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STATE OF TEXAS §
§
COUNTY OF CHAMBERS §

ECONOMIC DEVELOPMENT PROGRAM AGREEMENT

This Economic Development Program Agreement (the **"Agreement")** is entered into this 24th day of October, 2023, by and between Samson Controls, Inc. ("**SAMSON**"), and Chambers County, Texas, a Texas political subdivision ("**County"**) (SAMSON and County collectively referred to herein as the "parties" and each individually as a "party").

WITNESSETH:

WHEREAS, in accordance with Article III, Section 52-a of the Texas Constitution and Chapter 381 of the Texas Local Government Code ("**Chapter 381**") the County Commissioners Court of Chambers County, Texas ("**County Commissioners Court**") has the authority to develop and administer a program for entering into a tax abatement agreement with an owner or lessee of a property interest subject to ad valorem taxation, provided the execution, duration, and other terms of the agreement are governed, to the extent practicable, by the provisions of Sections 312.204, 312.205, and 312.211 of Chapter 312 of the Texas Tax Code ("**Chapter 312**"), as if the County Commissioners Court were a governing body of a municipality; and

WHEREAS, on the 26th day of March 2019 the County Commissioners Court adopted a Chapter 381 Economic Development Policy ("**Chapter 381 Policy**"), setting forth policies, guidelines, and criteria for economic development incentives provided by the County under Chapter 381, a copy of which is attached as **Exhibit A**; and

WHEREAS, on the 26th day of April 2022, the County Commissioners Court adopted an Economic Development Policy ("**Chapter 312 Policy**"), setting forth policies, guidelines, and criteria for economic development incentives provided by the County under Chapter 312, a copy of which is attached as **Exhibit A-1**; and

WHEREAS, on the 23rd day of May 2023, SAMSON submitted an application proposal for tax abatement (the **"Tax Abatement Proposal"**, a copy of which is attached as **Exhibit B**), in accordance with County policy; and

WHEREAS, on the 12th day of September 2023, the County Commissioners Court passed an Order establishing a Reinvestment Zone ("**Zone**") under Chapter 312, known as the Samson Reinvestment Zone, after complying with all of the relevant notice requirements under Chapter 312; and

WHEREAS, SAMSON owns the Premises, as hereinafter defined, and SAMSON expects to develop and construct thereon a manufacturing facility and all necessary and auxiliary

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improvements (the **"Manufacturing Facility"**), as described in the Tax Abatement Proposal; and

WHEREAS, the Premises are located entirely within the County and the Zone; and

WHEREAS, the County finds that the terms of this Agreement and the development of the Premises and proposed Manufacturing Facility promote economic development in the County and, as such, satisfies requirements of the Chapter 381 Policy; and

WHEREAS, the County also finds that the improvements sought are feasible and practical and would benefit the County after expiration of this Agreement; and

NOW, **THEREFORE**, the County, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, which consideration includes the expansion of primary employment, the attraction of major investment in the County, increased payroll that contributes to the economic development of the County and enhancement of the tax base in the County, and certain Chapter 381 and PILOT Payments as defined in this Agreement, and SAMSON, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, which consideration includes the tax abatement set forth herein below, as authorized by Section 381.004 of Chapter 381, hereby contract, covenant, and agree as follows:

Section 1. Definitions

For purposes of this agreement, when not inconsistent with context, words used in the present tense include the future tense, words in the plural include the singular, and words in the singular include the plural. The words "shall" and "will" are mandatory and the word "may" is permissive. Words not defined in this Agreement shall be given their common and ordinary meaning. The following capitalized terms shall have the meanings ascribed to them:

"Affiliate" shall mean any Person directly or indirectly controlling, controlled by, or under common control with SAMSON. As used in this definition, the term "control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of a Person, whether through ownership of voting securities, by contract, or otherwise.

"Construction Phase" means a material and substantial improvement of the Premises which represents a separate and distinct construction operation undertaken for the purpose of constructing the Manufacturing Facility. The period of the Construction Phase ends when the Manufacturing Facility is substantially completed consistent with Section 6.

"**Eligible Property Value**" shall mean, with respect to each calendar year, the fair market value of the Manufacturing Facility including all buildings, structures, new fixed machinery and equipment, the fair market value of certain fixed machinery and

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equipment previously abated (CCAD Account A036-2-647080-000056), site improvements, office space, and related fixed improvements on the tax rolls of the Chambers County Appraisal District as of such calendar year.

"**Financing Party**" shall mean the lenders, security holders, investors, equity providers, and others providing financing or refinancing to or on behalf of SAMSON, for the development, construction, ownership, operation, or maintenance of the Manufacturing Facility or any portion thereof, or any trustee or agent acting on behalf of any of the foregoing.

"**Force Majeure**" shall mean, without limitation, Acts of God or the public enemy, war, terrorism, criminal acts by unrelated third parties, riot, civil commotion, insurrection, governmental or de facto governmental action, fire, explosions, floods, strikes, adverse weather, pandemic, or any other extraordinary event beyond the control of SAMSON (including, without limitation, broad based extraordinary economic events) that makes it reasonably impracticable to accomplish a desired objective.

"**Ineligible Property Value**" shall mean, for each calendar year, the value as listed on the tax rolls of the Chambers County Appraisal District of the following: land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; watercraft; aircraft; housing; deferred maintenance investments; any improvements which are not integral to the operation of the facility; property which has an economic life of less than 15 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated, or directed by a political subdivision of the State of Texas.

"**Payment Deadline**" shall mean, with respect to each Chapter 381 Payment and Chambers County School Equalization District PILOT Payment, January 31st of the year immediately following the calendar year in which an abatement under Section 4 of this Agreement is granted.

"Permanent Employee" shall mean a person whose employment is both permanent and full-time as reflected in the applicable payroll system of SAMSON, or an entity controlled by or under common control with SAMSON who is expected or scheduled to work at least [1,800] hours in a twelve-month period as an employee at the Manufacturing Facility.

"**Person**" shall mean an individual or a corporation, partnership, trust, estate, unincorporated organization, association, or other entity.

"**Premises**" shall mean all that parcel of land and improvements to be owned by SAMSON as hereinafter described in **Exhibit C** attached hereto.

"Undocumented Worker" means an individual who, at the time of employment by SAMSON, is not: (i) lawfully admitted for permanent residence to the United States, or (ii) authorized under law to be employed in that manner in the United States.

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Section 2. General Provisions

A. **County Authorization**. This Agreement was authorized by the County Commissioners Court and was approved by the affirmative vote of a majority of the County Commissioners Court at its regularly scheduled County Commissioners Court meeting on the 24th day of October, 2023, authorizing the County Judge to execute this Agreement on behalf of the County. The County's execution of this Agreement is authorized by Chapter 381 and constitutes a valid and binding obligation of the County.

B. **SAMSON Authorization**. The undersigned officers of SAMSON have authority to execute this Agreement on behalf of the SAMSON.

C. **Compliance**. The parties intend for this Agreement to comply with Chapter 381 and Sections 312.204, 312.205, and 312.211 of Chapter 312. The County has determined that this Agreement satisfies all requirements for tax abatement set forth in the Chapter 381 Policy. To the extent that this Agreement deviates from a requirement of the Chapter 381 Policy, the County hereby grants SAMSON a variance from such deviation.

D. **Tax Increment Financing**. The County represents that the abatements provided by this Agreement will not be diminished or otherwise jeopardized by tax increment financing arrangements in the County, if any.

E. **Ownership of Premises**. The Premises will be owned by SAMSON or a SAMSON Affiliate, and in no event shall be owned by any member of the County Commissioners Court.

Section 3. Permitting

The County shall use its best efforts to expedite processing of any permits, re-zoning requests, licenses, or other approvals associated with the building and development of the Premises and Manufacturing Facility.

Section 4. Tax Abatement

The County hereby grants SAMSON a tax abatement with respect to the Manufacturing Facility. The tax abatement shall begin on January 1, 2025, and shall continue for ten years.

In each year of this ten-year period, the tax abatement shall equal one hundred percent (100%) of the County Property Tax (including all general, I&S, Road and Bridge Special, and Road and Bridge FMFC ad valorem taxes of the County) imposed on the Eligible Property Value.

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In each year of this ten-year period, the tax abatement shall equal one hundred percent (100%) of the property taxes imposed on the Eligible Property Value by the Chambers County School Equalization District.

Section 5. SAMSON Payments to County

For each year in which SAMSON receives abatement under Section 4, SAMSON agrees to tender to the County, on or prior to the Payment Deadline, all payments due under this Agreement by check or other mechanism acceptable to County. Such payments shall include the following:

A. **Chapter 381 Payments.** Chapter 381 Payments shall mean for calendar years 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, and 2034, a payment from SAMSON to County equal to forty percent (40%) of the County Property Tax abated pursuant to this Agreement (the "**Chapter 381 Payment**") See **Exhibit D**.

B. **Chapter 381 Community Impact Program Contribution (the "CIPC").** The CIPC shall be calculated to equal 3.00% of the tax savings derived from the County Tax abated each year pursuant to this Agreement. The CIPC is intended to foster public-private investment in comprehensive literacy programs, promotion of the arts, public health, and an array of targeted civic infrastructure which supports economic and community development. This contribution is provided for in Sections 381.004(b) and 381.004(c) of the Texas Local Government Code.

C. **Chapter 381 Administration Fee.** The "Administration Fee" shall equal 0.625% of the Chapter 381 Payment for each calendar year cited in Section 5.A. This fee is considered payment for Chapter 381 administrative services as provided for in Section 381.004(c) of the Texas Local Government Code.

D. **Chambers County School Equalization District Payment in Lieu of Tax (CCSED PILOT).** The CCSED PILOT Payment shall equal one hundred percent (100%) of the CCSED Tax abated each year pursuant to this Agreement.

Section 6. Covenants

A. **Construction Covenant**. SAMSON or a SAMSON Affiliate covenant to substantially complete, or cause to be substantially completed, construction of the Manufacturing Facility on or before December 30, 2024 ("**Construction Covenant**") and provided that SAMSON or a SAMSON Affiliate shall have such additional time as may be required by the effects of Force Majeure.

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B. **Operation Covenant**. SAMSON or a SAMSON Affiliate shall operate the Manufacturing Facility in accordance with prudent industry standards and applicable law (unless prevented by Force Majeure) and in a manner that is consistent with the general purpose of encouraging development within the Zone.

C. **Property Tax Covenant.** Throughout the term of this Agreement, SAMSON shall timely pay all property taxes imposed by the County on Ineligible Property Value; provided that SAMSON shall have the right to contest in good faith the validity or application of any such property tax assessment and shall not be considered in default hereunder so long as such contest is diligently pursued to completion.

D. **Management Change Notice Covenant**. During the term of this Agreement, SAMSON shall notify the County in writing of any change of the Manufacturing Facility Operations Manager within thirty (30) days of such change.

E. **Best Efforts to Increase Local Employment Covenant.** SAMSON represents and agrees that the agreed-to construction and operation of the Manufacturing Facility will stimulate employment and the local economy. To this end, SAMSON represents and agrees that:

a. SAMSON represents and agrees that commencing at the time the Manufacturing Facility achieves commercial operations, reasonably expected by December 30, 2024, that it shall have created at least twenty-five (25) Permanent Employee positions at the Manufacturing Facility on or before December 30, 2024, increasing to one hundred twenty seven (127) Permanent Employee positions by 2029 and to maintain such positions throughout the Abatement Term.

b. SAMSON represents and agrees it will use commercially reasonable good faith efforts to fill these jobs directly or indirectly with residents of Chambers County, with the goal that approximately twenty-five percent (25%) of the Permanent Employee positions referenced above will be offered to or filled by residents of Chambers County.

c. SAMSON represents and agrees that these will be truly “new jobs” for Chambers County and does not expect that the Manufacturing Facility will solely or primarily have the effect of transferring employment from one part of Chambers County to another.

d. SAMSON agrees to make every commercially reasonable effort to use local resources in employees, goods, and services at the facility, so long as the local goods and services are comparable in quality, specifications, and price (including, for example, standards for bonding capacity, financial and staffing capacity, expertise and experience, integrity, and reliability, etc.).

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e. SAMSON has executed the certification attached hereto as **Exhibit E.** During the Term of this Agreement, SAMSON agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), SAMSON shall repay the taxes abated herein, and any other funds received by SAMSON from the County as of the date of such violation within 120 days after the date SAMSON is notified by the County of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. SAMSON is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of Samson or by a person with whom Samson contracts. SAMSON hereby verifies in accordance with the requirements of Chapters 2271, 2274, and 2274 of the Government Code and subject to applicable law that SAMSON will not Boycott Israel, does not and will not Boycott Energy Companies, and does not and will not Discriminate Against Firearm Entities or Firearm Trade Associations, as such capitalized terms are defined in such chapters of the Government Code and subject to the provisions of such chapters of the Government Code.

F. **Good Neighbor Covenant.** SAMSON or a SAMSON Affiliate represent and agree that the planned use of the Manufacturing Facility and Premises will not constitute a hazard to public safety, health, or morals and provide for adequate buffer zones to holistically protect the quality of life of Chambers County residents.

Section 7. Records and Audits

A. **Annual Certification**. Not later than January 31 of each year during the term of the tax abatement, SAMSON shall submit to the County a certification from SAMSON as to the conditions and covenants set forth in Section 6, provided that once the Construction Covenant is met, no further certification shall be required with respect to the Construction Covenant.

B. **County Access to Premises**. For the sole purpose of verifying SAMSON's annual certification, County employees or representatives shall have reasonable access to the Premises during the term of this Agreement. The County shall give prior notice to SAMSON and SAMSON employees shall have the right to accompany County employees. While on the Premises, County employees or representatives shall follow SAMSON safety policies and not interfere with SAMSON operations. The County shall keep all information obtained while on the Premises confidential and may, if requested, execute a commercially reasonable form of confidentiality agreement drafted by SAMSON before entering the Premises.

C. **Confidentiality**. Because of the highly competitive nature of the industry in which SAMSON does business, the County agrees that the reports which SAMSON is required to submit may contain information which SAMSON considers to be valuable proprietary information. As such, the County agrees

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to keep any and all reports provided by the SAMSON and any records reflecting information obtained while on the Premises as confidential information to the extent the documents are not public information under the Public Information Act, Chapter 552 of Texas Government Code, as amended.

D. **Exemption Application.** In each year that an abatement shall be claimed under this Agreement, SAMSON shall, on or before April 30 file an exemption application based on Texas Tax Code Section 11.28 with the Chambers County Appraisal District.

Section 8. Default and Termination

A. **Default**. In the event that SAMSON either fails to meet the Construction Covenant or breaches the terms or conditions of this Agreement, SAMSON shall be in default of this Agreement.

B. **Cure**. In the event SAMSON defaults in its performance of the Agreement, the County shall give SAMSON written notice of such default. SAMSON shall have sixty (60) days after said written notice to cure the default. If the default is not reasonably susceptible to cure within such sixty (60) day period and SAMSON has commenced and is pursuing cure of same, then, after first advising the County of SAMSON's efforts to cure same, SAMSON may utilize an additional ninety (90) days for such purposes. The County may authorize additional time to cure defaults, which authorization shall not be unreasonably withheld.

C. **Remedy for Uncured Default**. The County's sole and exclusive remedy against any Person for breach of this Agreement, in the event of default after the expiration of the applicable notice and cure periods, shall be that the County may, at its option, terminate the Agreement and all future tax abatements under this Agreement shall be void. Notwithstanding the foregoing, if SAMSON fails to meet the Construction Covenant, SAMSON shall repay to the County, without penalty or interest, all tax abatements received under this Agreement with a credit for any payments made to the County under Section 5 hereof. If SAMSON breaches a covenant in Section 6, other than the Construction Covenant, for any year, the County shall not be entitled to terminate this Agreement, but may, at its option, rescind the tax abatement pertaining to such year.

D. **SAMSON's Remedies**. The SAMSON may institute proceedings as may be necessary or desirable in its opinion to defend against (i) improper assertions of default or (ii) improper attempts to terminate this Agreement, to withhold or obtain payments prescribed by this Agreement, or to seek repayment of amounts paid under the Agreement. Such proceedings may include, but are not limited to, seeking specific performance and/or injunctive relief, or enforcement by mandamus, or such other remedy as may be available at law, in equity, or otherwise. Such rights and remedies are not exclusive and are in

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addition to any other rights or remedies SAMSON may have at law, in equity, or otherwise.

E. **Mutual Termination**. The parties may terminate this Agreement by mutual agreement at any time.

Section 9. Effect of Sale, Assignment, or Lease of Property

This Agreement shall be binding on and inure to the benefit of the parties and their respective successors and assigns. Neither Party may assign its rights and duties hereunder, in whole or in part, without prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed; provided that SAMSON may assign this Agreement and all of its rights hereunder to any SAMSON Affiliate without the County's consent. In addition, this Agreement and all rights hereunder may be assigned for the benefit of any Financing Party. Any assignment in violation of this Section 9 shall not affect any tax abatements with respect to which SAMSON or a SAMSON Affiliate is already entitled.

Section 10. Notice

All notices called for by this Agreement shall be addressed to the following, or such other party or address as either party designates in writing, by certified mail, postage prepaid or by hand delivery:

SAMSON:

Samson Controls Inc.
4111 Cedar Blvd.
Baytown, TX 77523

County:

County Judge
County of Chambers, Texas
P.O. Box 939
Anahuac, Texas 77514

With an additional copy to:

Baytown Economic Development Foundation
1300 Rollingbrook Drive, Ste. 505
Baytown, TX 77521

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Section 11. Indemnification

A. **INDEMNITY**. IN ADDITION TO THE OTHER REMEDIES AFFORDED TO THE COUNTY IN THIS AGREEMENT, SAMSON SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS THE COUNTY, ITS COMMISSIONERS, OFFICERS, EMPLOYEES, ATTORNEYS, CONTRACTORS, OR AGENTS (HEREINAFTER "**COUNTY'S INDEMNIFIED PARTY**") FOR, FROM AND AGAINST ANY AND ALL LOSSES, LIENS, CAUSES OF ACTION, SUITS, JUDGMENTS, AND EXPENSES (INCLUDING, WITHOUT LIMITATION, COURT COSTS, REASONABLE ATTORNEY'S FEES AND COSTS OF INVESTIGATION, REMOVAL AND REMEDIATION, AND GOVERNMENTAL OVERSIGHT COSTS), ENVIRONMENTAL OR OTHERWISE, OF ANY NATURE, KIND OR DESCRIPTION, OF ANY PERSON OR ENTITY RESULTING FROM SAMSON'S BREACH OF ANY REPRESENTATION, WARRANTY, OR COVENANT MADE BY SAMSON UNDER THIS AGREEMENT.

B. **Notice of Indemnified Loss**. The County's Indemnified Party shall promptly notify SAMSON of any indemnified Losses or Claim for indemnified Losses in respect of which the County's Indemnified Party may be entitled to indemnification under this Section 11. Such notice shall be given as soon as reasonably practicable after the County's Indemnified Party becomes aware of the Loss or Claim for Losses.

C. **Defense of Third-Party Claims**. In the event any action or proceeding shall be brought against the County's Indemnified Party by reason of any matter for which the County's Indemnified Party is indemnified hereunder, SAMSON shall, upon notice from the County's Indemnified Party or its authorized agents or representatives, at SAMSON's sole cost and expense, resist and defend the same with legal counsel selected by SAMSON; provided, however, that SAMSON shall not admit liability in any such matter on behalf of the County's Indemnified Party without the County's express written consent. Nothing herein shall be deemed to prevent the County's Indemnified Party at its election and at its own expense from cooperating with SAMSON and participating in the defense of any litigation by their own counsel. If SAMSON fails to retain defense counsel within ten (10) business days after receipt of County's Indemnified Party written notice that the County's Indemnified Party is invoking its right to indemnification under this Agreement, the County's Indemnified Party shall have the right to retain defense counsel on their own behalf, and SAMSON shall be liable for all usual and customary defense costs incurred by the County's Indemnified Party.

D. **Limitation on Indemnity**. The amount owing to a County Indemnified Party will be the amount of the County Indemnified Party's losses net of any insurance proceeds received by the County Indemnified Party following a

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reasonable effort by the County Indemnified Party to obtain such insurance proceeds.

Section 12. Miscellaneous

A. **Severability**. The provisions of this Agreement are severable, and if for any reason a provision of this Agreement is determined to be invalid by a court having competent jurisdiction over the subject matter of the invalid provision, the invalidity shall not affect other provisions that can be given effect without the invalid provision. Furthermore, in lieu of such illegal, invalid, or unenforceable provision, there shall be added automatically as a part of this Agreement, a provision as similar in its terms to such illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.

B. **Venue; Governing Law**. Exclusive venue for any action, cause of action, lawsuit, or other proceeding under or in connection with this Agreement shall be and lie in Chambers County, Texas, and the parties hereby submit themselves to the jurisdiction thereof; and this Agreement shall be governed by and construed in accordance with the laws of the State of Texas without respect to the conflict of laws rules thereof.

C. **Binding Nature of Agreement**. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors, and assigns.

D. **No Third-Party Rights or Benefits**. This Agreement is solely for the benefit of the parties hereto and do not create rights, contractual or otherwise, in other Persons.

E. **Interpretation**. This Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for nor against any party. Section, subsection, and other headings are for convenience only and shall not be used to interpret this Agreement.

F. **Survival of Terms; Rights and Remedies Cumulative; No Waiver**. All rights, duties, liabilities, and obligations accrued prior to termination shall survive termination or expiration of this Agreement. The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the parties may have by law, statute, ordinance, or otherwise. The failure by either party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof.

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G. **Counterparts; Electronic Delivery**. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered (whether delivered in person, by mail, email, facsimile, or other electronic format) shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of a number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

H. **Estoppel Certificate**. Any party hereto may request an estoppel certificate from another party hereto so long as the certificate is requested in connection with a bona fide business purpose. The certificate, which will upon request be addressed to a subsequent purchaser or assignee of SAMSON, shall include, but not necessarily be limited to, statements (to the actual knowledge of the party providing such) that this Agreement is in full force and effect without default (or if default exists, the nature of default and curative action, which should be undertaken to cure same), the remaining term of this Agreement, the levels of tax abatement in effect, and such other matters reasonably requested by the party(ies) to receive the certificate. The County Judge for the County shall provide any such certificate on behalf of the County.

I. **Entire Agreement**. This Agreement constitutes the entire Economic Development Program Agreement between the parties, supersedes any prior understanding or written or oral Economic Development Program Agreements or representations between the parties, and can be modified only by written instrument subscribed to by all parties. Notwithstanding the foregoing provision, this Agreement does not modify, alter, or amend any other agreement or instrument among the County and SAMSON relating to matters other than the abatement of property taxes.

** * * Signature Page Follows * * **

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EXECUTED the 3rd day of November 2023.

CHAMBERS COUNTY, TEXAS

DocuSigned by:
By: Jimmy Sylvia
1492536299FA478...
Jimmy Sylvia, County Judge

ATTEST:
DocuSigned by:
Heather H. Hawthorne
03933AE26BE5410...
Heather Hawthorne, County Clerk

SAMSON CONTROLS, INC.

By: James Evans

Name: James Evans

Title: COO

ATTEST: Dan Dendis

Digitally signed by Dan Dendis
DN: C=US, OU=SAMSON USA, O=" SAMSON Controls, Inc.", CN=Dan Dendis, E=dan.dendis@samsongroup.com
Reason: I am the author of this document
Location: your signing location here
Date: 2023.11.11 08:06:56-06'00'
Foxit PhantomPDF Version: 10.1.12

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EXHIBIT A

Chapter 381 Policy

CHAPTER 381 ECONOMIC DEVELOPMENT POLICY
CHAMBERS COUNTY, TEXAS

WHEREAS, Chapter 381 of the Texas Local Government Code authorizes Chambers County to develop and administer projects for local economic development, and to encourage commercial activity in the County, and

WHEREAS, Chambers County desires to provide financial incentives to select private businesses that contribute to economic development, and

WHEREAS, Chambers County desires to provide such incentives to projects whose properties are subject to Chambers County *ad valorem* taxes, and

WHEREAS, Chapter 381 can be used in conjunction with tax abatement provided for under Chapter 312 of the Texas Local Government Code or separately as a Chapter 381 Economic Development Agreement, and

WHEREAS, this policy shall not be construed to obligate Chambers County to provide an incentive under Chapter 381 to any applicant; and all applications, requests and/or projects shall be considered on a case-by-case basis;

NOW, THEREFORE, Chambers County Commissioners' Court does adopt this policy to define the Chapter 381 incentives and establish guidelines and criteria by which they will be implemented.

GENERAL CRITERIA

Chambers County may provide Chapter 381 economic development incentives for a business or commercial development project ("Project") if that project:

1. Will enhance the economic vitality of Chambers County;
2. Will result in a net increase or retention of jobs in the County or add to the tax base or will otherwise improve or enhance the economic welfare of the residents or businesses of the County; or
3. Demonstrates the potential to generate revenues to the County which outweigh costs associated with incentives.

In addition, the following criteria must be satisfied:

The Project MUST:

1. Show a clear demonstration of economic benefit through advancement of the County's economic goals which include expanding the tax base, creating quality jobs, increasing private capital investment in the community, spurring development in targeted county locations; or encouraging development of targeted businesses or clusters desirable to enhance the county's economy;

2. Provide evidence that demonstrates the business' financial stability and capacity to complete the project; and

3. Be in compliance with all local, state and federal laws.

In order to receive any Chapter 381 incentives from Chambers County, credible information must be made available by the applicant, including but not limited to capital investment and employment projections, to enable Chambers County to conduct an appropriate analysis of the proposed project at initiation and throughout the life cycle of the Chapter 381 Agreement.

The decision to provide any Chapter 381 economic development incentives will be considered on a case-by case basis, in accordance with the criteria set forth in this policy, and at the discretion of the Chambers County Commissioners Court.

QUALIFICATION CRITERIA (NON-RESIDENTIAL PROJECTS)

In order to be eligible for Chapter 381 incentives, a Project must meet the following qualifying criteria:

1. Locate within the boundaries of Chambers County.
2. Create or retain a minimum of 10 jobs
3. Project investment must meet or exceed $1,000,000.
4. Must maintain ownership of all property for which an incentive is received through the duration of the agreement.
5. Must make sincere efforts to hire local employees, contractors and purchase items used in construction from vendors within Chambers County.

Projects qualifying under these General and Qualifying Criteria will be eligible for Chapter 381 economic development incentives, the percentages and terms for which will be at the sole discretion of the Chambers County Commissioners Court.

Opportunity Zone Residential and Targeted Development Projects

The Opportunity Zones program was established by Congress in the Tax Cut and Jobs Act as an innovative approach to spurring long-term private sector investments in targeted urban and rural communities nationwide. The program is based on the bipartisan Investing in Opportunity Act.

The program establishes a mechanism that enables investors with capital gains tax liabilities across the country to receive favorable tax treatment for investing in Opportunity Funds that are certified by the U.S. Treasury Department. The Opportunity Funds use the capital invested to make equity investments in businesses and real estate in Opportunity Zones designated by each state.

Three census tracts have been designated as Qualified Opportunity Zones (QOZ): 7103, 7104.01, and 7105. Consideration of Ch. 381 economic development proposals for residential developments and certain other targeted value-add projects will be limited to these designated QOZ census tracts. Residential developments in a QOZ are encouraged to include product options that qualify for financing under the USDA Rural Development Single Family Housing Guaranteed Loan Program. Additional information is available at:

https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions
https://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program

APPLICATION / PROPOSAL PROCESS

Applicants seeking a Chapter 381 Economic Development Agreement with Chambers County may do so by submitting a written proposal to the County Judge of Chambers County.

The written proposal shall consist of a project description, general improvements to be undertaken; a general descriptive list of the improvements for which an incentive is requested; a list of the kind, number and location of all proposed improvements of the property; a map and location of all proposed improvements of the property; a map and property description; and a time schedule for undertaking and completing the proposed improvements.

In the case of modernization, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the proposal. The proposal may require such financial and other information as the participating municipality or County deems appropriate for evaluating the financial capacity and other factors related to the applicant.

Chambers County, not later than 90 days after receipt of the proposal, shall by Commissioners Court order either approve or deny the request at a regularly scheduled meeting.

CHAPTER 381 AGREEMENTS

A complete review of the Project and proposal will be conducted by Chambers County and/or its representatives. Depending on the nature of the Project, the form of incentive provided via Chapter 381 Agreement will be determined.

After approval, Chambers County shall formally pass a Commissioners court order and execute an agreement with the owner of the Project, which shall include the following:

- Project Description
- Percent of Value to Discount
- Community Impact Program Contribution
- Terms of Agreement
- Project Milestones and Deadlines
- Assignment Provisions
- Recapture Provisions
- Compliance Requirements

An agreement shall be effective on the January 1st valuation date immediately following the execution of the Chapter 381 Agreement or as stipulated and will be conditioned on the completion of specific improvements to real property, job creation and any other factors deemed appropriate by the County.

Approved and adopted this the 26th day of March, 2019.

Resolution and Order

On March 26, 2019, the Commissioners Court of Chambers County, Texas, met at the County Courthouse with the following members present:

Jimmy Sylvia	County Judge, Presiding,
Jimmy Gore	Commissioner, Precinct One
Mark Tice	Commissioner, Precinct Two
Gary R. Nelson	Commissioner, Precinct Three
Billy Combs	Commissioner, Precinct Four

when among other matters, came for consideration and action the following Resolution and Order:

Whereas, the Commissioners Court of Chambers County, Texas, duly convened, and acting in its capacity as the governing body of Chambers County, ORDERED that the policy attached and appended hereto, entitled **"CHAPTER 381 ECONOMIC DEVELOPMENT POLICY, CHAMBERS COUNTY, TEXAS"** is made a part of this Order; and

Whereas, all officials and employees of Chambers County having duties under said policy are ordered and directed to perform such duties as required of them under said regulations.;

Therefore, be it Resolved, that Commissioners Court adopts the attached document as the **"CHAPTER 381 ECONOMIC DEVELOPMENT POLICY, CHAMBERS COUNTY, TEXAS"** and **orders** that it be in effect on and after this day; and

Further Resolved, that County Judge Jimmy Sylvia is authorized to sign this Resolution and Order as the act of Commissioners Court.

The Resolution and Order was moved by Commissioner Combs, seconded by Commissioner Gore, and adopted by the Commissioners Court on a vote of 4 members for and 0 opposed.

Jimmy Sylvia, Chambers County Judge

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EXHIBIT A-1

Chapter 312 Policy

22.04.133

5.3

A RESOLUTION OF THE CHAMBERS COUNTY COMMISSIONERS COURT OF ANAHUAC, TEXAS, ELECTING TO BECOME ELIGIBLE TO PARTICIPATE IN TAX ABATEMENT PURSUANT TO THE TEXAS PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT, CHAPTER 312; ADOPTING GUIDELINES AND CRITERIA FOR GRANTING TAX ABATEMENTS IN A REINVESTMENT ZONE CREATED IN CHAMBERS COUNTY; ADOPTING SUCH GUIDELINES AND CRITERIA; AND PROVIDING FOR THE EFFECTIVE DATE THEREOF.

****

WHEREAS, the creation and retention of job opportunities that bring new wealth is the highest civic priority; and

WHEREAS, new jobs and investment will benefit the area economy, provide needed opportunities, strengthen the real estate market, and generate tax revenue to support local services; and

WHEREAS, Chambers County must compete with other national and international localities currently offering tax inducements to attract jobs and investments; and

WHEREAS, any Incentives offered in Chambers County would be strictly limited in application to those new and existing industries that bring new capital investment to the community; and

WHEREAS, tax Incentives should not be used to attract those industries that have demonstrated a lack of commitment to protecting the environment, but should be used to encourage projects designed to protect the environment, provide adequate buffer zones, and holistically protect the safety and quality of life of Chambers County residents; and

WHEREAS, the Abatement of property taxes, when offered to attract primary jobs in industries which bring in money from outside a community instead of merely recirculating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area's economy; and

WHEREAS, the Chambers County Commissioners Court contracts with the Baytown West Chambers County Economic Development Foundation ("EDF") and considers the EDF to be the designated entity for the provision of professional services for qualifying Applicants seeking County assistance in this regard; and

WHEREAS, effective September 1, 1987, Texas law, pursuant to Chapter 312 of the Texas Tax Code, as amended, requires any eligible taxing jurisdiction to establish guidelines and criteria as to eligibility for tax Abatement Agreements prior to granting of any future tax Abatement, said guidelines andcriteria to be

unchanged for a two-year period unless amended by a three-quarters (3/4) vote of Commissioners Court; and

WHEREAS, to assure a common, coordinated effort to promote our communities' economic development, any such guidelines and criteria should be adopted only through the cooperation of affected municipalities, taxing jurisdictions, and Chambers County;

WHEREAS, these guidelines and criteria do not: (1) limit the discretion of Chambers County to decide whether to enter into a specific tax Abatement or Incentives agreement; (2) limit the discretion of Chambers County to delegate to its employees or to the EDF the authority to determine whether or not the governing body should consider a particular application or request for tax Abatement or other Incentives; or (3) create any property, contract, or other legal right in any applicant to have the governing body consider or grant a specific application or request for tax Abatement or Incentives.

WHEREAS, the attached guidelines, last amended and approved by the Commissioners Court on November 23, 2021, have been reviewed by the Commissioners Court, and it has been determined that progress towards the goals herein stated has been made; NOW THEREFORE

BE IT RESOLVED BY THE CHAMBERS COUNTY COMMISSIONERS COURT OF CHAMBERS COUNTY, TEXAS:

Section 1: That the findings of the Chambers County Commissioners Court contained in the recitals of this resolution are hereby approved and adopted.

Section 2: That the Chambers County Commissioners Court elects to remain eligible to participate in tax abatement pursuant to the Texas Property Redevelopment and Tax Abatement Act, Chapter 312.

Section 3: That the Chambers County Commissioners Court hereby adopts the Guidelines and Criteria for granting tax abatements in a reinvestment zone, which are attached hereto and incorporated herein for all intents and purposes.

Section 4: This resolution shall take effect immediately from and after its passage by the Chambers County Commissioners Court of the Chambers County, Texas.

INTRODUCED, READ, and PASSED, by the affirmative vote of the Chambers County Commissioners Court of Chambers County, Texas this the 26th day of April 2022.

JIMMY SYLVIA, Judge

ATTEST:

HEATHER HAWTHORNE, County Clerk

04/26/22

GUIDELINES AND CRITERIA FOR TAX ABATEMENT IN CHAMBERS COUNTY

ADMONITORY PROVISIONS

The final determination of value to be abated is vested with the Chambers County Appraisal District("CCAD"), an agency autonomous from Chambers County.

Tax Abatement and Incentives provided by the County are subject to an economic impact analysis to be conducted by the EDF. Applicants scoring well will be encouraged to apply for Incentives. First priority for providing Incentives to any applicant are given to projects that are located within areas of economic interest to Chambers County and that conform to Chambers County's overall economic development objectives.

Applicants applying for tax Abatement with Chambers County are advised that any Agreement with Chambers County applies only to taxes assessed by Chambers County. Any Abatement or Incentive Agreement with other taxing entities must be negotiated directly with such entities. In addition, each applicant receiving tax Abatement retains the responsibility for annually applying to the CCAD for recognition and implementation of their Abatement Agreement. To keep the Abatement active, the applicant must file all appropriate forms with CCAD. The Abatement will terminate if the applicant fails to provide the appropriate forms annually to the CCAD.

SECTION 1
DEFINITIONS

a.) **"Abatement"** means the full or partial exemption from ad valorem taxes of the increase in value of certain real property in a reinvestment zone designated for economic development purposes.

b.) **"Agreement"** means a contractual Agreement between a property owner and an Eligible Jurisdiction for the purposes of tax Abatement or Incentives.

c.) **"Applicant"** means the entity applying for Abatement or Incentives and, if successful, will be party to an Incentive or Abatement Agreement.

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

e.) **"Community Impact Program"** means the economic development program intended to foster public-private investment in comprehensive literacy programs, promotion of the arts, public health, and an array of targeted civic infrastructure which supports economic and community development.

f.) **"Community Impact Program Contribution"** means for certain tax Abatement or Incentives Agreements and those entered into in conjunction with and executed concurrently with a Chapter 381 Economic Development Agreement, an amount equal to 1.50% of derived tax savings for each tax year as set forth in the tax Abatement Agreement.

g.) "**Competitively-Sited Project**" means a project where the applicant has completed an evaluation of competing locations, outside of Chambers County, for expansion, relocation, or new operations, including identification of specific sites in those locations.

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

i.) **"Distribution Center Facility"** means buildings and structures, including fixed-in-place machinery and equipment, used or to be used primarily to receive, store, service or distribute goods or materials.

j.) **"Economic Life"** means the number of years a property improvement is expected to be in service in a facility.

k.) **"Eligible Jurisdiction"** means Chambers County and any municipality, school district, college district, or special purpose district that levies ad valorem taxes upon property located within the proposed or existing reinvestment zone.

l.) **"Expansion"** means the addition of buildings, structures, or fixed machinery or equipment for purposes of increasing production capacity.

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

n.) **"Incentive"** means a payment or concession to stimulate greater taxable value, capital investment, and economic impact.

o.) **"Manufacturing Facility"** means buildings and structures, including fixed machinery and equipment, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.

p.) **"Modernization"** means the replacement and upgrading of existing facilities, which increases the productive input or output, updates the technology, or substantially lowers the unit cost of the operation. Modernization may result from the construction, alteration or installation of buildings, structures, of fixed machinery or equipment. It shall not be for the purpose of reconditioning, refurbishing, or repairing.

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

r.) **"Other Basic Industry"** means buildings and structures including fixed machinery and equipment not elsewhere described, used or to be used for the production or products or services and which result in the creation of new permanent jobs and bring in new wealth.

s.) **"Personal Property"** means personal property, as designated by the CCAD, which includes, but is not limited to, any tangible thing (including gasses, steams, and other non-solid-state things) that can be removed from real property without destroying or changing such real property. Personal Property also includes, for example, any machinery or equipment that may be bolted to the floor but has a shorter life than the building and is used in the primary line of business.

t.) **"Productive Life"** means the number of years a property improvement is expected to be in service in a Facility.

u.) **"Real Property"** means real property improvements, as designated by the CCAD, which includes, but is not limited to, any buildings, buildings built on skids, portable buildings, parking areas, and fences attached to land.

v.) **"Regional Entertainment and Recreation Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to provide entertainment through the admission of the general public.

w.) **"Research Facility"** means building structures, including fixed machinery and equipment, used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes of such goods or materials.

x.) **"Service Facility"** means buildings and structures, including fixed machinery and equipment, used or to be used to service goods.

y.) **"Situs Inventory"** means the assessed value of personal property and inventory not owned by the lessor that is located on the property subject to taxation.

z.) **"Spec Building"** means a new building constructed to create an enclosed area of a commercial Facility, which would be used by a business that would normally qualify for Abatement or Incentives, built without an occupying tenant at the time the construction has started or is complete.

SECTION 2
ABATEMENT AUTHORIZED

a.) **Authorized Facility.** A facility may be eligible for Abatement or Incentives if it is one of the qualifying business types specified in Section 1 – Definitions.

b.) **Creation of New Value.** Abatement may only be granted for the additional value over the base year value resulting from eligible property improvements made subsequent to and listed in tax Abatement Agreement between the Eligible Jurisdiction and the property owner subject to such limitations as the Eligible Jurisdiction may require.

c.) **New and Existing Facilities.** Abatement may be granted for new facilities and improvements to existing facilities for purposes of modernization or expansion. For spec buildings, 100% Abatement may be granted for up to one (1) year or until occupied or sold, whichever occurs first.

d.) **Eligible Property.** Abatement may be extended to the value of buildings, structures, fixed machinery and equipment, site improvements plus that office space and related fixed improvements necessary to the operation and administration of the facility.

e.) **Ineligible Property.** The following types of property shall be fully taxable and ineligible for tax Abatement : land; inventories; supplies; tools; furnishings and other forms of movable personal property; vehicles; watercraft; aircraft; housing; deferred maintenance investments; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; property which has an economic life of less than 10 years; property owned or used by the State of Texas or its political subdivisions or by any organization owned, operated or directed by a political subdivision of the State of Texas.

f.) **Owned/Leased Facilities.** In order for a facility to qualify for tax Abatement, the land and eligible property must be owned and operated by the same individual or company or be leased to a facility operator whose lease term is at least 10 years. If a leased Facility is granted Abatement or Incentives, the Agreement may be executed with the lessor and/or the lessee.

g.) **Offer, Execution, Value, and Term of Agreement**. Abatement or Incentives shall be granted effective with the January 1 valuation date immediately following the date of execution of the Agreement, or as agreed by Chambers County. The value of new eligible properties shall be abated according to the approved Agreement between applicant and Chambers County. Chambers County, in its sole discretion, shall determine the amount of any Abatement or Incentives. The term of any Abatement may not exceed ten (10) years.

The Abatement or Incentives may be extended through an initial Agreement and a subsequent Agreement amendment as may be required to comply with state law and county policies.

1. **Offer** – During the initial negotiations with a prospect, a tentative offer for Incentives may be made on behalf of Chambers County. This initial offer will expire after 90 days. Applicants can extend this, if needed, by providing written justification for the extension within the 90-day period.

2. **Execution** – Once approved by Chambers County Commissioners Court, the Agreement must be executed within 15 days, unless otherwise agreed by Chambers County.

h.) **Community Impact Program.** For certain Abatement Agreements and those associated with Chapter 381 Economic Development Agreements, the Community Impact Program and Community Impact Program Contributions will apply.

i.) **Economic Qualification.** In order to be eligible for designation as a reinvestment zone and receive tax Abatement, the proposed improvement:

(1) Must be reasonably expected to increase the value of property in the amount of $750,000 or more after the period of Abatement has expired;

(2) For projects located within a special district or areas within a limited purpose annexation that has the ability to provide tax Abatement or negotiate Incentives, the County will require similar elemental participation to that of a city or town from that district or entity when considering any Incentives, particularly with respect to stipulated values.

(3) In the case of Distribution Centers, warehouse operations, and Spec Buildings managing Situs Inventory, minimum annual inventory estimates over term will be considered an essential stipulation in tax Abatement Agreements.

(4) Must be reasonably expected to prevent the loss of employment and to directly create or prevent the loss of permanent full-time employment for at least five (5) people and the owner must agree to exercise its best efforts to ensure those new employees are residents of Chambers County.

(5) Must not be expected to have the effect of transferring employment solely or primarily from one part of Chambers County to another; and

(6) If a new facility must be necessary because capacity cannot be provided efficiently utilizing existing improved property when reasonable allowance is made for necessary improvements.

Further, If the applicant receives Incentives or tax Abatement, and all things being equal, preferential treatment shall be given to hiring operators and construction workers residing in Chambers County, not only in the construction phase, but also during operations thereafter. When possible, the applicant agrees to hire Chambers County citizens first in positions for which a citizen may be qualified.

j.) **Taxability.** For tax years beginning on or after the execution of the tax Abatement Agreement to the end of the Agreement period, taxes shall be payable as follows;

(1) the value of ineligible property as provided in Section 2(e) shall be fully taxable;

(2) the base year value of existing eligible property shall be fully taxable; and

(3) the value of eligible property shall be taxable in the manner described in Section 2(g).

SECTION 3
APPLICATION

a.) **Filing of Application.** Working through the EDF, any present or potential owner of taxable property in Chambers County may request the creation of a reinvestment zone and tax Abatement by filing a written request with the County Judge of Chambers County if the property is located outside of the taxing jurisdiction of a municipality. A non-refundable application fee of $500.00, made payable to Chambers County, must be provided with the application.

b.) **Content of Application.** The application shall consist of a completed application form accompanied by: a general description of the new improvements to be undertaken; a general descriptive list of the improvements for which an Abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a map and/or aerial and location of all proposed improvements of the property; a map and property description; and a time schedule for undertaking and completing the proposed improvements. In the case of modernization, a statement of the assessed value of the facility, separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the municipality or County deems appropriate for evaluating the financial capacity and other factors of the applicant.

c.) **Notice to Eligible Jurisdiction.** Upon receipt and approval of an application, Chambers County shall notify in writing the presiding officer of the governing body of each Eligible Jurisdiction.

d.) **Abatement Inapplicable to Prior Projects.** Chambers County shall not establish a reinvestment zone or enter into an Abatement Agreement if it finds that the request for the Abatement was approved by Commissioner's Court after the construction, discernable alteration, or installation of improvements began as related to a proposed modernization, expansion, or new facility.

e.) **Variance.** Requests for variance from the provisions of Subsections (a), (e) and (g) of Section 2 must be made in written form. Such request shall include a complete description of the circumstances explaining why the applicant should be granted a variance.

SECTION 4
PUBLIC HEARING AND APPROVAL

a.) **Public Hearing for Designation of Reinvestment Zone.** A resolution designating a reinvestment zone may not be adopted until the Commissioners Court has held a public hearing at which interested persons are entitled to speak and present evidence for or against the designation. Notice of the hearing shall be published at least seven (7) days prior to the hearing on the County website and in a newspaper having general circulation in the Eligible Jurisdiction. The presiding officers of other Eligible Jurisdictions shall be notified in writing at least (7) days prior to the hearing.

b.) **Findings Required for Agreement.** In order to enter into a tax Abatement or Incentives Agreement, the Eligible Jurisdiction must find that the terms of the proposed Agreement, the subject property, and Reinvestment Zone meet these guidelines and criteria consistent with Section 312.202 of the Tax Code and that:

(1) there will be no substantial adverse effect on the provision of the jurisdiction's service or tax base; and

(2) the planned use of the property will not constitute a hazard to public safety, health, or morals and provide for adequate buffer zones to holistically protect the quality of life of Chambers County residents.

SECTION 5
AGREEMENT

a.) **Contents of Agreement.** The Eligible Jurisdiction shall formally approve and execute an Agreement with the owner, lessor and/or lessee of the facility upon meeting the requirements set forth in Section 312.207, Chapter 312, of the Texas Property Redevelopment and Tax Abatement Act. The Agreement shall include, at minimum, the:

(1) estimated value to be abated and the base year value;

(2) percent of value to be abated each year as provided in Section 2(g);

(3) commencement date and the termination date of Abatement;

(4) proposed use of the facility; nature of construction, time schedule, map, property description and improvement list as provided in Section 3(b);

(5) contractual obligations in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration, and assignment as provided in Sections 2(a), 2(f), 2(g), 6, 7, 8, and 9, or other provisions that may be required for uniformity or by state law; and

(6) amount of investment and average number of jobs involved.

Such Agreement shall normally be executed within 90 days after the applicant has forwarded all necessary information and documentation to the County. Upon execution of this Agreement, it becomes the responsibility of the applicant to file with the County the necessary reports annually certifying employment and investment level as stated in the executed contract.

SECTION 6
RECAPTURE

The tax Abatement or Incentives Agreement shall contain provisions for recapture of taxes abated in the event that 1) the improvements for which Abatement was granted are not completed in accordance with Agreement, 2) the owner and/or lessee allows ad valorem taxes owed the Eligible Jurisdictions granting Abatement to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such taxes, 3) the owner and/or lessee discontinues operating or using the property as required by the Agreement, or 4) the owner and/or lessee breaches any of the terms or conditions of the Agreement.

SECTION 7
ADMINISTRATION

a.) **Appraisal and Assessment.** The Chief Appraiser of the County shall annually determine an appraisal of the real and personal property comprising the reinvestment zone. Each year, the company or individual receiving Abatement shall furnish the assessor with such information as may be necessary for the Abatement. Once value has been established, the Chief Appraiser shall notify the affected jurisdictions, which levy taxes of the amount of the assessment.

b.) **Access to Property.** The Agreement shall stipulate that employees and/or designated representatives of the contracting Eligible Jurisdiction shall have access to the subject property during the term of the Abatement to inspect the facility to determine if the terms and conditions of the Agreement are being met. All inspections will be made only upon twenty-four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility.

c.) Annual Evaluations. Upon completion of construction, the jurisdiction creating the reinvestment zone shall annually evaluate each facility receiving Abatement to ensure compliance with the Agreement and report possible violations of the Agreement to the Eligible Jurisdictions.

SECTION 8
ASSIGNMENT

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

SECTION 9
SUNSET PROVISIONS

a.) These guidelines and criteria are effective upon the date of their adoption and will remain in force for two years, at which time all reinvestment zones and tax Abatement and Incentives Agreements created pursuant to its provisions will be reviewed by the County or its designated representative, the EDF, to determine whether the goals have been achieved. Based on that review, the guidelines and criteria will be modified, renewed, or eliminated.

b.) This policy applies only to tax Abatement under the provisions of Chapter 312 Property Redevelopment and Tax Abatement Act, Texas Tax Code and is effective upon the date of adoption and will remain in force for two (2) years, unless amended by three-quarters (3/4) vote of the Commissioners Court of Chambers County as so provided for in the Tax Code.

c.) This policy is effective this 26th day of April 2022 and supersedes any previous tax Abatement policy. It will remain in effect until changed by court order.

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EXHIBIT B

Tax Abatement Proposal

4111 Cedar Blvd
Baytown, TX 77523
Phone: 281-383-3677
dan.dendis@samsongroup.com
usa.samsongroup.com

February 23, 2023

Judge Jimmy Sylvia
Chambers County Judge
404 Washington Avenue
PO Box 939
Anahuac, TX 77514

RE: Application for Tax Abatement
4103 Cedar Blvd (Lot 35 in Cedar Port)
Samson Controls, Inc

Dear Judge Sylvia,

We at Samson Controls are excited to share our plans for the proposed plant expansion on 4103 Cedar Blvd on Lot 35 in Cedar Port. We are submitting the attached Application for Tax Abatement in the hopes of commencing development in June 2023 and achieving substantial completion in September 2024.

If successful in obtaining the 10-Year Abatement, we anticipate creating a peak of 200 construction jobs, and upon completion, will create more than 120 full-time jobs (sourced from the surrounding community) to manage and operate the expanded facility. Planned capital investment will total over $20 million over the course of three years. The planned expansion will include 42,000 square feet of Class-A industrial space and will filled with the latest, state-of-the-art equipment.

With this project, we will be doubling our manufacturing floor space and with that, we'll increase the range of products within the Samson portfolio we're able to produce. This will bring with it a need for more highly-skilled and positions such as welders and CNC machinists, as well as numerous valve assembly technicians and array of engineering, warehouse, logistics, procurement, and other support staff.

As a 116-year-old controls systems manufacturer, we take great pride in our ability to serve a wide range of industries with our valves. Our valves are an essential component in the production facilities of several area firms, including Covestro, Exxon, and Chevron. We believe that this expansion will better equip us to serve all of our customers, with particular emphasis on those in Baytown and the surrounding area.

We appreciate your consideration of our request and welcome any questions you may have during the course of your review.

Sincerely,

Dan Dendis
Director of Finance
Samson Controls, Inc.

APPLICATION FOR TAX ABATEMENT IN CHAMBERS COUNTY, TX

This application should be filed at least 90 days prior to the proposed date for beginning of construction or the installation of fixed machinery and equipment. **Projects that have begun construction (including earthwork) prior to County approval of final contracts are ineligible.** The filing of this document acknowledges familiarity and conformance with Guidelines and Criteria for Tax Abatement in Chambers County (attached). This application will become part of the agreement and any knowingly false representations will be grounds to void the agreement. Original copy of this request should be submitted to the County Judge Jimmy Sylvia, 404 Washington Avenue, P. O. Box 939, Anahuac, Texas 77514 if the property is located outside the corporate limits of a municipality. If the property is within the corporate limits of a municipality, the application should be submitted to the city manager of the municipality or city administrator. Note: Approval of this application is only 1 step in securing tax abatement. The applicant must provide other legal documents.

Upon approval, the applicant must maintain membership in the Baytown-West Chambers County Economic Development Foundation, commencing the date of agreement and extending for the term of this agreement, at the standard rate for similar size companies as established by the Foundation.

APPLICANT INFORMATION **Date: February 16, 2023**

Company Name: Samson Controls Inc
Address: 4111 Cedar Blvd
City: Baytown State: TX Zip-Code: 77523

APPLICANT MUST SUBMIT ANNUAL REPORT. (See instructions).

Number of Employees: 111
Annual Sales: $48,000,000
Corporation: ☒ Partnership: ☐ Proprietorship: ☐

PROJECT INFORMATION

Type of Facility
See Instructions

- ☒ Manufacturing Facility
- ☐ Wholesale Distribution Facility
- ☐ Research Facility
- ☐ Service Facility
- ☐ Entertainment & Recreation Facility
- ☐ Other Basic Industry

Proposed Project Location Address and Legal Description:
Westward expansion of existing building @ 4103 Cedar Blvd, Baytown, TX 77523
LT 35 CEDAR CROSSING
BUSINESS PARK
Property ID: 28220
Attach map and/or aerial showing proposed site

Jurisdictions:

School District GCCISD
College District Lee College
City or Town Baytown

Describe Product or Service

Project Description:

Attach narrative(s) fully explaining the project, describe existing site and proposed improvements and provide list of improvements and fixed machinery and equipment for which abatement is requested.

☐ NEW PLANT ☒ EXPANSION ☐MODERNIZATION

ECONOMIC INFORMATION

Construction Estimates:

Start Month/Year	June /	2023	Construction Man Years	1
Completion Date	December/	2024	Peak Construction Jobs	100

If Modernization:

Estimated Economic Life of Existing Plant _____Years
Added Economic Life from Modernization _____Years

Permanent Employment Estimates (PEE'S)

Current Plant Employment 80
Number of Plant Jobs ☐ Retained or ☒ Created
At start/opening 25 in year 2024
5 years into operation: 207 in year 2029

Estimated Appraised Value on Site

	Personal	**Improvements**	**Land**
Value January 1 Preceding Abatement Agreement:	_____	0	$318,200
Est. Value of Improvements:	_____	$20,000,000	_____
Est. Value of Abated Properties After Abatement Expires:	_____	$24,400,000	_____
Value upon Completion of Project – Personal Property and Project Improvements Not Subject To Abatement:	$11,168,000	_____	_____

VARIANCE

Is the applicant seeking a variance under Section 2 of the guidelines? ☒ YES ☐ NO
If "YES", attach required supplementary information.

1. We request that the abatement be extended to inventory per e-mail to BJ 2/13/23:
"I see that the section on "Ineligible Property" mentions inventory. If inventory were eligible, it would provide us further incentive to expand in Baytown in the future. The 2.9% or so that we pay on inventory every year really hurts us. If we could keep more stock on hand, we'd be compressing lead-time, and thus increasing market share and growing faster, creating jobs and so forth. We really are a sales-driven organization, and having what the customer wants on-hand makes a major difference for us."
Furthermore, high inventory levels are not absolutely critical for us in order to operate, but tax relief in this respect will facilitate growth and risk-taking on new products. If taxes remain high, we'll just opt to produce less output & less inventory, as well as keep more stock in other states with more favorable tax treatment.

2. We request that any abatement affecting Machinery & Equipment also have coverage applied to the existing premises at 4103 Cedar Blvd. The current floor space may turn out to be a better fit for certain classes of new equipment we are bringing in.

OTHER ABATEMENTS. Has the company made application for abatement for this project to other taxing jurisdictions or nearby counties? ☐YES ☒NO. If "YES" please provide dates of application, hearing dates if held or scheduled, name of jurisdictions and contacts, and letter of intent.

COMPANY REPRESENTATIVE TO BE CONTACTED:

NAME: Dan Dendis

_____
Signature of Company Official

TITLE: Director of Finance

Dan Dendis / Director of Finance
Name & Title of Company Official

ADDRESS: 4111 Cedar Blvd
CITY: Baytown STATE: TX ZIP-CODE: 77523
TELEPHONE: 832-902-2003

INSTRUCTIONS

Applicant and projects must meet the requirements established in the Guidelines and Criteria (attached) in order to receive positive consideration. Section 2 of the Guidelines, for example, sets out improvements, terms and economic qualifications. Conformance with all sections, however, is required for eligibility.

APPLICANT INFORMATION

The taxing unit may consider applicant's financial capacity in determining whether to enter into an abatement agreement. Established companies for which public information is available, or the wholly owned businesses of such companies, should include with the application a copy of their latest annual report to stockholders. Other applicants and new companies should attach a statement showing when the company was established; business references (name, contact and telephone number of principal bank, accountant, and attorney) and may be required to submit an audited financial statement and business plan.

PROJECT INFORMATION

Only facilities referenced in Section 2(a) of the Guidelines may receive abatement without applying for a variance. Check guideline definitions in Section 2(a) to confirm project qualification.

ECONOMIC INFORMATION

Permanent Employment Estimates – In estimating the permanent employment, include the total number of jobs retained or created at this site by your firm as well as known permanent jobs of service contractors required for operation.

Estimated Appraised Value on Site – The value January 1st preceding abatement should be the value established by the Chambers County Appraisal District. If the applicant must estimate value because the taxable value is not known or is combined with other properties under a single tax account, please so state. To qualify, the abated properties must be expected to result in an addition to the tax base of at least seven hundred fifty thousand dollars ($750,000.00) after the period of abatement expires. Projections of value should be a "best estimate" based on taxability in Texas. The projection of project values not abated should include personal property and ineligible project-related improvements such as office space in excess of that used for plant administration, housing, etc.

IPB	INLET PROTECTION BARRIER
RFB	REINFORCED FILTER FABRIC BARRIER
SC	STABILIZED CONSTRUCTION EXIT
SFP	SILT FENCE IN PAVED AREA
RFD	ROCK FILTER DAM
	EROSION CONTROL LOGS

LEGEND

	EXISTING	PROPOSED
Curb		
Edge of Pavement		
R.O.W.		
Curve Number		C1
Storm Sewer/MH		
Large Diam Storm Sewer/MH		
Curb Inlet/Grate Inlet		
Sanitary Sewer/MH/Cleanout		
Large Diam Sanitary Sewer/MH		
Water Line/Fire Hydrant/Valve		
Gas		
Electric		
Phone		
Fence		
Contour	90	90
Slope		1%
Top of Pavement	x=41.01'	TP 42.25
Top of Wall	x=41.01'	TW 42.25
Finished Grade	x=41.01'	FG 42.25
Top of Grate	x=41.01'	TG 42.25
Flow Line	x=41.01'	FL 42.25
Detail Number		5
Detail Sheet Number		C5.0

Benchmark:

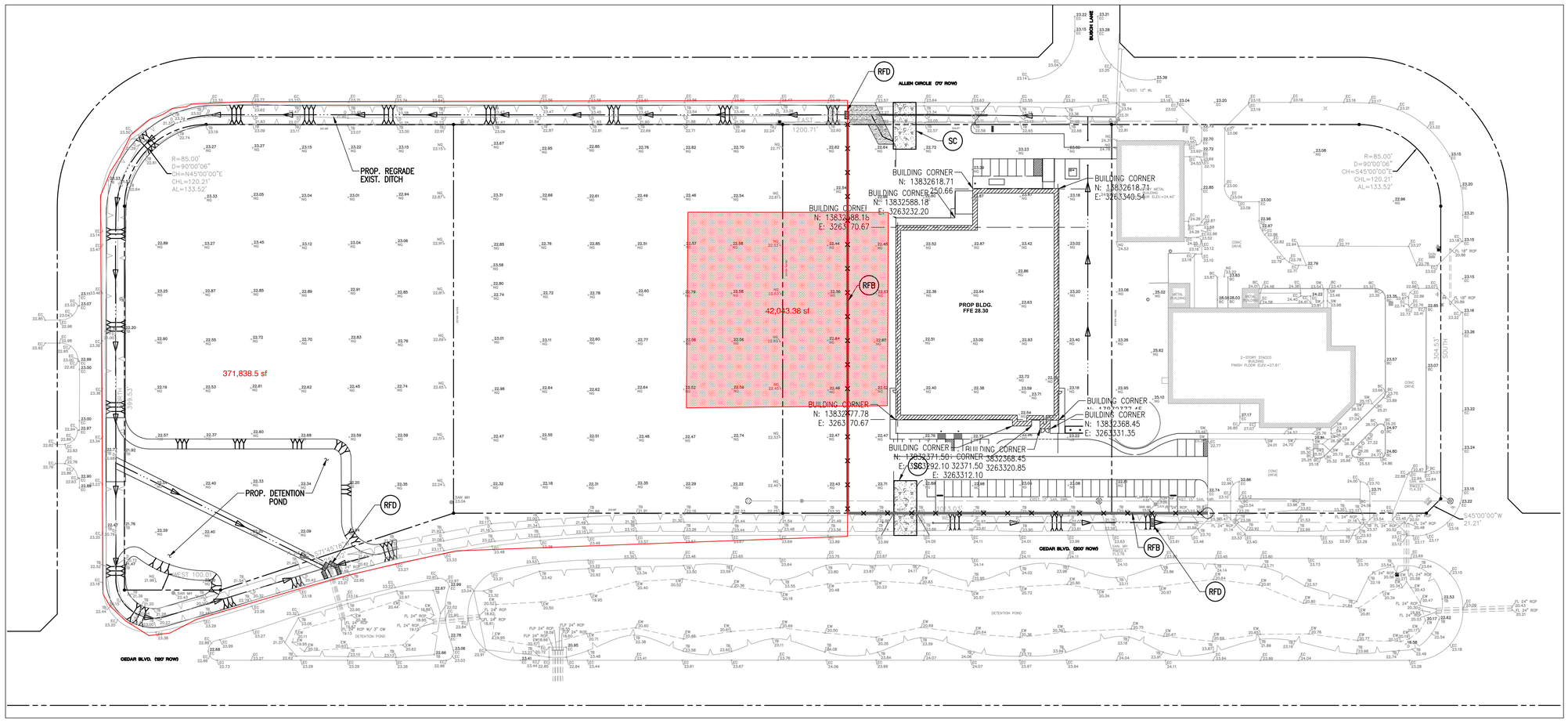
NOTE 1: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9997599.

NOTE 2: ELEVATIONS ARE BASED ON CITY OF BAYTOWN BENCH MARK NO. 304, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT OF CEDAR BLVD. AND THE WEST RIGHT OF WAY OF FM 1405. SAID BM HAVING A COORDINATE VALUE OF Y=13,832,227.81 AND X=3,264,376.05 (NAD 83), AND AN ELEVATION OF 25.10' (GEOID99 NAVD88).

NOTE 3: ALL ● ARE FOUND 1/2 INCH IRON ROD UNLESS OTHERWISE NOTED.

50 0 50 100

SCALE: 1"=50'



Mar 03, 2013 - 1:43pm jlhou:stemer\civ\root\S03\S03121\2058-00 samson maruffo-Civil\Civil Site\S03-12058-00-C5.01-SWPPP.dwg
4/7/2004 6:10:08 PM

SAMSON

Project
Office and Plant Building
4111 Cedar Boulevard, Baytown, Texas

Prepared For
Samson Products Inc.

Client Location

Contract No: 12.10041.00

HOK
2800 Post Oak, Suite 3700
Houston, TX 77056 USA
T: 713 407 7700 F: 1 713 407 7809

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In Association with

WALTER P MOORE
CIVIL ENGINEERING

WALTER P. MOORE AND ASSOCIATES, INC.
1301 McKINNEY, SUITE 1100
HOUSTON, TEXAS 77010

PHONE: 713.630.7300 FAX: 713.630.7396

Key Plan

Professional Seals

Walter P. Moore and Associates, Inc. TBPE Firm Registration No. 1066
MICHAEL R. LAWRENCE 91038 LICENSED PROFESSIONAL ENGINEER
7/4/13

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL R. LAWRENCE, P. E. NO. 91038 ON MAY 3, 2013

No.	Issue Description	YYYY-MM-DD
01	SITE AND STRUCTURAL PACKAGE	2013-04-12

No.	Revision Description	YYYY-MM-DD

Drawn by GA Reviewed by MRL

Project No S03-12058-00

Sheet Title

EROSION CONTROL PLAN

Original drawing is 42 x 30 Do not scale contents of this drawing

Sheet Number

C5.01

DocuSign Envelope ID: C68092DC-B6BE-420E-A2C7-1DF92A0CC824

EXHIBIT C

Premises / Zone

DocuSign Envelope ID: 40436F8C-5779-4950-899E-028C30DC4C1E

ORDER DESIGNATING/CREATING THE SAMSON CONTROLS REINVESTMENT ZONE

On September 12, 2023, at a public meeting of the Commissioners Court of Chambers County, Texas (**"Court"**), the Court conducted a hearing on the application of Samson Controls, Inc. (**"SCI"**) for the creation of the Samson Controls Reinvestment Zone (**"Reinvestment Zone"**).

The Court finds and declares that:

1. The Court has adopted tax abatement and economic development guidelines and policies which are now in effect, thereby electing to become eligible to participate in tax abatement.

2. SCI has applied, in a timely and adequate fashion, for tax abatement on a proposed project to be developed within the Reinvestment Zone.

3. All notices and legal requirements have been given and/or satisfied prior to the consideration by the Court of the creation of the Reinvestment Zone. Specifically, notice of today's hearing was published in the manner required by law and notice was timely given to the presiding officer of other taxing units of government as required by law.

4. The designation of the Reinvestment Zone will contribute to the retention or expansion of primary employment and will attract major investment in the Reinvestment Zone that will be a benefit to the property to be included in the Reinvestment Zone and will contribute to the economic development of the County and surrounding area.

5. The improvements sought to be made are feasible and practical and will be a benefit to the land to be included in the Reinvestment Zone.

6. The area requested to be designated as the Reinvestment Zone meets the criteria for designation as such in one of more ways as specifically provided by law.

DocuSign Envelope ID: 40436F8C-5779-4950-899E-028C30DC4C1E

Therefore, upon motion made by Commissioner Dagley, seconded by Commissioner Hammond and affirmatively passed, be it RESOLVED and ORDERED by the Court that the 13.0621-acre tract of land described in the attached Exhibit is hereby designated as the Samson Controls Reinvestment Zone and is eligible for commercial / industrial tax abatement.

PASSED and ADOPTED September 12, 2023.

CHAMBERS COUNTY, TEXAS

By: DocuSigned by: Jimmy Sylvia 1492536299FA478...
JUDGE JIMMY SYLVIA,
Chambers County Judge

ATTEST:
DocuSigned by: Heather H. Hawthorne 03933AF26BE5410...
HEATHER H. HAWTHORNE, County Clerk

DocuSign Envelope ID: 40436F8C-5779-4950-899E-028C30DC4C1E

SAMSON CONTROLS
REINVESTMENT ZONE PROPERTY DESCRIPTION
13.0621-ACRE TRACT

BEING 13.0621 ACRES OF LAND SITUATED IN THE JOHN STEELE SURVEY, ABSTRACT NO. 227, CHAMBERS COUNTY, TEXAS AND BEING ALL OF LOTS 34, 35, 36 AND 37 OF AMENDED PLAT OF CEDAR CROSSING BUSINESS PARK AS RECORDED IN VOLUME "A" AT PAGE 120 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS.

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** LEGEND **

- POWER POLE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MANHOLE
- TRAFFIC SIGN
- TREE
- GRATE INLET
- CLEAN OUT
- NG 9.01 NATURAL GROUND
- TOP DITCH (LINE)
- CL DITCH (LINE)
- EDGE ROAD (LINE)
- ELECTRIC LIGHT POLE

ELEVATIONS ARE BASED ON:

Floodplain RM No.:	160010
Stream Number:	Q100-00-00
County:	Chambers
State:	Texas
Watershed:	Cedar Bayou
Units of Measure:	US Survey Foot
Horizontal Datum:	NAD83
Horizontal Adj.:	2001 Adjustment
Projection Zone:	Texas South Central 4204
Vertical Datum:	NAVD88
Vertical Adj.:	2001 Adjustment
Latitude:	29° 41' 54.98587" N
Northing:	13824223.13
Longitude:	94° 54' 47.61916" W
Easting:	3265565.77
Elevation:	11.79 feet

JOHN STEELE SURVEY
ABSTRACT NO. 227

NOTE 1: ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83. ALL DISTANCES ARE ACTUAL DISTANCES. SCALE FACTOR = 0.9997599.

NOTE 2: ELEVATIONS ARE BASED ON CITY OF BAYTOWN BENCH MARK NO. 304, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT OF CEDAR BLVD. AND THE WEST RIGHT OF WAY OF FM 1405. SAID BM HAVING A COORDINATE VALUE OF Y=13,832,227.81 AND X=3,264,376.05 (NAD 83), AND AN ELEVATION OF 25.10' (GEOID99 NAVD88).

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	133.52	85.00	90°00'06"	S45°00'00"E	120.21

Parcel Line Table		
Line #	Length	Direction
L1	21.21	S45°00'00"W

SCALE: 1 INCH = 40'

LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 9 LOT 8

BUSCH LANE

ALLEN CIRCLE (70' ROW)

CEDAR BLVD. (200' ROW)

SOUTH MAIN STREET

EAST 1200.71'

WEST 1013.03'

NORTH 399.53'

S71°45'18"W 255.52'

WEST 100.00'

R=85.00'
D=90°00'06"
CH=N45°00'00"E
CHL=120.21'
AL=133.52'

FOUND 1/2"IR Y=13,832,685.33 X=3,262,452.47

FOUND 1/2"IR Y=13,832,600.33 X=3,262,367.47

FOUND 1/2"IR Y=13,832,200.80 X=3,262,367.47

SET 1/2"IR W/CAP (BHU) Y=13,832,200.80 X=3,262,467.48

FOUND 1/2"IR Y=13,832,600.33 X=3,263,653.18

FOUND 1/2"IR Y=13,832,600.33 X=3,263,738.18

FOUND 1/2"IR Y=13,832,280.80 X=3,263,723.19

FOUND 5/8"IR W/CAP (SURVEY) Y=13,833,280.80 X=3,262,710.18

0.157 ACRE 50' WIDE S.S.E. VOLUME 1045, PAGE 317

0.157 ACRE 50' WIDE S.S.E. VOLUME 1045, PAGE 305

0.312 ACRE 20' WIDE S.S.E. VOLUME 1045, PAGE 305

BURIED FRONTIER TELEPHONE CABLE LINE MARKED BY PIN FLAGS

BURIED ELECTRIC LINE MARKED BY PIN FLAGS

24'+/- WIDE CONCRETE PAVING

DETENTION POND

GATE

METAL BUILDING FINISH FLOOR ELEV.=28.47'

1-STORY METAL FINISH FLOOR ELEV.=24.74'

2-STORY STUCCO BUILDING FINISH FLOOR ELEV.=27.97'

TOP CONC ELEVATION AT CONCRETE COLUMN=27.63' BUILDING HIGHT FROM THIS POINT IS 28.35'

USX SOV AREA SCRAP MTL

COV. AREA

GRASS

CONC DRIVEWAY

CONC ROAD

LOT 35
CALLED 3.1824 ACRES
CEDAR CROSSING, L.P.
TO
SAMSON PRODUCTS, INC.
SEPTEMBER 7, 2007
VOLUME 986, PAGE 496
OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS

LOT 36
USX CORPORATION
TO
SAMSON CONTROLS, INC.
DECEMBER 7, 1992
VOLUME 193, PAGE 727
OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS

SAMSON CONTROLS, INC.
TO
SAMSON PRODUCTS, INC.
MARCH 25, 2011
VOLUME 1259, PAGE 623
OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS

LOT 37
USX CORPORATION
TO
SAMSON CONTROLS, INC.
DECEMBER 7, 1992
VOLUME 193, PAGE 727
OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS

LOT 34
CEDAR CROSSING, L.P.
TO
SAMSON PRODUCTS, INC.
MARCH 24, 2011
VOLUME 1257, PAGE 468
OFFICIAL PUBLIC RECORDS
CHAMBERS COUNTY, TEXAS

13.0621 ACRES
568,987 SQ FT

4111 CEDAR BLVD.
BAYTOWN, TX 77523

AMEDNING PLAT
CEDAR CROSSING
BUSINESS PARK
VOL. A PAGE 120
MAP RECORDS OF
HARRIS COUNTY, TEXAS

ACCORDING TO OWNERSHIP AND EASEMENT REPORT ISSUED BY CHAMBERS COUNTY ABSTRACT CO., INC., CERTIFICATE NO.: 202346250, ISSUED APRIL 21, 2023 WITH AN EFFECTIVE DATE OF APRIL 17, 2023, THE PROPERTY IS SUBJECT TO THE FOLLOWING:

1. BUILDING SETBACK LINES AS SET FORTH IN THE RESTRICTIONS FOR SAID SUBDIVISION RECORDED IN VOLUME 280 AT PAGE 63 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, AS SHOWN HEREON.

2. 30 FEET WIDE PIPELINE RIGHT OF WAY (UNDEFINED) DATED SEPTEMBER 16, 1964, RECORDED IN VOLUME 167 AT PAGE 57 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM THEO WILBURN, ET AL, TO TENNESSEE GAS TRANSMISSION COMPANY; UNABLE TO LOCATE BASED ON UNDEFINED LOCATION, HOWEVER, ALL VISIBLE EVIDENCE OF PIPELINES AFFECTING THE PROPERTY IS SHOWN HEREON.

3. PIPELINE RIGHT OF WAY (UNDEFINED) ATED APRIL 11, 1956, RECORDED IN VOLUME 178 AT PAGE 108 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM THEO WILBURN, ET AL, TO MAGNOLIA PIPE LINE COMPANY, AS AMENDED BY INSTRUMENT DATED SEPTEMBER 14, 1962, RECORDED IN VOLUME 241 AT PAGE 610 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM L. D. WILBURN, ET AL, TO MAGNOLIA PIPE LINE COMPANY; UNABLE TO LOCATE BASED ON UNDEFINED LOCATION, HOWEVER, ALL VISIBLE EVIDENCE OF PIPELINES AFFECTING THE PROPERTY IS SHOWN HEREON.

4. 10 FEET WIDE PIPELINE RIGHT OF WAY (UNDEFINED) DATED SEPTEMBER 16, 1964, RECORDED IN VOLUME 260 AT PAGE 13 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM THEO WILBURN, ET AL, TO TENNECO OIL COMPANY; UNABLE TO LOCATE BASED ON UNDEFINED LOCATION, HOWEVER, ALL VISIBLE EVIDENCE OF PIPELINES AFFECTING THE PROPERTY IS SHOWN HEREON.

5. 10 FEET WIDE PIPELINE RIGHT OF WAY (UNDEFINED) DATED MAY 15, 1969, RECORDED IN VOLUME 212 AT PAGE 456 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, FROM L. D. WILBURN, ET AL, TO THE BAY PETROLEUM CORPORATION; UNABLE TO LOCATE BASED ON UNDEFINED LOCATION, HOWEVER, ALL VISIBLE EVIDENCE OF PIPELINES AFFECTING THE PROPERTY IS SHOWN HEREON.

6. ADOPTION AND IMPOSITION AGREEMENT DATED MARCH 7, 1995, RECORDED IN VOLUME 280 AT PAGE 86 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, EXECUTED BY SAMSON CONTROLS, INC.

7. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT DATED MAY 18, 2000, RECORDED IN VOLUME 456 AT PAGE 167 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS, BY AND BETWEEN USX CORPORATION AND CEDAR CROSSING, L.P.

8. DEDICATION OF WATER LINES AND SANITARY SEWER LINES DATED AUGUST 2, 2989, FROM USX REALTY DEVELOPMENT TO CITY OF BAYTOWN, RECORDED IN VOLUME 866 AT PAGE 108 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; DEDICATES WATER AND SANITARY SEWER LINES LOCATED IN CHAMBERS COUNTY RIGHTS-0F-WAYS TO THE CITY OF BAYTOWN; SAID LINES SHOWN HEREON.

9. EASEMENT AGREEMENT DATED MAY 27, 2008, FROM SAMSON CONTROLS, INC. TO CHAMBERS COUNTY IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 1045 AT PAGE 305 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; AS SHOWN HEREON.

10. EASEMENT AGREEMENT DATED MAY 27, 2008, FROM SAMSON CONTROLS, INC. TO CHAMBERS COUNTY IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 1045 AT PAGE 317 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; AS SHOWN HEREON.

11. EASEMENT AGREEMENT DATED JUNE 13, 2008, FROM CEDAR CROSSING, LP TO CHAMBERS COUNTY IMPROVEMENT DISTRICT NO. 1, RECORDED IN VOLUME 1049 AT PAGE 449 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS; AS SHOWN HEREON.

12. SHORT FORM BLANKET EASEMENT DATED JUNE 24, 2013, FROM SAMSON PRODUCTS INC. TO CENTER-POINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED IN VOLUME 1428 AT PAGE 441 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. BEING A PERPETUAL BLANKET EASEMENT FOR ELECTRICAL DISTRIBUTION AND COMMUNICATION FACILITIES CONSISTING OF A VARIABLE NUMBER OF WIRES AND CABLES AND ALL NECESSARY AND DESIRABLE EQUIPMENT AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, TOWERS OR POLES MADE OF WOOD, METAL OR OTHER MATERIALS, PROPS AND GUYS, ON LOT 36 OF CEDAR CROSSING SUBDIVISION.

~MAP~

BEING 13.0621 ACRES OF LAND SITUATED IN THE JOHN STEELE SURVEY, ABSTRACT 227, CHAMBERS COUNTY, TEXAS AND BEING ALL OF LOTS 34, 35, 36 AND 37 OF AMENDED PLAT OF CEDAR CROSSING BUSINESS PARK AS RECORDED IN VOLUME "A" AT PAGE 120 OF THE MAP RECORDS OF CHAMBERS COUNTY, TEXAS. SAID LOT 34 BEING THAT SAME LAND CONVEYED BY CEDAR CROSSING, L.P. TO SAMSON PRODUCTS, INC. BY SPECIAL WARRANTY DEED DATED MARCH 24, 2011 AND RECORDED IN VOLUME 1257 AT PAGE 468 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID LOT 35 BEING THAT SAME LAND CONVEYED BY CEDAR CROSSING, L.P. TO SAMSON PRODUCTS, INC. BY SPECIAL WARRANTY DEED DATED SEPTEMBER 7, 2007 AND RECORDED IN VOLUME 986 AT PAGE 496 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID LOT 36 BEING THAT SAME LAND CONVEYED BY SAMSON CONTROLS, INC. TO SAMSON PRODUCTS INC. BY SPECIAL WARRANTY DEED DATED MARCH 25, 2011 AND RECORDED IN VOLUME 1259 AT PAGE 623 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS. SAID LOT 37 BEING THAT SAME LAND CONVEYED BY USX CORPORATION TO SAMSON CONTROLS, INC. BY SPECIAL WARRANTY DEED DATED DECEMBER 7, 1992 AND RECORDED IN VOLUME 193 AT PAGE 727 OF THE OFFICIAL PUBLIC RECORDS OF CHAMBERS COUNTY, TEXAS.

I, JULIENE HARROD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4379, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 11(b), 14 AND 16 OF TABLE A THEREON. THAT FIELD WORK WAS COMPLETED ON MAY 31ST, 2023.

WITNESS MY HAND AND SEAL AT BAYTOWN, TEXAS, THIS THE 5th DAY OF JUNE, A. D., 2023.

JULIENE HARROD
R. P. L. S. NO. 4379

STATE OF TEXAS REGISTERED JULIENE HARROD 4379 LICENSED PROFESSIONAL LAND SURVEYOR

HUTCHISON & ASSOCIATES
ENGINEERS LAND PLANNERS SURVEYORS DESIGNERS
1209 DECKER DRIVE, SUITE 100 BAYTOWN, TEXAS 77520
(281)422-8213 voice
(281)420-2717 fax

DRAWN	AR	DESIGN	AR
SCALE	1" = 40'	CHECKED	AJH
DATE	06/07/2023	APPROVED	AJH

SURVEY OF 13.0621 ACRES
FOR SAMSON PRODUCTS, INC.
SITUATED IN THE
JOHN STEELE SURVEY, A - 227
CHAMBERS COUNTY, TEXAS

JOB NO. 23-6819

SHT. 1 OF 1

DocuSign Envelope ID: C68092DC-B6BE-420E-A2C7-1DF92A0CC824

EXHIBIT D

PILOT Payment Schedule

Tax Year	Ch. 381 PILOT	CCSED PILOT	PILOT Payment Deadline
2025	40% of County Tax Abated	100% of CCSED Tax	1/31/2026
2026	40% of County Tax Abated	100% of CCSED Tax	1/31/2027
2027	40% of County Tax Abated	100% of CCSED Tax	1/31/2028
2028	40% of County Tax Abated	100% of CCSED Tax	1/31/2029
2029	40% of County Tax Abated	100% of CCSED Tax	1/31/2030
2030	40% of County Tax Abated	100% of CCSED Tax	1/31/2031
2031	40% of County Tax Abated	100% of CCSED Tax	1/31/2032
2032	40% of County Tax Abated	100% of CCSED Tax	1/31/2033
2033	40% of County Tax Abated	100% of CCSED Tax	1/31/2034
2034	40% of County Tax Abated	100% of CCSED Tax	1/31/2035

The aggregate County Tax Rate consists of the following categories:

- Road & Bridge Special
- County – General
- Interest & Sinking
- Road & Bridge FMFC
- Chambers County School Equalization District

For purposes of this Agreement, the County Tax will consist of the following categories:

- Road & Bridge Special
- County – General
- Interest & Sinking
- Road & Bridge FMFC

DocuSign Envelope ID: C68092DC-B6BE-420E-A2C7-1DF92A0CC824

EXHIBIT E

Certification Regarding Employment of Undocumented Aliens

Samson Controls, Inc. ("**SAMSON**") hereby certifies to Chambers County that SAMSON and any branches, divisions, or departments of SAMSON do not and will not knowingly employ an undocumented worker, as that term is defined by Section 2264.001(4) of the Texas Government Code.

Samson Controls, Inc.

By: _____
Name: James Evans
Title: COO