



Enterprise Products

P.O. Box 4018  
1100 Louisiana

Houston, Texas 7210-4018  
Houston, Texas 77002

713.880.6500  
[www.epplp.com](http://www.epplp.com)

**Background information on Job Waiver request**

The new manufacturing facility will create 4 new full time employees.

**COMPARISON OF STAFFING FOR FRACTIONATORS**

<b>Fractionator</b>	<b>FTE <u>Operators</u></b>	<b>FTE <u>Maintenance</u></b>	<b>FTE <u>Admin/Supervision/ Safety, etc.</u></b>	<b>FTE <u>Total</u></b>
<b>New Frac, Mont Belvieu</b>	4	4*	4*	12*
Barbers Hill, Mont Belvieu	4	4*	4*	12*
Seminole, Mont Belvieu	5	4	4	13
West Texas, Mont Belvieu	5	4	5	14
Hobbs, Texas	10	4	2	16
Port Allen, Louisiana	7	5	1	13
Promix ,Louisiana	5	6	1	12
Tebone, Louisiana	8	5	1	14
Norco, Louisiana	8	5	1	14
<b>Average</b>	<b>7</b>	<b>5</b>	<b>2</b>	<b>13</b>

\*Although no employment positions will be created, an additional 8 full time employees will be created through overtime hours and contract labor.

If you have any questions, please feel free to contact me by telephone at 713-381-8071 or by email at [ctate@eprod.com](mailto:ctate@eprod.com).

Sincerely,

**Curt Tate**  
Sr. Tax Director

Enclosures



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

**Form 50-296**  
(Revised July 2013)

**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 website. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules 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 website to find out more about the program at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/). 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

<b>Authorized School District Representative</b>		Date Application Received by District November 18, 2013	
First Name Greg	Last Name Poole		
Title Superintendent of Schools			
School District Name Barbers Hill Independent School District			
Street Address 9600 EAGLE DRIVE			
Mailing Address PO BOX 1108			
City MONT BELVIEU	State Texas	ZIP 77580-1108	
Phone Number (281) 576-2221	Fax Number (281) 576-3410		
Mobile Number (optional)	Email Address gpoole@bhisd.net		

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

Will consultant be primary contact? ☒ Yes ☐ No





Form 50-296

## Application for Appraised Value Limitation on Qualified Property

## SCHOOL DISTRICT INFORMATION – CERTIFICATION OF APPLICATION (CONTINUED)

## Authorized School District Consultant (If Applicable)

First Name <b>Kevin</b>		Last Name <b>O'Hanlon</b>	
Title <b>Attorney</b>			
Firm Name <b>O'Hanlon, McCollom &amp; Demerath, PC</b>			
Street Address <b>808 West Avenue</b>			
Mailing Address <b>808 West Avenue</b>			
City <b>Austin</b>	State <b>Texas</b>	ZIP <b>78701</b>	
Phone Number <b>512-494-9949</b>	Fax Number <b>512-494-9919</b>		
Mobile Number (Optional)	Email Address <b>kohanlon@808west.com</b>		

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) 	Date <b>Nov 18, 2013</b>
---	-----------------------------

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

If yes, date determined complete. .... **November 18, 2013**

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	✓
2	Certification page signed and dated by authorized school district representative	2 of 16	✓
3	Date application deemed complete by ISD	2 of 16	✓
4	Certification pages signed and dated by applicant or authorized business representative of applicant	4 of 16	✓
5	Completed company checklist	12 of 16	✓
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 <b>Curt</b>		Last Name <b>Tate</b>	
Title <b>Senior Tax Director</b>			
Organization <b>Enterprise Products</b>			
Street Address <b>1100 Louisiana Street</b>			
Mailing Address <b>P.O. Box 4018</b>			
City <b>Houston</b>	State <b>Texas</b>	ZIP <b>77210-4018</b>	
Phone Number <b>713-381-8071</b>		Fax Number <b>281-887-7139</b>	
Mobile Number (optional)		Business Email Address <b>ctate@eprod.com</b>	

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)		Email Address	

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

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





Form 50-296

## Application for Appraised Value Limitation on Qualified Property

## 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			

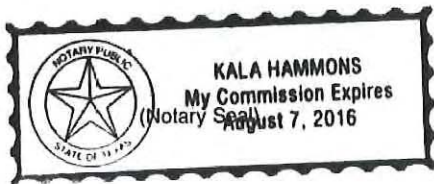
I am the authorized representative for the business entity for the purpose of filing this application. I understand that this application is a government record as defined in Chapter 37 of the Texas Penal Code. The information contained in this application is true and correct to the best of my knowledge 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 11/13/2013
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GIVEN under my hand and seal of office this 13 day of November 2013

  
Notary Public, State of Texas



My commission expires 8/7/2016

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(i)? ..... ☐ 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(i)? ... ☐ Yes ☐ No

**BUSINESS APPLICANT INFORMATION**

Legal Name Under Which Application is Made

ENTERPRISE PRODUCTS OPERATING LLC

Texas Taxpayer I.D. Number of Entity Subject to Tax Code, Chapter 171 (11 digits)

12604305396

NAICS Code

325120

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.

Barbers Hill ISD 2009-2013 and Yoakum ISD 2012

**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.)

Limited Liability Company

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



**ELIGIBILITY 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 ☒ NoWill any of the proposed qualified investment be leased under a capitalized lease? ☐ Yes ☒ NoWill any of the proposed qualified investment be leased under an operating lease? ☐ Yes ☒ NoAre you including property that is owned by a person other than the applicant? ☐ Yes ☒ NoWill 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)

Please see attachment A

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

Enterprise is leading midstream company with large pipeline foot print in TX, LA ,NM,CO and WY. These pipelines provide substantial flexibility in plant location.

**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 2014 Begin Hiring New Employees 3rd Qtr 2015 Thru 4th Qtr 2016Construction Complete 3rd Qtr 2016 Fully Operational 3rd Qtr 2016Purchase Machinery & Equipment 1st Qtr '14 Thru 1st Qtr '16Do 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? 3rd Qtr 2016

**ECONOMIC INCENTIVES**

Identify state programs the project will apply for:

State Source

Amount

_____	_____
_____	_____
_____	_____
Total	_____

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.)

Seeking tax abatement from Chambers County.

**THE PROPERTY**Identify county or counties in which the proposed project will be located Chambers CountyCentral Appraisal District (CAD) that will be responsible for appraising the property Chambers County CADWill 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: Chambers County (100%) City: City of Baytown ETJ (100%)  
(Name and percent of project) (Name and percent of project)Hospital District: \_\_\_\_\_ Water District: \_\_\_\_\_  
(Name and percent of project) (Name and percent of project)Other (describe): \_\_\_\_\_ Other (describe): \_\_\_\_\_  
(Name and percent of project) (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.



**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 website at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/).

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? ..... 380 Million

**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? ..... May 2014

What is the anticipated date of the beginning of the qualifying time period? ..... May 2014

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? ..... \$380,000,000

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? ....

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. 0 2013  
(Market Value) (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? 3,964

**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.

Total number of new jobs that will have been created when fully operational 4

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? 4

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 [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/))

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 website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(7).

110% of the county average weekly wage for all jobs (all industries) in the county is .....	1,177.28
110% of the county average weekly wage for manufacturing jobs in the county is .....	1,704.18
110% of the county average weekly wage for manufacturing jobs in the region is .....	1,169.96

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? ..... 60,837.92

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? ..... 65,000

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? .....

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.)

Enterprise offers medical & dental insurance, life insurance ,401K saving plan, vacation & holiday pay and educational assistance.

**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	✓
2	Proof of Payment of Application Fee (Attachment)	5 of 16	✓
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (If Applicable) (Attachment)	5 of 16	
4	Detailed description of the project	6 of 16	✓
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	
6	Description of Qualified Investment (Attachment)	8 of 16	✓
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Qualified Property (Attachment)	8 of 16	✓
9	Map of qualified property showing location of new buildings or new improvements with vicinity map	8 of 16	✓
10	Description of Land (Attachment)	9 of 16	✓
11	A detailed map showing location of the land with vicinity map.	9 of 16	✓
12	A description of all existing (if any) improvements (Attachment)	9 of 16	✓
13	Request for Waiver of Job Creation Requirement (if applicable) (Attachment)	9 of 16	✓
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	✓
15	Description of Benefits	10 of 16	✓
16	Economic Impact (if applicable)	10 of 16	✓
17	Schedule A completed and signed	13 of 16	✓
18	Schedule B completed and signed	14 of 16	✓
19	Schedule C (Application) completed and signed	15 of 16	✓
20	Schedule D completed and signed	16 of 16	✓
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	✓
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	✓
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	✓
24	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	✓

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

ATTACHMENT 2

**Proof of Payment**





P.O. Box 4018      Houston, Texas 77210-4018      713.381.6500  
1100 Louisiana      Houston, Texas 77002      [www.eppip.com](http://www.eppip.com)

November 15, 2013

Barbers Hill ISD  
Dr. Greg Poole  
Po Box 1108  
Mont Belvieu, TX 77580

**Re: Chapter 313 Tax limitation Application Fee**

Dear Dr. Poole:

Enterprise Products Operating, LLC herein submits the application fee payment of \$75,000. This payment is submitted in compliance with the Chapter 313 value limitation application fee set by Barbers Hill ISD.

If you have any questions regarding this payment, please call me at 713-381-8071 or [ctate@eprod.com](mailto:ctate@eprod.com)

A handwritten signature in blue ink that reads 'Curt Tate'.

Sincerely,

Curt Tate  
Sr. Tax Director  
Enclosures (1)

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)*



ATTACHMENT 3

**Documentation of Combined Group**

Texas Franchise Tax Extension Affiliate List

pg 1 of 6

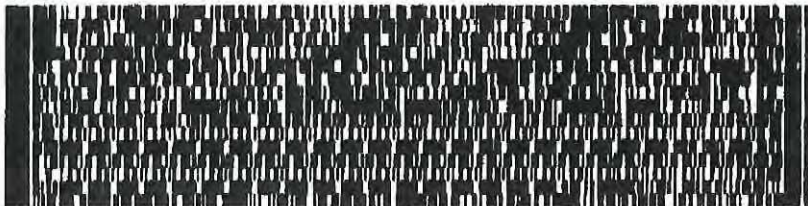
■ Reporting entity taxpayer number 17605682198	■ Report year 2013	Reporting entity taxpayer name Enterprise Products Partners L.P.
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LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. ENTERPRISE PRODUCTS OLPGP INC	12004832015	<input type="checkbox"/>
2. ENTERPRISE GTMGP LLC	32011348052	<input checked="" type="checkbox"/>
3. ENTERPRISE PRODUCTS OPERATING LLC	12604305396	<input type="checkbox"/>
4. ENTERPRISE PRODUCTS TEXAS OPERATING LLC	32033241277	<input type="checkbox"/>
5. CHUNCHULA PIPELINE CO LLC	17605733926	<input type="checkbox"/>
6. HSC PIPELINE PARTNERSHIP LLC	12604307731	<input type="checkbox"/>
7. SORRENTO PIPELINE COMPANY LLC	17605733884	<input type="checkbox"/>
8. CAJUN PIPELINE COMPANY LLC	17605733942	<input type="checkbox"/>
9. ENTERPRISE LOU-TEX NGL PIPELINE LP	17606156218	<input type="checkbox"/>
10. SAILFISH PIPELINE COMPANY LLC	17605231061	<input type="checkbox"/>
11. MORAY PIPELINE COMPANY LLC	32001747669	<input type="checkbox"/>
12. PORT NECHES PIPELINE LLC	32033241426	<input type="checkbox"/>
13. PORT NECHES GP LLC	14320514335	<input type="checkbox"/>
14. ADAMANA LAND COMPANY LLC	260430539	<input checked="" type="checkbox"/>
15. GROVES RGP PIPELINE LLC	32033241269	<input type="checkbox"/>
16. MAPLETREE LLC	32008535687	<input type="checkbox"/>
17. MID-AMERICA PIPELINE COMPANY LLC	11326187801	<input type="checkbox"/>
18. ENTERPRISE TERMINALS & STORAGE LLC	17316595366	<input type="checkbox"/>
19. SEMINOLE PIPELINE COMPANY	17310998624	<input type="checkbox"/>
20. ENTERPRISE OFFSHORE DEVELOPMENT LLC	481262448	<input checked="" type="checkbox"/>
21. DEEP GULF DEVELOPMENT LLC	481262451	<input checked="" type="checkbox"/>

Note: To file an extension request for a reporting entity and its affiliates, Form 05-164 (Texas Franchise Tax Extension Request) must be submitted with this affiliate list. The filing of this list by itself does not constitute a properly filed Extension Request.

Do not file this form when requesting a second extension.

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## Texas Franchise Tax Extension Affiliate List

pg 2066

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

17605682198

2013

Enterprise Products Partners L.P.

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. OLEFINS TERMINAL LLC	10613112969	<input type="checkbox"/>
2. ENTERPRISE NGL PIPELINE LLC	17605901721	<input type="checkbox"/>
3. ENTERPRISE GAS PROCESSING LLC	32000814668	<input type="checkbox"/>
4. ENTERPRISE NGL PRIVATE LINES & STOR	17605601230	<input type="checkbox"/>
5. NORCO-TAFT PIPELINE LLC	32038546837	<input checked="" type="checkbox"/>
6. ENTERPRISE FRACTIONATION LLC	17605595838	<input type="checkbox"/>
7. ENTERPRISE WHITE RIVER HUB LLC	262204315	<input checked="" type="checkbox"/>
8. ENTERPRISE HYDROCARBONS LP	17427797521	<input type="checkbox"/>
9. TECO GAS GATHERING LLC	17427219112	<input type="checkbox"/>
10. TECO GAS PROCESSING LLC	17427531029	<input type="checkbox"/>
11. DEP HOLDINGS LLC	32024280920	<input type="checkbox"/>
12. DIXIE PIPELINE COMPANY	15808648065	<input type="checkbox"/>
13. ENTERPRISE PROPANE TERMINALS & STORAGE LLC	32038546811	<input checked="" type="checkbox"/>
14. BELVIEU ENVIRONMENTAL FUEL LLC	32033241293	<input type="checkbox"/>
15. ENTERPRISE TERMINALLING LLC	32033241392	<input type="checkbox"/>
16. ENTERPRISE GAS LIQUIDS LLC	17605827744	<input type="checkbox"/>
17. BELLE ROSE NGL PIPELINE LLC	17605980204	<input type="checkbox"/>
18. WILPRIZE PIPELINE COMPANY LLC	17315282248	<input checked="" type="checkbox"/>
19. ENTERPRISE GTM HOLDINGS LP	32019523714	<input type="checkbox"/>
20. CAMERON HIGHWAY PIPELINE GP LLC	32011680413	<input type="checkbox"/>
21. CAMERON HIGHWAY PIPELINE I LP	32035757460	<input type="checkbox"/>

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## Texas Franchise Tax Extension Affiliate List

Pg 3 of 6

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

17605682198

2013

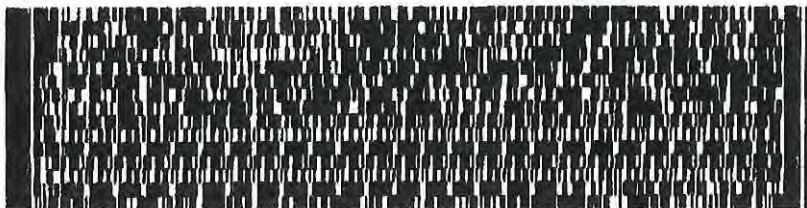
Enterprise Products Partners L.P.

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. ENTERPRISE GTM OFFSHORE OPERATING C	17606108797	<input type="checkbox"/>
2. HIGH ISLAND OFFSHORE SYSTEM LLC	32003942136	<input type="checkbox"/>
3. ENTERPRISE GC LLC	17603908272	<input type="checkbox"/>
4. ENTERPRISE TEXAS PIPELINE LLC	32033274252	<input type="checkbox"/>
5. ENTERPRISE INTRASTATE LP	32018625346	<input type="checkbox"/>
6. MANTA RAY GATHERING COMPANY LLC	17603908256	<input type="checkbox"/>
7. FLEXTREND DEVELOPMENT COMPANY LLC	17604705834	<input type="checkbox"/>
8. POSEIDON PIPELINE COMPANY LLC	30117725876	<input type="checkbox"/>
9. ENTERPRISE GTM HATTIESBURG STORAGE	260430539	<input checked="" type="checkbox"/>
10. ENTERPRISE FIELD SERVICES LLC	17605434558	<input type="checkbox"/>
11. ARIZONA GAS STORAGE LLC	753073720	<input checked="" type="checkbox"/>
12. ENTERPRISE NEW MEXICO VENTURES LLC	32038620384	<input checked="" type="checkbox"/>
13. INDEPENDENCE HUB LLC	12017900536	<input type="checkbox"/>
14. TRI-STATES NGL PIPELINE LLC	731545893	<input checked="" type="checkbox"/>
15. Acadian Gas LLC	17606192692	<input type="checkbox"/>
16. Acadian Gas Pipeline System	30114482745	<input checked="" type="checkbox"/>
17. Calcasieu Gas Gathering System	751921219	<input checked="" type="checkbox"/>
18. Pontchartrain Natural Gas System	32038543008	<input checked="" type="checkbox"/>
19. Enterprise Lou-Tex Propylene P/L LP	17606182511	<input type="checkbox"/>
20. Neches Pipeline System	32038543016	<input checked="" type="checkbox"/>
21. Sabine Propylene Pipeline LLC	17606524878	<input type="checkbox"/>

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VE/DE	<input type="checkbox"/>	FM	<input type="checkbox"/>
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## Texas Franchise Tax Extension Affiliate List

Tcode 13298

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

17605682198

2013

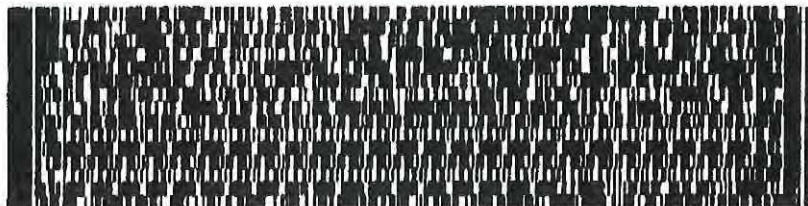
Enterprise Products Partners L.P.

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. Tejas-Magnolia Energy LLC	17604816557	<input type="checkbox"/>
2. TXO-ACADIAN GAS PIPELINE LLC	17606192437	<input type="checkbox"/>
3. MCN ACADIAN GAS PIPELINE LLC	17606193369	<input type="checkbox"/>
4. CYPRESS GAS PIPELINE LLC	32000444169	<input type="checkbox"/>
5. CYPRESS GAS MARKETING LLC	17606192734	<input type="checkbox"/>
6. EVANGELINE GULF COAST GAS LLC	17606195190	<input type="checkbox"/>
7. MCN PELICAN INTERSTATE GAS LLC	32000444037	<input type="checkbox"/>
8. ENTERPRISE ARIZONA GAS LLC	32046802008	<input checked="" type="checkbox"/>
9. CHAMA GAS SERVICES LLC	262623562	<input checked="" type="checkbox"/>
10. DUNCAN ENERGY PARTNERS LP	32035074254	<input type="checkbox"/>
11. DEP OLPGF LLC	12056399970	<input type="checkbox"/>
12. DEP OPERATING PARTNERSHIP LP	32033045140	<input type="checkbox"/>
13. SOUTH TEXAS NGL PIPELINES LLC	12057125515	<input type="checkbox"/>
14. MONT BELVIEU CAVERNS LLC	32025100366	<input type="checkbox"/>
15. DEP OFFSHORE PORT SYSTEM LLC	32036569153	<input type="checkbox"/>
16. ENTERPRISE PATHFINDER LLC	32038546803	<input checked="" type="checkbox"/>
17. ENTERPRISE OFFSHORE PORT SYSTEM LLC	32034730849	<input type="checkbox"/>
18. SB ASSET HOLDINGS LLC	32040051487	<input type="checkbox"/>
19. BELVIEU ENVIRONMENTAL FUELS GP LLC	14320468979	<input type="checkbox"/>
20. ENTERPRISE PRODUCTS PARTNERS LP	17605682198	<input checked="" type="checkbox"/>
21. ENTERPRISE PRODUCTS MARKETING COMPANY LLC	32040663711	<input type="checkbox"/>

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VE/DE	<input type="checkbox"/>	FM	<input type="checkbox"/>
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## Texas Franchise Tax Extension Affiliate List

pg 5 of 6

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

17605682198

2013

Enterprise Products Partners L.P.

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (if none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. ENTERPRISE BIG THICKET PIPELINE SYSTEM LLC	32040849898	<input type="checkbox"/>
2. ENTERPRISE GP LLC	32003429126	<input type="checkbox"/>
3. ENTERPRISE NGL PIPELINES II LLC	13521670102	<input type="checkbox"/>
4. ENTERPRISE MARINE SERVICES LLC	32036641424	<input type="checkbox"/>
5. ENTERPRISE CRUDE GP LLC	17606569634	<input type="checkbox"/>
6. ENTERPRISE REFINED PRODUCTS COMPANY LLC	12056619377	<input type="checkbox"/>
7. ENTERPRISE TE PRODUCTS PIPELINE COMPANY LLC	12604310461	<input type="checkbox"/>
8. TEPPCO O/S PORT SYSTEM LLC	32034730971	<input type="checkbox"/>
9. ENTERPRISE CRUDE PIPELINE LLC	17707047704	<input type="checkbox"/>
10. ENTERPRISE SEAWAY LP	32036094699	<input type="checkbox"/>
11. ENTERPRISE TE PARTNERS LP	17602910584	<input type="checkbox"/>
12. ENTERPRISE CRUDE OIL LLC	32033266233	<input type="checkbox"/>
13. LUBRICATION SERVICES LLC	15106562265	<input type="checkbox"/>
14. ENTERPRISE JONAH GAS GATHERING COMPANY	830317360	<input checked="" type="checkbox"/>
15. DEAN PIPELINE COMPANY LLC	32033266241	<input type="checkbox"/>
16. PANOLA PIPELINE COMPANY LLC	32033266225	<input type="checkbox"/>
17. QUANAH PIPELINE COMPANY LLC	32033266258	<input type="checkbox"/>
18. WILCOX PIPELINE COMPANY LLC	32033266217	<input type="checkbox"/>
19. TCTM LP	32036219791	<input type="checkbox"/>
20. CHAPARRAL PIPELINE COMPANY LLC	32033266266	<input type="checkbox"/>
21. QP-LS LLC	262708528	<input checked="" type="checkbox"/>

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## Texas Franchise Tax Extension Affiliate List

pg 6 of 6

Reporting entity taxpayer number

Report year

Reporting entity taxpayer name

17605682198

2013

Enterprise Products Partners L.P.

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. ENTERPRISE LOUISIANA PIPELINE LLC	32040255385	<input type="checkbox"/>
2. RIO GRANDE PIPELINE COMPANY	17314849120	<input type="checkbox"/>
3. ENTERPRISE MIDSTREAM COMPANIES LLC	32033266191	<input type="checkbox"/>
4. RUGGED WEST SERVICES LLC	061714826	<input checked="" type="checkbox"/>
5. CTCO OF TEXAS LLC	32019601221	<input type="checkbox"/>
6. Enterprise Logistic Services LLC	12735713096	<input type="checkbox"/>
7. JMRS Transport Services, Inc	17606894404	<input type="checkbox"/>
8. CHANNELVIEW FLEETING SERVICES, LLC	32041556773	<input type="checkbox"/>
9. ENTERPRISE GATHERING LLC	32041546337	<input type="checkbox"/>
10. ENTERPRISE GATHERING II LLC	32041737100	<input type="checkbox"/>
11. ENTERPRISE REFINED PRODUCTS MARKETING CO. LLC	32042316094	<input type="checkbox"/>
12. ENTERPRISE ETE LLC	32043318669	<input type="checkbox"/>
13. ENTERPRISE PRODUCTS PIPELINE COMPANY LLC	17602440707	<input type="checkbox"/>
14. ENTERPRISE TE INVESTMENTS LLC	17604475172	<input type="checkbox"/>
15. SOUTHEAST KEATHLEY CANYON PIPELINE CO., LLC	32046085463	<input type="checkbox"/>
16. ENERGY VENTURES LLC	260430539	<input checked="" type="checkbox"/>
17. ENTERPRISE LIQUIDS PIPELINE LLC	32045210484	<input type="checkbox"/>
18. ECO Property LLC	422740972	<input checked="" type="checkbox"/>
19. EVANGELINE PELICAN PIPELINE CO LP	32036470576	<input type="checkbox"/>
20. Enterprise Energy Finance Corp	32001509192	<input type="checkbox"/>
21.		<input type="checkbox"/>

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**ATTACHMENT 4**

**Proposed Project Description**



**ATTACHMENT A**  
**APPLICATION FOR TAX ABATEMENT**  
**BARBERS HILL SCHOOL DISTRICT**

**Proposed Project Description**

Enterprise Products Operating LLC ("Enterprise") currently operates the Mont Belvieu Manufacturing Complex. Enterprise proposes to build a new manufacturing NGL fractionator (Frac # 9 & DIB) in Mont Belvieu, Texas.

**NGL Manufacturing Fractionation Plant**

NGL manufacturing is the process of fractionating raw NGL mix produced by natural gas processing plants into discrete NGL purity components (i.e., ethane, propane, normal butane, iso-butane, and natural gasoline).

**Manufacturing Process**

The manufacturing process is accomplished by applying heat and pressure to the mixture of raw NGL hydrocarbons and separating each discrete product at the different boiling points for each NGL component of the mixture.

The pipeline feed mixture is processed in feed filter, feed coalescer, and amine contractors to remove particulates, sulfides, and carbon dioxide. The Sweetened feed is then dehydrated and fed to the Deethanizer column. The Deethanizer is used to manufacture the feed into two fractions. The overhead vapor fraction consists of ethane and lighter components and is condensed by heat exchange against propylene refrigerant. (Propylene vapor from the Deethanizer condenser is first compressed in a two-stage machine and then is condensed in a wet-surface air cooler. The liquid propylene is then sub-cooled against low – temperature ethane before being fed back to the Deethanizer column condenser as refrigerant.) A portion of the condensed ethane is pumped out of the unit as ethane product to the existing storage facility, and the balance is refluxed back to the column. The Bottom fraction from the column, consisting mainly of propane and heavier components, is fed to the Depropazizer column. Heat for the manufacturing is provided by a number of reboilers, including a hot oil reboiler at the bottom of the column.

The Depropanizer column takes the feed from the Deethanizer bottom and separates it into a propane and lighter fraction, which goes overhead, and a butane and heavier fraction, exits the bottom. Condensing for the column is provided by a heat pump circuit and a we-surface air cooler. The propane heat pump circuit exchanges against the Depropanizer side reboiler and two reboilers attached to the Deethanzier column. The wet-surface air cooler is used to sub-cool the condensed propane. Part of the propane is refluxed back to the column and the balance is sent to the existing storage complex as product. Heat for manufacturing is provided by a hot oil reboiler at the bottom of the column.

The stream from the bottom of the Depropanizer is fed to the Debutanizer column, which manufactures it into an overhead stream containing mixed butanes (primarily normal butane and isobutene) and a bottoms gasoline stream which contains pentanes and heavier gasses. Part of the overhead butane stream is refluxed back to the column and the balance is sent to storage tanks as an intermediate feed for other units or as commercial butane product. The bottoms gasoline is routed to existing gasoline treating facilities. Condensing for the Debutanizer is provided by the Deethanizer Upper Side Reboiler, and heat for manufacturing in the Debutanizer is provided by a hot oil reboiler at the bottom of the column.

#### **Deisobutanizer Unit**

The deisobutanizer (DIB) unit is used to manufacture isobutene and normal butane from mixed butane streams.

The Butane mixtures arrive at the Mont Belvieu Complex via pipeline and enter the DIB unit from the butamer units, or from the Mont Belvieu Complex storage facility, as commercial butane mixtures. The mixed butanes are routed to the deisobutanizer distillation column, where the manufacturing of isobutene and normal butane is occurs. The overhead vapor stream from the column is isobutene, which is compressed into liquid phase isobutene. The liquefied isobutene product is split into two streams, one providing reflux for the column, and the remaining stream sent to the storage area or delivered to other Enterprise units as feed material.

#### **Frac # 9 & DIB new facility -List of Improvements**

##### **Plant Components**

- DeEthanizer column
- DePropanizer column
- Debutanizer column
- Cooling Towers
- Gas fired regenerant gas heaters
- Gas fired hot oil heaters
- Compression Equipment
- Deisobutanizer column
- Ancillary tanks
- New flare



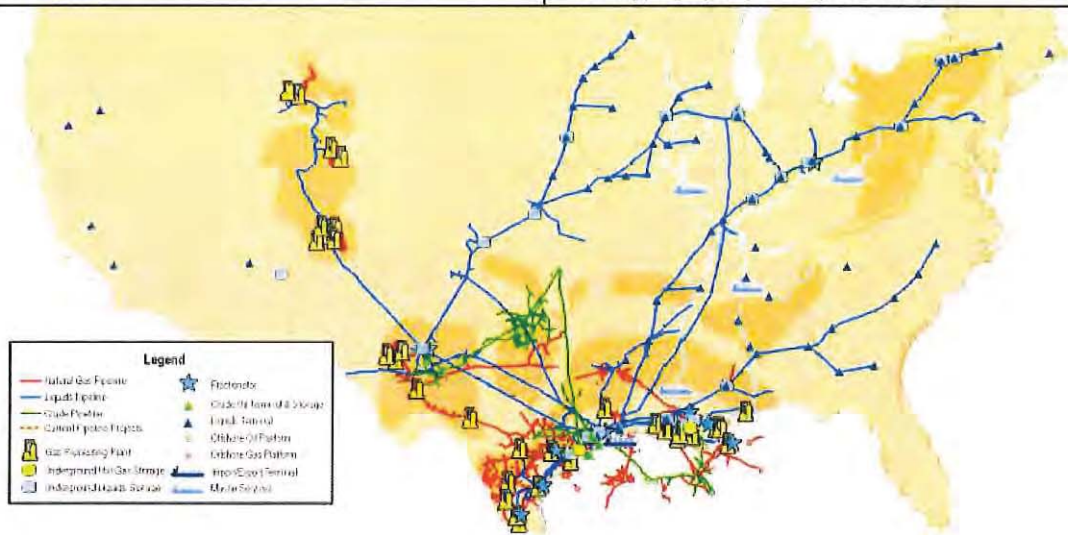
### Ability to Relocate:

Enterprise is a leading midstream energy company with large pipeline foot print in Louisiana. These pipelines provide substantial flexibility in plant location.

- Enterprise has significant assets in Louisiana including pipes that can and do move product to and from Texas.
- For every significant investment we make, there is a thorough review of the offered tax incentives in the region that helps determine our long term investment approach in a states or location.
- While Louisiana has had very competitive incentives to make big investments in their state, Texas has been equally competitive with the inclusion of the CH313 program.
- Support for these Texas industries can be managed via pipelines to and processes in neighboring states.
- Enterprise will continue this business valuation and decision process.

## EPD Portfolio of Integrated Assets

Major Asset Overview	
<ul style="list-style-type: none"><li>50,600 miles of natural gas, NGL, crude oil, refined products and petrochemical pipelines</li><li>190 MMBbls of NGL, refined products and crude oil storage, and 14 Bcf of natural gas storage capacity</li><li>25 natural gas processing plants</li></ul>	<ul style="list-style-type: none"><li>20 NGL &amp; Propylene fractionators</li><li>6 offshore hub platforms</li><li>NGL import / export terminals</li><li>Butane isomerization complex; octane enhancement facility; high-purity isobutylene facility</li></ul>



**ATTACHMENT 5**

**The Proposed Project is located 100% in the Baytown ETJ in Chambers County.**



## **ATTACHMENT 6**

### **Description of Qualified Investment**

#### **Frac # 9 & DIB new facilities -List of Improvements**

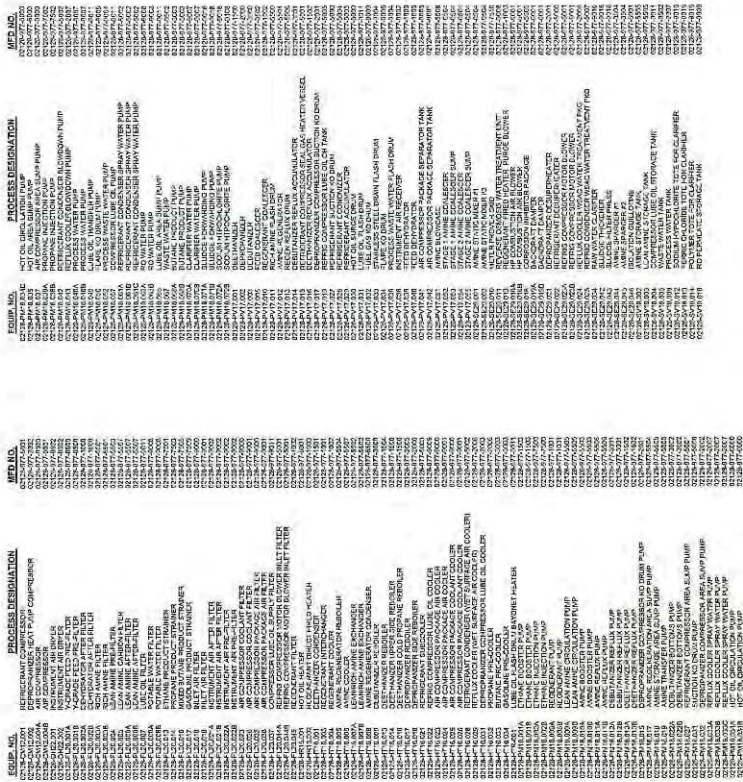
##### **Plant Components**

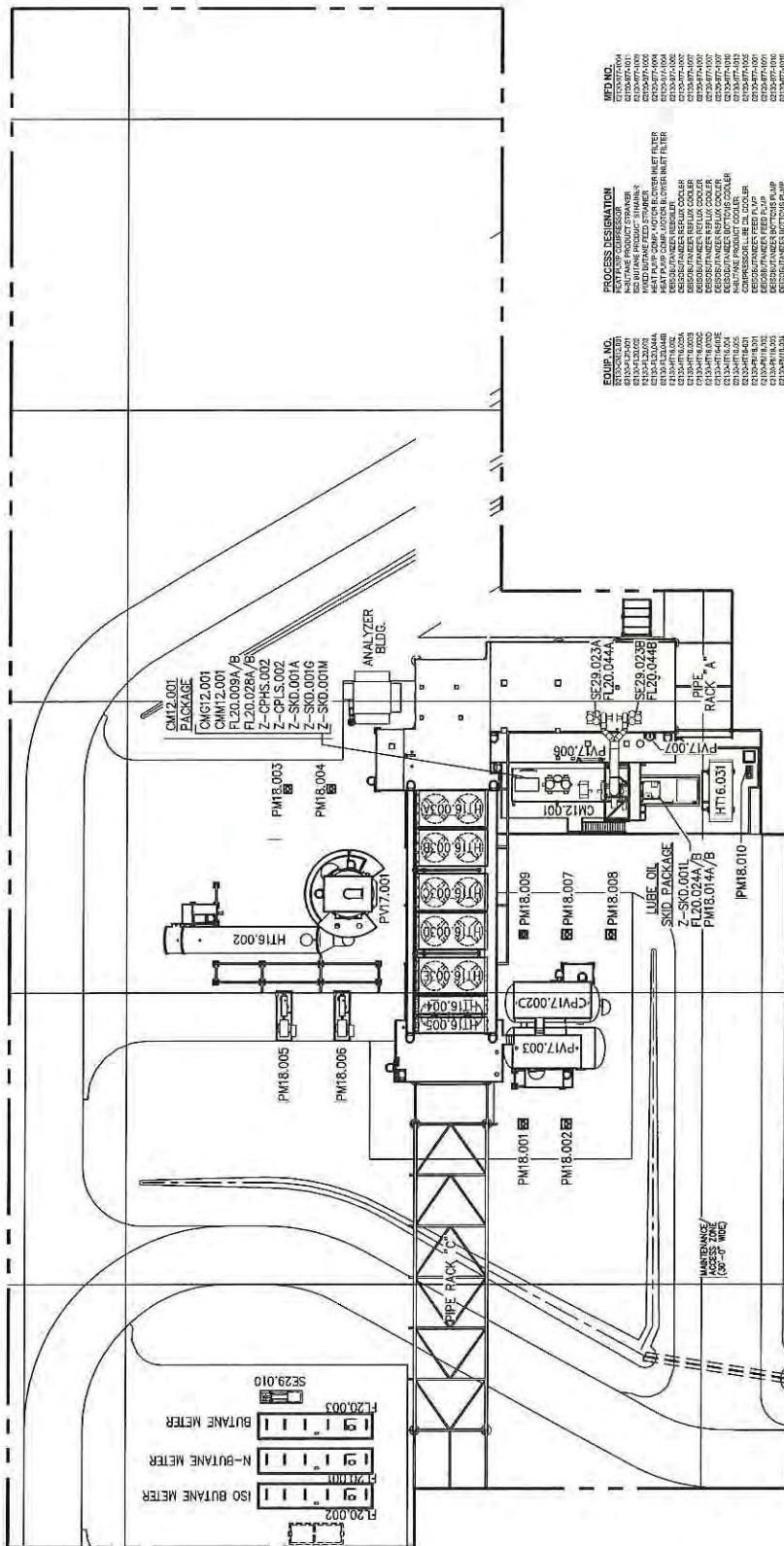
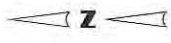
- DeEthanizer column
- DePropanizer column
- Debutanizer column
- Cooling Towers
- Gas fired regenerant gas heaters
- Gas fired hot oil heaters
- Compression Equipment
- Deisobutanizer column
- Ancillary tanks
- New flare

**ATTACHMENT 7**

**Process Schematics and map of Qualified Investment Location**



[illegible]



EQUIP. NO.	PROCESS DESIGNATION	WPD NO.
81354-2P-001	HEAT EXCHANGER	81354-2P-001
81354-2P-002	HEAT EXCHANGER	81354-2P-002
81354-2P-003	HEAT EXCHANGER	81354-2P-003
81354-2P-004	HEAT EXCHANGER	81354-2P-004
81354-2P-005	HEAT EXCHANGER	81354-2P-005
81354-2P-006	HEAT EXCHANGER	81354-2P-006
81354-2P-007	HEAT EXCHANGER	81354-2P-007
81354-2P-008	HEAT EXCHANGER	81354-2P-008
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81354-2P-010	HEAT EXCHANGER	81354-2P-010
81354-2P-011	HEAT EXCHANGER	81354-2P-011
81354-2P-012	HEAT EXCHANGER	81354-2P-012
81354-2P-013	HEAT EXCHANGER	81354-2P-013
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81354-2P-016	HEAT EXCHANGER	81354-2P-016
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81354-2P-019	HEAT EXCHANGER	81354-2P-019
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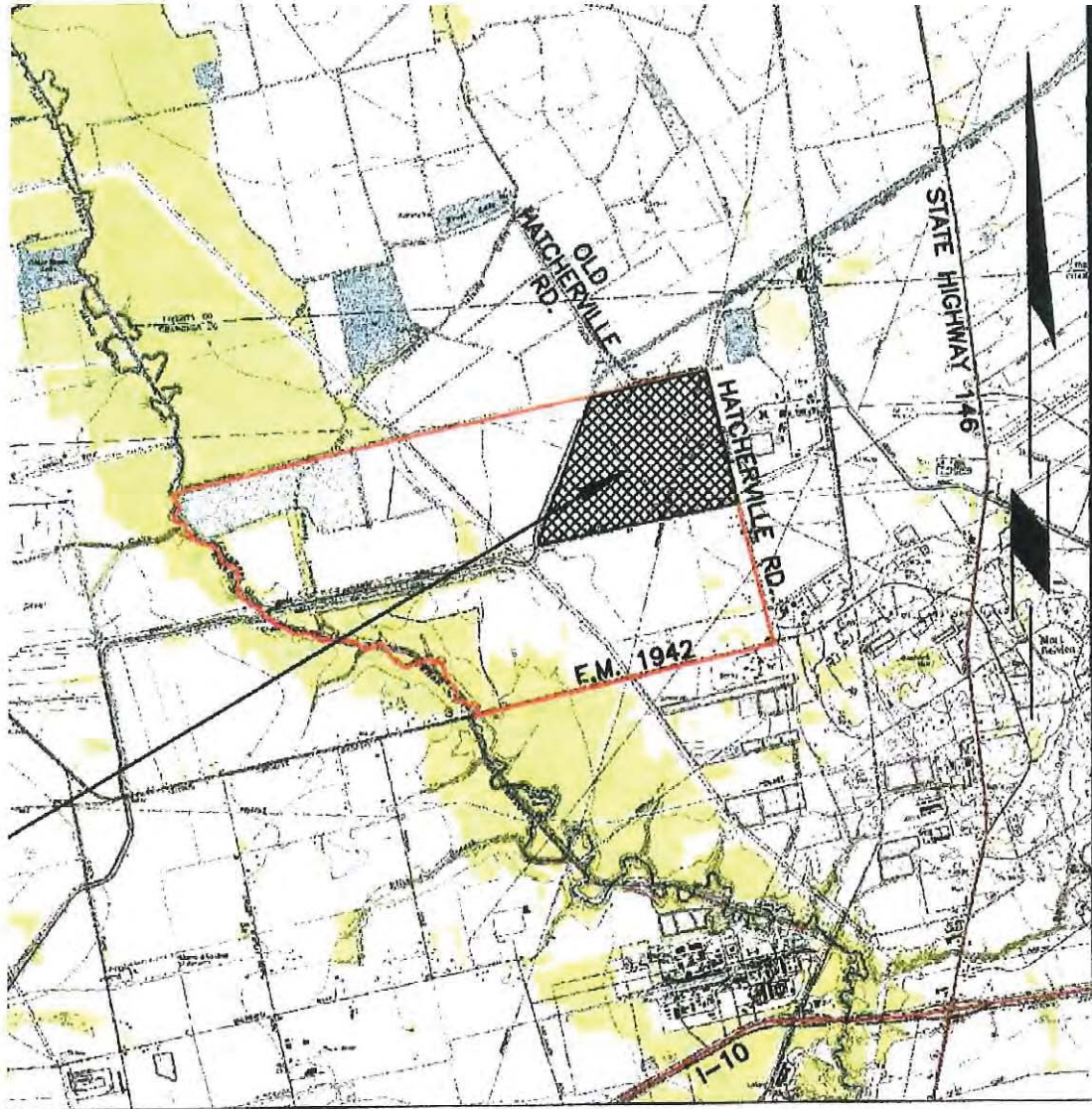
NUMBER	REFERENCE DRAWINGS	NO.	REVISION	BY	DATE	CHK
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TITLE						
MONT BELLEVU, TEXAS						
EQUIPMENT ARRANGEMENT PLAN						
DIB II UNIT						
DIB II						
SCALE						
PROJECT NO. AFE-18902						
00130-976-0002						
0						







# VICINITY MAP



VICINITY MAP  
SCALE: 1" = 1 MILE



## **ATTACHMENT 8**

### **Description of Qualified Investment**

#### **Frac # 9 & DIB new facilities -List of Improvements**

##### **Plant Components**

- DeEthanizer column
- DePropanizer column
- Debutanizer column
- Cooling Towers
- Gas fired regenerant gas heaters
- Gas fired hot oil heaters
- Compression Equipment
- Deisobutanizer column
- Ancillary tanks
- New flare

**ATTACHMENT 9**

**Map of Qualified Property Showing location of proposed new  
investment with Vicinity Map**



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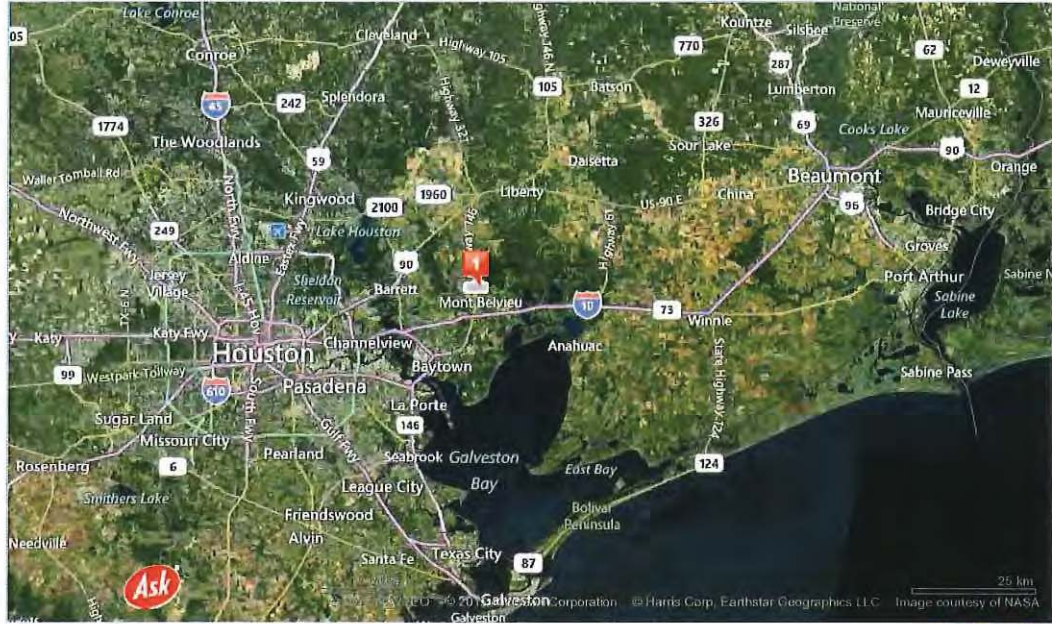
Local

Maps

Games

## Map of Mont Belvieu, TX

Show Traffic · Street Map · Satellite · Bird's Eye



Send To · Print

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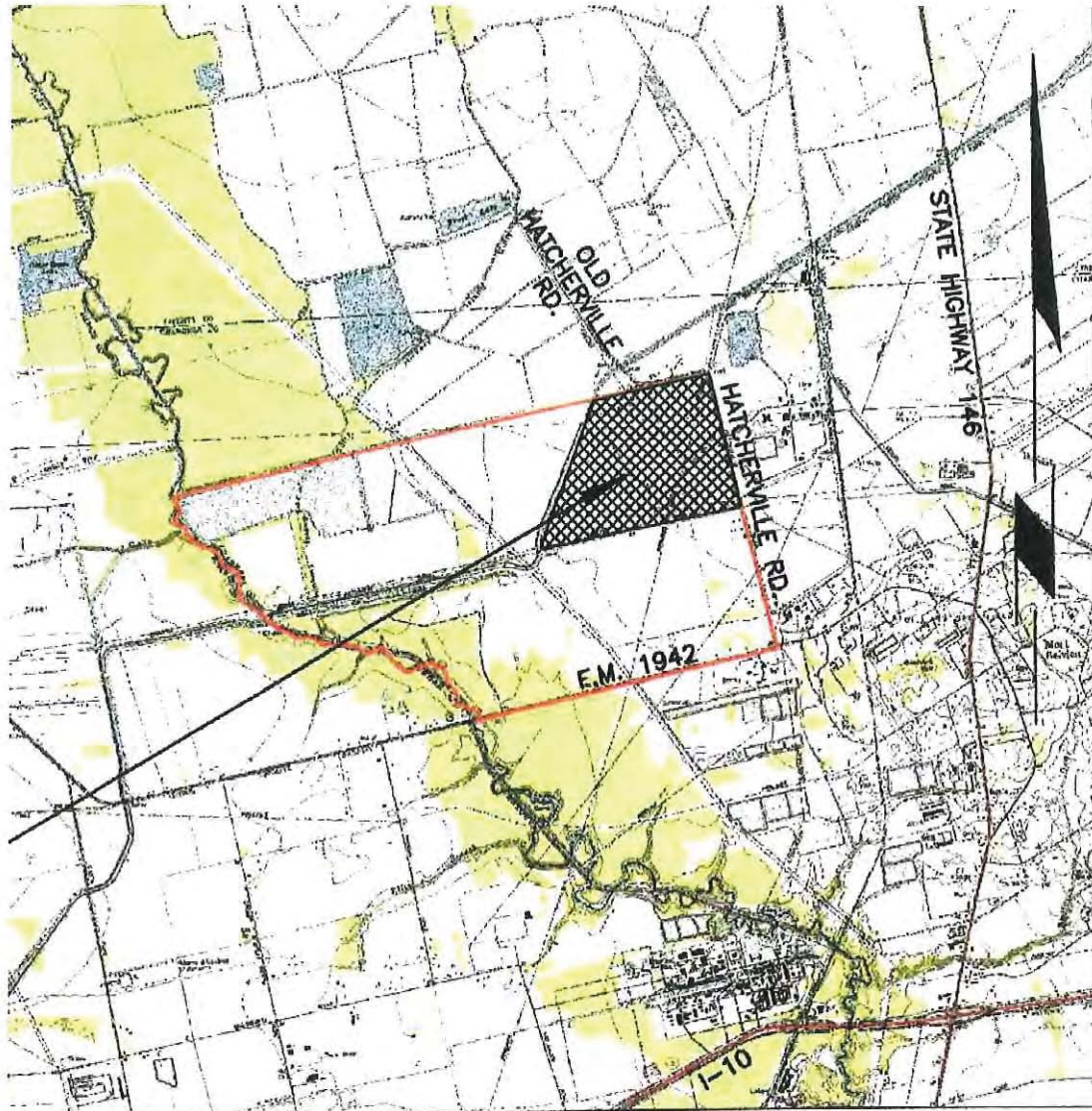
FRAC IX DIB II

PDH

HATCHERVILLE RD.



# VICINITY MAP



VICINITY MAP  
SCALE: 1" = 1 MILE



**ATTACHMENT 10**

**Land Description**

**SURVEY DESCRIPTION:**

**TRACT B**

BEING A TRACT OR PARCEL OF LAND CONTAINING 75.741 ACRES (3,299,293 SQ.FT.) AND SITUATED IN THE HANNAH NASH SURVEY, ABSTRACT NUMBER 20, CHAMBERS COUNTY, TEXAS AND BEING A PART OF ALL OF THOSE PARCELS OF LAND DESCRIBED AS FOLLOWS: A CALLED 431.00 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11-1244 AT PAGE 645, A CALLED FOR 88.077 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11-1244 AT PAGE 658, A CALLED 6.854 ACRE TRACT OF LAND BEING DESCRIBED AS "TRACT 1" DESCRIBED IN VOLUME 1390 AT PAGE 595 ALL IN THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS (BEARING AND DISTANCES HEREIN ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 AS PER GPS OBSERVATIONS PERFORMED BY NTB ASSOCIATES, INCORPORATED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID 88.077 ACRE TRACT, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY OF HATCHERVILLE ROAD (WITH VARYING R\W WIDTH) RECORDED IN VOLUME 95-276 AT PAGE 344 FROM WHICH A FOUND 5/8" IRON ROD LYING ON THE PREVIOUS WEST RIGHT OF WAY OF HATCHERVILLE ROAD BEARS N77°02'18"E 19.73' AND RUNNING THENCE N14°21'43"W, ALONG SAID WEST RIGHT OF WAY AND EAST LINE OF SAID 88.077 ACRE TRACT, 126.37' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816 AND THE POINT OF BEGINNING; THENCE LEAVING SAID WEST RIGHT OF WAY AND SAID EAST LINE S77°54'53"W 1283.23' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE S66°35'22"W 53.99' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N39°42'01"W 153.49' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N49°00'27"W 557.25' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N67°48'47"W 319.71' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N14°13'21"E 252.74' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N14°44'21"E 1196.85' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE N78°21'06"E 1276.94' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816 ON THE SAID WEST RIGHT OF WAY OF HATCHERVILLE ROAD AND THE EAST LINE OF SAID 88.077 ACRE TRACT; THENCE S13°29'05"E, ALONG SAID RIGHT OF WAY AND THE EAST LINE OF SAID 88.077 ACRE TRACT, 240.70' TO A SET 5/8" REBAR WITH CAP STAMPED PLS #5816; THENCE S14°21'43"E, ALONG SAID WEST RIGHT OF WAY AND SAID EAST LINE, 1796.61' TO THE POINT OF BEGINNING CONTAINING 75.741 ACRES, MORE OR LESS.

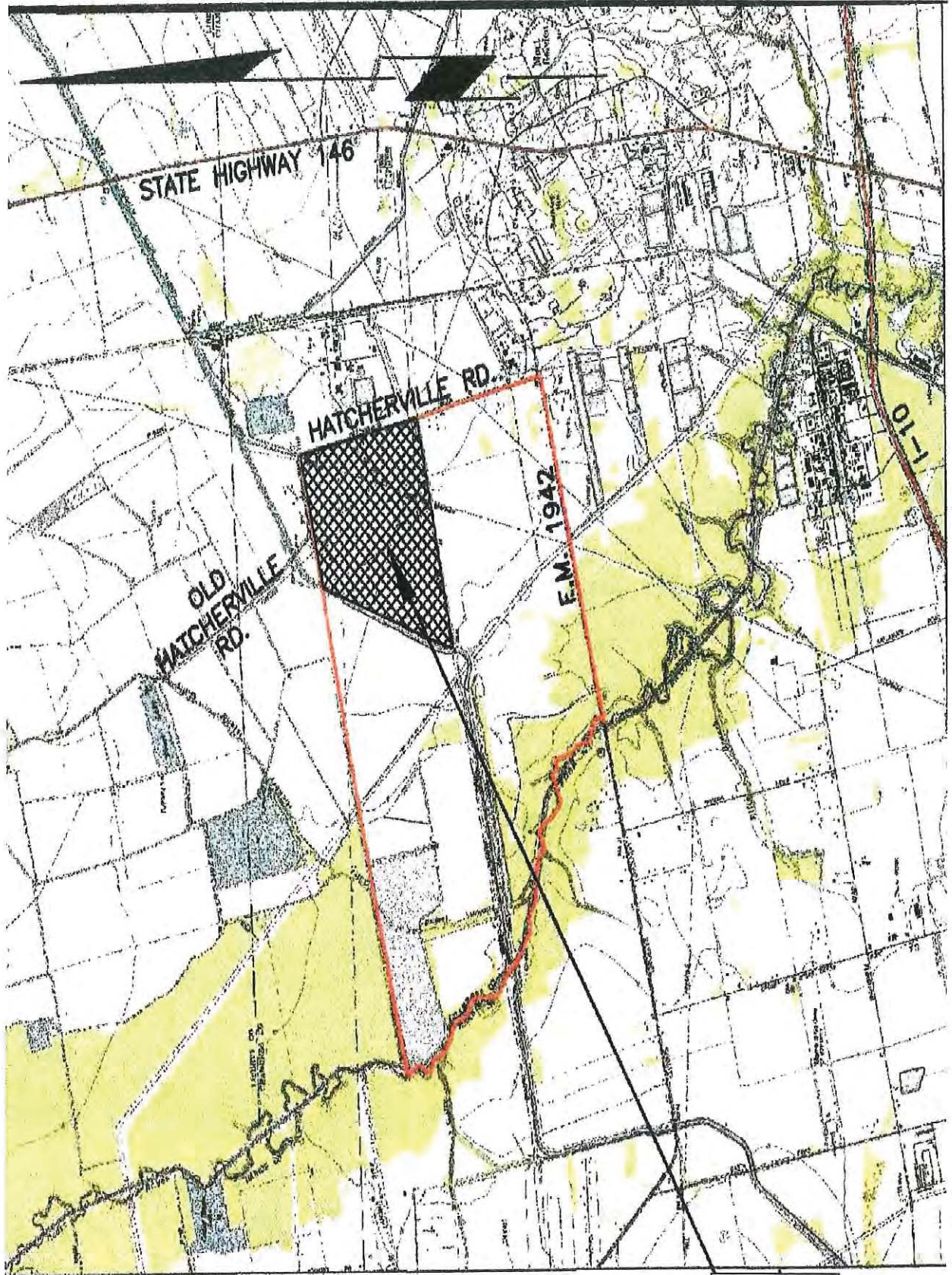
TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS, AND OTHER RESTRICTIONS OR ENCUMBRANCES OF RECORD.



**ATTACHMENT 11**

**DESCRIPTION OF THE LAND  
ORDER DESIGNATION/CREATING  
ENTERPRISE PRODUCTS OPERATING, LLC 2013  
REINVESTMENT ZONE**

Reinvestment Zone Map



Frac 9  
& DIB  
Site



**ORDER DESIGNATION/CREATING**  
**ENTERPRISE PRODUCTS OPERATING, LLC 2013**  
**REINVESTMENT ZONE**

On FEBRUARY 26, 2013, at a regular, public meeting of the Commissioner's Court of CHAMBERS COUNTY, TEXAS ("the Court"), the Court conducted a hearing on the application of ENTERPRISE PRODUCTS OPERATING, LLC for the creation of the ENTERPRISE PRODUCTS OPERATING, LLC 2013 Reinvestment Zone.

The Court finds and declares that:

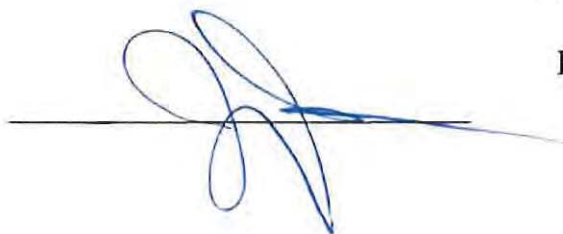
1. The Court has adopted tax abatement guidelines and policies which are now in effect, thereby electing to become eligible to participate in tax abatement.
2. The request for designation of the ENTERPRISE PRODUCTS OPERATING, LLC 2013 REINVESTMENT ZONE was timely received.
3. All notices and legal requirements have been given and/or satisfied prior to the consideration by the Court of the creation of the reinvestment zone. Specifically, notice of today's hearing was published in the manner required by law and notice was timely given to the presiding officer of other taxing units of government as required by law.
4. The designation of the reinvestment zone will contribute to the retention or expansion of primary employment and will attract major investment in the zone that will be a benefit to the property to be included in the zone and will contribute to the economic development of the COUNTY and surrounding area.
5. The improvements sought to be made are feasible and practical and will be a benefit to the land to be included in the reinvestment zone.
6. The area requested to be designated as a reinvestment zone meets the criteria for designation as such in one of more ways as specifically provided by law.

Therefore, upon motion made by Commissioner Nelson  
seconded by Commissioner Sennac and unanimously passed, be it  
RESOLVED and ORDERED by the Court that the 527.514-acre tract of land,  
more or less, described in the attached Exhibit "FIELD NOTES " is hereby  
designated as the ENTERPRISE PRODUCTS OPERATING, LLC 2013  
REINVESTMENT ZONE and is eligible for manufacturing / industrial tax  
abatement.

PASSED and ADOPTED February 26, 2013.

CHAMBERS COUNTY, TEXAS

By:

A handwritten signature in blue ink, appearing to read "Jimmy Sylvia", written over a horizontal line.

JUDGE JIMMY SYLVIA,  
Chambers County Judge

ATTEST:

  
HEATHER H. HAWTHORNE, County Clerk



## FIELD NOTES

### EXHIBIT "TRACT # 1"

#### LEGAL DESCRIPTION

#### 88.077 ACRES

All that certain tract or parcel of land containing 88.077 acres of land, more or less, being a part of and out of the residue of a called 2214 acre tract conveyed to Albert N. Nelson, Jr., et al by deed dated August 23, 1950 and recorded in Volume 126, Page 225, Deed Records of the Chambers County (C.C.D.R.), situated in the HANNAH NASH SURVEY, Abstract No. 20, Chambers County, Texas; said 88.077 acre tract being the same property conveyed to Gary R. Nelson by deed dated July 10, 2000 and recorded in Volume 00-464, Page 384, Official Public Records of the Chambers County, Texas (O.P.R.C.C.T.). Said 88.077 acre tract, more or less, is more particularly described by metes and bounds as follows:

All Bearings shown hereon are referenced to the North American Datum 83 - Texas South Central Zone.

COMMENCING (P.O.C.) at a 5/8 inch iron rod in concrete found for the original Southeast corner of said 2214 acre tract at an angle point in the old West right-of-way (RIW) line of Hatcherville Road, the Southeast corner of a called 2.0678 acre tract conveyed to Chambers County from Albert Nelson, Jr., et al (for public road purposes) by Deed dated August 31, 1995 and recorded in Volume 276, Page 344 O.P.R.C.C.T. and the Northeast corner of a 60 foot wide strip for ingress and egress as described in Volume 257, Page 206 C.C.D.R.;

THENCE South 77° 33' 14" West along the South property line of said 2214 acre tract and said 2.0678 acre tract, a distance of 19.62 feet to a 1/2 inch iron rod found at an angle point in the existing West RIW line of Hatcherville Road (based on variable width) for the Southwest corner of said 2.0678 acre tract, the Southeast corner of aforesaid 88.077 acre tract, the Southeast corner and the POINT OF BEGINNING (P.O.B.) of the herein described tract of land;

THENCE South 77° 33' 14" West continuing along the South property line of said 2214 acre tract and the North R/W line of said 60 foot wide ingress and egress strip, a distance of 1,666.37 feet to a 5/8 inch iron rod in concrete found for the Northwest corner of said 60 foot wide ingress and egress strip and the Northeast corner of the residue of a called 117.91 acre tract conveyed to Patti K. Kroll by Deed dated July 3, 1990 and recorded in Volume 92-184, Page 85 O.P.R.C.C.T.;

THENCE South 77° 58' 52" West along the common line of the Nelson and Kroll Tracts, a distance of 759.10 feet to a capped 112 inch iron rod found for the Southeast corner of a called 6.854 acre tract (described as Tract 1 in deed) conveyed to Missouri Pacific Railroad Company (now known as Union Pacific Railroad Company) by deed dated August 31, 1995 and recorded in Volume 95-279, Page 567 of O.P.R.C.C.T. and the Southwest corner of the herein described tract of land;

THENCE North  $12^{\circ} 25' 00''$  East along the Southeasterly property line of said 6.854 acre tract and the Northwesterly property line of said 88.077 acre tract, a distance of 869.85 feet to a  $\frac{5}{8}$  inch iron rod set for the point of curvature curve whose circle center bears South  $77^{\circ} 35' 00''$  East;

THENCE in a Northeasterly direction along the common line of said 6.854 acre tract and 88.077 acre tract, a distance of 865.00 feet along the arc of a curve to the right having a radius of 1860.08 feet, a central angle of  $26^{\circ} 38' 41''$  and a chord which bears North  $25^{\circ} 44' 20''$  East, 857.23 feet to a  $\frac{5}{8}$  inch iron rod set for the point of tangency;

THENCE North  $39^{\circ} 03' 41''$  East continuing along said common line, at 1,204.76 feet passing the Northeast corner of said 6.854 acre tract and the Southeast corner of a called 0.3214 acre tract (described as Tract 2 in deed) conveyed to Missouri Pacific Railroad Company of by the same deed dated August 31, 1995 and being mentioned above, at 1,344.77 feet passing the Northeast corner of said 0.3214 acre tract and the Southeast corner of a called 1.262 acre tract (described as Tract 3 in deed) conveyed to Missouri Pacific Railroad Company of by the same deed dated August 31, 1995 and being mentioned above, in all a total distance of 1,856.06 feet to a  $\frac{5}{8}$  inch iron rod set in the existing West R/W line of Hatcherville Road and the West property line of said 2.0678 acre tract for the Northeast corner of said 1.262 acre tract and the North corner of the herein described tract of land;

THENCE South  $13^{\circ} 30' 47''$  East along the existing West R/W line of Hatcherville Road and the West property line of said 2.0678 acre tract, a distance of 701.81 feet to a  $\frac{1}{2}$  inch iron rod found for an angle point of the herein describer tract of land;

THENCE South  $14^{\circ} 21' 12''$  East continuing along said common line, a distance of 1,923.30 feet to the POINT OF BEGINNING and containing 88.077 acres of land, more or less.



EXHIBIT "TRACT #2"

LEGAL DESCRIPTION

8.437 ACRES

North 39° 03' 41" East, at a distance of 1,204.05 feet passing the most northerly east corner of said 6.854 acre tract and the west corner of said 0.3214 acre tract, at a distance of 1,344.07 feet passing the north corner of said 0.3214 acre tract and the most northerly west corner of the said 1.262 acre tract, continuing a total distance of 1,932.58 feet to the west R.O.W. line of the aforesaid Hatcherville Road and the most easterly southeast corner of said easterly portion of said 1,654 acre tract, and the most northerly east corner of said 1.262 acre tract and the herein described tract, from which a found 1/2-inch iron rod with cap stamped "M. CHANDLER 5292", bears South 08° 12' East, 0.63 feet;

THENCE, South 13° 30' 47" East, along said west R.O.W. line and the easterly line of said 1.262 acre tract, a distance of 125.92 feet to the north corner of the aforesaid 88.077 acre tract, and the most southerly east corner of said 1.262 acre tract and the herein described tract, from which a found 5/8-inch iron rod with aluminum cap stamped "MPH 6045", bears South 10° 36' West, 0.34 feet;

THENCE, Southwesterly, along the common line of the northwesterly line of said 88.077 acre tract, and the southeasterly lines of the aforesaid 6.854 acres, 1.262 acres, 0.3214 acre tracts and the herein described tract, the following courses:

South 39° 03' 41" West, departing said west R.O.W. line, at a distance of 511.29 feet passing the most southerly west corner of said 1.262 acre tract and the east corner of said 0.3214 acre tract, at a distance of 651.30 feet passing the south corner of said 0.3214 acre tract and the most southerly east corner of said 6.854 acre tract, continuing a total distance of 1,856.06 feet to a 5/8-inch iron rod with aluminum cap stamped "MPH 6045" found marking the a point of curvature of a tangent curve to the left;

Southwesterly, a distance of 865.00 feet along said curve to the left, having central angle of 26° 38' 41", a radius of 1,860.08 feet, and a chord which bears South 25° 44' 20" West, 857.23 feet to a 5/8-inch iron rod with aluminum cap stamped "MPH 6045" found marking a point of tangency;

THENCE, South 12° 25' 00" West, continuing along said common line, a distance of 869.85 feet to the POINT OF BEGINNING and containing a calculated 8.437 acres (367,508 square feet) of land. This description is based on the Survey and plat made by MotTis P. Hebert, Inc., dated January 19, 2013, latest revision dated January 24, 2013. MPH Project Number I1078-02.

Prepared by: Allen Ko

Checked by: Patrick Trewitt, RPLS Morris P. Hebert, Inc.

10101 Southwest Freeway, Suite 620

Houston, Texas 70774 (713) 217-1470

January 24, 2013

MPH, INC Project No. I1078-02

I1078-02-8.437 acres-LEGAL DESCRIPTION.doc



METES AND BOUNDS DESCRIPTION OF  
8.437 ACRES (367,508 SQUARE FEET) HANNAH  
NASH SURVEY, ABSTRACT NUMBER 20  
CHAMBERS COUNTY, TEXAS

Being a tract or parcel of land containing 8.437 acres (367,508 square feet) of land situated in the Hannah Nash Survey, Abstract Number 20, Chambers County, Texas; being all of a called 6.854 acre tract, all of a called 1.262 acre tract, and all of a called 0.3214 acre tract described as "Tracts 1, 2 and 3" conveyed to Missouri Pacific Railroad Company (now known as Union Pacific Railroad Company) as described in deed recorded in Volume 95-279, Page 567 of the Official Public Record of Chambers County, Texas (O.P.R.C.C.T.). (Bearings herein are oriented to the Texas State Plane Coordinate System, South Central Zone, NAD 83 referenced in said deed recorded in Volume 95-279, Page 567 of the O.P.R.C.C.T.):

COMMENCING at a 1/2-inch iron rod found marking the intersection of the west right-of-way (R.O.W.) line of Hatcherville Road (width varies) with the north line of a called 60-foot wide ingress and egress strip of land described in deed recorded in Volume 257, Page 206 of the Deed Records of Chambers County (C.C.D.R.), Texas; and marking the southeast corner of a called 88.077 acre tract of land conveyed to Mont Belvieu Caverns, LLC as described in deed recorded in Volume 11-1244, Page 658 of the O.P.R.C.C.T.; and marking the southwest corner of a called 2.0678 acre tract of land conveyed to Chambers County, Texas for road widening purposes as described in deed recorded in Volume 95-276, Page 344 of the O.P.R.C.C.T., from which a 5/8-inch iron rod in concrete found marking the previous west R.O.W line of said Hatcherville Road and marking the southeast corner of said 2.0678 acre tract, bears North  $77^{\circ} 33' 14''$  East, 19.62 feet;

THENCE, South  $77^{\circ} 33' 14''$  West, departing said west R.O.W. line, along the north line of said 60-foot wide ingress and egress strip, and along the south line of said 88.077 acre tract, a distance of 1,666.37 feet to a 5/8-inch iron rod in concrete found marking the northwest corner of said 60-foot wide ingress and egress strip, and marking the northeast corner of a called 117.91 acre tract of land conveyed to Patti K. Kroll as described in deed recorded in Volume 92-184, Page 85 of the O.P.R.C.C.T.;

THENCE, South  $77^{\circ} 58' 52''$  West, along the north line of said 117.91 acre tract, and the south line of said 88.077 acre tract, a distance of 759.10 feet to a 5/8-inch iron rod with cap stamped "LANDTECH CONSULTANTS" found marking the northeast corner of a called 1.576 acre easement conveyed to Missouri Pacific Railroad Company as described in deed recorded in Volume 95-277, Page 184 of the O.P.R.C.C.T., and marking the southwest corner of said 88.077 acre tract, and the POINT OF BEGINNING and most easterly south corner of said 6.854 acre tract and the herein described tract;

THENCE, South  $77^{\circ} 58' 28''$  West, along the north line of said 1.576 acre easement and said 117.91 acre tract, and the south line of said 6.854 acre tract, a distance of 109.84 feet to a 5/8-inch iron rod with cap found marking the northwest corner of said 1.576 acre easement, and the most southerly southeast corner of the easterly portion of a called 1,641 acre tract conveyed to Mont Belvieu Caverns, LLC as described in deed recorded in Volume 11-1244, Pages 632 & 645 of the O.P.R.C.C.T., and marking the most westerly south corner of said 6.854 acre tract and the herein described tract;

THENCE, Northeasterly, along the common line of the southeasterly line of said 1,641 acre tract, and the northwesterly lines of the aforesaid 6.854 acres, 1.262 acres, 0.3214 acre tracts and the herein described tract, the following courses:

North  $17^{\circ} 25' 00''$  East, a distance of 915.30 feet to a 1/2-inch iron rod with cap stamped "M. CHANDLER 5292" found marking a point of curvature of a tangent curve to the right;

Northeasterly, a distance of 911.51 feet along said curve to the right, having a central angle of  $26^{\circ} 38' 41''$ , a radius of 1,960.08 feet, and a chord which bears North  $25^{\circ} 44' 20''$  East, a distance of 903.32 feet to a bent 1/2-inch iron rod with cap stamped "M. CHANDLER 5292" found marking a point of tangency;



**EXHIBIT "TRACT #3"**

**LEGAL DESCRIPTION**

**431.0 ACRES**

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

20, Chambers County, Texas, being out of and a part of the residue of 2214 acres conveyed to Albert N. Nelson, Jr., by Albert N. Nelson, et ux, by deed dated December 31, 1959, and recorded in Volume 218 at Page 248 of the Deed Records of Chambers County, Texas, and a

13.354 acre tract of land conveyed to Albert N. Nelson, Jr., et al, by Chambers County, Texas, by deed dated September 1, 1995, and recorded in Volume 276 at Page 338 of the Official Public Records of Chambers County, Texas. This 431.0 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

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

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

THENCE South 77°53'02" West with the South line of this tract of land, the South line of said residue of 2214 acres, and the North line of said 117.91 acres a distance of 3895.55 feet to a 1/2 inch iron rod found for the Southwest corner of this tract of land, a Southwest corner of said residue of 2214 acres, and the Southeast corner of a 32.35 acre tract of land called Tract 1 awarded to Coastal Industrial Water Authority by instrument dated February 23, 1973, and recorded in Volume 359 at Page 119 of the Deed Records of Chambers County, Texas. From this corner a 5/8 inch iron rod found for the Northwest corner of said 117.91 acres, and the Northeast corner of 110.79 acres called Parcel "A" conveyed to Coastal Industrial Water Authority by Lillian U. Keyser, et al, by deed dated January 30, 1970, and recorded in Volume



312 at Page 473 of the Deed Records of Chambers County, Texas, bears South 77°53'02" West a distance of 43.87 feet

THENCE North 12°08'29" West with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres, at a distance of 1.57 feet found a 5/8 inch iron rod, in all a total distance of 69.21 feet to a 1/2 inch iron rod found for an interior corner of this tract of land, an interior corner of said residue of 2214 acres, and a Northeast corner of said 32.35 acres.

THENCE South 77°51'31" West with a South line of this tract of land, a South line of said residue of 2214 acres, and a North line of said 32.35 acres a distance of 40.53 feet to a 1/2 inch iron rod found for a Southwest corner of this tract of land, a Southwest corner of said residue of 2214 acres, and an interior corner of said 32.35 acres.

THENCE in a Northerly direction with a West line of this tract of land, a West line of said residue of 2214 acres, an East line of said 32.35 acres, and a curve to the right, having a central angle of 33°56'10", a radius of 735.00 feet, an arc length of 435.34 feet, and a chord bearing and distance of North 04°45'25" East 429.00 feet to a 1/2 inch iron rod found for the point of tangency of this tract of land.

THENCE North 21°20'31" East with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres a distance of 4813.02 feet to a 1/2 inch iron rod found for an angle corner of this tract of land, an angle corner of said residue of 2214 acres, the Northeast corner of said 32.35 acres, and the Southeast corner of a 6.05 acre tract of land conveyed to Coastal Industrial Water Authority by Vera Honsinger, et al, by deed dated June 4, 1971, and recorded in Volume 328 at Page 697 of the Deed Records of Chambers County, Texas.

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

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

2011 BK VL  
62639 CR 1244

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

THENCE North 77°52'50" East with a North line of this tract of land, a North line of said residue of 2214 acres, the South right of way line of Old Hatcherville Road, and the South right



of way line of New Hatcherville Road a distance of 2676.93 feet to a 5/8 inch iron rod found bent for the Northeast corner of this tract of land, the Northeast corner of said residue of 2214 acres, and an angle corner of said Hatcherville Road.

THENCE South 13°31'09" East with an East line of this tract of land, an East line of said residue of 2214 acres, and the West right of way line of Hatcherville Road a distance of 1753.00 feet to a 1/2 inch iron rod found for a Southeast corner of this tract of land, a Southeast corner of said residue of 2214 acres, and the North or Northeast corner of a 1.262 acre tract of land called Tract 3 conveyed to Missouri Pacific Railroad Company by Albert N. Nelson, Jr., et al, by deed dated August 31, 1995, and recorded in Volume 279 at Page 567 of the Official Public Records of Chambers County, Texas. From this corner a 1/2 inch iron rod found bent in the West right of way line of Hatcherville Road bears South 13°31'09" East a distance of 826.43 feet.

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

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

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

**ATTACHMENT 12**

**Wages Calculations**



## Calculations of wages Information - Based on Most Recent Data Available

### 110% of County Average Weekly Wage for all Industries

Year	Period	Wages
2013	1st Qtr	1,095
2013	2nd Qtr	1,105
2012	3rd Qtr	989
2012	4th Qtr	1,092

Average                      1,070    Average Weekly Salary  
                                      X 1.1 (110%)                      110% of County Average Weekly Wage for all Jobs  
                                      **\$ 1,177.28**

### 110% of County Average Weekly Wage for Manufacturing jobs

Year	Period	Wages
2013	1st Qtr	1,494
2013	2nd Qtr	1,725
2012	3rd Qtr	1,381
2012	4th Qtr	1,597

Average                      1,549    Average Weekly Salary  
                                      110%  
                                      **\$ 1,704.18**

### 110% of County Average Weekly Wage for Manufacturing jobs in Region (Houston-Galveston Area Council)

26.59    per hour  
                  40 hr per week  
      \$ 1,063.60    Average weekly Salary  
                  110%  
      \$ 1,169.96  
                  52 Weeks  
      **\$ 60,837.92**    Annual Salary



## All INDUSTRIES JOBS IN Chambers COUNTY

### Quarterly Employment and Wages (QCEW)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2013	1st Qtr	Chambers County	Private	00	0	10	Total, All Industries	\$1,095
2013	2nd Qtr	Chambers County	Private	00	0	10	Total, All Industries	\$1,105
2012	3rd Qtr	Chambers County	Private	00	0	10	Total, All Industries	\$989
2012	4th Qtr	Chambers County	Private	00	0	10	Total, All Industries	\$1,092

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## Manufacturing JOBS IN Chambers COUNTY

### Quarterly Employment and Wages (QCEW)

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2013	1st Qtr	Chambers County	Private	31	2	31-33	Manufacturing	\$1,494
2013	2nd Qtr	Chambers County	Private	31	2	31-33	Manufacturing	\$1,725
2012	3rd Qtr	Chambers County	Private	31	2	31-33	Manufacturing	\$1,381
2012	4th Qtr	Chambers County	Private	31	2	31-33	Manufacturing	\$1,597

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**2012 Manufacturing Wages by Council of Government Region**  
**Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$23.56</b>	<b>\$48,996</b>
<a href="#"><u>1. Panhandle Regional Planning Commission</u></a>	\$20.12	\$41,850
<a href="#"><u>2. South Plains Association of Governments</u></a>	\$16.18	\$33,662
<a href="#"><u>3. NORTEX Regional Planning Commission</u></a>	\$17.83	\$37,076
<a href="#"><u>4. North Central Texas Council of Governments</u></a>	\$24.68	\$51,333
<a href="#"><u>5. Ark-Tex Council of Governments</u></a>	\$16.84	\$35,032
<a href="#"><u>6. East Texas Council of Governments</u></a>	\$19.61	\$40,797
<a href="#"><u>7. West Central Texas Council of Governments</u></a>	\$18.24	\$37,941
<a href="#"><u>8. Rio Grande Council of Governments</u></a>	\$16.17	\$33,631
<a href="#"><u>9. Permian Basin Regional Planning Commission</u></a>	\$21.93	\$45,624
<a href="#"><u>10. Concho Valley Council of Governments</u></a>	\$16.33	\$33,956
<a href="#"><u>11. Heart of Texas Council of Governments</u></a>	\$19.07	\$39,670
<a href="#"><u>12. Capital Area Council of Governments</u></a>	\$26.03	\$54,146
<a href="#"><u>13. Brazos Valley Council of Governments</u></a>	\$16.55	\$34,424
<a href="#"><u>14. Deep East Texas Council of Governments</u></a>	\$16.20	\$33,698
<a href="#"><u>15. South East Texas Regional Planning Commission</u></a>	\$29.38	\$61,118
<a href="#"><u>16. Houston-Galveston Area Council</u></a>	<b>\$26.59</b>	<b>\$55,317</b>
<a href="#"><u>17. Golden Crescent Regional Planning Commission</u></a>	\$21.03	\$43,742
<a href="#"><u>18. Alamo Area Council of Governments</u></a>	\$18.40	\$38,280
<a href="#"><u>19. South Texas Development Council</u></a>	\$13.54	\$28,170
<a href="#"><u>20. Coastal Bend Council of Governments</u></a>	\$22.97	\$47,786
<a href="#"><u>21. Lower Rio Grande Valley Development Council</u></a>	\$16.33	\$33,961
<a href="#"><u>22. Texoma Council of Governments</u></a>	\$22.57	\$46,949
<a href="#"><u>23. Central Texas Council of Governments</u></a>	\$17.16	\$35,689
<a href="#"><u>24. Middle Rio Grande Development Council</u></a>	\$18.93	\$39,380

Source: Texas Occupational Employment and Wages

Data published: July 2013

Data published annually, next update will be July 31, 2014

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 13**

**Schedule A, B, C and D**



Schedule A (Rev. May 2010): Investment

Form 50-296

Applicant Name Enterprise Products Operating, LP  
ISD Name Barbers Hill ISD

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
	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)	2013-2014	2013							
	2014-2015	2014	\$				\$		
	2014-2015	2014		76,000,000	76,000,000		76,000,000		
		2015		\$ 304,000,000	\$ 304,000,000		\$ 304,000,000		
		2016	\$		\$		\$		
Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	2017							
		2018							
		2019							
		2020							
		2021							
		2022							
		2023							
		2024							
		2025							
		2026							
Credit Settle-Up Period	Value Limitation Period	2027							
		2028							
		2029							
		2030							
		2031							
Post-Settle-Up Period	Continue to Maintain Viable Presence	2032							
		2033							
		2034							
		2035							
		2036							
Post-Settle-Up Period	Post-Settle-Up Period	2037							
		2038							
		2039							
		2040							
		2041							

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.

Column B: Include estimates of investment for "replacement" property that is part of original agreement but scheduled for probable replacement during limitation period.  
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).

Column D: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.  
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.  
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 11/15/13



**Schedule B (Rev. May 2010): Estimated Market And Taxable Value**  
**Enterprise Products Operating, LP**

Barbers Hill ISD

Form 50-296

Applicant Name ISD Name	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value	Estimated Taxable Value	
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"		Final taxable value for I&S - after all reductions	Final taxable value for M&O--after all reductions
Tax Credit Period (with 50% cap on credit)	pre-year 1	2014-2015	2014	-	-	-	-	-	-
	1	2015-2016	2015	-	-	49,400,000	-	49,400,000	49,400,000
	2	2016-2017	2016	-	-	304,000,000	15,200,000	288,800,000	288,800,000
	3	2017-2018	2017	-	-	297,920,000	14,598,080	283,321,920	30,000,000
	4	2018-2019	2018	-	-	291,961,600	14,306,118	277,655,482	30,000,000
	5	2019-2020	2019	-	-	286,122,368	14,019,996	272,102,372	30,000,000
	6	2020-2021	2020	-	-	280,399,921	13,739,596	266,660,325	30,000,000
	7	2021-2022	2021	-	-	274,791,922	13,464,804	261,327,118	30,000,000
	8	2022-2023	2022	-	-	269,296,084	13,195,508	256,100,576	30,000,000
	9	2023-2024	2023	-	-	263,910,162	12,931,598	250,978,564	30,000,000
	10	2024-2025	2024	-	-	258,631,959	12,672,966	245,958,993	30,000,000
	11	2025-2026	2025	-	-	253,459,320	12,419,507	241,039,813	241,039,813
	12	2026-2027	2026	-	-	248,390,133	12,171,117	236,219,017	236,219,017
	13	2027-2028	2027	-	-	243,422,331	11,927,694	231,494,636	231,494,636
	14	2028-2029	2028	-	-	238,553,884	11,689,140	226,864,744	226,864,744
	15	2029-2030	2029	-	-	233,782,806	11,455,358	222,327,449	222,327,449
Credit Settle-Up Period	Continue to Maintain Viable Presence								
Post- Settle-Up Period									
Post- Settle-Up Period									

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.

*Aut Jato*

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

11/15/13



Applicant Name  
ISD Name

Enterprise Products Operating, LP  
Barbers Hill ISD

Schedule C- Application: Employment Information

Form 50-296

	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Construction		New Jobs		Qualifying Jobs	
				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	2014-2015	2014	0		0	\$ -	0	\$ -
Tax Credit Period (with 50% cap on credit)	Complete tax years of qualifying time period	1	2015-2016	500 FTE	\$ 60,000	4	\$ 65,000	4	\$ 65,000
		2	2016-2017	500 FTE	\$ 60,000	4	\$ 65,000	4	\$ 65,000
		3	2017-2018			4	\$ 65,000	4	\$ 65,000
		4	2018-2019			4	\$ 65,000	4	\$ 65,000
		5	2019-2020			4	\$ 65,000	4	\$ 65,000
		6	2020-2021			4	\$ 65,000	4	\$ 65,000
		7	2021-2022			4	\$ 65,000	4	\$ 65,000
		8	2022-2023			4	\$ 65,000	4	\$ 65,000
		9	2023-2024			4	\$ 65,000	4	\$ 65,000
		10	2024-2025			4	\$ 65,000	4	\$ 65,000
Credit Settle-Up Period	Continue to Maintain Viable Presence	11	2025-2026			4	\$ 65,000	4	\$ 65,000
		12	2026-2027			4	\$ 65,000	4	\$ 65,000
		13	2027-2028			4	\$ 65,000	4	\$ 65,000
	Post- Settle-Up Period	14	2028-2029			4	\$ 65,000	4	\$ 65,000
	Post- Settle-Up Period	15	2029-2030			4	\$ 65,000	4	\$ 65,000

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.

*Curt J. [Signature]*

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE

11/15/13

Applicant  
Name

## ISD Name

## Form 50-296

Form 50-296

Sales Tax Information					Other Property Tax Abatements Sought															
Sales Taxable Expenditures					Franchise Tax	County	City	Hospital	Other											
					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										
Year	School Year (YYYY-YYYY)	Tax/ Calendar Year YYYY																		
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)	2014-2015	2014																		
											Complete tax years of qualifying time period	1	2015-2016	2015	\$ 76,000,000	\$ 228,000,000	\$ 33,000,000	100	N/A	100
												2	2016-2017	2016	\$ -	\$ -	\$ 33,000,000	100	N/A	100
												3	2017-2018	2017	\$ 148,000		\$ 33,000,000	100	N/A	100
												4	2018-2019	2018	\$ 148,000		\$ 33,000,000	100	N/A	100
												5	2019-2020	2019	\$ 148,000		\$ 33,000,000	100	N/A	100
												6	2020-2021	2020	\$ 148,000		\$ 33,000,000	100	N/A	100
												7	2021-2022	2021	\$ 148,000		\$ 33,000,000	100	N/A	100
												8	2022-2023	2022	\$ 148,000		\$ 33,000,000	100	N/A	100
												9	2023-2024	2023	\$ 148,000		\$ 33,000,000	100	N/A	100
												10	2024-2025	2024	\$ 148,000		\$ 33,000,000	100	N/A	100
												11	2025-2026	2025	\$ 148,000		\$ 33,000,000			
												12	2026-2027	2026	\$ 148,000		\$ 33,000,000			
												13	2027-2028	2027	\$ 148,000		\$ 33,000,000			
												14	2028-2029	2028	\$ 148,000		\$ 33,000,000			
15	2029-2030	2029	\$ 300,000		\$ 33,000,000															
Tax Credit Period (with 50% cap on credit)	Value Limitation Period	Continue to Maintain Viable Presence																		
Credit Settle- Up Period	Post- Settle-Up Period																			

\*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

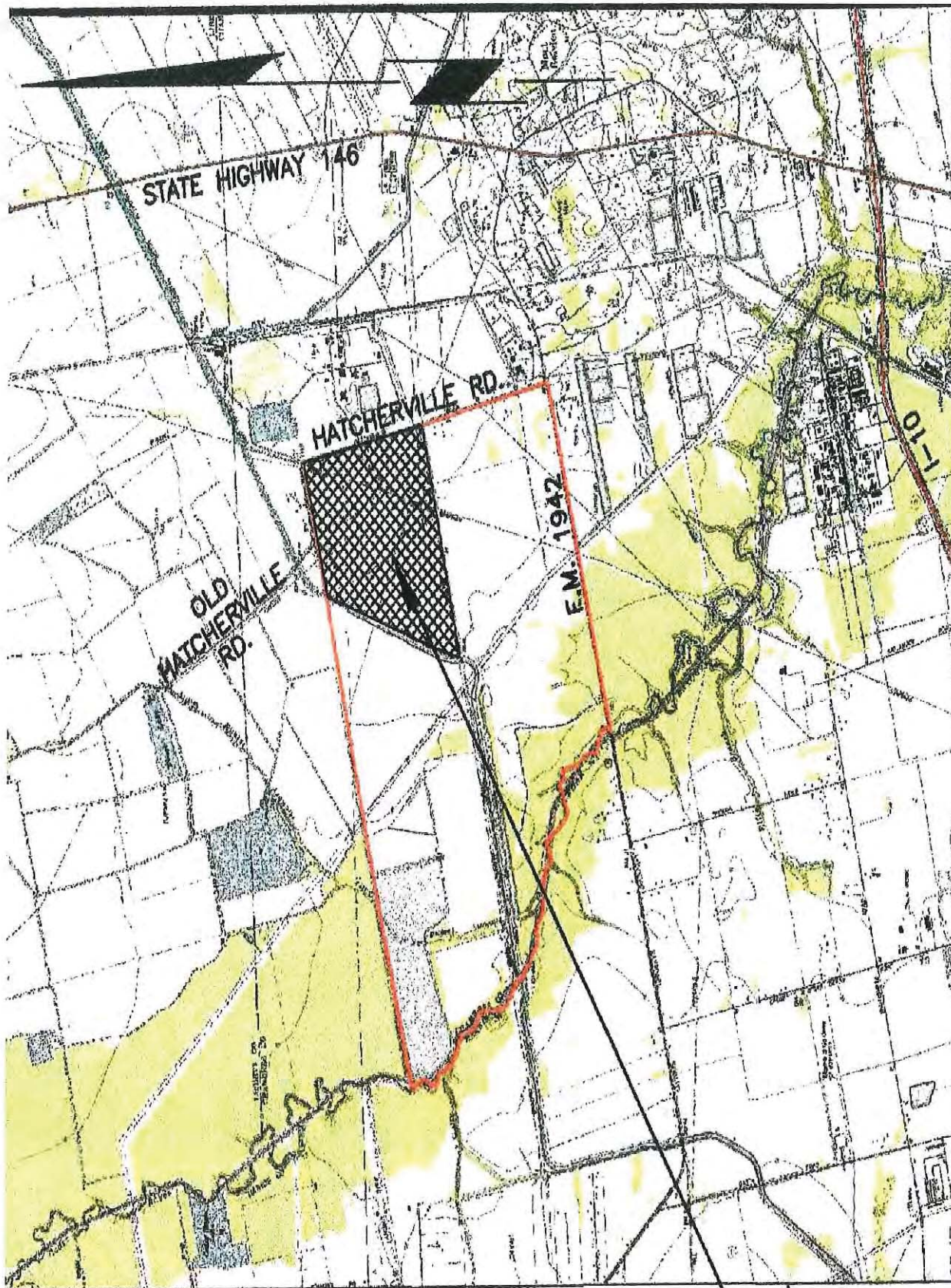
DATE \_\_\_\_\_



**ATTACHMENT 21**

**ORDER DESIGNATION/CREATING  
ENTERPRISE PRODUCTS OPERATING, LLC 2013  
REINVESTMENT ZONE**

Reinvestment Zone Map



Frac 9  
& DIB  
Site



**ORDER DESIGNATION/CREATING  
ENTERPRISE PRODUCTS OPERATING, LLC 2013  
REINVESTMENT ZONE**

On FEBRUARY 26, 2013, at a regular, public meeting of the Commissioner's Court of CHAMBERS COUNTY, TEXAS ("the Court"), the Court conducted a hearing on the application of ENTERPRISE PRODUCTS OPERATING, LLC for the creation of the ENTERPRISE PRODUCTS OPERATING, LLC 2013 Reinvestment Zone.

The Court finds and declares that:

1. The Court has adopted tax abatement guidelines and policies which are now in effect, thereby electing to become eligible to participate in tax abatement.
2. The request for designation of the ENTERPRISE PRODUCTS OPERATING, LLC 2013 REINVESTMENT ZONE was timely received.
3. All notices and legal requirements have been given and/or satisfied prior to the consideration by the Court of the creation of the reinvestment zone. Specifically, notice of today's hearing was published in the manner required by law and notice was timely given to the presiding officer of other taxing units of government as required by law.
4. The designation of the reinvestment zone will contribute to the retention or expansion of primary employment and will attract major investment in the zone that will be a benefit to the property to be included in the zone and will contribute to the economic development of the COUNTY and surrounding area.
5. The improvements sought to be made are feasible and practical and will be a benefit to the land to be included in the reinvestment zone.
6. The area requested to be designated as a reinvestment zone meets the criteria for designation as such in one of more ways as specifically provided by law.

## FIELD NOTES

### EXHIBIT "TRACT # 1"

#### LEGAL DESCRIPTION

#### 88.077 ACRES

All that certain tract or parcel of land containing 88.077 acres of land, more or less, being a part of and out of the residue of a called 2214 acre tract conveyed to Albert N. Nelson, Jr., et al by deed dated August 23, 1950 and recorded in Volume 126, Page 225, Deed Records of the Chambers County (C.C.D.R.), situated in the HANNAH NASH SURVEY, Abstract No. 20, Chambers County, Texas; said 88.077 acre tract being the same property conveyed to Gary R. Nelson by deed dated July 10, 2000 and recorded in Volume 00-464, Page 384, Official Public Records of the Chambers County, Texas (O.P.R.C.C.T.). Said 88.077 acre tract, more or less, is more particularly described by metes and bounds as follows:

All Bearings shown hereon are referenced to the North American Datum 83 - Texas South Central Zone.

COMMENCING (P.O.C.) at a 5/8 inch iron rod in concrete found for the original Southeast corner of said 2214 acre tract at an angle point in the old West right-of-way (RIW) line of Hatcherville Road, the Southeast corner of a called 2.0678 acre tract conveyed to Chambers County from Albert Nelson, Jr., et al (for public road purposes) by Deed dated August 31, 1995 and recorded in Volume 276, Page 344 O.P.R.C.C.T. and the Northeast corner of a 60 foot wide strip for ingress and egress as described in Volume 257, Page 206 C.C.D.R.;

THENCE South 77° 33' 14" West along the South property line of said 2214 acre tract and said existing West RIW line of Hatcherville Road (based on variable width) for the Southwest corner of said 2.0678 acre tract, the Southeast corner of aforesaid 88.077 acre tract, the Southeast corner and the POINT OF BEGINNING (P.O.B.) of the herein described tract of land;

THENCE South 77° 33' 14" West continuing along the South property line of said 2214 acre tract and the North R/W line of said 60 foot wide ingress and egress strip, a distance of 1,666.37 feet to a 5/8 inch iron rod in concrete found for the Northwest corner of said 60 foot wide ingress and egress strip and the Northeast corner of the residue of a called 117.91 acre tract conveyed to Patti K. Kroll by Deed dated July 3, 1990 and recorded in Volume 92-184, Page 85 O.P.R.C.C.T.;

THENCE South 77° 58' 52" West along the common line of the Nelson and Kroll Tracts, a distance of 759.10 feet to a capped 112 inch iron rod found for the Southeast corner of a called 6.854 acre tract (described as Tract 1 in deed) conveyed to Missouri Pacific Railroad Company (now known as Union Pacific Railroad Company) by deed dated August 31, 1995 and recorded in Volume 95-279, Page 567 of O.P.R.C.C.T. and the Southwest corner of the herein described tract of land;



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THENCE North  $12^{\circ} 25' 00''$  East along the Southeasterly property line of said 6.854 acre tract and the Northwesterly property line of said 88.077 acre tract, a distance of 869.85 feet to a  $\frac{5}{8}$  inch iron rod set for the point of curvature curve whose circle center bears South  $77^{\circ} 35' 00''$  East;

THENCE in a Northeasterly direction along the common line of said 6.854 acre tract and 88.077 acre tract, a distance of 865.00 feet along the arc of a curve to the right having a radius of 1860.08 feet, a central angle of  $26^{\circ} 38' 41''$  and a chord which bears North  $25^{\circ} 44' 20''$  East, 857.23 feet to a  $\frac{5}{8}$  inch iron rod set for the point of tangency;

THENCE North  $39^{\circ} 03' 41''$  East continuing along said common line, at 1,204.76 feet passing the Northeast corner of said 6.854 acre tract and the Southeast corner of a called 0.3214 acre tract (described as Tract 2 in deed) conveyed to Missouri Pacific Railroad Company of by the same deed dated August 31, 1995 and being mentioned above, at 1,344.77 feet passing the Northeast corner of said 0.3214 acre tract and the Southeast corner of a called 1.262 acre tract (described as Tract 3 in deed) conveyed to Missouri Pacific Railroad Company of by the same deed dated August 31, 1995 and being mentioned above, in all a total distance of 1,856.06 feet to a  $\frac{5}{8}$  inch iron rod set in the existing West R/W line of Hatcherville Road and the West property line of said 2.0678 acre tract for the Northeast corner of said 1.262 acre tract and the North corner of the herein described tract of land;

THENCE South  $13^{\circ} 30' 47''$  East along the existing West R/W line of Hatcherville Road and the West property line of said 2.0678 acre tract, a distance of 701.81 feet to a  $\frac{1}{2}$  inch iron rod found for an angle point of the herein describer tract of land;

THENCE South  $14^{\circ} 21' 12''$  East continuing along said common line, a distance of 1,923.30 feet to the **POINT OF BEGINNING** and containing 88.077 acres of land, more or less.

EXHIBIT "TRACT #2"

LEGAL DESCRIPTION

8.437 ACRES

North 39° 03' 41" East, at a distance of 1,204.05 feet passing the most northerly east corner of said 6.854 acre tract and the west corner of said 0.3214 acre tract, at a distance of 1,344.07 feet passing the north corner of said 0.3214 acre tract and the most northerly west corner of the said 1.262 acre tract, continuing a total distance of 1,932.58 feet to the west R.O.W. line of the aforesaid Hatcherville Road and the most easterly southeast corner of said easterly portion of said 1,654 acre tract, and the most northerly east corner of said 1.262 acre tract and the herein described tract, from which a found 1/2-inch iron rod with cap stamped "M. CHANDLER 5292", bears South 08° 12' East, 0.63 feet;

THENCE, South 13° 30' 47" East, along said west R.O.W. line and the easterly line of said 1.262 acre tract, a distance of 125.92 feet to the north corner of the aforesaid 88.077 acre tract, and the most southerly east corner of said 1.262 acre tract and the herein described tract, from which a found 5/8-inch iron rod with aluminum cap stamped "MPH 6045", bears South 10° 36' West, 0.34 feet;

THENCE, Southwesterly, along the common line of the northwesterly line of said 88.077 acre tract, and the southeasterly lines of the aforesaid 6.854 acres, 1.262 acres, 0.3214 acre tracts and the herein described tract, the following courses:

South 39° 03' 41" West, departing said west R.O.W. line, at a distance of 511.29 feet passing the most southerly west corner of said 1.262 acre tract and the east corner of said 0.3214 acre tract, at a distance of 651.30 feet passing the south corner of said 0.3214 acre tract and the most southerly east corner of said 6.854 acre tract, continuing a total distance of 1,856.06 feet to a 5/8-inch iron rod with aluminum cap stamped "MPH 6045" found marking the a point of curvature of a tangent curve to the left;

Southwesterly, a distance of 865.00 feet along said curve to the left, having central angle of 26° 38' 41", a radius of 1,860.08 feet, and a chord which bears South 25° 44' 20" West, 857.23 feet to a 5/8-inch iron rod with aluminum cap stamped "MPH 6045" found marking a point of tangency;

THENCE, South 12° 25' 00" West, continuing along said common line, a distance of 869.85 feet to the POINT OF BEGINNING and containing a calculated 8.437 acres (367,508 square feet) of land. This description is based on the Survey and plat made by MotTis P. Hebert, Inc., dated January 19, 2013, latest revision dated January 24, 2013. MPH Project Number I1078-02.

Prepared by: Allen Ko

Checked by: Patrick Trewitt, RPLS Morris P. Hebert, Inc.

10101 Southwest Freeway, Suite 620

Houston, Texas 70774 (713) 217-1470

January 24, 2013

MPH, INC Project No. I1078-02

I1078-02-8.437 acres-LEGAL DESCRIPTION.doc





METES AND BOUNDS DESCRIPTION OF  
8.437 ACRES (367,508 SQUARE FEET) HANNAH  
NASH SURVEY, ABSTRACT NUMBER 20  
CHAMBERS COUNTY, TEXAS

Being a tract or parcel of land containing 8.437 acres (367,508 square feet) of land situated in the Hannah Nash Survey, Abstract Number 20, Chambers County, Texas; being all of a called 6.854 acre tract, all of a called 1.262 acre tract, and all of a called 0.3214 acre tract described as "Tracts 1, 2 and 3" conveyed to Missouri Pacific Railroad Company (now known as Union Pacific Railroad Company) as described in deed recorded in Volume 95-279, Page 567 of the Official Public Record of Chambers County, Texas (O.P.R.C.C.T.). (Bearings herein are oriented to the Texas State Plane Coordinate System, South Central Zone, NAD 83 referenced in said deed recorded in Volume 95-279, Page 567 of the O.P.R.C.C.T.):

COMMENCING at a 1/2-inch iron rod found marking the intersection of the west right-of-way (R.O.W.) line of Hatcherville Road (width varies) with the north line of a called 60-foot wide ingress and egress strip of land described in deed recorded in Volume 257, Page 206 of the Deed Records of Chambers County (C.C.D.R.), Texas; and marking the southeast corner of a called 88.077 acre tract of land conveyed to Mont Belvieu Caverns, LLC as described in deed recorded in Volume 11-1244, Page 658 of the O.P.R.C.C.T.; and marking the southwest corner of a called 2.0678 acre tract of land conveyed to Chambers County, Texas for road widening purposes as described in deed recorded in Volume 95-276, Page 344 of the O.P.R.C.C.T., from which a 5/8-inch iron rod in concrete found marking the previous west R.O.W line of said Hatcherville Road and marking the southeast corner of said 2.0678 acre tract, bears North  $77^{\circ} 33' 14''$  East, 19.62 feet;

THENCE, South  $77^{\circ} 33' 14''$  West, departing said west R.O.W. line, along the north line of said 60-foot wide ingress and egress strip, and along the south line of said 88.077 acre tract, a distance of 1,666.37 feet to a 5/8-inch iron rod in concrete found marking the northwest corner of said 60-foot wide ingress and egress strip, and marking the northeast corner of a called 117.91 acre tract of land conveyed to Patti K. Kroll as described in deed recorded in Volume 92-184, Page 85 of the O.P.R.C.C.T.;

THENCE, South  $77^{\circ} 58' 52''$  West, along the north line of said 117.91 acre tract, and the south line of said 88.077 acre tract, a distance of 759.10 feet to a 5/8-inch iron rod with cap stamped "LANDTECH CONSULTANTS" found marking the northeast corner of a called 1.576 acre easement conveyed to Missouri Pacific Railroad Company as described in deed recorded in Volume 95-277, Page 184 of the O.P.R.C.C.T., and marking the southwest corner of said 88.077 acre tract, and the POINT OF BEGINNING and most easterly south corner of said 6.854 acre tract and the herein described tract;

THENCE, South  $77^{\circ} 58' 28''$  West, along the north line of said 1.576 acre easement and said 117.91 acre tract, and the south line of said 6.854 acre tract, a distance of 109.84 feet to a 5/8-inch iron rod with cap found marking the northwest corner of said 1.576 acre easement, and the most southerly southeast corner of the easterly portion of a called 1,641 acre tract conveyed to Mont Belvieu Caverns, LLC as described in deed recorded in Volume 11-1244, Pages 632 & 645 of the O.P.R.C.C.T., and marking the most westerly south corner of said 6.854 acre tract and the herein described tract;

THENCE, Northeasterly, along the common line of the southeasterly line of said 1,641 acre tract, and the northwesterly lines of the aforesaid 6.854 acres, 1.262 acres, 0.3214 acre tracts and the herein described tract, the following courses:

North  $17^{\circ} 25' 00''$  East, a distance of 915.30 feet to a 1/2-inch iron rod with cap stamped "M. CHANDLER 5292" found marking a point of curvature of a tangent curve to the right;

Northeasterly, a distance of 911.51 feet along said curve to the right, having a central angle of  $26.38^{\circ} 41''$ , a radius of 1,960.08 feet, and a chord which bears North  $25^{\circ} 44' 20''$  East, a distance of 903.32 feet to a bent 11/2-inch iron rod with cap stamped "M. CHANDLER 5292" found marking a point of tangency;



**EXHIBIT "TRACT # 3"**

**LEGAL DESCRIPTION**

**431.0 ACRES**

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

20, Chambers County, Texas, being out of and a part of the residue of 2214 acres conveyed to Albert N. Nelson, Jr., by Albert N. Nelson, et ux, by deed dated December 31, 1959, and recorded in Volume 218 at Page 248 of the Deed Records of Chambers County, Texas, and a

13.354 acre tract of land conveyed to Albert N. Nelson, Jr., et al, by Chambers County, Texas, by deed dated September 1, 1995, and recorded in Volume 276 at Page 338 of the Official Public Records of Chambers County, Texas. This 431.0 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

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

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

THENCE South 77°53'02" West with the South line of this tract of land, the South line of said residue of 2214 acres, and the North line of said 117.91 acres a distance of 3895.55 feet to a 1/2 inch iron rod found for the Southwest comer of this tract of land, a Southwest comer of said residue of 2214 acres, and the Southeast comer of a 32.35 acre tract of land called Tract 1 awarded to Coastal Industrial Water Authority by instrument dated February 23, 1973, and recorded in Volume 359 at Page 119 of the Deed Records of Chambers County, Texas. From this comer a 5/8 inch iron rod found for the Northwest comer of said 117.91 acres, and the Northeast comer of 110.79 acres called Parcel "A" conveyed to Coastal Industrial Water Authority by Lillian U. Keyser, et al, by deed dated January 30, 1970, and recorded in Volume



## **GUIDELINES AND CRITERIA FOR TAX ABATEMENT IN CHAMBERS COUNTY**

### **SECTION 1 INTRODUCTION**

In recognition of the fact that:

- a.) The creation and retention of job opportunities that bring new wealth is the highest civic priority;
- b.) New jobs and investments will benefit the area economy, provide needed opportunities, strengthen the real estate market and generate tax revenue to support local services;
- c.) The communities within Chambers County must compete with other localities across the nation currently offering tax inducements to attract new plant and modernization projects;
- d.) Any tax incentives offered in Chambers County would reduce needed tax revenue unless strictly limited in application to those new and existing industries that bring new wealth to the community;
- e.) Any tax incentives should not adversely affect the competitive position of existing companies operating in Chambers County;
- f.) The abatement of property taxes, when offered to attract primary jobs in industries which bring in money from outside a community instead of merely re-circulating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area's economy;
- g.) Effective September 1<sup>st</sup>, 1987, Texas law requires any eligible taxing jurisdiction to establish guidelines and criteria for tax abatement agreements prior to granting tax abatement, said guidelines and criteria to be unchanged for a two-year period unless amended by a three-quarters vote; and Chambers County has developed the following guidelines and criteria for tax abatement.

### **SECTION 2 DEFINITIONS**

- a.) **"Abatement"** means the full or partial exemption from ad valorem taxes of the increase in value of certain real property in a reinvestment zone designated for economic development purposes.
- b.) **"Eligible Jurisdiction"** means Chambers County and any municipality, school district or college district that levies ad valorem taxes upon property located within the proposed or existing reinvestment zone.
- c.) **"Agreement"** means a contractual agreement between a property owner and an eligible jurisdiction for the purpose of tax abatement.
- d.) **"Base Year Value"** means the assessed value of eligible property on the January 1<sup>st</sup> preceding the execution of the agreement.
- e.) **"Economic Life"** means the number of years a property improvement is expected to be in service in a facility.



- f.) **"Deferred Maintenance"** means improvements necessary for continued operations, which do not improve productivity or alter the process technology.
- g.) **"Expansion"** means the addition of buildings, structures, or 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 fixed 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 or chemical change.
- j.) **"Modernization"** means the replacement and upgrading of existing facilities, which increases the productive 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, of fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing or repairing.
- 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 and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production of products or services and which result in the creation of new permanent jobs and bring in new wealth.
- m.) **"Wholesale Distribution Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility operator.
- n.) **"Entertainment and Recreation Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment through the admission of the general public.
- o.) **"Service Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to service goods.
- p.) **"Research Facility"** means building structures, including fixed 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 of such goods or materials.

### **SECTION 3**

#### **ABATEMENT AUTHORIZED**

- a.) **Authorized Facility.** A facility may be eligible for abatement if it is a: Manufacturing Facility, Research Facility, Wholesale Distribution Facility, Service Facility, Entertainment and Recreation Facility, or other Basic Industry.
- b.) **Creation of New Value.** Abatement may be only be granted for the additional value over the base year value resulting from eligible property improvements made subsequent to and listed in tax abatement agreement between the eligible jurisdiction and the property owner subject to such limitations as the eligible jurisdiction may require.



- c.) **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion.
- d.) **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus that office space and related fixed improvements necessary to the operation and administration of the facility.
- e.) **Ineligible Property.** The following types of property shall be fully taxable and ineligible for tax abatement: land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; watercraft; aircraft; housing; deferred maintenance investments; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; property which has an economic life of less than 15 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas.
- f.) **Owned/Leased Facilities.** In order for a facility to qualify for tax abatement, the land and eligible property must be owned and operated by the same individual or company or be leased to a facility operator whose lease term is at least 10 years.
- g.) **Value and Term of Abatement.** Tax Abatement for eligible property shall be granted effective with the January 1<sup>st</sup> valuation date immediately following the date of execution of the agreement and shall not exceed five (5) years, including construction time. The percentage of the new value created pursuant to the agreement on which taxes will be abated in each of the years for which abatement is granted shall be as follows:

1 <sup>st</sup> year	100%
2 <sup>nd</sup> year	100%
3 <sup>rd</sup> year	75%
4 <sup>th</sup> year	60%
5 <sup>th</sup> year	50%

If a modernization project includes facility replacements, the value to which abatement applies shall be the value of the new unit(s) less the value of the old unit(s).

Provided, however, that the value on which abatement is granted in any year shall not exceed the estimated increase in market value (required to be included in the tax abatement agreement in accordance with Section 6 (a), (1) resulting from construction of or improvements to eligible facilities.)

- h.) **Economic Qualification.** In order to be eligible for designation as a reinvestment zone and receive tax abatement, the proposed improvement;
  - (1) Must be reasonably expected to increase the value of property in the amount of \$500,000 or more after the period of abatement has expired;
  - (2) Must be reasonably expected to prevent the loss of employment and to create employment at the facility for at least five people on a permanent basis and the owner must agree to exercise its best efforts to insure that 50% of new employees, or a minimum of two (2) employees, are residents of Chambers County, Harris County, Jefferson County, Galveston County, Hardin County and/or Liberty County; 10% of new employees, or a minimum of two (2) employees, are residents of Chambers County; and 5% of new employees, or a minimum of one (1) employee are resident(s) of the city in which the facility is located;



- (3) Must not be expected to solely or primarily have the effect of transferring employment from one part of Chambers County to another; and
- (4) If a new facility, must be necessary because capacity cannot be provided efficiently utilizing existing improved property when reasonable allowance is made for necessary improvements.

Further, the owner of the proposed improvement must make every reasonable effort to use local resources in employees, goods and services at the facility.

- i.) **Taxability.** For tax years beginning on or after the execution of the tax abatement agreement to the end of the agreement period taxes shall be payable as follows;
  - (1) the value of ineligible property as provided in Section 3(e) shall be fully taxable;
  - (2) the base year value of existing eligible property shall be fully taxable; and
  - (3) the value of eligible property shall be taxable in the manner described in Section 3(g).

#### **SECTION 4 APPLICATION**

- a.) **Filing of Application.** Any present or potential owner of taxable property in Chambers County may request the creation of a reinvestment zone and tax abatement by filing a written request with the County Judge of Chambers County if the property is located outside of the taxing jurisdiction of a municipality.
- b.) **Content of Application.** The application shall consist of a completed application form accompanied by: a general description of the new improvements to be undertaken; a general descriptive list of the improvements for which an abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a map and location of all proposed improvements of the property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the municipality or County deems appropriate for evaluating the financial capacity and other factors of the applicant. Sworn statement that no construction has been undertaken on the project.
- c.) **Notice to Eligible Jurisdiction.** Upon receipt of an approved application, Chambers County, shall notify in writing the presiding officer of the governing body of each eligible jurisdiction.
- d.) **Abatement Inapplicable to Prior Projects.** Chambers County shall not establish a reinvestment zone or enter into an abatement agreement if it finds that the request for the abatement was approved by Commissioner's Court after the construction, alteration, or installation of improvements began as related to a proposed modernization, expansion or new facility.
- e.) **Variance.** Requests for variance from the provisions of Subsections (a), (e) and (g) of Section 3 must be made in written form. Such request shall include a complete description of the circumstances explaining why the applicant should be granted a variance.



## **SECTION 5 PUBLIC HEARING AND APPROVAL**

- a.) **Public Hearing for Designation of Zone.** A resolution designating a reinvestment zone may not be adopted until the governing body has held a public hearing at which interested persons are entitled to speak and present evidence for or against the designation. Notice of the hearing shall be published at least seven (7) days prior to the hearing in a newspaper paper having general circulation in the eligible jurisdiction. The presiding officers of other eligible jurisdictions shall be notified in writing at least (7) days prior to the hearing.
- b.) **Findings Required for Agreement.** In order to enter into a tax abatement agreement, the eligible jurisdiction must find that the terms of the proposed agreement and the subject property meet these guidelines and criteria and that:
  - (1) there will be no substantial adverse effect on the provision of the jurisdiction's service or tax base; and
  - (2) the planned use of the property will not constitute a hazard to public safety, health or morals.

## **SECTION 6 AGREEMENT**

- a.) **Contents of Agreement.** After approval, the eligible jurisdiction shall formally approve and execute an agreement with the owner of the facility which agreement shall include:
  - (1) estimated value to be abated and the base year value;
  - (2) percent of value to be abated each year as provided in Section 3(g);
  - (3) the commencement date and the termination date of abatement;
  - (4) the proposed use of the facility; nature of construction, time schedule, map, property description and improvement list as provided in Section 4(b);
  - (5) contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment as provided in Sections 3(a), 3(f), 3(g), 7, 8, and 9, or other provisions that may be required for uniformity or by state law; and
  - (6) amount of investment and average number of jobs involved.

Such agreement shall normally be executed within 60 days after the applicant has forwarded all necessary information and documentation to the County. Upon execution of this agreement, it becomes the responsibility of the applicant to file with the County the necessary reports annually certifying employment and investment level as stated in the executed contract.

## **SECTION 7 RECAPTURE**

The tax abatement agreement shall contain provisions for recapture of taxes abated in the event that 1) the improvements for which abatement was granted are not completed in accordance with agreement, 2) the owner allows ad valorem taxes owed the eligible jurisdictions granting abatement to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes, 3) the owner

discontinues operating or using the property as required by the agreement, or 4) the owner breaches any of the terms or conditions of the agreement.

## **SECTION 8 ADMINISTRATION**

- a.) **Appraisal and Assessment.** The Chief Appraiser of the County shall annually determine an appraisal of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving abatement shall furnish the assessor with such information as may be necessary for the abatement. Once value has been established, the Chief Appraiser shall notify the affected jurisdictions, which levy taxes of the amount of the assessment.
- b.) **Access to Property.** The agreement shall stipulate that employees and/or designated representatives of the contracting eligible jurisdiction shall have access to the subject property during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only upon twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility.
- c.) **Annual Evaluations.** Upon completion of construction, the jurisdiction creating the reinvestment zone shall annually evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations of the agreement to the eligible jurisdictions.

## **SECTION 9 ASSIGNMENT**

A tax abatement agreement may not be assigned unless written consent is first granted by the eligible jurisdiction that has entered into the agreement, which consent shall be at the sole discretion of such eligible jurisdiction. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment of a tax abatement agreement shall be to an entity that contemplates the same improvements to, and operation of the property as the assignor, except to the extent such improvements have been completed. No assignment shall be approved by an eligible jurisdiction if the assignor or the assignee is indebted to the eligible jurisdiction for ad valorem taxes or other obligations.

## **SECTION 10 SUNSET PROVISIONS**

- a.) These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years, at which time all reinvestment zones and tax abatement contracts created pursuant to its provisions will be reviewed by the County to determine whether the goals have been achieved. Based on that review, the guidelines and criteria will be modified, renewed or eliminated.
- b.) This policy applies only to the tax abatement under the provisions of the Property Redevelopment and Tax Abatement Act, Tex. Tax Code Ann. Chapter 312.



312 at Page 473 of the Deed Records of Chambers County, Texas, bears South 77°53'02" West a distance of 43.87 feet

THENCE North 12°08'29" West with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres, at a distance of 1.57 feet found a 5/8 inch iron rod, in all a total distance of 69.21 feet to a 1/2 inch iron rod found for an interior corner of this tract of land, an interior corner of said residue of 2214 acres, and a Northeast corner of said 32.35 acres.

THENCE South 77°51'31" West with a South line of this tract of land, a South line of said residue of 2214 acres, and a North line of said 32.35 acres a distance of 40.53 feet to a 1/2 inch iron rod found for a Southwest corner of this tract of land, a Southwest corner of said residue of 2214 acres, and an interior corner of said 32.35 acres.

THENCE in a Northerly direction with a West line of this tract of land, a West line of said residue of 2214 acres, an East line of said 32.35 acres, and a curve to the right, having a central angle of 33°56'10", a radius of 735.00 feet, an arc length of 435.34 feet, and a chord bearing and distance of North 04°45'25" East 429.00 feet to a 1/2 inch iron rod found for the point of tangency of this tract of land.

THENCE North 21°20'31" East with a West line of this tract of land, a West line of said residue of 2214 acres, and an East line of said 32.35 acres a distance of 4813.02 feet to a 1/2 inch iron rod found for an angle corner of this tract of land, an angle corner of said residue of 2214 acres, the Northeast corner of said 32.35 acres, and the Southeast corner of a 6.05 acre tract of land conveyed to Coastal Industrial Water Authority by Vera Honsinger, et al, by deed dated June 4, 1971, and recorded in Volume 328 at Page 697 of the Deed Records of Chambers County, Texas.

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

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

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

THENCE North 77°52'50" East with a North line of this tract of land, a North line of said residue of 2214 acres, the South right of way line of Old Hatcherville Road, and the South right

of way line of New Hatcherville Road a distance of 2676.93 feet to a 5/8 inch iron rod found bent for the Northeast corner of this tract of land, the Northeast corner of said residue of 2214 acres, and an angle corner of said Hatcherville Road.

THENCE South 13°31'09" East with an East line of this tract of land, an East line of said residue of 2214 acres, and the West right of way line of Hatcherville Road a distance of 1753.00 feet to a 1/2 inch iron rod found for a Southeast corner of this tract of land, a Southeast corner of said residue of 2214 acres, and the North or Northeast corner of a 1.262 acre tract of land called Tract 3 conveyed to Missouri Pacific Railroad Company by Albert N. Nelson, Jr., et al, by deed dated August 31, 1995, and recorded in Volume 279 at Page 567 of the Official Public Records of Chambers County, Texas. From this corner a 1/2 inch iron rod found bent in the West right of way line of Hatcherville Road bears South 13°31'09" East a distance of 826.43 feet.

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

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

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