Oscar G. Treviño
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CELEBRATING 35 YEARS | WALSH GALLEGOS
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(512) 454-6864, Ext. 142

December 28, 2018

Via Courier Depot hand delivery:
Ms. Deisy Perez
Research Analyst
Data Analysis and Transparency Division
Texas Comptroller of Public Accounts
111 E. 17th Street
Austin, Texas 78774

Re: Nederland Independent School District ("District") / Tax Limitation Agreement: Orbit Gulf Coast NGL Exports LLC ("Applicant") (Application #1247)

Dear Ms. Perez:

On December 21, 2018, the Nederland ISD Board of Trustees voted to designate the Orbit Gulf Coast NGL Exports, LLC Reinvestment Zone and approve the Findings and Agreement related to Application #1247. Enclosed with this letter you will find the following documents:

(1) NISD Criteria and Guidelines for Adopting a Reinvestment Zone (adopted 12/21/2018);
(2) Resolution Adopting Orbit Gulf Coast NGL Exports, LLC Reinvestment Zone (passed 12/21/2018);
(3) Findings by the Board Regarding Application #1247 (adopted 12/21/2018); and
(4) Executed Agreement for Limitation on Appraised Value for Application #1247 (approved/executed by NISD Board of Trustees 12/21/2018; executed by Applicant 12/26/2018).[1]

Please let me know if you have any questions or require additional information.

Sincerely,

Oscar G. Treviño

OGT/mpb
Enclosures

[1] The original copy of the application was printed two-sided. We have included a scanned copy that is one-sided.

cc: *via electronic transmission:*
Robin Perez, Superintendent
Nederland Independent School District

via electronic transmission:
Megan McKavanagh
Authorized Representative for Applicant

ON THE APPLICATION

FOR APPRAISED VALUE LIMITATION ON QUALIFIED PROPERTY

FINDINGS UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT

TEXAS TAX CODE, CHAPTER 313 *et seq.*

ORBIT GULF COAST NGL EXPORTS, LLC

Comptroller Application # 1247

BOARD OF TRUSTEES

NEDERLAND INDEPENDENT SCHOOL DISTRICT

SPECIAL MEETING

DECEMBER 21, 2018

County of Jefferson §
State of Texas §

FINDINGS UNDER THE TEXAS ECONOMIC DEVELOPMENT ACT

PREAMBLE

WHEREAS, at a duly called Special Meeting on December, 2018, the Board of Trustees of the Nederland Independent School District ("Board") considered the Application for a Limitation on Appraised Value on Qualified Property from Orbit Gulf Coast NGL Exports, LLC ("Application" and "Applicant, respectively) pursuant to Texas Economic Development Act, Chapter 313 of the Texas Tax Code and 34 Texas Administrative Code Part 1, Chapter 9, Subchapter F;

WHEREAS, the Board acknowledges the following facts:

1. On March 28, 2018 the Nederland Independent School District ("District") received an application for appraised value limitation on qualified property ("Application") on the form prescribed by the Comptroller from Applicant pursuant to Chapter 313 of the Texas Tax Code - **Exhibit A**;

2. The Board acknowledged receipt of the Application and application fee and acted to consider the Application pursuant to Texas Tax Code Section 313.025(a)(1);

3. The District submitted the Application to the Texas Comptroller of Public Accounts ("Comptroller") for review pursuant to Texas Tax Code Section 313.025(b);

4. In response to Comptroller requests, the Applicant and District submitted three Application amendments to the Comptroller on May 23, 2018, June 7, 2018 and July 30, 2018 pursuant to Texas Tax Code Sections 313.025 and 313.026 – **Exhibit B**;

5. On June 15, 2018, the Comptroller issued a "completeness" letter acknowledging that the Applicant had submitted a complete application for a limitation on appraised value under the provisions of Tax Code Chapter 313 – **Exhibit C**;

6. On August 16, the District received an independent financial impact report from its financial advisor showing the estimated economic impact of the proposed tax value limitation – **Exhibit D**;

7. On August 28, 2018, the Comptroller issued a Certification for Limitation on Appraised Value letter including an economic impact evaluation pursuant to Texas Tax Code Section 313.025(b) – **Exhibit E**;

8. The District and Applicant negotiated the specific language of the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes (“Agreement”), including appropriate revenue protections pursuant to Chapter 313 of the Texas Tax Code;

9. The Agreement was reviewed and revised by the parties as requested by the Comptroller and subsequently approved via correspondence from the Comptroller dated December 13, 2018 – **Exhibit F**;

10. The Applicant is a corporation in good standing with the State of Texas as noted in its Franchise Tax Account Status – **Exhibit G**.

FINDINGS

WHERAS, after hearing from interested parties and considering the criteria listed in Section 313.025, Texas Tax Code, and 34, Texas Administrative Code §9.1054, the Board makes the following findings:

1. The Comptroller recommends approval of the Application;

2. There is a strong and positive relationship between the Applicant’s industry and the types of qualifying jobs to be created by the Applicant and the long-term economic growth plans of the State;

3. Applicant has represented in the Application that it could locate or relocate the Project to another state or another region of this state;

4. The Project will result in revenue gains by the District and that the economic effects on the local and regional tax base are that the tax base will increase as a result of the Project and additional employment;

5. There exists a small but undetermined possibility that the Project could have an impact on enrollment from families that might temporarily relocate during the construction phase, but that any impact during the operation phase can be absorbed by current facilities;

6. The projected market value of the qualified property of the Applicant as determined by the Comptroller is Thirty Million Dollars ($30,000,000);

7. The proposed limitation on appraised value for the qualified property of the Applicant is Thirty Million Dollars ($30,000,000);

8. The projected dollar amount of District maintenance and operation taxes that would be

imposed on the qualified property, for each year of the Agreement, if the property does not receive a limitation on appraised value is Thirty Three Million, Three Hundred Thousand and Eight Hundred Dollars ($33,300,800) as shown on **Exhibit E**, Attachment A, Table 3;

9. The projected dollar amount of the taxes that would be imposed on the qualified property, for each tax year of the Agreement, if the property receives a limitation on appraised value is Eleven Million, Six Hundred Eighty Nine Thousand and Six Hundred Dollars ($11,689,600) as shown on **Exhibit E**, Attachment A, Table 4;

10. The total amount of taxes projected to be lost or gained by the District over the life of the Agreement computed by subtracting the projected taxes if the property receives a tax limitation from the projected taxes if the property does not receive a tax limitation is Twenty One Million, Six Hundred and Eleven Thousand, Two Hundred Dollars ($21,611,200), as shown on **Exhibit E**, Attachment A, Table 4;

11. The Applicant is eligible for the limitation on the appraised value of the Applicant's qualified property;

12. Applicant's qualified property is eligible for a limitation on appraised value under Texas Tax Code § 313.024 as a manufacturing project;

13. The Project proposed by the Applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the Agreement before the 25th anniversary of the beginning of the limitation period;

14. The limitation of appraised value is a determining factor in the Applicant's decision to invest capital and construct the Project in this state;

15. Applicant will create 15 new qualifying jobs, and Applicant has confirmed that such jobs will meet all of the requirements of Texas Tax Code § 313.021(3);

16. That the Project will be located within an area designated as a reinvestment zone by the Nederland ISD Board of Trustees on December 21, 2018 pursuant to Texas Tax Code Chapter 312;

17. The information in the Application submitted by Applicant is true and correct;

18. The proposed Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations Taxes ("Agreement"), meets all of the requirements set out in Texas Tax Code § 313.027, including adequate and appropriate revenue protection provisions for the District;

19. The proposed Agreement is in the form of the template Texas Economic Development Act Agreement adopted by the Comptroller as of January 24, 2016, and the Comptroller has verified that the agreement complies with the provisions of Chapter 313 of the Texas Tax Code and 34 Texas Administrative Code Chapter 9, Subchapter F;

20. Considering the purpose and effect of the law and the terms of the Agreement, granting the Application and entering the Agreement are in the best interest of the District and the State;

21. The Applicant, Orbit Gulf Coast NGL Exports, LLC (Tex. Taxpayer ID # 32066600951) is an entity subject to Chapter 171, Texas Tax Code and is certified to be in good standing with the Texas Comptroller of Public Accounts. A copy of the Comptroller's Franchise Tax Account Status is attached as Exhibit G;

22. There are no conflicts of interest on the Board of Trustees at the time of its consideration of the Agreement; and

23. The posting of notice and conduct of the meeting at which these Findings under the Texas Economic Development Act complies with the Texas Open Meeting Act, Section 552.001 *et seq*.

IT IS THEREFORE DETERMINED THAT:

1. The Findings and the recitals in the Preamble are adopted and approved by the Board of Trustees;

2. The Application of Orbit Gulf Coast NGL Exports, LLC No. 1247 for a limitation on the appraised value for school district maintenance and operations ad valorem tax purposes of qualified property is approved;

3. The Board President is authorized and designated to sign the Agreement on behalf of the District and take any other action necessary to implement the Board's decision; and

4. These Findings and Exhibits shall be attached to the Official Minutes of this meeting, and maintained in the permanent records of the Board of Trustees of the District.

Dated the 21st day of December 21, 2018.

Suzanne Isom

By: Suzanne Isom, Board President
Nederland Independent School District

Nicholas L Phillips

By: Nicholas L. Phillips, Board Secretary
Nederland Independent School District

EXHIBIT A

Application for Appraised Value Limitation on Qualified Property

TAB 1

Application

Application for Appraised Value Limitation on Qualified Property

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

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

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

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

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

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

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

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

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

SECTION 1: School DIstrict Information

1. Authorized School District Representative

Date Application Received by District:

Dr. Robin	Perez
First Name	Last Name

Superintendent
Title

Nederland Independent School District
School District Name

220 17th Street
Street Address

Same
Mailing Address

Nederland	TX	77627
City	State	ZIP

409-724-2391	409-724-4280
Phone Number	Fax Number
	rperez@nederlandisd.org
Mobile Number (optional)	Email Address

2. Does the district authorize the consultant to provide and obtain information related to this application? . . . . ☑ Yes ☐ No

SECTION 1: School DIstrict Information *(continued)*

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

First Name: Ann
Last Name: Mewhinney
Title: Attorney
Firm Name: Walsh Gallegos Trevino Russo & Kyle P.C.
Phone Number: (512) 454-6864
Fax Number: (512) 467-9318
Mobile Number *(optional)*:
Email Address: amewhinney@wabsa.com

4. On what date did the district determine this application complete? . . . . ________

5. Has the district determined that the electronic copy and hard copy are identical? . . . . ☐ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Megan
Last Name: McKavanagh
Title: Property Tax Manager
Organization: Orbit Gulf Coast NGL Exports, LLC
Street Address: 800 E. Sonterra Blvd, Suite 400
Mailing Address: Same
City: San Antonio
State: TX
ZIP: 78258
Phone Number: 210-572-0457
Fax Number:
Mobile Number *(optional)*:
Business Email Address: megan.mckavanagh@energytransfer.com

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

2a. If yes, please fill out contact information for that person.

First Name: Same as above
Last Name:
Title:
Organization:
Street Address:
Mailing Address:
City:
State:
ZIP:
Phone Number:
Fax Number:
Mobile Number *(optional)*:
Business Email Address:

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

SECTION 2: Applicant Information (continued)

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

First Name: Mike
Last Name: Fry

Title: Director Energy Services

Firm Name: KE Andrews

Phone Number: 469-298-1594
Fax Number: 469-298-1595

Business Email Address: mfry@keatax.com

SECTION 3: Fees and Payments

1. Has an application fee been paid to the school district? ☑ Yes ☐ No

   The total fee shall be paid at time of the application is submitted to the school district. Any fees not accompanying the original application shall be considered supplemental payments.

   1a. If yes, attach in **Tab 2** proof of application fee paid to the school district.

For the purpose of questions 2 and 3, "payments to the school district" include any and all payments or transfers of things of value made to the school district or to any person or persons in any form if such payment or transfer of thing of value being provided is in recognition of, anticipation of, or consideration for the agreement for limitation on appraised value.

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☑ No ☐ N/A
3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)? ☐ Yes ☑ No ☐ N/A

SECTION 4: Business Applicant Information

1. What is the legal name of the applicant under which this application is made? Orbit Gulf Coast NGL Exports, LLC
2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 *(11 digits)*: 32066600951
3. List the NAICS code: 325110
4. Is the applicant a party to any other pending or active Chapter 313 agreements? ☐ Yes ☑ No

   4a. If yes, please list application number, name of school district and year of agreement

SECTION 5: Applicant Business Structure

1. Identify Business Organization of Applicant *(corporation, limited liability corporation, etc)*: Limited Liability Company
2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)? ☑ Yes ☐ No

   2a. If yes, attach in **Tab 3** a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.
3. Is the applicant current on all tax payments due to the State of Texas? ☑ Yes ☐ No
4. Are all applicant members of the combined group current on all tax payments due to the State of Texas? ☑ Yes ☐ No ☐ N/A
5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. *(If necessary, attach explanation in **Tab 3**)*

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
   - ☑ Land has no existing improvements
   - ☐ Land has existing improvements *(complete Section 13)*
   - ☐ Expansion of existing operation on the land *(complete Section 13)*
   - ☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

SECTION 9: Projected Timeline

1. Application approval by school board . . . . . April 2018
2. Commencement of construction . . . . . January 2019
3. Beginning of qualifying time period . . . . . January 2019
4. First year of limitation . . . . . January 2021
5. Begin hiring new employees . . . . . July 2020
6. Commencement of commercial operations . . . . . December 2020
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date *(date your application is finally determined to be complete)*? . . . . . ☑ Yes ☐ No

   Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? . . . . . December 2020

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Jefferson County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Jefferson County Appraisal Distrcit
3. Will this CAD be acting on behalf of another CAD to appraise this property? . . . . . ☐ Yes ☑ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

   County: Jefferson County - 100% 0.365 *(Name, tax rate and percent of project)*

   City: Nederland - 100% 0.59185 *(Name, tax rate and percent of project)*

   Hospital District: ______ *(Name, tax rate and percent of project)*

   Water District: ______ *(Name, tax rate and percent of project)*

   Other *(describe)*: Sabine Neches Nav. - 100% 0.09164 *(Name, tax rate and percent of project)*

   Other *(describe)*: ______ *(Name, tax rate and percent of project)*
5. Is the project located entirely within the ISD listed in Section 1? . . . . . ☑ Yes ☐ No

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

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

SECTION 11: Investment

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00

   Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? . . . . . ☑ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
   a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
   b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
   c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? . . . . . ☑ Yes ☐ No

SECTION 12: Qualified Property

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
   1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 8**);
   1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (**Tab 8**); and
   1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (**Tab 11**).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)? . . . . ☐ Yes ☑ No
   2a. If yes, attach complete documentation including:
      a. legal description of the land (**Tab 9**);
      b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (**Tab 9**);
      c. owner (**Tab 9**);
      d. the current taxable value of the land. Attach estimate if land is part of larger parcel (**Tab 9**); and
      e. a detailed map showing the location of the land with vicinity map (**Tab 11**).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? . . . . ☐ Yes ☑ No
   3a. If yes, attach the applicable supporting documentation:
      a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (**Tab 16**);
      b. legal description of reinvestment zone (**Tab 16**);
      c. order, resolution or ordinance establishing the reinvestment zone (**Tab 16**);
      d. guidelines and criteria for creating the zone (**Tab 16**); and
      e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (**Tab 11**)
   3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? . . . . June 2018

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

1. In **Tab 10**, attach a specific and detailed description of all **existing property**. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.

2. In **Tab 10**, attach a specific and detailed description of all **proposed new property that will not become new improvements** as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).

3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in **Tab 10**:
   a. maps and/or detailed site plan;
   b. surveys;
   c. appraisal district values and parcel numbers;
   d. inventory lists;
   e. existing and proposed property lists;
   f. model and serial numbers of existing property; or
   g. other information of sufficient detail and description.

4. Total estimated market value of existing property (that property described in response to question 1): . . . . $ 0.00
5. In **Tab 10**, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.

6. Total estimated market value of proposed property not eligible to become qualified property *(that property described in response to question 2)*: . . . . $ 0.00

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

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

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

   ☑ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2018 *(year)*

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

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

4. What is the number of new qualifying jobs you are committing to create? 15

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

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

   6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

   a. Average weekly wage for all jobs (all industries) in the county is 1,074.25

   b. 110% of the average weekly wage for manufacturing jobs in the county is 2,249.78

   c. 110% of the average weekly wage for manufacturing jobs in the region is 1,470.36

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? . . . . ☐ §313.021(5)(A) or ☑ §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 2,249.78

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 76,458.80

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

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

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

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

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

SECTION 15: Economic Impact

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

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here

Print Name *(Authorized School District Representative)* | Title

sign here

Signature *(Authorized School District Representative)* | Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here Megan McKavanagh | Property Tax Manager

Print Name *(Authorized Company Representative (Applicant))* | Title

sign here Megan McKavanagh | 3/15/2018

Signature *(Authorized Company Representative (Applicant))* | Date

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

GIVEN under my hand and seal of office this, the 15 day of March 2018

Beverly M. Hernandez

Notary Public in and for the State of Texas

My Commission expires: 9.3.2018

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

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

TAB 2

Proof of Payment of Application Fee

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

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

TAB 03

Documentation of Combined Group Membership

Documentation of combined group received by the Texas Comptroller of Public Accounts

TAB 4

Detailed Description of Project

Detailed Description of Project

Equipment Overview

The Orbit Gulf Coast NGL Exports, LLC is proposing to build an Ethane Manufacturing/Export Project at the Nederland Terminal in Nederland ISD. First, they will receive liquid ethane via pipeline. Then by removing the methane and chilling the product, Orbit will manufacture plastics-grade ethane and store the final product in an atmospheric pressure tank before loading onto ships.

The train will be initially built for ethane, then rated for propane and butane. Installed equipment will be sized for ethane and ethylene products.

While the unit is designed for ethane and ethylene, the unit is capable of processing propane and butane. The expected throughput with propane and butane is significantly higher than 150,000 SBPD because the ethylene refrigeration unit is not required, which reduces the propylene refrigeration unit load, and the amount of cooling required by the propylene system is less than that required by ethane and ethylene.

Below are some key Process design parameters for one train:

- Nominal unit capacity: 150,000 SBPD of ethane. 826,000 pounds per hour of ethylene. This corresponds to 98,110 actual BPD of ethane and 100,000 actual BPD of ethylene at ship loading conditions.
- Tank nominal capacity: 850,000 barrels.
- Ship loading rate: 30,000 actual barrels per hour.
- Water treatment system sizing: 2000 gallons per minute

Process Description

-Feed Treating:

1. The feed from the pipeline is first filtered to remove solids and free water that may be in the liquid. It then passes through a molecular sieve vessel to remove almost all the dissolved water in the hydrocarbon.
2. Water adsorbed on the molecular sieve media is regenerated by passing hot product gas through the vessel. The hot regeneration gas from the vessel is cooled and condensed. The liquid water is separated and discharged to a low-pressure flash drum to minimize the dissolved hydrocarbons before being sent to waste water treatment. The flash gas is sent to the flare.
3. Regeneration gas is generated with a fired heater.
4. The condensed regeneration hydrocarbon is recycled to the dehydrator feed inlet.

-Propylene Chilling:

1. Hydrocarbon then flows to a closed-loop propylene chilling system. The system primarily consists of two 50% 3-stage propylene compressors, propylene condensers, accumulators, and kettles with brazed aluminum cores for each compressor stage, allowing three stages of chilling.
2. Hydrocarbon flows to the three chilling stages and then to ethylene chilling. Ethane is directed to the de-methanizer after the first chilling stage, then flows through chilling stages 2 and 3. All other products bypass the de-methanizer.
3. Propylene chilling also provides refrigerant condensation for the ethylene chilling system via additional brazed aluminum cores in each kettle.

-De-methanizer:

The cool ethane liquid is processed through a distillation tower (de-methanizer) to remove residual methane. The methane off gas, which has the same approximate composition as natural gas, is compressed up to 900 psig for export to the natural gas pipeline. The de-methanizer tower uses the warm ethane feed and the refrigerant compressor discharge as a source of heat for the reboiler.

-Ethylene Chilling:

1. Hydrocarbon then flows to a closed-loop ethylene chilling system. The system primarily consists of one 100% 3-stage ethylene compressor, accumulator, and kettles with brazed aluminum cores for each compressor stage, allowing three stages of chilling. Ethylene from the compressor condenses in the propylene chilling system.
2. Hydrocarbon flows to the three chilling stages and then to tankage.
3. Ethylene chilling also provides methane condensation for the de-methanizer system via additional brazed aluminum cores in each kettle.

-Storage Tank:

Cold product is stored in a double wall “full containment” tank at about 0.5 psig. Tank pressure is maintained in a variety of ways depending on the situation. Except when ship loading, the tank pressure tends to rise due to ambient heat gain and subsequent product vaporization. For ethane, propane, and butane, tank pressure is maintained while the unit is running by diverting some incoming product, which is subcooled, through a spray ring to condense tank vapors. For ethylene, a boil off gas (BOG) compressor and refrigeration package will need to be supplied separately from this project and installed. The ethylene BOG system will need to condense flashed incoming ethylene (which is not subcooled) in addition to heat gain and atmospheric pressure change.

If the unit is down, a boil off gas (BOG) compressor and refrigeration package will compress vapor, condense it, and return it to the tank.

During ship loading, tank outflow will be significant, which will tend to draw a vacuum on the tank. Pressure will be maintained if the unit is running by routing feed from upstream the second propylene chiller (for ethane, this is de-methanized feed) directly to the tank. This will create significant flashing which will maintain tank pressure. If the unit is down, an ambient vaporizer will vaporize hydrocarbon with ambient heat circulated back to the tank.

In-tank product pumps and a circulation pump are included for maintaining cold temperatures in the loading pipe.

-Additional Systems:

1. A cold flare header and a warm flare header, each with dedicated knockout drums, will flow to a single flare tip with air assist. A low pressure (LP) flare header, which services the storage tank, will flow to a separate flare tip, also with air assist. These two flare tips will be mounted near each other to minimize sterile radius plot space.
2. A new instrument air system will be provided. The system will include instrument air compressors, instrument air drying, and an instrument air receiver.
3. A new water clarifier and moving bed sand filter are provided. Sludge from both will be handled with a sludge thickening system and filter press. Pumps will provide water to the new unit.
4. A process wastewater flash drum and pump is also provided.

March 16, 2018

1:72,224

0 0.5 1 2 mi

0 0.5 1 2 km

Current_Schools

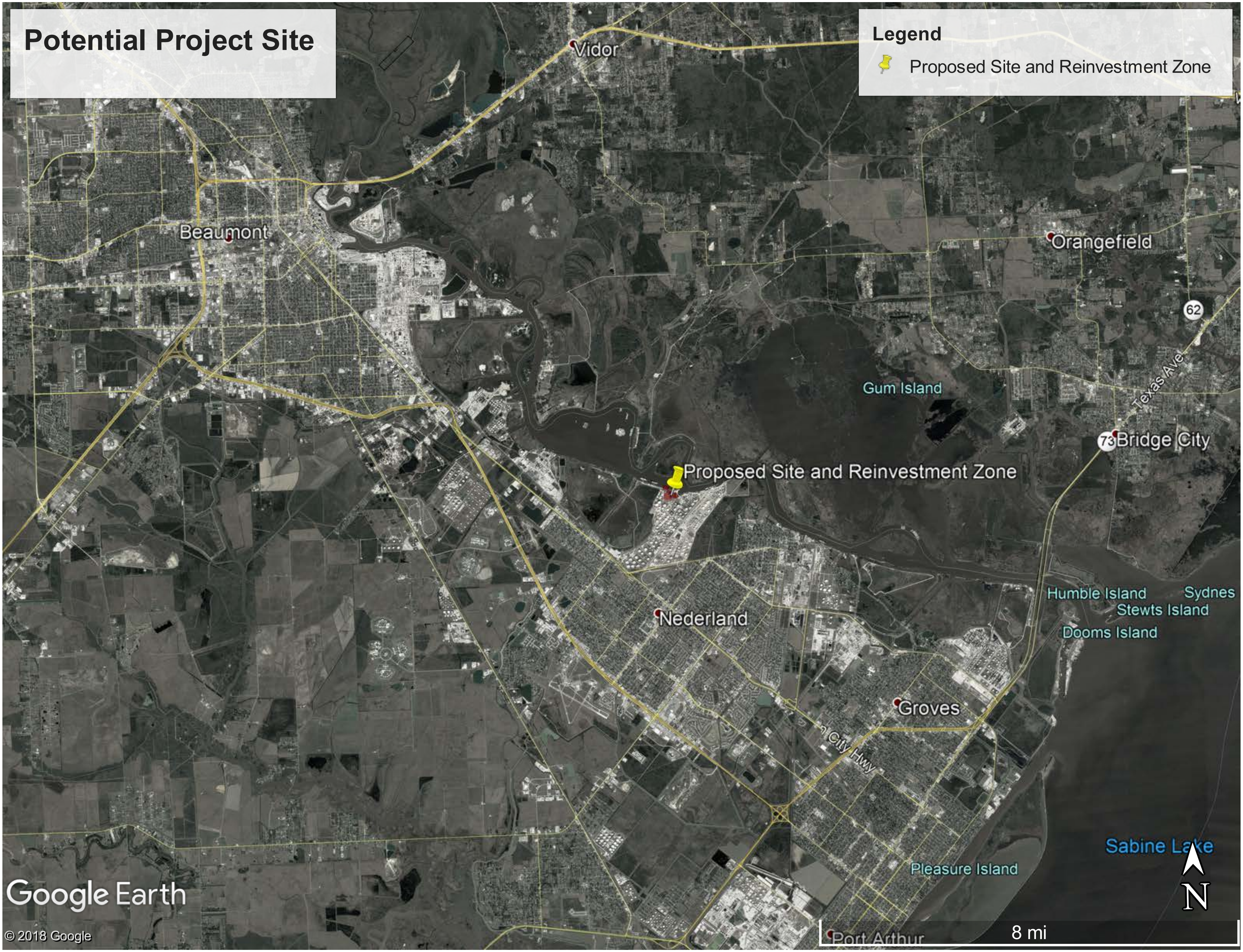
- Elementary School
- Middle School
- High School

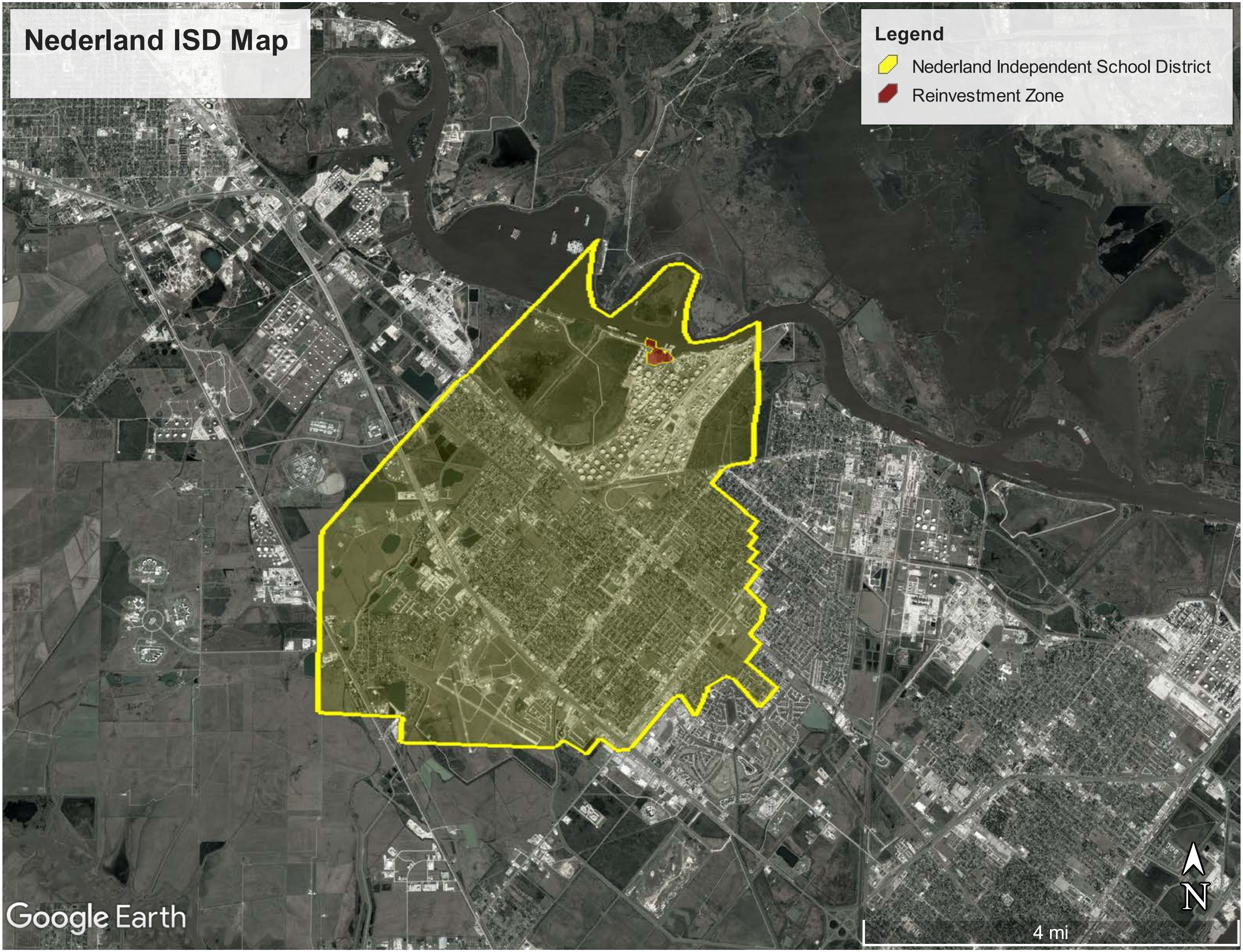
Texas_Outline

Current_Districts

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

Potential Project Site




Nederland ISD Map
Legend
Nederland Independent School District
Reinvestment Zone
Google Earth
N
4 mi


Potential Project Site
Legend
Proposed Site and Reinvestment Zone
Proposed Site and Reinvestment Zone
Google Earth
N
1 mi


Potential Project Site
Orbit Schematic overlaid on Reinvestment Zone
Legend
Nederland Orbit Reinvestment Zone
Google Earth
900 ft
N

TAB 5

Limitation as Determining Factor

Limitation as a Determining Factor

Orbit Gulf Coast NGL Exports, LLC, is a JV that will export ethane out of ETP's Nederland facility ("Orbit"). It will provide ETP with the opportunity to enhance the value of their Gulf Coast assets by building a world class ethane export terminal and exporting its equity ethane production to China. Furthermore, future ethane supply is projected to out-pace domestic demand and this outlet will provide take-away opportunities and assurance of ability to grow across all ETP's upstream rich gas assets.
Below are some alternative Energy Transfer Partners (ETP) terminal assets in states other than Texas that could potentially serve as a home to the proposed project. The chapter 313-guided tax incentive plays a significant role in if the project is built.

NGLs Pipelines

This business includes approximately 900 miles of NGLs pipelines, primarily related to the Mariner systems in the northeast and southwest United States. Revenues on NGLs pipelines are generated from tariffs paid by shippers utilizing Sunoco's transportation services. These tariffs are filed with FERC and other state and Canadian regulatory agencies, as applicable.

- The Mariner East project transports NGLs from the Marcellus and Utica Shales areas in Western Pennsylvania, West Virginia and Eastern Ohio to destinations in Pennsylvania, including the Marcus Hook Industrial Complex on the Delaware River. There, they are processed, stored and distributed to local, domestic and waterborne markets.

- The Mariner West pipeline provides transportation of ethane products from the Marcellus shale processing and fractionating areas in Houston, Pennsylvania to Marysville, Michigan and the Canadian border. Mariner West has a capacity to transport approximately 50 thousand barrels per day of ethane.

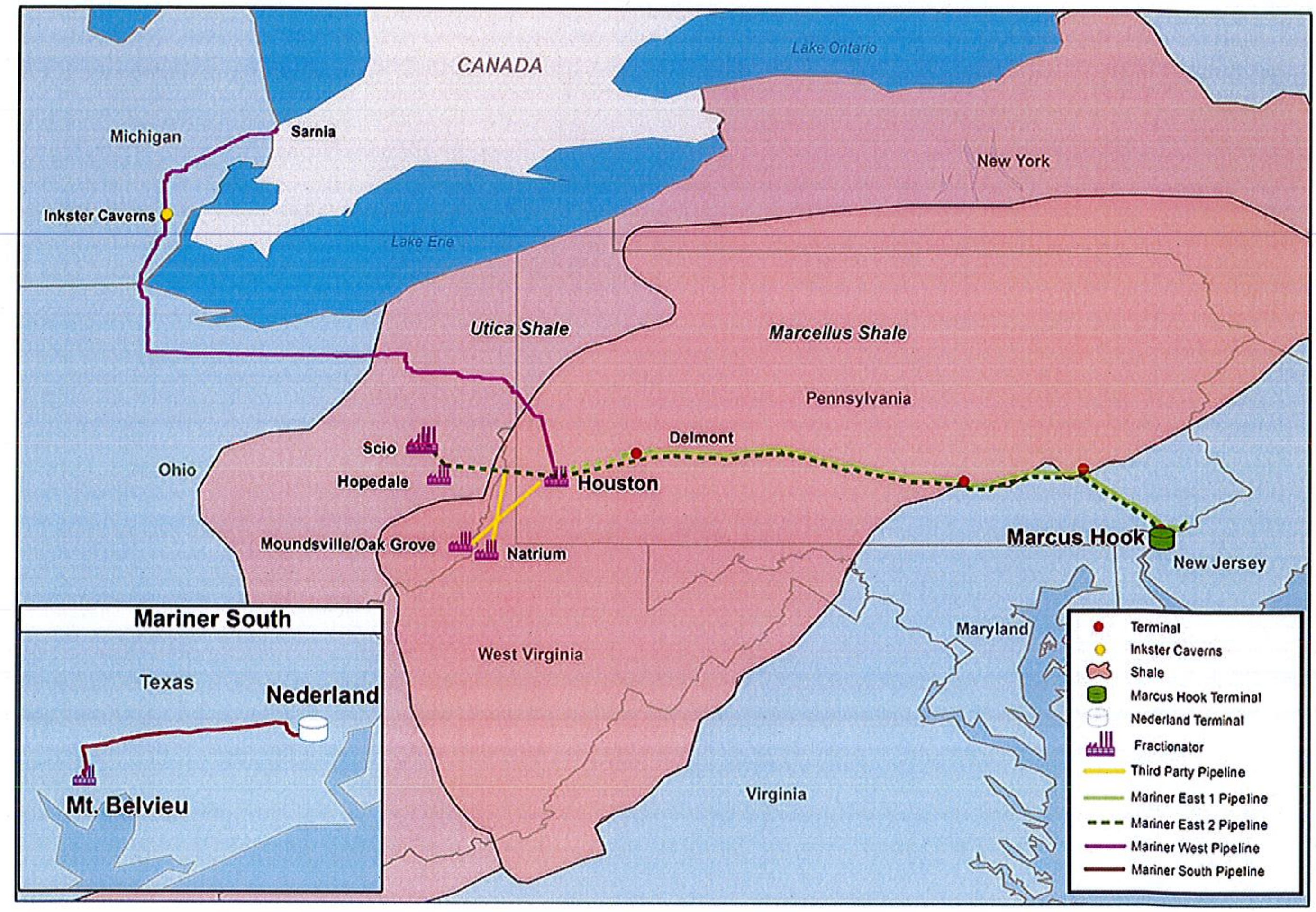
Marcus Hook Industrial Complex

The Marcus Hook Industrial Complex includes terminalling and storage assets, with a capacity of approximately 3 million barrels of NGL storage capacity. The facility can receive NGLs via marine vessel, pipeline, truck and rail, and can deliver via marine vessel, pipeline and truck. In addition to providing NGLs storage and terminalling services to both affiliates and third-party customers, the Marcus Hook Industrial Complex currently serves as an off-take outlet for the Mariner East 1 pipeline, and will provide similar off-take capabilities for the Mariner East 2 pipeline when it commences operations.

Inkster Terminal

The Inkster terminal, located near Detroit, Michigan, contains eight salt caverns with a total storage capacity of approximately 1 million barrels of NGLs. The Inkster terminal's storage is used to service the Toledo North pipeline system and for the storage of NGLs from local producers and a refinery in Western Ohio. The terminal can receive and ship by pipeline in both directions and has a truck loading and unloading rack.

Below is an illustration of Sunoco's alternative terminal assets and their respective service pipelines located in the Marcellus and Utica shales in the Northeastern United States.



TAB 6

Located 100% in Jefferson County and Nederland ISD

TAB 7

Description of Qualified Investment

Detailed Description of Project

Equipment Overview

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The train will be initially built for ethane, then rated for propane and butane. Installed equipment will be sized for ethane and ethylene products.

While the unit is designed for ethane and ethylene, the unit is capable of processing propane and butane. The expected throughput with propane and butane is significantly higher than 150,000 SBPD because the ethylene refrigeration unit is not required, which reduces the propylene refrigeration unit load, and the amount of cooling required by the propylene system is less than that required by ethane and ethylene.

Below are some key Process design parameters for one train:

- Nominal unit capacity: 150,000 SBPD of ethane. 826,000 pounds per hour of ethylene. This corresponds to 98,110 actual BPD of ethane and 100,000 actual BPD of ethylene at ship loading conditions.
- Tank nominal capacity: 850,000 barrels.
- Ship loading rate: 30,000 actual barrels per hour.
- Water treatment system sizing: 2000 gallons per minute

Process Description

-Feed Treating:

1. The feed from the pipeline is first filtered to remove solids and free water that may be in the liquid. It then passes through a molecular sieve vessel to remove almost all the dissolved water in the hydrocarbon.
2. Water adsorbed on the molecular sieve media is regenerated by passing hot product gas through the vessel. The hot regeneration gas from the vessel is cooled and condensed. The liquid water is separated and discharged to a low-pressure flash drum to minimize the dissolved hydrocarbons before being sent to waste water treatment. The flash gas is sent to the flare.
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-Additional Systems:

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March 16, 2018

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0 0.5 1 2 mi

0 0.5 1 2 km

Current_Schools

Elementary School

Middle School

High School

Texas_Outline

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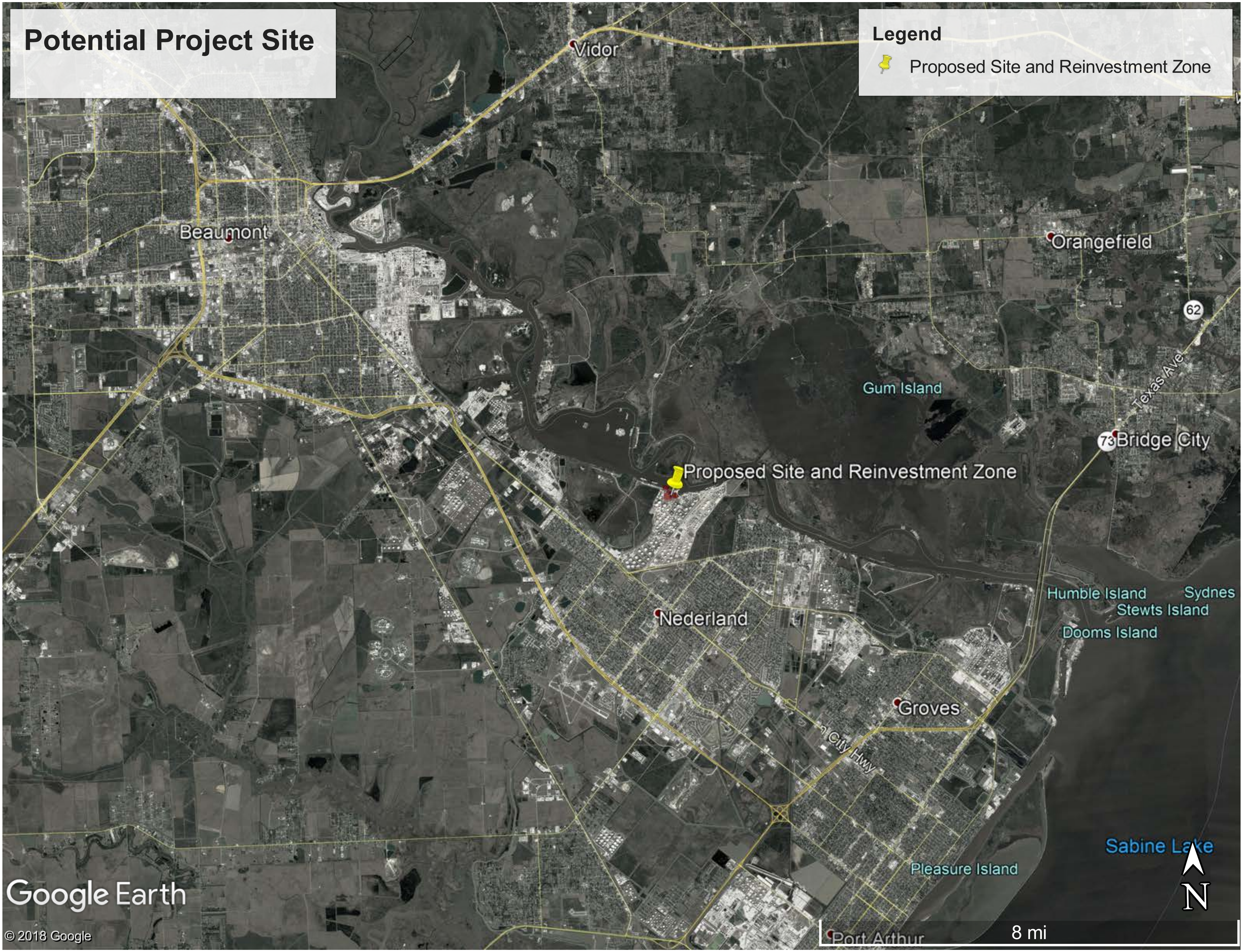
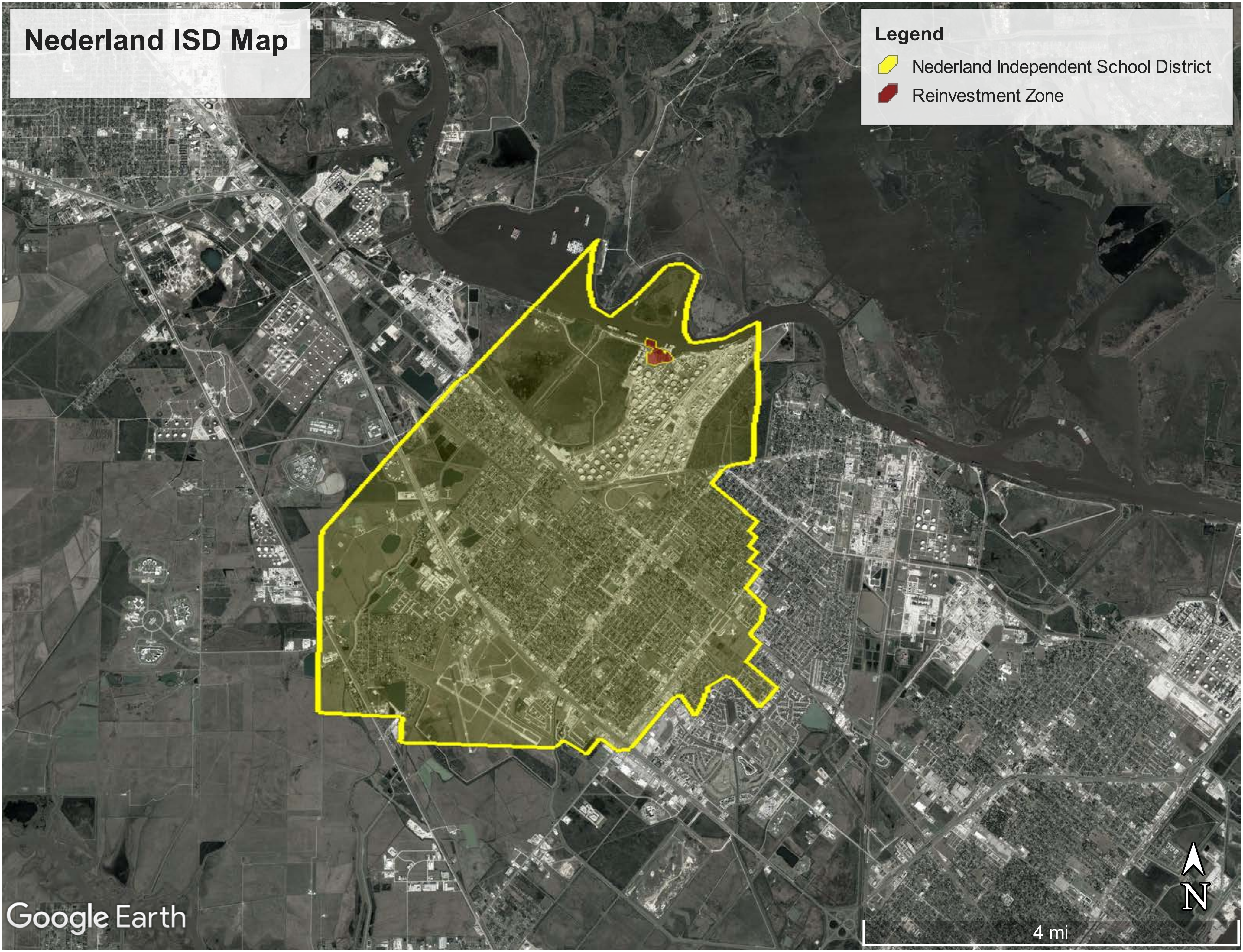

Potential Project Site
Legend
Proposed Site and Reinvestment Zone
Vidor
Beaumont
Orangefield
62
Gum Island
Texas Ave
73
Bridge City
Proposed Site and Reinvestment Zone
Humble Island
Sydnes
Stewts Island
Dooms Island
Nederland
Groves
City Hwy
Sabine Lake
Pleasure Island
N
Google Earth
© 2018 Google
Port Arthur
8 mi



Nederland ISD Map
Legend
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Reinvestment Zone
Google Earth
N
4 mi


Potential Project Site
Legend
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Proposed Site and Reinvestment Zone
Google Earth
N
1 mi


Potential Project Site
Orbit Schematic overlaid on Reinvestment Zone
Legend
Nederland Orbit Reinvestment Zone
Google Earth
N
900 ft

TAB 8

Description of Qualified Property

Detailed Description of Project

Equipment Overview

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Current_Districts

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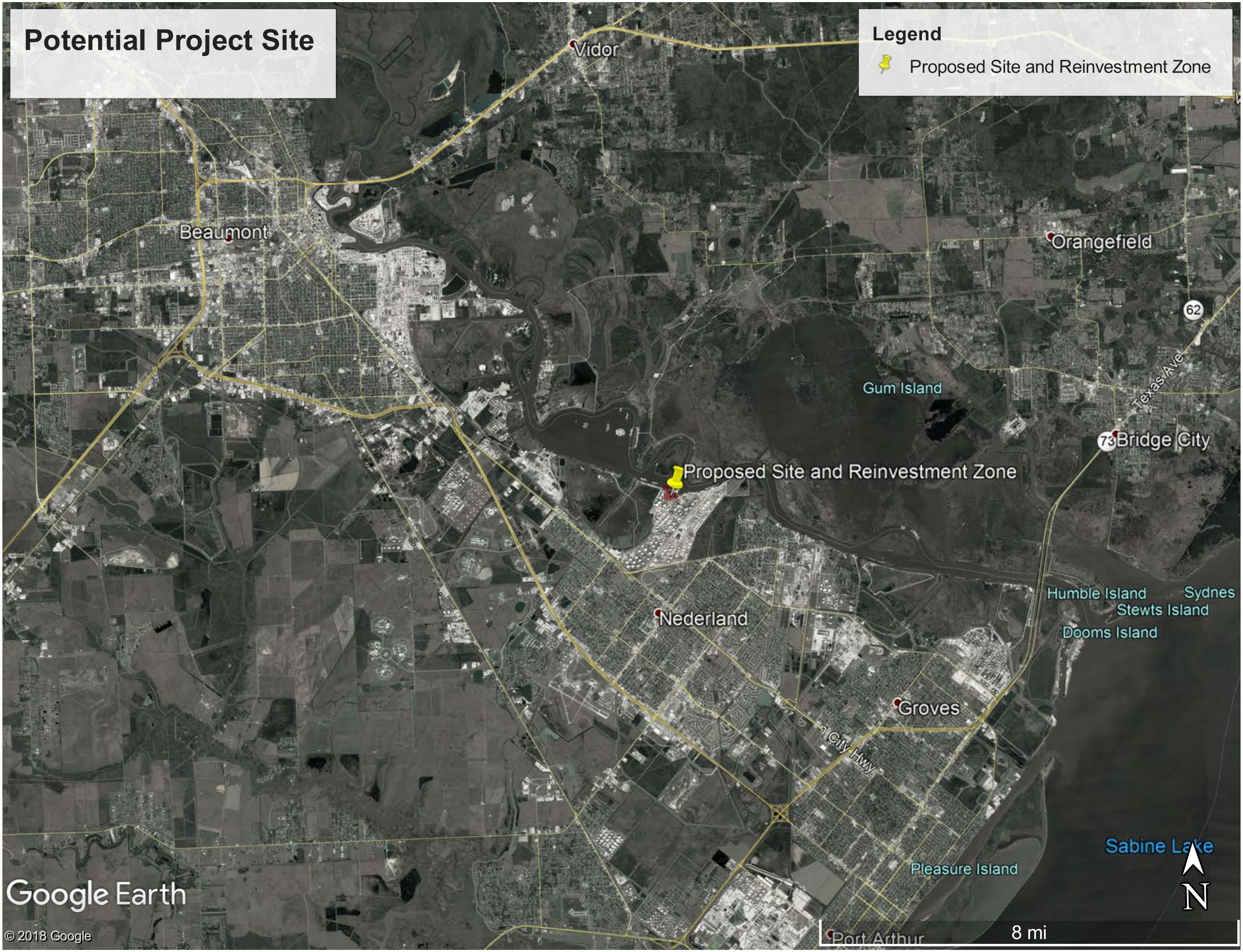
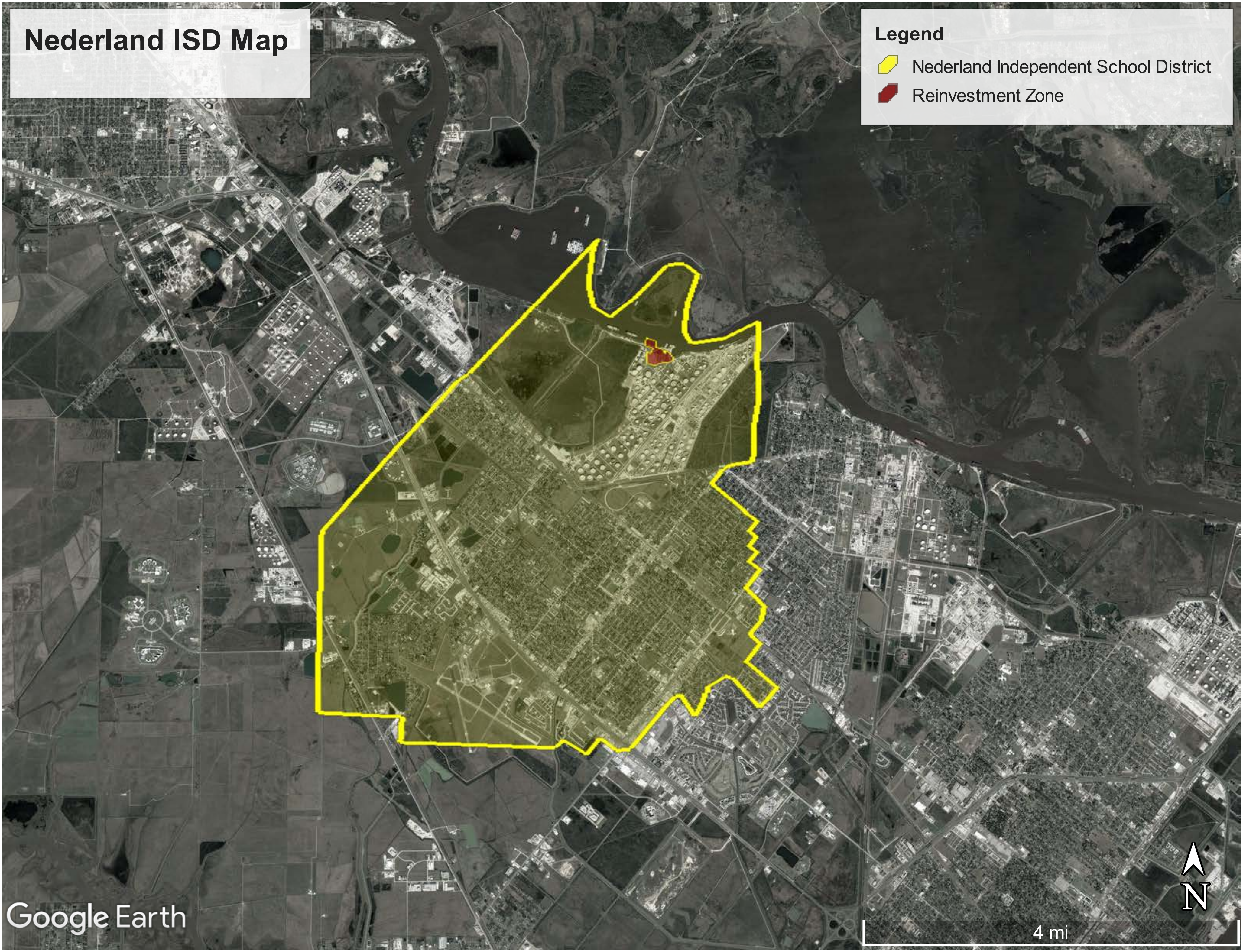
Potential Project Site




Nederland ISD Map
Legend
Nederland Independent School District
Reinvestment Zone
Google Earth
4 mi
N

Potential Project Site
Legend
Proposed Site and Reinvestment Zone
Proposed Site and Reinvestment Zone
Google Earth
1 mi
N


Potential Project Site
Orbit Schematic overlaid on Reinvestment Zone
Legend
Nederland Orbit Reinvestment Zone
900 ft
N
Google Earth

TAB 09

Description of Land

Land not considered part of
qualified investment or property

TAB 10

Description of Existing Improvements

There are no existing improvements related to the proposed project at this site.

TAB 11

Maps

March 16, 2018

1:72,224

0 0.5 1 2 mi

0 0.5 1 2 km

Current_Schools

Elementary School

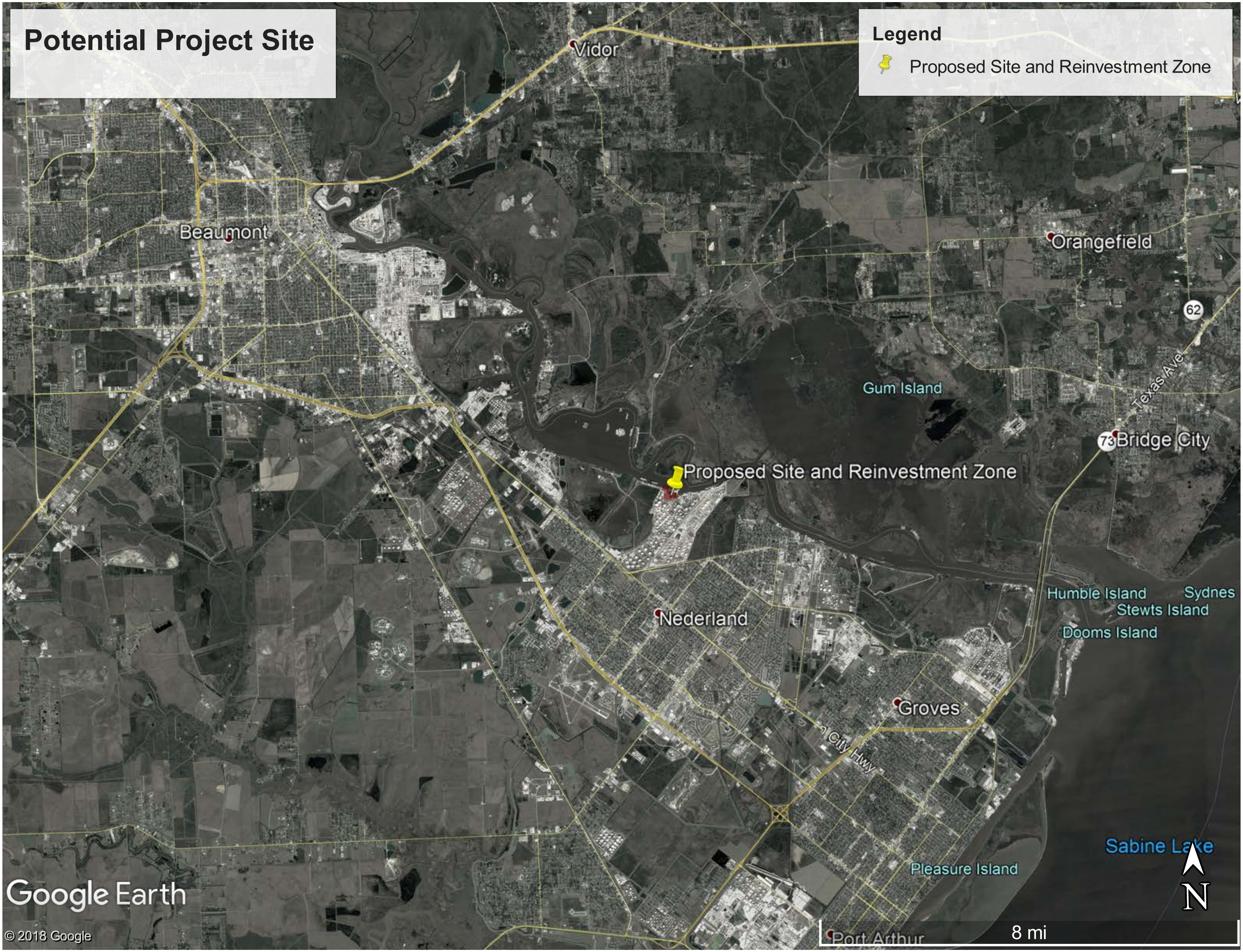
Middle School

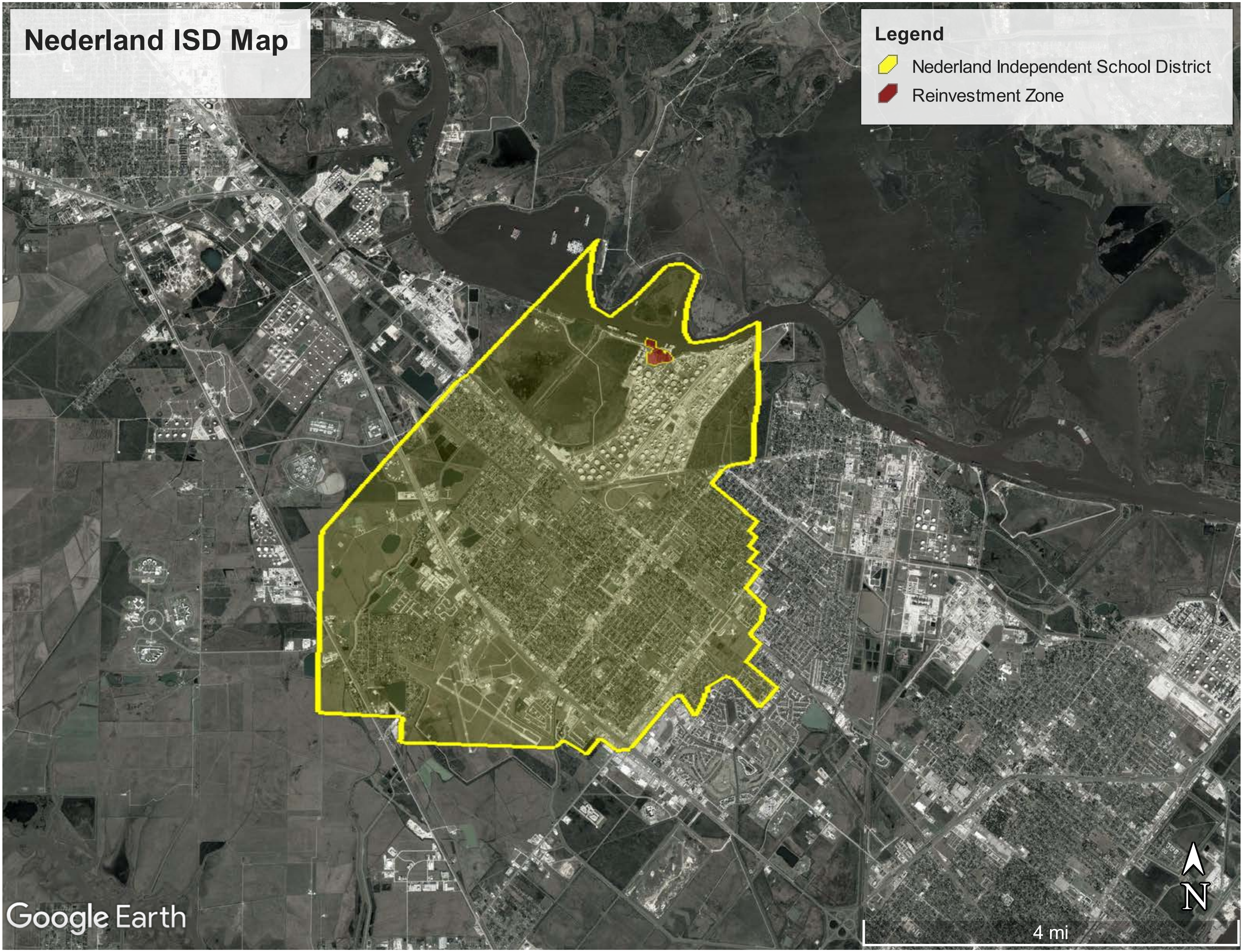
High School

Texas_Outline

Current_Districts

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community


Potential Project Site
Legend
Proposed Site and Reinvestment Zone
Vidor
Beaumont
Orangefield
62
Gum Island
Texas Ave
73
Bridge City
Proposed Site and Reinvestment Zone
Humble Island
Sydnes
Stewts Island
Dooms Island
Nederland
Groves
Sabine Lake
Pleasure Island
N
Google Earth
© 2018 Google
Port Arthur
8 mi



Nederland ISD Map
Legend
Nederland Independent School District
Reinvestment Zone
Google Earth
4 mi
N

Potential Project Site
Legend
Proposed Site and Reinvestment Zone
Proposed Site and Reinvestment Zone
Google Earth
1 mi
N

Potential Project Site
Orbit Schematic overlaid on Reinvestment Zone
Legend
Nederland Orbit Reinvestment Zone
900 ft
N
Google Earth

TAB 12

Request for Job Waiver

N/A

TAB 13

Calculation of Wage Requirements

Calculation of Wage Information - Based on Most Recent Data Available

110% of County Average Weekly Wage for all Jobs

2016	4Q	$1,076
2017	1Q	$1,141
2017	2Q	$1,028
2017	3Q	$1,052

$ 4,297 /4 = $1,074.25 average weekly salary
x1.1 (110%)
$ 1,181.68

110% of County Average Weekly Wage for Manufacturing Jobs in County

2016	4Q	$1,909
2017	1Q	$2,457
2017	2Q	$1,888
2017	3Q	$1,927

$ 8,181 /4 = $2,045 average weekly salary
x1.1 (110%)
$ 2,249.78

110% of County Average Weekly Wage for Manufacturing Jobs in Region

$69,508.00 per year in South East Texas Regional Planning Commission published July 2017

X1.10 (110%)

$76,458.80
$1,470.36 **Avg. Weekly**

Quarterly Census of Employment and Wages
Original Data Value

Series Id: ENU482454051013
State: Texas
Area: Jefferson County, Texas
Industry: Manufacturing
Owner: Private
Size: All establishment sizes
Type: Average Weekly Wage
Years: 2007 to 2017

Year	Qtr1	Qtr2	Qtr3	Qtr4
2007	1495	1402	1366	1455
2008	1626	1394	1295	1534
2009	1561	1499	1450	1564
2010	1734	1508	1520	1598
2011	1901	1520	1587	1613
2012	1972	1628	1583	1785
2013	1999	1659	1644	1755
2014	2030	1710	1753	1873
2015	2226	1810	1783	1948
2016	2315	1918	1894	1909
2017	2457	1888	1927	

Quarterly Census of Employment and Wages
Original Data Value

Series Id: ENU4824540010
State: Texas
Area: Jefferson County, Texas
Industry: Total, all industries
Owner: Total Covered
Size: All establishment sizes
Type: Average Weekly Wage
Years: 2007 to 2017

Year	Qtr1	Qtr2	Qtr3	Qtr4
2007	793	777	790	871
2008	856	822	822	940
2009	863	830	841	924
2010	851	838	874	954
2011	918	874	919	966
2012	981	921	911	1010
2013	978	924	919	997
2014	1014	964	969	1078
2015	1085	1000	1003	1119
2016	1086	1026	1062	1076
2017	1141	1028	1052	

2016 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	Wages Hourly	Wages Annual
Texas	**$25.41**	**$52,850**
1. Panhandle Regional Planning Commission	$22.52	$46,834
2. South Plains Association of Governments	$18.27	$38,009
3. NORTEX Regional Planning Commission	$24.14	$50,203
4. North Central Texas Council of Governments	$26.06	$54,215
5. Ark-Tex Council of Governments	$19.07	$39,663
6. East Texas Council of Governments	$20.52	$42,677
7. West Central Texas Council of Governments	$20.31	$42,242
8. Rio Grande Council of Governments	$19.32	$40,188
9. Permian Basin Regional Planning Commission	$26.00	$54,079
10. Concho Valley Council of Governments	$18.78	$39,066
11. Heart of Texas Council of Governments	$21.14	$43,962
12. Capital Area Council of Governments	$30.06	$62,522
13. Brazos Valley Council of Governments	$17.66	$36,729
14. Deep East Texas Council of Governments	$18.06	$37,566
15. South East Texas Regional Planning Commission	$33.42	$69,508
16. Houston-Galveston Area Council	$27.52	$57,246
17. Golden Crescent Regional Planning Commission	$26.38	$54,879
18. Alamo Area Council of Governments	$21.67	$45,072
19. South Texas Development Council	$15.02	$31,235
20. Coastal Bend Council of Governments	$27.85	$57,921
21. Lower Rio Grande Valley Development Council	$17.55	$36,503
22. Texoma Council of Governments	$20.98	$43,648
23. Central Texas Council of Governments	$18.65	$38,783
24. Middle Rio Grande Development Council	$23.05	$47,950

Source: Texas Occupational Employment and Wages
Data published: July 2017
Data published annually, next update will be July 31, 2018

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.
Data intended for TAC 313 purposes only.

TAB 14

Schedules A1 - D

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

Applicant Name Orbit Gulf Coast NGL Exports, LLC
ISD Name Nederland ISD

				PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.)				
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)
Investment made before filing complete application with district	Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2018-2019	2018					
Investment made after filing complete application with district, but before final board approval of application								
Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period				$ -	$ -	$ -	$ -	$ -
Complete tax years of qualifying time period	QTP1	2019-2020	2019	$ 140,000,000.00	$ -	$ -	$ -	$ 140,000,000.00
	QTP2	2020-2021	2020	$ 160,000,000.00	$ -	$ -	$ -	$ 160,000,000.00
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]				$ 300,000,000.00	$ -	$ -	$ -	$ 300,000,000.00
					Enter amounts from TOTAL row above in Schedule A2			
Total Qualified Investment (sum of green cells)				$ 300,000,000.00				

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

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

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

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

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

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

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

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

Applicant Name: Orbit Gulf Coast NGL Exports, LLC
ISD Name: Nederland ISD

				PROPERTY INVESTMENT AMOUNTS (Estimated Investment in each year. Do not put cumulative totals.)				
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other investment made during this year that will not become Qualified Property [SEE NOTE]	Other investment made during this year that will become Qualified Property (SEE NOTE)	Total Investment (A+B+C+D)
				Enter amounts from TOTAL row in Schedule A1 in the row below				
Total Investment from Schedule A1*	--	TOTALS FROM SCHEDULE A1		$ 300,000,000.00				$ 300,000,000.00
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2018-2019	2018	$ -				$ -
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2019-2020	2019	$ 140,000,000.00				$ 140,000,000.00
Each year prior to start of value limitation period** *Insert as many rows as necessary*	0	2020-2021	2020	$ 160,000,000.00				$ 160,000,000.00
Value limitation period***	1	2021-2022	2021					
	2	2022-2023	2022					
	3	2023-2024	2023					
	4	2024-2025	2024					
	5	2025-2026	2025					
	6	2026-2027	2026					
	7	2027-2028	2027					
	8	2028-2029	2028					
	9	2029-2030	2029					
	10	2030-2031	2030					
Total Investment made through limitation				$ 300,000,000.00				$ 300,000,000.00
Continue to maintain viable presence	11	2031-2032	2031					
	12	2030-2031	2032					
	13	2033-2034	2033					
	14	2034-2035	2034					
	15	2035-2036	2035					
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036					
	17	2037-2038	2037					
	18	2038-2039	2038					
	19	2039-2040	2039					
	20	2040-2041	2040					
	21	2041-2042	2041					
	22	2042-2043	2042					
	23	2043-2044	2043					
	24	2042-2043	2044					
	25	2043-2044	2045					

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

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

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

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

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

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

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

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

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

Applicant Name Orbit Gulf Coast NGL Exports, LLC

ISD Name Nederland ISD

Form 50-296A

Revised Feb 2014

				Qualified Property			Estimated Taxable Value		
	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Each year prior to start of Value Limitation Period	0	2018-2019	2018	$ -	$ -	$ -	$ -	$ -	$ -
Each year prior to start of Value Limitation Period	0	2019-2020	2019	$ -	$ -	$ -	$ -	$ -	$ -
Each year prior to start of Value Limitation Period	0	2020-2021	2020	$ -	$ -	$ 70,000,000.00	$ 70,000,000.00	$ 70,000,000.00	$ 70,000,000.00
Value Limitation Period	1	2021-2022	2021	$ -	$ -	$ 290,000,000.00	$ 290,000,000.00	$ 290,000,000.00	$ 30,000,000.00
	2	2022-2023	2022	$ -	$ -	$ 278,400,000.00	$ 278,400,000.00	$ 278,400,000.00	$ 30,000,000.00
	3	2023-2024	2023	$ -	$ -	$ 266,800,000.00	$ 266,800,000.00	$ 266,800,000.00	$ 30,000,000.00
	4	2024-2025	2024	$ -	$ -	$ 255,200,000.00	$ 255,200,000.00	$ 255,200,000.00	$ 30,000,000.00
	5	2025-2026	2025	$ -	$ -	$ 243,600,000.00	$ 243,600,000.00	$ 243,600,000.00	$ 30,000,000.00
	6	2026-2027	2026	$ -	$ -	$ 232,000,000.00	$ 232,000,000.00	$ 232,000,000.00	$ 30,000,000.00
	7	2027-2028	2027	$ -	$ -	$ 220,400,000.00	$ 220,400,000.00	$ 220,400,000.00	$ 30,000,000.00
	8	2028-2029	2028	$ -	$ -	$ 208,800,000.00	$ 208,800,000.00	$ 208,800,000.00	$ 30,000,000.00
	9	2029-2030	2029	$ -	$ -	$ 197,200,000.00	$ 197,200,000.00	$ 197,200,000.00	$ 30,000,000.00
	10	2030-2031	2030	$ -	$ -	$ 185,600,000.00	$ 185,600,000.00	$ 185,600,000.00	$ 30,000,000.00
Continue to maintain viable presence	11	2031-2032	2031	$ -	$ -	$ 174,000,000.00	$ 174,000,000.00	$ 174,000,000.00	$ 174,000,000.00
	12	2032-2033	2032	$ -	$ -	$ 162,400,000.00	$ 162,400,000.00	$ 162,400,000.00	$ 162,400,000.00
	13	2033-2034	2033	$ -	$ -	$ 150,800,000.00	$ 150,800,000.00	$ 150,800,000.00	$ 150,800,000.00
	14	2034-2035	2034	$ -	$ -	$ 139,200,000.00	$ 139,200,000.00	$ 139,200,000.00	$ 139,200,000.00
	15	2035-2036	2035	$ -	$ -	$ 127,600,000.00	$ 127,600,000.00	$ 127,600,000.00	$ 127,600,000.00
Additional years for 25 year economic impact as required by 313.026(c)(1)	16	2036-2037	2036	$ -	$ -	$ 116,000,000.00	$ 116,000,000.00	$ 116,000,000.00	$ 116,000,000.00
	17	2037-2038	2037	$ -	$ -	$ 104,400,000.00	$ 104,400,000.00	$ 104,400,000.00	$ 104,400,000.00
	18	2038-2039	2038	$ -	$ -	$ 92,800,000.00	$ 92,800,000.00	$ 92,800,000.00	$ 92,800,000.00
	19	2039-2040	2039	$ -	$ -	$ 81,200,000.00	$ 81,200,000.00	$ 81,200,000.00	$ 81,200,000.00
	20	2040-2041	2040	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00
	21	2041-2042	2041	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00
	22	2042-2043	2042	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00
	23	2043-2044	2043	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00
	24	2044-2045	2044	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00
	25	2045-2046	2045	$ -	$ -	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00	$ 72,500,000.00

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.
Only include market value for eligible property on this schedule.

Schedule C: Employment Information

Applicant Name Orbit Gulf Coast NGL Exports, LLC

ISD Name Nederland ISD

Form 50-296A
Revised Feb 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	Column B	Column C	Column D	Column E
	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	**Average** annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2018-2019	2018	0	$ -	N/A	0	$ -
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2019-2020	2019	1.5MM Man Hours	$ 60,000.00	N/A	0	$ -
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2020-2021	2020	1.5MM Man Hours	$ 60,000.00	N/A	15	$ 76,458.80
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2021-2022	2021	0	0	N/A	0	$ 76,458.80
	2	2022-2023	2022	0	0	N/A	0	$ 76,458.80
	3	2023-2024	2023	0	0	N/A	0	$ 76,458.80
	4	2024-2025	2024	0	0	N/A	0	$ 76,458.80
	5	2025-2026	2025	0	0	N/A	0	$ 76,458.80
	6	2026-2027	2026	0	0	N/A	0	$ 76,458.80
	7	2027-2028	2027	0	0	N/A	0	$ 76,458.80
	8	2028-2029	2028	0	0	N/A	0	$ 76,458.80
	9	2029-2030	2029	0	0	N/A	0	$ 76,458.80
	10	2030-2031	2030	0	0	N/A	0	$ 76,458.80
Years Following Value Limitation Period	11 through 26	2031-2046	2031-2046	0	0	N/A	0	$ 76,458.80

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ☐ Yes ☒ No

If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? ☐ Yes ☒ No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No

Schedule D: Other Incentives (Estimated)

Applicant Name Orbit Gulf Coast NGL Exports, LLC

ISD Name Nederland ISD

Form 50-296A

Revised Feb 2014

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	**Taxing Entity (as applicable)**	**Beginning Year of Benefit**	**Duration of Benefit**	**Annual Tax Levy without Incentive**	**Annual Incentive**	**Annual Net Tax Levy**
Tax Code Chapter 311	County:					
	City:					
	Other:					
Tax Code Chapter 312	County: Jefferson	2021	2021-2027	$ 900,000.00	Avg 50% Per Yr	$ 450,000.00
	City:					
	Other:					
Local Government Code Chapters 380/381	County:					
	City:					
	Other:					
Freeport Exemptions						
Non-Annexation Agreements						
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
Other:						
Other:						
			TOTAL	$ 900,000.00		$ 450,000.00

Additional information on incentives for this project:

TAB 15

Economic Impact Study

N/A

TAB 16

Description of Reinvestment Zone

TBD

Currently the Nederland ISD plans to hold the public hearing and post action for adoption of the reinvestment zone at the same meeting the Board considers final approval of the application from Orbit Gulf Coast NGL Exports, LLC.

LJA SURVEYING

2615 Calder Avenue, Suite 500, Beaumont, Texas 77702
t 409.833.3363 f 409.833.0317 LJA.com TBPLS 10105600

Exhibit "A"

March 15, 2018

[redacted]

Parcel II – 32.294 Acres

[redacted]

[redacted]

Parcel II

BEING a 32.294 acre tract of land out of and a part of that certain Sunoco Partners Marketing and Terminals L.P. called 741.536 acre tract of land, more fully described and recorded in Clerk's File No. 2012042125 of the Official Public Records of Jefferson County, Texas. Said 32.294 acre tract of land being situated in the Burr & Caswell survey, Abstract No. 406, John C. Kucher Survey, Abstract No. 158 and the Joseph Turner Survey, Abstract No. 205, Jefferson County, Texas and being more fully described as follows:

BEGINNING at the Southwest corner of the herein described tract, from which the Northeast corner of that certain Sunoco Partners Marketing and Terminals L.P. called 247.794 acre tract, more fully described and recorded in Clerk's File No. 2013014142 of said Official Public Records, same being an Ell corner of said 741.536 acre tract bears North 02 deg. 54 min. East, a distance of 1053 feet to a point;

THENCE in a Northerly direction over and across said 741.536 acre tract the following calls and distances:

North 03 deg. 04 min. 33 sec. East, a distance of 858.10 feet to a point;
South 74 deg. 49 min. 03 sec. East, a distance of 167.32 feet to a point;
North 15 deg. 26 min. 29 sec. East, a distance of 216.23 feet to a point;
North 74 deg. 09 min. 09 sec. West, a distance of 352.50 feet to a point;
North 42 deg. 05 min. 31 sec. West, a distance of 68.34 feet to a point;
North 15 deg. 11 min. 12 sec. East, a distance of 173.79 feet to a point on the north line of said 741.536 acre tract;

THENCE North 05 deg. 49 min. 21 sec. East over the Neches River, a distance of 207.08 feet to a point near the Northwest corner of Dock No. 2;

THENCE South 73 deg. 50 min. 43 sec. East along and with the Northeast line of said Dock No. 2 a distance of 452.45 feet to a point near the Northeast corner of said Dock No. 2;

THENCE South 02 deg. 03 min. 39 sec. West, a distance of 190.20 feet to a point on the North line of said 741.536 acre tract;

THENCE in a Southeasterly direction over and across said 741.536 acre tract the following calls and distances:

South 15 deg. 25 min. 30 sec. West, a distance of 98.99 feet to a point;
South 73 deg. 29 min. 18 sec. East, a distance of 633.60 feet to a point;
South 16 deg. 07 min. 17 sec. West, a distance of 76.11 feet to a point;
South 73 deg. 21 min. 26 sec. East, a distance of 96.02 feet to a point;
South 12 deg. 23 min. 06 sec. West, a distance of 12.81 feet to a point;
South 70 deg. 53 min. 45 sec. East, a distance of 31.63 feet to a point;
North 19 deg. 22 min. 10 sec. East, a distance of 86.25 feet to a point;
South 72 deg. 49 min. 31 sec. East, a distance of 203.56 feet to a point;
South 39 deg. 02 min. 29 sec. East, a distance of 470.79 feet to a point;

South 44 deg. 29 min. 44 sec. East, a distance of 248.93 feet to a point for the East corner of the herein described tract;

THENCE in a Westerly direction over and across said 741.536 acre tract the following calls and distances:

South 82 deg. 12 min. 06 sec. West, a distance of 865.79 feet to a point;
South 64 deg. 34 min. 47 sec. West, a distance of 357.65 feet to a point;
North 46 deg. 01 min. 13 sec. West, a distance of 49.42 feet to a point;
South 80 deg. 13 min. 09 sec. West, a distance of 135.80 feet to a point;
North 90 deg. 00 min. 00 sec. West, a distance of 45.66 feet to a point;
South 16 deg. 41 min. 14 sec. West, a distance of 83.03 feet to a point;
South 71 deg. 48 min. 46 sec. West, a distance of 88.18 feet to a point;
North 50 deg. 44 min. 20 sec. West, a distance of 97.28 feet to a point;
South 89 deg. 37 min. 31 sec. West, a distance of 169.01 feet to the **POINT OF BEGINNING**, containing 32.294 acres of land, more or less, of which 1.967 acres of land are submerged under the Neches River.

[redacted]

[redacted]

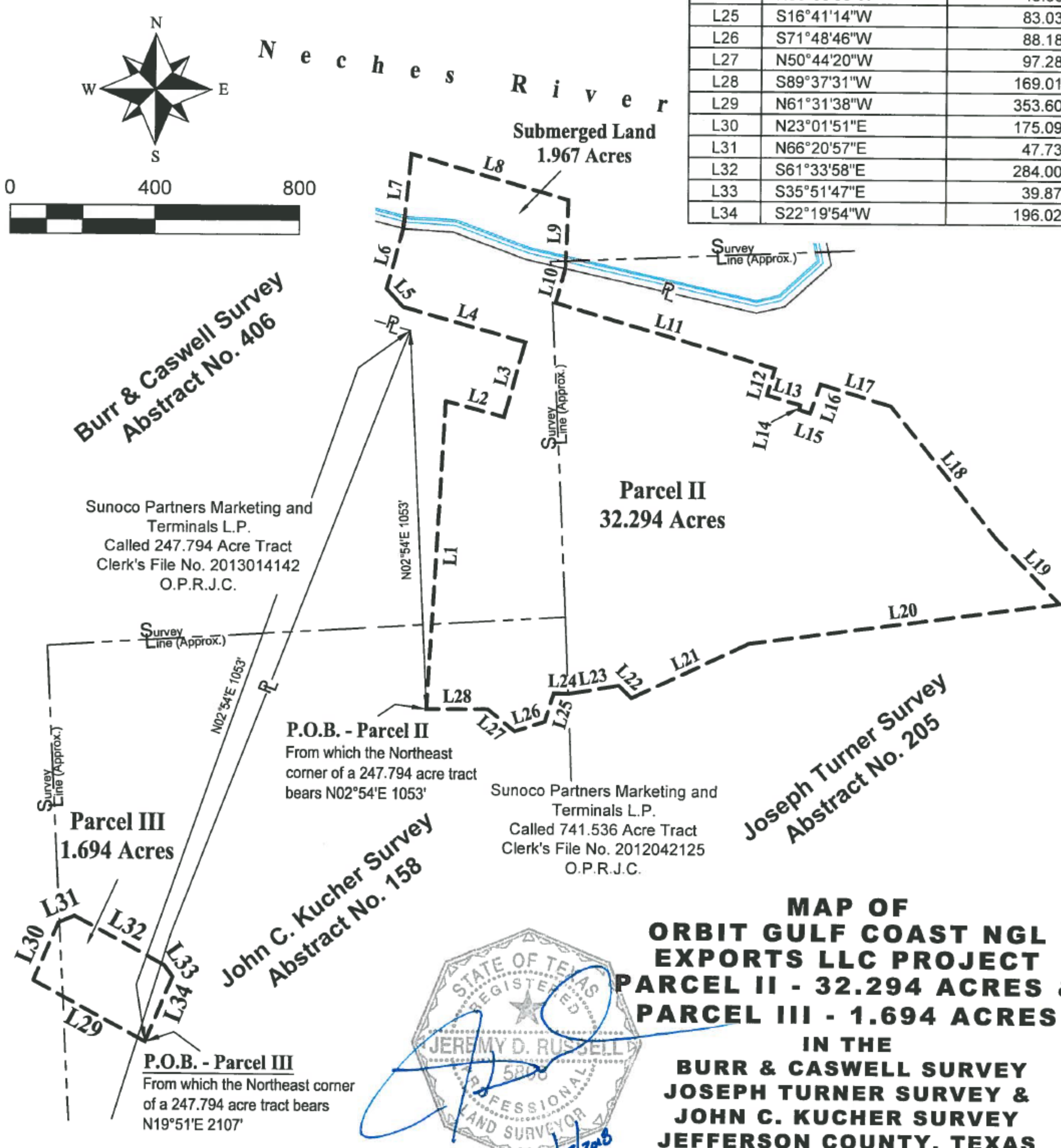
Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
JEREMY D. RUSSELL
5808
PROFESSIONAL
LAND SURVEYOR
05/15/2018

[redacted]

Exhibit C

LINE	BEARING	DISTANCE
L1	N03°04'33"E	858.10'
L2	S74°49'03"E	167.32'
L3	N15°26'29"E	216.23'
L4	N74°09'09"W	352.50'
L5	N42°05'31"W	68.34'
L6	N15°11'12"E	173.79'
L7	N05°49'21"E	207.08'
L8	S73°50'43"E	452.45'
L9	S02°03'39"W	190.20'
L10	S15°25'30"W	98.99'
L11	S73°29'18"E	633.60'
L12	S16°07'17"W	76.11'
L13	S73°21'26"E	96.02'
L14	S12°23'06"W	12.81'
L15	S70°53'45"E	31.63'
L16	N19°22'10"E	86.25'
L17	S72°49'31"E	203.56'
L18	S39°02'29"E	470.79'
L19	S44°29'44"E	248.93'
L20	S82°12'06"W	865.79'
L21	S64°34'47"W	357.65'
L22	N46°01'13"W	49.42'
L23	S80°13'09"W	135.80'
L24	N90°00'00"W	45.66'
L25	S16°41'14"W	83.03'
L26	S71°48'46"W	88.18'
L27	N50°44'20"W	97.28'
L28	S89°37'31"W	169.01'
L29	N61°31'38"W	353.60'
L30	N23°01'51"E	175.09'
L31	N66°20'57"E	47.73'
L32	S61°33'58"E	284.00'
L33	S35°51'47"E	39.87'
L34	S22°19'54"W	196.02'



MAP OF
ORBIT GULF COAST NGL EXPORTS LLC PROJECT
PARCEL II - 32.294 ACRES &
PARCEL III - 1.694 ACRES
IN THE
BURR & CASWELL SURVEY
JOSEPH TURNER SURVEY &
JOHN C. KUCHER SURVEY
JEFFERSON COUNTY, TEXAS

MARCH 2018 JOB NO. LJAS403-1805

General Notes:

1. Horizontal Data is based upon the Texas Coordinate System of 1983 (2011), South Central Zone '4204' (US Survey foot).
2. This plat does not represent an on the ground survey and no field work was performed for the preparation of this plat
3. This plat is being submitted along with the Surveyor's field note description.
4. This plat was prepared for the purpose of a Tax Abatement plat only.

LJA SURVEYING, INC.

2615 Calder Ave, Suite 500
Beaumont, Texas 77702

Tel: 409.833.3363
Fax: 409.833.0317
TBPLS Firm No. 10105600

TAB 17

Signature and Certification Page

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here ▶

Print Name *(Authorized School District Representative)* — Title

sign here ▶

Signature *(Authorized School District Representative)* — Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ▶ Megan McKavanagh — Property Tax Manager

Print Name *(Authorized Company Representative (Applicant))* — Title

sign here ▶ Megan McKavanagh — 3/15/2018

Signature *(Authorized Company Representative (Applicant))* — Date

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

GIVEN under my hand and seal of office this, the

15 day of March 2018

Beverly M. Hernandez

Notary Public in and for the State of Texas

My Commission expires: 9.3.2018

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

EXHIBIT B

Amendments to Application

WG | WALSH GALLEGOS
TREVIÑO RUSSO & KYLE P.C.

May 23, 2018

Ms. Deisy Perez
Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 East 17th Street
Austin, Texas 78774

Via Hand Delivery

Re: Application #1247
Orbit Gulf Coast NGL Exports LLC's Application for Appraised Value Limitation on Qualified Property to the Nederland Independent School District

Dear Ms. Perez:

Enclosed please find documentation for Amendment #1 of the above referenced Application together with an electronic copy of same in response to your email of May 11, 2018.

Please let us know if you have any questions or need anything additional. Thank you.

Sincerely,

Ann Mewhinney

Ann Mewhinney By: [illegible] w/ perm

Enclosures

cc: ***Via Electronic Mail: rperez@nederlandisd.org***
Dr. Robin Perez
Superintendent
NEDERLAND ISD
220 17th Street
Nederland, Texas 77627
(w/Enclosures)

Via Electronic Mail: megan.mckavanagh@energytransfer.com
Ms. Megan McKavanagh
Property Tax Manager
Orbit Gulf Coast NGL Exports, LLC
800 E. Sonterra Blvd., Suite 400
San Antonio, TX 78258
(w/Enclosures)

Via Electronic Mail: mfry@keatax.com
Mr. Mike Fry
Director Energy Services
KE ANDREWS
(w/Enclosures)

Via CMRRR No. 9414726699042102202714
Ms. Angela Bellard
Chief Appraiser
JEFFERSON COUNTY TAX APPRAISAL DISTRICT
P.O. Box 21337
Beaumont, Texas 77705
(w/Enclosures)

AMENDMENT 1
5/14/2018

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here Robin Perez — Superintendent
Print Name *(Authorized School District Representative)* — Title

sign here Dr. Robin Perez — May 22, 2018
Signature *(Authorized School District Representative)* — Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here Megan McKavanagh — Sr Manager Property Tax
Print Name *(Authorized Company Representative (Applicant))* — Title

sign here Megan McKavanagh — 5/14/2018
Signature *(Authorized Company Representative (Applicant))* — Date

GIVEN under my hand and seal of office this, the

14 day of May 2018

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

Beverly M. Hernandez
Notary Public in and for the State of Texas

(Notary Seal)

My Commission expires: 9.3.2018

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

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

ORBIT SIGNATURE

print here ➧

Print Name *(Authorized School District Representative)*

Superintendent

Title

sign here ➧

Signature *(Authorized School District Representative)*

Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ➧ Megan McKavanagh

Print Name *(Authorized Company Representative (Applicant))*

Sr Manager Property Tax

Title

sign here ➧ Megan McKavanagh

Signature *(Authorized Company Representative (Applicant))*

5/14/2018

Date

GIVEN under my hand and seal of office this, the

14 day of May 2018

Beverly M. Hernandez

Notary Public in and for the State of Texas

My Commission expires: 9.3.2018

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

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

SECTION 1: School DIstrict Information *(continued)*

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

First Name: Ann
Last Name: Mewhinney

Title: Attorney

Firm Name: Walsh Gallegos Trevino Russo & Kyle P.C.

Phone Number: (512) 454-6864
Fax Number: (512) 467-9318

Mobile Number *(optional)*:
Email Address: amewhinney@wabsa.com

4. On what date did the district determine this application complete? . . . . ________

5. Has the district determined that the electronic copy and hard copy are identical? . . . . ☑ Yes ☐ No

SECTION 2: Applicant Information

1. Authorized Company Representative *(Applicant)*

First Name: Megan
Last Name: McKavanagh

Title: Property Tax Manager
Organization: Orbit Gulf Coast NGL Exports, LLC

Street Address: 800 E. Sonterra Blvd, Suite 400

Mailing Address: Same

City: San Antonio
State: TX
ZIP: 78258

Phone Number: 210-572-0457
Fax Number:

Mobile Number *(optional)*:
Business Email Address: megan.mckavanagh@energytransfer.com

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

2a. If yes, please fill out contact information for that person.

First Name: Same as above
Last Name:

Title:
Organization:

Street Address:

Mailing Address:

City:
State:
ZIP:

Phone Number:
Fax Number:

Mobile Number *(optional)*:
Business Email Address:

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

SECTION 9: Projected Timeline

1. Application approval by school board . . . . . April 2018
2. Commencement of construction . . . . . January 2019
3. Beginning of qualifying time period . . . . . January 1st, 2019
4. First year of limitation . . . . . January 2021
5. Begin hiring new employees . . . . . July 2020
6. Commencement of commercial operations . . . . . December 2020
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date *(date your application is finally determined to be complete)*? . . . . . ☐ Yes ☑ No

   Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? . . . . . December 2020

SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located: Jefferson County
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property: Jefferson County Appraisal Distrcit
3. Will this CAD be acting on behalf of another CAD to appraise this property? . . . . . ☐ Yes ☑ No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:

   County: Jefferson County - 100% 0.365 *(Name, tax rate and percent of project)*

   City: Nederland - 100% 0.59185 *(Name, tax rate and percent of project)*

   Hospital District: ______ *(Name, tax rate and percent of project)*

   Water District: ______ *(Name, tax rate and percent of project)*

   Other *(describe)*: Sabine Neches Nav. - 100% 0.09164 *(Name, tax rate and percent of project)*

   Other *(describe)*: ______ *(Name, tax rate and percent of project)*
5. Is the project located entirely within the ISD listed in Section 1? . . . . . ☑ Yes ☐ No

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

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

SECTION 11: Investment

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

1. At the time of application, what is the estimated minimum qualified investment required for this school district? 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? 30,000,000.00

   Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? . . . . . ☑ Yes ☐ No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
   a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (**Tab 7**);
   b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (**Tab 7**); and
   c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (**Tab 11**).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? . . . . . ☑ Yes ☐ No

AMENDMENT 1
5/14/2018

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

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

   ☑ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2018 *(year)*

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

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

4. What is the number of new qualifying jobs you are committing to create? 15

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

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

   6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

   a. Average weekly wage for all jobs (all industries) in the county is 1,074.25

   b. 110% of the average weekly wage for manufacturing jobs in the county is 2,249.78

   c. 110% of the average weekly wage for manufacturing jobs in the region is 1,470.36

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? . . . . . ☐ §313.021(5)(A) or ☑ §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 1,470.36

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 76,458.80

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

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

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

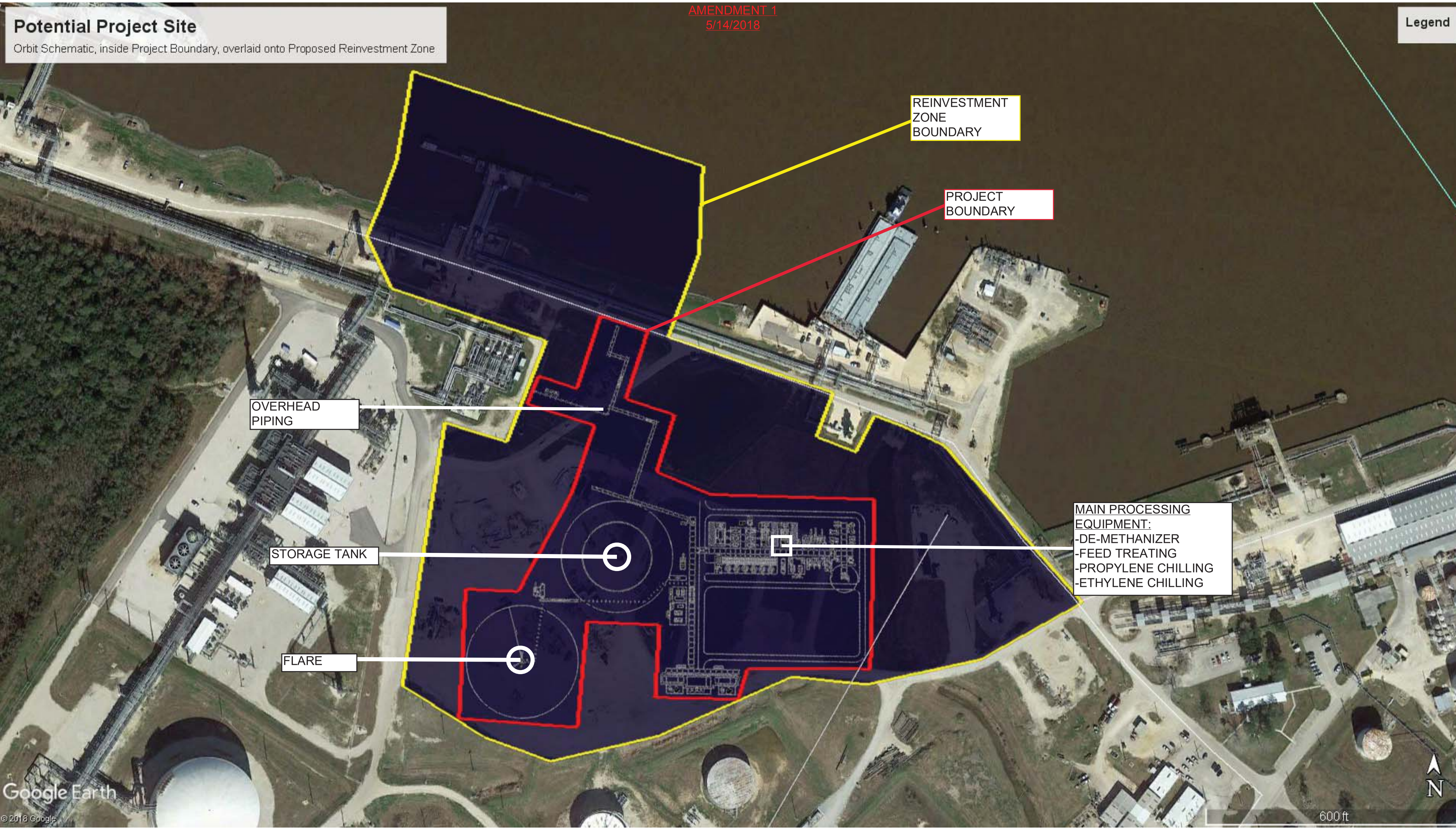
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? . . . . . ☐ Yes ☑ No

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

SECTION 15: Economic Impact

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

Description of Qualified Investment



Potential Project Site
Orbit Schematic, inside Project Boundary, overlaid onto Proposed Reinvestment Zone
AMENDMENT 1
5/14/2018
Legend
REINVESTMENT ZONE BOUNDARY
PROJECT BOUNDARY
OVERHEAD PIPING
STORAGE TANK
FLARE
MAIN PROCESSING EQUIPMENT:
-DE-METHANIZER
-FEED TREATING
-PROPYLENE CHILLING
-ETHYLENE CHILLING
N
600 ft
Google Earth
© 2018 Google

AMENDMENT 1
5/14/2018

March 16, 2018

1:72,224

0 0.5 1 2 mi
0 0.5 1 2 km

Current_Schools

Current_Districts

- Elementary School
- Middle School
- High School

Texas_Outline

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

AMENDMENT 1
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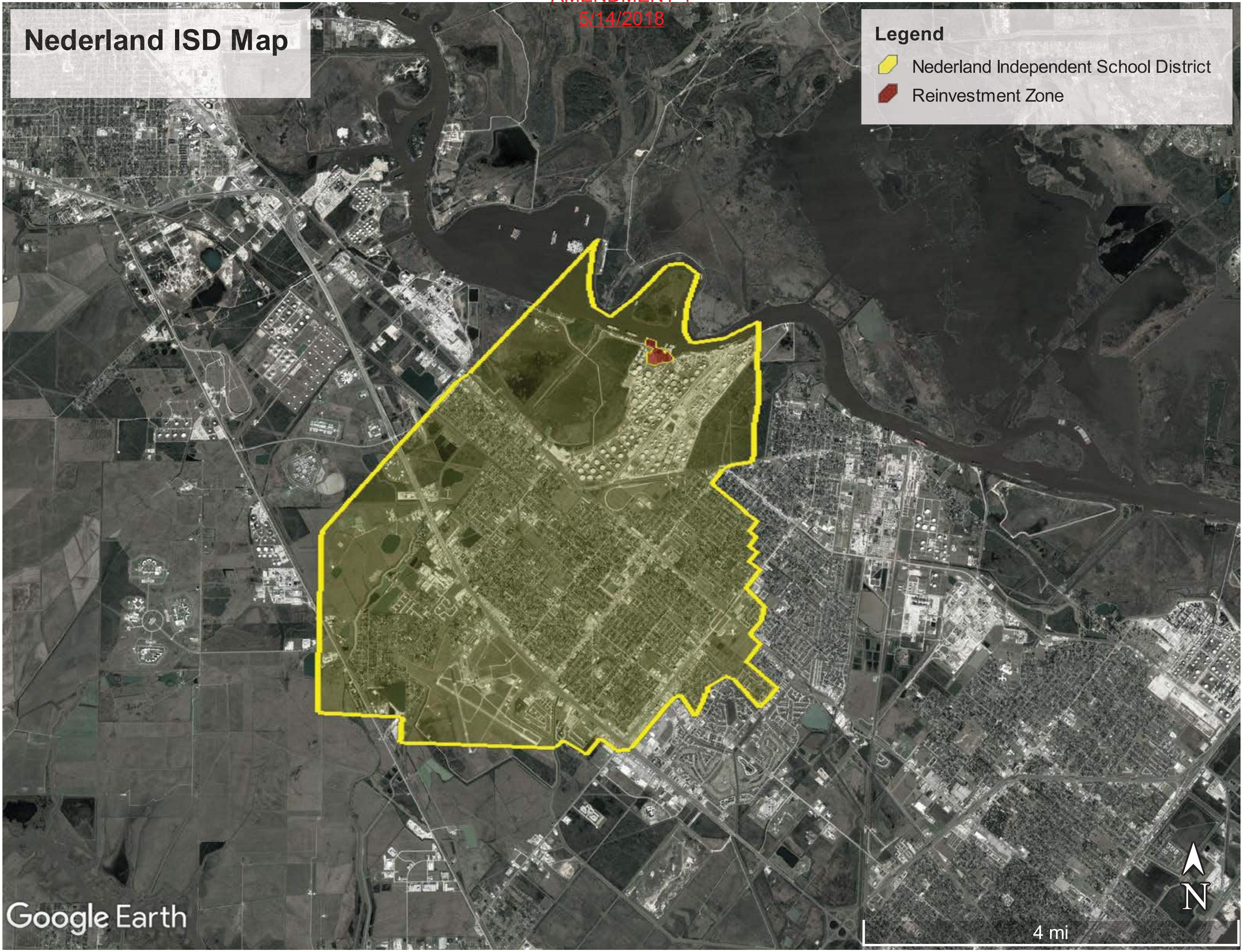

AMENDMENT 1
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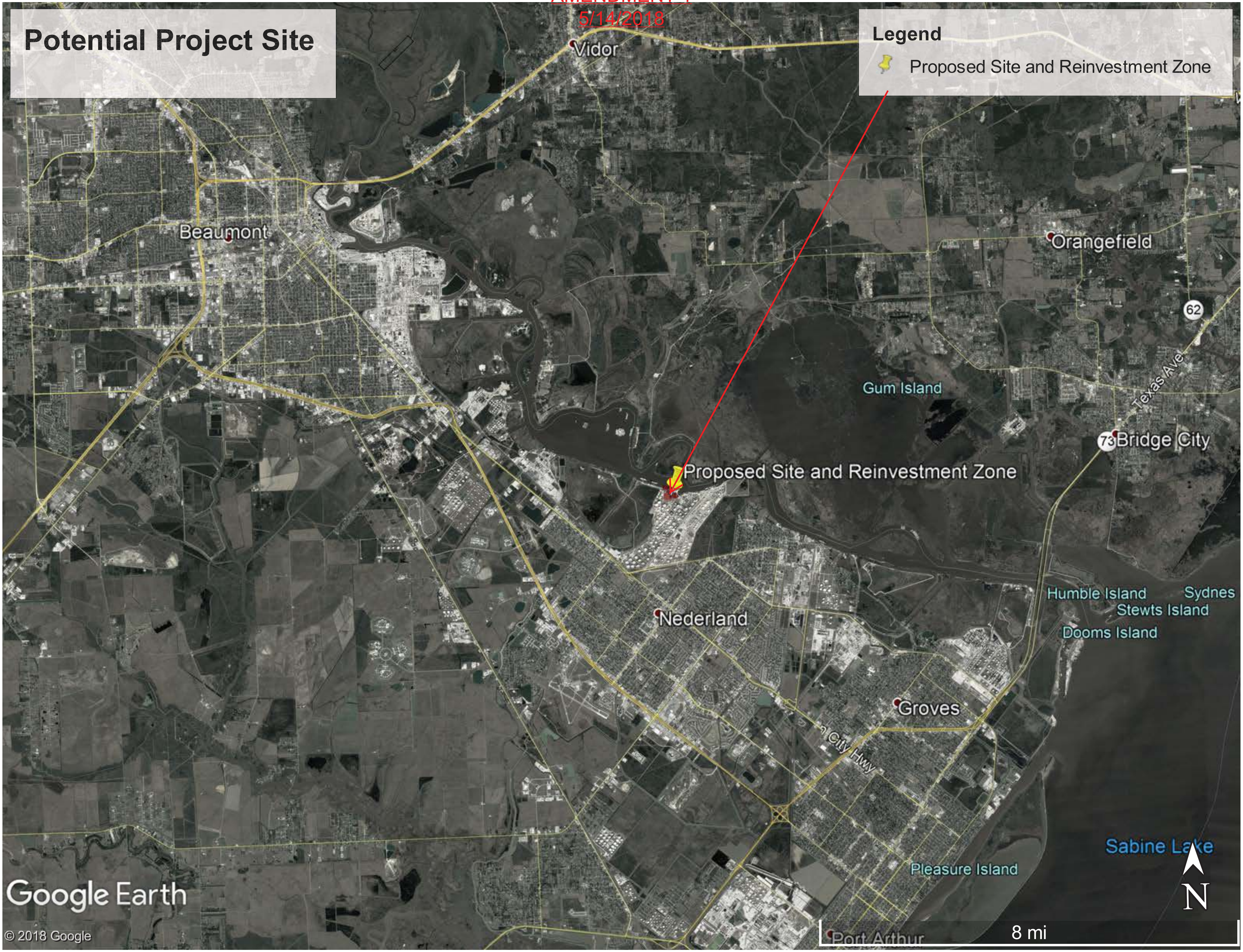

AMENDMENT 1
5/14/2018

Description of Qualified Property

Potential Project Site
Orbit Schematic, inside Project Boundary, overlaid onto Proposed Reinvestment Zone
AMENDMENT 1
5/14/2018
Legend
REINVESTMENT ZONE BOUNDARY
PROJECT BOUNDARY
OVERHEAD PIPING
STORAGE TANK
FLARE
MAIN PROCESSING EQUIPMENT:
-DE-METHANIZER
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-PROPYLENE CHILLING
-ETHYLENE CHILLING
N
600 ft
Google Earth
© 2018 Google

AMENDMENT 1
5/14/2018

March 16, 2018

1:72,224

0 0.5 1 2 mi

0 0.5 1 2 km

Current_Schools

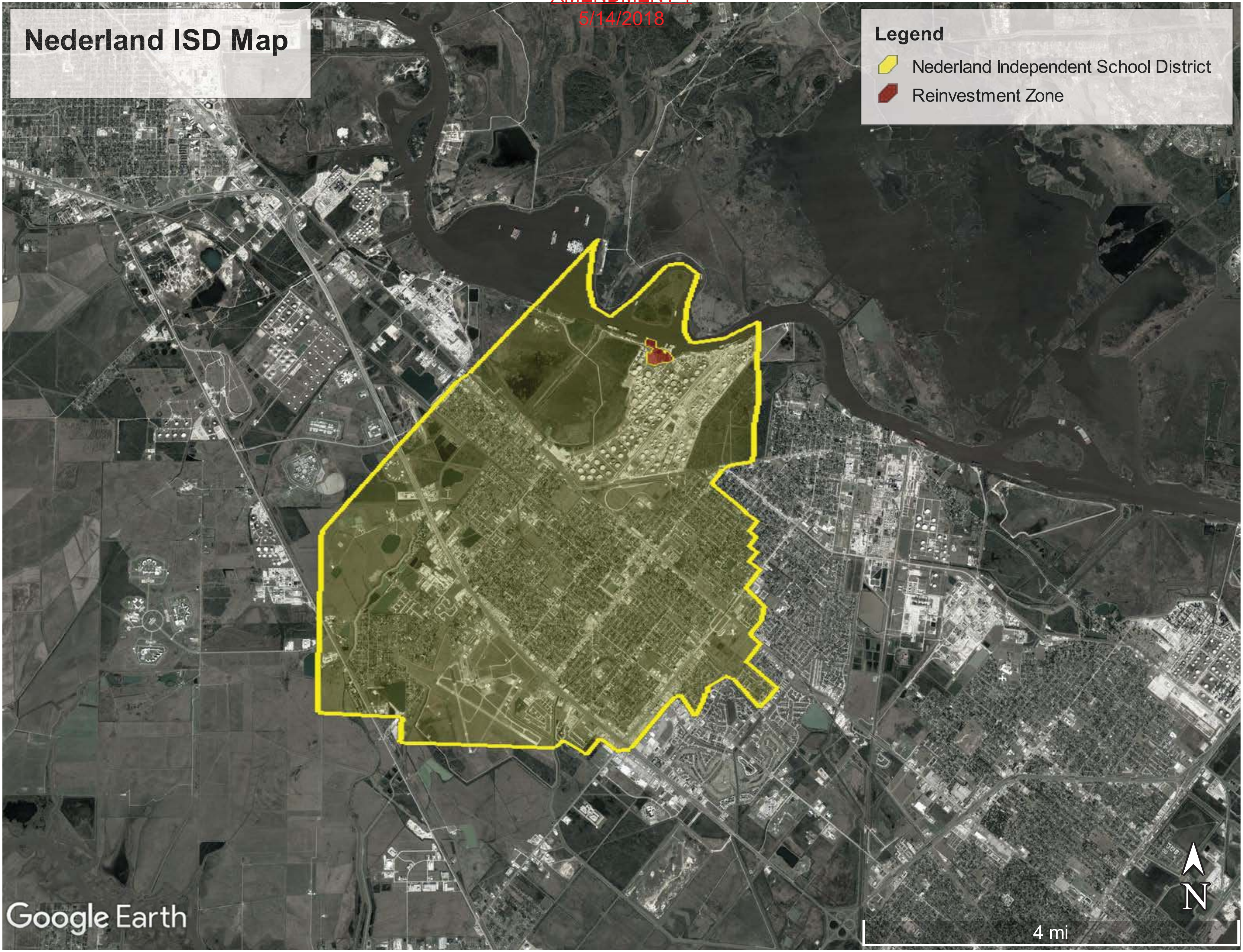
Current_Districts

- Elementary School
- Middle School
- High School

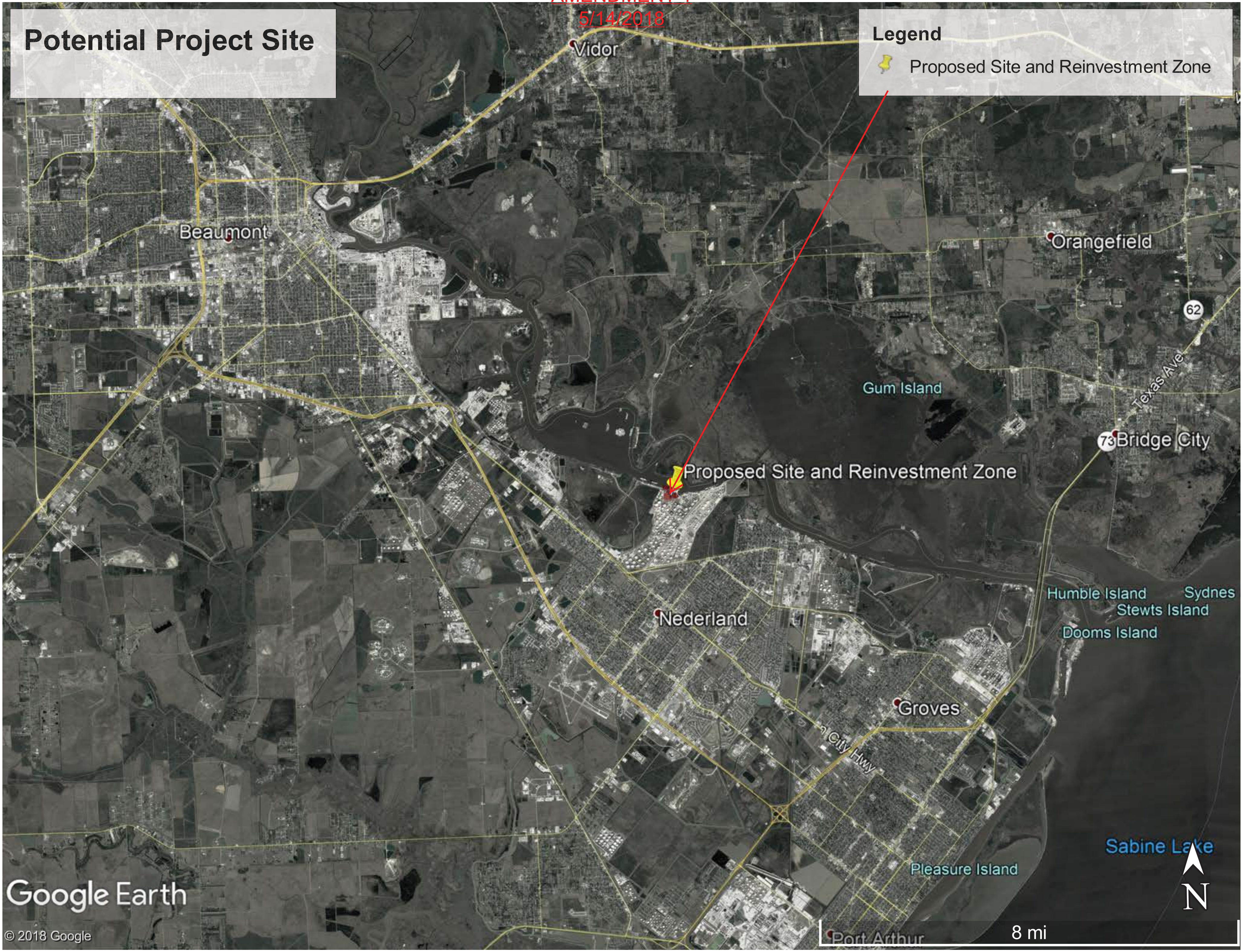
Texas_Outline

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

AMENDMENT 1
5/14/2018



AMENDMENT 1
5/14/2018



AMENDMENT 1
5/14/2018

Schedules A1 - D

AMENDMENT 1
5/14/2018

Schedule C: Employment Information

Applicant Name **Orbit Gulf Coast NGL Exports, LLC**
ISD Name **Nederland ISD**

Form 50-296A
Revised Feb 2014

				Construction		Non-Qualifying Jobs	Qualifying Jobs	
				Column A	**Column B**	**Column C**	**Column D**	**Column E**
	Year	**School Year** (YYYY-YYYY)	**Tax Year** (Actual tax year) YYYY	Number of Construction FTE's or man-hours (specify)	**Average** annual wage rates for construction workers	Number of non-qualifying jobs applicant estimates it will create (cumulative)	Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	**Average** annual wage of new qualifying jobs
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2018-2019	2018	0	$ -	N/A	0	$ -
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2019-2020	2019	360 FTE'S	$ 76,458.80	N/A	0	$ -
Each year prior to start of Value Limitation Period *Insert as many rows as necessary*	0	2020-2021	2020	360 FTE'S	$ 76,458.80	N/A	15	$ 76,458.80
Value Limitation Period *The qualifying time period could overlap the value limitation period.*	1	2021-2022	2021	0	0	N/A	15	$ 76,458.80
	2	2022-2023	2022	0	0	N/A	15	$ 76,458.80
	3	2023-2024	2023	0	0	N/A	15	$ 76,458.80
	4	2024-2025	2024	0	0	N/A	15	$ 76,458.80
	5	2025-2026	2025	0	0	N/A	15	$ 76,458.80
	6	2026-2027	2026	0	0	N/A	15	$ 76,458.80
	7	2027-2028	2027	0	0	N/A	15	$ 76,458.80
	8	2028-2029	2028	0	0	N/A	15	$ 76,458.80
	9	2029-2030	2029	0	0	N/A	15	$ 76,458.80
	10	2030-2031	2030	0	0	N/A	15	$ 76,458.80
Years Following Value Limitation Period	11 through 26	2031-2046	2031-2046	0	0	N/A	15	$ 76,458.80

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

C1. Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts) ☐ Yes ☒ No
If yes, answer the following two questions:

C1a. Will the applicant request a job waiver, as provided under 313.025(f-1)? ☐ Yes ☒ No

C1b. Will the applicant avail itself of the provision in 313.021(3)(F)? ☐ Yes ☒ No

AMENDMENT 1
5/14/2018

TAB 16

Description of Reinvestment Zone

TBD

Currently the Nederland ISD plans to hold the public hearing and post action for adoption of the reinvestment zone at the same meeting the Board considers final approval of the application from Orbit Gulf Coast NGL Exports, LLC.

Parcel II

BEING a 32.294 acre tract of land out of and a part of that certain Sunoco Partners Marketing and Terminals L.P. called 741.536 acre tract of land, more fully described and recorded in Clerk's File No. 2012042125 of the Official Public Records of Jefferson County, Texas. Said 32.294 acre tract of land being situated in the Burr & Caswell survey, Abstract No. 406, John C. Kucher Survey, Abstract No. 158 and the Joseph Turner Survey, Abstract No. 205, Jefferson County, Texas and being more fully described as follows:

BEGINNING at the Southwest corner of the herein described tract, from which the Northeast corner of that certain Sunoco Partners Marketing and Terminals L.P. called 247.794 acre tract, more fully described and recorded in Clerk's File No. 2013014142 of said Official Public Records, same being an Ell corner of said 741.536 acre tract bears North 02 deg. 54 min. East, a distance of 1053 feet to a point;

THENCE in a Northerly direction over and across said 741.536 acre tract the following calls and distances:

North 03 deg. 04 min. 33 sec. East, a distance of 858.10 feet to a point;
South 74 deg. 49 min. 03 sec. East, a distance of 167.32 feet to a point;
North 15 deg. 26 min. 29 sec. East, a distance of 216.23 feet to a point;
North 74 deg. 09 min. 09 sec. West, a distance of 352.50 feet to a point;
North 42 deg. 05 min. 31 sec. West, a distance of 68.34 feet to a point;
North 15 deg. 11 min. 12 sec. East, a distance of 173.79 feet to a point on the north line of said 741.536 acre tract;

THENCE North 05 deg. 49 min. 21 sec. East over the Neches River, a distance of 207.08 feet to a point near the Northwest corner of Dock No. 2;

THENCE South 73 deg. 50 min. 43 sec. East along and with the Northeast line of said Dock No. 2 a distance of 452.45 feet to a point near the Northeast corner of said Dock No. 2;

THENCE South 02 deg. 03 min. 39 sec. West, a distance of 190.20 feet to a point on the North line of said 741.536 acre tract;

THENCE in a Southeasterly direction over and across said 741.536 acre tract the following calls and distances:

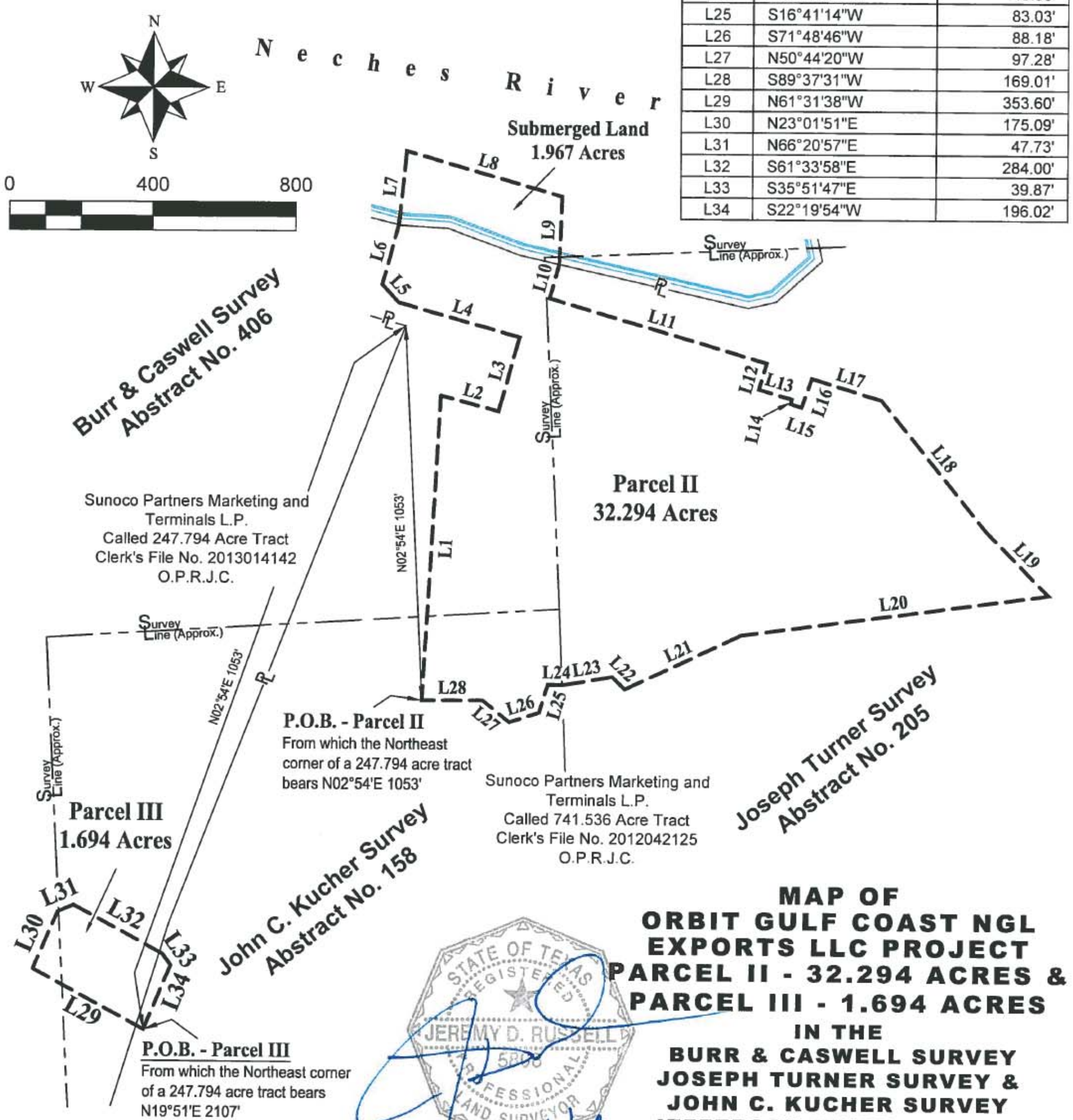
South 15 deg. 25 min. 30 sec. West, a distance of 98.99 feet to a point;
South 73 deg. 29 min. 18 sec. East, a distance of 633.60 feet to a point;
South 16 deg. 07 min. 17 sec. West, a distance of 76.11 feet to a point;
South 73 deg. 21 min. 26 sec. East, a distance of 96.02 feet to a point;
South 12 deg. 23 min. 06 sec. West, a distance of 12.81 feet to a point;
South 70 deg. 53 min. 45 sec. East, a distance of 31.63 feet to a point;
North 19 deg. 22 min. 10 sec. East, a distance of 86.25 feet to a point;
South 72 deg. 49 min. 31 sec. East, a distance of 203.56 feet to a point;
South 39 deg. 02 min. 29 sec. East, a distance of 470.79 feet to a point;

South 44 deg. 29 min. 44 sec. East, a distance of 248.93 feet to a point for the East corner of the herein described tract;

THENCE in a Westerly direction over and across said 741.536 acre tract the following calls and distances:

South 82 deg. 12 min. 06 sec. West, a distance of 865.79 feet to a point;
South 64 deg. 34 min. 47 sec. West, a distance of 357.65 feet to a point;
North 46 deg. 01 min. 13 sec. West, a distance of 49.42 feet to a point;
South 80 deg. 13 min. 09 sec. West, a distance of 135.80 feet to a point;
North 90 deg. 00 min. 00 sec. West, a distance of 45.66 feet to a point;
South 16 deg. 41 min. 14 sec. West, a distance of 83.03 feet to a point;
South 71 deg. 48 min. 46 sec. West, a distance of 88.18 feet to a point;
North 50 deg. 44 min. 20 sec. West, a distance of 97.28 feet to a point;
South 89 deg. 37 min. 31 sec. West, a distance of 169.01 feet to the **POINT OF BEGINNING**, containing 32.294 acres of land, more or less, of which 1.967 acres of land are submerged under the Neches River.

LINE	BEARING	DISTANCE
L1	N03°04'33"E	858.10'
L2	S74°49'03"E	167.32'
L3	N15°26'29"E	216.23'
L4	N74°09'09"W	352.50'
L5	N42°05'31"W	68.34'
L6	N15°11'12"E	173.79'
L7	N05°49'21"E	207.08'
L8	S73°50'43"E	452.45'
L9	S02°03'39"W	190.20'
L10	S15°25'30"W	98.99'
L11	S73°29'18"E	633.60'
L12	S16°07'17"W	76.11'
L13	S73°21'26"E	96.02'
L14	S12°23'06"W	12.81'
L15	S70°53'45"E	31.63'
L16	N19°22'10"E	86.25'
L17	S72°49'31"E	203.56'
L18	S39°02'29"E	470.79'
L19	S44°29'44"E	248.93'
L20	S82°12'06"W	865.79'
L21	S64°34'47"W	357.65'
L22	N46°01'13"W	49.42'
L23	S80°13'09"W	135.80'
L24	N90°00'00"W	45.66'
L25	S16°41'14"W	83.03'
L26	S71°48'46"W	88.18'
L27	N50°44'20"W	97.28'
L28	S89°37'31"W	169.01'
L29	N61°31'38"W	353.60'
L30	N23°01'51"E	175.09'
L31	N66°20'57"E	47.73'
L32	S61°33'58"E	284.00'
L33	S35°51'47"E	39.87'
L34	S22°19'54"W	196.02'



MAP OF ORBIT GULF COAST NGL EXPORTS LLC PROJECT PARCEL II - 32.294 ACRES & PARCEL III - 1.694 ACRES

IN THE
BURR & CASWELL SURVEY
JOSEPH TURNER SURVEY &
JOHN C. KUCHER SURVEY
JEFFERSON COUNTY, TEXAS

MARCH 2018 JOB NO. LJAS403-1805

General Notes:

1. Horizontal Data is based upon the Texas Coordinate System of 1983 (2011), South Central Zone '4204' (US Survey foot).
2. This plat does not represent an on the ground survey and no field work was performed for the preparation of this plat
3. This plat is being submitted along with the Surveyor's field note description.
4. This plat was prepared for the purpose of a Tax Abatement plat only.

LJA SURVEYING, INC.
2615 Calder Ave, Suite 500
Beaumont, Texas 77702
Tel: 409.833.3363
Fax: 409.833.0317
TBPLS Firm No. 10105600

AMENDMENT 1
5/14/2018

SECTION 16: Authorized Signatures and Applicant Certification

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print here ▶ ______________________ Superintendent

Print Name *(Authorized School District Representative)* — Title

sign here ▶ ______________________ ______________

Signature *(Authorized School District Representative)* — Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ▶ Megan McKavanagh — Sr Manager Property Tax

Print Name *(Authorized Company Representative (Applicant))* — Title

sign here ▶ Megan McKavanagh — 5/14/2018

Signature *(Authorized Company Representative (Applicant))* — Date

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

GIVEN under my hand and seal of office this, the

14 day of May 2018

Beverly M. Hernandez

Notary Public in and for the State of Texas

My Commission expires: 9.3.2018

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

June 11, 2018

VIA HAND DELIVERY
Deisy Perez
Research Analyst
Economic Development & Local Government
Data Analysis & Transparency Division
Texas Comptroller of Public Accounts
111 East 17th Street
Austin, TX 78774

RE: Application #1247
Orbit Gulf Coast NGL Exports LLC's Application for Appraised Value Limitation on Qualified Property to the Nederland Independent School District

Dear Ms. Perez:

Enclosed please find documentation for Amendment #2 of the above referenced Application together with an electronic copy of same in response to your email of June 1, 2018.

Please let us know if you have any questions or need anything additional.

Sincerely,

Ann Mewhinney

Ann Mewhinney

Enclosures

cc: ***Via Electronic Mail: rperez@nederlandisd.org***
Dr. Robin Perez
Superintendent
Nederland ISD
220 17th Street
Nederland, Texas 77627
(w/o Enclosures)

Via Electronic Mail: megan.mckavanagh@energytransfer.com
Ms. Megan McKavanagh
Property Tax Manager
Orbit Gulf Coast NGL Exports, LLC
800 E. Sonterra Blvd., Suite 400
San Antonio, TX 78258
(w/Enclosures)

Via Electronic Mail: mfry@keatax.com
Mr. Mike Fry
Director Energy Services
KE Andrews
(w/Enclosures)

Via CMRRR#9414 7266 9904 2102 2039 95
Ms. Angela Bellard
Chief Appraiser
Jefferson County Tax Appraisal District
P.O. Box 21337
Beaumont, Texas 77705
(w/Enclosures)

AMENDMENT 2 (6/7/2018)

SECTION 14: Wage and Employment Information

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 0

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

   ☑ First Quarter ☐ Second Quarter ☐ Third Quarter ☐ Fourth Quarter of 2018 *(year)*

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

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

4. What is the number of new qualifying jobs you are committing to create? 15

5. What is the number of new non-qualifying jobs you are estimating you will create? 0

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

   6a. If yes, attach evidence in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

7. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).

   a. Average weekly wage for all jobs (all industries) in the county is 1,089.25

   b. 110% of the average weekly wage for manufacturing jobs in the county is 2,277.83

   c. 110% of the average weekly wage for manufacturing jobs in the region is 1,470.36

8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .... ☐ §313.021(5)(A) or ☑ §313.021(5)(B)

9. What is the minimum required annual wage for each qualifying job based on the qualified property? 76,458.80

10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? 76,458.80

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

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

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

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

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

SECTION 15: Economic Impact

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

AMENDMENT 2 (6/7/2018)

Calculation of Wage Information - Based on Most Recent Data Available

110% of County Average Weekly Wage for all Jobs

2017	1Q	$1,141
2017	2Q	$1,028
2017	3Q	$1,052
2017	4Q	$1,136

$ 4,357 /4 = $1,089.25 average weekly salary

x1.1 (110%)

$ 1,198.18

110% of County Average Weekly Wage for Manufacturing Jobs in County

2017	1Q	$2,457
2017	2Q	$1,888
2017	3Q	$1,927
2017	4Q	$2,011

$ 8,283 /4 = $2,071 average weekly salary

x1.1 (110%)

$ 2,277.83

110% of County Average Weekly Wage for Manufacturing Jobs in Region

$69,508.00 per year in South East Texas Regional Planning Commission published July 2017

X1.10 (110%)

$76,458.80

$1,470.36 **Avg. Weekly**

AMENDMENT 2 (6/7/2018)

Quarterly Census of Employment and Wages
Original Data Value

Series Id: ENU482454051013
State: Texas
Area: Jefferson County, Texas
Industry: Manufacturing
Owner: Private
Size: All establishment sizes
Type: Average Weekly Wage
Years: 2007 to 2017

Year	Qtr1	Qtr2	Qtr3	Qtr4	
2007	1495	1402	1366	1455	
2008	1626	1394	1295	1534	
2009	1561	1499	1450	1564	
2010	1734	1508	1520	1598	
2011	1901	1520	1587	1613	
2012	1972	1628	1583	1785	
2013	1999	1659	1644	1755	
2014	2030	1710	1753	1873	
2015	2226	1810	1783	1948	
2016	2315	1918	1894	1909	
2017	2457	1888	1927	2011	<- Provided by the Texas Workforce Commission

AMENDMENT 2 (6/7/2018)

Quarterly Census of Employment and Wages
Original Data Value

Series Id: ENU482454
Series Average
State: Texas
Area: Jefferson
Industry: Total, all
Owner: Total
Size: All
Type: Average
Years: 2007 to 2017

Year	Qtr1	Qtr2	Qtr3	Qtr4
2007	793	777	790	871
2008	856	822	822	940
2009	863	830	841	924
2010	851	838	874	954
2011	918	874	919	966
2012	981	921	911	1010
2013	978	924	919	997
2014	1014	964	969	1078
2015	1085	1000	1003	1119
2016	1086	1026	1062	1076
2017	1141	1028	1052	1136

AMENDMENT 2 (6/7/2018)

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print here Robin Perez
Print Name *(Authorized School District Representative)*

Superintendent
Title

sign here Dr. Robin Perez
Signature *(Authorized School District Representative)*

June 8, 2018
Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here Megan McKavanagh
Print Name *(Authorized Company Representative (Applicant))*

Property Tax Senior Manager
Title

sign here Megan McKavanagh
Signature *(Authorized Company Representative (Applicant))*

6/1/2018
Date

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

GIVEN under my hand and seal of office this, the 1 day of June, 2018

Beverly M. Hernandez
Notary Public in and for the State of Texas

My Commission expires: 9.3.2018

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

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print here

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sign here

Signature *(Authorized School District Representative)* — Date

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print here Megan McKavanagh — Property Tax Senior Manager

Print Name *(Authorized Company Representative (Applicant))* — Title

sign here Megan McKavanagh — 6/1/2018

Signature *(Authorized Company Representative (Applicant))* — Date

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NOTARY PUBLIC STATE OF TEXAS

(Notary Seal)

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Description of Qualified Investment

AMMENDMENT 3 [7/30/2018]

Detailed Description of Project

Equipment Overview

The Orbit Gulf Coast NGL Exports, LLC is proposing to build an Ethane Manufacturing/Export Project at the Nederland Terminal in Nederland ISD. First, they will receive liquid ethane via pipeline. Then by removing the methane and chilling the product, Orbit will manufacture plastics-grade ethane and store the final product in an atmospheric pressure tank before loading onto ships.

The train will be initially built for ethane, then rated for propane and butane. Installed equipment will be sized for ethane and ethylene products.

While the unit is designed for ethane and ethylene, the unit is capable of processing propane and butane. The expected throughput with propane and butane is significantly higher than 150,000 SBPD because the ethylene refrigeration unit is not required, which reduces the propylene refrigeration unit load, and the amount of cooling required by the propylene system is less than that required by ethane and ethylene.

Below are some key Process design parameters for one train:

- Nominal unit capacity: 150,000 SBPD of ethane. 826,000 pounds per hour of ethylene. This corresponds to 98,110 actual BPD of ethane and 100,000 actual BPD of ethylene at ship loading conditions.
- Tank nominal capacity: 850,000 barrels.
- Ship loading rate: 30,000 actual barrels per hour.
- Water treatment system sizing: 2000 gallons per minute

AMMENDMENT 3 [7/30/2018]

Components Included at the site will include:

- Feedstock Filtration System
- Molecular Sieve Dehydrator
- Propylene Chilling System
    - 3-Stage Propylene Compressors
    - Condensers
    - Accumulators
    - Kettles
- De-Methanizer
- Ethylene Chilling System
    - 3-Stage Ethylene Compressor
    - Accumulator
    - Kettles
- Reboilers
- Heaters
- Flares
- Flash Drums
- Piping
- Storage Tank
- Pumps
- Vaporizers

Orbit will also construct at 20-inch ethane pipeline connecting the terminal in Nederland, Texas to fractionators in Mont Belvieu, Texas. Additionally, there is pipeline infrastructure in place from LPG Terminals in Louisiana running though Nederland to Mont Belvieu, Texas that will be utilized.

AMMENDMENT 3 [7/30/2018]

Process Description

-Feed Treating:

1. The feed from the pipeline is first filtered to remove solids and free water that may be in the liquid. It then passes through a molecular sieve vessel to remove almost all the dissolved water in the hydrocarbon.
2. Water adsorbed on the molecular sieve media is regenerated by passing hot product gas through the vessel. The hot regeneration gas from the vessel is cooled and condensed. The liquid water is separated and discharged to a low-pressure flash drum to minimize the dissolved hydrocarbons before being sent to waste water treatment. The flash gas is sent to the flare.
3. Regeneration gas is generated with a fired heater.
4. The condensed regeneration hydrocarbon is recycled to the dehydrator feed inlet.

-Propylene Chilling:

1. Hydrocarbon then flows to a closed-loop propylene chilling system. The system primarily consists of two 50% 3-stage propylene compressors, propylene condensers, accumulators, and kettles with brazed aluminum cores for each compressor stage, allowing three stages of chilling.
2. Hydrocarbon flows to the three chilling stages and then to ethylene chilling. Ethane is directed to the de-methanizer after the first chilling stage, then flows through chilling stages 2 and 3. All other products bypass the de-methanizer.
3. Propylene chilling also provides refrigerant condensation for the ethylene chilling system via additional brazed aluminum cores in each kettle.

-De-methanizer:

The cool ethane liquid is processed through a distillation tower (de-methanizer) to remove residual methane. The methane off gas, which has the same approximate composition as natural gas, is compressed up to 900 psig for export to the natural gas pipeline. The de-methanizer tower uses the warm ethane feed and the refrigerant compressor discharge as a source of heat for the reboiler.

-Ethylene Chilling:

1. Hydrocarbon then flows to a closed-loop ethylene chilling system. The system primarily consists of one 100% 3-stage ethylene compressor, accumulator, and kettles with brazed aluminum cores for each compressor stage, allowing three stages of chilling. Ethylene from the compressor condenses in the propylene chilling system.
2. Hydrocarbon flows to the three chilling stages and then to tankage.
3. Ethylene chilling also provides methane condensation for the de-methanizer system via additional brazed aluminum cores in each kettle.

-Storage Tank:

Cold product is stored in a double wall "full containment" tank at about 0.5 psig. Tank pressure is maintained in a variety of ways depending on the situation. Except when ship loading, the tank pressure tends to rise due to ambient heat gain and subsequent product vaporization. For ethane, propane, and butane, tank pressure is maintained while the unit is running by diverting some incoming product, which is subcooled, through a spray ring to condense tank vapors. For ethylene, a boil off gas (BOG) compressor and refrigeration package will need to be supplied separately from this project and installed. The ethylene BOG system will need to condense flashed incoming ethylene (which is not subcooled) in addition to heat gain and atmospheric pressure change.

If the unit is down, a boil off gas (BOG) compressor and refrigeration package will compress vapor, condense it, and return it to the tank.

During ship loading, tank outflow will be significant, which will tend to draw a vacuum on the tank. Pressure will be maintained if the unit is running by routing feed from upstream the second propylene chiller (for ethane, this is de-methanized feed) directly to the tank. This will create significant flashing which will maintain tank pressure. If the unit is down, an ambient vaporizer will vaporize hydrocarbon with ambient heat circulated back to the tank.

In-tank product pumps and a circulation pump are included for maintaining cold temperatures in the loading pipe.

-Additional Systems:

1. A cold flare header and a warm flare header, each with dedicated knockout drums, will flow to a single flare tip with air assist. A low pressure (LP) flare header, which services the storage tank, will flow to a separate flare tip, also with air assist. These two flare tips will be mounted near each other to minimize sterile radius plot space.
2. A new instrument air system will be provided. The system will include instrument air compressors, instrument air drying, and an instrument air receiver.
3. A new water clarifier and moving bed sand filter are provided. Sludge from both will be handled with a sludge thickening system and filter press. Pumps will provide water to the new unit.
4. A process wastewater flash drum and pump is also provided.

AMMENDMENT 3 [7/30/2018]

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AMMENDMENT 3 [7/30/2018]

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3. Propylene chilling also provides refrigerant condensation for the ethylene chilling system via additional brazed aluminum cores in each kettle.

-De-methanizer:

The cool ethane liquid is processed through a distillation tower (de-methanizer) to remove residual methane. The methane off gas, which has the same approximate composition as natural gas, is compressed up to 900 psig for export to the natural gas pipeline. The de-methanizer tower uses the warm ethane feed and the refrigerant compressor discharge as a source of heat for the reboiler.

-Ethylene Chilling:

1. Hydrocarbon then flows to a closed-loop ethylene chilling system. The system primarily consists of one 100% 3-stage ethylene compressor, accumulator, and kettles with brazed aluminum cores for each compressor stage, allowing three stages of chilling. Ethylene from the compressor condenses in the propylene chilling system.
2. Hydrocarbon flows to the three chilling stages and then to tankage.
3. Ethylene chilling also provides methane condensation for the de-methanizer system via additional brazed aluminum cores in each kettle.

-Storage Tank:

Cold product is stored in a double wall “full containment” tank at about 0.5 psig. Tank pressure is maintained in a variety of ways depending on the situation. Except when ship loading, the tank pressure tends to rise due to ambient heat gain and subsequent product vaporization. For ethane, propane, and butane, tank pressure is maintained while the unit is running by diverting some incoming product, which is subcooled, through a spray ring to condense tank vapors. For ethylene, a boil off gas (BOG) compressor and refrigeration package will need to be supplied separately from this project and installed. The ethylene BOG system will need to condense flashed incoming ethylene (which is not subcooled) in addition to heat gain and atmospheric pressure change.

If the unit is down, a boil off gas (BOG) compressor and refrigeration package will compress vapor, condense it, and return it to the tank.

During ship loading, tank outflow will be significant, which will tend to draw a vacuum on the tank. Pressure will be maintained if the unit is running by routing feed from upstream the second propylene chiller (for ethane, this is de-methanized feed) directly to the tank. This will create significant flashing which will maintain tank pressure. If the unit is down, an ambient vaporizer will vaporize hydrocarbon with ambient heat circulated back to the tank.

In-tank product pumps and a circulation pump are included for maintaining cold temperatures in the loading pipe.

-Additional Systems:

1. A cold flare header and a warm flare header, each with dedicated knockout drums, will flow to a single flare tip with air assist. A low pressure (LP) flare header, which services the storage tank, will flow to a separate flare tip, also with air assist. These two flare tips will be mounted near each other to minimize sterile radius plot space.
2. A new instrument air system will be provided. The system will include instrument air compressors, instrument air drying, and an instrument air receiver.
3. A new water clarifier and moving bed sand filter are provided. Sludge from both will be handled with a sludge thickening system and filter press. Pumps will provide water to the new unit.
4. A process wastewater flash drum and pump is also provided.

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

print here ▶

Print Name *(Authorized School District Representative)* | Title

sign here ▶

Signature *(Authorized School District Representative)* | Date

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here ▶ Megan McKavanagh — Sr. Manager Property Tax

Print Name *(Authorized Company Representative (Applicant))* | Title

sign here ▶ Megan McKavanagh — 7/27/2018

Signature *(Authorized Company Representative (Applicant))* | Date

GIVEN under my hand and seal of office this, the

27 day of July, 2018

Beverly M Hernandez

Notary Public in and for the State of Texas

BEVERLY M. HERNANDEZ
MY COMMISSION EXPIRES
September 3, 2018

(Notary Seal)

My Commission expires: 9.3.2018

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

EXHIBIT C

Comptroller's "Completeness" Letter

GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

June 15, 2018

Dr. Robin Perez
Superintendent
Nederland Independent School District
220 17th Street
Nederland, Texas 77627

Re: Application for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Nederland Independent School District and Orbit Gulf Coast NGL Exports, LLC, Application 1247

Dear Superintendent Perez:

On April 23, 2018, the Comptroller's office received Orbit Gulf Coast NGL Exports, LLC's (applicant) application for a limitation on appraised value (Application 1247) from Nederland Independent School District (school district).

The purpose of this letter is to inform you that the Comptroller's office has reviewed the submitted application and determined that it includes the information necessary to be determined as complete on June 15, 2018.

Texas Tax Code §313.025(d) directs the Comptroller's office to issue a certificate for a limitation on the appraised value of the property, or provide the governing body of the school district with a written explanation of the Comptroller's decision to not issue a certificate no later than the 90th day after receiving the completed application. The requirements to determine eligibility and to issue a certificate for a limitation do not begin until an application is complete as determined by this agency. The Comptroller's office will move forward with our economic impact evaluation and will send a letter of determination to the school district and the applicant.

This letter does not constitute a review of the application under Section 313.025(h) to determine if the project meets the requirements of Section 313.024 for eligibility for a limitation on appraised value. Likewise, this letter does not address the determinations required under Section 313.026(c).

Should you have any questions, please contact Deisy Perez with our office. She can be reached by email at deisy.perez@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 5-2410 or at 512-475-2410.

Sincerely,

Will Counihan

Will Counihan
Director
Data Analysis & Transparency Division

cc: Ann Mewhinney, Walsh Gallegos
Megan McKvanagh, Orbit Gulf Coast NGL Exports, LLC
Mike Fry, KE Andrews

EXHIBIT D

Independent Economic Impact Report

Chapter 313 Property Value Limitation Financial Impact of the Proposed Orbit Gulf Coast NGL Exports, LLC Project in the Nederland Independent School District (Project # 1247)

Prepared by

MOAK, CASEY & ASSOCIATES
TEXAS SCHOOL FINANCE EXPERTS

August 16, 2018

Executive Summary

Orbit Gulf Coast NGL Exports, LLC (Company) has requested that the Nederland Independent School District (NISD) consider granting a property value limitation under Chapter 313 of the Tax Code, also known as the Texas Economic Development Act. In an application submitted to NISD on March 28, 2018 the Company plans to invest $290 million in taxable value to construct a natural gas liquids processing facility. Moak, Casey & Associates (MCA) has been retained to prepare an analysis of this value limitation and help the district navigate the overall application and agreement process.

The Orbit Gulf Coast project is consistent with the state's goal to "encourage large scale capital investments in this state." When enacted as House Bill 1200 in 2001, Chapter 313 of the Tax Code granted eligibility to companies engaged in manufacturing, research and development, and renewable electric energy production to apply to school districts for property value limitations. Subsequent legislative changes expanded eligibility to clean coal projects, nuclear power generation and data centers, among others.

Under the provisions of Chapter 313, NISD may offer a minimum value limitation of $30 million. This value limitation, under the proposed application, will begin in the 2021-22 school year and remain at that level of taxable value for Maintenance and Operations (M&O) tax purposes for ten years. The entire project value will remain taxable for I&S or debt service purposes for the term of the agreement.

MCA's initial school finance analysis is detailed in this report, incorporating the major legislative changes adopted last year. The overall conclusions are as follows, but please read all of the subsquent details in the report below for more information.

Total Revenue Loss Payment owed to NISD	$3.0 million
Total Savings to Company after Revenue Loss Payment. (This does not include any supplemental benefit payments to the district.)	$18.6 million

Application Process

After the school district has submitted an application to the Comptroller's Office (Comptroller), the Comptroller begins reviewing the application for completeness. The purpose of this review is to ensure all necessary information and attachments are included in the application before moving forward with the formal review process. The Completeness Letter was issued June 15, 2018.

The issuance of a Completeness Letter is important because it sets the timeline for the rest of process. From the date of issuance, the Comptroller has 90 days to conduct its full review of the project and provide its certificate for a limitation on appraised value. After the certificate is received, the district has until the 150th day from the receipt of the Completeness Letter to adopt an agreement.

After the Comptroller's certificate is received, Walsh Gallegos will contact the school district to discuss the value limitation agreement and begin negotiations of the supplemental benefit payment with the Company. A final version of the agreement must be submitted to the Comptroller for review prior to final adoption by the school district's board of trustees.

Prior to final board meeting, Walsh Gallegos will provide the district with the necessary agenda language and any additional action items. The school board will review the Value Limitation Agreement and Findings of Fact that detail the project's conformance with state law. In some instances, the school board may also be required to adopt a job waiver or create a reinvestment zone during this meeting, but neither will be required in the board's consideration of the Orbit Gulf Coast application.

How the 313 Agreement Interacts with Texas School Finance

M&O funding for Texas schools relies on two methods of finance: local school district property taxes and state aid. State aid consists of two components: Tier I (based on ADA, special student populations and M&O taxes at the compressed tax rate) and Tier II (based on weighted ADA for each penny of tax effort above a specified level). (For more detailed information on the school finance funding system, please review the Texas Education Agency's website (Manuals and Presentations) or (School Finance-One Page Descriptions).

Because the general school finance formula system calculates state aid entitlements using the Comptroller's certified property value for the preceding year, the first year is often problematic financially. The implementation of the value limitation often results in an M&O revenue loss to the school district in the first year of the limitation that would not be reimbursed by the state but require some type of compensation from the Company under the revenue protection provisions of the agreement. **If the full value of the project increases significantly during the value limitation period, the revenue losses may be greater than originally estimated.**

A taxpayer receiving a value limitation pays M&O taxes on the reduced value for the project in years 1-10 and receives a tax bill for I&S taxes based on the full project value throughout the qualifying and value limitation period (and thereafter).

> Future legislative action on school funding could potentially affect the impact of the value limitation on the school district's finances and result in revenue-loss estimates that differ from the estimates presented in this report.

Underlying School District Data Assumptions

The agreement between the school district and the applicant calls for a calculation of the revenue impact of the value limitation in years 1-10 of the agreement, under whatever school finance and property tax laws are in effect in each of those years. The Basic Allotment remains at $5,140 and the Tier II Austin yield increases to $106.28 for 2018-19, which is maintained for future years.

Static school district enrollment and property values are used to isolate the effects of the value limitation under the school finance system. Any previously-approved Chapter 313 projects are also factored into the M&O tax bases used. The impact of the Chapter 313 project value returning to the total tax roll for M&O funding purposes is beyond the scope of this revenue report.

ADA: 5,032
Local Tax Base: $2.6 billion
M&O Tax Rate: $1.04 per $100
I&S Tax Rate: $0.11 per $100
Wealth per WADA: $330,316

Table 1 summarizes the enrollment and property value assumptions for the 15 years that are the subject of this analysis.

Table 1 – Base District Information with Orbit Gulf Coast Project Value and Limitation Values

Year of Agreement	School Year	ADA	WADA	M&O Tax Rate	I&S Tax Rate	CAD Value with Project	CAD Value with Limitation	CPTD with Project	CPTD With Limitation	CPTD Value with Project per WADA	CPTD Value with Limitation per WADA
QTP1	2019-20	5,031.73	6,550.72	$1.0400	$0.1100	$2,635,045,907	$2,635,045,907	$2,346,563,802	$2,346,563,802	$358,214	$358,214
QTP2	2020-21	5,031.73	6,550.72	$1.0400	$0.1100	$2,705,045,907	$2,705,045,907	$2,346,563,802	$2,346,563,802	$358,214	$358,214
VL1	2021-22	5,031.73	6,550.72	$1.0400	$0.1100	$2,925,045,907	$2,665,045,907	$2,416,563,802	$2,416,563,802	$368,900	$368,900
VL2	2022-23	5,031.73	6,550.72	$1.0400	$0.1100	$2,913,445,907	$2,665,045,907	$2,636,563,802	$2,376,563,802	$402,484	$362,794
VL3	2023-24	5,031.73	6,550.72	$1.0400	$0.1100	$2,901,845,907	$2,665,045,907	$2,624,963,802	$2,376,563,802	$400,714	$362,794
VL4	2024-25	5,031.73	6,550.72	$1.0400	$0.1100	$3,016,141,887	$2,790,941,887	$2,613,363,802	$2,376,563,802	$398,943	$362,794
VL5	2025-26	5,031.73	6,550.72	$1.0400	$0.1100	$2,996,747,088	$2,783,147,088	$2,727,659,782	$2,502,459,782	$416,391	$382,013
VL6	2026-27	5,031.73	6,550.72	$1.0400	$0.1100	$2,977,742,029	$2,775,742,029	$2,708,264,983	$2,494,664,983	$413,430	$380,823
VL7	2027-28	5,031.73	6,550.72	$1.0400	$0.1100	$2,966,142,029	$2,775,742,029	$2,689,259,924	$2,487,259,924	$410,529	$379,692
VL8	2028-29	5,031.73	6,550.72	$1.0400	$0.1100	$2,954,542,029	$2,775,742,029	$2,677,659,924	$2,487,259,924	$408,758	$379,692
VL9	2029-30	5,031.73	6,550.72	$1.0400	$0.1100	$2,942,942,029	$2,775,742,029	$2,666,059,924	$2,487,259,924	$406,987	$379,692
VL10	2030-31	5,031.73	6,550.72	$1.0400	$0.1100	$2,931,342,029	$2,775,742,029	$2,654,459,924	$2,487,259,924	$405,216	$379,692
VP1	2031-32	5,031.73	6,550.72	$1.0400	$0.1100	$2,919,742,029	$2,919,742,029	$2,642,859,924	$2,487,259,924	$403,446	$379,692
VP2	2032-33	5,031.73	6,550.72	$1.0400	$0.1100	$2,908,142,029	$2,908,142,029	$2,631,259,924	$2,631,259,924	$401,675	$401,675
VP3	2033-34	5,031.73	6,550.72	$1.0400	$0.1100	$2,896,542,029	$2,896,542,029	$2,619,659,924	$2,619,659,924	$399,904	$399,904
VP4	2034-35	5,031.73	6,550.72	$1.0400	$0.1100	$2,884,942,029	$2,884,942,029	$2,608,059,924	$2,608,059,924	$398,133	$398,133
VP5	2035-36	5,031.73	6,550.72	$1.0400	$0.1100	$2,873,342,029	$2,873,342,029	$2,596,459,924	$2,596,459,924	$396,362	$396,362

***Basic Allotment: $5,140; AISD Yield: $106.28; Equalized Wealth: $514,000 per WADA**

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

M&O Impact of the Orbit Gulf Coast project on NISD

A model is established to make a calculation of the "Baseline Revenue Model" (Table 2) by adding the total value of the project to the model, without assuming a value limitation is approved. A separate model is established to make a calculation of the "Value Limitation Revenue Model" (Table 3) by adding the project's limited value of $30 million to the model. The difference between the two models (Table 4) indicates there will be a total revenue loss of $3.0 million over the course of the Agreement, with all the loss reflected in the first limitation year (2021-22) under current law. Nearly all the reduction in M&O taxes under the limitation agreement is offset through increase state aid.

Table 2– "Baseline Revenue Model" --Project Value Added with No Value Limitation

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP1	2019-20	$24,651,442	$11,892,393	$0	$1,509,272	$2,967,795	$0	$0	$93,634	$41,114,536
QTP1	2020-21	$25,323,722	$11,892,393	$0	$1,550,432	$3,050,875	$0	$0	$93,476	$41,910,898
QTP2/VL1	2021-22	$27,487,562	$11,206,393	$0	$1,682,912	$3,163,699	$0	$0	$92,976	$43,633,542
VL2	2022-23	$27,373,882	$9,050,393	$0	$1,675,952	$2,751,046	$0	$0	$93,004	$40,944,277
VL3	2023-24	$27,260,202	$9,164,073	$0	$1,668,992	$2,758,424	$0	$0	$93,032	$40,944,723
VL4	2024-25	$28,355,627	$9,277,753	$0	$1,736,059	$2,887,566	$0	$0	$92,801	$42,349,806
VL5	2025-26	$28,167,086	$8,157,652	$0	$1,724,515	$2,676,172	$0	$0	$92,845	$40,818,270
VL6	2026-27	$27,982,288	$8,347,721	$0	$1,713,201	$2,692,683	$0	$0	$92,888	$40,828,781
VL7	2027-28	$27,868,608	$8,533,971	$0	$1,706,241	$2,708,986	$0	$0	$92,915	$40,910,721
VL8	2028-29	$27,754,928	$8,647,651	$0	$1,699,281	$2,720,625	$0	$0	$92,941	$40,915,426
VL9	2029-30	$27,641,248	$8,761,331	$0	$1,692,321	$2,727,991	$0	$0	$92,968	$40,915,859
VL10	2030-31	$27,527,568	$8,875,011	$0	$1,685,361	$2,735,357	$0	$0	$92,994	$40,916,291
VP1	2031-32	$27,385,664	$8,988,691	$0	$1,676,673	$2,738,404	$0	$0	$93,021	$40,882,453
VP2	2032-33	$27,274,257	$9,102,371	$0	$1,669,852	$2,750,089	$0	$0	$93,047	$40,889,616
VP3	2033-34	$27,162,851	$9,216,051	$0	$1,663,032	$2,757,455	$0	$0	$93,074	$40,892,463
VP4	2034-35	$27,051,444	$9,329,731	$0	$1,656,211	$2,764,821	$0	$0	$93,100	$40,895,307
VP5	2035-36	$26,940,038	$9,443,411	$0	$1,649,390	$2,772,187	$0	$0	$93,127	$40,898,153

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

Table 3– "Value Limitation Revenue Model" --Project Value Added with Value Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP1	2019-20	$24,651,442	$11,892,393	$0	$1,509,272	$2,967,795	$0	$0	$93,634	$41,114,536
QTP2	2020-21	$25,323,722	$11,892,393	$0	$1,550,432	$3,050,875	$0	$0	$93,476	$41,910,898
VL1	2021-22	$24,939,562	$11,206,393	$0	$1,526,912	$2,872,785	$0	$0	$93,513	$40,639,165
VL2	2022-23	$24,939,562	$11,598,393	$0	$1,526,912	$2,943,920	$0	$0	$93,517	$41,102,304
VL3	2023-24	$24,939,562	$11,598,393	$0	$1,526,912	$2,943,920	$0	$0	$93,522	$41,102,309
VL4	2024-25	$26,148,667	$11,598,393	$0	$1,600,939	$3,090,657	$0	$0	$93,266	$42,531,922
VL5	2025-26	$26,073,806	$10,364,612	$0	$1,596,355	$2,845,256	$0	$0	$93,286	$40,973,315
VL6	2026-27	$26,002,688	$10,441,001	$0	$1,592,001	$2,850,229	$0	$0	$93,306	$40,979,225
VL7	2027-28	$26,002,688	$10,513,571	$0	$1,592,001	$2,863,903	$0	$0	$93,308	$41,065,471
VL8	2028-29	$26,002,688	$10,513,571	$0	$1,592,001	$2,863,903	$0	$0	$93,311	$41,065,474
VL9	2029-30	$26,002,688	$10,513,571	$0	$1,592,001	$2,863,903	$0	$0	$93,313	$41,065,476
VL10	2030-31	$26,002,688	$10,513,571	$0	$1,592,001	$2,863,903	$0	$0	$93,316	$41,065,479
VP1	2031-32	$27,385,664	$10,513,571	$0	$1,676,673	$3,016,048	$0	$0	$93,021	$42,684,977
VP2	2032-33	$27,274,257	$9,102,371	$0	$1,669,852	$2,750,089	$0	$0	$93,047	$40,889,616
VP3	2033-34	$27,162,851	$9,216,051	$0	$1,663,032	$2,757,455	$0	$0	$93,074	$40,892,463
VP4	2034-35	$27,051,444	$9,329,731	$0	$1,656,211	$2,764,821	$0	$0	$93,100	$40,895,307
VP5	2035-36	$26,940,038	$9,443,411	$0	$1,649,390	$2,772,187	$0	$0	$93,127	$40,898,153

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

Table 4 – Value Limit less Project Value with No Limit

Year of Agreement	School Year	M&O Taxes @ Compressed Rate	State Aid	Recapture Costs	Additional Local M&O Collections	State Aid from Additional M&O Tax Collections	Recapture from the Additional Local Tax Effort	Homestead Hold Harmless	Other State Aid	Total General Fund
QTP1	2019-20	$0	$0	$0	$0	$0	$0	$0	$0	$0
QTP1	2020-21	$0	$0	$0	$0	$0	$0	$0	$0	$0
QTP2/VL1	2021-22	-$2,548,000	$0	$0	-$156,000	-$290,914	$0	$0	$537	-$2,994,377
VL2	2022-23	-$2,434,320	$2,548,000	$0	-$149,040	$192,874	$0	$0	$513	$158,027
VL3	2023-24	-$2,320,640	$2,434,320	$0	-$142,080	$185,496	$0	$0	$490	$157,586
VL4	2024-25	-$2,206,960	$2,320,640	$0	-$135,120	$203,091	$0	$0	$465	$182,116
VL5	2025-26	-$2,093,280	$2,206,960	$0	-$128,160	$169,084	$0	$0	$441	$155,045
VL6	2026-27	-$1,979,600	$2,093,280	$0	-$121,200	$157,546	$0	$0	$418	$150,444
VL7	2027-28	-$1,865,920	$1,979,600	$0	-$114,240	$154,917	$0	$0	$393	$154,750
VL8	2028-29	-$1,752,240	$1,865,920	$0	-$107,280	$143,278	$0	$0	$370	$150,048
VL9	2029-30	-$1,638,560	$1,752,240	$0	-$100,320	$135,912	$0	$0	$345	$149,617
VL10	2030-31	-$1,524,880	$1,638,560	$0	-$93,360	$128,546	$0	$0	$322	$149,188
VP1	2031-32	$0	$1,524,880	$0	$0	$277,644	$0	$0	$0	$1,802,524
VP2	2032-33	$0	$0	$0	$0	$0	$0	$0	$0	$0
VP3	2033-34	$0	$0	$0	$0	$0	$0	$0	$0	$0
VP4	2034-35	$0	$0	$0	$0	$0	$0	$0	$0	$0
VP5	2035-36	$0	$0	$0	$0	$0	$0	$0	$0	$0

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

M&O Impact on the Taxpayer

Under the assumptions used here, the potential tax savings from the value limitation total $21.6 million over the life of the agreement. The NISD revenue losses are expected to total approximately $3.0 million over the course of the agreement. In total, the potential net tax benefits (after hold-harmless payments are made) are estimated to reach $18.6 million, prior to any negotiations with Orbit Gulf Coast on supplemental payments.

I&S Funding Impact on School District

The project remains fully taxable for debt services taxes, with NISD currently levying a $0.11 per 100 I&S rate. The project is not expected to affect school district enrollment and is expected to depreciate over the life of the agreement and beyond. Local taxpayers should benefit from the addition of the Orbit Gulf Coast project to the local I&S tax roll. Continued expansion of the project and related development could result in additional employment in the area and an increase in the school-age population, but this project is unlikely to have much impact on a stand-alone basis.

Table 5 - Estimated Financial Impact of the Orbit Gulf Coast Project Property Value Limitation Request Submitted to NISD at $1.0400 M&O Tax Rate

Year of Agreement	School Year	Project Value	Estimated Taxable Value	Value Savings	Assumed M&O Tax Rate	Taxes Before Value Limit	Taxes after Value Limit	Tax Savings @ Projected M&O Rate	School District Revenue Losses	Estimated Net Tax Benefits
QTP1	2019-20	$0	$0	$0	$1.040	$0	$0	$0	$0	$0
QTP2	2020-21	$70,000,000	$70,000,000	$0	$1.040	$728,000	$728,000	$0	$0	$0
VL1	2021-22	$290,000,000	$30,000,000	$260,000,000	$1.040	$3,016,000	$312,000	$2,704,000	-$2,994,377	-$290,377
VL2	2022-23	$278,400,000	$30,000,000	$248,400,000	$1.040	$2,895,360	$312,000	$2,583,360	$0	$2,583,360
VL3	2023-24	$266,800,000	$30,000,000	$236,800,000	$1.040	$2,774,720	$312,000	$2,462,720	$0	$2,462,720
VL4	2024-25	$255,200,000	$30,000,000	$225,200,000	$1.040	$2,654,080	$312,000	$2,342,080	$0	$2,342,080
VL5	2025-26	$243,600,000	$30,000,000	$213,600,000	$1.040	$2,533,440	$312,000	$2,221,440	$0	$2,221,440
VL6	2026-27	$232,000,000	$30,000,000	$202,000,000	$1.040	$2,412,800	$312,000	$2,100,800	$0	$2,100,800
VL7	2027-28	$220,400,000	$30,000,000	$190,400,000	$1.040	$2,292,160	$312,000	$1,980,160	$0	$1,980,160
VL8	2028-29	$208,800,000	$30,000,000	$178,800,000	$1.040	$2,171,520	$312,000	$1,859,520	$0	$1,859,520
VL9	2029-30	$197,200,000	$30,000,000	$167,200,000	$1.040	$2,050,880	$312,000	$1,738,880	$0	$1,738,880
VL10	2030-31	$185,600,000	$30,000,000	$155,600,000	$1.040	$1,930,240	$312,000	$1,618,240	$0	$1,618,240
VP1	2031-32	$174,000,000	$174,000,000	$0	$1.040	$1,809,600	$1,809,600	$0	$0	$0
VP2	2032-33	$162,400,000	$162,400,000	$0	$1.040	$1,688,960	$1,688,960	$0	$0	$0
VP3	2033-34	$150,800,000	$150,800,000	$0	$1.040	$1,568,320	$1,568,320	$0	$0	$0
VP4	2034-35	$139,200,000	$139,200,000	$0	$1.040	$1,447,680	$1,447,680	$0	$0	$0
VP5	2035-36	$127,600,000	$127,600,000	$0	$1.040	$1,327,040	$1,327,040	$0	$0	$0
						$33,300,800	**$11,689,600**	**$21,611,200**	**-$2,994,377**	**$18,616,823**

QTP=	Qualifying Time Period
VL=	Value Limitation
VP=	Viable Presence

Note: School district revenue-loss estimates are subject to change based on numerous factors, including:

- **Legislative and Texas Education Agency administrative changes to the underlying school finance formulas used in these calculations.**
- **Legislative changes addressing property value appraisals and exemptions.**
- **Year-to-year appraisals of project values and district taxable values.**
- **Changes in school district tax rates and student enrollment.**

EXHIBIT E

Comptroller's Certification and Economic Impact Analysis

GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

August 28, 2018

Dr. Robin Perez
Superintendent
Nederland Independent School District
220 17th Street
Nederland, Texas 77627

Re: Certificate for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Nederland Independent School District and Orbit Gulf Coast NGL Exports, LLC, Application 1247

Dear Superintendent Perez:

On June 15, 2018, the Comptroller issued written notice that Orbit Gulf Coast NGL Exports, LLC (applicant) submitted a completed application (Application 1247) for a limitation on appraised value under the provisions of Tax Code Chapter 313.[1] This application was originally submitted on March 28, 2018, to the Nederland Independent School District (school district) by the applicant.

This presents the results of the Comptroller's review of the application and determinations required:

1) under Section 313.025(h) to determine if the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C; and
2) under Section 313.025(d), to issue a certificate for a limitation on appraised value of the property and provide the certificate to the governing body of the school district or provide the governing body a written explanation of the Comptroller's decision not to issue a certificate, using the criteria set out in Section 313.026.

Determination required by 313.025(h)

Sec. 313.024(a)	Applicant is subject to tax imposed by Chapter 171.
Sec. 313.024(b)	Applicant is proposing to use the property for an eligible project.

[1] All Statutory references are to the Texas Tax Code, unless otherwise noted.

Sec. 313.024(d)	Applicant has committed to create the required number of new qualifying jobs and pay all jobs created that are not qualifying jobs a wage that exceeds the county average weekly wage for all jobs in the county where the jobs are located.
Sec. 313.024(d-2)	Not applicable to Application 1247.

Based on the information provided by the applicant, the Comptroller has determined that the property meets the requirements of Section 313.024 for eligibility for a limitation on appraised value under Chapter 313, Subchapter C.

Certificate decision required by 313.025(d)

Determination required by 313.026(c)(1)

The Comptroller has determined that the project proposed by the applicant is reasonably likely to generate tax revenue in an amount sufficient to offset the school district's maintenance and operations *ad valorem tax* revenue lost as a result of the agreement before the 25th anniversary of the beginning of the limitation period, see Attachment B.

Determination required by 313.026(c)(2)

The Comptroller has determined that the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state, see Attachment C.

Based on these determinations, the Comptroller issues a certificate for a limitation on appraised value. This certificate is contingent on the school district's receipt and acceptance of the Texas Education Agency's determination per 313.025(b-1).

The Comptroller's review of the application assumes the accuracy and completeness of the statements in the application. If the application is approved by the school district, the applicant shall perform according to the provisions of the Texas Economic Development Act Agreement (Form 50-826) executed with the school district. The school district shall comply with and enforce the stipulations, provisions, terms, and conditions of the agreement, applicable Texas Administrative Code and Chapter 313, per TAC 9.1054(i)(3).

This certificate is no longer valid if the application is modified, the information presented in the application changes, or the limitation agreement does not conform to the application. Additionally, this certificate is contingent on the school district approving and executing the agreement by December 31, 2018.

Note that any building or improvement existing as of the application review start date of June 15, 2018, or any tangible personal property placed in service prior to that date may not become "Qualified Property" as defined by 313.021(2) and the Texas Administrative Code.

Should you have any questions, please contact Will Counihan, Director, Data Analysis & Transparency, by email at will.counihan@cpa.texas.gov or by phone toll-free at 1-800-531-5441, ext. 6-0758, or at 512-936-0758.

Sincerely,

Mike Reissig
Deputy Comptroller

Enclosure

cc: Will Counihan

Attachment A – Economic Impact Analysis

The following tables summarize the Comptroller's economic impact analysis of Orbit Gulf Coast NGL Exports, LLC (project) applying to Nederland Independent School District (district), as required by Tax Code, 313.026 and Texas Administrative Code 9.1055(d)(2).

Table 1 is a summary of investment, employment and tax impact of Orbit Gulf Coast NGL Exports, LLC.

Applicant	Orbit Gulf Coast NGL Exports, LLC
Tax Code, 313.024 Eligibility Category	Manufacturing
School District	Nederland ISD
2016-2017 Average Daily Attendance	4,962
County	Jefferson
Proposed Total Investment in District	$300,000,000
Proposed Qualified Investment	$300,000,000
Limitation Amount	$30,000,000
Qualifying Time Period (Full Years)	2019-2020
Number of new qualifying jobs committed to by applicant	15
Number of new non-qualifying jobs estimated by applicant	0
Average weekly wage of qualifying jobs committed to by applicant	$1,470
Minimum weekly wage required for each qualifying job by Tax Code, 313.021(5)(B)	$1,470
Minimum annual wage committed to by applicant for qualified jobs	$76,458.80
Minimum weekly wage required for non-qualifying jobs	$1,089
Minimum annual wage required for non-qualifying jobs	$56,642
Investment per Qualifying Job	$20,000,000
Estimated M&O levy without any limit (15 years)	$33,300,800
Estimated M&O levy with Limitation (15 years)	$11,689,600
Estimated gross M&O tax benefit (15 years)	$21,611,200

Table 2 is the estimated statewide economic impact of Orbit Gulf Coast NGL Exports, LLC (modeled).

	Employment			Personal Income		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total
2019	360	390	750	$27,525,168	$29,847,832	$57,373,000
2020	375	453	828.125	$28,672,050	$39,564,950	$68,237,000
2021	15	96	111	$1,146,882	$13,624,118	$14,771,000
2022	15	63	78	$1,146,882	$10,328,118	$11,475,000
2023	15	49	64	$1,146,882	$8,985,118	$10,132,000
2024	15	42	57	$1,146,882	$7,642,118	$8,789,000
2025	15	48	63	$1,146,882	$7,642,118	$8,789,000
2026	15	48	63	$1,146,882	$6,910,118	$8,057,000
2027	15	51	66	$1,146,882	$7,642,118	$8,789,000
2028	15	59	74	$1,146,882	$8,619,118	$9,766,000
2029	15	61	76	$1,146,882	$9,107,118	$10,254,000
2030	15	73	88	$1,146,882	$9,595,118	$10,742,000
2031	15	67	82	$1,146,882	$9,839,118	$10,986,000
2032	15	75	90	$1,146,882	$10,572,118	$11,719,000
2033	15	71	86	$1,146,882	$10,816,118	$11,963,000
2034	15	77	92	$1,146,882	$11,792,118	$12,939,000
2035	15	79	94	$1,146,882	$12,037,118	$13,184,000

Source: CPA REMI, Orbit Gulf Coast NGL Exports, LLC

Table 3 examines the estimated direct impact on ad valorem taxes to the region if all taxes are assessed.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Nederland ISD I&S Tax Levy	Nederland ISD M&O Tax Levy	Nederland ISD M&O and I&S Tax Levies	Jefferson County Tax Levy	City of Nederland Tax Levy	Sabine-Neches Navigation District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.2698	1.0400		0.3650	0.5919	0.0916	
2020	$70,000,000	$70,000,000		$188,860	$728,000	$916,860	$255,500	$414,295	$414,295	$2,000,950
2021	$290,000,000	$290,000,000		$782,420	$3,016,000	$3,798,420	$1,058,500	$1,716,365	$1,716,365	$8,289,650
2022	$278,400,000	$278,400,000		$751,123	$2,895,360	$3,646,483	$1,016,160	$1,647,710	$1,647,710	$7,958,064
2023	$266,800,000	$266,800,000		$719,826	$2,774,720	$3,494,546	$973,820	$1,579,056	$1,579,056	$7,626,478
2024	$255,200,000	$255,200,000		$688,530	$2,654,080	$3,342,610	$931,480	$1,510,401	$1,510,401	$7,294,892
2025	$243,600,000	$243,600,000		$657,233	$2,533,440	$3,190,673	$889,140	$1,441,747	$1,441,747	$6,963,306
2026	$232,000,000	$232,000,000		$625,936	$2,412,800	$3,038,736	$846,800	$1,373,092	$1,373,092	$6,631,720
2027	$220,400,000	$220,400,000		$594,639	$2,292,160	$2,886,799	$804,460	$1,304,437	$1,304,437	$6,300,134
2028	$208,800,000	$208,800,000		$563,342	$2,171,520	$2,734,862	$762,120	$1,235,783	$1,235,783	$5,968,548
2029	$197,200,000	$197,200,000		$532,046	$2,050,880	$2,582,926	$719,780	$1,167,128	$1,167,128	$5,636,962
2030	$185,600,000	$185,600,000		$500,749	$1,930,240	$2,430,989	$677,440	$1,098,474	$1,098,474	$5,305,376
2031	$174,000,000	$174,000,000		$469,452	$1,809,600	$2,279,052	$635,100	$1,029,819	$1,029,819	$4,973,790
2032	$162,400,000	$162,400,000		$438,155	$1,688,960	$2,127,115	$592,760	$961,164	$961,164	$4,642,204
2033	$150,800,000	$150,800,000		$406,858	$1,568,320	$1,975,178	$550,420	$892,510	$892,510	$4,310,618
2034	$139,200,000	$139,200,000		$375,562	$1,447,680	$1,823,242	$508,080	$823,855	$823,855	$3,979,032
2035	$127,600,000	$127,600,000		$344,265	$1,327,040	$1,671,305	$465,740	$755,201	$755,201	$3,647,446
			Total	$8,638,996	$33,300,800	$41,939,796	$11,687,300	$18,951,037	$18,951,037	$91,529,170

Source: CPA, Orbit Gulf Coast NGL Exports, LLC
*Tax Rate per $100 Valuation

Table 4 examines the estimated direct impact on ad valorem taxes to the school district and Jefferson County, with all property tax incentives sought being granted using estimated market value from the application. The project has applied for a value limitation under Chapter 313, Tax Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 3 and Table 4.

Year	Estimated Taxable Value for I&S	Estimated Taxable Value for M&O		Nederland ISD I&S Tax Levy	Nederland ISD M&O Tax Levy	Nederland ISD M&O and I&S Tax Levies	Jefferson County Tax Levy	City of Nederland Tax Levy	Sabine-Neches Navigation District Tax Levy	Estimated Total Property Taxes
			Tax Rate*	0.2698	1.0400		0.3650	0.5919	0.0916	
2020	$70,000,000	$70,000,000		$188,860	$728,000	$916,860	$255,500	$414,295	$414,295	$2,000,950
2021	$290,000,000	$30,000,000		$782,420	$312,000	$1,094,420	$529,250	$1,716,365	$1,716,365	$5,056,400
2022	$278,400,000	$30,000,000		$751,123	$312,000	$1,063,123	$508,080	$1,647,710	$1,647,710	$4,866,624
2023	$266,800,000	$30,000,000		$719,826	$312,000	$1,031,826	$486,910	$1,579,056	$1,579,056	$4,676,848
2024	$255,200,000	$30,000,000		$688,530	$312,000	$1,000,530	$465,740	$1,510,401	$1,510,401	$4,487,072
2025	$243,600,000	$30,000,000		$657,233	$312,000	$969,233	$444,570	$1,441,747	$1,441,747	$4,297,296
2026	$232,000,000	$30,000,000		$625,936	$312,000	$937,936	$423,400	$1,373,092	$1,373,092	$4,107,520
2027	$220,400,000	$30,000,000		$594,639	$312,000	$906,639	$402,230	$1,304,437	$1,304,437	$3,917,744
2028	$208,800,000	$30,000,000		$563,342	$312,000	$875,342	$762,120	$1,235,783	$1,235,783	$4,109,028
2029	$197,200,000	$30,000,000		$532,046	$312,000	$844,046	$719,780	$1,167,128	$1,167,128	$3,898,082
2030	$185,600,000	$30,000,000		$500,749	$312,000	$812,749	$677,440	$1,098,474	$1,098,474	$3,687,136
2031	$174,000,000	$174,000,000		$469,452	$1,809,600	$2,279,052	$635,100	$1,029,819	$1,029,819	$4,973,790
2032	$162,400,000	$162,400,000		$438,155	$1,688,960	$2,127,115	$592,760	$961,164	$961,164	$4,642,204
2033	$150,800,000	$150,800,000		$406,858	$1,568,320	$1,975,178	$550,420	$892,510	$892,510	$4,310,618
2034	$139,200,000	$139,200,000		$375,562	$1,447,680	$1,823,242	$508,080	$823,855	$823,855	$3,979,032
2035	$127,600,000	$127,600,000		$344,265	$1,327,040	$1,671,305	$465,740	$755,201	$755,201	$3,647,446
			Total	$8,638,996	$11,689,600	$20,328,596	$8,427,120	$18,951,037	$18,951,037	$66,657,790
			Diff	$0	$21,611,200	$21,611,200	$3,260,180	$0	$0	$24,871,380

Assumes School Value Limitation and Tax Abatements with the County.

Source: CPA, Orbit Gulf Coast NGL Exports, LLC

*Tax Rate per $100 Valuation

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment B – Tax Revenue before 25th Anniversary of Limitation Start

This represents the Comptroller's determination that Orbit Gulf Coast NGL Exports, LLC (project) is reasonably likely to generate, before the 25th anniversary of the beginning of the limitation period, tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy and direct, indirect and induced tax effects from project employment directly related to this project, using estimated taxable values provided in the application.

	Tax Year	Estimated ISD M&O Tax Levy Generated (Annual)	Estimated ISD M&O Tax Levy Generated (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
Limitation Pre-Years	2018	$0	$0	$0	$0
	2019	$0	$0	$0	$0
	2020	$728,000	$728,000	$0	$0
Limitation Period (10 Years)	2021	$312,000	$1,040,000	$2,704,000	$2,704,000
	2022	$312,000	$1,352,000	$2,583,360	$5,287,360
	2023	$312,000	$1,664,000	$2,462,720	$7,750,080
	2024	$312,000	$1,976,000	$2,342,080	$10,092,160
	2025	$312,000	$2,288,000	$2,221,440	$12,313,600
	2026	$312,000	$2,600,000	$2,100,800	$14,414,400
	2027	$312,000	$2,912,000	$1,980,160	$16,394,560
	2028	$312,000	$3,224,000	$1,859,520	$18,254,080
	2029	$312,000	$3,536,000	$1,738,880	$19,992,960
	2030	$312,000	$3,848,000	$1,618,240	$21,611,200
Maintain Viable Presence (5 Years)	2031	$1,809,600	$5,657,600	$0	$21,611,200
	2032	$1,688,960	$7,346,560	$0	$21,611,200
	2033	$1,568,320	$8,914,880	$0	$21,611,200
	2034	$1,447,680	$10,362,560	$0	$21,611,200
	2035	$1,327,040	$11,689,600	$0	$21,611,200
Additional Years as Required by 313.026(c)(1) (10 Years)	2036	$1,206,400	$12,896,000	$0	$21,611,200
	2037	$1,085,760	$13,981,760	$0	$21,611,200
	2038	$965,120	$14,946,880	$0	$21,611,200
	2039	$844,480	$15,791,360	$0	$21,611,200
	2040	$754,000	$16,545,360	$0	$21,611,200
	2041	$754,000	$17,299,360	$0	$21,611,200
	2042	$754,000	$18,053,360	$0	$21,611,200
	2043	$754,000	$18,807,360	$0	$21,611,200
	2044	$754,000	$19,561,360	$0	$21,611,200
	2045	$754,000	$20,315,360	$0	$21,611,200

$20,315,360 is less than **$21,611,200**

Analysis Summary	
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	No

NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.

Source: CPA, Orbit Gulf Coast NGL Exports, LLC

	Employment			Personal Income			Revenue & Expenditure		
Year	Direct	Indirect + Induced	Total	Direct	Indirect + Induced	Total	Revenue	Expenditure	Net Tax Effect
2019	360	390	750	$27,525,168	$29,847,832	$57,373,000	2831000	-1373000	$4,204,000
2020	375	453	828.125	$28,672,050	$39,564,950	$68,237,000	3258000	-961000	$4,219,000
2021	15	96	111	$1,146,882	$13,624,118	$14,771,000	732000	908000	-$176,000
2022	15	63	78	$1,146,882	$10,328,118	$11,475,000	595000	931000	-$336,000
2023	15	49	64	$1,146,882	$8,985,118	$10,132,000	557000	908000	-$351,000
2024	15	42	57	$1,146,882	$7,642,118	$8,789,000	565000	885000	-$320,000
2025	15	48	63	$1,146,882	$7,642,118	$8,789,000	572000	839000	-$267,000
2026	15	48	63	$1,146,882	$6,910,118	$8,057,000	572000	786000	-$214,000
2027	15	51	66	$1,146,882	$7,642,118	$8,789,000	595000	732000	-$137,000
2028	15	59	74	$1,146,882	$8,619,118	$9,766,000	618000	671000	-$53,000
2029	15	61	76	$1,146,882	$9,107,118	$10,254,000	641000	671000	-$30,000
2030	15	73	88	$1,146,882	$9,595,118	$10,742,000	641000	626000	$15,000
2031	15	67	82	$1,146,882	$9,839,118	$10,986,000	587000	603000	-$16,000
2032	15	75	90	$1,146,882	$10,572,118	$11,719,000	618000	603000	$15,000
2033	15	71	86	$1,146,882	$10,816,118	$11,963,000	618000	534000	$84,000
2034	15	77	92	$1,146,882	$11,792,118	$12,939,000	626000	542000	$84,000
2035	15	79	94	$1,146,882	$12,037,118	$13,184,000	603000	542000	$61,000
2036	15	83	98	$1,146,882	$13,013,118	$14,160,000	580000	496000	$84,000
2037	15	85	100	$1,146,882	$13,257,118	$14,404,000	595000	496000	$99,000
2038	15	81	96	$1,146,882	$14,478,118	$15,625,000	656000	534000	$122,000
2039	15	89	104	$1,146,882	$16,187,118	$17,334,000	687000	488000	$199,000
2040	15	90	105	$1,146,882	$16,675,118	$17,822,000	671000	458000	$213,000
2041	15	96	111	$1,146,882	$18,140,118	$19,287,000	732000	450000	$282,000
2042	15	100	115	$1,146,882	$19,605,118	$20,752,000	793000	481000	$312,000
2043	15	98	113	$1,146,882	$21,802,118	$22,949,000	900000	519000	$381,000
2044	15	108	123	$1,146,882	$24,732,118	$25,879,000	961000	557000	$404,000
2045	15	114	129	$1,146,882	$24,732,118	$25,879,000	946000	565000	$381,000
2046	15	114	129	$1,146,882	$27,173,118	$28,320,000	1038000	626000	$412,000
						Total	$23,788,000	$14,117,000	$9,671,000
							$29,986,360	is greater than	$21,611,200

Analysis Summary

Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the limitation agreement?	Yes

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Attachment C – Limitation as a Determining Factor

Tax Code 313.026 states that the Comptroller may not issue a certificate for a limitation on appraised value under this chapter for property described in an application unless the comptroller determines that "the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in this state." This represents the basis for the Comptroller's determination.

Methodology

Texas Administrative Code 9.1055(d) states the Comptroller shall review any information available to the Comptroller including:

- the application, including the responses to the questions in Section 8 (Limitation as a Determining Factor);
- public documents or statements by the applicant concerning business operations or site location issues or in which the applicant is a subject;
- statements by officials of the applicant, public documents or statements by governmental or industry officials concerning business operations or site location issues;
- existing investment and operations at or near the site or in the state that may impact the proposed project;
- announced real estate transactions, utility records, permit requests, industry publications or other sources that may provide information helpful in making the determination; and
- market information, raw materials or other production inputs, availability, existing facility locations, committed incentives, infrastructure issues, utility issues, location of buyers, nature of market, supply chains, other known sites under consideration.

Determination

The Comptroller has determined that the limitation on appraised value is a determining factor in the Orbit Gulf Coast NGL Exports LLC's decision to invest capital and construct the project in this state. This is based on information available, including information provided by the applicant. Specifically, the comptroller notes the following:

- Per Orbit Gulf Coast NGL Exports, LLC in Tab 5 of their Application for a Limitation on Appraised Value:
    A. "Orbit Gulf Coast NGL Exports, LLC, is a JV that will export ethane out of ETP's Nederland facility ("Orbit"). It will provide ETP with the opportunity to enhance the value of their Gulf Coast assets by building a world class ethane export terminal and exporting its equity ethane production to China. Furthermore, future ethane supply is projected to out-pace domestic demand and this outlet will provide take-away opportunities and assurance of ability to grow across all ETP's upstream rich gas assets. Below are some alternative Energy Transfer Partners (ETP) terminal assets in states other than Texas that could potentially serve as a home to the proposed project. The chapter 313-guided tax incentive plays a significant role in if the project is built."
    B. "NGLs Pipelines this business includes approximately 900 miles of NGLs pipelines, primarily related to the Mariner systems in the northeast and southwest United States. Revenues on NGLs pipelines are generated from tariffs paid by shippers utilizing Sunoco's transportation services. These tariffs are filed with FERC and other state and Canadian regulatory agencies, as applicable. The Mariner East project transports NGLs from the Marcellus and Utica Shales areas in Western Pennsylvania, West Virginia, and Eastern Ohio to destinations in Pennsylvania, including the Marcus Hook Industrial Complex on the Delaware River. There, they are processed, stored and distributed to local, domestic and waterborne markets. The Mariner West pipeline provides transportation of ethane products from the Marcellus shale processing and fractionating areas in Houston, Pennsylvania to Marysville, Michigan and the Canadian border, Mariner West has a capacity to transport approximately 50 thousand barrels per day of ethane."
    C. "The Marcus Hook Industrial Complex includes terminalling and storage assets, with a capacity of approximately 3 million barrels of NGL storage capacity. The facility can receive NGLs via marine vessel, pipeline, truck and rail, and can deliver via marine vessel, pipeline and truck. In addition

to providing NGLs storage and terminalling services to both affiliates and third-party customers, the Marcus Hook Industrial Complex currently serves as an off-take outlet for the Mariner East 1 pipeline, and will provide similar off-take capabilities for the Mariner East 2 pipeline when it commences operations."

D. "The Inkster terminal, located near Detroit, Michigan, contains eight salt caverns with a total storage capacity of approximately 1 million barrels of NGLs. The Inkster terminal's storage is used to service the Toledo North pipeline system and for the storage of NGLs from local producers and a refinery in Western Ohio. The terminal can receive and ship by pipeline in both directions and has a truck loading and unloading rack."

- In a November 21, 2016, *SXL and ETP Investor* and August 15, 2017, *Energy Transfer, Citi One-on-One MLP Conference* presentations indicated, "Potential ethane and ethylene projects delivering Lone Star fractioned products to Nederland for export."
- According to *energytransfer.com* press release dated March 15, 2018, "At the terminal, Orbit will construct an 800,000 barrel refrigerated ethane storage tank and a 175,000 barrel per day ethane refrigeration facility. ETP will be the operator of the Orbit assets. Additionally, ETP will construct and wholly own the infrastructure that is required to both supply ethane to the pipeline and to load the ethane on to Very Large Ethane Carriers (VLECs) destined for Satellite's newly constructed ethane crackers in China's Jiangsu Province."
- A March 15, 2018 *Pipeline & Gas Journal* article states that, "Energy Transfer Partners, L.P. (ETP) and Satellite Petrochemical USA Corp. (Satellite) have entered into definitive agreements to form a joint venture, Orbit Gulf Coast NGL Exports, LLC (Orbit), with the purpose of constructing a new export terminal on the U.S. Gulf Coast to provide ethane to Satellite for consumption at their ethane cracking facilities in China."
- According to a Special Board Meeting of Nederland ISD dated March 28, 2018, "Consideration of the Orbit Gulf Coast NGL Exports, LLC Application. Discussion and possible action to accept the Application of Orbit Gulf Coast NGL Exports, LLC for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit to the Comptroller; and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification."

Supporting Information

a) Section 8 of the Application for a Limitation on Appraised Value
b) Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value
c) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the school district and forwarded to the comptroller. It is intended to meet the statutory requirement of Chapter 313 of the Tax Code and is not intended for any other purpose.

Supporting Information

Section 8 of the Application for a Limitation on Appraised Value

SECTION 6: Eligibility Under Tax Code Chapter 313.024

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

SECTION 7: Project Description

1. In **Tab 4**, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
   ☑ Land has no existing improvements
   ☐ Land has existing improvements *(complete Section 13)*
   ☐ Expansion of existing operation on the land *(complete Section 13)*
   ☐ Relocation within Texas

SECTION 8: Limitation as Determining Factor

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

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

Supporting Information

Attachments provided in Tab 5 of the Application for a Limitation on Appraised Value

Limitation as a Determining Factor

Orbit Gulf Coast NGL Exports, LLC, is a JV that will export ethane out of ETP's Nederland facility ("Orbit"). It will provide ETP with the opportunity to enhance the value of their Gulf Coast assets by building a world class ethane export terminal and exporting its equity ethane production to China. Furthermore, future ethane supply is projected to out-pace domestic demand and this outlet will provide take-away opportunities and assurance of ability to grow across all ETP's upstream rich gas assets.
Below are some alternative Energy Transfer Partners (ETP) terminal assets in states other than Texas that could potentially serve as a home to the proposed project. The chapter 313-guided tax incentive plays a significant role in if the project is built.

NGLs Pipelines

This business includes approximately 900 miles of NGLs pipelines, primarily related to the Mariner systems in the northeast and southwest United States. Revenues on NGLs pipelines are generated from tariffs paid by shippers utilizing Sunoco's transportation services. These tariffs are filed with FERC and other state and Canadian regulatory agencies, as applicable.

- The Mariner East project transports NGLs from the Marcellus and Utica Shales areas in Western Pennsylvania, West Virginia and Eastern Ohio to destinations in Pennsylvania, including the Marcus Hook Industrial Complex on the Delaware River. There, they are processed, stored and distributed to local, domestic and waterborne markets.
- The Mariner West pipeline provides transportation of ethane products from the Marcellus shale processing and fractionating areas in Houston, Pennsylvania to Marysville, Michigan and the Canadian border. Mariner West has a capacity to transport approximately 50 thousand barrels per day of ethane.

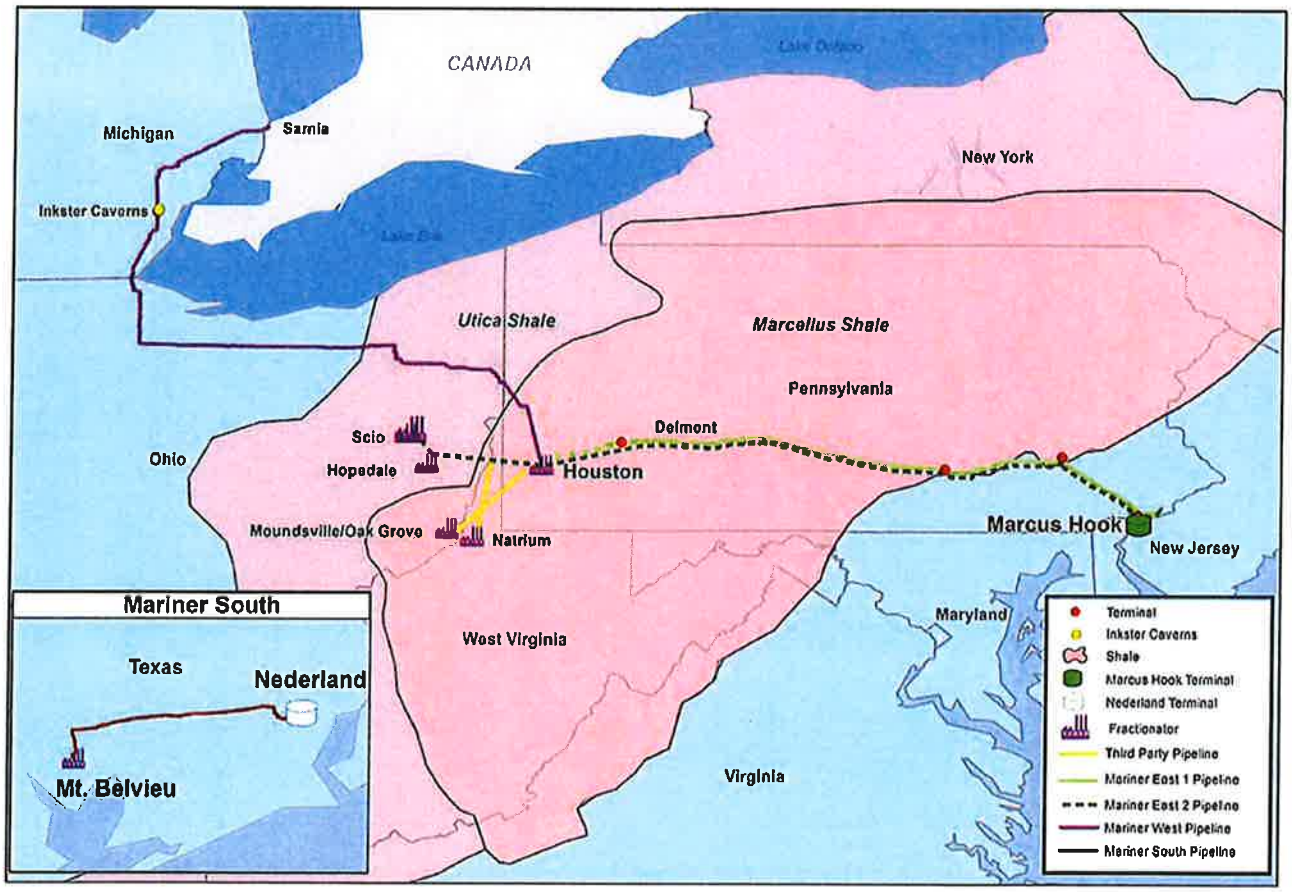
Marcus Hook Industrial Complex

The Marcus Hook Industrial Complex includes terminalling and storage assets, with a capacity of approximately 3 million barrels of NGL storage capacity. The facility can receive NGLs via marine vessel, pipeline, truck and rail, and can deliver via marine vessel, pipeline and truck. In addition to providing NGLs storage and terminalling services to both affiliates and third-party customers, the Marcus Hook Industrial Complex currently serves as an off-take outlet for the Mariner East 1 pipeline, and will provide similar off-take capabilities for the Mariner East 2 pipeline when it commences operations.

Inkster Terminal

The Inkster terminal, located near Detroit, Michigan, contains eight salt caverns with a total storage capacity of approximately 1 million barrels of NGLs. The Inkster terminal's storage is used to service the Toledo North pipeline system and for the storage of NGLs from local producers and a refinery in Western Ohio. The terminal can receive and ship by pipeline in both directions and has a truck loading and unloading rack.

Below is an illustration of Sunoco's alternative terminal assets and their respective service pipelines located in the Marcellus and Utica shales in the Northeastern United States.



Supporting Information

Additional information provided by the Applicant or located by the Comptroller

Pipeline & Gas Journal

New Ethane Export Facility and Pipeline Coming to Gulf Coast

3/15/2018

Energy Transfer Partners, L.P. (ETP) and Satellite Petrochemical USA Corp. (Satellite) have entered into definitive agreements to form a joint venture, Orbit Gulf Coast NGL Exports, LLC (Orbit), with the purpose of constructing a new export terminal on the U.S. Gulf Coast to provide ethane to Satellite for consumption at their ethane cracking facilities in China.

Under the terms of the agreements, Orbit will also build the following:

- A 20-inch ethane pipeline originating at ETP's Mont Belvieu Fractionators that will make deliveries to Orbit's ethane export terminal on the U.S. Gulf Coast as well as domestic markets in the region.
- An 800,000 barrel refrigerated ethane storage tank and a 175,000 barrel per day ethane refrigeration facility.

ETP will be the operator of the Orbit assets and construct and own the infrastructure that is required to both supply ethane to the pipeline and to load the ethane on to Very Large Ethane Carriers (VLECs) destined for Satellite's newly constructed ethane crackers in China's Jiangsu Province. Subject to Chinese governmental approval, it is anticipated that the Orbit export terminal will be ready for commercial service in the fourth quarter of 2020.

ETP and Satellite also executed agreements for the sale of ethane at the terminal. According to the terms of these agreements, ETP will provide Satellite with approximately 150,000 barrels per day of ethane under a long-term, demand-based contract.

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PRESS RELEASE

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Energy Transfer Announces a New Gulf Coast Ethane Export Facility ("Orbit")

DALLAS--(BUSINESS WIRE)--Mar. 15, 2018-- Energy Transfer Partners, L.P. (NYSE: ETP) and Satellite Petrochemical USA Corp. ("Satellite") have entered into definitive agreements to form a joint venture, Orbit Gulf Coast NGL Exports, LLC ("Orbit"), with the purpose of constructing a new export terminal on the U.S. Gulf Coast to provide ethane to Satellite for consumption at their ethane cracking facilities in China. Orbit will also construct a 20-inch ethane pipeline originating at ETP's Mont Belvieu Fractionators that will make deliveries to Orbit's ethane export terminal on the U.S. Gulf Coast as well as domestic markets in the region. At the terminal, Orbit will construct an 800,000 barrel refrigerated ethane storage tank and a 175,000 barrel per day ethane refrigeration facility. ETP will be the operator of the Orbit assets. Additionally, ETP will construct and wholly own the infrastructure that is required to both supply ethane to the pipeline and to load the ethane on to Very Large Ethane Carriers (VLECs) destined for Satellite's newly constructed ethane crackers in China's Jiangsu Province. Subject to Chinese Governmental approval, it is anticipated that the Orbit export terminal will be ready for commercial service in the 4th Quarter of 2020.

As part of these agreements, ETP and Satellite also executed agreements for the sale of ethane at the terminal. ETP will provide Satellite with approximately 150,000 barrels per day of ethane under a long-term, demand-based agreement. ETP will also provide storage and marketing services for Satellite.

ETP (via Sunoco Logistics) was the first company in North America to export ethane by utilizing its Mariner West system which exports ethane to Canada. Subsequently, in March 2016 ETP became the first company in North America to export ethane via waterborne vessel out of ETP's Marcus Hook terminal, which also serves domestic markets.

Energy Transfer Partners, L.P. (NYSE: ETP) is a master limited partnership that owns and operates one of the largest and most diversified portfolios of energy assets in the United States. Strategically positioned in all of the major U.S. production basins, ETP owns and operates a geographically diverse portfolio of complementary natural gas midstream, intrastate and interstate transportation and storage assets; crude oil, natural gas liquids (NGL) and refined product transportation and terminalling assets; NGL fractionation; and various acquisition and marketing assets. ETP's general partner is owned by Energy Transfer Equity, L.P. (NYSE: ETE). For more information, visit the Energy Transfer Partners, L.P. website at energytransfer.com.

Energy Transfer Equity, L.P. (NYSE:ETE) is a master limited partnership that owns the general partner and 100% of the incentive distribution rights (IDRs) of Energy Transfer Partners, L.P. (NYSE: ETP) and Sunoco LP (NYSE: SUN). ETE also owns Lake Charles LNG Company. On a consolidated basis, ETE's family of companies owns and operates a diverse portfolio of natural gas, natural gas liquids, crude oil and refined products assets, as

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well as retail and wholesale motor fuel operations and LNG terminalling. For more information, visit the Energy Transfer Equity, L.P. website at energytransfer.com.

Forward-Looking Statements

This press release may include certain statements concerning expectations for the future that are forward-looking statements as defined by federal law. Such forward-looking statements are subject to a variety of known and unknown risks, uncertainties, and other factors that are difficult to predict and many of which are beyond management's control. These risks and uncertainties include the risks that the proposed transaction may not be consummated or the benefits contemplated therefrom may not be realized. An extensive list of other factors that can affect ETP's future results are discussed in its Annual Reports on Form 10-K and other documents filed from time to time with the Securities and Exchange Commission. Except as required by law, ETP undertakes no obligation to update or revise any forward-looking statement to reflect new information or events.

View source version on businesswire.com: http://www.businesswire.com/news/home/20180315005559/en/

Source: Energy Transfer Partners, L.P.

Energy Transfer Partners, L.P.
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or
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Vicki Granado, Alexis Daniel, 214-840-5820

NEDERLAND INDEPENDENT SCHOOL DISTRICT

220 17th Street
Nederland, Texas 77627-5029

MINUTES

SPECIAL MEETING: NEDERLAND INDEPENDENT SCHOOL DISTRICT BOARD OF TRUSTEES

DATE: March 28, 2018
TIME: 5:30 p.m., Special Board Meeting
PLACE: Boardroom, Administration Building, 220 N.17th Street

MEMBERS PRESENT: Kay DeCuir, Vice President
Jerry Albanese
Jesse Branick
Suzanne Isom
Nicholas L. Phillips

MEMBERS ABSENT: Reed Richard, President
Brian Gentile, Secretary

OTHERS PRESENT: Dr. Robin Perez, *Superintendent*
Mike Laird, *Asst.Supt./Personnel and Auxiliary Services*
Dr. Stuart Kieschnick, *Asst. Supt./Curriculum and Instruction*
Melissa Wong, *Business Manager*

VISITORS PRESENT: Roya Scott, Mike Frye, Kathy Mathias, Ron Burkhalter, and others who did not sign the register.

CALL TO ORDER: Meeting convened at 5:31 p.m.

1. **Orbit Gulf Coast NGL Exports, LLC Application – Consideration of the Orbit Gulf Coast NGL Exports, LLC Application. Discussion and possible action to accept the Application of Orbit Gulf Coast NGL Exports, LLC for an Appraised Value Limitation on Qualified Property; authorize the Superintendent to review the Application for completeness and submit to the Comptroller; and authorize the Superintendent to enter into any agreement to extend the deadline for Board action beyond 150 days subject to Board ratification.**

   DISCUSSION: Mike Frye with KE Andrews spoke to the Board about their roll which takes care of property taxes for energy transfers. He explained the proposal is to build an ethane manufacturing export project at the Nederland Sunoco Terminal. They will receive the liquid product through a pipeline, remove the methane, chill the product, manufacture plastics grade ethane, store the product, run it through a 800,000 barrel chilling tank, and then export the product to China. Mr. Darrell Bunker, the project manager, continued explaining the design is for an equivalent of six ships per month. It should begin in 2020 with three ships per month and grow to six. Ms. DeCuir asked if there would be any additional docks built or land purchased for this product and Mr. Bunker replied that the dock was built and the land purchased for this project when the Mariner South project was completed. She also asked if it was a new pipeline and Mr. Bunker replied that it would be a new pipeline running from Mont Belvieu to Hebert Terminal on highway 93 which would use one of the four lines ran during the Mariner South project. Ms. DeCuir asked if there would be any new jobs and Mr. Bunker said approximately 20-25 permanent positions and more contracted positions. There will be new families coming to Nederland from the additional staff.

Total investment is approximately $300,000,000 million dollars. There is more taxable value that will be included at a later time. Total amount spent for the project in Nederland is approximately $600,000,000 in total assets. The job will be completed all at once.

He went on to explain that the company Energy Transfer bought Sunoco Inc. which was a refining company. At that time they were Sunoco logistics partners and the general partner was Sunoco. The company was in the Energy Transfer partnership as Sunoco Logistics for approximately four years and then it was decided to wholly own Sunoco as part of Energy Transfer. They announced that Sunoco was buying Energy Transfer and then changed the name back to Energy Transfer Partners.

2. **CLOSED SESSION: The Board of Trustees will meet in closed session to discuss certain matters excepted from public disclosure by the following statutory provisions: to deliberate the offer of a financial or other incentive to a business prospect, as permitted by section §551.087, Texas government Code and to consult with the school district's legal counsel regarding legal issues pertaining to the Application for appraised value limitation on qualified property p roposed by Orbit Gulf Coast NGL Exports, LLC pursuant to Texas Gover Any action, decision, or vote in this matter will be conducted in open session.**

*****The Board entered into closed session at 5:52 p.m. and reconvened in open session at 6:39 p.m.*****

MOTION: Mr. Albanese motioned, seconded by Ms. Isom, that the Board approve and authorize the consideration of the proposed Application for Appraised value Limitation on Qualified Property submitted by Orbit Gulf Coast NGL Exports, LLC and authorize the Superintendent to provide the Application and any other information required by Chapter 313 of the Texas Tax Code to the Texas Comptroller of Public Accounts.

VOTE: Yea – Albanese, Branick, DeCuir, Isom, Phillips
Nay – None

3. **Retain Consultants to Assist District in Application for Appraised Value Limitation on Qualified Property from Orbit Gulf Coast NGL Exports, LLC.- Discussion and possible action to retain consultants to assist the District in processing of Application for Appraised Value Limitation on Qualified Property from Orbit Gulf Coast NGL Exports, LLC.**

DISCUSSION: Ms. Cathy Mathias with Moak Casey in Austin Texas informed the Board that Moak Casey has executed approximately 260 projects throughout the state since Chapter 313 projects began. The company works for the District and watches over the Districts assets. They also process reports, maintenance agreements and supplemental payments on each project. She went on to say that they are school finance experts within the state of Texas.

Ms. Mathias asked if any of the Board members had any conflict of interest at the Nederland Sunoco Terminal. Mr. Albanese, Mr. Branick, Ms. DeCuir, Ms. Isom, and Mr. Phillips all answered that they did not have any conflict of interest.

MOTION: Mr. Branick motioned, seconded by Mr. Phillips, to authorize the Superintendent to engage the financial consulting firm of Moak Casey to provide assistance to the District with regard to financial consulting services pertaining to the Application for Appraised Value Limitation on Qualified Property submitted by Orbit Gulf Coast NGL Exports, LLC based on the company's demonstrated competence, knowledge, and qualifications and authorize the Superintendent to negotiate an agreement with such company for services.

VOTE: Yea – Albanese, Branick, DeCuir, Isom, Phillips,
Nay – None

*********Mr. Phillips left the meeting at 6:45 p.m.*********

4. **Consider Revision of Local Policy CDC – Other Revenues Gifts and Solicitations** – Dr. Perez told the Board that the District has added the following verbiage – The Board delegates to the Superintendent the authority to accept unsolicited gifts *valued up to $20,000* on behalf of the District. *Any gift valued above $20,000 or any gift of real property*, shall require Board approval *and acceptance*.

   MOTION: Mr. Branick motioned, seconded by Mr. Albanese, to approve the revision of Local Policy CDC as presented.

   DISCUSSION: None

   VOTE: Yea – Albanese, Branick, DeCuir, Isom
   Nay – None

5. **Consider Revision of Local Policy GKB – Community Relations Advertising and Fundraising** – Dr. Perez explained that there was language added to this policy regarding advertising for the District. There is a list of different characteristics and items that are listed that would assure the advertising stay within the District's and community's expectations.

   MOTION: Mr. Branick motioned, seconded by Mr. Albanese, to approve the revision of Local Policy GKB as presented.

   DISCUSSION: None

   VOTE: Yea – Albanese, Branick, DeCuir, Isom
   Nay – None

The meeting adjourned at 6:57 p.m.

____, President

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April 5, 2018 9:26 AM

Energy Transfer to build Gulf Coast ethane export facility

RSS Print

Energy Transfer Partners, L.P. and Satellite Petrochemical USA Corp. have entered into definitive agreements to form a joint venture, Orbit Gulf Coast NGL Exports, LLC ("Orbit"), with the purpose of constructing a new export terminal on the U.S. Gulf Coast to provide ethane to Satellite for consumption at their ethane cracking facilities in China.

Orbit will also construct a 20-inch ethane pipeline originating at ETP's Mont Belvieu Fractionators that will make deliveries to Orbit's ethane export terminal on the U.S. Gulf Coast as well as domestic markets in the region. At the terminal, Orbit will construct an 800,000 barrel refrigerated ethane storage tank and a 175,000 barrel per day ethane refrigeration facility. ETP will be the operator of the Orbit assets. Additionally, ETP will construct and wholly own the infrastructure that is required to both supply ethane to the pipeline and to load the ethane on to Very Large Ethane Carriers (VLECs) destined for Satellite's newly constructed ethane crackers in China's Jiangsu Province. Subject to Chinese Governmental approval, it is anticipated that the Orbit export terminal will be ready for commercial service in the 4th Quarter of 2020.

As part of these agreements, ETP and Satellite also executed agreements for the sale of ethane at the terminal. ETP will provide Satellite with approximately 150,000 barrels per day of ethane under a long-term, [illegible]ent. ETP will also provide storage and marketing services for Satellite.

[illegible]s) was the first company in North America to export ethane by utilizing its Mariner

West system which exports ethane to Canada. Subsequently, in March 2016 ETP became the first company in North America to export ethane via waterborne vessel out of ETP's Marcus Hook terminal, which also serves domestic markets.

Expansions Downstream Orbit Gulf Coast NGL Exports

April 5, 2018 9:26 AM

Sunoco Logistics

ENERGY TRANSFER

Sunoco Logistics Partners L.P.
Energy Transfer Partners, L.P.

SXL / ETP Transaction
November 2016

Forward-Looking Statements

Additional Information and Where to Find It

SECURITY HOLDERS ARE URGED TO READ THE PROXY STATEMENT/PROSPECTUS AND THE REGISTRATION STATEMENT REGARDING THE TRANSACTION (THE "TRANSACTION") INVOLVING SUNOCO LOGISTICS PARTNERS L.P. ("SXL") and ENERGY TRANSFER PARTNERS, L.P. ("ETP") CAREFULLY WHEN IT BECOMES AVAILABLE. These documents (when they become available), and any other documents filed by SXL or ETP with the U.S. Securities and Exchange Commission ("SEC"), may be obtained free of charge at the SEC's website, at www.sec.gov. In addition, investors and security holders will be able to obtain free copies of the registration statement and the proxy statement/prospectus by phone, e-mail or written request by contacting the investor relations department of SXL or ETP at the following:

Sunoco Logistics Partners L.P.	Energy Transfer Partners, L.P.
3807 West Chester Pike	8111 Westchester Drive, Suite 600
Newtown Square, PA 19073	Dallas, TX 75225
Attention: Investor Relations	Attention: Investor Relations
Phone: 866-248-4344	Phone: 214-981-0700

Participants in the Solicitation

[SXL, ETP and their respective directors and executive officers may be deemed to be participants in the solicitation of proxies in connection with the proposed merger. Information regarding the directors and executive officers of SXL is contained in SXL's Form 10-K for the year ended December 31, 2015, which was filed with the SEC on February 26, 2016. Information regarding the directors and executive officers of ETP is contained in ETP's Form 10-K for the year ended December 31, 2015, which was filed with the SEC on February 29, 2016. Additional information regarding the interests of participants in the solicitation of proxies in connection with the proposed merger will be included in the proxy statement/prospectus.]

Cautionary Statement Regarding Forward-Looking Statements

This presentation includes "forward-looking" statements. Forward-looking statements are identified as any statement that does not relate strictly to historical or current facts. Statements using words such as "anticipate," "believe," "intend," "project," "plan," "expect," "continue," "estimate," "goal," "forecast," "may" or similar expressions help identify forward-looking statements. SXL and ETP cannot give any assurance that expectations and projections about future events will prove to be correct. Forward-looking statements are subject to a variety of risks, uncertainties and assumptions. These risks and uncertainties include the risks that the proposed transaction may not be consummated or the benefits contemplated therefrom may not be realized. Additional risks include: the ability to obtain requisite regulatory and unitholder approval and the satisfaction of the other conditions to the consummation of the proposed transaction, the ability of SXL to successfully integrate ETP's operations and employees and realize anticipated synergies and cost savings, the potential impact of the announcement or consummation of the proposed transaction on relationships, including with employees, suppliers, customers, competitors and credit rating agencies, the ability to achieve revenue, DCF and EBITDA growth, and volatility in the price of oil, natural gas, and natural gas liquids. Actual results and outcomes may differ materially from those expressed in such forward-looking statements. These and other risks and uncertainties are discussed in more detail in filings made by SXL and ETP with the SEC, which are available to the public. SXL and ETP undertake no obligation to update publicly or to revise any forward-looking statements, whether as a result of new information, future events or otherwise.

Synergy Opportunities

Permian Crude Gathering and Mainline Optimization

- Delaware Basin & Midland Basin opportunities
- Better opportunity to fill capacity on underutilized pipelines
  - SXL's Delaware Basin Pipeline has ability to expand by 100 MBPD
  - ETP has an idle 12" 100 MBPD pipeline in the basin
- ETP's gathering system is very synergistic with SXL's recently acquired Midland crude oil platform

Gulf Coast NGL Projects

- ETP's Lone Star presence in Mont Belvieu combined with SXL's Nederland terminal provide opportunities for multiple growth projects
- Potential ethane and ethylene projects delivering Lone Star fractionated products to Nederland for export

Marcellus Optimization

- ETP's Rover and Revolution system combined with SXL's NE Mariner system provide long-term growth potential
- Wellhead to market service offering

Cost Reduction Opportunities

- More efficient tax structure with SXL's C-corp joint ventures
- Single public company cost
- SG&A optimization

EXPECT THAT THE TRANSACTION WILL ALLOW FOR COMMERCIAL SYNERGIES AND COST SAVINGS IN EXCESS OF $200 MILLION ANNUALLY BY 2019

Existing IDR Waivers

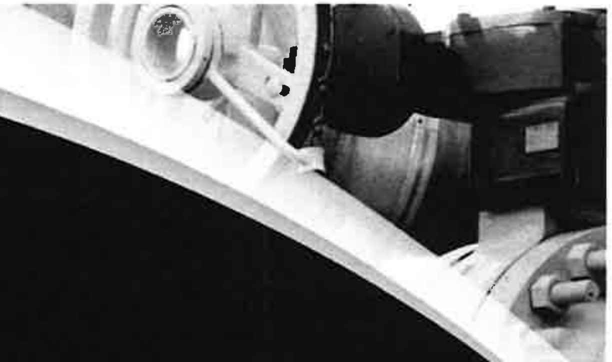
(in thousands)

	Existing ETP IDR Reduction	Existing SXL IDR Reduction	Total IDR Reduction
December 31, 2016	$137,500	$7,500	$145,000
March 31, 2017	$149,500	$7,500	$157,000
June 30, 2017	$154,500	$7,500	$162,000
September 30, 2017	$155,750	$7,500	$163,250
December 31, 2017	$165,750	$7,500	$173,250
2018	$138,000	$15,000	$153,000
2019	$128,000	--	$128,000
Total Through 2019	$1,029,000	$52,500	$1,081,500

ENERGY TRANSFER

Citi One-on-One MLP Conference

August 16th -17th , 2017



FORWARD-LOOKING STATEMENTS

Management of Energy Transfer Equity, L.P. (ETE) and Energy Transfer Partners, L.P. (ETP) will provide this presentation to analysts at meetings to be held on August 16 and 17, 2017. At the meetings, members of the Partnerships' management may make statements about future events, outlook and expectations related to Panhandle Eastern Pipe Line Company, LP (PEPL), Sunoco LP (SUN), ETP and ETE (collectively, the Partnerships), and their subsidiaries and this presentation may contain statements about future events, outlook and expectations related to the Partnerships and their subsidiaries all of which statements are forward-looking statements. Any statement made by a member of management of the Partnerships at this meeting and any statement in this presentation that is not a historical fact will be deemed to be a forward-looking statement. These forward-looking statements rely on a number of assumptions concerning future events that members of management of the Partnerships believe to be reasonable, but these statements are subject to a number of risks, uncertainties and other factors, many of which are outside the control of the Partnerships. While the Partnerships believe that the assumptions concerning these future events are reasonable, we caution that there are inherent risks and uncertainties in predicting these future events that could cause the actual results, performance or achievements of the Partnerships and their subsidiaries to be materially different. These risks and uncertainties are discussed in more detail in the filings made by the Partnerships with the Securities and Exchange Commission, copies of which are available to the public. The Partnerships expressly disclaim any intention or obligation to revise or publicly update any forward-looking statements, whether as a result of new information, future events, or otherwise.

All references in this presentation to capacity of a pipeline, processing plant or storage facility relate to maximum capacity under normal operating conditions and with respect to pipeline transportation capacity, is subject to multiple factors (including natural gas injections and withdrawals at various delivery points along the pipeline and the utilization of compression) which may reduce the throughput capacity from specified capacity levels.

RECENT HIGHLIGHTS

ETP/SXL Merger

- In April 2017, ETP and SXL merged in a unit-for-unit transaction, with the combined company called Energy Transfer Partners
- This combination expanded ETP's strategic footprint, adding scale and scope, and further diversifying its basin and product exposure

PennTex Acquisition

- Also, in June 2017, ETP purchased all of the outstanding PennTex common units not previously owned by ETP for $20 per common unit in cash. ETP now owns all of the economic interests of PennTex, and PennTex common units are no longer publicly traded or listed on the NASDAQ

Rover Equity Sale

- On July 31st, ETP announced that it signed an agreement to sell a 32.44% equity interest in an entity holding interest in the Rover Pipeline Project to a fund managed by Blackstone for approximately $1.57 billion in cash
- The transaction is structured as a sale of a 49.9% interest in ET Rover Pipeline (HoldCo), an entity that owns a 65% interest in Rover
- At closing, Blackstone will contribute funds to reimburse ETP for its pro rata share of the Rover construction costs incurred by ETP through the closing date, along with the payment of certain additional amounts
- After the closing date, Blackstone will contribute specified amounts of Rover's future construction costs, and will also make certain additional payments to ETP
- Immediately upon closing, ETP plans to use the proceeds to pay down debt, therefore reducing its leverage, and to help fund future growth projects
- ETP will remain the operator of the Rover Pipeline Project
- The transaction is expected to close in October of 2017, subject to customary closing conditions. Upon closing, HoldCo will be owned 50.1% by Energy Transfer, and 49.9% by Blackstone

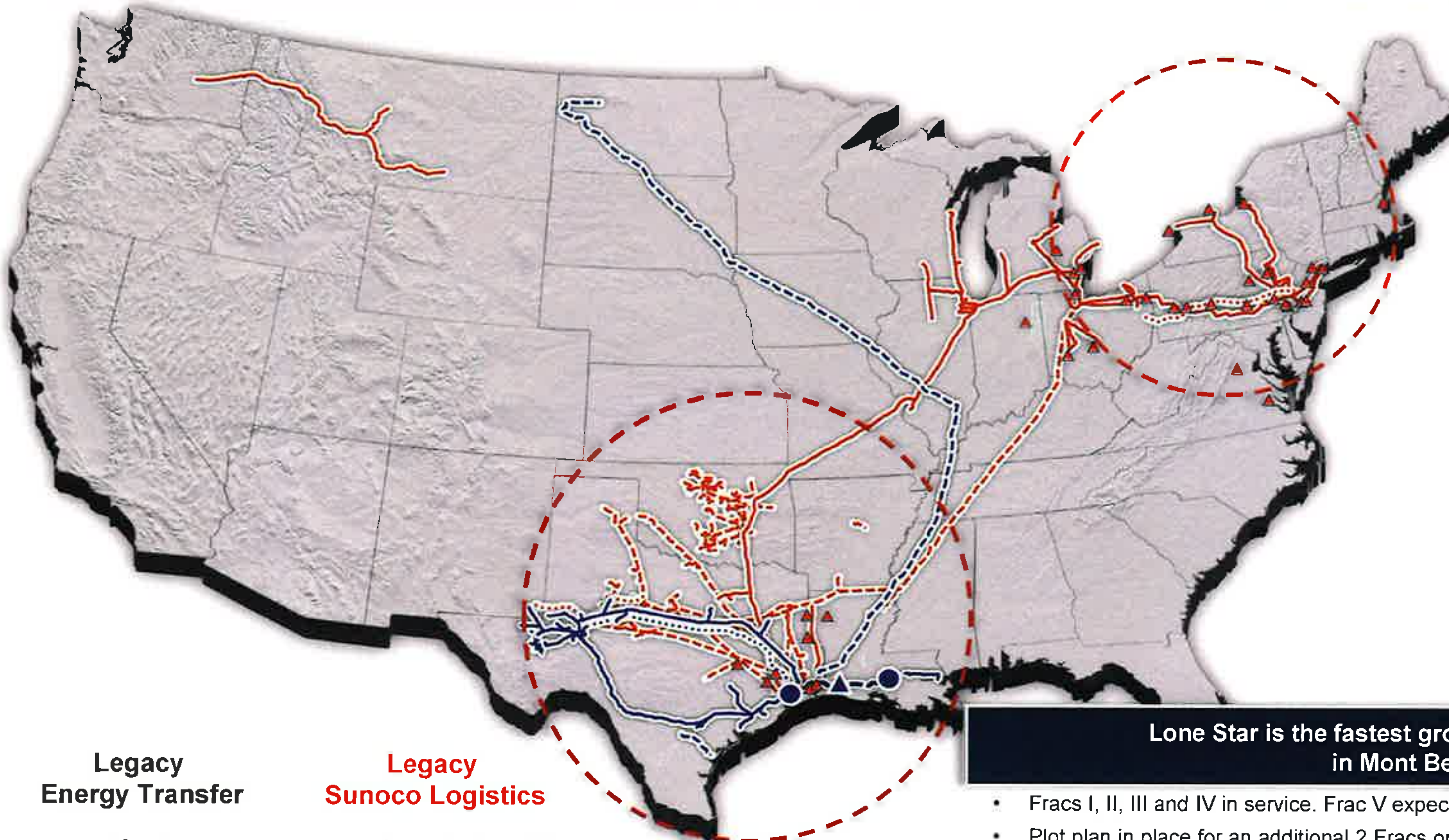
Common Unit Offering

- On August 14, 2017, ETP announced it priced a public offering of 54 million common units[1] representing limited partner interests at $18.65 per common unit
- Net proceeds from the offering will be used by ETP to repay amounts outstanding under its revolving credit facilities, to fund capital expenditures and for general partnership purposes
- The offering is expected to close on August 18, 2017

1 *The underwriter has a 30-day option to purchase up to an additional 8,100,000 common units*

FULLY INTEGRATED MIDSTREAM/LIQUIDS PLATFORM ACROSS NORTH AMERICA

The ability to integrate a producer liquids end-to-end solution will better serve customers and alleviate bottlenecks currently faced by producers



(1) Via joint ventures

Marcus Hook: The future Mont Belvieu of the North

- 800 acre site: inbound and outbound pipeline along with infrastructure connectivity
- Logistically and financially advantaged for exports being 1,500 miles closer to Europe, significantly reducing shipping cost.
- Advantaged to local and regional markets
- No ship channel restriction, compared to the Houston Ship Channel
- 4 seaborne export docks can accommodate VLGC sized vessels
- ETP's Rover and Revolution system, combined with SXL's NE Mariner system provide long-term growth potential

Lone Star is the fastest growing NGLs business in Mont Belvieu

- Fracs I, II, III and IV in service. Frac V expected in-service third quarter 2018
- Plot plan in place for an additional 2 Fracs on existing footprint (7 fractionators in total)
- Total Frac capacity potentially 800,000 bpd
- 2,000 miles of NGL pipelines with fully-expanded capacity of 935,000 bpd
- Storage capacity of 53 mm bpd
- ~200 bpd LPG export terminal
- ETP's Lone Star presence in Mont Belvieu combined with SXL's Nederland terminal provide opportunities for multiple growth projects
- Potential ethane and ethylene projects delivering Lone Star fractionated products to Nederland for export

NON-GAAP FINANCIAL MEASURES

In the following analysis of segment operating results, a measure of segment margin is reported for segments with sales revenues. Segment Margin is a non -GAAP financial measure and is presented herein to assist in the analysis of segment operating results and particularly to facilitate an understanding of the impacts that changes in sales revenues have on the segment performance measure of Segment Adjusted EBITDA. Segment Margin is similar to the GAAP measure of gross margin, except that Segment Margin excludes charges for depreciation, depletion and amortization.

In addition, for certain segments, the sections below include information on the components of Segment Margin by sales t ype, which components are included in order to provide additional disaggregated information to facilitate the analysis of Segment Margin and Segment Adjusted EBITDA. For example, these components include transportation margin, storage margin, and other margin. These components of Segment Margin are calculated consistent with the calculation of Segment Margin; therefore these components also exclude charges for depreciation, depletion and amortization.

Following is a reconciliation of Segment Margin to operating income, as reported in the Partnership's consolidated statements of operations:

	Three Months Ended June 30,		Six Months Ended June 30,	
	2017	2016	2017	2016
Segment Margin by segment:				
Intrastate transportation and storage	$ 202	$ 188	$ 384	$ 353
Interstate transportation and storage	207	234	442	493
Midstream	571	460	1,084	874
NGL and refined products transportation and services	523	448	1,080	879
Crude oil transportation and services	369	319	614	586
All other	76	86	178	179
Intersegment eliminations	(114)	(76)	(245)	(192)
Total Segment Margin	1,834	1,659	3,537	3,172
Less:				
Operating expenses	425	374	804	722
Depreciation, depletion and amortization	557	496	1,117	966
Selling, general and administrative	120	74	230	155
Operating income	$ 732	$ 715	$ 1,386	$ 1,329

EXHIBIT F

Comptroller's Approval of Agreement

December 13, 2018

Dr. Robin Perez
Superintendent
Nederland Independent School District
220 17th Street
Nederland, Texas 77627

Re: Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Nederland Independent School District and Orbit Gulf Coast NGL Exports, LLC, Application 1247

Dear Superintendent Perez:

This office has been provided with the Agreement for Limitation on Appraised Value of Property for School District Maintenance and Operations taxes by and between Nederland Independent School District and Orbit Gulf Coast NGL Exports, LLC (Agreement). As requested, the Agreement has been reviewed pursuant to 34 TAC 9.1055(e)(1).

Based on our review, this office concludes that the agreement complies with the provisions of Tax Code, Chapter 313 and 34 TAC Chapter 9, Subchapter F.

Should you have any questions, please contact Deisy Perez with our office. She can be reached by email at deisy.perez@cpa.texas.gov or by phone at 1-800-531-5441, ext. 5-2410, or at 512-475-2410.

Sincerely,

Will Counihan
Director
Data Analysis & Transparency Division

cc: Oscar Treviño, Walsh Gallegos
Megan McKvanagh, Orbit Gulf Coast NGL Exports, LLC
Mike Fry, KE Andrews

EXHIBIT G

Applicant's Taxable Entity Status

Franchise Tax Account Status

As of : 12/14/2018 10:38:42

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

ORBIT GULF COAST NGL EXPORTS, LLC	
Texas Taxpayer Number	32066600951
Mailing Address	800 E SONTERRA BLVD SAN ANTONIO, TX 78258-3334
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	03/20/2018
Texas SOS File Number	0802966972
Registered Agent Name	CORPORATION SERVICE COMPANY D/B/A CSC-LAWYERS INCO
Registered Office Street Address	211 E. 7TH STREET AUSTIN, TX 78701