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CERTIFIED, LABOR AND EMPLOYMENT
TEXAS BOARD OF LEGAL SPECIALIZATION

JUSTIN DEMERATH

May 7, 2013

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: Application to the Bryan Independent School District from Prolamsa, Inc.

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Bryan Independent School District is notifying Prolamsa, Inc. of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted the Application to the school district on April 15, 2013. The Board voted to accept the application on April 15, 2013. The application has been determined complete as of May 7, 2013. Please prepare the economic impact report.

Please note, no construction has begun at the project site as of the date of the filing of the application and the District's determination that the application is complete. The project is identified as Project Cosmos on the maps supplied by the Applicant. The Applicant is aware that the determination of a completed application by the Comptroller determines what property may be eligible for a value limitation agreement. The likelihood of an appraised value limitation is a significant factor in the company's final site selection determination. The company has requested an expedited review of the application for completeness by the Comptroller's Office to assist in the site selection process.

Please note, the company has requested that the county create the reinvestment zone. The order designating the zone will be provided upon its creation. A map of the proposed reinvestment zone and the legal description of the two contiguous parcels of land are included in the application.

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application.

In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the Brazos County Appraisal District.

Due to the size of the application, an electronic copy is not attached. An electronic and hard copy of the application will be hand delivered to your office tomorrow. Please feel free to contact me with questions.

Sincerely,

Kevin O'Hanlon
School District Consultant

Application for Appraised Value Limitation on Qualified Property
(Tax Code, Chapter 313, Subchapter B or C)

Form 50-296
(Revised May 2010)

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 completed application to the Comptroller in a three-ring binder with tabs 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 Web site. 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 as explained in the Confidentiality Notice below.

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. 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, make a recommendation 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 before the 151st 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 complete the recommendation, economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's Web site to find out more about the program at http://www.window.state.tx.us/taxinfo/proptax/hb1200/index.html. There are links on this Web page to the Chapter 313 statute, rules and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

Authorized School District Representative

Date application received by district: 4-15-13

First Name	Last Name
Dr. Thomas	Wallis

Title: Superintendent

School District Name: Bryan ISD

Street Address: 101 N Texas Avenue

Mailing Address: 101 N Texas Avenue

City	State	ZIP
Bryan	TX	77803

Phone Number	Fax Number
979-209-1002	979-209-1050

Mobile Number (optional)	E-mail Address
	thomas.wallis@bryanisd.org

I authorize the consultant to provide and obtain information related to this application..... ☒ Yes ☐ No

Will consultant be primary contact? ..... ☒ Yes ☐ No

SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

First Name	Last Name
Kevin	O'Hanlon

Title: Consultant

Firm Name: O'Hanlon, McCollom & Demerath

Street Address: 808 West Avenue

Mailing Address: 808 West Avenue

City	State	ZIP
Austin	TX	78701

Phone Number	Fax Number
512-494-9949	512-494-9919

Mobile Number (Optional):

E-mail Address: kohanlon@808west.com; mhanley@808west.com

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.

Signature (Authorized School District Representative): [signature]

Date: 5-2-13

Has the district determined this application complete? ☒ Yes ☐ No

If yes, date determined complete, 5-7-13

Have you completed the school finance documents required by TAC 9.1054(c)(3)? ☐ Yes ☒ No will supplement

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Date application received by the ISD	1 of 16	X
2	Certification page signed and dated by authorized school district representative	2 of 16	X
3	Date application deemed complete by ISD	2 of 16	X
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	X
5	Completed company checklist	12 of 16	X
6	School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application)	2 of 16	will supplement

APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name	Last Name
Francisco	Garza

Title
General Manager

Organization
Prolamsa, Inc.

Street Address
770 South Post Oak Lane Suite 200

Mailing Address
770 South Post Oak Lane Suite 200

City	State	ZIP
Houston	TX	77056

Phone Number	Fax Number
(281) 494-0900	(281) 494-0990
Mobile Number (optional)	Business e-mail Address
(832) 217-6160	francisco.garza@prolamsausa.com

Will a company official other than the authorized business representative be responsible for responding to future information requests? ..... ☐ Yes ☑ No

If yes, please fill out contact information for that person.

First Name	Last Name

Title

Organization

Street Address

Mailing Address

City	State	ZIP

Phone Number	Fax Number
Mobile Number (optional)	E-mail Address

I authorize the consultant to provide and obtain information related to this application.. N/A ..... ☐ Yes ☐ No

Will consultant be primary contact? ..... ☐ Yes ☐ No

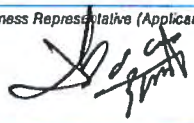
APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name	Last Name	
Title		
Firm Name		
Street Address		
Mailing Address		
City	State	ZIP
Phone Number	Fax Number	
Business email Address		

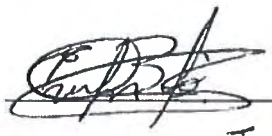
I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application is true and correct to the best of my knowledge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

Signature *(Authorized Business Representative (Applicant))*	Date
	04/19/2013

GIVEN under my hand and seal of office this 22 day of April,

(Notary Seal)



Notary Public, State of Texas

My commission expires April 14, 2017

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 § 37.10.

FEES AND PAYMENTS

☑ Enclosed is proof of application fee paid to the school district.

For the purpose of this question, "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.

Please answer only either A OR B:

A. 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(l)? ☐ Yes ☑ No

B. 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(l)? ☐ Yes ☑ No

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

Prolamsa, Inc.

Texas Taxpayer I.D. Number of entity subject to Tax Code, Chapter 171 *(11 digits)*

1-760493618-1

NAICS code

332996

Is the applicant a party to any other Chapter 313 agreements? ☐ Yes ☑ No

If yes, please list name of school district and year of agreement.

n/a

APPLICANT BUSINESS STRUCTURE

Registered to do business in Texas with the Texas Secretary of State? ☑ Yes ☐ No

Identify business organization of applicant *(corporation, limited liability corporation, etc.)*

Corporation

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)? ☐ Yes ☑ No
   If so, please attach documentation of the combined group membership and contact information.

2 Is the applicant current on all tax payments due to the State of Texas? ☑ Yes ☐ No

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☑ NA ☐ Yes ☐ No

If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)

n/a

ELIGIBILTY UNDER TAX CODE CHAPTER 313.024

Are you an entity to which Tax Code, Chapter 171 applies?	☑ Yes	☐ No
The property will be used as an integral part, or as a necessary auxiliary part, in 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
Are you requesting that any of the land be classified as qualified investment?	☐ Yes	☑ No
Will any of the proposed qualified investment be leased under a capitalized lease?	☐ Yes	☑ No
Will any of the proposed qualified investment be leased under an operating lease?	☐ Yes	☑ No
Are you including property that is owned by a person other than the applicant?	☐ Yes	☑ No
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

PROJECT DESCRIPTION

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. (Use attachments as necessary)

Annex 1

Describe the ability of your company to locate or relocate in another state or another region of the state.

Annex 1

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

☑ New Jobs	☑ Construct New Facility	☑ New Business / Start-up	☐ Expand Existing Facility
☐ Relocation from Out-of-State	☐ Expansion	☑ Purchase Machinery & Equipment	
☐ Consolidation	☐ Relocation within Texas		

PROJECTED TIMELINE

Begin Construction 2nd Qtr 2013

Begin Hiring New Employees 2nd Qtr 2013

Construction Complete 4th Qtr 2013

Fully Operational 1st Qtr 2015

Purchase Machinery & Equipment 3th Qtr 2013 - 4th Qtr 2014

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.

When do you anticipate the new buildings or improvements will be placed in service? 1st Qtr 2014

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
Texas Capital Fund	750,000
Total	750,000

Will other incentives be offered by local units of government? ☑ Yes ☐ No

Please use the following box for additional details regarding incentives. (Use attachments if necessary.)

See Schedule D

THE PROPERTY

Identify county or counties in which the proposed project will be located: Brazos County

Central Appraisal District (CAD) that will be responsible for appraising the property: CAD Brazos County CAD

Will this CAD be acting on behalf of another CAD to appraise this property? ☐ Yes ☑ No

List all taxing entities that have jurisdiction for the property and the portion of project within each entity

County: Brazos 100% (Name and percent of project)

City: n/a (Name and percent of project)

Hospital District: _____ (Name and percent of project)

Water District: _____ (Name and percent of project)

Other (describe): EMGSDCSDIST4 100% (Name and percent of project)

Other (describe): _____ (Name and percent of project)

Is the project located entirely within this ISD? ☑ Yes ☐ No

If not, please provide additional information on the project scope and size to assist in the economic analysis.

n/a

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 rural, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's Web site at **www.window.state.tx.us/taxinfo/proptax/hb1200/values.html.**

At the time of application, what is the estimated minimum qualified investment required for this school district? $ 30 million

What is the amount of appraised value limitation for which you are applying? $30 million

What is your total estimated *qualified* investment? $ 119,824,822

NOTE: See 313.021(1) for full definition. Generally, Qualified Investment is the sum of the investment in tangible personal property and buildings and new improvements made between beginning of the qualifying time period (date of application final approval by the school district) and the end of the second complete tax year.

What is the anticipated date of application approval? September 2013

What is the anticipated date of the beginning of the qualifying time period? September 2013

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? $120 million

Describe the qualified investment.[See 313.021(1).]

Attach the following items to this application:

(1) 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,

(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your minimum qualified investment and

(3) a map of the qualified investment showing location of new buildings or new improvements with vicinity map.

Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or 313.053 for rural school districts) for the relevant school district category during the qualifying time period? ☑ Yes ☐ No

Except for new equipment described in Tax Code §151.318(q) or (q-1), is the proposed tangible personal property to be placed in service for the first time:

(1) In or on the new building or other new improvement for which you are applying? ☑ Yes ☐ No

(2) If not in or on the new building or other new improvement for which you are applying for an appraised value limitation, is the personal property necessary and ancillary to the business conducted in the new building or other new improvement? ☑ Yes ☐ No

(3) on the same parcel of land as the building for which you are applying for an appraised value limitation? ☑ Yes ☐ No

("First placed in service" means the first use of the property by the taxpayer.)

Will the investment in real or personal property you propose be counted toward the minimum qualified investment required by Tax Code §313.023, (or 313.053 for rural school districts) be first placed in service in this state during the applicable qualifying time period? ☑ Yes ☐ No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? ☑ Yes ☐ No

If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? ☑ Yes ☐ No

QUALIFIED PROPERTY

Describe the qualified property. [See 313.021(2)] (If qualified investment describes qualified property exactly you may skip items (1), (2) and (3) below.)

Attach the following items to this application:

(1) 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,

(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your qualified property and

(3) a map of the qualified property showing location of new buildings or new improvements – with vicinity map.

Land

Is the land on which you propose new construction or 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

If you answered "no" to the question above, what is the anticipated date on which you will submit proof of a reinvestment zone with boundaries encompassing the land on which you propose new construction or improvements? September 2013

Will the applicant own the land by the date of agreement execution? ☑ Yes ☐ No

Will the project be on leased land? ☐ Yes ☑ No

QUALIFIED PROPERTY (CONTINUED)

If the land upon which the new building or new improvement is to be built is part of the qualified property described by §313.021(2)(A), please attach complete documentation, including:

1. Legal description of the land
2. Each existing appraisal parcel number of the land on which the improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property
3. Owner
4. The current taxable value of the land. Attach estimate if land is part of larger parcel.
5. A detailed map (with a vicinity map) showing the location of the land

Attach a map of the reinvestment zone boundaries, certified to be accurate by either the governmental entity creating the zone, the local appraisal district, or a licensed surveyor. (With vicinity map)

Attach the order, resolution or ordinance establishing the zone, and the guidelines and criteria for creating the zone, if applicable.

Miscellaneous

Is the proposed project a building or new improvement to an existing facility? ☐ Yes ☑ No

Attach a description of any existing improvements and include existing appraisal district account numbers.

List current market value of existing property at site as of most recent tax year. n/a (Market Value) n/a (Tax Year)

Is any of the existing property subject to a value limitation agreement under Tax Code 313? ☐ Yes ☑ No

Will all of the property for which you are requesting an appraised value limitation be free of a tax abatement agreement entered into by a school district for the duration of the limitation? ☑ Yes ☐ No

WAGE AND EMPLOYMENT INFORMATION

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

The last complete calendar quarter before application review start date is the:

☑ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2013 (year)

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 TWC?
65

Note: For job definitions see TAC §9.1051(14) and Tax Code 313.021(3). If the applicant intends to apply a definition for "new job" other than TAC §9.1051(14)(C), then please provide the definition of "new job" as used in this application. n/a

Total number of new jobs that will have been created when fully operational 285

Do you plan to create at least 25 new jobs (at least 10 new jobs for rural school districts) on the land and in connection with the new building or other improvement? ☑ Yes ☐ No

Do you intend to request that the governing body waive the minimum new job creation requirement, as provided under Tax Code §313.025(f-1)? ☐ Yes ☑ No

If you answered "yes" to the question above, attach evidence documenting that the new job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards. **Note: Even if a minimum new job waiver is provided, 80% of all new jobs must be qualifying jobs pursuant to Texas Tax Code, §313.024(d).**

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 228

If this project creates more than 1,000 new jobs, the minimum required wage for this project is 110% of the average county weekly wage for all jobs as described by 313.021(3)(E)(ii).

If this project creates less than 1,000 new jobs, does this district have territory in a county that meets the demographic characteristics of 313.051(2)? (see table of information showing this district characteristic at *http://www.window.state.tx.us/taxinfo/proptax/hb1200/values.html)*

If yes, the applicant must meet wage standard described in 313.051(b) (110% of the regional average weekly wage for manufacturing)

If no, the applicant shall designate one of the wage standards set out in §§313.021(5)(A) or 313.021(5)(B).

WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

For the following three wage calculations please include on an attachment the four most recent quarters of data for each wage calculation. Show the average and the 110% calculation. Include documentation from TWC Web site. 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(7).

110% of the county average weekly wage for all jobs (all industries) in the county is $ 782.65

110% of the county average weekly wage for manufacturing jobs in the county is $ 988.63

110% of the county average weekly wage for manufacturing jobs in the region is $691.24

Please identify which Tax Code section you are using to estimate the wage standard required for this project:

☐ §313.021(5)(A) or ☐ §313.021(5)(B) or ☐ §313.021(3)(E)(ii), or ☑ §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? $37,089.80

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? $37,089.80

Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? ☑ Yes ☐ No

Will each qualifying job require at least 1,600 of work a year? ☑ Yes ☐ No

Will any of the qualifying jobs be jobs transferred from one area of the state to another? ☐ Yes ☑ No

Will any of the qualifying jobs be retained jobs? ☐ Yes ☑ No

Will any of the qualifying jobs be created to replace a previous employee? ☐ Yes ☑ No

Will any required qualifying jobs be filled by employees of contractors? ☐ Yes ☑ No

If yes, what percent? n/a

Does the applicant or contractor of the applicant offer to pay at least 80% of the employee's health insurance premium for each qualifying job? ☑ Yes ☐ No

Describe each type of benefits to be offered to qualifying jobholders. (Use attachments as necessary.)

Health Benefit

ECONOMIC IMPACT

Is an Economic Impact Analysis attached (if supplied by other than the Comptroller's office)? ☐ Yes ☑ No

Is Schedule A completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule B completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule C (Application) completed and signed for all years and attached? ☑ Yes ☐ No

Is Schedule D completed and signed for all years and attached? ☑ Yes ☐ No

Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, please attach a separate schedule showing the amount for each year affected, including an explanation.

CONFIDENTIALITY NOTICE

Property Tax Limitation Agreement Applications
Texas Government Code Chapter 313
Confidential Information Submitted to the Comptroller

Generally, an application for property tax value limitation, the information provided therein, and documents submitted in support thereof, are considered public information subject to release under the Texas Public Information Act.

There is an exception, outlined below, by which information will be withheld from disclosure.

The Comptroller's office will withhold information from public release if:

1) it describes the specific processes or business activities to be conducted or the specific tangible personal property to be located on real property covered by the application;
2) the information has been segregated in the application from other information in the application; and
3) the party requesting confidentiality provides the Comptroller's office a list of the documents for which confidentiality is sought and for each document lists the specific reasons, including any relevant legal authority, stating why the material is believed to be confidential.

All applications and parts of applications which are not segregated and marked as confidential as outlined above will be considered public information and will be posted on the internet.

Such information properly identified as confidential will be withheld from public release unless and until the governing body of the school district acts on the application, or we are directed to do so by a ruling from the Attorney General.

Other information in the custody of a school district or the comptroller submitted in connection with the application, including information related to the economic impact of a project or the essential elements of eligibility under Texas Tax Code, Chapter 313, such as the nature and amount of the projected investment, employment, wages, and benefits, will not be considered confidential business information and will be posted on the Internet.

All documents submitted to the Comptroller, as well as all information in the application once the school district acts thereon, are subject to public release unless specific parts of the application or documents submitted with the application are identified as confidential. Any person seeking to limit disclosure of such submitted records is advised to consult with their legal counsel regarding disclosure issues and also to take the appropriate precautions to safeguard copyrighted material, trade secrets, or any other proprietary information. The Comptroller assumes no obligation or responsibility relating to the disclosure or nondisclosure of information submitted by respondents. A person seeking to limit disclosure of information must submit in writing specific detailed reasons, including any relevant legal authority, stating why that person believes the material to be confidential.

The following outlines how the Comptroller's office will handle requests for information submitted under the Texas Public Information Act for application portions and submitted records appropriately identified as confidential.

- This office shall forward the request for records and a copy of the documents at issue to the Texas Attorney General's office for an opinion on whether such information may be withheld from disclosure under the Texas Public Information Act.
- The Comptroller will notify the person who submitted the application/documents when the information is forwarded to the Attorney General's office.
- Please be aware that this Office is obligated to comply with an Attorney General's decision, including release of information ruled public even if it was marked confidential.

COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Certification pages signed and dated by Authorized Business Representative (applicant)	4 of 16	X
2	Proof of Payment of Application Fee (Attachment)	5 of 16	X
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (if Applicable) (Attachment)	5 of 16	N/A
4	Detailed description of the project	6 of 16	X
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	N/A
6	Description of Qualified Investment (Attachment)	8 of 16	X
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	X
8	Description of Qualified Property (Attachment)	8 of 16	X
9	Map of qualified property showing location of new buildings or new improvements with vicinity map	8 of 16	X
10	Description of Land (Attachment)	9 of 16	X
11	A detailed map showing location of the land with vicinity map.	9 of 16	X
12	A description of all existing (if any) improvements (Attachment)	9 of 16	N/A
13	Request for Waiver of Job Creation Requirement (if applicable) (Attachment)	9 of 16	N/A
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	X
15	Description of Benefits	10 of 16	X
16	Economic Impact (if applicable)	10 of 16	N/A
17	Schedule A completed and signed	13 of 16	X
18	Schedule B completed and signed	14 of 16	X
19	Schedule C (Application) completed and signed	15 of 16	X
20	Schedule D completed and signed	16 of 16	X
21	Map of Reinvestment Zone (Attachment) (Showing the actual or proposed boundaries and size, Certified to be accurate by either the government entity creating the zone, the local appraisal district, or a licensed surveyor, with vicinity map)*	9 of 16	X
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	will supplement
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	X
24	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	X

***To be submitted with application or before date of final application approval by school board.**

Schedule A (Rev. Jan. 2010): Investment

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: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or Permanent Nonremovable Component of Building (annual amount only)	Column C: Sum of A and B Qualifying Investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)								
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)								
	Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)								
	Complete tax years of qualifying time period	1							
		2							
	Value Limitation Period	3							
Tax Credit Period (with 50% cap on credit)		4							
		5							
		6							
		7							
		8							
		9							
		10							
Credit Settle-Up Period	Continue to Maintain Viable Presence	11							
		12							
		13							
Post- Settle-Up Period		14							
Post- Settle-up Period		15							

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment- as defined in Tax Code §313.021(1)(A)-(D).
For the purposes of investment, please list amount invested each year, not cumulative totals.
(For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property).
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.

Column D: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value – for planning, construction and operation of the facility.
The most significant example for many projects would be land. Other examples may be items such as professional services, etc.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

Schedule B (Rev. Jan. 2010): Estimated Market and Taxable Value

Applicant Name

ISD Name

					Qualified Property			Reductions From Market Value	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 building or "in or on the new improvement"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O – after all reductions
		pre- year 1								
	Complete tax years of qualifying time period	1								
		2								
	Value Limitation Period	3								
Tax Credit Period (with 50% cap on credit)		4								
		5								
		6								
		7								
		8								
		9								
		10								
Credit Settle-Up period	Continue to Maintain Viable Presence	11								
		12								
		13								
Post- Settle-Up Period		14								
Post- Settle-Up Period		15								

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

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

Schedule C - Application: Employment Information

Applicant Name

ISD Name

					Construction		New Jobs		Qualifying Jobs	
		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Column A: Number of Construction FTE's or man- hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant commits to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs
		pre- year 1								
	Complete tax years of qualifying time period	1								
		2								
	Value Limitation Period	3								
Tax Credit Period (with 50% cap on credit)		4								
		5								
		6								
		7								
		8								
		9								
		10								
Credit Settle-Up period	Continue to Mainta'n Viable Presence	11								
		12								
		13								
Post- Settle-Up Period		14								
Post- Settle-Up Period		15								

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

Schedule D: (Rev. Jan. 2010): Other Tax Information

Applicant Name

ISD Name

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other
		Year	School Year (YYYY)	Tax/Calendar Year (YYYY)	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the agreement	Fill in percentage exemption requested or granted in each year of the agreement	Fill in percentage exemption requested or granted in each year of the agreement	Fill in percentage exemption requested or granted in each year of the agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)											
	Complete tax years of qualifying time period	1									
		2									
	Value Limitation Period	3									
Tax Credit Period (with 50% cap on credit)		4									
		5									
		6									
		7									
		8									
		9									
		10									
Credit Settle-Up period	Continue to Maintain Viable Presence	11									
		12									
		13									
Post-Settle-Up Period		14									
Post-Settle-Up Period		15									

*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

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)

Form 50-296

Application for Appraised Value Limitation on Qualified Property

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

Annex 1

Provide a detailed description of the scope of the proposed project. Including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. (Use attachments as necessary)

This project went through a lengthy site-selection process that included sites in multiple states in the Southern and Southeastern United States. A site in Bryan, Texas has been considered a finalist site and the company is in the process of conducting various real estate and economic incentives due diligence prior to committing to any site.

PROLAMSA USA will establish a state of the art, fully automated and environmentally efficient pipe and tube facility for the production of Oil Country Tubular Goods ("OCTG"), Line Pipe tubing and HSS (Hollow Structural Section). This pipe and tube facility will be primarily serving the energy market for oil and gas and the construction market. The line pipe tubing is manufactured to the American Petroleum Institute (API) specification 5L and 5 CT specifications for seamless and welded steel line pipe in the oil and natural gas industries.
The plant will be located on approximately 150 acres of land with an estimated 300,000 square feet under roof. It will have capacity of 360,000 tons of annual production and the projected total investment will be approximately $120 million (including contingency).

The facility will create 255 new full-time permanent jobs. This does not include the many jobs that will be involved in the construction of the facility. PROLAMSA estimates that the plant will be operating at full capacity by the 2nd quarter of 2015.

Prolamsa, Inc. estimates that the plant will be constructed in 10 months and we will start creating jobs on Q3-2013

Ability to relocate:

This project can be located at sites in multiple states in the Southern and Southeastern United States. The site in Bryan, Texas has been considered a finalist site. The availability and various real estate and

economic incentives will be primary determining factors in the final site selction.

1. The Prolamsa Plant will be a producer of Oil Country Tubular goods and Line Pipe Transmission Product. The Plant is an Electric Resistance Welded Tube Design to produce such tubular goods. Processing equipment will include Guida slitter, Oto end welders, Oto accumulators, Nakata forming mills, Thermatool high frequency welders, Thermatool seam annealers, Oto sizing mills, Oto flying cut offs, Mair end facers, Mair hydrostatic testers and NDT Ultrasonic Weldline equipment.

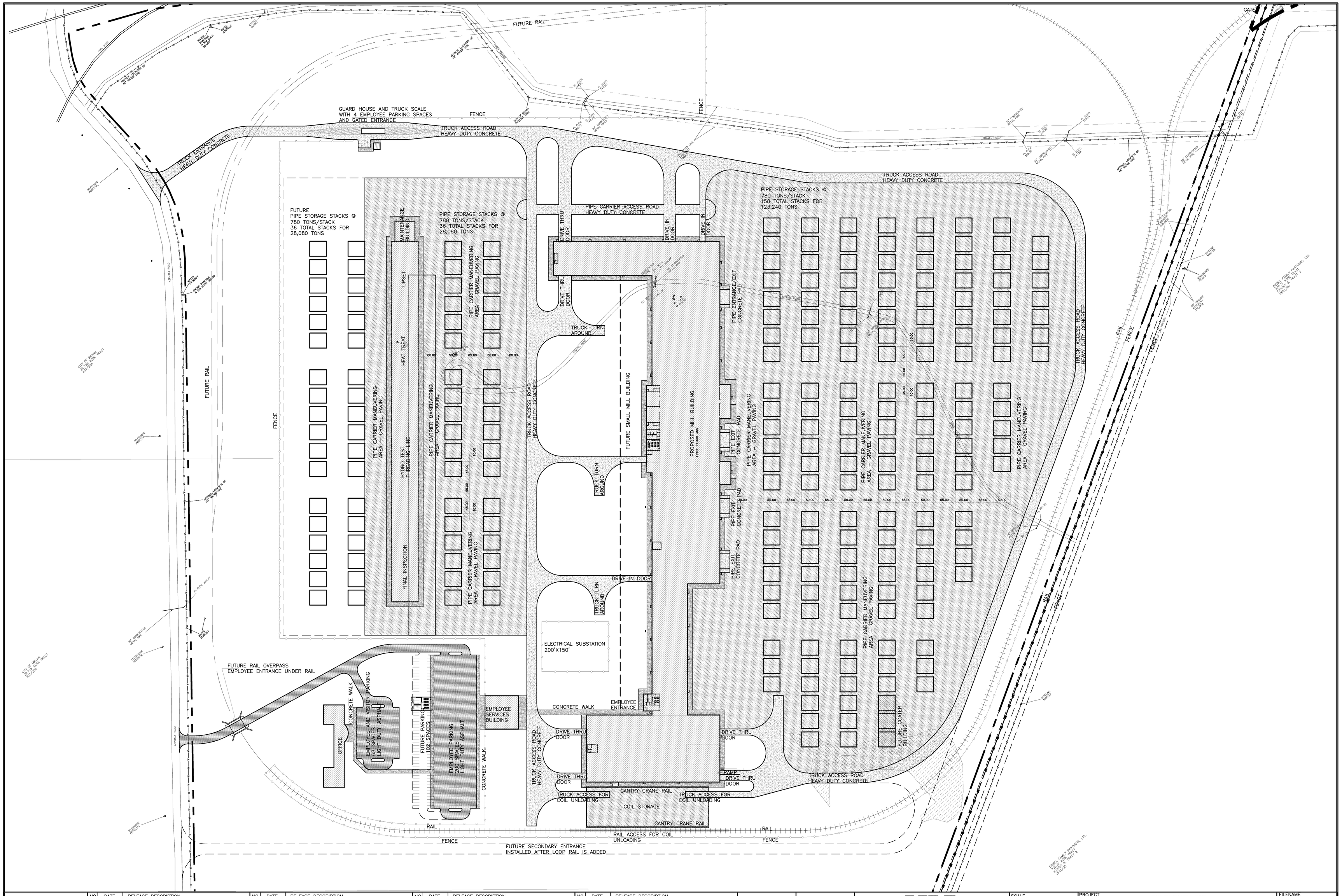
The facility will also produce High Strength tubes thru the quench and temper process which will include gas furnaces, testing equipment, inspection equipment and threading equipment. Such equipment vendors are not identified as yet.

2. Facility will build a rail spur off of Union Pacific Railway, Central Offices, parking lots, storage yard, and concrete roads. Processing equipment will be housed in large metal building exceeding 400,000 square feet.

EQUIPOS PROLAMSA - BRYAN, TX

Proveedor		*Importe*	*Moneda*	*Porcentaje de pago*	*Purchase*
GUIDA IMPIANTI		$ 697,500.00	Euros	15%	Ok
		$ 465,000.00	Euros	10%	Ok
		$ 465,000.00	Euros	10%	Ok
		$ 2,325,000.00	Euros	50%	
		$ 697,500.00	Euros	15%	
		$ 4,650,000.00			
OTO MILLS		$ 2,400,000.00	Dolares	15%	Ok
		$ 5,600,000.00	Dolares	35%	Ok
		$ 6,400,000.00	Dolares	40%	
		$ 1,600,000.00	Dolares	10%	
		$ 16,000,000.00			
MAIR		$ 2,092,500.00	Dolares	15%	Ok
		$ 4,882,500.00	Dolares	35%	Ok
		$ 5,580,000.00	Dolares	40%	
		$ 1,395,000.00	Dolares	10%	
		$ 13,950,000.00			
MAIR Addendum		$ 1,200,000.00	Dolares	50%	
		$ 960,000.00	Dolares	40%	
		$ 240,000.00	Dolares	10%	
		$ 2,400,000.00			
THERMATOOL		$ 472,500.00	Dolares	30%	Ok
		$ 945,000.00	Dolares	60%	
		$ 157,500.00	Dolares	10%	
		$ 1,575,000.00			
NDT System		$ 202,500.00	Dolares	15%	
		$ 135,000.00	Dolares	10%	
		$ 135,000.00	Dolares	10%	
		$ 607,500.00	Dolares	45%	
		$ 270,000.00	Dolares	20%	
		$ 1,350,000.00			
Chicago Roll		$ 3,800,000.00	Dolares		
		$ 4,650,000.00	Euros	1.2985	Ok
		$ 39,075,000.00	Dolares		
	Gran Total	$ 45,113,025.00	Dolares		

Slitter Guida Impianti
Robotic Tool Change System Slitter
Large Tube Mill Oto Mills
Edge Milling System
Scrap Conveyor ID & OD Scarf from Mill
Large Tube Mill Thermatool Welder
Large Tube Mill Thermatool Seam Annealers
NDT Inspection Equipment In Line Mill
Thermatool Induction Coating System for Red Oxide on Mill
Coating System for Red Oxide on Mill
Large Tube Mill Paint Curing Equipment
Large Finishing Line Mair
NDT Inspection Equipment ERW Finishing Floor
Clear Coating System on Finishing Line
SMS Upsetting
SMS Induction Upsetting
SMS Heat Treatment
SMS Hydro testing
SMS Threating
SMS Coating Induction Drying
API Tube Coating
Future Small Tube Mill
Future Small Tube Mill Welder
Future Small Tube Mill Seam Annealers
Future Small Tube Mill Finishing Line
FBE Coating Line
Air compressors and Dryers
Equipment for grinding of metal circular saw blades
Automatic chip breaker slot grinding machine
Quality Lab Equipment
Inverse Osmosis Water treatment
Cooling Towers
Filtration Systems
Inside Cranes
Outside Cranes
Metallurgic Laboratory
Maintenance Shop
Forklifts
Roll Shop Equipment
Maintenance Equipment
Mobile Equipment Shop
Scales
Exhaust System
Auto Warehouse System for HSS
Filtration System
Transfer Coil Car
Electric Substations
Track Mobile



NO	DATE	RELEASE DESCRIPTION
1	00/00/00	DESCRIPTION

PRELIMINARY - NOT FOR CONSTRUCTION

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Architects/Engineers, Inc.
50 Security Drive • Jackson, Tennessee 38305
Telephone:(731)664-6330 Fax:(731)664-6339

SCALE 1"=100'

DRAWN	CHECKED	APPRVD
BCA	BCA	RMB

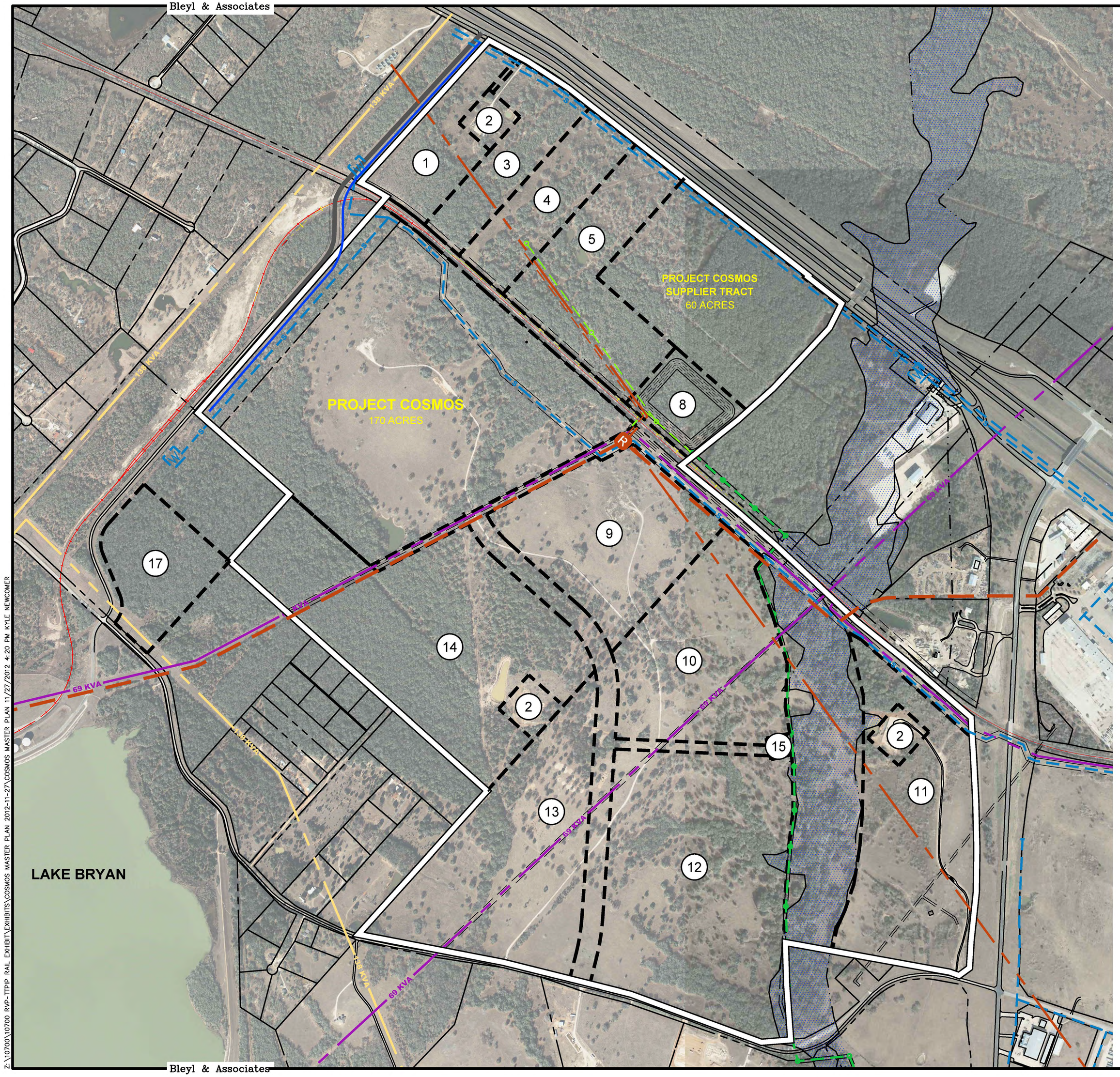
PROJECT
NEW FACILITY FOR
PROJECT COSMOS
BRYAN, TEXAS

SHEET TITLE
SITE HORIZONTAL LAYOUT

FILENAME 12067CE3D
PROJECT NUMBER 12067
SHEET NUMBER **CE-1.1**
PLOT DATE 3/18/2013 6:14 PM

Map of Qualified Investment/Qualified Property

Bleyl & Associates



LEGEND

- **PROPERTY**
  - TEXAS TRIANGLE PARK - INLAND PORT BOUNDARY
  - PARCEL BOUNDARIES
- **ROAD**
  - PROPOSED ROAD IMPROVEMENTS
- **RAIL**
  - EXISTING RAILROAD OWNED TRACKAGE
  - EXISTING INDUSTRY OWNED TRACKAGE
  - PROPOSED PHASE I SERVICE
  - PROPOSED INDUSTRY OWNED TRACKAGE
- **WATER**
  - W — EXISTING WATER WELLS
  - S — EXISTING SUPPLY WATER TRANSMISSION
  - EXISTING WATER DISTRIBUTION
  - PROP WATER DISTRIBUTION
- **WASTEWATER**
  - EXISTING SEWER COLLECTION
  - PROP GUNLER SEWER EXTENSION
- **ELECTRIC POWER**
  - EXISTING 138 KVA POWER TRANSMISSION
  - EXISTING 69 KVA POWER TRANSMISSION (TO REMAIN)
- **NATURAL GAS**
  - EXISTING HIGH PRESSURE NATURAL GAS (TO REMAIN)
  - EXISTING PETROLEUM PIPELINE
  - PROP 6" POLY 60 psig MAOP
  - R — PROP 2" NATURAL GAS REG STATION
- **FLOOD PLAIN**
  - FLOOD PLAIN

N

0 250' 500' 1,000' 2,000'

KEYED NOTES

KEY	NOTES	SIZE
1	TTPIP TRACT	22 ACRES
2	WELL SITE	4 ACRES EACH
3	TTPIP TRACT	23 ACRES
4	GUNLER TRACT	25 ACRES
5	TTPIP TRACT	43 ACRES
6	NOT USED	--
7	NOT USED	--
8	DETENTION RESERVE	15 ACRES
9	TTPIP TRACT	53 ACRES
10	TTPIP TRACT	57 ACRES
11	TTPIP TRACT	69 ACRES
12	TTPIP TRACT	103 ACRES
13	TTPIP TRACT	69 ACRES
14	TTPIP TRACT	99 ACRES
15	THOMPSON CREEK CEMETERY	1 ACRE
16	NOT USED	--
17	TTPIP TRACT	25 ACRES

TEXAS TRIANGLE PARK - INLAND PORT MASTER PLAN

RESEARCH VALLEY

Texas Triangle Park ★ Inland Port

Bleyl & Associates
Project Engineering & Management
1722 Broadmoor Dr, Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
Texas Board of Professional Engineers F-678

Qualified Improvement/Qualified Property Vicinity Map

Z:\0700\0700 RVP-TTPIP RAIL EXHIBIT\EXHIBITS\COSMOS MASTER PLAN 2012-11-27\COSMOS MASTER PLAN 11/27/2012 4:20 PM KYLE NEWCOMER

Bleyl & Associates

Louis E Mikulin Road, Bryan, TX - Google Maps - Windows Internet Explorer

https://maps.google.com/maps?hl=en&tab=wl

print one screen of dual monitor

Convert Select

Louis E Mikulin Road, Bryan, TX - Goo...

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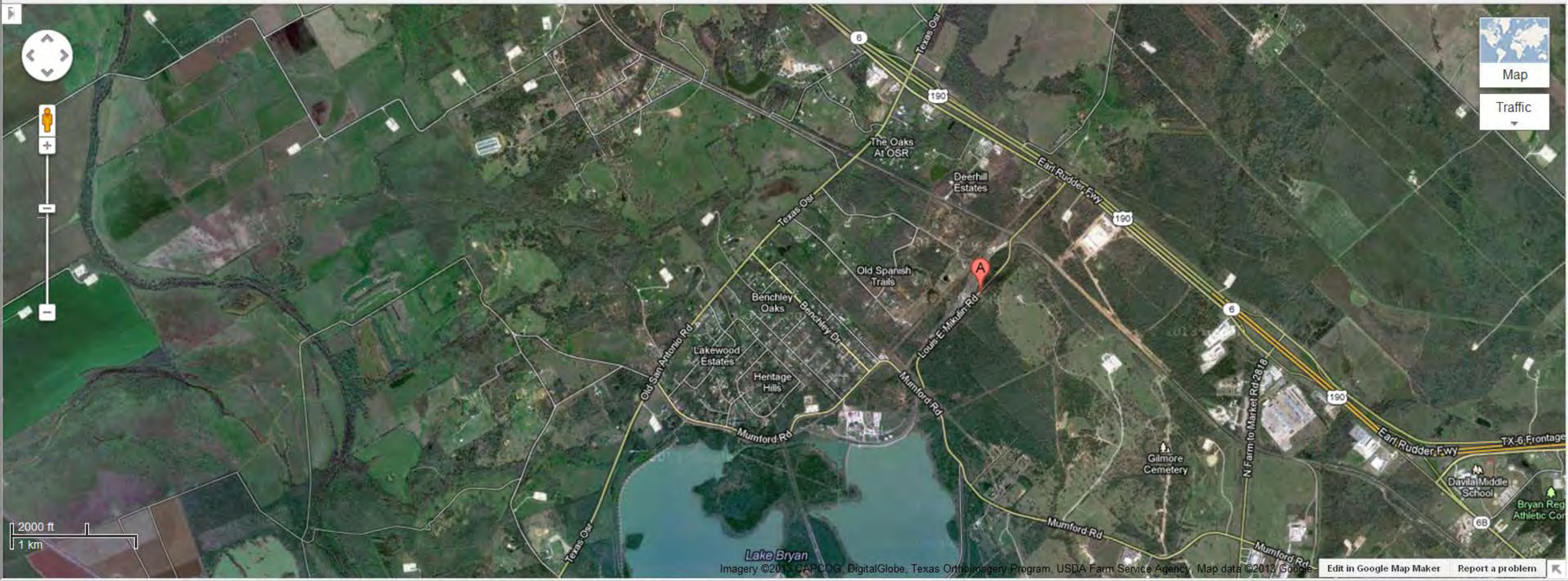
+You Search Images Maps Play YouTube News Gmail Drive Calendar More

Google

Louis E Mikulin Road, Bryan, TX

SIGN IN

Project Vicinity Map



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Internet | Protected Mode: On

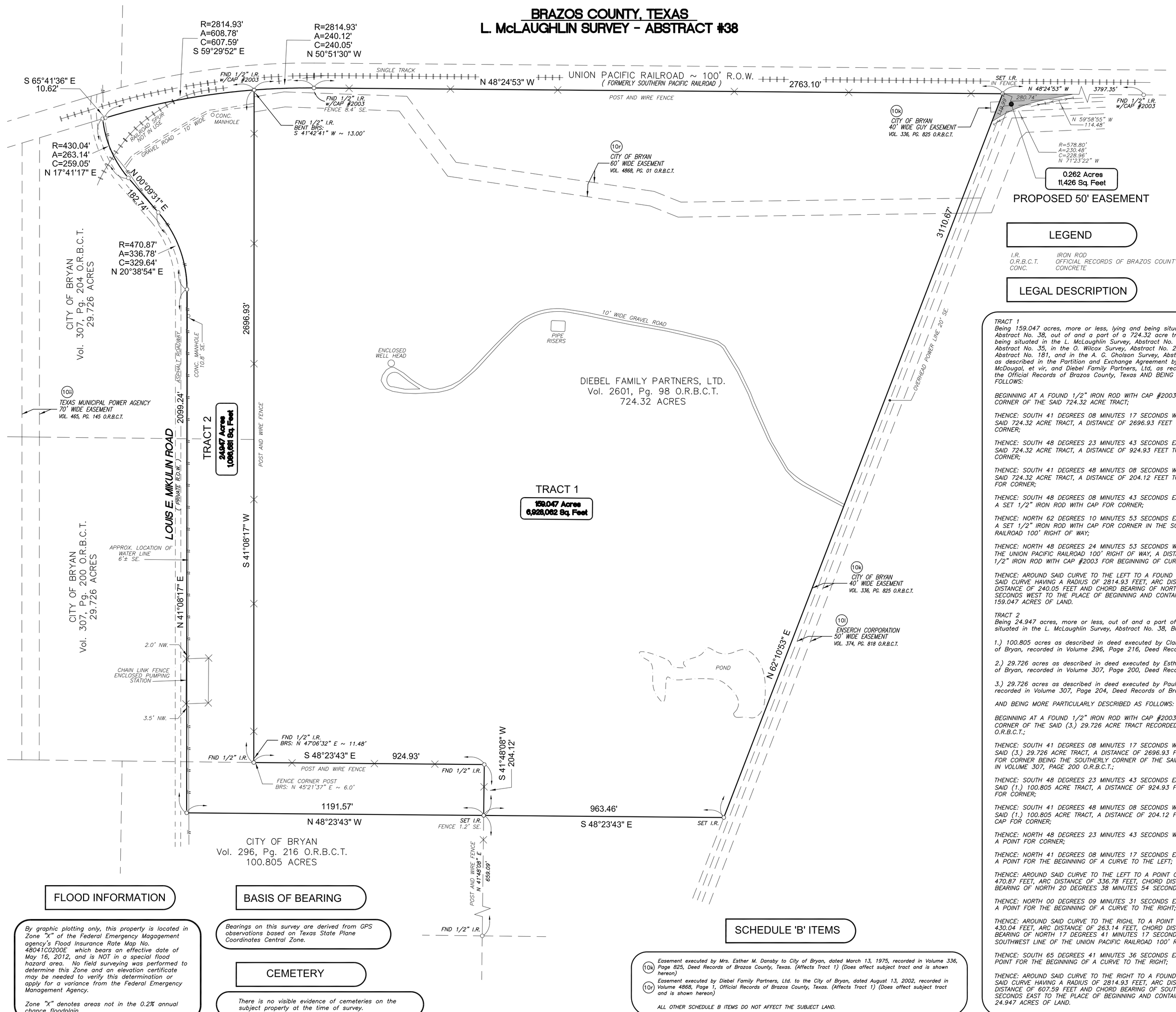
125%

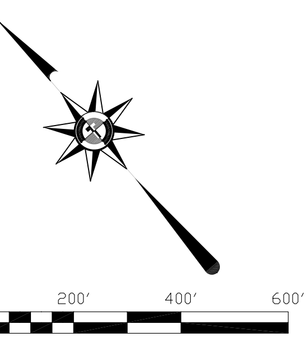
Property ID# - 12759

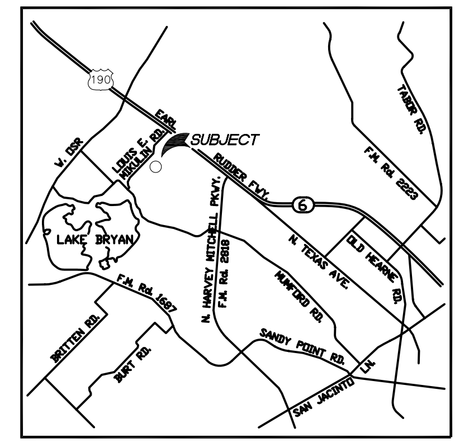
Current Market Value: $1,172,800

In addition to the land, the description of qualified property includes all property listed in the description of qualified investment.

BRAZOS COUNTY, TEXAS
L. McLAUGHLIN SURVEY - ABSTRACT #38







VICINITY MAP
N.T.S.

LEGEND

I.R.	IRON ROD
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
CONC.	CONCRETE

LEGAL DESCRIPTION

TRACT 1
Being 159.047 acres, more or less, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, out of and a part of a 724.32 acre tract or parcel of land, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, in the W. S. Martin Survey, Abstract No. 35, in the O. Wilcox Survey, Abstract No. 234, in the M. Mitchell Survey, Abstract No. 181, and in the A. G. Gholson Survey, Abstract No. 123, Brazos County, Texas, as described in the Partition and Exchange Agreement by and between Esther Jane Grant McDougal, et vir, and Diebel Family Partners, Ltd, as recorded in Volume 2601, Page 98, of the Official Records of Brazos County, Texas AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST NORTHERLY CORNER OF THE SAID 724.32 ACRE TRACT;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A SOUTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: SOUTH 48 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 963.46 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 62 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 3110.67 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: NORTH 48 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY, A DISTANCE OF 2763.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP #2003 FOR BEGINNING OF CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 240.12 FEET, CHORD DISTANCE OF 240.05 FEET AND CHORD BEARING OF NORTH 50 DEGREES 51 MINUTES 30 SECONDS WEST TO THE PLACE OF BEGINNING AND CONTAINING 6,928,062 SQUARE FEET OR 159.047 ACRES OF LAND.

TRACT 2
Being 24.947 acres, more or less, out of and a part of the following tracts lying and being situated in the L. McLaughlin Survey, Abstract No. 38, Brazos County, Texas:

1.) 100.805 acres as described in deed executed by Clara M. Konecny, et al to The City of Bryan, recorded in Volume 296, Page 216, Deed Records of Brazos County, Texas.

2.) 29.726 acres as described in deed executed by Esther Jane Grant McDougal to The City of Bryan, recorded in Volume 307, Page 200, Deed Records of Brazos County, Texas.

3.) 29.726 acres as described in deed executed by Pauline Bruce Grant to The City of Bryan, recorded in Volume 307, Page 204, Deed Records of Brazos County, Texas.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST EASTERLY CORNER OF THE SAID (3.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 204 O.R.B.C.T.;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (3.) 29.726 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER BEING THE SOUTHERLY CORNER OF THE SAID (2.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 200 O.R.B.C.T.;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A NORTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT, A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 48 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 1191.57 FEET TO A POINT FOR CORNER;

THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 2099.24 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A POINT ON SAID CURVE HAVING A RADIUS OF 470.87 FEET, ARC DISTANCE OF 336.78 FEET, CHORD DISTANCE OF 329.64 FEET AND CHORD BEARING OF NORTH 20 DEGREES 38 MINUTES 54 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 182.74 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHL TO A POINT ON SAID CURVE HAVING A RADIUS OF 430.04 FEET, ARC DISTANCE OF 263.14 FEET, CHORD DISTANCE OF 259.05 FEET AND CHORD BEARING OF NORTH 17 DEGREES 41 MINUTES 17 SECONDS EAST TO A CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: SOUTH 65 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.62 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 608.78 FEET, CHORD DISTANCE OF 607.59 FEET AND CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 52 SECONDS EAST TO THE PLACE OF BEGINNING AND CONTAINING 1,086,681 SQUARE FEET OR 24.947 ACRES OF LAND.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Alamo Title Insurance Company under G.F. No. S34774 with an Effective date of March 4, 2013.

SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.

2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.

3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.

4. Property has physical access to Louis E. Mikulin Road.

5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

6. All Property Corners are set 1/2" Iron Rod w/cap stamp "TETRA RPLS 4218" unless noted.

SURVEYOR CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, (except in states that require record monument platting), 3, 4, 6(a), 6(b) (none provided), 7(a), 8, 11(b) (Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources), 13, 14, 16, 18 (observable evidence of site use as a solid waste dump, sump or sanitary landfill), 20(a) of Table A thereof.

STATE OF TEXAS REGISTERED ROBERT A. MARLOWE 4218 PROFESSIONAL LAND SURVEYOR

Registered Professional Land Surveyor
Texas Registration No.4218
Date: March 5, 2013

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Federal Emergency Mangagement agency's Flood Insurance Rate Map No. 48041C0200E which bears an effective date of May 16, 2012, and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas not in the 0.2% annual chance floodplain.

BASIS OF BEARING

Bearings on this survey are derived from GPS observations based on Texas State Plane Coordinates Central Zone.

CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

SCHEDULE 'B' ITEMS

(10k) *Easement executed by Mrs. Esther M. Dansby to City of Bryan, dated March 13, 1975, recorded in Volume 336, Page 825, Deed Records of Brazos County, Texas. (Affects Tract 1) (Does affect subject tract and is shown hereon)*

(10r) *Easement executed by Diebel Family Partners, Ltd. to the City of Bryan, dated August 13, 2002, recorded in Volume 4868, Page 1, Official Records of Brazos County, Texas. (Affects Tract 1) (Does affect subject tract and is shown hereon)*

ALL OTHER SCHEDULE B ITEMS DO NOT AFFECT THE SUBJECT LAND.

REVISIONS		
REV.	DESCRIPTION	DATE
1	Change Northwest Limit	03/20/2013

BEING PART OF THE L. McLAUGHLIN SURVEY, ABSTRACT No. 38
DIEBEL FAMILY PARTNERS, LTD. VOL. 2601, PG. 98 O.R.B.C.T.
CITY OF BRYAN, VOL. 296, PG. 216 O.R.B.C.T.
CITY OF BRYAN, VOL. 307, PG. 200 O.R.B.C.T.
CITY OF BRYAN, VOL. 307, PG. 204 O.R.B.C.T.

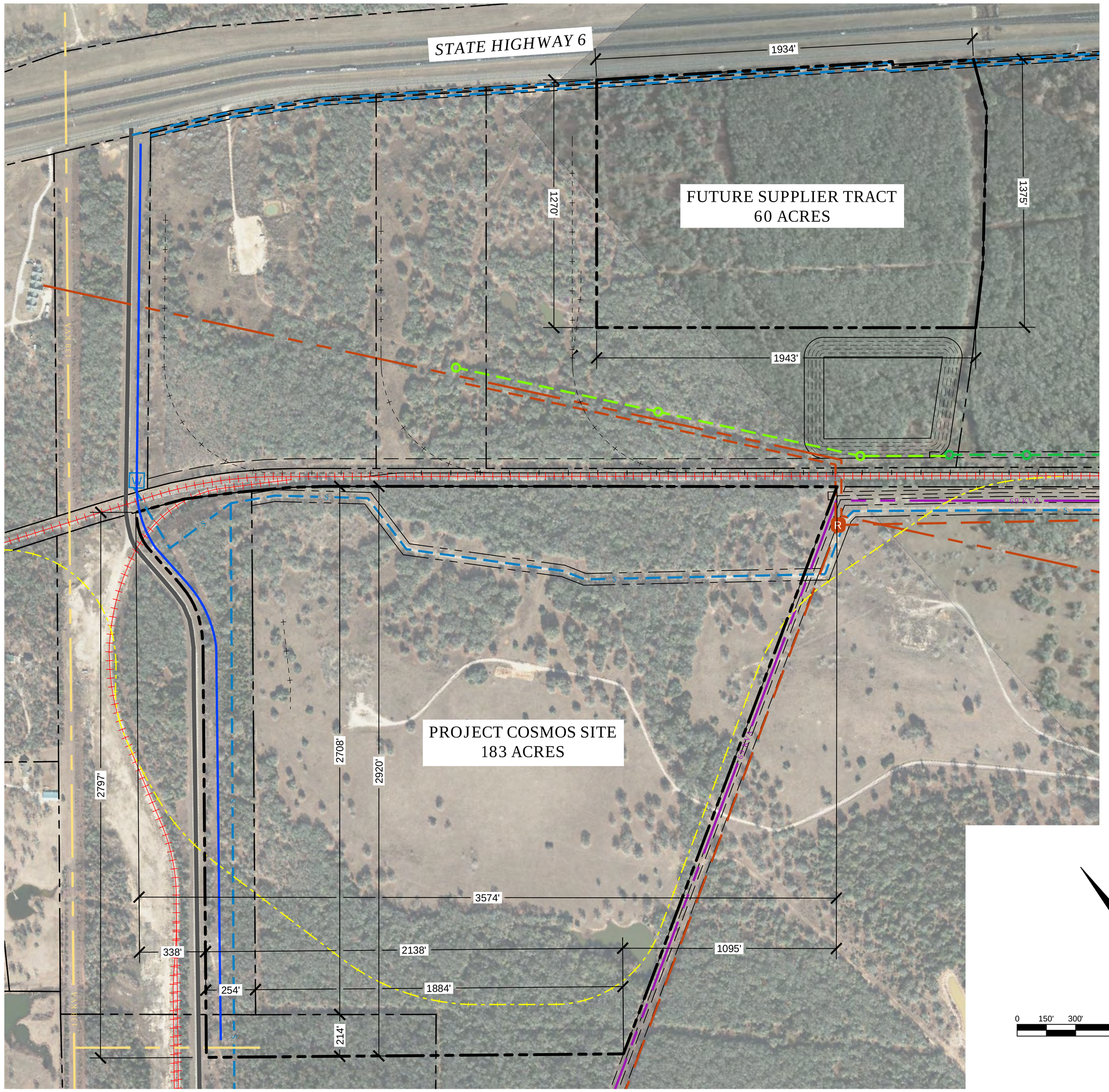
ADDRESS: LOUIS E. MIKULIN ROAD, BRYAN, TEXAS

PROJECT NAME: PROJECT COSMOS

TETRA
1601 Welch Street
Houston, Texas 77006
(P) 713-462-6500 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com

SCALE: 1"= 200'
DATE: 03-20-2013
DRAWN BY: PC | CHECKED BY: RAM | APPROVED BY: RAM
CLIENT: PROJECT COSMOS | JOB NO: 13-0018-002

Map and Legal Description of Land — Land consists of Tract 1 and Tract 2



REV	DATE	BY	APP	COMMENT
1				
2				
3				

PREPARED FOR:
RESEARCH VALLEY PARTNERSHIP

SCALE: AS SHOWN
DATE: February 5, 2013
DRAWN BY: KGN
PROJECT MANAGER: (NAME), P.E.

Bleyl & Associates
Project Engineering & Management
1722 Broadmoor Dr, Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849

100 Nugent Street
College Station, Texas 77801
Phone: (936) 441-7833
Fax: (936) 760-3833

Texas Board of Professional Engineers F-678

PROJECT COSMOS SITE MAP

TEXAS TRIANGLE PARK & INLAND PORT

BRYAN, BRAZOS COUNTY, TEXAS

PROJECT COSMOS EXHIBIT

PROJECT NUMBER
10739

FILE NAME:
2013-02-05-SITE-BOUNDARY-EXHIBIT.DWG

SHEET:
01 OF: 01

Z:\10700\10700 RVP-TTPIP RAIL EXHIBIT\EXHIBITS\2013-01 PROJAMSA\2013-02-05-SITE-BOUNDARY-EXHIBIT\195 ACRE PHASE II SITE 2/5/2013 4:59 PM KYLE NEWCOMER

Louis E Mikulin Road, Bryan, TX - Google Maps - Windows Internet Explorer

https://maps.google.com/maps?hl=en&tab=wl

print one screen of dual monitor

Convert Select

Louis E Mikulin Road, Bryan, TX - Goo...

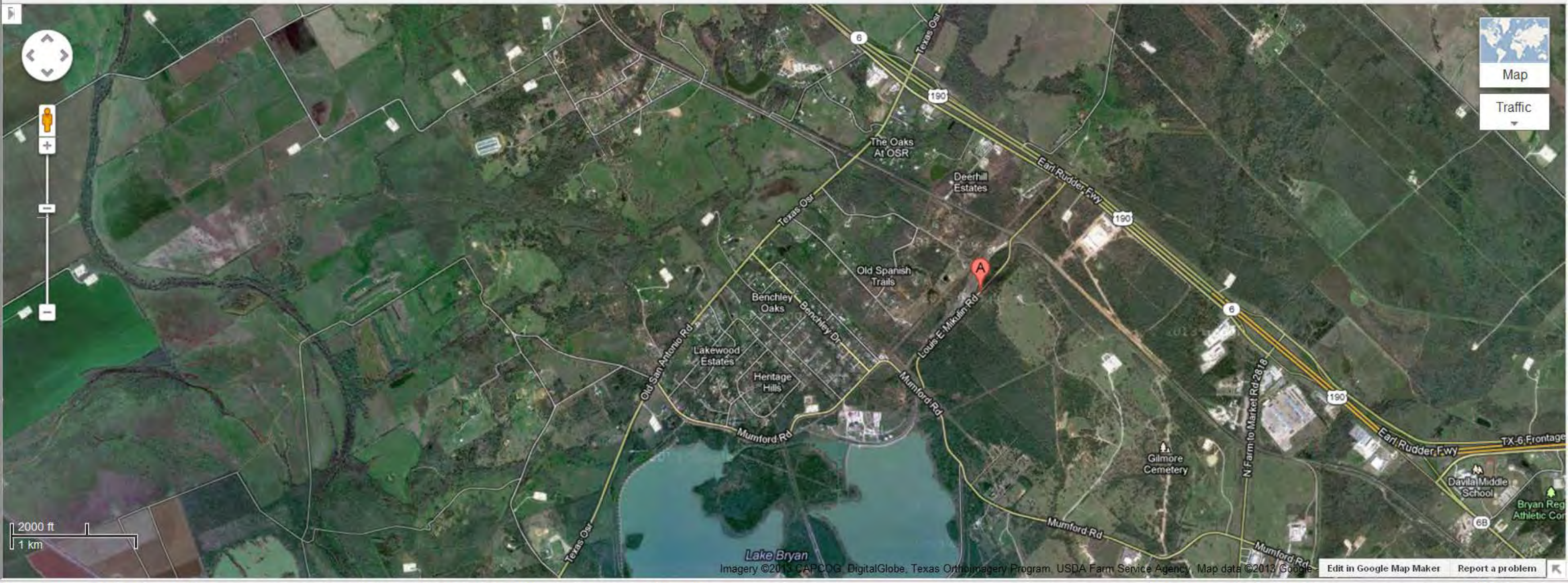
Page Safety Tools

+You Search Images Maps Play YouTube News Gmail Drive Calendar More

Google

Louis E Mikulin Road, Bryan, TX

SIGN IN



(3 items remaining) Downloading picture https://mts1.google.com/vt/lyrs=h@216079074&hl=en&src=app&x=233&y=421&z=10&s=...

Internet | Protected Mode: On

125%

Brazos CAD

Property Search Results > 12759 DIEBEL FAMILY PARTNERS LTD for Year 2013

Property

Account

Property ID:	12759	Legal Description:	A003800, L MCLAUGHLIN (OCL), TRACT 12, 6
Geographic ID:	003800-0012-0000	Agent Code:	
Type:	Real		
Property Use Code:			
Property Use Description:			

Location

Address:	MUMFORD RD	Mapsco:	
Neighborhood:	R-N;ABSTRACTS	Map ID:	504-248,516-240,516-
Neighborhood CD:	L01000		

Owner

Name:	DIEBEL FAMILY PARTNERS LTD	Owner ID:	40249
Mailing Address:	27004 WATERFALL HILL PKWY SPICEWOOD, TX 78669-3266	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	N/A		
(+) Improvement Non-Homesite Value:	+	N/A		
(+) Land Homesite Value:	+	N/A		
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	N/A		N/A
(+) Timber Market Valuation:	+	N/A		N/A
(=) Market Value:	=	N/A		
(–) Ag or Timber Use Value Reduction:	–	N/A		
(=) Appraised Value:	=	N/A		
(–) HS Cap:	–	N/A		
(=) Assessed Value:	=	N/A		

Taxing Jurisdiction

Owner: DIEBEL FAMILY PARTNERS LTD
% Ownership: 100.0000000000%
Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A	N/A
F4	EMG SVCS DIST #4	N/A	N/A	N/A	N/A
G1	BRAZOS COUNTY	N/A	N/A	N/A	N/A
S1	BRYAN ISD	N/A	N/A	N/A	N/A
ZRFND	Z REFUND ENTITY	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A2	NATIVE PASTURE	529.9400	23084186.40	0.00	0.00	N/A	N/A
2	A2	NATIVE PASTURE	165.2889	7199984.48	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2013	N/A	N/A	N/A	N/A	N/A	N/A
2012	$0	$1,172,800	69,520	69,520	$0	$69,520
2011	$200	$1,172,800	69,520	69,720	$0	$69,720
2010	$200	$1,172,800	69,520	69,720	$0	$69,720
2009	$200	$1,027,150	62,580	62,780	$0	$62,780
2008	$200	$1,027,140	56,320	56,520	$0	$56,520
2007	$200	$1,028,480	59,200	59,400	$0	$59,400
2006	$200	$967,240	62,680	62,880	$0	$62,880
2005	$200	$967,240	62,680	62,880	$0	$62,880
2004	$200	$806,040	62,680	62,880	$0	$62,880
2003	$200	$733,090	62,680	62,880	$0	$62,880
2002	$200	$733,090	62,680	62,880	$0	$62,880

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volu
1	12/31/1995 12:00:00 AM	PD	PARTITION DEED	MCDOUGAL ESTHI	DIEBEL FAMILY PA	2601
2	2/20/1992 12:00:00 AM	Conv	CONVERSION	MCDOUGAL ESTHI	MCDOUGAL ESTHI	SET
3	1/25/1991 12:00:00 AM	ED	EXECUTOR'S DEED OR EXECUTRIX DEED	DANSBY MIT MRS	MCDOUGAL ESTHI	1233

Questions Please Call (979) 774-4100

This year is not certified and ALL values will be represented with "N/A".

Website version: 1.2.2.2

Database last updated on: 4/17/2013 8:47 PM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

BCS **RESIDENTIAL** **04/23/13** **08:53 AM**

ML #	**80447**	Zone	**112**	Sale/Lease	**FORSALE**	#Img	**20**	Status	**SLD**
Address	**15108 FAIRCREST DR**			City	**COLLEGE STATION**	Zip	**77845**	List Price	↓ **$90,800**
County	**Brazos**			CADR#	**303211**			Orig Price	**$113,500**
Subd Code	**4092 - Meadowcreek**			Subd/Leg	**Meadowcreek**			LP$/Per SF	**$61.06**
School Dist	**COLLEGE STATION**			Lot #	**5**			Block #	**3**
Tour Date		Tour Info							

General Information

Type	**SINGLFAM**	Stage of Const	**COMPLETE**	Level	**1STORY**	Style	**TRADITNL**	Year Built	**2007**
Est Complete		Builder		ADA Feat					
Lot Size	**6000 (CAD)**	#Acres		Lot Desc					
HOA Fee	**Y/200**	HOA term:		Flood Ins	**UNKNOWN**	Ext Const	**BRICK**		
HOA Desc	**OTHER**								
Roof	**COMP**	Foundation	**SLAB**			Fence	**WOOD**		
Floors				Appx Heat Area	**1,487 (OTH)**	Firepiace	**N**		
Interior									
Exterior									
LSD	**N**	Min Convey	**NO**	Ceil Insul			Wall Insul		

Utilities / Room Information

Heating	**GAS**					Air Cond	**ELEC**		
Wtr Htr	**1GAS**	Utilities	**CITYSWR/ CITYWTR**					Energy Feat	**NONE**
#Beds	**3**	FBath **2**	HBath	Util Rm	**INHOUSE**				
Garage	**NONE / CONVER**	Liv Areas	**1**	Dine Rms	**1**	Rm Areas	**KIT/DIN**		
Oth Rms									
Kitchen - Convey									
Kit Oth						Oth Bd/Bth			
MstBd/Bth						Mstr Beds	**DOWN**		

Approximate Dimensions

LivRm	**1st Floor 11x10**	DinRm	**1st Floor 9x9**	Kitchen	**1st Floor 10x9**	Master	**1st Floor 12x11**	BdRm2	**1st Floor 10x10**
BdRm3	**1st Floor 10x10**	BdRm4		BdRm5		FamRm		Study	
Breakfst		Media		GameRm		Bonus			

Directions / Remarks

Directions: **Hwy 6 EXIT Rock Prairie, at light go WEST and then LEFT on Wellbourne RIGHT on Koppe Bridge LEFT on Meadowcreek LEFT on Sagewood RIGHT on Faircrest, home on RIGHT**

Rmks: HUD CASE #493-840327. Home with open concept, kitchen, dining and living room all open, crossover bar from kitchen into the living room. Garage has been converted into play room area. Backyard totally fenced and covered back patio to enjoy. Sq Ft info is from FHA appraisal is deemed reliable but not guaranteed.

PrivRmks: CALL CSS @ 713-977-7469 to show this home!! HUD CASE #493-840327. SOLD AS IS. HUD owned property .Up to 3% commission.For Bid deadlines & offer submissions go to www.hudhomestore.com. Your Broker must have NAID#. Managed by www.hudpemco.com.$3025 Repair Escrow. ABSOLUTELY NO REPAIRS OR OCCUPANCY PRIOR TO CLOSING.For UTILITY TURN ONS,approval must be granted in advance from HUD's Field Service Mgr.In cases where plumbing deficiencies exist,approval for water turn-on may be denied. List Type: Exclusive Agency to Sell/Lease

Sold Remarks:

Office Information

LA	**ESCALBRE122**	LA Name	**Brenda Escalon**			LA Phone	**713-542-4358**	LA Email	**brenda@brendaleeescalon.com**
LA2		LA2 Name				Fax	**281-356-7861**	List Date	**11/24/12**
LO	**04070**	LO Name	**Olde Homestead Prop. of TX**			LO Phone	**281-356-8470**	Exp Date	
Owner	**HUD**			Contract Rental Amount				Lse Exp Date	**none**
Occupied	**UNOCCUP**	Occup Ph		Occup Ph2				Opt Exp Date	
Title Company						Funded Date	**04/17/13**	Stat Chg Date	**04/22/13**
Show Inst	**SPECINST**					Close Date	**04/17/13**	Pr Chg Date	**02/09/13**
Lockbox Loc	**Front door**					Cont Date	**02/11/13**		
SA	**WARAPJOH122**	SA Name	**John Warapius**			Lockbox#		Sale Price	**$90,800**
SO	**17400**	SO Name	**RE/MAX Select**			ADOM	**79**	Seller Concessions:	**N**
Poss	**CLSN/FND**	Terms				DOM	**144**	Closing Cost Concessior	**Y**
MemberCoBkrFee	**3%**	Non-MemberCoBkrFee	**3%**			Int Rate	**3.75**	Line 12A(1)(b)	**2724**
Assump Int		How Sold	**CONVENTIONAL**	Points				SP$/Per SF	**$61.06**
Virtual Tour								IDX	**Y**

This information has been secured from sources that are believed to be reliable, but no representation or warranty is made by MLS, expressed or implied, as to the accuracy of the information. It should be independently verified.

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ATTACHMENT 14 - CALCULATION OF WAGE REQUIREMENTS

Employment and Wage Calculations

Year	*Quarter*	*County*	*Industry*	*Avg. Weekly Wages*
2012	1st	Brazos	All Industries	$ 700
2012	2nd	Brazos	All Industries	$ 689
2012	3rd	Brazos	All Industries	$ 722
2012	4th	Brazos	All Industries	$ 735
				$ 711.50
				110%
				$ 782.65

Year	*Quarter*	*County*	*Industry*	*Avg. Weekly Wages*
2012	1st	Brazos	Manufacturing	$ 811
2012	2nd	Brazos	Manufacturing	$ 788
2012	3rd	Brazos	Manufacturing	$ 968
2012	4th	Brazos	Manufacturing	$ 1,028
			(Mean Avg.)	$ 898.75
				110%
				$ 988.63

Brazos Valley Council of Government Annual Wage
(as of July 2012)

$33,718
110%
$37,089.80 110% of Regional Annual Wage
$ 691.24 110% of Regional Weekly Wage

*Note: All data was taken from the Texas Workforce Commission TRACER database.

Quarterly Employment and Wages (QCEW)

Back

I.CODETITLE

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2012	1st Qtr	Brazos County	Total All	00	0	10	Total, All Industries	$700
2012	2nd Qtr	Brazos County	Total All	00	0	10	Total, All Industries	$689
2012	3rd Qtr	Brazos County	Total All	00	0	10	Total, All Industries	$722
2012	4th Qtr	Brazos County	Total All	00	0	10	Total, All Industries	$735
2012	4th Qtr	Brazos County	Total All	31	2	31-33	Manufacturing	$1,028
2012	3rd Qtr	Brazos County	Total All	31	2	31-33	Manufacturing	$968
2012	2nd Qtr	Brazos County	Total All	31	2	31-33	Manufacturing	$788
2012	1st Qtr	Brazos County	Total All	31	2	31-33	Manufacturing	$811

2011 Manufacturing Wages by Council of Government Region
Wages for All Occupations

COG	Wages	
	Hourly	Annual
Texas	**$22.89**	**$47,610**
1. Panhandle Regional Planning Commission	$19.32	$40,196
2. South Plains Association of Governments	$16.45	$34,210
3. NORTEX Regional Planning Commission	$18.14	$37,733
4. North Central Texas Council of Governments	$24.03	$49,986
5. Ark-Tex Council of Governments	$16.52	$34,366
6. East Texas Council of Governments	$18.27	$37,995
7. West Central Texas Council of Governments	$17.76	$36,949
8. Rio Grande Council of Governments	$15.69	$32,635
9. Permian Basin Regional Planning Commission	$21.32	$44,349
10. Concho Valley Council of Governments	$15.92	$33,123
11. Heart of Texas Council of Governments	$18.82	$39,150
12. Capital Area Council of Governments	$26.46	$55,047
13. Brazos Valley Council of Governments	$15.71	$33,718
14. Deep East Texas Council of Governments	$15.48	$32,207
15. South East Texas Regional Planning Commission	$28.23	$58,724
16. Houston-Galveston Area Council	$25.82	$53,711
17. Golden Crescent Regional Planning Commission	$20.38	$42,391
18. Alamo Area Council of Governments	$18.00	$37,439
19. South Texas Development Council	$13.85	$28,806
20. Coastal Bend Council of Governments	$22.35	$46,489
21. Lower Rio Grande Valley Development Council	$15.08	$31,365
22. Texoma Council of Governments	$20.76	$43,190
23. Central Texas Council of Governments	$16.17	$33,642
24. Middle Rio Grande Development Council	$13.65	$28,382

Source: Texas Occupational Employment and Wages
Data published: July 2012
Data published annually, next update will be summer 2013

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.

Attachment 15

Applicant offers to pay at least 80% of the employee's health insurance premiums.

Schedule A (Rev. May 2010): Investment

Applicant Name Prolamsa, Inc.
ISD Name Bryan

Form 50-296

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: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total investment (A+B+D)
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	Investment made before filing complete application with district (neither qualified property nor eligible to become qualified investment)		2013-2014	2013	0	0		0	0
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)				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 (qualified investment and eligible to become qualified property)				$ 70,000,000	$ 19,824,822	$ 89,824,822	$ 175,178	$ 90,000,000
	Complete tax years of qualifying time period	1	2014-2015	2014	$ 30,000,000	$ -	$ 30,000,000	$ -	$ 30,000,000
		2	2015-2016	2015					
	Value Limitation Period	3	2016-2017	2016	0	0		0	0
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017	0	0		0	0
		5	2018-2019	2018	0	0		0	0
		6	2019-2020	2019	0	0		0	0
		7	2020-2021	2020	0	0		0	0
		8	2021-2022	2021	0	0		0	0
		9	2022-2023	2022	0	0		0	0
		10	2023-2024	2023	0	0		0	0
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	0	0		0	0
		12	2025-2026	2025	0	0		0	0
		13	2026-2027	2026	0	0		0	0
Post- Settle-Up Period		14	2027-2028	2027	0	0		0	0
Post- Settle-Up Period		15	2028-2029	2028	0	0		0	0

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.

Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).
For the purposes of investment, please list amount invested each year, not cumulative totals.
[For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property].
Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.

Column B: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).
For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.

Column D: Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value-for planning, construction and operation of the facility. The most significant example for many projects would be land. Other examples may be items such as professional services, etc.
Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

04/22/2013
DATE

Schedule B (Rev. May 2010): Estimated Market And Taxable Value

Applicant Name Prolamsa, Inc.

ISD Name Bryan

Form 50-296

					Qualified Property			Reductions from Market Value	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 building or "in or on the new improvement"	Exempted Value	Final taxable value for I&S - after all reductions	Final taxable value for M&O–after all reductions
		pre- year 1	2013-2014	2013	$ 175,178	0	0	$ -	$ -	$ -
	Complete tax years of qualifying time period	1	2014-2015	2014	$ 175,178	$ 19,824,822	$ 70,000,000	$ -	$ 90,000,000	$ 90,000,000
		2	2015-2016	2015	$ 175,178	$ 19,824,822	$ 100,000,000	$ -	$ 120,000,000	$ 120,000,000
	Value Limitation Period	3	2016-2017	2016	$ 175,178	$ 19,824,822	$ 95,000,000	$ -	$ 115,000,000	$ 30,000,000
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017	$ 175,178	$ 19,824,822	$ 90,250,000	$ -	$ 110,250,000	$ 30,000,000
		5	2018-2019	2018	$ 175,178	$ 19,824,822	$ 85,737,500	$ -	$ 105,737,500	$ 30,000,000
		6	2019-2020	2019	$ 175,178	$ 19,824,822	$ 81,450,625	$ -	$ 101,450,625	$ 30,000,000
		7	2020-2021	2020	$ 175,178	$ 19,824,822	$ 77,378,094	$ -	$ 97,378,094	$ 30,000,000
		8	2021-2022	2021	$ 175,178	$ 19,824,822	$ 73,509,189	$ -	$ 93,509,189	$ 30,000,000
		9	2022-2023	2022	$ 175,178	$ 19,824,822	$ 69,833,730	$ -	$ 89,833,730	$ 30,000,000
		10	2023-2024	2023	$ 175,178	$ 19,824,822	$ 66,342,043	$ -	$ 86,342,043	$ 30,000,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	$ 175,178	$ 19,824,822	$ 63,024,941	$ -	$ 83,024,941	$ 83,024,941
		12	2025-2026	2025	$ 175,178	$ 19,824,822	$ 59,873,694	$ -	$ 79,873,694	$ 79,873,694
		13	2026-2027	2026	$ 175,178	$ 19,824,822	$ 56,880,009	$ -	$ 76,880,009	$ 76,880,009
Post- Settle-Up Period		14	2027-2028	2027	$ 175,178	$ 19,824,822	$ 54,036,009	$ -	$ 74,036,009	$ 74,036,009
Post- Settle-Up Period		15	2028-2029	2028	$ 175,178	$ 19,824,822	$ 51,334,208	$ -	$ 71,334,208	$ 71,334,208

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

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

04/22/2013

DATE

Schedule C- Application: Employment Information

Applicant Name Prolamsa, Inc.
ISD Name Bryan

Form 50-296

					Construction		New Jobs		Qualifying Jobs	
		Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Column A: Number of Construction FTE's or man-hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant commits to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs
		pre- year 1	2013-2014	2013	50 FTE	$ 50,000		$ 37,089.80	0	$ 37,089.80
	Complete tax years of qualifying time period	1	2014-2015	2014	50 FTE	$ 50,000	80	$ 37,089.80	64	$ 37,089.80
		2	2015-2016	2015			160	$ 37,089.80	128	$ 37,089.80
	Value Limitation Period	3	2016-2017	2016			255	$ 37,089.80	204	$ 37,089.80
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017			255	$ 37,089.80	204	$ 37,089.80
		5	2018-2019	2018			255	$ 37,089.80	204	$ 37,089.80
		6	2019-2020	2019			255	$ 37,089.80	204	$ 37,089.80
		7	2020-2021	2020			255	$ 37,089.80	204	$ 37,089.80
		8	2021-2022	2021			255	$ 37,089.80	204	$ 37,089.80
		9	2022-2023	2022			255	$ 37,089.80	204	$ 37,089.80
		10	2023-2024	2023			255	$ 37,089.80	204	$ 37,089.80
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024			255	$ 37,089.80	204	$ 37,089.80
		12	2025-2026	2025			255	$ 37,089.80	204	$ 37,089.80
		13	2026-2027	2026			255	$ 37,089.80	204	$ 37,089.80
Post- Settle-Up Period		14	2027-2028	2027			255	$ 37,089.80	204	$ 37,089.80
Post- Settle-Up Period		15	2028-2029	2028			255	$ 37,089.80	204	$ 37,089.80

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

04/22/2013
DATE

Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name Prolamsa, Inc. **ISD Name** Bryan **Form 50-296**

					Sales Tax Information		Franchise Tax	Other Property Tax Abatements Sought			
					Sales Taxable Expenditures		Franchise Tax	County	City	Hospital	Other
		Year	School Year (YYYY-YYYY)	Tax/ Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement	Fill in percentage exemption requested or granted in each year of the Agreement
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)			2013-2014	2013	1,600,000	6,200,000	-	0	0	0	0
	Complete tax years of qualifying time period	1	2014-2015	2014	19,500,000	240,000,000	190,000	100	100	0	0
		2	2015-2016	2015	15,500,000	285,500,000	360,000	100	100	0	0
	Value Limitation Period	3	2016-2017	2016	11,200,000	289,800,000	350,000	100	50	0	0
Tax Credit Period (with 50% cap on credit)		4	2017-2018	2017	11,200,000	277,900,000	340,000	100	50	0	0
		5	2018-2019	2018	11,000,000	265,600,000	320,000	80	50	0	0
		6	2019-2020	2019	11,000,000	265,600,000	320,000	70	50	0	0
		7	2020-2021	2020	11,000,000	265,600,000	320,000	70	50	0	0
		8	2021-2022	2021	11,000,000	265,600,000	320,000	50	50	0	0
		9	2022-2023	2022	11,000,000	265,600,000	320,000	40	50	0	0
		10	2023-2024	2023	11,000,000	265,600,000	320,000	30	50	0	0
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2024-2025	2024	11,000,000	265,600,000	320,000	0	0	0	0
		12	2025-2026	2025	11,000,000	265,600,000	320,000	0	0	0	0
		13	2026-2027	2026	11,000,000	265,600,000	320,000	0	0	0	0
Post- Settle-Up Period		14	2027-2028	2027	11,000,000	265,600,000	320,000	0	0	0	0
Post- Settle-Up Period		15	2028-2029	2028	11,000,000	265,600,000	320,000	0	0	0	0

*For planning, construction and operation of the facility.

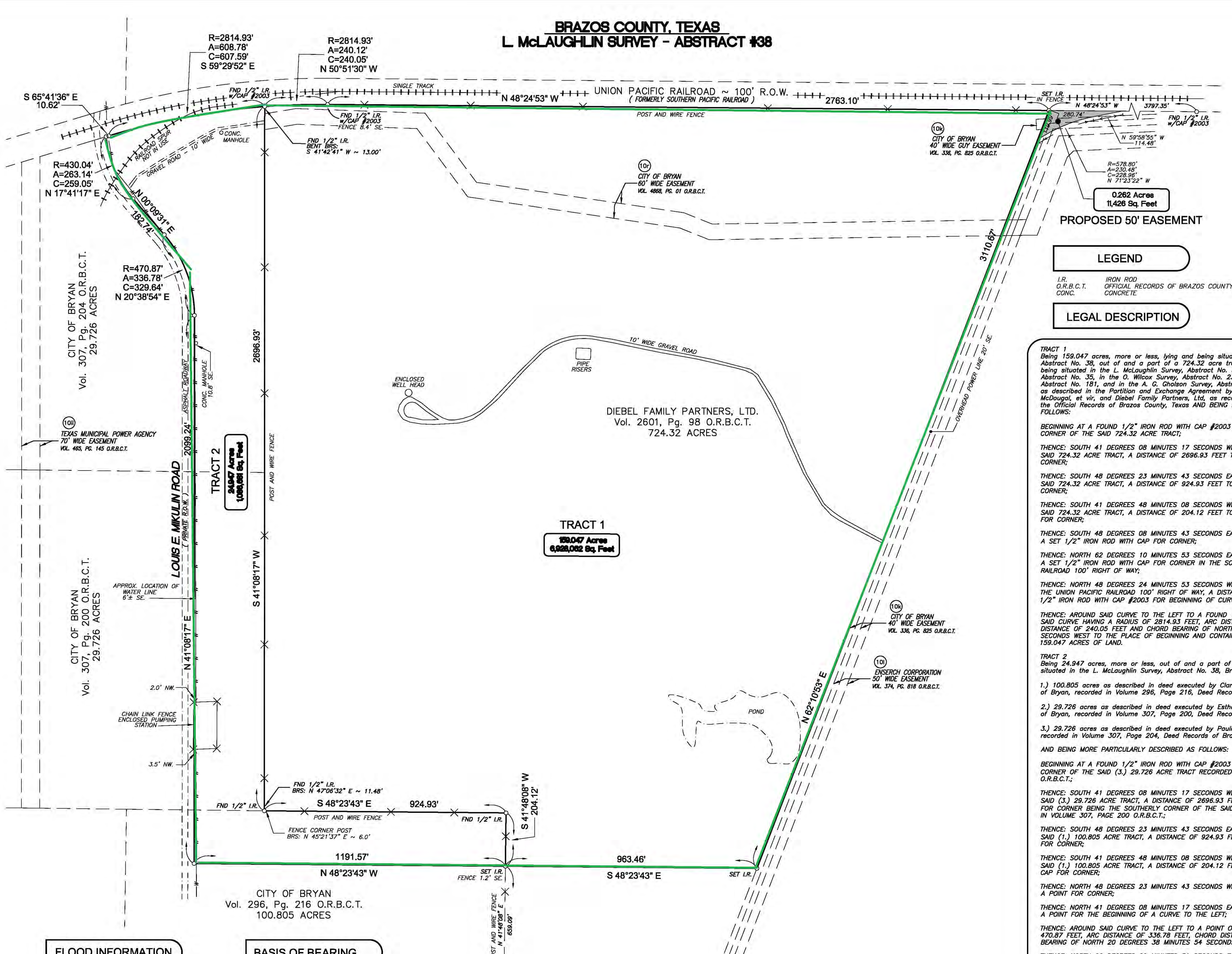
SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

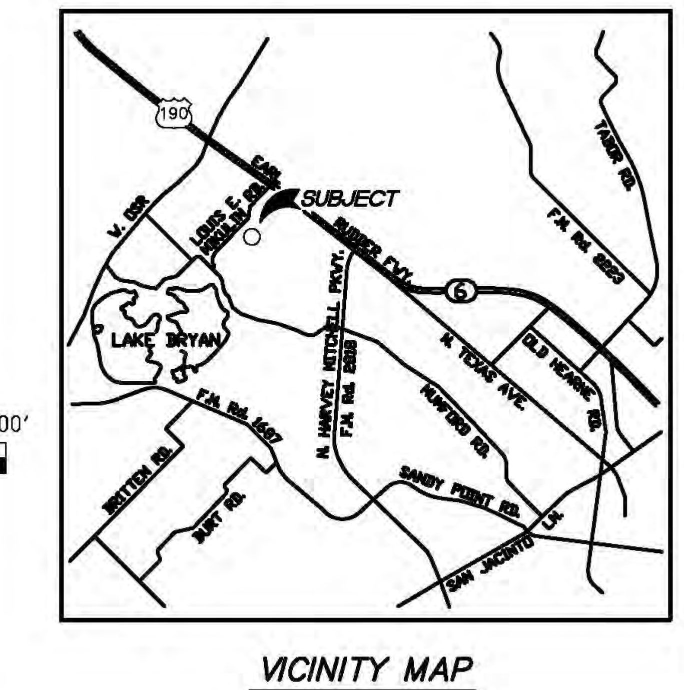
04/22/2013
DATE

MAP OF PROPOSED REINVESTMENT ZONE

Proposed Reinvestment Zone Boundary

BRAZOS COUNTY, TEXAS
L. McLAUGHLIN SURVEY - ABSTRACT #38





VICINITY MAP

N.T.S.

LEGEND

I.R.	IRON ROD
O.R.B.C.T.	OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
CONC.	CONCRETE

LEGAL DESCRIPTION

TRACT 1
Being 159.047 acres, more or less, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, out of and a part of a 724.32 acre tract or parcel of land, lying and being situated in the L. McLaughlin Survey, Abstract No. 38, in the W. S. Martin Survey, Abstract No. 35, in the O. Wilcox Survey, Abstract No. 234, in the M. Mitchell Survey, Abstract No. 181, and in the A. G. Gholson Survey, Abstract No. 123, Brazos County, Texas, as described in the Partition and Exchange Agreement by and between Esther Jane Grant McDougal, et vir, and Diebel Family Partners, Ltd, as recorded in Volume 2601, Page 98, of the Official Records of Brazos County, Texas AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST NORTHERLY CORNER OF THE SAID 724.32 ACRE TRACT;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A SOUTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: SOUTH 48 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 963.46 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 62 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 3110.67 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: NORTH 48 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY, A DISTANCE OF 2763.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP #2003 FOR BEGINNING OF CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 240.12 FEET, CHORD DISTANCE OF 240.05 FEET AND CHORD BEARING OF NORTH 50 DEGREES 51 MINUTES 30 SECONDS WEST TO THE PLACE OF BEGINNING AND CONTAINING 6,928,062 SQUARE FEET OR 159.047 ACRES OF LAND.

TRACT 2
Being 24.947 acres, more or less, out of and a part of the following tracts lying and being situated in the L. McLaughlin Survey, Abstract No. 38, Brazos County, Texas:

1.) 100.805 acres as described in deed executed by Clara M. Konecny, et al to The City of Bryan, recorded in Volume 296, Page 216, Deed Records of Brazos County, Texas.

2.) 29.726 acres as described in deed executed by Esther Jane Grant McDougal to The City of Bryan, recorded in Volume 307, Page 200, Deed Records of Brazos County, Texas.

3.) 29.726 acres as described in deed executed by Pauline Bruce Grant to The City of Bryan, recorded in Volume 307, Page 204, Deed Records of Brazos County, Texas.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST EASTERLY CORNER OF THE SAID (3.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 204 O.R.B.C.T.;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (3.) 29.726 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER BEING THE SOUTHERLY CORNER OF THE SAID (2.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 200 O.R.B.C.T.;

THENCE: SOUTH 48 DEGREES 23 MINUTES 43 SECONDS EAST, WITH A NORTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT, A DISTANCE OF 924.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

THENCE: SOUTH 41 DEGREES 48 MINUTES 08 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (1.) 100.805 ACRE TRACT, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER;

THENCE: NORTH 48 DEGREES 23 MINUTES 43 SECONDS WEST, A DISTANCE OF 1191.57 FEET TO A POINT FOR CORNER;

THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 2099.24 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A POINT ON SAID CURVE HAVING A RADIUS OF 470.87 FEET, ARC DISTANCE OF 336.78 FEET, CHORD DISTANCE OF 329.64 FEET AND CHORD BEARING OF NORTH 20 DEGREES 38 MINUTES 54 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 182.74 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHL TO A POINT ON SAID CURVE HAVING A RADIUS OF 430.04 FEET, ARC DISTANCE OF 263.14 FEET, CHORD DISTANCE OF 259.05 FEET AND CHORD BEARING OF NORTH 17 DEGREES 41 MINUTES 17 SECONDS EAST TO A CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: SOUTH 65 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 10.62 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 608.78 FEET, CHORD DISTANCE OF 607.59 FEET AND CHORD BEARING OF SOUTH 59 DEGREES 29 MINUTES 52 SECONDS EAST TO THE PLACE OF BEGINNING AND CONTAINING 1,086,681 SQUARE FEET OR 24.947 ACRES OF LAND.

TITLE INFORMATION

The Title Description and Schedule B items hereon are from Alamo Title Insurance Company under G.F. No. S34774 with an Effective date of March 4, 2013.

SURVEYOR'S NOTES

1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has physical access to Louis E. Mikulin Road.
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. All Property Corners are set 1/2" Iron Rod w/cap stamp "TETRA RPLS 4218" unless noted.

SURVEYOR CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, (except in states that require record monument plotting), 3, 4, 6(a), 6(b) (none provided), 7(a), 8, 11(b) (Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources), 13, 14, 16, 18 (observable evidence of site use as a solid waste dump, sump or sanitary landfill), 20(a) of Table A thereof.

Registered Professional Land Surveyor
Texas Registration No.4218
Date: March 5, 2013

STATE OF TEXAS — REGISTERED — ROBERT A. MARLOWE — 4218 — PROFESSIONAL — LAND SURVEYOR

FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Federal Emergency Mangagement agency's Flood Insurance Rate Map No. 48041C0200E which bears an effective date of May 16, 2012, and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas not in the 0.2% annual chance floodplain.

BASIS OF BEARING

Bearings on this survey are derived from GPS observations based on Texas State Plane Coordinates Central Zone.

CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

SCHEDULE 'B' ITEMS

(10k) Easement executed by Mrs. Esther M. Dansby to City of Bryan, dated March 13, 1975, recorded in Volume 336, Page 825, Deed Records of Brazos County, Texas. (Affects Tract 1) (Does affect subject tract and is shown hereon)

(10r) Easement executed by Diebel Family Partners, Ltd. to the City of Bryan, dated August 13, 2002, recorded in Volume 4868, Page 1, Official Records of Brazos County, Texas. (Affects Tract 1) (Does affect subject tract and is shown hereon)

ALL OTHER SCHEDULE B ITEMS DO NOT AFFECT THE SUBJECT LAND.

REVISIONS		
REV.	DESCRIPTION	DATE
1	Change Northwest Limit	03/20/2013

BEING PART OF THE L. McLAUGHLIN SURVEY, ABSTRACT No. 38
DIEBEL FAMILY PARTNERS, LTD. VOL. 2601, PG. 98 O.R.B.C.T.
CITY OF BRYAN, VOL. 296, PG. 216 O.R.B.C.T.
CITY OF BRYAN, VOL. 307, PG. 200 O.R.B.C.T.
CITY OF BRYAN, VOL. 307, PG. 204 O.R.B.C.T.

ADDRESS: LOUIS E. MIKULIN ROAD, BRYAN, TEXAS
PROJECT NAME: PROJECT COSMOS

TETRA
1601 Welch Street
Houston, Texas 77006
(P) 713-462-6100 (F) 713-432-1003
E-Mail: Survey@TSATX.com
www.TSATX.com

SCALE: 1"= 200'	DATE: 03-20-2013	
DRAWN BY: PC	CHECKED BY: RAM	APPROVED BY: RAM
CLIENT: PROJECT COSMOS		JOB NO:13-0018-002

Attachment 22

Applicant will supplement with the order creating the reinvestment zone upon adoption by the County Commissioner's Court.

LEGAL DESCRIPTION

TRACT 1
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THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A NORTHWEST LINE OF THE SAID 724.32 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER;

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THENCE: NORTH 62 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 3110.67 FEET TO A SET 1/2" IRON ROD WITH CAP FOR CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

THENCE: NORTH 48 DEGREES 24 MINUTES 53 SECONDS WEST, WITH THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY, A DISTANCE OF 2763.10 FEET TO A FOUND 1/2" IRON ROD WITH CAP #2003 FOR BEGINNING OF CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A FOUND 1/2" IRON ROD WITH CAP #2003 ON SAID CURVE HAVING A RADIUS OF 2814.93 FEET, ARC DISTANCE OF 240.12 FEET, CHORD DISTANCE OF 240.05 FEET AND CHORD BEARING OF NORTH 50 DEGREES 51 MINUTES 30 SECONDS WEST TO THE PLACE OF BEGINNING AND CONTAINING 6,928,062 SQUARE FEET OR 159.047 ACRES OF LAND.

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3.) 29.726 acres as described in deed executed by Pauline Bruce Grant to The City of Bryan, recorded in Volume 307, Page 204, Deed Records of Brazos County, Texas.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH CAP #2003 MARKING THE MOST EASTERLY CORNER OF THE SAID (3.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 204 O.R.B.C.T.;

THENCE: SOUTH 41 DEGREES 08 MINUTES 17 SECONDS WEST, WITH A SOUTHEAST LINE OF THE SAID (3.) 29.726 ACRE TRACT, A DISTANCE OF 2696.93 FEET TO A FOUND 1/2" IRON ROD FOR CORNER BEING THE SOUTHERLY CORNER OF THE SAID (2.) 29.726 ACRE TRACT RECORDED IN VOLUME 307, PAGE 200 O.R.B.C.T.;

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THENCE: NORTH 41 DEGREES 08 MINUTES 17 SECONDS EAST, A DISTANCE OF 2099.24 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE: AROUND SAID CURVE TO THE LEFT TO A POINT ON SAID CURVE HAVING A RADIUS OF 470.87 FEET, ARC DISTANCE OF 336.78 FEET, CHORD DISTANCE OF 329.64 FEET AND CHORD BEARING OF NORTH 20 DEGREES 38 MINUTES 54 SECONDS EAST TO THE END OF CURVE;

THENCE: NORTH 00 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 182.74 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: AROUND SAID CURVE TO THE RIGHL TO A POINT ON SAID CURVE HAVING A RADIUS OF 430.04 FEET, ARC DISTANCE OF 263.14 FEET, CHORD DISTANCE OF 259.05 FEET AND CHORD BEARING OF NORTH 17 DEGREES 41 MINUTES 17 SECONDS EAST TO A CORNER IN THE SOUTHWEST LINE OF THE UNION PACIFIC RAILROAD 100' RIGHT OF WAY;

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RESOLUTION

STATE OF TEXAS §
§
COUNTY OF BRAZOS §

GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENT BRAZOS COUNTY, TEXAS

I. INTRODUCTION

WHEREAS, the attraction of long-term investment and the establishment of new jobs in the Brazos County would enhance the economic base of Brazos Country; and,

WHEREAS, Brazos County has certain governmental powers that enable it to take affirmative and effective action to stimulate economic growth; and,

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

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

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

WHEREAS, the Act requires eligible taxing jurisdictions to establish guidelines and criteria as to eligibility for tax abatement agreements prior to granting any future tax abatement, said guidelines to be unchanged for a two (2) year period unless amended or repealed by a three-fourths (3/4ths) vote of the Brazos County Commissioners Court; and,

WHEREAS, this document states guidelines and criteria that the County will utilize in attempts to assert positive economic development, but should not be read to imply or

suggest that Brazos County, Texas is under an obligation to afford these opportunities to any applicant; and,

WHEREAS, the governing body of a taxing unit may not enter into a tax abatement agreement unless it finds that the terms of the agreement and the property subject to the agreement meet the applicable guidelines and criteria adopted by the County under the Act; and

WHEREAS, the adoption of the guidelines by Brazos County does not: limit the discretion of the County to decide whether to enter into a specific tax abatement agreement; limit the discretion of the County to delegate to its employees the authority to determine whether or not the County should consider a particular application or request for tax abatement; or create any property, contract, or other legal right in any person to have the County consider or grant a specific application or request for tax abatement.

WHEREAS, these guidelines and criteria are designed to allow maximum flexibility in addressing the unique concerns of each applicant while enabling the County to respond to the changing needs of the community.

NOW, THEREFORE, BE IT RESOLVED, that Brazos County, Texas, acting by and through its duly elected Commissioners Court, hereby adopts these guidelines and criteria for granting tax abatements in Brazos County.

II.
DEFINITIONS

A. "Abatement" means the full or partial exemption from ad valorem taxes of certain real and/or personal property in a Reinvestment Zone designated for economic development purposes pursuant to Chapter 312 of the Texas Tax Code.

B. "Agreement" means a contractual agreement between a property owner and/or lessee and an eligible jurisdiction for the purposes of tax abatement.

C. "Base Year Value" means the assessed value of eligible property January 1 preceding the execution of the agreement plus the agreed upon value of eligible property improvements made after January 1, but before the execution of the Agreement.

D. "County" means Brazos County, Texas.

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

F. "Distribution Center Facility" means buildings and structures, including machinery and equipment, used or to be used primarily to receive, store, service, or distribute goods or materials owned by the facility operator where a majority of the goods or services are distributed to points at least fifty (50) miles from location in the County.

G. "Expansion" means the addition of buildings, structure, fixed machinery, or equipment for purposes of increasing production capacity.

H. "Facility" means property improvements completed or in the process of construction which together comprise an integral whole.

I. "Manufacturing Facility" means buildings and structures including machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical chemical change, including the assembly of goods and materials from multiple sources in order to create a finished or semi-finished product.

J. "Modernization" means the replacement and upgrading of existing facilities which increases the productivity input or output, updates the technology or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration, or installation of buildings, structures, fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, or repairing except as may be integral to or in direct connection with an existing expansion.

K. "New Facility" means a property previously undeveloped which is placed into service by means other than or in conjunction with expansion or modernization.

L. "Other Basic Industry" means buildings or structure including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services which serve a market primarily outside the County and result in the creation of new permanent jobs and create new wealth in the County.

M. "Personal Property" means tangible personal property located on the real property, excluding that personal property located on the real property prior to the period covered by the abatement with the County, and other than inventory or supplies.

N. "Productive Life" means the number of years a property improvement is expected to be in service.

O. "Project" means any property improvement including expansion, modernizations, and new facilities; but excluding any deferred maintenance.

P. "Reinvestment Zone" means any area of the County which has been designated a reinvestment zone for tax abatement purposes and which is located within the taxing jurisdiction of the County. It is the intent of the County to designate reinvestment zones on a case-by-case basis in order to maximize the potential incentives for eligible enterprises to locate or expand within the County.

Q. "Regional Entertainment Facility" means buildings and structures, Including machinery and equipment, used or to be used or provide entertainment through the admission of the general public where the majority of the users reside at least fifty (50) miles from its location in the County,

R. "Regional Service Facility" means buildings and structures, including machinery and equipment, used or to be used to provide services to the general public.

S. "Research Facility" means buildings and structures, including machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

T. "Targeted Enterprise" means the following facilities - distribution center facility, manufacturing facility, regional entertainment facility, research facility, regional service facility, or any other basic industry.

III.
CRITERIA FOR TAX ABATEMENT

A. General Criteria. All applications must meet all of the following general criteria before being considered for tax abatement:

1. The project expands the local lax base.

2. The project creates permanent full time employment opportunities.

3. The project would not otherwise be developed.

4. The project makes a contribution to enhancing further economic development.

5. The project must remain in good standing with all governmental and environmental regulations.

6. The project must not have any of the following objections:

a. there would be substantial adverse effect on the provision of government services on tax base;

b. the applicant has insufficient financial capacity;

c. planned or potential use of the properly would constitute a hazard to public safety;

d. planned or potential use of the property would create adverse impacts to adjacent properties;

e. any violation of laws of the United States or Slate of Texas or ordinances of the City of Bryan or City of College Station, Texas or orders of Brazos County, Texas would occur: or,

f. it is in an improvement project financed with tax increment bonds.

7. Requests for abatements will not be considered if, prior to the submission of an application, the project is already substantially underway or completed. A project will be considered to be substantially underway if actions such as, but not limited to, the following have occurred:

a. the demolition, site preparation, or the installation of infrastructure has begun;

b. a building permit has been issued for construction not associated with mitigating an environmental hazard;

c. construction (including renovations or tenant finish-out) has begun; or,

d. equipment, inventory, or employees have been relocated to the new site.

Execution of a lease, the mitigation of environmental problems, the purchase of land, the completion of an environmental assessment, or the preparation of architectural and engineering plans do not constitute a project being substantially underway.

8. Requests for an abatement will not be considered for property that will be used in whole or in part for a sexually-oriented business, including but not limited to condoning, legitimizing, or promoting obscene materials, nude or topless modeling or dancing, adult motel operations, escort services, sexual encounter centers, sex phone centers, or any other sexually-oriented business activity. Similarly, property receiving an

existing abatement for another use cannot convert this property for use as a sexually-oriented business or an establishment and still retain the abatement.

9. Requests for an abatement will not be considered for an applicant with which the County is currently involved in or has within the past thirty-six months been involved in litigation, a pending claim, or unsatisfactory contractual performance, nor to any applicant indebted to the County for ad valorum taxes or other obligations.

B. Specific Criteria. If the project in the application meets the general criteria, is a facility of a Targeted Enterprise and has a capital cost that exceeds One Million Dollars and No/100ths ($1,000,000.00) then abatement of any or all of the increased value will be considered. In no case would tax abatement exceed the maximum allowed by state law, presently 100% for ten (10) years. Factors to be considered in determining the portion of the increased value to be abated and the duration of the abatement include, but are not limited to:

1. Total amount of the increased value;
2. Total number of jobs created;
3. Type of jobs created;
4. Dollar Value of payroll created;
5. Other costs and revenues associated with the application.
6.

IV.
APPLICATIONS FOR REINVESTMENT ZONES AND TAX ABATEMENTS

A. All requests for reinvestment zones and tax abatement in the jurisdiction of Brazos County, Texas shall be made by filing a written application with the Brazos County Commissioners Court after addressing all criteria questions contained in this document. An application for designation of a reinvestment zone and for tax abatement may be combined and submitted jointly. Such applications may be filed with an agent or representative of the County hired to administer the County's program of tax abatement.

All applications shall include the following unless the County has waived a requirement that it has deemed unnecessary to properly evaluate the request:

1. a general description of the project including purpose and explanation of the kind, number and location of all proposed improvements as well as how the project will meet the criteria established by this document.

2. a plat showing the precise location of the property and all improvements thereon, all roadways within 500 feet of the site and all existing zoning and land uses within 500 feet of the site (a complete legal description shall be provided if the property is described by metes and bounds).

3. a completed cost estimate of the project by land, building, equipment, inventory and personality categories.

4. a description of the methods of financing all estimated costs and the time when related costs or monetary obligations are to be incurred, estimated number of employment opportunities the project creates over the period of the abatement, including gross annual payroll of permanent time and part time employees remaining after construction is complete.

5. a detailed time schedule for under taking and completing the project.

6. a fee in the amount of One Thousand Dollars and No/100ths ($1,000.00).

B. After reviewing the application, if the County staff or its agent or representative finds the application to be complete and accurate and meets the criteria established by this document, the County staff or its agent or representative may then do or cause to be done an impact study, which the applicant may be required to pay or participate in paying for, setting forth the impact of the proposed reinvestment zone and tax abatement agreement. This study shall include, but not be limited to, a cost benefit analysis of the creation of the investment zone and the abatement of taxes.

C. After establishing the benefits of the proposal, the County staff or its agent or representative may propose that the County offer a tax abatement agreement to the applicant. The County staff or its agent or representative may then propose the amount and duration of the tax abatement to the applicant, and formally offer the tax abatement to the applicant.

D. Having completed all the required steps in the process and having been assured by the applicant that it wishes to proceed, the County may then follow procedures in accordance with the Texas Tax Code Chapter 312 and establish a reinvestment zone and tax abatement agreement.

V.
DESIGNATION OF A REINVESTMENT ZONE AND TAX ABATEMENT

A. Prior to granting tax abatement, Brazos County, by Order, shall designate an area as a reinvestment zone unless such zone has been previously established by a municipality within the County. Prior to adopting such an Order the Brazos County Commissioners Court must conduct a public hearing on the designation that entitles all interested persons to speak and present evidence for or against the designation. No later than the seventh (7th) day before the date of the hearing, notice of the hearing must be:

1. Published in a newspaper having general circulation in the County; and

2. Delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone.

B. The County by resolution or order may enter into a tax abatement agreement. At least seven (7) days before entering into the agreement, the County will deliver written notice of its intent to each taxing unit that is included in the reinvestments zone,

1. Any agreement will include, but not be limited to, the following specific terms:

   a. all appropriate stipulations included in the application, as outlined by this document, for a reinvestment zone and lax abatement agreement.

   b. the amount and duration of the tax abatement.

   c. a method for determining the qualifications of meeting the criteria and a warranty and guarantee to meet and maintain these qualifications over the term of the agreement; the County will be allowed, upon written request and reasonable notice, to inspect and audit such records of the applicant as are necessary to substantiate that the applicant is meeting criteria agreed upon during the term of the abatement.

   d. a provision in the event the agreement is terminated for whatever reason or the applicant fails to fulfill the terms and provisions thereof, the tax abatement agreement will be determined null and void and all or some portion of abated taxes, as may be determined by the Brazos County Commissioners Court in its sole discretion, shall be paid immediately to the County.

e. access to and authorized inspection of the property by County employees, agents or representatives to ensure that the improvements or construction are made according to specifications and conditions of the agreement.

C. An agreement may be modified or terminated by the mutual consent of the parties in the same manner that the agreement was approved and executed; provided however, the agreement may not be altered to provide for tax abatement for a period of more than ten (10) years.

EXECUTED in open court this the 20th day of December, 2011.

Duane Peters
County Judge

Commissioner Lloyd Wassermann
Precinct 1

Commissioner Sammy Catalena
Precinct 2

Absent
Commissioner Kenny Mallard
Precinct 3

Commissioner Irma Cauley
Precinct 4