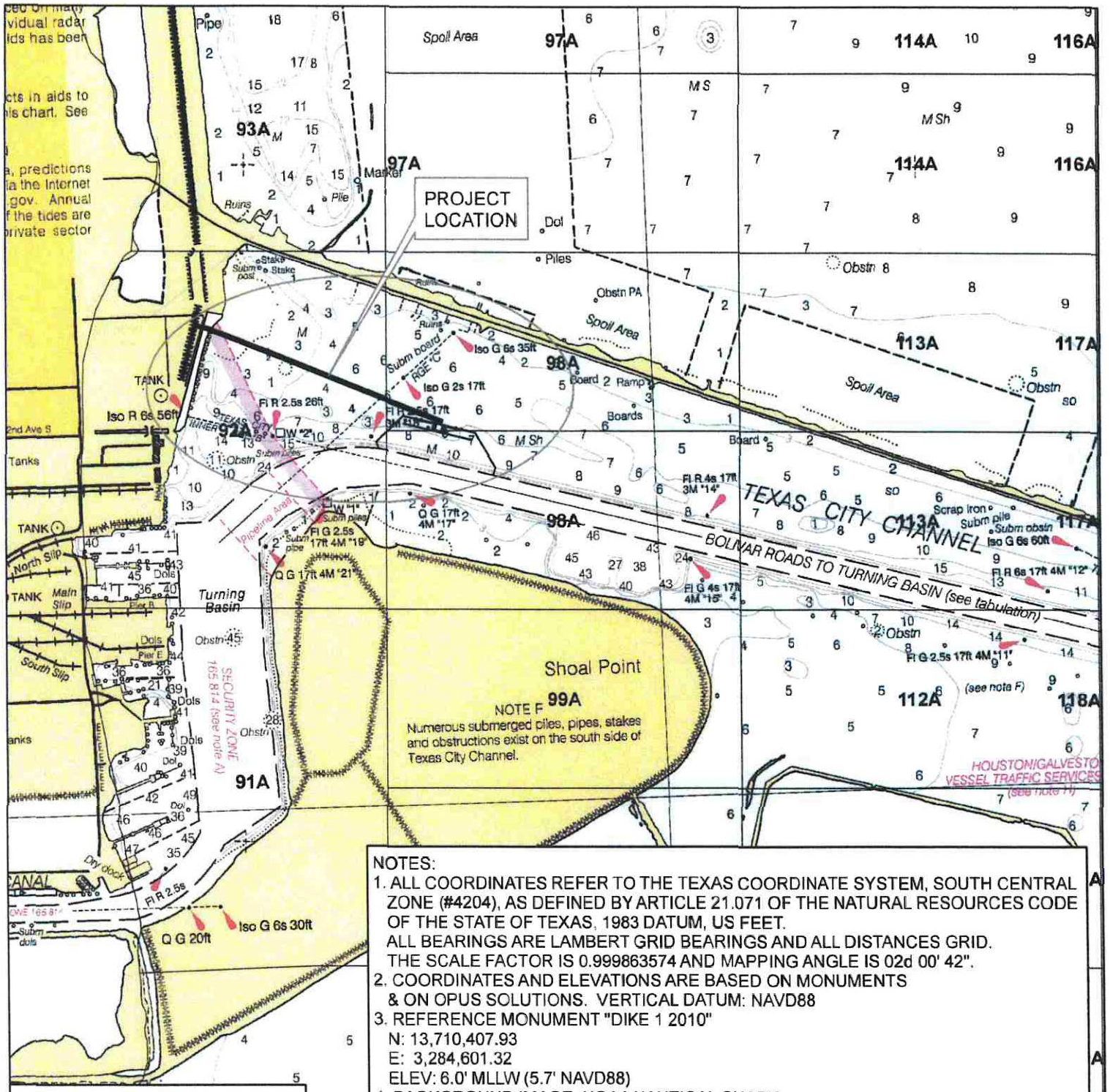
5049-3_Laydown Area.doc

EXHIBIT "C-2"

An area of real property described as offshore lands and dock containing 19.22 acres or 837,200 square feet located southwest of Galveston Central Appraisal District ("GCAD") parcel #182510, south of GCAD parcel #372117, and north of GCAD parcel #190609 and GCAD parcel #605759, and an offshore easement running from the shoreline located at GCA parcel #182510 to the aforesaid offshore lands.

(Survey and coordinates description on separate pages)

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019



NOTES:

1. ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204), AS DEFINED BY ARTICLE 21.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM, US FEET.
   ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID.
   THE SCALE FACTOR IS 0.999863574 AND MAPPING ANGLE IS 02d 00' 42".
2. COORDINATES AND ELEVATIONS ARE BASED ON MONUMENTS & ON OPUS SOLUTIONS. VERTICAL DATUM: NAVD88
3. REFERENCE MONUMENT "DIKE 1 2010"
   N: 13,710,407.93
   E: 3,284,601.32
   ELEV: 6.0' MLLW (5.7' NAVD88)
4. BACKGROUND IMAGE: NOAA NAUTICAL CHART 11324: GALVESTON BAY ENTRANCE, HARBOR CHART, 3/1/2017

SURVEYED: FEBRUARY 20, 2018
SURVEY PERSONNEL: JZAC GIESSEL

STATE OF TEXAS REGISTERED JAMES M. NAISMITH 4828 PROFESSIONAL LAND SURVEYOR

1/31/2019

JAMES M. NAISMITH, RPLS

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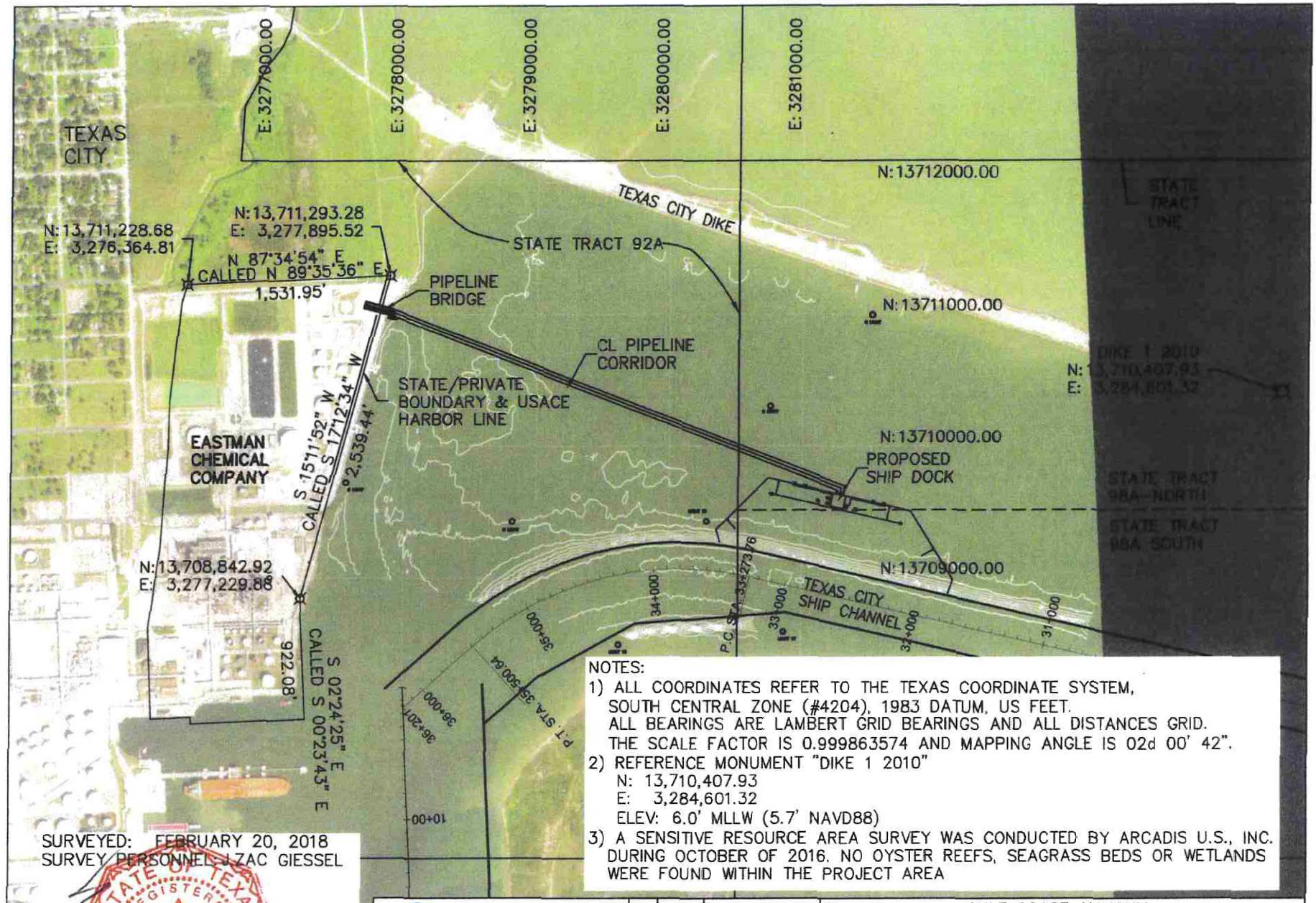
WWW.NAISMITHMARINE.COM
(361) 945-0248
FIRM#10078500

NO	DATE	REV.
0	1/19	NEW ALIGN

GULF COAST AMMONIA
1815 PURDY AVENUE
MIAMI BEACH FL 33139
MONSANTO SURVEY - A-686
TEXAS CITY, GALVESTON COUNTY TEXAS
STATE SUBMERGED LAND - 92A, 98A

1" = 2,000'	EXHIBIT A	DATE:
DWN BY: JZG	VICINITY MAP	FEB 2018



NOTES:

1) ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204), 1983 DATUM, US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE SCALE FACTOR IS 0.999863574 AND MAPPING ANGLE IS 02d 00' 42".
2) REFERENCE MONUMENT "DIKE 1 2010"
   N: 13,710,407.93
   E: 3,284,601.32
   ELEV: 6.0' MLLW (5.7' NAVD88)
3) A SENSITIVE RESOURCE AREA SURVEY WAS CONDUCTED BY ARCADIS U.S., INC. DURING OCTOBER OF 2016. NO OYSTER REEFS, SEAGRASS BEDS OR WETLANDS WERE FOUND WITHIN THE PROJECT AREA

SURVEYED: FEBRUARY 20, 2018
SURVEY PERSONNEL: J.ZAC GIESSEL

STATE OF TEXAS REGISTERED JAMES M. NAISMITH 4828 PROFESSIONAL LAND SURVEYOR

1/31/2019

JAMES M. NAISMITH, RPLS

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Hydrographic · Geophysical
Environmental
www.naismithmarine.com
(361) 945-0248
FIRM #10078500

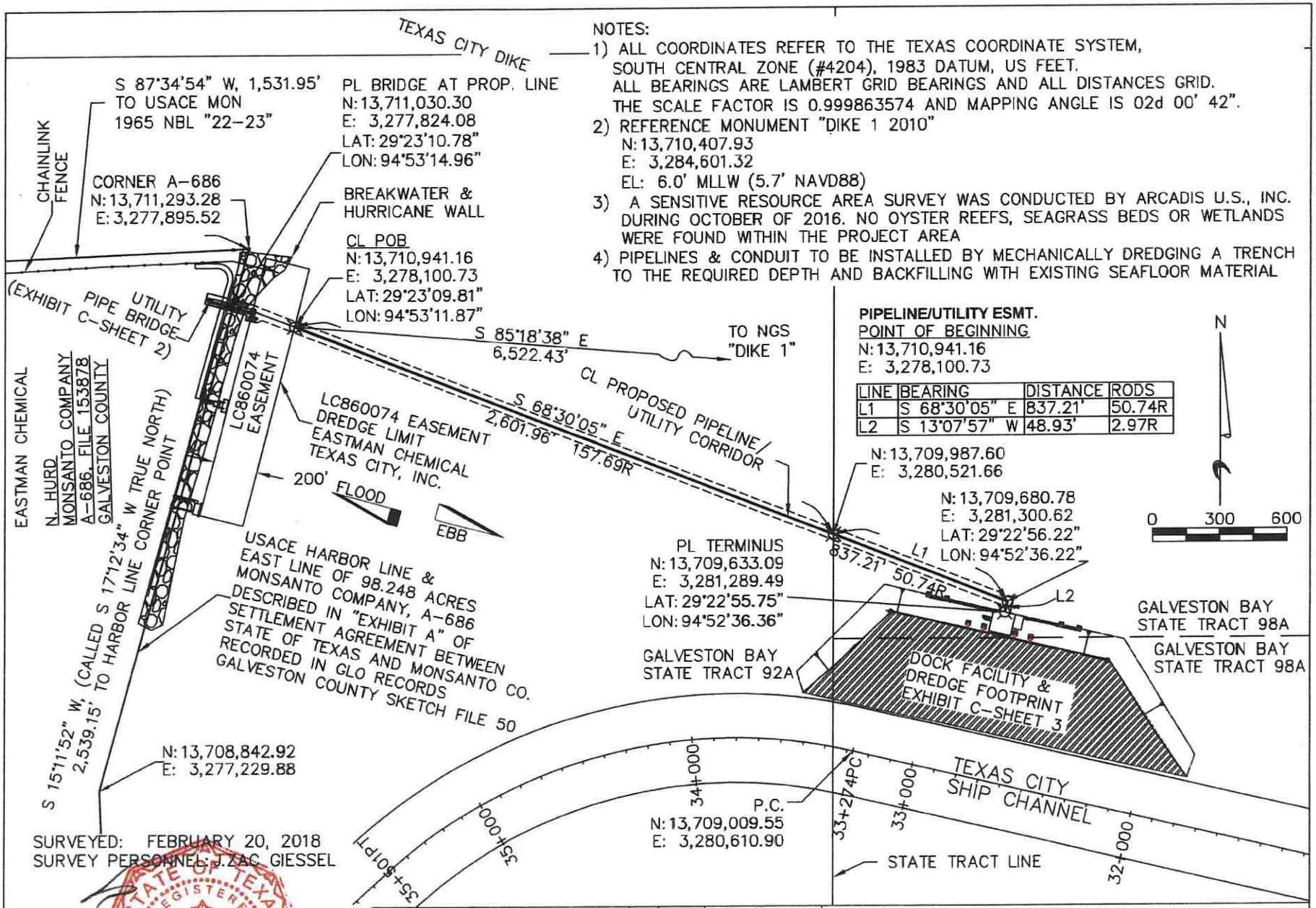
NO.	DATE	REVISION
0	3/18	PER S.W.
1	1/19	NEW ALIGN

GULF COAST AMMONIA
1815 PURDY AVENUE
MIAMI BEACH FL 33139
MONSANTO SURVEY – A-686
TEXAS CITY, TEXAS
GALVESTON COUNTY TEXAS
STATE SUBMERGED LAND – 92A, 98A

1"=1000'	EXHIBIT B	DATE:
DWN. BY: JZG	PROJECT SITE MAP	FEB 2018

NOTES:

1) ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204), 1983 DATUM, US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE SCALE FACTOR IS 0.999863574 AND MAPPING ANGLE IS 02d 00' 42".
2) REFERENCE MONUMENT "DIKE 1 2010"
   N: 13,710,407.93
   E: 3,284,601.32
   EL: 6.0' MLLW (5.7' NAVD88)
3) A SENSITIVE RESOURCE AREA SURVEY WAS CONDUCTED BY ARCADIS U.S., INC. DURING OCTOBER OF 2016. NO OYSTER REEFS, SEAGRASS BEDS OR WETLANDS WERE FOUND WITHIN THE PROJECT AREA
4) PIPELINES & CONDUIT TO BE INSTALLED BY MECHANICALLY DREDGING A TRENCH TO THE REQUIRED DEPTH AND BACKFILLING WITH EXISTING SEAFLOOR MATERIAL



LINE	BEARING	DISTANCE	RODS
L1	S 68°30'05" E	837.21'	50.74R
L2	S 13°07'57" W	48.93'	2.97R

SURVEYED: FEBRUARY 20, 2018
SURVEY PERSONNEL: J.ZAC GIESSEL

STATE OF TEXAS REGISTERED JAMES M. NAISMITH 4828 PROFESSIONAL LAND SURVEYOR

1/31/2019

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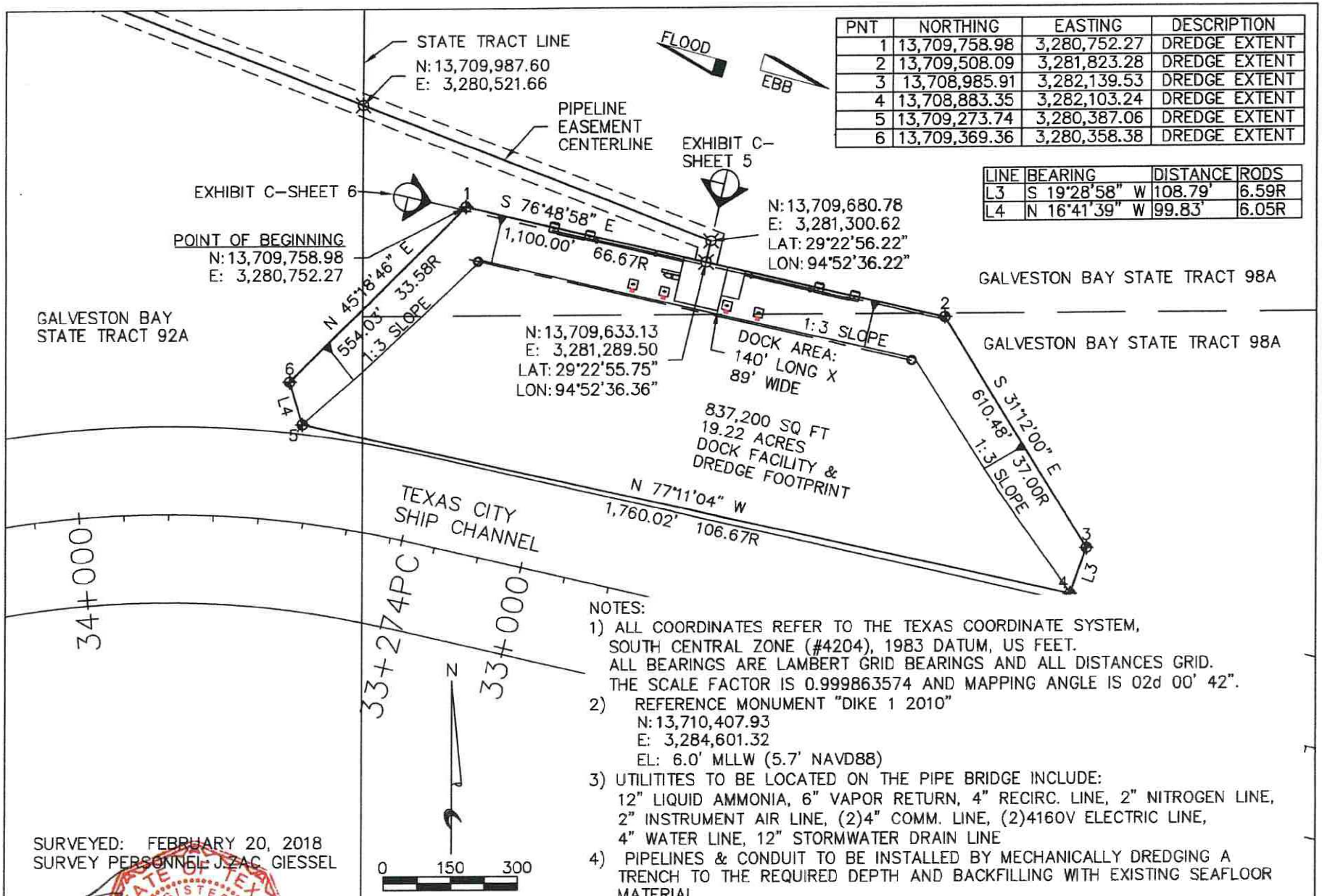
NO.	DATE	REVISION
0	3/18	PER S.W.
1	1/19	NEW ALIGN

GULF COAST AMMONIA
1815 PURDY AVENUE
MIAMI BEACH FL 33139
MONSANTO SURVEY – A-686
TEXAS CITY, TEXAS
GALVESTON COUNTY TEXAS
STATE SUBMERGED LAND – 92A, 98A

SCALE: 1"=600'
DWN. BY: JZG
EXHIBIT C-SHEET 1
DETAILED PROJECT PLAN
DATE: FEB 2018

Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019



PNT	NORTHING	EASTING	DESCRIPTION
1	13,709,758.98	3,280,752.27	DREDGE EXTENT
2	13,709,508.09	3,281,823.28	DREDGE EXTENT
3	13,708,985.91	3,282,139.53	DREDGE EXTENT
4	13,708,883.35	3,282,103.24	DREDGE EXTENT
5	13,709,273.74	3,280,387.06	DREDGE EXTENT
6	13,709,369.36	3,280,358.38	DREDGE EXTENT

LINE	BEARING	DISTANCE	RODS
L3	S 19°28'58" W	108.79'	6.59R
L4	N 16°41'39" W	99.83'	6.05R

NOTES:

1) ALL COORDINATES REFER TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204), 1983 DATUM, US FEET. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL DISTANCES GRID. THE SCALE FACTOR IS 0.999863574 AND MAPPING ANGLE IS 02d 00' 42".
2) REFERENCE MONUMENT "DIKE 1 2010"
   N: 13,710,407.93
   E: 3,284,601.32
   EL: 6.0' MLLW (5.7' NAVD88)
3) UTILITITES TO BE LOCATED ON THE PIPE BRIDGE INCLUDE: 12" LIQUID AMMONIA, 6" VAPOR RETURN, 4" RECIRC. LINE, 2" NITROGEN LINE, 2" INSTRUMENT AIR LINE, (2)4" COMM. LINE, (2)4160V ELECTRIC LINE, 4" WATER LINE, 12" STORMWATER DRAIN LINE
4) PIPELINES & CONDUIT TO BE INSTALLED BY MECHANICALLY DREDGING A TRENCH TO THE REQUIRED DEPTH AND BACKFILLING WITH EXISTING SEAFLOOR MATERIAL

SURVEYED: FEBRUARY 20, 2018
SURVEY PERSONNEL: J.ZAC GIESSEL

STATE OF TEXAS REGISTERED JAMES M. NAISMITH 4828 PROFESSIONAL LAND SURVEYOR 1/31/2019

JAMES M. NAISMITH, RPLS

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NO.	DATE	REVISION
0	3/18	PER S.W.
1	1/19	NEW ALIGN.

GULF COAST AMMONIA
1815 PURDY AVENUE
MIAMI BEACH FL 33139
MONSANTO SURVEY – A-686
TEXAS CITY, TEXAS
GALVESTON COUNTY TEXAS
STATE SUBMERGED LAND – 92A, 98A

SCALE: 1"=300'
DWN. BY: JZG
EXHIBIT C-SHEET 3
DETAILED PROJECT PLAN
DATE: FEB 2018

All coordinates below refer to the Texas Coordinate System, South Central Zone (#4204), as defined by Article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum, US Feet.

A pipeline easement beginning onshore at the USACE Harbor Line and East Line of a 98.248 acre tract of land referred to as Monsanto Company, A-686 Described in "Exhibit A" of Settlement Agreement between State of Texas and Monsanto Co., recorded in GLO Records, Galveston County sketch file 50, at the following coordinates:

N: 13,711,030.30 (Latitude 29°23'10.78")
E: 3,277,824.08 (Longitude 94°53'14.96")

and continuing from there across offshore lands covered by an offshore easement LC860074 granted by the State of Texas to Eastman Chemical Texas City, Inc. to point at the boundary of offshore easement LC860074 located at:

N: 13,710,941.16 (Latitude 29°23'09.81")
E: 3,278,100.73 (Longitude 94°53'11.87")

and continuing from there South 68 deg. 30 min. 5 sec. East for a distance of 3439.17 feet (or 208.43 rods) across the Galveston Bay State Tract 92A and Galveston Bay State Tract 98A to a point located in Galveston Bay State Tract 98A located at:

N: 13,709,680.78 (Latitude 29°22'56.22")
E: 3,281,300.62 (Longitude 94°52'36.22")

and continuing from there South 13 deg. 7 min 57 sec West for a distance of 48.93 feet (or 2.97 rods) across Galveston Bay State Tract 98A and ending at a point located at:

N: 13,709,633.13 (Latitude 29°22'55.75")
E: 3,281,289.50 (Longitude 94°52'36.36")

and

A tract or parcel of offshore lands containing 19.22 acres or 837,200 square feet located in Galveston Bay State Tract 92A and Galveston Bay State Tract 98A, and being more particularly described as follows:

Beginning at a point located at:

N: 13,709,758.98
E: 3,280,752.27

and continuing South 76 deg. 48 min 58 sec East for 1,100.00 feet (or 66.67 rods) to a point located at:

N: 13,709,508.09
E: 3,281,823.28

and continuing South 31 deg. 12 min 0 sec East for 610.48 feet (or 37.00 rods) to a point located at:

N: 13,708,985.91
E: 3,282,139.53

and continuing South 19 deg 28 min 59 sec West for a distance of 108.79 feet (or 6.59 rods) to a point located at:

N: 13,708,883.35
E: 3,282,103.24

and continuing North 77 deg 11 min 4 sec West for a distance of 1760.02 feet (or 106.67 rods) to a point located at:

N: 13,709,273.74
E: 3,280,387.06

and continuing North 16 deg 41 min 39 sec West for a distance of 99.83 feet (or 6.05 rods) to a point located at:

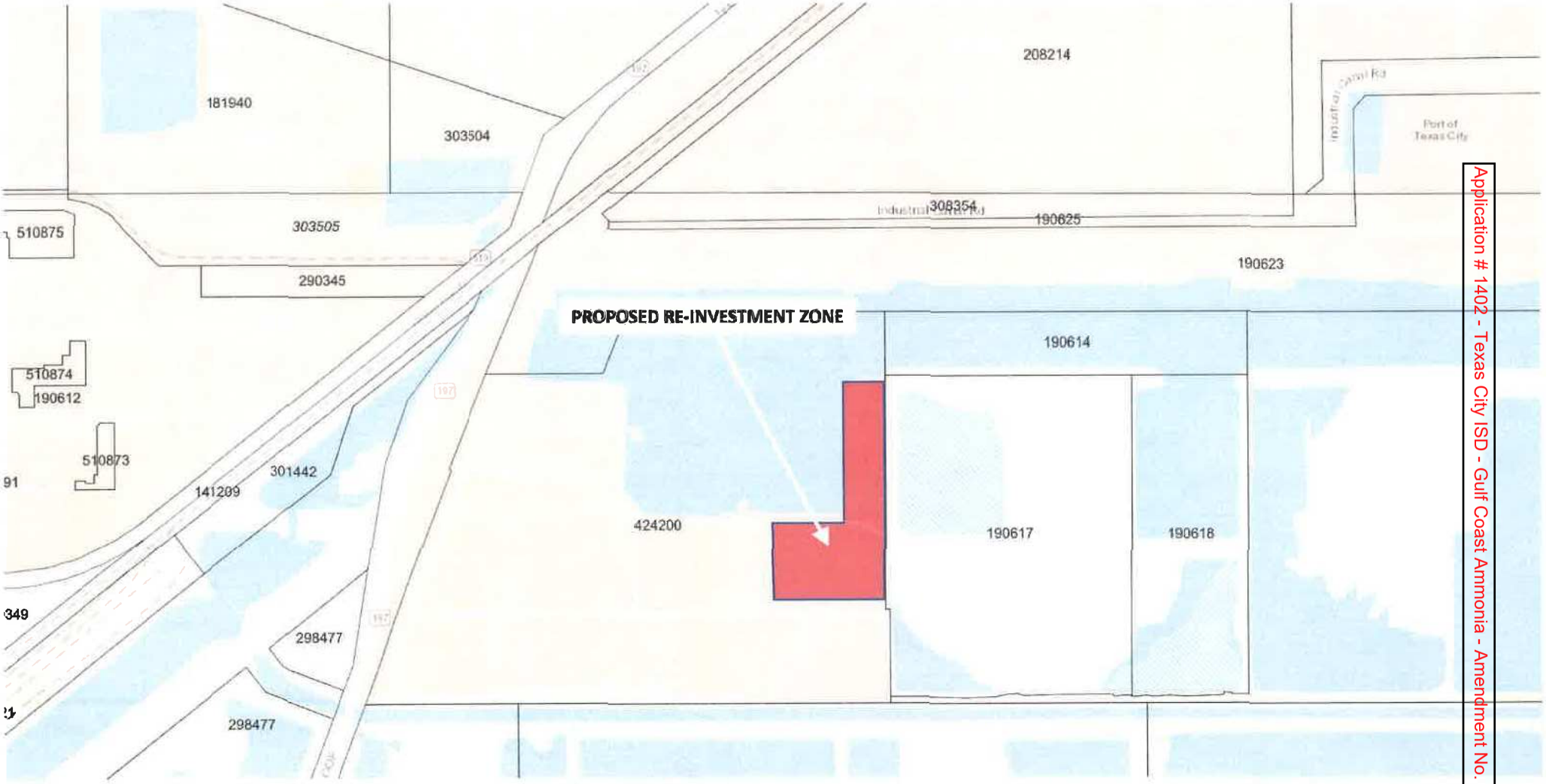
N: 13,709,369.36
E: 3,280,358.38

and continuing North 45 deg 18 min 46 sec East for a distance of 554.03 feet (or 33.58 rods) to the point of beginning.

EXHIBIT "C-3"

An area of real property described as a 154.5039 acre tract of land being part of GCAD parcel #424200, situated in Abstract 143, H.B. Littlefield Survey, Tracts 17 & 18 (17-10, Galveston County, Texas, , as depicted by the site map attached hereto as Exhibit "B-3" and incorporated herewith.

(Site map and metes & bounds description on separate pages)



Application # 1402 - Texas City ISD - Gulf Coast Ammonia - Amendment No. 1 - 9/16/2019

EXHIBIT A

Property

ALL THAT CERTAIN 154.5039 ACRE tract of land lying and situated in the H. B. Littlefield Survey, Abstract 143, Galveston County, Texas, being the Western portion of the existing Union Carbide Marine Terminal plant site, being part of all that certain called 435.29 acre tract of land conveyed by deed on May 21, 1962 from the Board of Regents of the University of Texas to Union Carbide Corporation, as recorded in Volume 1495, Page 496 of the Galveston County Deed Records (G.C.D.R.), and being a part of all that certain called 104.184 acre tract of land conveyed by deed on November 13, 1963 from the Texas City Terminal Railway Company to Union Carbide Corporation, as recorded in Volume 1591, Page 669 of the G.C D R., said 154.5039 acre tract hereby conveyed being more particularly described by metes and bounds, using survey terminology which refers to the Texas State Plane Coordinate System, South Central Zone (NAD83), in which the directions are Lambert grid bearings and the distances are surface level horizontal lengths (S.F.= 0.999862341) as follows

BEGINNING at a TxDOT concrete monument found marking an angle point of the Eastern boundary line of the 160 foot wide Texas State Highway Loop 197 right-of-way same being the Western boundary line the Union Carbide Corporation, Marine Terminal property and being 15 feet Easterly at right angles to the original Eastern right-of-way of the former 130 foot wide Texas State Highway Loop 197 same being the original Western boundary line of the aforementioned Union Carbide Corporation called 435.29 acre tract of land conveyed by deed on May 21, 1962 from the Board of Regents of the University of Texas to Union Carbide Corporation, as recorded in Volume 1495, Page 496 of the G.C.D R., from which the original Southwest corner of the said Union Carbide called 435.29 acre tract of land bears North 71°14'49" West, a distance of 15.00 feet and South 18°45'11" West, a distance of 254 79 feet, said TxDOT concrete monument being an angle point of the herein described 154.5039 acre tract, located at position X=3267159.16 and Y=13699967.12;

THENCE North 16°56'21" East, coincident with the said Eastern right-of-way boundary line of said Texas State Highway Loop 197, same being the present Western boundary line of said Union Carbide Corporation, Marine Terminal called 435.29 acre tract, a distance of 315.93 feet to a set 5/8" iron rod with survey cap, located in the original Eastern right-of-way of the former 130 foot wide Texas State Highway Loop 197 and the original Western boundary line of the said Union Carbide called 435.29 acre tract, for an angle point of the herein described 154 5039 acre tract, at position X=3267251.19 and Y=13700269.31,

THENCE North 18°45'42" East, coincident with the said Eastern right-of-way boundary line of said Texas State Highway Loop 197, same being the Western boundary line of said Union Carbide Corporation, Marine Terminal called 435.29 acre tract, a distance of 1001.14 feet to a TxDOT concrete monument found marking a 15 foot right-of-way offset point, for an interior point of the herein described 154.5039 acre tract, at position X=3267573.15 and Y=13701217.12;

THENCE North 71°14'18" West, coincident with the Northeastern right-of-way boundary line of said Texas State Highway Loop 197, same being a Southwestern boundary line of said Union Carbide Corporation, Marine Terminal called 435 29 acre tract, a distance of 15 00 feet to a set 5/8" iron rod with survey cap, for an exterior corner of the herein described 154.5039 acre tract, at position X=3267558.95 and Y=13701221.94;

THENCE North 18°45'42" East, coincident with the said Eastern right-of-way boundary line of said Texas State Highway Loop 197, same being the Western boundary line of said Union Carbide Corporation, Marine Terminal called 435 29 acre tract, at a distance of 92.08 feet pass the Northwest corner of the said Union Carbide Corporation, Marine Terminal called 435.29 acre tract, same being the Southwest corner of the aforementioned all that certain called 104.184 acre tract of land conveyed by deed on November 13, 1963 from the Texas City Terminal Railway Company to Union Carbide Corporation, as recorded in Volume 1591, Page 669 of the G.C.D.R., continuing for a total distance of 644.28 feet to a 5/8" iron rod with survey cap set at the Northwest corner of the said Union Carbide called 104.184 acre tract, same being the Southwest corner of all that certain residual of Tract "B" a called 170.21 acre tract of land conveyed by deed on June 22, 1942 from the Board of Regents of the University of Texas to Texas City Terminal Railway Company, as recorded in Volume 645, Page 294 of the G C.D.R., and being the Southwest corner of all that certain called 20.47 acre tract of land described in lease description by Robert Adams, Registered Public Surveyor, Number 1002, on January 21, 1976 from the Texas City Terminal Railway Company to the Union Carbide Corporation, for the Northwest corner of the herein described 154.5039 acre tract, at position X=3267766.14 and Y=13701831.90;

THENCE North 88°01'09" East, coincident with the Northern boundary line of said Union Carbide Corporation called 104.184 acre tract, same being the Southern boundary line of said Texas City Terminal Railway Company residual called 170.21 acre tract and the Southern boundary of the said Union Carbide called 20.47 acre lease tract, at a distance of 327.33 feet pass the most Southerly Southeast corner of the said Union Carbide called 20.47 acre lease tract, continuing for a total distance of 748 66 feet to a point in the Union Carbide Turning Basin on the North side of Barge Dock #65, for an interior corner of the herein described 154 5039 acre tract, at position X=3268514.25 and Y=13701857.78;

THENCE North 18°45'42" East, coincident with the Northwestern boundary line of said Union Carbide Corporation called 104.184 acre tract, same being the Southeastern boundary line of said Texas City Terminal Railway Company residual called 170.21 acre tract, a distance of 390.23 feet to a point in the Union Carbide Turning Basin, for an exterior corner of the herein described 154 5039 acre tract, at position X=3268639.94 and Y=13702227.23;

THENCE North 88°01'09" East, coincident with the Northern boundary line of said Union Carbide Corporation called 104.184 acre tract, same being the Southern boundary line of said Texas City Terminal Railway Company residual called 170.21 acre tract, a distance of 119.82 feet to a point in the Union Carbide Turning Basin, for an interior corner of the herein described 154.5039 acre tract, at position X=3268759.68 and Y=13702231.23,

THENCE North 1°58'51" West, coincident with the Western boundary line of said Union Carbide Corporation called 104 184 acre tract, same being the Eastern boundary line of said

Texas City Terminal Railway Company residual called 170.21 acre tract, a distance of 25.00 feet to a point in the Union Carbide Turning Basin, for an exterior corner of the herein described 154 5039 acre tract, at position X=3268758.81 and Y=13702256.35;

THENCE North 88°01'09" East, coincident with the Northern boundary line of said Union Carbide Corporation called 104.184 acre tract, same being the Southern boundary line of said Texas City Terminal Railway Company residual called 170.21 acre tract, a distance of 1527.54 feet to a point in the 200 foot wide Union Carbide barge channel, for the Northeast corner of the herein described 154.5039 acre tract, at position X=3270285.02 and Y=13702309.13;

THENCE South 1°58'51" East, at a distance of 405.57 feet pass the Northern boundary line of the said Union Carbide Corporation, Marine Terminal called 435.29 acre tract, same being the Southern boundary line of the said Union Carbide Corporation called 104.184 acre tract, at a distance of 510.25 feet pass a 5/8" iron rod with survey cap set for reference point, at a distance of 1246.9 feet pass an existing 8 foot tall chain link Union Carbide Plant perimeter fence post, continuing generally along and 1 foot East of said existing 8 foot tall chain link Union Carbide Plant perimeter fence for a total distance of 1878.79 feet to a 5/8" iron rod with survey cap set for an interior corner of the herein described 154.5039 acre tract, at position X=3270349.96 and Y=13700431.73;

THENCE North 88°01'09" East, generally along and 1 foot North of said existing 8 foot tall chain link Union Carbide Plant perimeter fence for a distance of 27 99 feet to a 5/8" iron rod with survey cap set for an exterior corner of the herein described 154 5039 acre tract, at position X=3270377.93 and Y=13700432.70;

THENCE South 1°58'51" East, generally along and 1 foot East of said 8 foot tall chain link fence line at a distance of 460.9 feet pass a fence corner post, continuing for a total distance of 587.06 feet to a set 5/8" iron rod with survey cap located in the Southern boundary line of the aforementioned called 435.29 acre tract of land conveyed by deed on May 21, 1962 from the Board of Regents of the University of Texas to Union Carbide Corporation, as recorded in Volume 1495, Page 496 of the G.C.D.R., same being the Northern boundary of all that certain called 442.68 acre tract of land conveyed by deed on July 19, 1968 from the Board of Regents of the University of Texas to Union Carbide Corporation, as recorded in Volume 1963, Page 748 of the G C.D.R., and the Northern boundary line of a 150 foot wide Galveston County Drainage Easement, for the Southeast corner of the herein described 154.5039 acre tract, at position X=3270398.22 and Y=13699846.06;

THENCE South 88°01'09" West, coincident with the Southern boundary line of the said Union Carbide Corporation called 435.29 acre tract, same being the Northern boundary line of said Union Carbide Corporation called 442.68 acre tract, and the Northern boundary line of said 150 foot wide Galveston County Drainage Easement, a distance of 3321.58 feet to a set 5/8" iron rod with survey cap located in the Eastern boundary line of the 160 foot wide Texas State Highway Loop 197 right-of-way same being the Western boundary line the Union Carbide Marine Terminal property and being 15 feet Easterly at right angles to the original Eastern right-of-way of the former 130 foot wide Texas State Highway Loop 197 same being the original Southwest corner of the said Union Carbide called 435.29 acre tract, from which the original Southwest

corner of the said Union Carbide called 435.29 acre tract of land bears South 88°01'09" West, a distance of 16.04 feet for Southwest corner of the herein described 154.5039 acre tract, at position X=3267079 08 and Y=13699731.27;

THENCE North 18°45'11" East, coincident with the said Eastern right-of-way boundary line of said 160 foot wide Texas State Highway Loop 197, same being the Western boundary line of said Union Carbide Marine Terminal tract and being 15 feet Easterly at right angles to the original Eastern right-of-way of the former 130 foot wide Texas State Highway Loop 197 same being the Western boundary line of the said Union Carbide called 435.29 acre tract, a distance of 249 11 feet to the **POINT OF BEGINNING**, containing 154.5039 acres of land, more or less

EXHIBIT "C-4"

Comprehensive Site Map of Expansion Areas

(Block #63, OilTanking Area #2 and Offshore Dock)