



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

June 15, 2026

J. Ryan Simpson
Manager, Property Tax (Complex)
Space Exploration Technologies Corp
1 Rocket Road
Hawthorne, CA 90250

Re: Recommendation for Approval for Limitation on Taxable Value of Property
for School District Maintenance and Operations Taxes by TeraFab AI, LLC,
Application J0035

Dear J. Ryan Simpson:

Pursuant to Section 403.609, Government Code, the Comptroller issues this recommendation and makes the following findings in support of the application's approval:

- 1. Eligible Applicant:** The applicant is not listed as a company ineligible to receive a state contract. Section 403.606, Government Code.
- 2. Eligible Project:** The application pertains to a Semiconductor and Related Device Manufacturing (NAICS Code 334413) project that meets the criteria for eligibility. Section 403.609(b)(1), Government Code.
- 3. 20-Year Analysis:** The proposed project has demonstrated its ability to generate state or local tax revenue in an amount sufficient to offset the school district maintenance and operations ad valorem tax revenue lost as a result of the agreement. Section 403.609(b)(2), Government Code.
- 4. Competitive Site Selection:** The application demonstrates plays a pivotal role in a competitive site selection, highlighting its significance as a compelling factor and that, in the absence of the agreement, the applicant would not make the proposed investment in this state. Section 403.609(b)(3), Government Code.
- 5. Qualified Opportunity Zone:** This is inapplicable because the application does not indicate that the eligible project is proposed to be located in a qualified opportunity zone. Section 403.609(b)(4), Government Code.

Based on the above findings, the Comptroller recommends the application for approval of an agreement to limit the taxable value for maintenance and operations ad valorem tax of the eligible property used as a part of the eligible project that is the subject of the application.

If the application is modified, the information presented changes or the agreement deviates from the application, this recommendation for approval is rescinded, thereby rendering the prerequisite for a Comptroller recommendation, under Section 403.609, Government Code, as not attained.

Any building or improvement existing as of the date the agreement is entered into, or any tangible personal property placed in service prior to that date may not become eligible for the benefit as specified in Section 403.602(9), Government Code. Additionally, this recommendation is contingent on approving, and executing the agreement within one year of the date of this letter.

For further inquiries, please contact Will Counihan, Director, Data Analysis & Transparency, at will.counihan@cpa.texas.gov or 1-800-531-5441, ext. 6-0758, or 512-936-0758.

Sincerely,

DocuSigned by:

E450165D764443C...

Lisa Craven
Deputy Comptroller

Enclosure

cc: Ben Lancaster, Space Exploration Technologies Corp
Bucky Brannen, Bracewell LLP
Sarah Borowicz, Anderson-Shiro CISD
Kathy Mathias, Moak Casey
Blake Henshaw, Walsh Gallegos Kyle Robinson & Roalson P.C.

Attachment A - Summary

Applicant Name	TeraFab AI, LLC (Phase 1)
Eligibility Category (six digit NAICS code)	334413
School District	Anderson-Shiro CISD
County	Grimes
Population in County	29,268
Minimum required jobs per Sec. 403.604	10
Projected commencement of construction	2026
Projected completion of construction	2028
First year of the incentive period	2029
Last year of the incentive period	2038
Project is located inside a qualified opportunity zone (yes or no)	No
Limitation percent (50% or 75%)	50%
110% of the average annual wage	\$66,667
Minimum wage required per Sec. 403.612(b)(6)	\$66,668
Reasonably likely to generate in a 20-year period taxes greater than or equal to the district maintenance and operations ad valorem tax revenue lost as a result of the agreement	Yes
Estimated M&O levy without Limitation	\$329,432,281
Estimated M&O levy with Limitation	\$199,635,200
Estimated M&O gross tax benefit	\$129,797,081
Amount of performance bond	\$12,979,708

Attachment B – 20-Year Analysis

Tax Year	Estimated ISD M&O Tax Levy Generated (Annual without limitation)	Estimated ISD M&O Tax Levy Generated (Annual without limitation) (Cumulative)	Estimated ISD M&O Tax Levy Generated (Annual with limitation)	Estimated ISD M&O Tax Levy Generated (Annual with limitation) (Cumulative)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Annual)	Estimated ISD M&O Tax Levy Loss as Result of Agreement (Cumulative)
2026	\$162,650	\$162,650	\$162,650	\$162,650	\$0	\$0
2027	\$710,069	\$872,719	\$162,650	\$325,300	\$547,419	\$547,419
2028	\$17,036,416	\$17,909,136	\$162,650	\$487,950	\$16,873,766	\$17,421,186
2029	\$43,033,779	\$60,942,915	\$21,598,214	\$22,086,164	\$21,435,564	\$38,856,750
2030	\$38,841,387	\$99,784,301	\$19,502,018	\$41,588,183	\$19,339,368	\$58,196,119
2031	\$30,195,679	\$129,979,980	\$15,179,164	\$56,767,347	\$15,016,514	\$73,212,633
2032	\$23,025,599	\$153,005,579	\$11,594,124	\$68,361,471	\$11,431,474	\$84,644,107
2033	\$18,498,724	\$171,504,302	\$9,330,687	\$77,692,158	\$9,168,037	\$93,812,144
2034	\$15,446,559	\$186,950,861	\$7,804,604	\$85,496,763	\$7,641,954	\$101,454,098
2035	\$14,988,041	\$201,938,902	\$7,575,346	\$93,072,108	\$7,412,696	\$108,866,794
2036	\$14,543,280	\$216,482,182	\$7,352,965	\$100,425,073	\$7,190,315	\$116,057,109
2037	\$14,111,861	\$230,594,043	\$7,137,255	\$107,562,328	\$6,974,605	\$123,031,714
2038	\$13,693,384	\$244,287,427	\$6,928,017	\$114,490,345	\$6,765,367	\$129,797,081
2039	\$13,287,462	\$257,574,889	\$13,287,462	\$127,777,808	\$0	\$129,797,081
2040	\$12,893,718	\$270,468,607	\$12,893,718	\$140,671,526	\$0	\$129,797,081
2041	\$12,511,786	\$282,980,393	\$12,511,786	\$153,183,312	\$0	\$129,797,081
2042	\$12,141,312	\$295,121,705	\$12,141,312	\$165,324,623	\$0	\$129,797,081
2043	\$11,781,952	\$306,903,657	\$11,781,952	\$177,106,575	\$0	\$129,797,081
2044	\$11,433,373	\$318,337,030	\$11,433,373	\$188,539,948	\$0	\$129,797,081
2045	\$11,095,251	\$329,432,281	\$11,095,251	\$199,635,200	\$0	\$129,797,081
		\$329,432,281		\$199,635,200		\$129,797,081
		Estimated M&O Tax Levy without limitation		Estimated M&O Tax Levy with limitation		Estimated M&O Tax levy loss
Is the project reasonably likely to generate tax revenue in an amount sufficient to offset the M&O levy loss as a result of the Incentive agreement?						Yes
NOTE: The analysis above only takes into account this project's estimated impact on the M&O portion of the school district property tax levy directly related to this project.						

Source: CPA, TeraFab AI, LLC

Disclaimer: This evaluation is based on an analysis of the estimated M&O portion of the school district property tax levy directly related to this project, using estimated taxable values provided as part of the application examination and is based on information from the application. This examination is intended to meet the statutory requirement of 20-Year Analysis as required by Section 403.609 (b)(2) of the Government Code and is not intended for any other purpose.

Attachment C – Estimated Direct Ad Valorem Taxes

Table 1 examines the estimated direct impact on ad valorem taxes to the county if all taxes are assessed.

Year of project	Year	Estimated Total Taxable Value	Estimated Total Taxable Value without M&O Limitation	Tax Rate*	Anderson-Shiro CISD I&S Tax Levy	Anderson-Shiro CISD M&O Tax Levy	Anderson-Shiro CISD Total Tax Rate	Grimes County Tax Levy	Estimated Total Property Taxes
					0.2737	0.6506	0.9243	0.423077	
1	2026	\$25,000,000	\$25,000,000		\$68,425	\$162,650	\$231,075	\$105,769	\$336,844
2	2027	\$109,140,716	\$109,140,716		\$298,718	\$710,069	\$1,008,788	\$461,749	\$1,470,537
3	2028	\$2,618,570,000	\$2,618,570,000		\$7,167,026	\$17,036,416	\$24,203,443	\$11,078,567	\$35,282,010
4	2029	\$6,614,475,651	\$6,614,475,651		\$18,103,820	\$43,033,779	\$61,137,598	\$27,984,325	\$89,121,924
5	2030	\$5,970,087,131	\$5,970,087,131		\$16,340,128	\$38,841,387	\$55,181,515	\$25,258,066	\$80,439,581
6	2031	\$4,641,204,843	\$4,641,204,843		\$12,702,978	\$30,195,679	\$42,898,656	\$19,635,870	\$62,534,527
7	2032	\$3,539,132,904	\$3,539,132,904		\$9,686,607	\$23,025,599	\$32,712,205	\$14,973,257	\$47,685,463
8	2033	\$2,843,332,876	\$2,843,332,876		\$7,782,202	\$18,498,724	\$26,280,926	\$12,029,487	\$38,310,413
9	2034	\$2,374,202,052	\$2,374,202,052		\$6,498,191	\$15,446,559	\$21,944,750	\$10,044,703	\$31,989,452
10	2035	\$2,303,725,990	\$2,303,725,990		\$6,305,298	\$14,988,041	\$21,293,339	\$9,746,535	\$31,039,874
11	2036	\$2,235,364,211	\$2,235,364,211		\$6,118,192	\$14,543,280	\$20,661,471	\$9,457,312	\$30,118,783
12	2037	\$2,169,053,284	\$2,169,053,284		\$5,936,699	\$14,111,861	\$20,048,560	\$9,176,766	\$29,225,325
13	2038	\$2,104,731,686	\$2,104,731,686		\$5,760,651	\$13,693,384	\$19,454,035	\$8,904,636	\$28,358,671
14	2039	\$2,042,339,735	\$2,042,339,735		\$5,589,884	\$13,287,462	\$18,877,346	\$8,640,670	\$27,518,016
15	2040	\$1,981,819,543	\$1,981,819,543		\$5,424,240	\$12,893,718	\$18,317,958	\$8,384,623	\$26,702,581
16	2041	\$1,923,114,957	\$1,923,114,957		\$5,263,566	\$12,511,786	\$17,775,352	\$8,136,257	\$25,911,609
17	2042	\$1,866,171,508	\$1,866,171,508		\$5,107,711	\$12,141,312	\$17,249,023	\$7,895,342	\$25,144,366
18	2043	\$1,810,936,363	\$1,810,936,363		\$4,956,533	\$11,781,952	\$16,738,485	\$7,661,655	\$24,400,140
19	2044	\$1,757,358,272	\$1,757,358,272		\$4,809,890	\$11,433,373	\$16,243,263	\$7,434,979	\$23,678,241
20	2045	\$1,705,387,524	\$1,705,387,524		\$4,667,646	\$11,095,251	\$15,762,897	\$7,215,102	\$22,977,999
				Total	\$138,588,403	\$329,432,281	\$468,020,684	\$214,225,670	\$682,246,355

Source: CPA, TeraFab AI, LLC
*Tax Rate per \$100 Valuation

Table 2 examines the estimated direct impact on ad valorem taxes to the school district and Grimes County, with all property tax incentives sought being granted using estimated taxable value from the application. The project has applied for a value limitation under Chapter 403, Government Code and tax abatement with the county.

The difference noted in the last line is the difference between the totals in Table 1 and Table 2.

Year of project	Year	Estimated Total Taxable Value	Estimated Total Taxable Value with M&O Limitation	Tax Rate*	Anderson-Shiro CISD I&S Tax Levy	Anderson-Shiro CISD M&O Tax Levy	Anderson-Shiro CISD Total Tax Rate	Grimes County Tax Levy	Estimated Total Property Taxes
					0.2737	0.6506	0.9243	0.423077	
1	2026	\$25,000,000	\$25,000,000		\$68,425	\$162,650	\$231,075	\$105,769	\$336,844
2	2027	\$109,140,716	\$25,000,000		\$298,718	\$162,650	\$461,368	\$46,175	\$507,543
3	2028	\$2,618,570,000	\$25,000,000		\$7,167,026	\$162,650	\$7,329,676	\$1,107,857	\$8,437,533
4	2029	\$6,614,475,651	\$3,319,737,826		\$18,103,820	\$21,598,214	\$39,702,034	\$2,798,433	\$42,500,467
5	2030	\$5,970,087,131	\$2,997,543,566		\$16,340,128	\$19,502,018	\$35,842,147	\$2,525,807	\$38,367,953
6	2031	\$4,641,204,843	\$2,333,102,422		\$12,702,978	\$15,179,164	\$27,882,142	\$1,963,587	\$29,845,729
7	2032	\$3,539,132,904	\$1,782,066,452		\$9,686,607	\$11,594,124	\$21,280,731	\$1,497,326	\$22,778,057
8	2033	\$2,843,332,876	\$1,434,166,438		\$7,782,202	\$9,330,687	\$17,112,889	\$1,202,949	\$18,315,838
9	2034	\$2,374,202,052	\$1,199,601,026		\$6,498,191	\$7,804,604	\$14,302,795	\$1,004,470	\$15,307,266
10	2035	\$2,303,725,990	\$1,164,362,995		\$6,305,298	\$7,575,346	\$13,880,644	\$974,653	\$14,855,297
11	2036	\$2,235,364,211	\$1,130,182,106		\$6,118,192	\$7,352,965	\$13,471,157	\$945,731	\$14,416,888
12	2037	\$2,169,053,284	\$1,097,026,642		\$5,936,699	\$7,137,255	\$13,073,954	\$9,176,766	\$22,250,720
13	2038	\$2,104,731,686	\$1,064,865,843		\$5,760,651	\$6,928,017	\$12,688,668	\$8,904,636	\$21,593,303
14	2039	\$2,042,339,735	\$2,042,339,735		\$5,589,884	\$13,287,462	\$18,877,346	\$8,640,670	\$27,518,016
15	2040	\$1,981,819,543	\$1,981,819,543		\$5,424,240	\$12,893,718	\$18,317,958	\$8,384,623	\$26,702,581
16	2041	\$1,923,114,957	\$1,923,114,957		\$5,263,566	\$12,511,786	\$17,775,352	\$8,136,257	\$25,911,609
17	2042	\$1,866,171,508	\$1,866,171,508		\$5,107,711	\$12,141,312	\$17,249,023	\$7,895,342	\$25,144,366
18	2043	\$1,810,936,363	\$1,810,936,363		\$4,956,533	\$11,781,952	\$16,738,485	\$7,661,655	\$24,400,140
19	2044	\$1,757,358,272	\$1,757,358,272		\$4,809,890	\$11,433,373	\$16,243,263	\$7,434,979	\$23,678,241
20	2045	\$1,705,387,524	\$1,705,387,524		\$4,667,646	\$11,095,251	\$15,762,897	\$7,215,102	\$22,977,999
				Total	\$138,588,403	\$199,635,200	\$338,223,603	\$87,622,786	\$425,846,389
				Diff	\$0	\$129,797,081	\$129,797,081	\$126,602,885	\$256,399,966

Source: CPA, TeraFab AI, LLC
*Tax Rate per \$100 Valuation

Disclaimer: This examination is based on information from the application submitted to the comptroller.

Attachment D – Compelling Factor

The Comptroller determines that the limitation on appraised value is a compelling factor in a competitive site selection and that, in the absence of the agreement, the applicant would not make the proposed investment in this state. This represents the Comptroller's determination. This is based on the information available at the time of review, including information provided by the applicant.

Methodology

The Comptroller shall review any information available to the Comptroller including:

- the application;
- any public documents and statements relating to the applicant, the proposed project or the proposed eligible property that is subject to the application;
- official statements by the applicant, government officials or industry officials concerning the proposed project;
- alternative sites and prospects explored including any specific incentive information;
- any information concerning the proposed project's impact on the Texas economy;
- previous applications for and subsequent granting of economic development incentives;
- documents pertaining to the proposed project's financials, real estate transactions, utilities, infrastructure, transportation, regulatory environment, permits, workforce, marketing, existing facilities, nature of market conditions, and raw materials that demonstrate whether the incentive is a compelling factor in a competitive site selection process to locate the proposed project in Texas; and
- any other information that may aid the comptroller in its determination.

Specifically, the Comptroller notes the following:

- Per Applicant in the Project Description of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “The TERAFAB Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas.”
 - B. “The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAB is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies. The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.”
 - C. “There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD.”
 - D. Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property.”
 - E. “After completing construction of each phase, Applicant would then determine whether to proceed with constructing the future phases for purposes of expanding that manufacturing capacity.”
- Per Applicant in the Limitation as a compelling factor section of their Application for a Taxable Value Limitation on Eligible Property:
 - A. “The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada. Each jurisdiction was assessed based on: Total

- tax burden (property, franchise, sales/use), Availability of infrastructure (power, water, fiber), Workforce availability and training incentives, Speed-to-market and permitting timelines.”
- B. “Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.”
- Supporting documentation was provided as confidential information for the competitive site selection.
 - Per a May 12, 2026, *Chron* article:
 - A. “Elon Musk has plans to build the world's largest chip manufacturing plant – a \$119 billion endeavor that could land in Grimes County just 20 miles east of College Station. As county officials negotiate possible tax incentives, some residents say any deal must include firm guarantees of transparency, regulation and community protections. Grimes County is currently negotiating with Musk’s company over a possible tax abatement tied to the proposed development-known as Terafab- which could span nearly, 5,000 acres at the Gibbons Creek Reservoir.”
 - B. “At that meeting, residents raised concerns about whether large industrial projects should be eligible for incentives if they pose an environmental or public health risk- a conversation that Egedy said continued to county’s May 6 meeting...’Before Grimes County offers public tax benefits to a project of this size, the County must answer a basic question: does this project qualify under the County’s own criteria?’ she added.”
 - Per a May 21, 2026, *Investor’s Business Daily* article:
 - A. “In March, Tesla and SpaceX CEO Elon Musk announced SpaceX and Tesla would collaborate to build a semiconductor fab, dubbed Terafab. A couple of weeks later, Intel, one of the top chipmakers in the world, joined the initiative. The stated ambition of the project is to eventually produce one terawatt per year of computing power — hence the name Terafab. SpaceX repeatedly mentioned in the S-1 document that it agreed to a ‘general framework’ with Tesla and Intel. Subsequent developments related to the Terafab would need separate additional agreements that have “not yet been determined,” according to the filing.
 - B. “SpaceX and Tesla have already started initial work on sourcing the manufacturing equipment to build the Terafab. The two companies already reached out to the likes of Applied Materials (AMAT), Tokyo Electron (TOELY) and Lam Research (LRCX) about purchasing photomasks, substrates, etchers and other machinery used in chipmaking, according to Bloomberg. Musk also spoke with the ASML (ASML) CEO Christophe Fouquet about the Terafab. Fouquet said he’d spoken about the Terafab with Musk who, he said, was ‘very serious’ about building the factory. ASML makes lithography machines that print the microscopic circuits onto chips.”
 - C. “The Terafab project is in keeping with Musk's long-standing strategy of vertically integrating his companies. Tesla and his AI lab xAI, which is now part of SpaceX, would both require huge amounts of computing power for their work. By manufacturing their own chips, they could reduce their reliance on other suppliers and be less subject to the supply constraints.

Supporting Information

- a) Compelling Factors of the Application for a Taxable Value Limitation on Eligible Property
- b) Attachments provided in Project Description section of the Application
- c) Attachments provided in Limitation as a Compelling Factor section of the Application
- d) Corporate Structure and Ownership information provided by the Applicant
- e) Additional information provided by the Applicant or located by the Comptroller

Disclaimer: This examination is based on information from the application submitted to the comptroller. It is intended to meet the statutory requirement of Section 403.609 of the Government Code and is not intended for any other purpose.

Attachment D – Limitation as a Compelling Factor

Supporting Information

**Compelling Factors section of the
Application for a Taxable Value
Limitation on Eligible Property**

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?

No

Has the applicant made any publicly available statements regarding the proposed project?

No

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?

No

Attachment D – Limitation as a Compelling Factor

Supporting Information

Attachments provided in
Project Description section
of the Application for a Taxable
Value Limitation on Eligible
Property



Project Description – TERAFAF Advanced Semiconductor Manufacturing Facility

The TERAFAF Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas. As a semiconductor manufacturing facility described by NAICS code 334413, the Project is an “eligible project” as defined by Rule 9.5000(3)(A). The Project is being led by a consortium of affiliated advanced technology companies, including Tesla, Inc., Space Exploration Technologies Corp. (SpaceX), and xAI Corp.

The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAF is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies.

The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.

Initial development activities, including prototype fabrication and process validation, are currently underway in Texas, with the proposed JETI-supported site representing the primary location for full-scale deployment.

The Project is contemplated to be constructed in up to four phases, with total capital investment for all four phases of the Project is expected to range between *\$55 billion and \$119 billion* for initial phases, with long-term expansion potential significantly exceeding this level based on capacity scaling, technology evolution, and market demand.

Key objectives of the Project include establishing a domestically controlled semiconductor ecosystem, accelerating innovation cycles for AI hardware, reducing reliance on foreign supply chains, and supporting large-scale deployment of AI-enabled systems across transportation, robotics, and aerospace applications.

The Project is expected to generate substantial economic benefits for the State of Texas, including the creation of high-skilled jobs, significant ad valorem tax base expansion, and the development of a regional ecosystem supporting advanced manufacturing, engineering, and research activities.

Due to the scale, technological complexity, and capital intensity of the Project, the Applicants are seeking designation under the Texas Jobs, Energy, Technology, and Innovation (JETI) program to support site development, infrastructure investment, and long-term operational viability within the State.

The TERAFAF Project represents a strategically significant investment aligned with state and federal priorities related to semiconductor independence, advanced manufacturing leadership, and artificial intelligence innovation.

There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD. This application pertains to **Phase 1** of the four phases that would be located in **Anderson-Shiro CISD**.

Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property. Phase 1 is estimated to include ~\$10.3 billion capex in ASCISD. After completing construction of each phase, Applicant would then determine whether to proceed with constructing the future phases for purposes of *expanding* that manufacturing capacity.

Attachment D – Limitation as a Compelling Factor

Supporting Information

Attachments provided in
Compelling Factor section
of the Application for a Taxable
Value Limitation on Eligible
Property



LIMITATION AS A COMPELLING FACTOR

(JETI Application – TERAFAFAB)

APPLICANT: TERAFAFAB AI, LLC
PROJECT NAME: TERAFAFAB - Advanced Manufacturing
COUNTY: Campus Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro ISD

Pursuant to the requirements of the Texas Jobs, Energy, Technology, and Innovation Act, the Applicant hereby affirms that the availability of a limitation on appraised value for school district maintenance and operations (M&O) property taxes is a compelling factor in the decision whether to invest capital and locate the proposed project within the State of Texas and within the jurisdiction of the above-referenced school district.

The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada.

Each jurisdiction was assessed based on:

- Total tax burden (property, franchise, sales/use)
- Availability of infrastructure (power, water, fiber)
- Workforce availability and training incentives
- Speed-to-market and permitting timelines

While Texas offers strategic advantages in infrastructure and workforce, property tax exposure—particularly school district M&O taxes—represents the single largest recurring cost differential between Texas and competing jurisdictions.

The limitation would reduce the effective tax burden by approximately ~48%, materially impacting the internal rate of return (IRR), net present value, payback period for capital investment.



The Applicant's internal investment committee applies a disciplined capital allocation model requiring minimum IRR thresholds, competitive benchmarking against alternative sites, and sensitivity analysis on tax exposure.

Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.

The Applicant certifies that the limitation on appraised value directly influences the site selection decision, without the limitation, the project would not be located in the selected Texas school district, the limitation is a determinative factor, not merely an ancillary benefit.

This certification is made in good faith and is consistent with internal financial models, executive decision-making materials, and board-level approvals.

- Board resolutions or investment committee approvals
- Comparative state tax burden analysis
- Financial models showing IRR sensitivity to property taxes
- Third-party site selection consultant reports
- Executive affidavits

Additional information has been provided confidentially in support of the compelling factor analysis.

Attachment D – Limitation as a Compelling Factor

Supporting Information

**Corporate Structure and
Ownership information
provided by the Applicant**

COMPTROLLER QUERY RELATED TO GOVERNMENT CODE §403.607(e)
TeraFab AI, LLC

Comptroller Questions (via email on May 27, 2026):

1. cPer Texas Government Code §2275.0102(a) A governmental entity may not enter into a contract or other agreement relating to critical infrastructure in this state with a company: (2) if the governmental entity knows that the company is: (A) owned by or the majority of stock or other ownership interest of the company is held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. (b) The prohibition described by Subsection (a) applies regardless of whether: (1) the company's or its parent company's securities are publicly traded; or (2) the company or its parent company is listed on a public stock exchange as: (A) a Chinese, Iranian, North Korean, or Russian company; or (B) a company of a designated country.
2. Please confirm that TeraFab AI, LLC and the parent company listed in the application, does not have stock or other ownership interest held or controlled by: (i) individuals who are citizens of China, Iran, North Korea, Russia, or a designated country; or (ii) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (B) headquartered in China, Iran, North Korea, Russia, or a designated country. If this cannot be confirmed please provide detailed corporate structure and ownership information for the applicant and the parent company.

Applicant Response (via email on May 27, 2026):

1. We can confirm that Applicant will comply with 2275.0102(a).
2. Confirmed.

Attachment D – Limitation as a Compelling Factor

Supporting Information

Additional information
provided by the Applicant or
located by the Comptroller



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TEXAS

Grimes County residents push back on SpaceX megaproject plan

"Our way of life here is about to change dramatically."

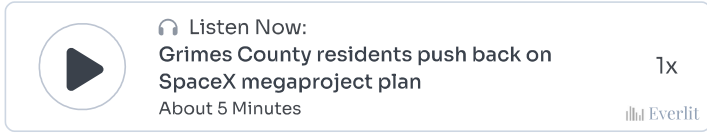
By [Molly Wilhelm](#), *Trending Reporter*

May 12, 2026



Dec 8, 2019 Hawthorne / Los Angeles / CA / USA - SpaceX (Space Exploration Technologies Corp.) headquarters. The company has plans to open the world's largest chip manufacturing plant and a Grimes County property is under consideration for development.

Sundry Photography/Getty Images



Listen Now:
Grimes County residents push back on
SpaceX megaproject plan
About 5 Minutes
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Elon Musk has plans to build the world's largest chip manufacturing plant—a \$119 billion endeavor that could land in Grimes County just 20 miles east of College Station. As county officials negotiate possible tax incentives, some residents say any deal must include firm guarantees for transparency, regulation and community protections.

Watch More



Grimes County is currently negotiating with Musk's company over a possible tax abatement tied to the proposed development—known as Terafab—which could span nearly 5,000 acres at the Gibbons Creek Reservoir.

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"SpaceX announced their plans to come into our neighborhood, which is going to be a historical project," Marie Egyed, director of operations with Grimes County Citizens for Responsible



Want more Chron?

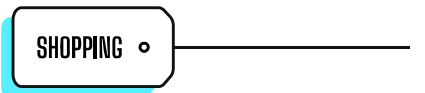
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Blix Mexican grocery store in
Houston




3. UT Austin could lose this landmark, thanks to Greg Abbott
4. Horoscope for Friday, 05/22/26 by Mecca Woods
5. Texas landmark store to be torn down for new mall development



SHOPPING ◦

Development (GCCRD), told Chron on Tuesday. "This is literally coming to our backyards. We feel that we need a lot more protection from our county officials."



Several other locations for the Terafab project are also under consideration. County Judge Joe Fauth III and Commissioners Chad Mallett, David Tullos, Michael Raska and Phillip Cox did not immediately respond to Chron's request for comment.

S.E. Robinson, Jr.   · May 5, 2026 



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SPACEX / TERAFAF: The County of Grimes, Texas, will be home to SpaceX's Multiphase, next gen, vertically integrated semiconductor manufacturing and advanced computing fabrication facility.

Estimated capital for initial phase is \$55 billion. Estimated total investment of \$119


S.E. Robinson, Jr.   @SERobinsonJr




x.com/i/article/2050...

Elon Musk  

@elonmusk · [Follow](#)

This is one of several locations under consideration for what will be the largest and most advanced chip fabrication facility in the world

12:50 AM · May 6, 2026 

 8.5K  Reply  Copy link

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Tax abatements as the county's 'strongest' negotiating tool

On Wednesday, the Grimes County Commissioners Court will hold a special meeting to discuss "commercial or financial information that the Commissioners Court has received from Space Exploration Technologies Corp." in closed session, according to the agenda.

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Visual Studio Professional 2026 drops to \$35 for lifetime access



Salomon Adv Skin 12 review: A trail vest that makes gear almost disappear



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The proposed facility is defined as an "integrated semiconductor manufacturing and advanced computing fabrication facility."

Egyed said GCCRD is not asking the county to end talks, but to use any tax abatement or economic development agreement to protect the public interest—not just secure financial terms.

"A tax abatement is one of the strongest tools that a county has to negotiate," Egyed said. "Our way of life here is about to change dramatically. We're just asking for that company to do something for us in return."

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On May 6, the commissioners court took no action on the proposed SpaceX development, with leaders pointing to the need for further negotiation, [as reported by KBTX](#). Following the closed session meeting Tuesday, a public hearing will be held on June 3, where County Judge Fauth said action will be taken.

RELATED: [Can Texas' identity outlast the data center takeover?](#)

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A technician works on chip processing equipment at a semiconductor manufacturing plant in Suqian, in eastern China's Jiangsu province on October 20, 2025. Elon Musk said he plans to build the world's largest semiconductor manufacturing facility, a \$119-billion endeavor. A Grimes County property is under consideration for the development.

-/AFP via Getty Images

Grimes County citizens demand protection, regulation

GCCRD is calling for enforceable protections before any incentives are approved.

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Egyed said she sent county officials a list of demands covering road impacts, water use, air emissions, nuisance controls and public safety. As of Tuesday morning, she said, officials had not responded.

"If SpaceX wants public tax benefits from Grimes County, Grimes County should require enforceable public protections in return," the document states. "A general statement about anticipated environmental impacts is not enough for a project of this size, scope, and location."

Egged is also urging the community to speak out at the county's Wednesday meeting.

"This is almost like a death in the family event,' Egyed said. "Show up, stand up, be prepared to speak up. Go up to the microphone, tell them what's on your heart."

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The Grimes County Commissioners Court meeting on May 6, 2026. Citizens are raising concerns about potential tax incentives for Elon Musk's proposed semiconductor manufacturing facility.

Grimes County Commissioners Court / Meeting Archive

Controversy over county policy

On April 21, the county faced backlash for proposed changes to its tax abatement and grant policies that residents argued would incentivize unwanted development, [as reported by the Navasota Examiner](#).

At that meeting, residents raised concerns about whether large industrial projects should be eligible for incentives if they pose an environmental or public health risk—a conversation that Egyed said continued the county's May 6 meeting.

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Egyed said potential hazards have been detailed in a series of environmental studies conducted at similar smaller-scale plants.

"We looked at the environmental impact studies that were done on other facilities that manufacture the same product," Egyed said. "We're asking for protections that address specifically what these other facilities have shown to do to communities."

GCCRD points to a section of the county's tax abatement policy that reads: "the abatement may not be granted if...the abatement would...constitute a hazard to public safety, health or morals."

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"To date, the County has not substantively responded to citizen concerns regarding whether those exclusionary criteria apply to the proposed SpaceX project, whether they will be enforced, or whether they will be ignored," Egyed wrote in a recent news release.

"Before Grimes County offers public tax benefits to a project of this size, the County must answer a basic question: does this project qualify under the County's own criteria?" she added.

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NEWS

SpaceX IPO Filing Shows There Is No Finalized Terafab Deal With Tesla, Intel



PAOLO CONFINO | 11:31 AM ET 05/21/2026

SpaceX, **Tesla (TSLA)** and **Intel's (INTC)** large-scale project to develop what could be the **world's largest semiconductor factory** is in the works. But it's not a sure thing, according to filing related to SpaceX's upcoming IPO.

"While we have a framework agreement with Tesla, neither Tesla nor Intel are obligated to remain a part of the project, and we may not enter into any such definitive agreements," reads SpaceX's S-1 filing. The S-1 is a form companies file with the Securities and Exchange Commission prior to going public.



On Thursday, Tesla stock was up about 1%. Shares of Intel fell about 2.5% amid a broader slump in chip stocks following **Nvidia (NVDA)** earnings the day before.

SpaceX, Tesla and Intel Partner On Terafab

In March, Tesla and SpaceX CEO Elon Musk announced SpaceX and Tesla would collaborate to build a semiconductor fab, dubbed Terafab. A couple of weeks later, Intel, one of the top chipmakers in the world, joined the initiative.

Stock Market Today: Jobless Claims Data Surprises, Nvidia Waffles

The stated ambition of the project is to eventually produce one terawatt per year of computing power — hence the name Terafab. SpaceX repeatedly mentioned in the S-1 document that it agreed to a "general framework" with Tesla and Intel. Subsequent developments related to the Terafab would need separate additional agreements that have "not yet been determined," according to the filing.

That said, SpaceX and Tesla have already started initial work on **sourcing the manufacturing equipment** to build the Terafab. The two companies already reached out to the likes of **Applied Materials (AMAT)**, **Tokyo Electron (TOELY)** and **Lam Research (LRCX)** about purchasing photomasks, substrates, etchers and other machinery used in chipmaking, **according** to Bloomberg.

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Musk also spoke with the **ASML (ASML)** CEO Christophe Fouquet about the Terafab. Fouquet said he'd spoken about the Terafab with Musk who, he said, was "very serious" about building the factory. ASML makes lithography machines that print the microscopic circuits onto chips.

Terafab To Build Chips For Optimus, Orbital Data Centers

Initial reports indicate the chips at the Terafab would likely be built using Intel's cutting-edge 14A manufacturing process. Tesla and SpaceX plan to use the chips for their most futuristic projects.

"We are partnering to build Terafab in order to support growth in two kinds of chips — one type optimized for terrestrial edge and inference to be used primarily in Tesla's Optimus robots and vehicles" the filing says. Another type of chip would be optimized for the space environment to be used in SpaceX's orbital compute infrastructure, the company said.

The Terafab project is in keeping with Musk's long-standing strategy of vertically integrating his companies. Tesla and his AI lab xAI, which is now part of SpaceX, would both require huge amounts of computing power for their work. By manufacturing their own chips, they could reduce their reliance on other suppliers and be less subject to the supply constraints.

"We believe that the key constraints in the continued growth of AI are physical — chip manufacturing, data center infrastructure, and power generation; the future of AI will be determined by the control of the physical stack," SpaceX said in the filing.

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Attachment E - Application

Project Overview

Affiliated School District
Anderson-shiro C ISD

Project in Multiple ISD
Yes

Company Information

Company Legal Name
TeraFab AI, LLC

Texas Taxpayer I.D. NAICS Code
32105982659 334413

Property Activity
Manufacturing Facility

Form of Business Current on Tax Payment to the State of Texas?
Limited Liability Corporation Yes

Company Address

Street Address
1 Rocket Road

City State Zip Code
Starbase Texas 78521

Parent Company Information

Legal Name
Space Exploration Technologies Corp

Taxpayer I.D.
10106276719

Parent Company Address

Street Address
1 Rocket Road

City State Zip Code
Starbase Texas 78521

Authorized Company Representative

Full Name
J. Ryan Simpson

Title Organization
Manager, Property Tax (Complex) Space Exploration Technologies Corp

Phone Number Email Address
310-806-5862 james.simpson@spacex.com

Street Address

1 Rocket Road

City

Hawthorne

State

California

Zip Code

90250

2nd Authorized Company Representative

Full Name

Ben Lancaster

Title

Sr. Manager, Texas Government Affairs

Organization

Space Exploration Technologies Corp

Phone Number

512-550-1229

Email Address

Benjamin.Lancaster@spacex.com

Street Address

858 FM 1209

City

Bastrop

State

Texas

Zip Code

78602

Authorized Company Consultant

Full Name

Bucky Brannen

Title

Partner

Organization

Bracewell LLP

Phone Number

214-758-1011

Email Address

bucky.brannen@bracewell.com

Authorized School District Representative

Full Name

Sarah Borowicz

Title

Superintendent

Organization

Anderson-shiro C ISD

Phone Number

936-873-4500

Email Address

sborowicz@ascisd.net

Authorized School District Consultant

Full Name

Blake Henshaw

Title

Shareholder

Organization

Walsh Gallegos Kyle Robinson & De Los Santos P.C.

Phone Number

713-789-6864

Email Address

bhenshaw@wabsa.com

Project Information

County Name

Grimes

County Population

29,268

Minimum Investment Required

Required No. of New Jobs

\$20 million

10 Jobs

The Central Appraisal District (CAD) that will be responsible for appraising the property

Grimes CAD

Indicate which zone the land on which proposed new construction or new improvements is located

Reinvestment Zone under Tax Code Chapter 311/312

Zone Name

SpaceX Reinvestment Zone No. 01 - 2026 - 001

Will any of the proposed required investment be leased under a capitalized lease?

Yes

Compelling Factors

Has the applicant entered into any agreements, contracts or letters of intent related to this project?

No

Has the applicant made any publicly available statements regarding the proposed project?

No

Has the applicant applied for or received any federal, state or local permits for activities at the proposed project site?

No

Grants and Loans

Program Name

Proposed/Requested Amount

No grants and loans available

Taxing Entities

Entity Type	Entity Name	Tax Rate	Percentage
County	Grimes	0.423077	100
M&O (ISD)	Anderson-shiro C ISD	0.6506	100
I&S (ISD)	Anderson-shiro C ISD	0.2737	100

Tax Abatements

Entity Type	Tax Abatement Description	Percentage	Start Year	End Year
County	Grimes County Abatement (estimated)	90	2027	2036

Project Timeline

Projected commencement year of construction *

2026

Projected completion year of construction *

2028

Projected commencement year of commercial operations

2029

First year of the incentive period

2029

Last year of the incentive period

2038

Opportunity Zone

Is the project located on a Qualified Opportunity Zone as designated by the United States Treasury?

No

Did the Applicant consider locating the proposed project in a Qualified Opportunity Zone?

No

Schedule A

Tax Year	Column A: Planned Investment	Column B: New Eligible Investment	Column C: Total investment
2026	\$ 74,802,387	\$ 48,597,613	\$ 123,400,000
2027	\$ 2,244,221,203	\$ 1,458,025,597	\$ 3,702,246,800
2028	\$ 3,964,750,898	\$ 2,575,819,302	\$ 6,540,570,200
		Total Investments	\$ 10,366,217,000

Schedule B - Construction Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
1	2026	\$25,000,000	\$0	\$25,000,000	\$25,000,000
2	2027	\$25,000,000	\$84,140,716	\$109,140,716	\$25,000,000
3	2028	\$25,000,000	\$2,593,570,000	\$2,618,570,000	\$25,000,000

Schedule B - Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
4	2029	\$25,000,000	\$6,589,475,651	\$6,614,475,651	\$3,319,737,826
5	2030	\$25,000,000	\$5,945,087,131	\$5,970,087,131	\$2,997,543,566
6	2031	\$25,000,000	\$4,616,204,843	\$4,641,204,843	\$2,333,102,422
7	2032	\$25,000,000	\$3,514,132,904	\$3,539,132,904	\$1,782,066,452
8	2033	\$25,000,000	\$2,818,332,876	\$2,843,332,876	\$1,434,166,438
9	2034	\$25,000,000	\$2,349,202,052	\$2,374,202,052	\$1,199,601,026

10	2035	\$25,000,000	\$2,278,725,990	\$2,303,725,990	\$1,164,362,995
11	2036	\$25,000,000	\$2,210,364,211	\$2,235,364,211	\$1,130,182,106
12	2037	\$25,000,000	\$2,144,053,284	\$2,169,053,284	\$1,097,026,642
13	2038	\$25,000,000	\$2,079,731,686	\$2,104,731,686	\$1,064,865,843

Schedule B - Post Incentive Period

Project Year	Tax Year	Land Market Value	Eligible Property Taxable Value	I&S Final JETI Taxable Value	M&O Final JETI Taxable Value
14	2039	\$25,000,000	\$2,017,339,735	\$2,042,339,735	\$2,042,339,735
15	2040	\$25,000,000	\$1,956,819,543	\$1,981,819,543	\$1,981,819,543
16	2041	\$25,000,000	\$1,898,114,957	\$1,923,114,957	\$1,923,114,957
17	2042	\$25,000,000	\$1,841,171,508	\$1,866,171,508	\$1,866,171,508
18	2043	\$25,000,000	\$1,785,936,363	\$1,810,936,363	\$1,810,936,363
19	2044	\$25,000,000	\$1,732,358,272	\$1,757,358,272	\$1,757,358,272
20	2045	\$25,000,000	\$1,680,387,524	\$1,705,387,524	\$1,705,387,524

Wage Requirements

Wage NAICS Code

33441

Indicate the NAICS level used

WDA

Texas Workforce Commission Quarterly Census of Employment and Wages Area

Brazos Valley

Annual Wages

Wage Reporting Year	Wage Reporting Quarter	Average Weekly Wage
2025	Q1	\$1,118.00
2025	Q2	\$1,030.00
2025	Q3	\$1,177.00
2025	Q4	\$1,337.00
Average Annual Wage: \$60,606		110% of Average Annual Wage: \$66,667

Authorized Company Representative (Applicant) Signature

Signature

J. Ryan Simpson

Date

Mon May 04 2026

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

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



Project Description – TERAFAF Advanced Semiconductor Manufacturing Facility

The TERAFAF Project (the “Project”) is a next-generation, vertically integrated semiconductor manufacturing and advanced computing fabrication, packaging, and deployment facility proposed for development in the State of Texas. As a semiconductor manufacturing facility described by NAICS code 334413, the Project is an “eligible project” as defined by Rule 9.5000(3)(A). The Project is being led by a consortium of affiliated advanced technology companies, including Tesla, Inc., Space Exploration Technologies Corp. (SpaceX), and xAI Corp.

The Project represents a transformative investment in domestic semiconductor manufacturing capacity and advanced artificial intelligence (AI) infrastructure. TERAFAF is designed to consolidate the full semiconductor production lifecycle—including integrated circuit design, photomask generation, wafer fabrication, advanced packaging, and system-level integration, with supporting power generation and space compute test facility—into a single, co-located campus. This vertically integrated model is intended to materially reduce production cycle times, enhance design iteration speed, and improve supply chain resilience for critical computing technologies.

The Project is anticipated to incorporate leading-edge semiconductor process technologies, including sub-2 nanometer class nodes, through strategic partnerships with established semiconductor manufacturing and equipment providers.

Initial development activities, including prototype fabrication and process validation, are currently underway in Texas, with the proposed JETI-supported site representing the primary location for full-scale deployment.

The Project is contemplated to be constructed in up to four phases, with total capital investment for all four phases of the Project is expected to range between *\$55 billion and \$119 billion* for initial phases, with long-term expansion potential significantly exceeding this level based on capacity scaling, technology evolution, and market demand.

Key objectives of the Project include establishing a domestically controlled semiconductor ecosystem, accelerating innovation cycles for AI hardware, reducing reliance on foreign supply chains, and supporting large-scale deployment of AI-enabled systems across transportation, robotics, and aerospace applications.

The Project is expected to generate substantial economic benefits for the State of Texas, including the creation of high-skilled jobs, significant ad valorem tax base expansion, and the development of a regional ecosystem supporting advanced manufacturing, engineering, and research activities.

Due to the scale, technological complexity, and capital intensity of the Project, the Applicants are seeking designation under the Texas Jobs, Energy, Technology, and Innovation (JETI) program to support site development, infrastructure investment, and long-term operational viability within the State.

The TERAFAF Project represents a strategically significant investment aligned with state and federal priorities related to semiconductor independence, advanced manufacturing leadership, and artificial intelligence innovation.

There are eight individual applications that would include eligible property—four in Iola ISD and four in Anderson-Shiro CISD. This application pertains to **Phase 1** of the four phases that would be located in **Anderson-Shiro CISD**.

Each phase would be independently capable of manufacturing semiconductors and thus would contain the same types of improvements and personal property identified in the Description of Eligible Property. Phase 1 is estimated to include ~\$10.3 billion capex in ASCISD. After completing construction of each phase, Applicant would then determine whether to proceed with constructing the future phases for purposes of *expanding* that manufacturing capacity.

Property ID	Account No.	Legal Description	Situs Address	ISD	Acreage
R11032	15-000-0130	A0015 WM FITZGIBBONS, TRACT 13, ACRES 1987.1, ALSO IN A- 15, A-275, A-223, A506, A-470	Gibbons Creek Rd, Anderson, TX 77830	Anderson- Shiro CISD	1,987.1000
R16920	223-000-0240	A0223 P GOODBREAD, TRACT 24, ACRES 9.59	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	9.5900
R18466	367-000-0170	A0367 P B O'CONNOR, TRACT 17, ACRES 4.857	9791 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	4.8570
R16912	223-000-0180	A0223 P GOODBREAD, TRACT 18, ACRES 50.00	<i>Not Available</i>	Anderson- Shiro CISD	50.0000
R16665	214-000-0065	A0214 M FRAZIER, TRACT 6-5, ACRES 50	7616 Rambling Ln, Anderson, TX 77830	Anderson- Shiro CISD	50.0000
R16659	214-000-0020	A0214 M FRAZIER, TRACT 2, ACRES 10.41	7464 Rambling Ln, Anderson, TX 77830	Anderson- Shiro CISD	10.4100
R16668	214-000-0090	A0214 M FRAZIER, TRACT 9, ACRES 6.875	Rambling Ln, Anderson, TX 77830	Anderson- Shiro CISD	6.8750

R76849	367-000-0181	A0367 P B O'CONNOR, TRACT 18-1, ACRES 80	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	80.0000
R19685	470-000-0010	A0470 WM WALKER, TRACT 1, ACRES 165.47	<i>Not Available</i>	Anderson- Shiro CISD	165.4700
R16748	219-000-0061	A0219 GEO GALASPY, TRACT 6- 1, ACRES 94.592	11341 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	94.5920
R61586	219-000-0042	A0219 GEO GALASPY, TRACT 4- 2, ACRES 53.732	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	53.7320
R68877	412-000-0026	A0412 B F SMITH, TRACT 2-6, ACRES 1.92	<i>Not Available</i>	Anderson- Shiro CISD	1.9200
R68016	412-000-0025	A0412 B F SMITH, TRACT 2-5, ACRES 240.769	8792 Timberwolf Trl, Anderson, TX 77830	Anderson- Shiro CISD	240.7690
R15270	67-000-0080	A0067 B F ARNOLD, TRACT 8, ACRES 5.00	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	5.0000
R64193	320-000-0141	A0320 WM MC COY, TRACT 14-1, ACRES 57	<i>Not Available</i>	Anderson- Shiro CISD	57.0000
R11035	15-000-0075	A0015 WM FITZGIBBONS, TRACT 7-5, ACRES 10	6787 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	10.0000
R11031	15-000-0120	A0015 WM FITZGIBBONS, TRACT 12, ACRES 8	<i>Not Available</i>	Anderson- Shiro CISD	8.0000
R18984	408-000-0040	A0408 U SANDERS, TRACT 4, ACRES 194.747	FM 244 Anderson, TX 77860	Anderson- Shiro CISD	194.7470
R18986	408-000-0060	A0408 U SANDERS, TRACT 6, ACRES 722.85	<i>Not Available</i>	Anderson- Shiro CISD	722.8500
R18988	408-000-0090	A0408 U SANDERS, TRACT 9, ACRES 7.50	<i>Not Available</i>	Anderson- Shiro CISD	7.5000

R18979	408-000-0011	A0408 U SANDERS, TRACT 1-1, ACRES 30.71	FM 244 Anderson, TX 77830	Anderson- Shiro CISD	30.7100
R18978	408-000-0010	A0408 U SANDERS, TRACT 1, ACRES 130.78	FM 244 Anderson, TX 77830	Anderson- Shiro CISD	130.7800
R40130	408-000-0051	A0408 U SANDERS, TRACT 5-1, ACRES 20.252	FM 244 Anderson, TX 77830	Anderson- Shiro CISD	20.2520
R79143	393-000-0164	A0408 U SANDERS, TRACT 5-3, ACRES 7.12	FM 244 Anderson, TX 77830	Anderson- Shiro CISD	7.1200
R72676	393-000-0165	A0393 H W RAGLIN, TRACT 16-5, ACRES 70	<i>Not Available</i>	Anderson- Shiro CISD	70.0000
R18854	393-000-0160	A0393 H W RAGLIN, TRACT 16, ACRES 697.267, (PARTLY IN A-408)	7254 FM 244 Anderson, TX 77830	Anderson- Shiro CISD	697.2670
R77314	367-000-0183	A0367 P B O'CONNOR, TRACT 18-3, ACRES 85.66	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	85.6600
R18467	367-000-0180	A0367 P B O'CONNOR, TRACT 18, ACRES 163.176	9404 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	163.1760
R77167	367-000-0182	A0367 P B O'CONNOR, TRACT 18-2, ACRES 183.21	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	183.2100
R18465	367-000-0150	A0367 P B O'CONNOR, TRACT 15, ACRES 25.00	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	25.0000
R53301	367-000-0115	A0367 P B O'CONNOR, TRACT 11-5, ACRES 5.64	10516 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	5.6400
R18458	367-000-0071	A0367 P B O'CONNOR, TRACT 7-1, ACRES 456.61	7941 Rambling Ln Anderson, TX 77830	Anderson- Shiro CISD	456.6100
R18463	367-000-0110	A0367 P B O'CONNOR, TRACT 11, ACRES 20.57	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	20.5700

R18469	367-000-0200	A0367 P B O'CONNOR, TRACT 20, ACRES 32.00	<i>Not Available</i>	Anderson- Shiro CISD	32.0000
R16662	214-000-0040	A0214 M FRAZIER, TRACT 4, ACRES 18.00	<i>Not Available</i>	Anderson- Shiro CISD	18.0000
R16663	214-000-0050	A0214 M FRAZIER, TRACT 5, ACRES 50.00	<i>Not Available</i>	Anderson- Shiro CISD	50.0000
R72935	214-000-0095	A0214 M FRAZIER, TRACT 9-5, ACRES 428.635	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	428.6350
R16899	223-000-0040	A0223 P GOODBREAD, TRACT 4, ACRES 372.23	FM 244 Anderson, TX 77830	Anderson- Shiro CISD	372.2300
R16926	223-000-0360	A0223 P GOODBREAD, TRACT 36, ACRES 15.43	10452 FM 244 Anderson, TX 77830	Anderson- Shiro CISD	15.4300
R16900	223-000-0050	A0223 P GOODBREAD, TRACT 5, ACRES 19.196	7529 HWY 30 Anderson, TX 77830	Anderson- Shiro CISD	19.1960
R16917	223-000-0221	A0223 P GOODBREAD, TRACT 22-1, ACRES 3.961	8618 CR 171 Anderson, TX 77830	Anderson- Shiro CISD	3.9610
R16916	223-000-0220	A0223 P GOODBREAD, TRACT 22, ACRES 3.961	8618 CR 171 Anderson, TX 77830	Anderson- Shiro CISD	3.9610
R75487	223-000-0047	A0223 P GOODBREAD, TRACT 4-7, ACRES 9.5	8952 Gibbons Creek Rd Anderson, TX 77830	Anderson- Shiro CISD	9.5000
R71038	223-000-0045	A0223 P GOODBREAD, TRACT 4-5, ACRES 1	8952 Gibbons Creek Rd Anderson, TX 77830	Anderson- Shiro CISD	1.0000

R59865	223-000-0041	A0223 P GOODBREAD, TRACT 4-1, ACRES 87.66	9028 Gibbons Creed Rd Anderson, TX 77830	Anderson- Shiro CISD	87.6600
R35755	223-000-0025	A0223 P GOODBREAD, TRACT 2-5, ACRES 43.7735	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	43.7735
R16895	223-000-0020	A0223 P GOODBREAD, TRACT 2, ACRES 41.8896	7729 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	41.8896
R16934	223-000-0510	A0223 P GOODBREAD, TRACT 51, ACRES 97.0987	7873 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	97.0987
R16898	223-000-0030	A0223 P GOODBREAD, TRACT 3, ACRES 29.913	<i>Not Available</i>	Anderson- Shiro CISD	29.9130
R16906	223-000-0110	A0223 P GOODBREAD, TRACT 11, ACRES 52.995	<i>Not Available</i>	Anderson- Shiro CISD	52.9950
R72276	223-000-0112	A0223 P GOODBREAD, TRACT 11-2, ACRES 53.07	CR 171 Anderson, TX 77830	Anderson- Shiro CISD	53.0700
R16928	223-000-0400	A0223 P GOODBREAD, TRACT 40, ACRES 55.2	8537 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	55.2000
R58461	223-000-0241	A0223 P GOODBREAD, TRACT 24-1, ACRES 9.59	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	9.5900
R16929	223-000-0401	A0223 P GOODBREAD, TRACT 40-1, ACRES 9.60	8531 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	9.6000

R68306	91-000-0025	A0091 WM BERRYMAN, TRACT 2-5, ACRES 2.759	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	2.7590
R16925	223-000-0300	A0223 P GOODBREAD, TRACT 30, ACRES 45.60	Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	45.6000
R16903	223-000-0080	A0223 P GOODBREAD, TRACT 8, ACRES 44.86	Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	44.8600
R16922	223-000-0260	A0223 P GOODBREAD, TRACT 26, ACRES 17.18	8851 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	17.1800
R16908	223-000-0140	A0223 P GOODBREAD, TRACT 14, ACRES 34.37	Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	34.3700
R16910	223-000-0160	A0223 P GOODBREAD, TRACT 16, ACRES 7.25	8991 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	7.2500
R16911	223-000-0170	A0223 P GOODBREAD, TRACT 17, ACRES 7.25	8999 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	7.2500
R16927	223-000-0390	A0223 P GOODBREAD, TRACT 39, ACRES 7.24	9041 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	7.2400
R16921	223-000-0250	A0223 P GOODBREAD, TRACT 25, ACRES 14.50	9107 Berger Easement Anderson, TX 77830	Anderson- Shiro CISD	14.5000
R15521	91-000-0020	A0091 WM BERRYMAN, TRACT 2, ACRES 42.681	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	42.6810
R15525	91-000-0070	A0091 WM BERRYMAN, TRACT 7, ACRES 377.863	9791 SH 30 Anderson, TX 77830	Anderson- Shiro CISD	377.8630

R54983	367-000-0175	A0367 P B O'CONNOR, TRACT 17-5, ACRES 9.998	9471 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	9.9980
R15527	91-000-0080	A0091 WM BERRYMAN, TRACT 8, ACRES 7.4655, (ALSO PARTLY IN A- 367)	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	7.4655
R39002	91-000-0090	A0091 WM BERRYMAN, TRACT 9, ACRES 10.17	<i>Not Available</i>	Anderson- Shiro CISD	10.1700
R73484	367-000-0125	A0367 P B O'CONNOR, TRACT 12-5, ACRES 29.08, (ALSO PARTLY IN A- 91)	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	29.0800
R63072	367-000-0123	A0367 P B O'CONNOR, TRACT 12-3, ACRES 24, (ALSO PARTLY IN A- 91)	10191 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	24.0000
R18468	91-000-0100	A0091 WM BERRYMAN, TRACT 10, ACRES 1	10191 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	1.0000
R18464	367-000-0120	A0367 P B O'CONNOR, TRACT 12, ACRES 118.509	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	118.5090
R20058	506-000-0010	A0506 G SIDDALL, TRACT 1, ACRES 249.73	<i>Not Available</i>	Anderson- Shiro CISD	249.7300
R20059	506-000-0020	A0506 G SIDDALL, TRACT 2, ACRES 73.24, (RITZ CABIN)	9657 Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	73.2400
R63073	412-000-0022	A0412 B F SMITH, TRACT 2-2, ACRES 305.61, (CHEN TRACT)	8733 Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	305.6100
R61210	275-000-0012	A0275 H&TC RR, TRACT 1-2, ACRES 134.5, (RITZ TRACT)	9657 Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	134.5000

R78739	412-000-0029	A0412 B F SMITH, TRACT 2-9, ACRES 376.42, (SPEED TRACT)	Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	376.4200
R71899	412-000-0021	A0412 B F SMITH, TRACT 2-1, ACRES 40	10965 Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	40.0000
R71900	515-000-0020	A0515 R D PARKER, TRACT 2, ACRES 27.63	8343 Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	27.6300
R69720	412-000-0027	A0412 B F SMITH, TRACT 2-7, ACRES 26.63	<i>Not Available</i>	Anderson- Shiro CISD	26.6300
R76053	412-000-0028	A0412 B F SMITH, TRACT 2-8, ACRES 43.47	Timberwolf Trl Anderson, TX 77830	Anderson- Shiro CISD	43.4700
R70995	219-000-0011	A0219 GEO GALASPY, TRACT 1- 1, ACRES 15.94	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	15.9400
R70996	219-000-0012	A0219 GEO GALASPY, TRACT 1- 2, ACRES 15.94	<i>Not Available</i>	Anderson- Shiro CISD	15.9400
R70997	219-000-0013	A0219 GEO GALASPY, TRACT 1- 3, ACRES 15.94	<i>Not Available</i>	Anderson- Shiro CISD	15.9400
R16742	219-000-0010	A0219 GEO GALASPY, TRACT 1, ACRES 15.94	11119 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	15.9400
R70999	219-000-0015	A0219 GEO GALASPY, TRACT 1- 5, ACRES 15.94	<i>Not Available</i>	Anderson- Shiro CISD	15.9400
R70998	219-000-0014	A0219 GEO GALASPY, TRACT 1- 4, ACRES 15.94	<i>Not Available</i>	Anderson- Shiro CISD	15.9400
R16752	219-000-0130	A0219 GEO GALASPY, TRACT 13, ACRES 4.249	11319 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	4.2490
R16747	219-000-0060	A0219 GEO GALASPY, TRACT 6, ACRES 2.03	11401 Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	2.0300

R68015	412-000-0024	A0412 B F SMITH, TRACT 2-4, ACRES 371.31	<i>Not Available</i>	Anderson- Shiro CISD	371.3100
R61793	412-000-0023	A0412 B F SMITH, TRACT 2-3, ACRES 90.18	<i>Not Available</i>	Anderson- Shiro CISD	90.1800
R16743	219-000-0140	A0219 GEO GALASPY, TRACT 2, ACRES 50.41	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	50.4100
R16751	219-000-0100	A0219 GEO GALASPY, TRACT 10, ACRES 106.918	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	106.9180
R65906	190-000-0071	A0190 C O EDWARDS, TRACT 7-1, ACRES 56.695	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	56.6950
R16745	219-000-0040	A0219 GEO GALASPY, TRACT 4, ACRES 81.758	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	81.7580
R20083	517-000-0010	A0517 L B DANFORD, TRACT 1, ACRES 4.74	<i>Not Available</i>	Anderson- Shiro CISD	4.7400
R16223	188-000-0040	A0188 A EDSON, TRACT 4, ACRES 104.78	<i>Not Available</i>	Anderson- Shiro CISD	104.7800
R16220	188-000-0010	A0188 A EDSON, TRACT 1, ACRES 1300.82	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	1,300.8200
R15851	145-000-0130	A0145 BBB & CRR, TRACT 13, ACRES 160	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	160.0000
R17888	310-000-0010	A0310 R LOWE, TRACT 1, ACRES 123.869	Hwy 30 Anderson, TX 77830	Anderson- Shiro CISD	123.8690
R16228	188-000-0090	A0188 A EDSON, TRACT 9, ACRES 40	<i>Not Available</i>	Anderson- Shiro CISD	40.0000
R16229	188-000-0091	A0188 A EDSON, TRACT 9-1, ACRES 1	<i>Not Available</i>	Anderson- Shiro CISD	1.0000
R35400	188-000-0093	A0188 A EDSON, TRACT 9-3, ACRES 58.00	9118 Hazy Hollow Ln Anderson, TX 77830	Anderson- Shiro CISD	58.0000

R18243	334-000-0014	A0334 J C MASSEY, TRACT 1-4, ACRES 164.16	<i>Not Available</i>	Anderson- Shiro CISD	164.1600
R19751	472-000-0140	A0472 B WHITE, TRACT 14, ACRES 431.28	10735 Hwy 90 N, Bedias, TX 77831	Anderson- Shiro CISD	431.2800
R11026	15-000-0060	A0015 WM FITZGIBBONS, TRACT 6, ACRES 50.15	<i>Not Available</i>	Anderson- Shiro CISD	50.1500
R11030	15-000-0110	A0015 WM FITZGIBBONS, TRACT 11, ACRES 73.3	<i>Not Available</i>	Anderson- Shiro CISD	73.3000
R11036	15-000-0190	A0015 WM FITZGIBBONS, TRACT 19, ACRES 92.3	<i>Not Available</i>	Anderson- Shiro CISD	92.3000
R11028	15-000-0080	A0015 WM FITZGIBBONS, TRACT 8, ACRES 94.25	<i>Not Available</i>	Anderson- Shiro CISD	94.2500
R74051	15-000-0206	A0015 WM FITZGIBBONS, TRACT 20-6, ACRES 17.07	<i>Not Available</i>	Anderson- Shiro CISD	17.0700
R19038	412-000-0010	A0412 B F SMITH, TRACT 1, ACRES 15	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	15.0000
R11024	15-000-0040	A0015 WM FITZGIBBONS, TRACT 4, ACRES 66.76	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	66.7600
R65800	320-000-0230	A0320 WM MC COY, TRACT 23, ACRES 62.18	Trails End Ln Bedias, TX 77831	Anderson- Shiro CISD	62.1800
R65801	320-000-0231	A0320 WM MC COY, TRACT 23-1, ACRES 62.18	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	62.1800
R18063	320-000-0060	A0320 WM MC COY, TRACT 6, ACRES 81.80	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	81.8000

R18066	320-000-0100	A0320 WM MC COY, TRACT 10, ACRES 8.50	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	8.5000
R18073	320-000-0190	A0320 WM MC COY, TRACT 19, ACRES 12.764	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	12.7640
R18070	320-000-0145	A0320 WM MC COY, TRACT 14-5, ACRES 117.00	2824 CR 177 Bedias, TX 77831	Anderson- Shiro CISD	117.0000
R15272	67-000-0090	A0067 B F ARNOLD, TRACT 9, ACRES 248	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	248.0000
R15266	67-000-0010	A0067 B F ARNOLD, TRACT 1, ACRES 70	<i>Not Available</i>	Anderson- Shiro CISD	70.0000
R11025	15-000-0050	A0015 WM FITZGIBBONS, TRACT 5, ACRES 305.83	<i>Not Available</i>	Anderson- Shiro CISD	305.8300
R11029	15-000-0100	A0015 WM FITZGIBBONS, TRACT 10, ACRES 105.6	<i>Not Available</i>	Anderson- Shiro CISD	105.6000
R11023	15-000-0030	A0015 WM FITZGIBBONS, TRACT 3, ACRES 106.57	12265 Trails End Ln Bedias, TX 77831	Anderson- Shiro CISD	106.5700
R11033	15-000-0160	A0015 WM FITZGIBBONS, TRACT 16, ACRES 31.35	<i>Not Available</i>	Anderson- Shiro CISD	31.3500
R76745	15-000-0161	A0015 WM FITZGIBBONS, TRACT 16-1, ACRES 2	12783 Perry Ranch Rd Bedias, TX 77831	Anderson- Shiro CISD	2.0000
R11037	15-000-0200	A0015 WM FITZGIBBONS, TRACT 20, ACRES 34.14	12353 Perry Ranch Rd Bedias, TX 77831	Anderson- Shiro CISD	34.1400
R74050	15-000-0203	A0015 WM FITZGIBBONS, TRACT 20-3, ACRES 34.14	12275 Perry Ranch Rd Bedias, TX 77831	Anderson- Shiro CISD	34.1400

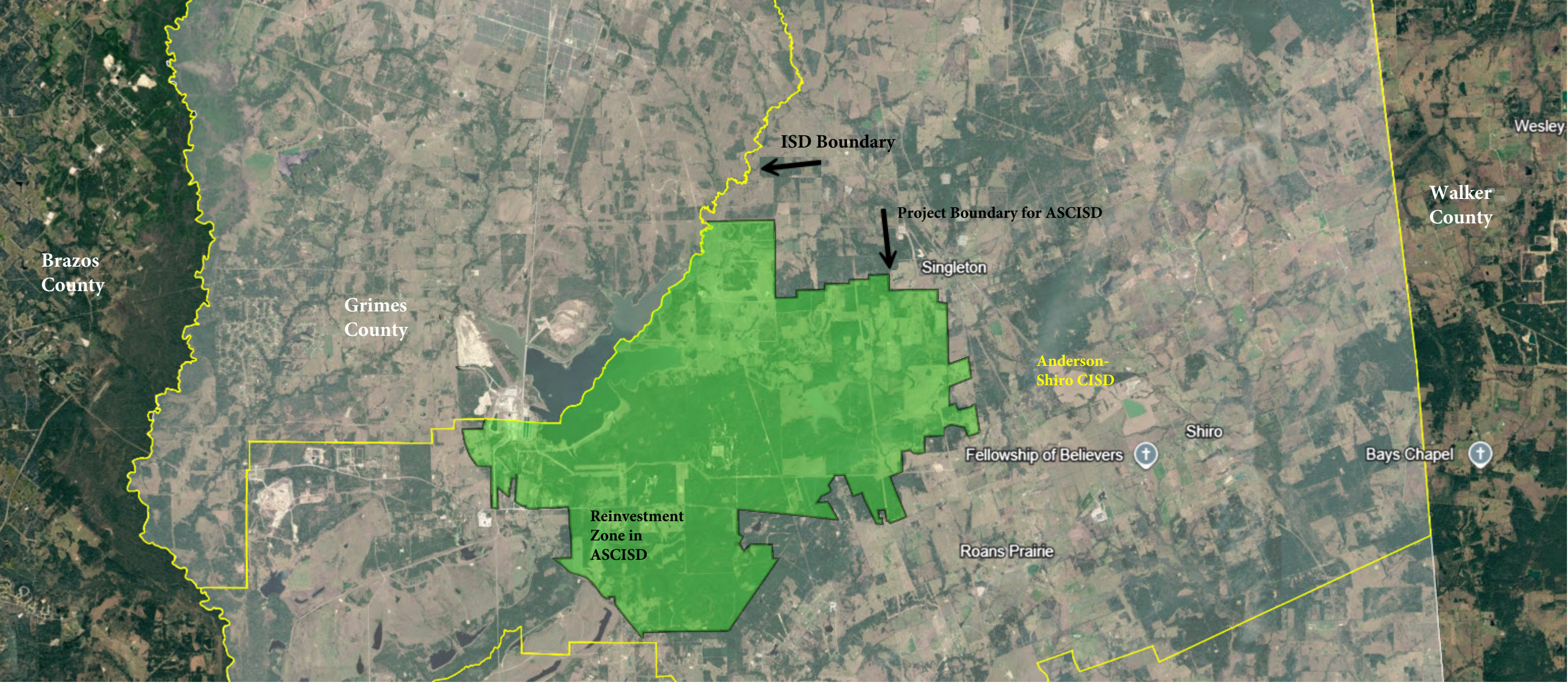
R74101	15-000-0208	A0015 WM FITZGIBBONS, TRACT 20-8, ACRES 17.07	12269 Perry Ranch Rd Bedias, TX 77831	Anderson- Shiro CISD	17.0700
R78508	15-000-0042	A0015 WM FITZGIBBONS, TRACT 4-2, ACRES 68.24	CR 177 Bedias, TX 77831	Anderson- Shiro CISD	68.2400
R65799	320-000-0229	A0320 WM MC COY, TRACT 22-9, ACRES 41.45	Trails End Ln Bedias, TX 77831	Anderson- Shiro CISD	41.4500
R65798	320-000-0228	A0320 WM MC COY, TRACT 22-8, ACRES 41.45	Trails End Ln Bedias, TX 77831	Anderson- Shiro CISD	41.4500
R65797	320-000-0227	A0320 WM MC COY, TRACT 22-7, ACRES 41.45	Trails End Ln Bedias, TX 77831	Anderson- Shiro CISD	41.4500
R18068	320-000-0120	A0320 WM MC COY, TRACT 12, ACRES 300.00	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	300.0000
R18060	320-000-0020	A0320 WM MC COY, TRACT 2, ACRES 50.00	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	50.0000
R11022	15-000-0020	A0015 WM FITZGIBBONS, TRACT 2, ACRES 214.6	6663 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	214.6000
R11020	15-000-0010	A0015 WM FITZGIBBONS, TRACT 1, ACRES 1006.24	7354 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	1,006.2400
R18076	320-000-0210	A0320 WM MC COY, TRACT 21, ACRES 54.048	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	54.0480
R18065	320-000-0091	A0320 WM MC COY, TRACT 9-1, ACRES 49.769	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	49.7690
R18064	320-000-0090	A0320 WM MC COY, TRACT 9, ACRES 50.19	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	50.1900
R18078	320-000-0240	A0320 WM MC COY, TRACT 24, ACRES 52	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	52.0000

R18059	320-000-0010	A0320 WM MC COY, TRACT 1, ACRES 100.00	CR 176 Bédias, TX 77831	Anderson-Shiro CISD	100.0000
R19187	417-000-0100	A0417 J W SCOTT, TRACT 10, ACRES 8.00	<i>Not Available</i>	Anderson-Shiro CISD	8.0000
R19188	417-000-0110	A0417 J W SCOTT, TRACT 11, ACRES 8.00	<i>Not Available</i>	Anderson-Shiro CISD	8.0000
R19189	417-000-0120	A0417 J W SCOTT, TRACT 12, ACRES 8	<i>Not Available</i>	Anderson-Shiro CISD	8.0000
R16753	219-000-0140	A0219 GEO GALASPY, TRACT 14, ACRES 50.41	11695 Hwy 30, Anderson, TX 77830	Anderson-Shiro CISD	50.4100
R18453	367-000-0020	A0367 P B O'CONNOR, TRACT 2, ACRES 111.16	Hwy 30 Anderson, TX 77830	Anderson-Shiro CISD	111.1600
R76740	223-000-0022	A0223 P GOODBREAD, TRACT 2-2, ACRES 1.5794	7708 Hwy 30, Anderson, TX 77830	Anderson-Shiro CISD	1.5794
R76986	223-000-0052	A0223 P GOODBREAD, TRACT 5-2, ACRES 14.983, (OLD RAIL SPUR)	FM 244 lola, TX 77861	Anderson-Shiro CISD	14.9830
R16902	223-000-0070	A0223 P GOODBREAD, TRACT 7, ACRES 37.44	10244 FM 244 lola, TX 77861	Anderson-Shiro CISD	37.4400
R16918	223-000-0230	A0223 P GOODBREAD, TRACT 23, ACRES 17.472	7475 Hwy 30, Anderson, TX 77830	Anderson-Shiro CISD	17.4720
R77746	223-000-0051	A0223 P GOODBREAD, TRACT 5-1, ACRES 2.859	7523 Hwy 30, Anderson, TX 77830	Anderson-Shiro CISD	2.8590
R16904	223-000-0090	A0223 P GOODBREAD, TRACT 9, ACRES 4	7575 Hwy 30, Anderson, TX 77830	Anderson-Shiro CISD	4.0000

R79467	67-000-0012	A0067 B F ARNOLD, TRACT 1-2, ACRES 15	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	15.0000
R79466	67-000-0011	A0067 B F ARNOLD, TRACT 1-1, ACRES 15	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	15.0000
R15278	67-000-0115	A0067 B F ARNOLD, TRACT 11-5, ACRES 9.46	CR 176 Bedias, TX 77831	Anderson- Shiro CISD	9.4600
R59051	67-000-0116	A0067 B F ARNOLD, TRACT 11-6, ACRES 89.54	3963 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	89.5400
R15279	67-000-0130	A0067 B F ARNOLD, TRACT 13, ACRES 104.95	3607 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	104.9500
R19345	433-000-0010	A0433 J SNYDER, TRACT 1, ACRES 157.75	<i>Not Available</i>	Anderson- Shiro CISD	157.7500
R15271	67-000-0085	A0067 B F ARNOLD, TRACT 8-5, ACRES 217.55	2815 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	217.5500
R38394	67-000-0103	A0067 B F ARNOLD, TRACT 10-3, ACRES 35.06	3448 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	35.0600
R15274	67-000-0100	A0067 B F ARNOLD, TRACT 10, ACRES 68.238	3186 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	68.2380
R38466	67-000-0112	A0067 B F ARNOLD, TRACT 11-2, ACRES 89.99	3958 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	89.9900
R15275	67-000-0110	A0067 B F ARNOLD, TRACT 11, ACRES 8.92	4126 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	8.9200
R15280	67-000-0140	A0067 B F ARNOLD, TRACT 14, ACRES 1.09	4056 CR 176 Bedias, TX 77831	Anderson- Shiro CISD	1.0900
R59056	320-000-0053	A0320 WM MC COY, TRACT 5-3, ACRES 10	<i>Not Available</i>	Anderson- Shiro CISD	10.0000
R18072	320-000-0180	A0320 WM MC COY, TRACT 18, ACRES 50.00	<i>Not Available</i>	Anderson- Shiro CISD	50.0000

R18062	320-000-0050	A0320 WM MC COY, TRACT 5, ACRES 10.00	<i>Not Available</i>	Anderson-Shiro CISD	10.0000
R59054	320-000-0051	A0320 WM MC COY, TRACT 5-1, ACRES 10.00	<i>Not Available</i>	Anderson-Shiro CISD	10.0000
R59055	320-000-0052	A0320 WM MC COY, TRACT 5-2, ACRES 10.00	<i>Not Available</i>	Anderson-Shiro CISD	10.0000
R78534	320-000-0034	A0320 WM MC COY, TRACT 3-4, ACRES 20	11422 CR 177 Bédias, TX 77831	Anderson-Shiro CISD	20.0000
R18061	320-000-0030	A0320 WM MC COY, TRACT 3, ACRES 55.77	CR 177 Bédias, TX 77831	Anderson-Shiro CISD	55.7700
R18074	320-000-0200	A0320 WM MC COY, TRACT 20, ACRES 75.32	CR 176 Bédias, TX 77831	Anderson-Shiro CISD	75.3200
R18071	320-000-0170	A0320 WM MC COY, TRACT 17, ACRES 47.08	4611 CR 176 Bédias, TX 77831	Anderson-Shiro CISD	47.0800
R19324	431-000-0050	A0431 J SCHROEDER, TRACT 5, ACRES 444.95, (PARTLY IN A-146, A-358, A-360, & A-433)	11563 Hwy 90 N Bédias, TX 77831	Anderson-Shiro CISD	444.9500
R18244	334-000-0020	A0334 J C MASSEY, TRACT 2, ACRES 119.071	<i>Not Available</i>	Anderson-Shiro CISD	119.0710
R18245	334-000-0070	A0334 J C MASSEY, TRACT 7, ACRES 19.84	4038 Luthe Rd Bédias, TX 77831	Anderson-Shiro CISD	19.8400
R15812	139-000-0020	A0139 BBB & CRR, TRACT 2, ACRES 15.00	<i>Not Available</i>	Anderson-Shiro CISD	15.0000
R15813	139-000-0030	A0139 BBB & CRR, TRACT 3, ACRES 15.00	3734 Luthe Rd Bédias, TX 77831	Anderson-Shiro CISD	15.0000

R15814	139-000-0040	A0139 BBB & CRR, TRACT 4, SERIAL # HOTX10A03159A, TITLE # 00991967, LABEL # NTA0785902, ACRES 15	3842 Luthe Rd Bedias, TX 77831	Anderson- Shiro CISD	15.0000
				Total Acreage	18,188.8277



Brazos
County

Grimes
County

ISD Boundary

Project Boundary for ASCISD

Singleton

Anderson-
Shiro CISD

Shiro

Fellowship of Believers

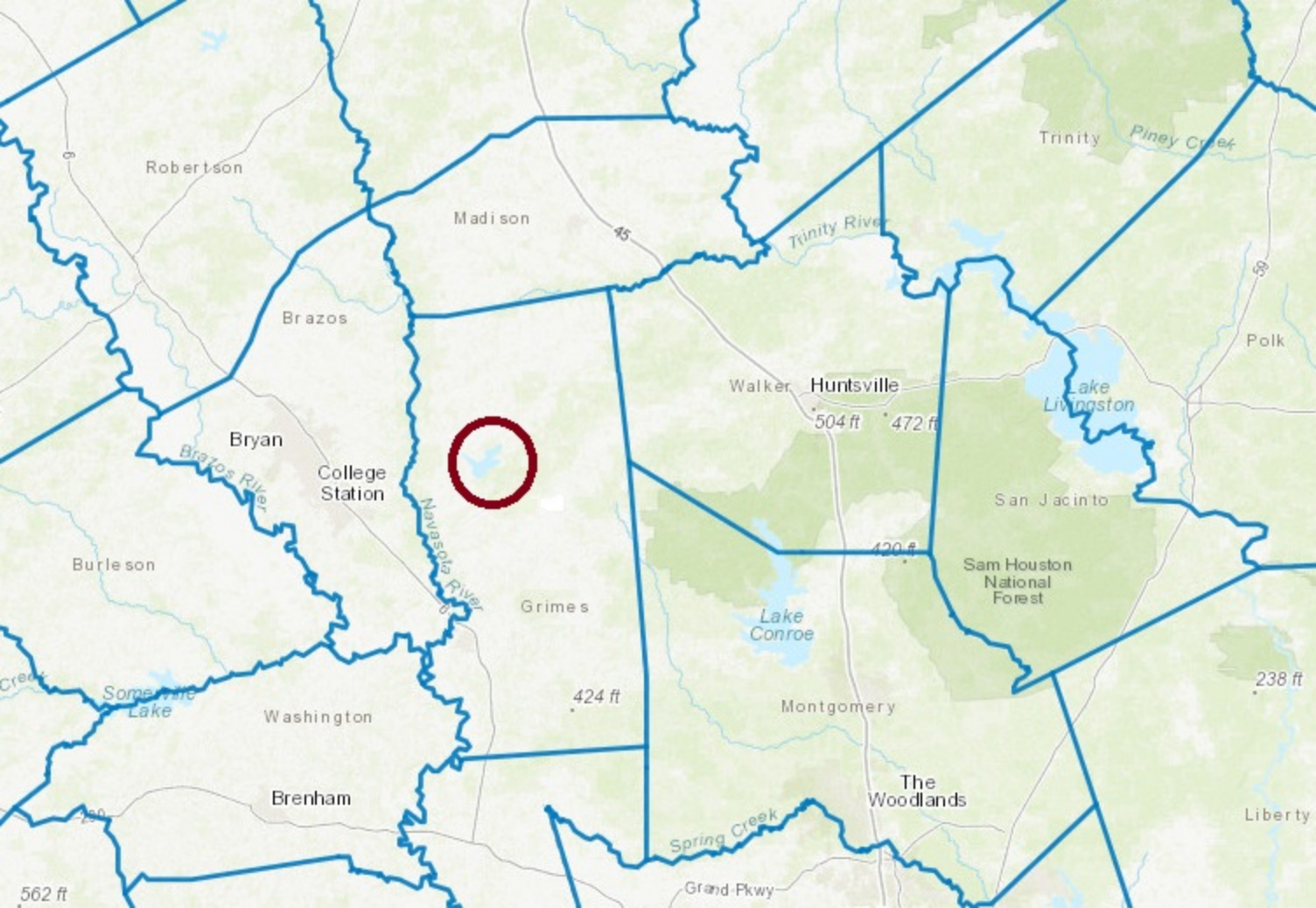
Bays Chapel

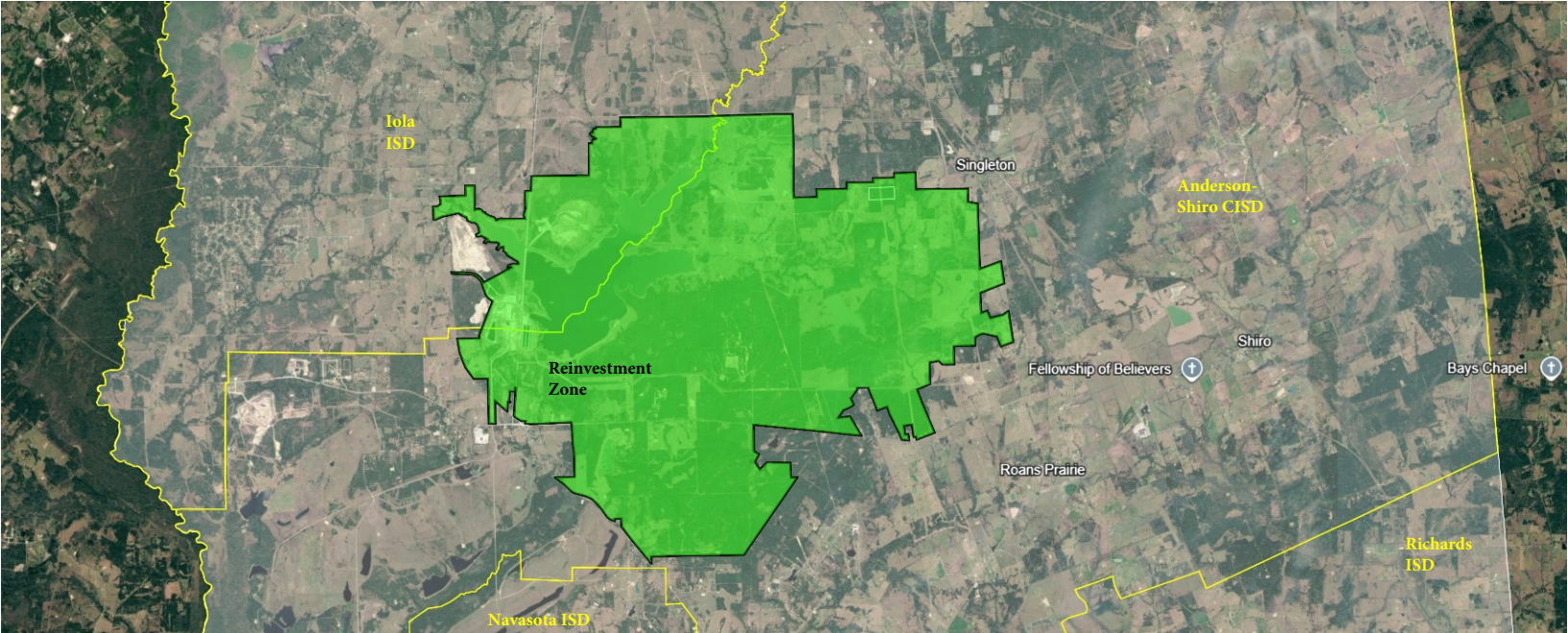
Reinvestment
Zone in
ASCISD

Roans Prairie

Wesley

Walker
County







DESCRIPTION OF ELIGIBLE PROPERTY

(JETI Application – TERAFAFAB) Phase-1

APPLICANT: TERAFAFAB AI, LLC
PROJECT NAME: TERAFAFAB - Advanced Manufacturing Campus
COUNTY: Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro ISD

1. STATUTORY BASIS

Pursuant to the **Texas Jobs, Energy, Technology, and Innovation Act**, “Eligible Property” includes certain tangible real and personal property that is:

- Newly constructed, installed, or acquired
- Located inside the project boundary and reinvestment zone
- Used as part of an eligible project (a manufacturing facility or facility engaged in research, development, or manufacture of high-tech equipment or technology)
- Placed in service after execution of the JETI agreement

2. SUMMARY OF ELIGIBLE PROPERTY

Phase 1 would include the following categories of **Eligible Property**, which would be used as part of the eligible project:

A. Real Property Improvements

- Manufacturing buildings (fab facilities, clean rooms, sub-fabs)
- Supporting administrative and engineering offices
- Warehousing and logistics structures
- Utility infrastructure buildings (central utility plant, substations)
- Space Compute Test Facility
- Water treatment, recycling, and related facilities
- Industrial waste treatment facilities



- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process

B. Business Personal Property

- Semiconductor fabrication tools (lithography, etch, deposition systems)
- Robotics and automated material handling systems (AMHS)
- Process control and metrology equipment
- Cleanroom environmental systems (HVAC, filtration)
- Network switches
- Optical fiber cabling
- Optical transceivers
- Hardware accelerators (AI accelerator)
- High-throughput parallel storage arrays
- HVAC systems
- Cooling distribution units
- Dry cooler arrays
- Centrifuge chillers
- Medium Voltage Electrical Equipment
- Low voltage electrical equipment
- Gas Turbines
- General purpose processors
- Graphic Processing Units
- Utility scale battery storage

C. Utility & Energy Infrastructure

- Space Compute Test Facility
- On-site substations and transformers
- On-site power generation facilities, which are essential and integrated components of the semiconductor manufacturing process
- Backup generation systems
- Water treatment and recycling facilities
- Compressed gas and chemical distribution systems

D. Site Improvements

- Roads, paving, and internal transportation infrastructure
- Drainage, stormwater management systems



- Foundations and support structures for equipment

3. PLACEMENT IN SERVICE SCHEDULE

Anderson-Shiro (ISD)	Phase-1
YEAR	ESTIMATED ELIGIBLE INVESTMENT (\$)
2026	\$123,400,000
2027	\$3,702,246,800
2028	\$6,540,570,200
TOTAL ELIGIBLE INVESTMENT PROPERTY	\$10,366,217,000

4. LOCATION OF ELIGIBLE PROPERTY

All Eligible Property will be located within the project boundary and reinvestment zone and within the jurisdiction of Anderson-Shiro Independent School District.



DESCRIPTION OF INELIGIBLE PROPERTY

(JETI Application – TERA FAB)

APPLICANT: Terafab AI, LLC
PROJECT NAME: TERA FAB - Advanced Manufacturing Campus
COUNTY: Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro Independent School District

EXCLUDED PROPERTY (NON-ELIGIBLE)

The following property is **expressly excluded** from Eligible Property:

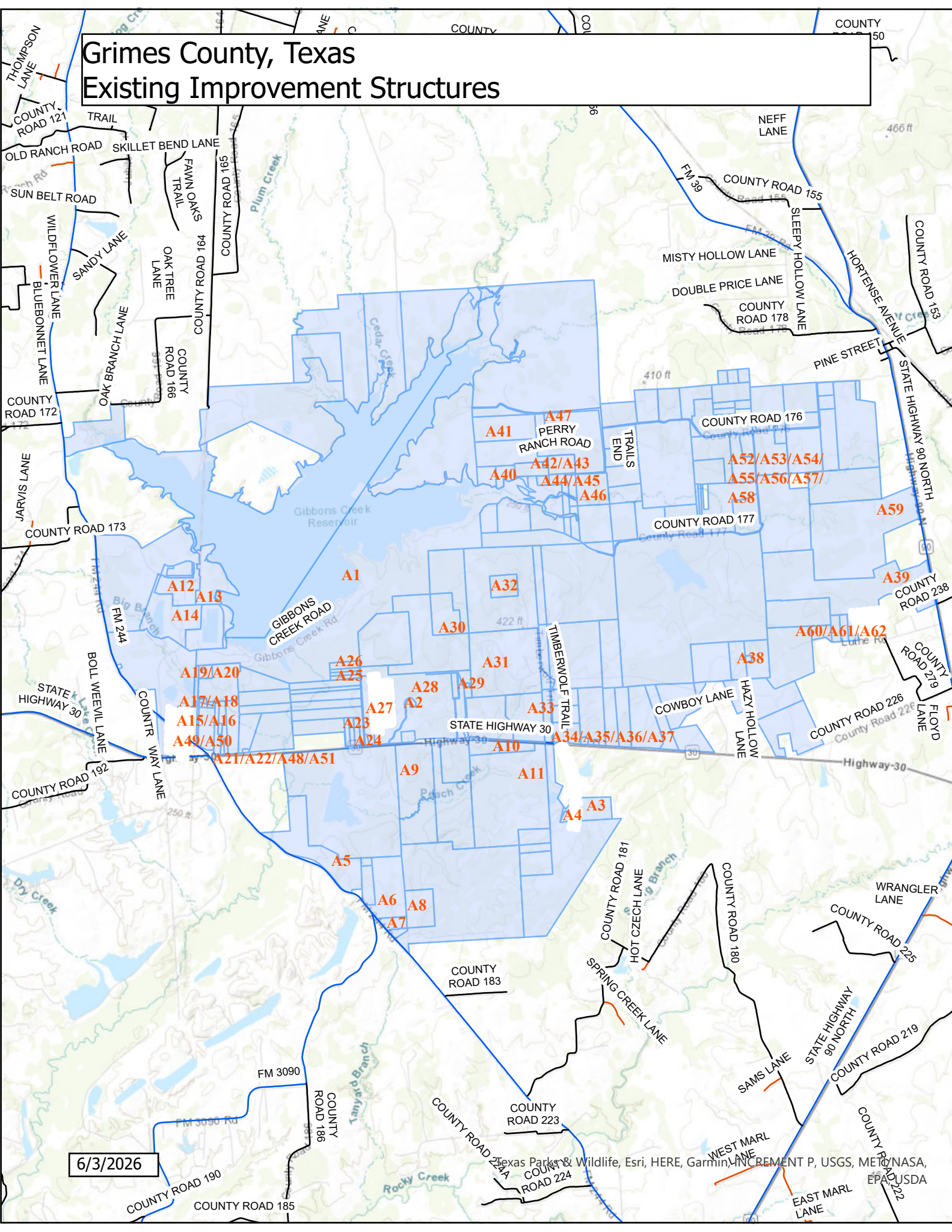
- Land and land acquisition costs
- Inventory
- Property not used as part of the eligible project
- Any existing property located on the land prior to the JETI agreement being entered into

Some land parcels in the proposed reinvestment zone and project boundary contain existing improvements, including residential homes, barns, and similar structures. All of such existing improvements are Excluded Property not eligible for abatement under JETI. If acquired, Applicant would likely demolish such improvements in connection with construction of the proposed facility.

There are also improvements labeled below as “Gibbons Creek Steam Electric Station” and “Gibbons Creek Station.” It’s unclear whether Applicant would use such existing improvements if acquired; however, such would also be Excluded Property not eligible for abatement under JETI.

Included below are pictures of each of these existing improvements and a map showing their general location.

Grimes County, Texas Existing Improvement Structures



6/3/2026

© Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI, NASA, EPA, USDA

Map ID	Property ID	Account No.	Legal Description	Situs Address	2026 Total Assessed Value	Acreage
A1	R11032	15-000-0130	A0015 WM FITZGIBBONS, TRACT 13, ACRES 1987.1, ALSO IN A-15, A-275, A-223, A506, A-470	Gibbons Creek Rd, Anderson, TX 77830	\$5,187,780.00	1,987.1000





A2	R18466	367-000-0170	A0367 P B O'CONNOR, TRACT 17, ACRES 4.857	9791 Hwy 30 Anderson, TX 77830	\$1,628,260.00	4.8570
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A3	R16665	214-000-0065	A0214 M FRAZIER, TRACT 6-5, ACRES 50	7616 Rambling Ln, Anderson, TX 77830	\$182,270.00	50.0000
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A4	R16659	214-000-0020	A0214 M FRAZIER, TRACT 2, ACRES 10.41	7464 Rambling Ln, Anderson, TX 77830	\$487,280.00	10.4100
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A5	R18984	408-000-0040	A0408 U SANDERS, TRACT 4, ACRES 194.747	FM 244 Anderson, TX 77860	\$166,140	194.7470
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A6	R18978	408-000-0010	A0408 U SANDERS, TRACT 1, ACRES 130.78	FM 244 Anderson, TX 77830	\$166,420	130.7800
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A7	R40130	408-000-0051	A0408 U SANDERS, TRACT 5-1, ACRES 20.252	FM 244 Anderson, TX 77830	\$406,120	20.2520
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A8	R72676	393-000-0165	A0393 H W RAGLIN, TRACT 16-5, ACRES 70	<i>Not Available</i>	\$4,060	70.0000
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A9	R18467	367-000-0180	A0367 P B O'CONNOR, TRACT 18, ACRES 163.176	9404 Hwy 30 Anderson, TX 77830	\$177,940	163.1760
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A10	R53301	367-000-0115	A0367 P B O'CONNOR, TRACT 11-5, ACRES 5.64	10516 Hwy 30 Anderson, TX 77830	\$367,740	5.6400
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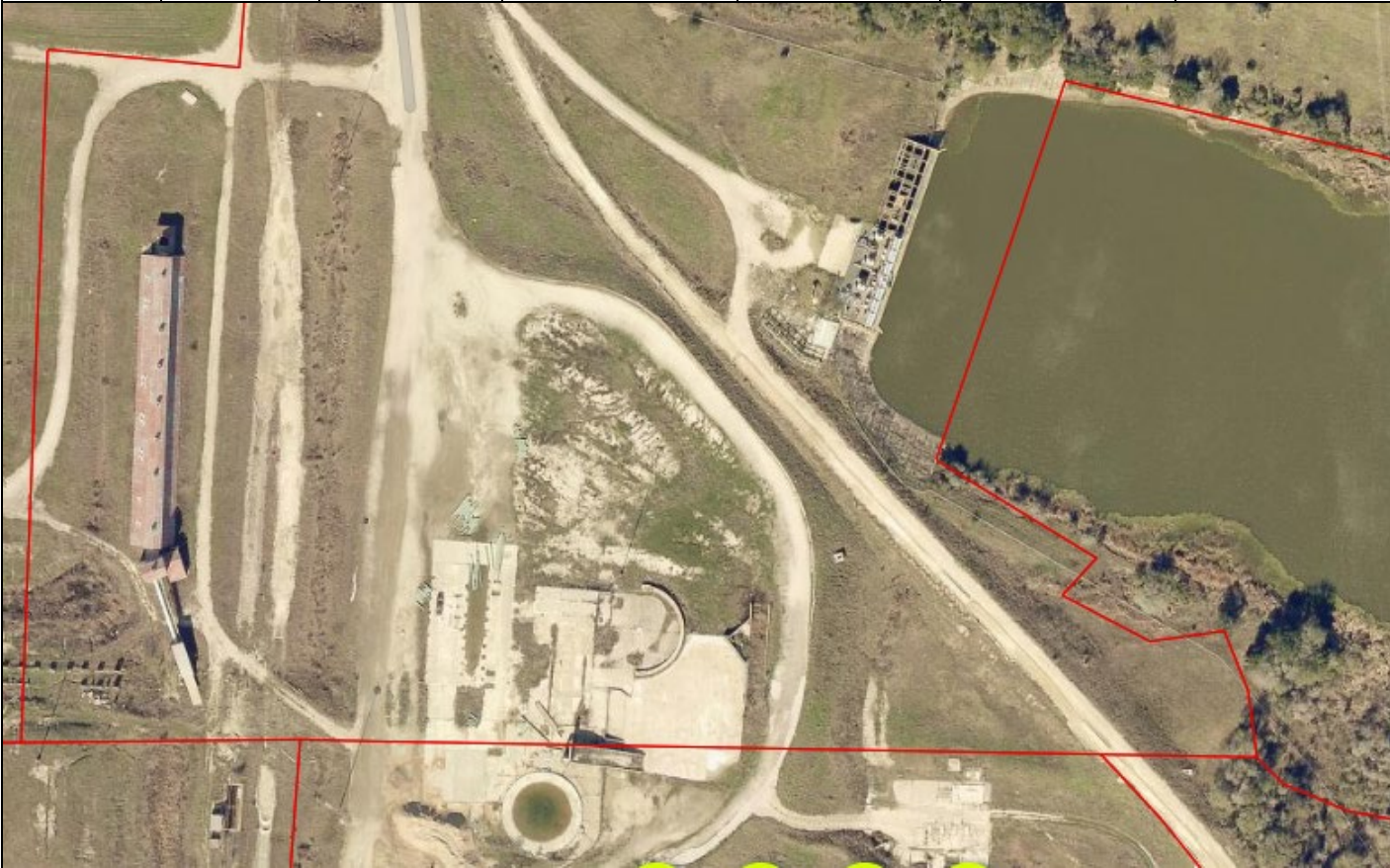
A11	R18458	367-000-0071	A0367 P B O'CONNOR, TRACT 7-1, ACRES 456.61	7941 Rambling Ln Anderson, TX 77830	\$386,410	456.6100
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A12	R76979	223-000-0668	A0223 P GOODBREAD, TRACT 66-8, ACRES 483.798	12824 FM 244 Iola, TX 77861	\$1,931,030	483.7980
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A13	R78357	223-000-0667	A0223 P GOODBREAD, TRACT 66-7, ACRES 97.866	FM 244 Iola, TX 77861	\$261,880	97.8660
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A14	R76980	223-000-0666	A0223 P GOODBREAD, TRACT 66-6, ACRES 144, (TRACT 2A)	FM 244 Iola, TX 77861	\$145,580	144.0000
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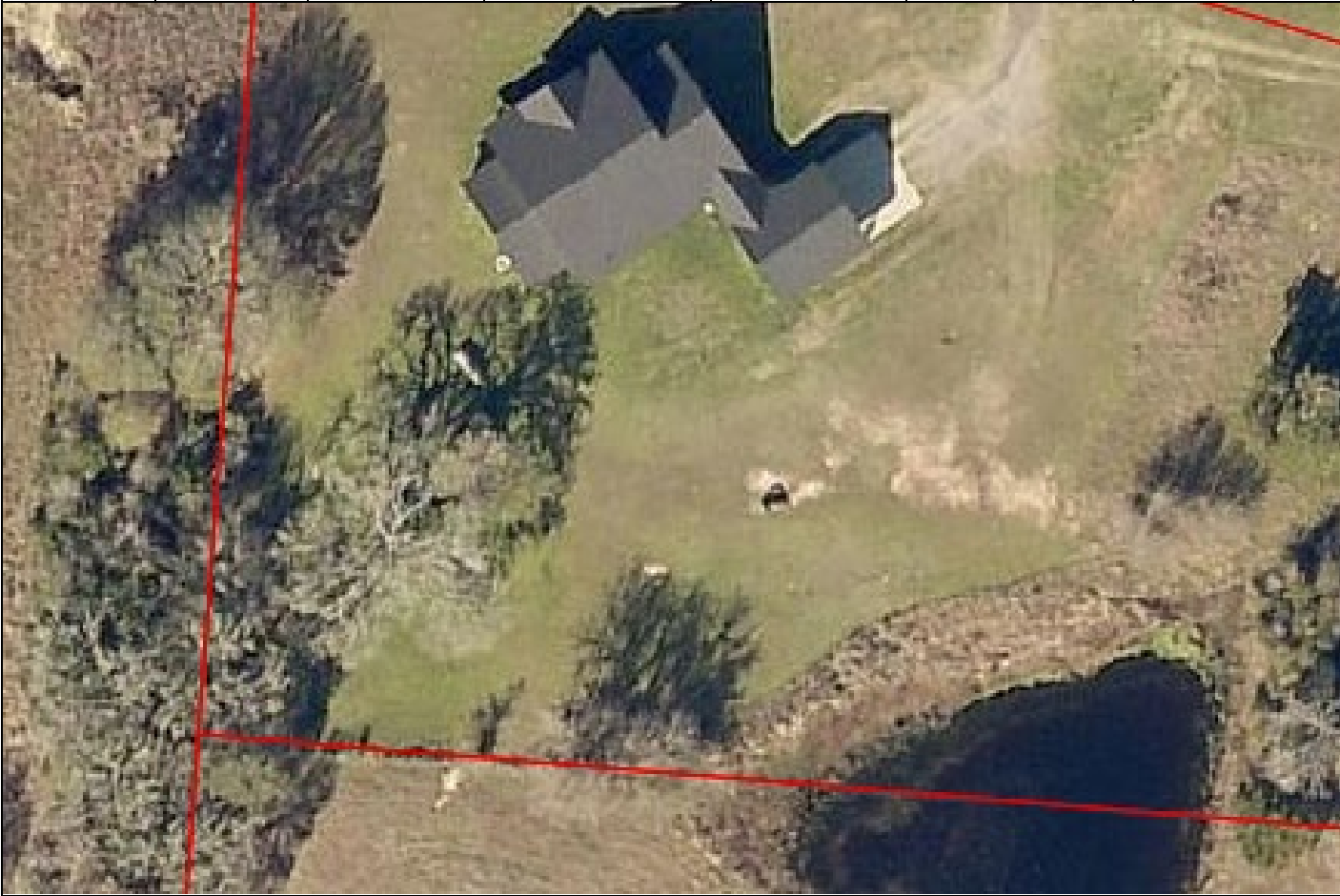
A15	R16926	223-000-0360	A0223 P GOODBREAD, TRACT 36, ACRES 15.43	10452 FM 244 Anderson, TX 77830	\$75,870	15.4300
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A16	R16900	223-000-0050	A0223 P GOODBREAD, TRACT 5, ACRES 19.196	7529 HWY 30 Anderson, TX 77830	\$392,420	19.1960
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A17	R16917	223-000-0221	A0223 P GOODBREAD, TRACT 22-1, ACRES 3.961	8618 CR 171 Anderson, TX 77830	\$660,690	3.9610
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A18	R16916	223-000-0220	A0223 P GOODBREAD, TRACT 22, ACRES 3.961	8618 CR 171 Anderson, TX 77830	\$149,950	3.9610
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A19	R71038	223-000-0045	A0223 P GOODBREAD, TRACT 4-5, ACRES 1	8952 Gibbons Creek Rd Anderson, TX 77830	\$560,310	1.0000
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A20	R59865	223-000-0041	A0223 P GOODBREAD, TRACT 4-1, ACRES 87.66	9028 Gibbons Creed Rd Anderson, TX 77830	\$381,380	87.6600
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A21	R16895	223-000-0020	A0223 P GOODBREAD, TRACT 2, ACRES 41.8896	7729 Hwy 30 Anderson, TX 77830	\$486,700	41.8896
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A22	R16934	223-000-0510	A0223 P GOODBREAD, TRACT 51, ACRES 97.0987	7873 Hwy 30 Anderson, TX 77830	\$892,670	97.0987
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A23	R16929	223-000-0401	A0223 P GOODBREAD, TRACT 40-1, ACRES 9.60	8531 Berger Easement Anderson, TX 77830	\$72,600	9.6000
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A24	R68306	91-000-0025	A0091 WM BERRYMAN, TRACT 2-5, ACRES 2.759	Hwy 30 Anderson, TX 77830	\$264,260	2.7590
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A25	R16910	223-000-0160	A0223 P GOODBREAD, TRACT 16, ACRES 7.25	8991 Berger Easement Anderson, TX 77830	\$411,430	7.2500
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A26	R16921	223-000-0250	A0223 P GOODBREAD, TRACT 25, ACRES 14.50	9107 Berger Easement Anderson, TX 77830	\$257,190	14.5000
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A27	R15521	91-000-0020	A0091 WM BERRYMAN, TRACT 2, ACRES 42.681	Hwy 30 Anderson, TX 77830	\$37,070	42.6810
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A28	R15525	91-000-0070	A0091 WM BERRYMAN, TRACT 7, ACRES 377.863	9791 SH 30 Anderson, TX 77830	\$395,050	377.8630
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A29	R18468	91-000-0100	A0091 WM BERRYMAN, TRACT 10, ACRES 1	10191 Hwy 30 Anderson, TX 77830	\$787,310	1.0000
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A30	R20059	506-000-0020	A0506 G SIDDALL, TRACT 2, ACRES 73.24, (RITZ CABIN)	9657 Timberwolf Trl Anderson, TX 77830	\$91,320	73.2400
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A31	R63073	412-000-0022	A0412 B F SMITH, TRACT 2-2, ACRES 305.61, (CHEN TRACT)	8733 Timberwolf Trl Anderson, TX 77830	\$148,490	305.6100
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A32	R71899	412-000-0021	A0412 B F SMITH, TRACT 2-1, ACRES 40	10965 Timberwolf Trl Anderson, TX 77830	\$403,880	40.0000
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A33	R71900	515-000-0020	A0515 R D PARKER, TRACT 2, ACRES 27.63	8343 Timberwolf Trl Anderson, TX 77830	\$228,660	27.6300
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A34	R16742	219-000-0010	A0219 GEO GALASPY, TRACT 1, ACRES 15.94	11119 Hwy 30 Anderson, TX 77830	\$94,260	15.9400
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A35	R16752	219-000-0130	A0219 GEO GALASPY, TRACT 13, ACRES 4.249	11319 Hwy 30 Anderson, TX 77830	\$421,768	4.2490
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A36	R16747	219-000-0060	A0219 GEO GALASPY, TRACT 6, ACRES 2.03	11401 Hwy 30 Anderson, TX 77830	\$234,580	2.0300
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A37	R16751	219-000-0100	A0219 GEO GALASPY, TRACT 10, ACRES 106.918	Hwy 30 Anderson, TX 77830	\$242,940	106.9180
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A38	R16229	188-000-0091	A0188 A EDSON, TRACT 9-1, ACRES 1	<i>Not Available</i>	\$173,840	1.0000
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A39	R19751	472-000-0140	A0472 B WHITE, TRACT 14, ACRES 431.28	10735 Hwy 90 N, Bedias, TX 77831	\$596,530	431.2800
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A40	R11030	15-000-0110	A0015 WM FITZGIBBONS, TRACT 11, ACRES 73.3	<i>Not Available</i>	\$30,130	73.3000
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A41	R11023	15-000-0030	A0015 WM FITZGIBBONS, TRACT 3, ACRES 106.57	12265 Trails End Ln Bedias, TX 77831	\$340,890	106.5700
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A42	R76745	15-000-0161	A0015 WM FITZGIBBONS, TRACT 16-1, ACRES 2	12783 Perry Ranch Rd Bedias, TX 77831	\$47,040	2.0000
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A43	R11037	15-000-0200	A0015 WM FITZGIBBONS, TRACT 20, ACRES 34.14	12353 Perry Ranch Rd Bedias, TX 77831	\$16,282	34.1400
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A44	R74050	15-000-0203	A0015 WM FITZGIBBONS, TRACT 20-3, ACRES 34.14	12275 Perry Ranch Rd Bedias, TX 77831	\$101,520	34.1400
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A45	R74101	15-000-0208	A0015 WM FITZGIBBONS, TRACT 20-8, ACRES 17.07	12269 Perry Ranch Rd Bedias, TX 77831	\$343,500	17.0700
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A46	R78508	15-000-0042	A0015 WM FITZGIBBONS, TRACT 4-2, ACRES 68.24	CR 177 Bedias, TX 77831	\$5,120	68.2400
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A47	R11022	15-000-0020	A0015 WM FITZGIBBONS, TRACT 2, ACRES 214.6	6663 CR 176 Bedias, TX 77831	\$75,530	214.6000
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A48	R76740	223-000-0022	A0223 P GOODBREAD, TRACT 2-2, ACRES 1.5794	7708 Hwy 30, Anderson, TX 77830	\$280,797	1.5794
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A49	R16918	223-000-0230	A0223 P GOODBREAD, TRACT 23, ACRES 17.472	7475 Hwy 30, Anderson, TX 77830	\$770,960	17.4720
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A50	R77746	223-000-0051	A0223 P GOODBREAD, TRACT 5-1, ACRES 2.859	7523 Hwy 30, Anderson, TX 77830	\$299,480	2.8590
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A51	R16904	223-000-0090	A0223 P GOODBREAD, TRACT 9, ACRES 4	7575 Hwy 30, Anderson, TX 77830	\$365,811	4.0000
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A52	R59051	67-000-0116	A0067 B F ARNOLD, TRACT 11-6, ACRES 89.54	3963 CR 176 Bedias, TX 77831	\$11,469	89.5400
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A53	R15279	67-000-0130	A0067 B F ARNOLD, TRACT 13, ACRES 104.95	3607 CR 176 Bedias, TX 77831	\$144,770	104.9500
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A54	R15271	67-000-0085	A0067 B F ARNOLD, TRACT 8-5, ACRES 217.55	2815 CR 176 Bedias, TX 77831	\$59,840	217.5500
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A55	R38394	67-000-0103	A0067 B F ARNOLD, TRACT 10-3, ACRES 35.06	3448 CR 176 Bedias, TX 77831	\$341,280	35.0600
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A56	R38466	67-000-0112	A0067 B F ARNOLD, TRACT 11-2, ACRES 89.99	3958 CR 176 Bedias, TX 77831	\$221,290	89.9900
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A57	R15275	67-000-0110	A0067 B F ARNOLD, TRACT 11, ACRES 8.92	4126 CR 176 Bedias, TX 77831	\$171,150	8.9200
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A58	R15280	67-000-0140	A0067 B F ARNOLD, TRACT 14, ACRES 1.09	4056 CR 176 Bedias, TX 77831	\$336,260	1.0900
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A59	R19324	431-000-0050	A0431 J SCHROEDER, TRACT 5, ACRES 444.95, (PARTLY IN A-146, A-358, A-360, & A-433)	11563 Hwy 90 N Bedias, TX 77831	\$693,880	444.9500
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A60	R18245	334-000-0070	A0334 J C MASSEY, TRACT 7, ACRES 19.84	4038 Luthe Rd Bedias, TX 77831	\$121,050	19.8400
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A61	R15813	139-000-0030	A0139 BBB & CRR, TRACT 3, ACRES 15.00	3734 Luthe Rd Bedias, TX 77831	\$633,050	15.0000
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A62	R15814	139-000-0040	A0139 BBB & CRR, TRACT 4, SERIAL # HOTX10A03159A, TITLE # 00991967, LABEL # NTA0785902, ACRES 15	3842 Luthe Rd Bedias, TX 77831	\$78,720	15.0000
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			Total Appraised Value		\$25,449,897	7,170.8427 acres
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LIMITATION AS A COMPELLING FACTOR

(JETI Application – TERA FAB)

APPLICANT: TERA FAB AI, LLC
PROJECT NAME: TERA FAB - Advanced Manufacturing
COUNTY: Campus Grimes County, Texas
SCHOOL DISTRICT: Anderson-Shiro ISD

Pursuant to the requirements of the Texas Jobs, Energy, Technology, and Innovation Act, the Applicant hereby affirms that the availability of a limitation on appraised value for school district maintenance and operations (M&O) property taxes is a compelling factor in the decision whether to invest capital and locate the proposed project within the State of Texas and within the jurisdiction of the above-referenced school district.

The Applicant has conducted a multi-state site selection process evaluating potential locations across Texas, Arizona, New Mexico, and Nevada.

Each jurisdiction was assessed based on:

- Total tax burden (property, franchise, sales/use)
- Availability of infrastructure (power, water, fiber)
- Workforce availability and training incentives
- Speed-to-market and permitting timelines

While Texas offers strategic advantages in infrastructure and workforce, property tax exposure—particularly school district M&O taxes—represents the single largest recurring cost differential between Texas and competing jurisdictions.

The limitation would reduce the effective tax burden by approximately ~48%, materially impacting the internal rate of return (IRR), net present value, payback period for capital investment.



The Applicant's internal investment committee applies a disciplined capital allocation model requiring minimum IRR thresholds, competitive benchmarking against alternative sites, and sensitivity analysis on tax exposure.

Absent the limitation, the project IRR would fall below the minimum investment threshold, and competing jurisdictions (e.g., Arizona) would present a more favorable after-tax return, in which case the project would likely be relocated outside Texas.

The Applicant certifies that the limitation on appraised value directly influences the site selection decision, without the limitation, the project would not be located in the selected Texas school district, the limitation is a determinative factor, not merely an ancillary benefit.

This certification is made in good faith and is consistent with internal financial models, executive decision-making materials, and board-level approvals.

- Board resolutions or investment committee approvals
- Comparative state tax burden analysis
- Financial models showing IRR sensitivity to property taxes
- Third-party site selection consultant reports
- Executive affidavits

Additional information has been provided confidentially in support of the compelling factor analysis.

Economic Benefit Statement for Terafab - Phase 1 ASCISD in Grimes County, TX

May 22, 2026

Prepared by:

Impact DataSource, LLC
7500 Rialto Blvd
Building 1 Suite 250
Austin, Texas 78735
(512) 524-0892
www.impactdatasource.com



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An Economic Benefit Statement for Terafab - Phase 1 ASCISD

Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, Austin, Texas. The analysis estimates the potential economic benefits to be generated by Terafab - Phase 1 ASCISD in Grimes County, Texas for the project's Jobs, Energy, Technology and Innovation (JETI) application. The economic benefits include economic impacts - measured by revenues (or output), jobs, and salaries in the state and local region. In addition, the benefits include estimated state and local tax revenues supported by the company, its employees, and other businesses economically linked to the project throughout the state. In total, this analysis covers a 38-year period beginning with 3 years of building construction, a 10-year incentive period, and an additional period of 25 years as required by Tex. Gov't Code § 403.608 (b).

<u>Years</u>	<u>Period</u>
2026-2028	Construction
2029-2038	Incentive Period
2039-2063	Additional 25 Years

A Description of the Facility and Its Operations

Terafab is a planned semiconductor fabrication plant by SpaceX. The current plans involve four phases and a combined total investment of \$119 billion.

This economic benefit statement evaluates the impacts of the portion of the Phase 1 investment occurring within Anderson-Shiro CISD.

Timeline for Permanent Employment and Investment

The facility's timeline for total jobs to be created and investment over the next 38 years will be as follows:

Table 1 Timeline for Permanent Employment and Investment					
Year	Number of New Workers to be Hired Each Year		Buildings and Other Real Property Improvements	Machinery & Equipment	Total JETI Investment
2026	0	<i>Construction</i>	\$48,597,613	\$74,802,387	\$123,400,000
2027	0	<i>Construction</i>	\$1,458,025,597	\$2,244,221,203	\$3,702,246,800
2028	0	<i>Construction</i>	\$2,575,819,302	\$3,964,750,898	\$6,540,570,200
2029	617	<i>Incentive Year 1</i>	\$0	\$0	\$0
2030	0	<i>Incentive Year 2</i>	\$0	\$0	\$0
2031	0	<i>Incentive Year 3</i>	\$0	\$0	\$0
2032	0	<i>Incentive Year 4</i>	\$0	\$0	\$0
2033	0	<i>Incentive Year 5</i>	\$0	\$0	\$0
2034	0	<i>Incentive Year 6</i>	\$0	\$0	\$0
2035	0	<i>Incentive Year 7</i>	\$0	\$0	\$0
2036	0	<i>Incentive Year 8</i>	\$0	\$0	\$0
2037	0	<i>Incentive Year 9</i>	\$0	\$0	\$0
2038	0	<i>Incentive Year 10</i>	\$0	\$0	\$0
2039	0		\$0	\$0	\$0
2040	0		\$0	\$0	\$0
2041	0		\$0	\$0	\$0
2042	0		\$0	\$0	\$0
2043	0		\$0	\$0	\$0
2044	0		\$0	\$0	\$0
2045	0		\$0	\$0	\$0
2046	0		\$0	\$0	\$0
2047	0		\$0	\$0	\$0
2048	0		\$0	\$0	\$0
2049	0		\$0	\$0	\$0
2050	0		\$0	\$0	\$0
2051	0		\$0	\$0	\$0
2052	0		\$0	\$0	\$0
2053	0		\$0	\$0	\$0
2054	0		\$0	\$0	\$0
2055	0		\$0	\$0	\$0
2056	0		\$0	\$0	\$0

Table 1 continued on the next page

Table 1 - Continued Timeline for Permanent Employment and Investment				
Year	Number of New Workers to be Hired Each Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total JETI Investment
2057	0	\$0	\$0	\$0
2058	0	\$0	\$0	\$0
2059	0	\$0	\$0	\$0
2060	0	\$0	\$0	\$0
2061	0	\$0	\$0	\$0
2062	0	\$0	\$0	\$0
2063	0	\$0	\$0	\$0
<u>Total</u>	<u>617</u>	<u>\$4.08 B</u>	<u>\$6.28 B</u>	<u>\$10.37 B</u>

Total Capital Investment and Total Employment

The facility's proposed capital investment and total employment will be as follows:

Table 2 Total Capital Investment and Employment	
Total Capital Investment	\$10,366,217,000
Total Employment	617

Estimated Increase in Appraised Value of Property Attributable to the Project

The estimated increase in appraised value of the facility's investment over the next 38 years is shown below. The table focuses on the appraised value of the investment as defined by the Jobs, Energy, Technology and Innovation (JETI) program. This property is expected to be eligible for the value limitation.

Table 3			
Appraised Value of the Facility's Investment			
Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total Appraised Value of Investment
2026	\$0	\$0	\$0
2027	\$24,298,807	\$59,841,909	\$84,140,716
2028	\$753,311,605	\$1,840,258,395	\$2,593,570,000
2029	\$2,041,221,256	\$4,548,254,395	\$6,589,475,651
2030	\$2,653,587,633	\$3,291,499,498	\$5,945,087,130
2031	\$2,573,980,004	\$2,042,224,839	\$4,616,204,842
2032	\$2,496,760,604	\$1,017,372,300	\$3,514,132,904
2033	\$2,421,857,786	\$396,475,090	\$2,818,332,875
2034	\$2,349,202,052	\$0	\$2,349,202,052
2035	\$2,278,725,990	\$0	\$2,278,725,990
2036	\$2,210,364,211	\$0	\$2,210,364,211
2037	\$2,144,053,284	\$0	\$2,144,053,284
2038	\$2,079,731,686	\$0	\$2,079,731,686
2039	\$2,017,339,735	\$0	\$2,017,339,735
2040	\$1,956,819,543	\$0	\$1,956,819,543
2041	\$1,898,114,957	\$0	\$1,898,114,957
2042	\$1,841,171,508	\$0	\$1,841,171,508
2043	\$1,785,936,363	\$0	\$1,785,936,363
2044	\$1,732,358,272	\$0	\$1,732,358,272
2045	\$1,680,387,524	\$0	\$1,680,387,524
2046	\$1,629,975,898	\$0	\$1,629,975,898
2047	\$1,581,076,621	\$0	\$1,581,076,621
2048	\$1,533,644,323	\$0	\$1,533,644,323
2049	\$1,487,634,993	\$0	\$1,487,634,993
2050	\$1,443,005,943	\$0	\$1,443,005,943
2051	\$1,399,715,765	\$0	\$1,399,715,765
2052	\$1,357,724,292	\$0	\$1,357,724,292
2053	\$1,316,992,563	\$0	\$1,316,992,563
2054	\$1,277,482,786	\$0	\$1,277,482,786
2055	\$1,239,158,303	\$0	\$1,239,158,303

Table 3 continued on the next page

Table 3 - Continued			
Appraised Value of the Facility's Investment			
Year	Buildings and Other Real Property Improvements	Machinery & Equipment	Total Appraised Value of Investment
2056	\$1,201,983,554	\$0	\$1,201,983,554
2057	\$1,165,924,047	\$0	\$1,165,924,047
2058	\$1,130,946,326	\$0	\$1,130,946,326
2059	\$1,097,017,936	\$0	\$1,097,017,936
2060	\$1,064,107,398	\$0	\$1,064,107,398
2061	\$1,032,184,176	\$0	\$1,032,184,176
2062	\$1,001,218,651	\$0	\$1,001,218,651
2063	\$971,182,091	\$0	\$971,182,091

*Appraised Value Assumptions:
Company's projections*

Estimated Ad Valorem Taxes Imposed by Each Taxing Unit on the Investment

The prospective site is located in Grimes County subject to the following property tax rates:

Table 4		
Taxing Units and Tax Rates (Per \$100 of Taxable Value) at Proposed Site		
City:	N/A	0.000000
County:	Grimes County	0.423077
School:	Anderson-Shiro CISD	0.924300
	<i>M&O Rate:</i>	<i>0.65060</i>
	<i>I&S Rate:</i>	<i>0.27370</i>
Total Rate		<u>1.347377</u>

The estimated ad valorem taxes to be collected by each taxing unit on the eligible investment is summarized in the table below and shown in detail on the following pages.

Table 5 Ad Valorem Taxes for Each Taxing Unit on the Investment Over the Next 38 Years		
City:	N/A	\$0
County:	Grimes County	\$309,125,969
School:	Anderson-Shiro CISD	\$545,553,111
	M&O Taxes:	\$345,571,127
	I&S Taxes:	\$199,981,984
<u>Total</u>		<u>\$854,679,080</u>

It is important to note these property tax calculations reflect the expected taxes on the company's eligible investment. The company may pay additional property taxes on land and inventories and those taxes are detailed separately in the "Local Area Benefits: Economic Impact & Tax Revenue" section of this report.

Table 6 Ad Valorem Taxes for School District on Investment: Anderson-Shiro CISD							
Year	Taxable Value of Eligible Property for M&O Tax*	M&O Tax Rate	M&O Taxes	Taxable Value of Property for I&S Tax**	I&S Tax Rate	I&S Taxes	Total School District Taxes
2026	\$0	0.65060	\$0	\$0	0.27370	\$0	\$0
2027	\$0	0.65060	\$0	\$84,140,716	0.27370	\$230,293	\$230,293
2028	\$0	0.65060	\$0	\$2,593,570,000	0.27370	\$7,098,601	\$7,098,601
2029	\$3,294,737,826	0.65060	\$21,435,564	\$6,589,475,651	0.27370	\$18,035,395	\$39,470,959
2030	\$2,972,543,565	0.65060	\$19,339,368	\$5,945,087,130	0.27370	\$16,271,703	\$35,611,072
2031	\$2,308,102,421	0.65060	\$15,016,514	\$4,616,204,842	0.27370	\$12,634,553	\$27,651,067
2032	\$1,757,066,452	0.65060	\$11,431,474	\$3,514,132,904	0.27370	\$9,618,182	\$21,049,656
2033	\$1,409,166,438	0.65060	\$9,168,037	\$2,818,332,875	0.27370	\$7,713,777	\$16,881,814
2034	\$1,174,601,026	0.65060	\$7,641,954	\$2,349,202,052	0.27370	\$6,429,766	\$14,071,720
2035	\$1,139,362,995	0.65060	\$7,412,696	\$2,278,725,990	0.27370	\$6,236,873	\$13,649,569
2036	\$1,105,182,105	0.65060	\$7,190,315	\$2,210,364,211	0.27370	\$6,049,767	\$13,240,082
2037	\$1,072,026,642	0.65060	\$6,974,605	\$2,144,053,284	0.27370	\$5,868,274	\$12,842,879
2038	\$1,039,865,843	0.65060	\$6,765,367	\$2,079,731,686	0.27370	\$5,692,226	\$12,457,593
2039	\$2,017,339,735	0.65060	\$13,124,812	\$2,017,339,735	0.27370	\$5,521,459	\$18,646,271
2040	\$1,956,819,543	0.65060	\$12,731,068	\$1,956,819,543	0.27370	\$5,355,815	\$18,086,883
2041	\$1,898,114,957	0.65060	\$12,349,136	\$1,898,114,957	0.27370	\$5,195,141	\$17,544,277
2042	\$1,841,171,508	0.65060	\$11,978,662	\$1,841,171,508	0.27370	\$5,039,286	\$17,017,948
2043	\$1,785,936,363	0.65060	\$11,619,302	\$1,785,936,363	0.27370	\$4,888,108	\$16,507,410

Table 6 continued on the next page

Table 6 - Continued
Ad Valorem Taxes for School District on Investment: Anderson-Shiro CISD

Year	Taxable Value of Eligible Property for M&O Tax*	M&O Tax Rate	M&O Taxes	Taxable Value of Property for I&S Tax**	I&S Tax Rate	I&S Taxes	Total School District Taxes
2044	\$1,732,358,272	0.65060	\$11,270,723	\$1,732,358,272	0.27370	\$4,741,465	\$16,012,188
2045	\$1,680,387,524	0.65060	\$10,932,601	\$1,680,387,524	0.27370	\$4,599,221	\$15,531,822
2046	\$1,629,975,898	0.65060	\$10,604,623	\$1,629,975,898	0.27370	\$4,461,244	\$15,065,867
2047	\$1,581,076,621	0.65060	\$10,286,484	\$1,581,076,621	0.27370	\$4,327,407	\$14,613,891
2048	\$1,533,644,323	0.65060	\$9,977,890	\$1,533,644,323	0.27370	\$4,197,585	\$14,175,474
2049	\$1,487,634,993	0.65060	\$9,678,553	\$1,487,634,993	0.27370	\$4,071,657	\$13,750,210
2050	\$1,443,005,943	0.65060	\$9,388,197	\$1,443,005,943	0.27370	\$3,949,507	\$13,337,704
2051	\$1,399,715,765	0.65060	\$9,106,551	\$1,399,715,765	0.27370	\$3,831,022	\$12,937,573
2052	\$1,357,724,292	0.65060	\$8,833,354	\$1,357,724,292	0.27370	\$3,716,091	\$12,549,446
2053	\$1,316,992,563	0.65060	\$8,568,354	\$1,316,992,563	0.27370	\$3,604,609	\$12,172,962
2054	\$1,277,482,786	0.65060	\$8,311,303	\$1,277,482,786	0.27370	\$3,496,470	\$11,807,773
2055	\$1,239,158,303	0.65060	\$8,061,964	\$1,239,158,303	0.27370	\$3,391,576	\$11,453,540
2056	\$1,201,983,554	0.65060	\$7,820,105	\$1,201,983,554	0.27370	\$3,289,829	\$11,109,934
2057	\$1,165,924,047	0.65060	\$7,585,502	\$1,165,924,047	0.27370	\$3,191,134	\$10,776,636
2058	\$1,130,946,326	0.65060	\$7,357,937	\$1,130,946,326	0.27370	\$3,095,400	\$10,453,337
2059	\$1,097,017,936	0.65060	\$7,137,199	\$1,097,017,936	0.27370	\$3,002,538	\$10,139,737
2060	\$1,064,107,398	0.65060	\$6,923,083	\$1,064,107,398	0.27370	\$2,912,462	\$9,835,545
2061	\$1,032,184,176	0.65060	\$6,715,390	\$1,032,184,176	0.27370	\$2,825,088	\$9,540,478
2062	\$1,001,218,651	0.65060	\$6,513,929	\$1,001,218,651	0.27370	\$2,740,335	\$9,254,264
2063	\$971,182,091	0.65060	\$6,318,511	\$971,182,091	0.27370	\$2,658,125	\$8,976,636
Total			\$345,571,127			\$199,981,984	\$545,553,111

* Taxable Value of Eligible Property for M&O Tax is equal to 50% of the appraised or market value of the investment property during the 10-year incentive period and equal to the appraised or market value thereafter.

** Taxable Value of Property for I&S Tax is equal to the appraised or market value of the investment property.

Table 7				
Ad Valorem Taxes for Other Taxing Units on Investment				
Year	N/A 0.000000	Grimes County 0.423077	Other Local Districts 0.000000	Total
2026	\$0	\$0	\$0	\$0
2027	\$0	\$355,980	\$0	\$355,980
2028	\$0	\$10,972,798	\$0	\$10,972,798
2029	\$0	\$27,878,556	\$0	\$27,878,556
2030	\$0	\$25,152,296	\$0	\$25,152,296
2031	\$0	\$19,530,101	\$0	\$19,530,101
2032	\$0	\$14,867,488	\$0	\$14,867,488
2033	\$0	\$11,923,718	\$0	\$11,923,718
2034	\$0	\$9,938,934	\$0	\$9,938,934
2035	\$0	\$9,640,766	\$0	\$9,640,766
2036	\$0	\$9,351,543	\$0	\$9,351,543
2037	\$0	\$9,070,996	\$0	\$9,070,996
2038	\$0	\$8,798,866	\$0	\$8,798,866
2039	\$0	\$8,534,900	\$0	\$8,534,900
2040	\$0	\$8,278,853	\$0	\$8,278,853
2041	\$0	\$8,030,488	\$0	\$8,030,488
2042	\$0	\$7,789,573	\$0	\$7,789,573
2043	\$0	\$7,555,886	\$0	\$7,555,886
2044	\$0	\$7,329,209	\$0	\$7,329,209
2045	\$0	\$7,109,333	\$0	\$7,109,333
2046	\$0	\$6,896,053	\$0	\$6,896,053
2047	\$0	\$6,689,172	\$0	\$6,689,172
2048	\$0	\$6,488,496	\$0	\$6,488,496
2049	\$0	\$6,293,841	\$0	\$6,293,841
2050	\$0	\$6,105,026	\$0	\$6,105,026
2051	\$0	\$5,921,875	\$0	\$5,921,875
2052	\$0	\$5,744,219	\$0	\$5,744,219
2053	\$0	\$5,571,893	\$0	\$5,571,893
2054	\$0	\$5,404,736	\$0	\$5,404,736
2055	\$0	\$5,242,594	\$0	\$5,242,594
2056	\$0	\$5,085,316	\$0	\$5,085,316
2057	\$0	\$4,932,756	\$0	\$4,932,756
2058	\$0	\$4,784,774	\$0	\$4,784,774
2059	\$0	\$4,641,231	\$0	\$4,641,231
2060	\$0	\$4,501,994	\$0	\$4,501,994

Table 7 continued on the next page

Table 7 - Continued				
Ad Valorem Taxes for Other Taxing Units on Investment				
Year	N/A 0.000000	Grimes County 0.423077	Other Local Districts 0.000000	Total
2061	\$0	\$4,366,934	\$0	\$4,366,934
2062	\$0	\$4,235,926	\$0	\$4,235,926
2063	\$0	\$4,108,848	\$0	\$4,108,848
<u>Total</u>	<u>\$0</u>	<u>\$309,125,969</u>	<u>\$0</u>	<u>\$309,125,969</u>

Note: Taxable Value of Property for these taxing units is equal to the appraised or market value of the investment property.

Total Impact on Gross Domestic Product and Personal Income in the State

The project's construction and on-going operations will generate new revenues for businesses in the state and increase the gross domestic product of the state. Additionally, these activities will support employment and increase personal income in the state.

The economic output represents gross revenues of businesses impacted by the project. Indirect businesses reflect suppliers to the project and induced businesses reflect business serving employees supported by the project.

State Economic Output During Construction

The economic impact/increase in gross state product during construction of buildings and improvements will be as follows:

	Direct	Indirect & Induced	Total
Economic output / increase in gross area product	\$2.65 B	\$3.84 B	\$6.49 B
Construction employment (annual average)	4,921	6,397	11,318
Payroll / increase in state personal income	\$1.06 B	\$1.07 B	\$2.13 B

State Economic Impacts During the Facility's Operations

The total annual economic output/increase in gross state product during the facility's operations is shown below along with the employment and payroll supported in the state economy.

Table 9			
Total Economic Impact During the Facility's Operations in the State of Texas			
		Annually at Full Operations in 2029	38-Year Total
Economic output / increase in gross state product:			
	Direct	\$301.43 M	\$15.07 B
	Indirect & Induced	\$275.77 M	\$13.79 B
	<u>Total</u>	<u>\$577.20 M</u>	<u>\$28.86 B</u>
Employment:			
	Direct	617	617
	Indirect & Induced	1,568	1,568
	<u>Total</u>	<u>2,185</u>	<u>2,185</u>
Payroll / increase in state personal income:			
	Direct	\$98.21 M	\$4.91 B
	Indirect & Induced	\$82.07 M	\$4.10 B
	<u>Total</u>	<u>\$180.28 M</u>	<u>\$9.01 B</u>

Additional information and year-by-year calculations for state impacts summarized above can be found in the "State of Texas Benefits: Economic Impact & Tax Revenue" section of this report.

Impact on Gross Revenues and Employment of Local Businesses

The project's construction and on-going operations will generate new revenues for local businesses and support local employment. The tables below summarize these local economic impacts within Grimes County.

The economic output represents gross revenues of businesses impacted by the project. Indirect businesses reflect suppliers to the project and induced businesses reflect business serving employees supported by the project.

Local Economic Output During Construction

The economic impact/increase in gross area product during construction of buildings and improvements will be as follows:

	Direct	Indirect & Induced	Total
Economic output / increase in gross area product	\$2.65 B	\$0.90 B	\$3.55 B
Construction employment (annual average)	4,921	1,411	6,332
Payroll / increase in county personal income	\$1.06 B	\$0.22 B	\$1.28 B

Local Economic Impacts During the Facility's Operations

The total annual economic output/increase in gross area product during the facility's operations is shown below along with the employment and payroll supported in the Grimes County economy.

Table 11			
Total Economic Impact During the Facility's Operations in Grimes County			
		Annually at Full Operations in 2029	38-Year Total
Economic output / increase in gross area product:			
	Direct	\$301.43 M	\$15.07 B
	Indirect & Induced	\$49.92 M	\$2.50 B
	<u>Total</u>	<u>\$351.34 M</u>	<u>\$17.57 B</u>
Employment:			
	Direct	617	617
	Indirect & Induced	285	285
	<u>Total</u>	<u>902</u>	<u>902</u>
Payroll/Personal Income:			
	Direct	\$98.21 M	\$4.91 B
	Indirect & Induced	\$16.72 M	\$0.84 B
	<u>Total</u>	<u>\$114.93 M</u>	<u>\$5.75 B</u>

Additional information and year-by-year calculations for state impacts summarized above can be found in the "Local Area Benefits: Economic Impact & Tax Revenue" section of this report.

The State and Local Tax Revenues Generated as a Result of the Project

During construction, the State of Texas and local jurisdictions will receive the following tax revenues:

	Sales Tax Collections	Franchise Tax Collections	Other Taxes and Revenues	Total Tax Revenues
State of Texas	\$113,140,667	\$4,868,803	\$35,585,421	\$153,594,891
Nearby Cities	\$2,715,376	\$0	\$0	\$2,715,376
Grimes County	\$905,125	\$0	\$0	\$905,125
Total	\$116,761,169	\$4,868,803	\$35,585,421	\$157,215,392

The state and local tax revenues from the facility's operations over the 38-year period is shown below.

	Sales Tax Collections	Hotel Taxes	Franchise Tax Collections	Other Taxes and Revenues	Property Taxes*	Total Tax Revenues
State of Texas	\$164,499,378	\$0	\$21,642,657	\$144,218,311	\$0	\$330,360,347
Nearby Cities	\$3,947,985	\$0	\$0	\$0	\$0	\$3,947,985
Grimes County	\$1,315,995	\$0	\$0	\$0	\$309,125,969	\$310,441,964
Anderson-Shiro CISD	\$0	\$0	\$0	\$0	\$545,553,111	\$545,553,111
Total	\$169,763,358	\$0	\$21,642,657	\$144,218,311	\$854,679,080	\$1,190,303,407

* Property taxes include both taxes on the facilities JETI investment as well as the taxable land and inventories. See the Local Area Benefits section for more detail.

Additional information and year-by-year calculations for state and local tax revenues summarized above can be found in the State of Texas and Local Area Benefits sections of this report.

Direct vs. Indirect Tax Revenues Generated as a Result of the Project

The tables below break down tax revenues during construction and operations, showing direct and indirect taxes. The first table covers construction, and the second focuses on operations.

Table 14			
Direct vs. Indirect Tax Revenues for the State & Local Taxing Units During Construction			
	Direct Taxes	Indirect Taxes	Total Tax Revenues
State of Texas	\$78,559,511	\$75,035,380	\$153,594,891
Local Districts	\$2,513,904	\$1,106,597	\$3,620,501
<u>Total</u>	<u>\$81,073,416</u>	<u>\$76,141,977</u>	<u>\$157,215,392</u>

Table 15			
Direct vs. Indirect Tax Revenues for the State & Local Taxing Units During Operations			
	Direct Taxes	Indirect Taxes	Total Tax Revenues
State of Texas	\$20,720,771	\$309,639,575	\$330,360,347
Local Districts	\$854,980,473	\$4,962,587	\$859,943,061
<u>Total</u>	<u>\$875,701,245</u>	<u>\$314,602,162</u>	<u>\$1,190,303,407</u>

Direct taxes are the estimated taxes paid by the company. These taxes primarily include the sales taxes paid on taxable purchases or sales, the estimated franchise taxes paid by the company, and property taxes paid by the company. Indirect taxes include all other taxes expected to be supported by the construction and on-going operations of the facility. Indirect taxes include sales taxes paid by the company's workers and by workers of indirect and induced businesses as well as other revenues detailed throughout the report.

Additional information and year-by-year calculations for tax revenues summarized above can be found in the State of Texas and Local Area Benefits sections of this report.

Development of Complementary Businesses or Industries in the State

The company's operations will draw on suppliers throughout the state and drive expansion in complementary businesses. Although the specific businesses are not known at this time, the expansion of industries affected by the company and its employees is show below based on the impact by industry.

	New Spending	Percent of Total
Agriculture, forestry, fishing and hunting	\$1,416,859	0.5%
Mining, quarrying, and oil and gas extraction	\$2,200,653	0.8%
Utilities	\$11,515,744	4.2%
Construction	\$3,738,095	1.4%
Durable goods manufacturing	\$21,192,587	7.7%
Nondurable goods manufacturing	\$17,997,119	6.5%
Wholesale trade	\$18,750,767	6.8%
Retail trade	\$19,594,853	7.1%
Transportation and warehousing	\$10,912,826	4.0%
Information	\$9,616,551	3.5%
Finance and insurance	\$26,558,563	9.6%
Real estate and rental and leasing	\$40,546,273	14.7%
Professional, scientific, and technical services	\$19,836,021	7.2%
Management of companies and enterprises	\$8,380,568	3.0%
Administrative & support & waste mgmt & remediation svcs	\$11,967,933	4.3%
Educational services	\$3,466,782	1.3%
Health care and social assistance	\$23,996,159	8.7%
Arts, entertainment, and recreation	\$2,230,799	0.8%
Accommodation	\$2,110,215	0.8%
Food services and drinking places	\$9,164,362	3.3%
Other services	\$10,581,221	3.8%
Total	\$275,774,949	100.0%

The industries most affected by the project will include:

1. Real estate and rental and leasing
2. Finance and insurance
3. Health care and social assistance
4. Durable goods manufacturing
5. Professional, scientific, and technical services

State of Texas Benefits Economic Impact & Tax Revenue

State of Texas Economic Impacts During Construction

The facility plans to spend the following estimated amounts on construction at the facility:

Table 17 Construction Costs	
Year	Construction Costs
2026	\$31,588,449
2027	\$947,716,638
2028	\$1,674,282,546
2029	\$0
2030	\$0
<u>Total</u>	<u>\$2,653,587,633</u>

Construction Economic Output/Increase in Gross State Product

The facility's construction project will provide direct, indirect and induced economic output/increase in gross state product, as shown below.

Table 18 Economic Output/Increase in Gross State Product During Construction			
Year	Direct Construction Output	Indirect & Induced Output	Total Output
2026	\$31,588,449	\$45,689,532	\$77,277,981
2027	\$947,716,638	\$1,370,777,345	\$2,318,493,983
2028	\$1,674,282,546	\$2,421,682,275	\$4,095,964,821
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
<u>Total</u>	<u>\$2,653,587,633</u>	<u>\$3,838,149,152</u>	<u>\$6,491,736,785</u>

An explanation of the multipliers used to calculate indirect and induced impacts is included later in this report.

Construction Employment

The estimated number of construction workers for a hypothetical construction project is shown below.

Table 19 Number of Construction Workers for a Hypothetical \$1 Million Construction Project	
Total estimated construction	\$1,000,000
Estimated on-site labor costs as a percentage of construction costs	40%
Estimated annual construction worker's salary	\$71,900
Estimated number of construction workers for a \$1 million construction project	5.56

Using the above average construction worker estimate, the number of construction workers employed during the facility's construction is shown below.

Table 20 Construction Workers Employed During Construction		
Year	Construction Costs	Number of Construction Jobs Supported Each Year
2026	\$31,588,449	176
2027	\$947,716,638	5,272
2028	\$1,674,282,546	9,315
2029	\$0	0
2030	\$0	0
<u>Total</u>	<u>\$2,653,587,633</u>	
<u>Average construction jobs per year</u>		<u>4,921</u>

During construction, the following number of direct, indirect and induced jobs will be supported each year:

Table 21 Direct, Indirect and Induced Employment During Construction			
Year	Direct Construction Employment	Indirect & Induced Employment	Total Employment
2026	176	228	404
2027	5,272	6,854	12,126
2028	9,315	12,108	21,422
2029	0	0	0
2030	0	0	0
<u>Annual Avg.</u>	<u>4,921</u>	<u>6,397</u>	<u>11,318</u>

Construction Payroll

Construction workers will have the following payrolls:

Table 22 Direct Construction Payroll		
Year	Construction Costs	Total Construction Payroll
2026	\$31,588,449	\$12,635,379
2027	\$947,716,638	\$379,086,655
2028	\$1,674,282,546	\$669,713,019
2029	\$0	\$0
2030	\$0	\$0
<u>Total</u>	<u>\$2,653,587,633</u>	<u>\$1,061,435,053</u>

The direct, indirect and induced payrolls during construction will be the following:

Table 23			
Direct, Indirect and Induced Payroll During Construction			
Year	Direct Construction Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$12,635,379	\$12,697,293	\$25,332,672
2027	\$379,086,655	\$380,944,180	\$760,030,835
2028	\$669,713,019	\$672,994,612	\$1,342,707,631
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$1,061,435,053	\$1,066,636,085	\$2,128,071,138

State of Texas Fiscal Impacts During Construction

Taxable Sales

The percent of construction costs for building materials and the percent of total worker salaries to be spent on taxable goods and services are shown below.

Table 24 Percent of Construction Costs and Worker Salaries Subject to Sales Tax	
Percent of construction costs for materials	60%
Estimated percent of construction materials that may be subject to sales tax	75%
Percent of worker salaries spent on taxable goods and services	26%
Estimated percent of machinery and equipment subject to sales tax	1.0%

The facility's construction project will result in the following taxable sales:

Table 25 Estimated Taxable Sales					
Year	Estimated Taxable Machinery and Equipment	Estimated Total Construction Materials	Estimated Taxable Construction Materials	Estimated Taxable Worker Spending	Total Taxable Sales
2026	\$748,024	\$18,953,069	\$14,214,802	\$6,586,495	\$21,549,321
2027	\$22,442,212	\$568,629,983	\$426,472,487	\$197,608,017	\$646,522,716
2028	\$39,647,509	\$1,004,569,528	\$753,427,146	\$349,103,984	\$1,142,178,639
2029	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0
Total	\$62,837,745	\$1,592,152,580	\$1,194,114,435	\$553,298,496	\$1,810,250,675

Sales Tax Collections

With a 6.25% sales tax, the state will collect the following sales tax on machinery and equipment, construction materials and construction worker spending:

Table 26 Estimated Sales Tax Collections During Construction						
Year	On Taxable Machinery & Equipment	On Construction Materials	On Taxable Worker Spending	Total Sales Tax Collections	Direct Sales Tax Collections	Indirect Sales Tax Collections
2026	\$46,751	\$888,425	\$411,656	\$1,346,833	\$935,177	\$411,656
2027	\$1,402,638	\$26,654,530	\$12,350,501	\$40,407,670	\$28,057,169	\$12,350,501
2028	\$2,477,969	\$47,089,197	\$21,818,999	\$71,386,165	\$49,567,166	\$21,818,999
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$3,927,359	\$74,632,152	\$34,581,156	\$113,140,667	\$78,559,511	\$34,581,156

Taxable Margins Subject to Texas Franchise Tax

If direct, indirect and induced revenues during construction are revenues for organizations subject to Texas' franchise tax, their taxable margins will be subject to the tax. If this is the case, and the estimated taxable margins of the construction companies and indirect and induced companies are 10% of revenues, then construction on this project will result in the following taxable margins:

Table 27 Estimated Taxable Margins During Construction Subject to Texas' Franchise Tax			
Year	On Direct Revenues During Construction	On Indirect & Induced Revenues	Total Taxable Margins
2026	\$3,158,845	\$4,568,953	\$7,727,798
2027	\$94,771,664	\$137,077,734	\$231,849,398
2028	\$167,428,255	\$242,168,227	\$409,596,482
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$265,358,763	\$383,814,915	\$649,173,678

Franchise Tax Collections

Texas franchise tax is a tax on “taxable margin,” which is a concept similar to taxable income. Generally, an entity’s taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity’s revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

The estimated franchise tax to be collected by the state from construction companies and indirect and induced businesses is shown below.

Table 28 Estimated Franchise Tax Collections During Construction		
Year	Total Taxable Margins	Franchise Tax Collections
2026	\$7,727,798	\$57,958
2027	\$231,849,398	\$1,738,870
2028	\$409,596,482	\$3,071,974
2029	\$0	\$0
2030	\$0	\$0
<u>Total</u>	<u>\$649,173,678</u>	<u>\$4,868,803</u>

Other Taxes and Revenues from Workers

During the facility's construction, other taxes -- in addition to sales and franchise taxes -- will be collected for the State's general fund. The estimated annual collections from each worker of these other taxes during construction are the following:

Table 29 Other Revenues for the State from Each Worker During Construction	
Gasoline taxes	\$38
Motor vehicle sales and use taxes	\$438
Cigarette and tobacco taxes	\$97
Alcohol beverage taxes	\$181
Net lottery proceeds	\$246
<u>Total</u>	<u>\$999</u>

Other taxes and revenues from workers for the State during construction will be the following:

Table 30 Other Revenues for the State from Workers During Construction						
Year	Gasoline Taxes	Motor Vehicle Sales and Use Taxes	Cigarette and Tobacco Taxes	Alcoholic Beverage Taxes	Net Lottery Proceeds	Total Other Taxes & Revenues
2026	\$15,157	\$176,826	\$39,205	\$73,155	\$99,427	\$403,770
2027	\$468,368	\$5,464,291	\$1,211,511	\$2,260,655	\$3,072,493	\$12,477,319
2028	\$852,265	\$9,943,089	\$2,204,525	\$4,113,598	\$5,590,857	\$22,704,333
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$1,335,789</u>	<u>\$15,584,206</u>	<u>\$3,455,241</u>	<u>\$6,447,409</u>	<u>\$8,762,776</u>	<u>\$35,585,421</u>

Summary of General Fund Revenues for the State During Construction

During the facility's construction project, the State will receive the following revenues for its general fund:

Table 31 General Fund Revenues for the State During Construction				
Year	Sales Tax Collections	Franchise Tax Collections	Other Taxes and Revenues	Total Revenues
2026	\$1,346,833	\$57,958	\$403,770	\$1,808,561
2027	\$40,407,670	\$1,738,870	\$12,477,319	\$54,623,859
2028	\$71,386,165	\$3,071,974	\$22,704,333	\$97,162,471
2029	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0
<u>Total</u>	<u>\$113,140,667</u>	<u>\$4,868,803</u>	<u>\$35,585,421</u>	<u>\$153,594,891</u>

State of Texas Economic Impacts During the Facility's Operations

The facility's estimated annual revenues during the first 38 years are shown below:

Table 32		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2026	Year 1	\$0
2027	Year 2	\$0
2028	Year 3	\$0
2029	Year 4	\$301,426,329
2030	Year 5	\$307,454,856
2031	Year 6	\$313,603,953
2032	Year 7	\$319,876,032
2033	Year 8	\$326,273,553
2034	Year 9	\$332,799,024
2035	Year 10	\$339,455,004
2036	Year 11	\$346,244,104
2037	Year 12	\$353,168,987
2038	Year 13	\$360,232,366
2039	Year 14	\$367,437,014
2040	Year 15	\$374,785,754
2041	Year 16	\$382,281,469
2042	Year 17	\$389,927,098
2043	Year 18	\$397,725,640
2044	Year 19	\$405,680,153
2045	Year 20	\$413,793,756
2046	Year 21	\$422,069,631
2047	Year 22	\$430,511,024
2048	Year 23	\$439,121,244
2049	Year 24	\$447,903,669
2050	Year 25	\$456,861,743
2051	Year 26	\$465,998,977
2052	Year 27	\$475,318,957
2053	Year 28	\$484,825,336
2054	Year 29	\$494,521,843
2055	Year 30	\$504,412,280
2056	Year 31	\$514,500,525
2057	Year 32	\$524,790,536
2058	Year 33	\$535,286,347
2059	Year 34	\$545,992,074

Table 32 continued on the next page

Table 32 - Continued		
Facility's Estimated Annual Operating Revenues		
		Total Operating Revenues
2060	Year 35	\$556,911,915
2061	Year 36	\$568,050,153
2062	Year 37	\$579,411,156
2063	Year 38	\$590,999,379
<u>Total</u>		<u>\$15.07 B</u>

Economic Output During Operations

The facility's annual operating revenues will result in the following direct, indirect and induced output:

Table 33			
Output During Operations			
Year	Direct Operations Output	Indirect & Induced Output	Total Output
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$301,426,329	\$275,774,949	\$577,201,278
2030	\$307,454,856	\$281,290,448	\$588,745,304
2031	\$313,603,953	\$286,916,257	\$600,520,210
2032	\$319,876,032	\$292,654,582	\$612,530,614
2033	\$326,273,553	\$298,507,673	\$624,781,226
2034	\$332,799,024	\$304,477,827	\$637,276,851
2035	\$339,455,004	\$310,567,383	\$650,022,388
2036	\$346,244,104	\$316,778,731	\$663,022,836
2037	\$353,168,987	\$323,114,306	\$676,283,292
2038	\$360,232,366	\$329,576,592	\$689,808,958
2039	\$367,437,014	\$336,168,124	\$703,605,137
2040	\$374,785,754	\$342,891,486	\$717,677,240
2041	\$382,281,469	\$349,749,316	\$732,030,785
2042	\$389,927,098	\$356,744,302	\$746,671,401
2043	\$397,725,640	\$363,879,188	\$761,604,829
2044	\$405,680,153	\$371,156,772	\$776,836,925
2045	\$413,793,756	\$378,579,907	\$792,373,664

Table 33 continued on the next page

Table 33 - Continued
Output During Operations

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2046	\$422,069,631	\$386,151,506	\$808,221,137
2047	\$430,511,024	\$393,874,536	\$824,385,560
2048	\$439,121,244	\$401,752,026	\$840,873,271
2049	\$447,903,669	\$409,787,067	\$857,690,736
2050	\$456,861,743	\$417,982,808	\$874,844,551
2051	\$465,998,977	\$426,342,465	\$892,341,442
2052	\$475,318,957	\$434,869,314	\$910,188,271
2053	\$484,825,336	\$443,566,700	\$928,392,036
2054	\$494,521,843	\$452,438,034	\$946,959,877
2055	\$504,412,280	\$461,486,795	\$965,899,075
2056	\$514,500,525	\$470,716,531	\$985,217,056
2057	\$524,790,536	\$480,130,861	\$1,004,921,397
2058	\$535,286,347	\$489,733,478	\$1,025,019,825
2059	\$545,992,074	\$499,528,148	\$1,045,520,222
2060	\$556,911,915	\$509,518,711	\$1,066,430,626
2061	\$568,050,153	\$519,709,085	\$1,087,759,239
2062	\$579,411,156	\$530,103,267	\$1,109,514,423
2063	\$590,999,379	\$540,705,332	\$1,131,704,712
Total	\$15.07 B	\$13.79 B	\$28.86 B

Employment during Operations

The facility expects to have the following number of new jobs:

Table 34 Number of Jobs to be Created		
Year	Number of New Jobs to be Created	Cumulative Number of New Jobs
2026	0	0
2027	0	0
2028	0	0
2029	617	617
2030	0	617
2031	0	617
2032	0	617
2033	0	617
2034	0	617
2035	0	617
<u>Total</u>	<u>617</u>	

Therefore, the following number of direct, indirect and induced jobs will be supported during the facility's operations:

Table 35 Direct, Indirect & Induced Employment During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2026	0	0	0
2027	0	0	0
2028	0	0	0
2029	617	1,568	2,185
2030	617	1,568	2,185
2031	617	1,568	2,185
2032	617	1,568	2,185
2033	617	1,568	2,185
2034	617	1,568	2,185

Table 35 continued on the next page

Table 35 - Continued
Direct, Indirect & Induced Employment During Operations

Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2035	617	1,568	2,185
2036	617	1,568	2,185
2037	617	1,568	2,185
2038	617	1,568	2,185
2039	617	1,568	2,185
2040	617	1,568	2,185
2041	617	1,568	2,185
2042	617	1,568	2,185
2043	617	1,568	2,185
2044	617	1,568	2,185
2045	617	1,568	2,185
2046	617	1,568	2,185
2047	617	1,568	2,185
2048	617	1,568	2,185
2049	617	1,568	2,185
2050	617	1,568	2,185
2051	617	1,568	2,185
2052	617	1,568	2,185
2053	617	1,568	2,185
2054	617	1,568	2,185
2055	617	1,568	2,185
2056	617	1,568	2,185
2057	617	1,568	2,185
2058	617	1,568	2,185
2059	617	1,568	2,185
2060	617	1,568	2,185
2061	617	1,568	2,185
2062	617	1,568	2,185
2063	617	1,568	2,185

The estimated annual payroll at the facility will be the following:

Table 36			
Estimated Annual Payroll			
Percent of annual increase			2.0%
	Year	Average Annual Salaries	Annual Payroll
Year 1	2026	\$150,000	\$0
Year 2	2027	\$153,000	\$0
Year 3	2028	\$156,060	\$0
Year 4	2029	\$159,181	\$98,214,800
Year 5	2030	\$162,365	\$100,179,096
Year 6	2031	\$165,612	\$102,182,678
Year 7	2032	\$168,924	\$104,226,332
Year 8	2033	\$172,303	\$106,310,859
Year 9	2034	\$175,749	\$108,437,076
Year 10	2035	\$179,264	\$110,605,817
Year 11	2036	\$182,849	\$112,817,934
Year 12	2037	\$186,506	\$115,074,292
Year 13	2038	\$190,236	\$117,375,778
Year 14	2039	\$194,041	\$119,723,294
Year 15	2040	\$197,922	\$122,117,760
Year 16	2041	\$201,880	\$124,560,115
Year 17	2042	\$205,918	\$127,051,317
Year 18	2043	\$210,036	\$129,592,343
Year 19	2044	\$214,237	\$132,184,190
Year 20	2045	\$218,522	\$134,827,874
Year 21	2046	\$222,892	\$137,524,431
Year 22	2047	\$227,350	\$140,274,920
Year 23	2048	\$231,897	\$143,080,419
Year 24	2049	\$236,535	\$145,942,027
Year 25	2050	\$241,266	\$148,860,867
Year 26	2051	\$246,091	\$151,838,085
Year 27	2052	\$251,013	\$154,874,846
Year 28	2053	\$256,033	\$157,972,343
Year 29	2054	\$261,154	\$161,131,790
Year 30	2055	\$266,377	\$164,354,426
Year 31	2056	\$271,704	\$167,641,515
Year 32	2057	\$277,138	\$170,994,345
Year 33	2058	\$282,681	\$174,414,232

Table 36 continued on the next page

Table 36 - Continued			
Estimated Annual Payroll			
	Year	Average Annual Salaries	Annual Payroll
Year 34	2059	\$288,335	\$177,902,516
Year 35	2060	\$294,101	\$181,460,567
Year 36	2061	\$299,983	\$185,089,778
Year 37	2062	\$305,983	\$188,791,574
Year 38	2063	\$312,103	\$192,567,405

The direct, indirect and induced payrolls during the facility's operations will be the following:

Table 37			
Direct, Indirect and Induced Payroll During Operations			
Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$98,214,800	\$82,068,287	\$180,283,088
2030	\$100,179,096	\$83,709,653	\$183,888,749
2031	\$102,182,678	\$85,383,846	\$187,566,524
2032	\$104,226,332	\$87,091,523	\$191,317,855
2033	\$106,310,859	\$88,833,353	\$195,144,212
2034	\$108,437,076	\$90,610,020	\$199,047,096
2035	\$110,605,817	\$92,422,221	\$203,028,038
2036	\$112,817,934	\$94,270,665	\$207,088,599
2037	\$115,074,292	\$96,156,079	\$211,230,371
2038	\$117,375,778	\$98,079,200	\$215,454,978
2039	\$119,723,294	\$100,040,784	\$219,764,078
2040	\$122,117,760	\$102,041,600	\$224,159,359
2041	\$124,560,115	\$104,082,432	\$228,642,547
2042	\$127,051,317	\$106,164,080	\$233,215,397
2043	\$129,592,343	\$108,287,362	\$237,879,705
2044	\$132,184,190	\$110,453,109	\$242,637,300
2045	\$134,827,874	\$112,662,172	\$247,490,046
2046	\$137,524,431	\$114,915,415	\$252,439,846
2047	\$140,274,920	\$117,213,723	\$257,488,643

Table 37 continued on the next page

Table 37 - Continued
Direct, Indirect and Induced Payroll During Operations

Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2048	\$143,080,419	\$119,557,998	\$262,638,416
2049	\$145,942,027	\$121,949,158	\$267,891,185
2050	\$148,860,867	\$124,388,141	\$273,249,008
2051	\$151,838,085	\$126,875,904	\$278,713,988
2052	\$154,874,846	\$129,413,422	\$284,288,268
2053	\$157,972,343	\$132,001,690	\$289,974,034
2054	\$161,131,790	\$134,641,724	\$295,773,514
2055	\$164,354,426	\$137,334,558	\$301,688,985
2056	\$167,641,515	\$140,081,250	\$307,722,764
2057	\$170,994,345	\$142,882,875	\$313,877,220
2058	\$174,414,232	\$145,740,532	\$320,154,764
2059	\$177,902,516	\$148,655,343	\$326,557,859
2060	\$181,460,567	\$151,628,450	\$333,089,016
2061	\$185,089,778	\$154,661,019	\$339,750,797
2062	\$188,791,574	\$157,754,239	\$346,545,813
2063	\$192,567,405	\$160,909,324	\$353,476,729
Total	\$4.91 B	\$4.10 B	\$9.01 B

Taxable Sales on Direct, Indirect and Induced Worker Spending

An estimated 26% of the gross salaries of direct, indirect and induced workers will be spent on taxable goods and services. If this is the case, worker spending will result in taxable sales, as shown below.

Table 38		
Taxable Spending by Direct, Indirect, & Induced Workers		
Year	Worker Salaries	Workers' Taxable Spending
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$180,283,088	\$46,873,603
2030	\$183,888,749	\$47,811,075
2031	\$187,566,524	\$48,767,296
2032	\$191,317,855	\$49,742,642
2033	\$195,144,212	\$50,737,495
2034	\$199,047,096	\$51,752,245
2035	\$203,028,038	\$52,787,290
2036	\$207,088,599	\$53,843,036
2037	\$211,230,371	\$54,919,896
2038	\$215,454,978	\$56,018,294
2039	\$219,764,078	\$57,138,660
2040	\$224,159,359	\$58,281,433
2041	\$228,642,547	\$59,447,062
2042	\$233,215,397	\$60,636,003
2043	\$237,879,705	\$61,848,723
2044	\$242,637,300	\$63,085,698
2045	\$247,490,046	\$64,347,412
2046	\$252,439,846	\$65,634,360
2047	\$257,488,643	\$66,947,047
2048	\$262,638,416	\$68,285,988
2049	\$267,891,185	\$69,651,708
2050	\$273,249,008	\$71,044,742
2051	\$278,713,988	\$72,465,637
2052	\$284,288,268	\$73,914,950
2053	\$289,974,034	\$75,393,249
2054	\$295,773,514	\$76,901,114
2055	\$301,688,985	\$78,439,136

Table 38 continued on the next page

Table 38 - Continued
Taxable Spending by Direct, Indirect, & Induced Workers

Year	Worker Salaries	Workers' Taxable Spending
2056	\$307,722,764	\$80,007,919
2057	\$313,877,220	\$81,608,077
2058	\$320,154,764	\$83,240,239
2059	\$326,557,859	\$84,905,043
2060	\$333,089,016	\$86,603,144
2061	\$339,750,797	\$88,335,207
2062	\$346,545,813	\$90,101,911
2063	\$353,476,729	\$91,903,950
Total	\$9.01 B	\$2.34 B

The Facility's Taxable Sales

The facility does not expect to have any sales subject to Texas sales tax.

Taxable Spending by the Facility and Indirect and Induced Companies

The facility's estimated taxable spending is shown below along with 1% of operating expenditures of indirect and induced companies which may be spent on taxable goods and services. If this is the case, the following taxable spending can be expected from the companies:

Table 39			
Taxable Spending by the Facility and Indirect Companies			
Year	The Facility's Estimated Taxable Spending	Estimated Taxable Spending by Indirect & Induced Companies	Total Facility and Companies' Taxable Spending
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$3,014,263	\$2,757,749	\$5,772,013
2030	\$3,074,549	\$2,812,904	\$5,887,453
2031	\$3,136,040	\$2,869,163	\$6,005,202
2032	\$3,198,760	\$2,926,546	\$6,125,306
2033	\$3,262,736	\$2,985,077	\$6,247,812
2034	\$3,327,990	\$3,044,778	\$6,372,769
2035	\$3,394,550	\$3,105,674	\$6,500,224
2036	\$3,462,441	\$3,167,787	\$6,630,228
2037	\$3,531,690	\$3,231,143	\$6,762,833
2038	\$3,602,324	\$3,295,766	\$6,898,090
2039	\$3,674,370	\$3,361,681	\$7,036,051
2040	\$3,747,858	\$3,428,915	\$7,176,772
2041	\$3,822,815	\$3,497,493	\$7,320,308
2042	\$3,899,271	\$3,567,443	\$7,466,714
2043	\$3,977,256	\$3,638,792	\$7,616,048
2044	\$4,056,802	\$3,711,568	\$7,768,369
2045	\$4,137,938	\$3,785,799	\$7,923,737
2046	\$4,220,696	\$3,861,515	\$8,082,211
2047	\$4,305,110	\$3,938,745	\$8,243,856
2048	\$4,391,212	\$4,017,520	\$8,408,733
2049	\$4,479,037	\$4,097,871	\$8,576,907
2050	\$4,568,617	\$4,179,828	\$8,748,446
2051	\$4,659,990	\$4,263,425	\$8,923,414
2052	\$4,753,190	\$4,348,693	\$9,101,883
2053	\$4,848,253	\$4,435,667	\$9,283,920

Table 39 continued on the next page

Table 39 - Continued			
Taxable Spending by the Facility and Indirect Companies			
Year	The Facility's Estimated Taxable Spending	Estimated Taxable Spending by Indirect & Induced Companies	Total Facility and Companies' Taxable Spending
2054	\$4,945,218	\$4,524,380	\$9,469,599
2055	\$5,044,123	\$4,614,868	\$9,658,991
2056	\$5,145,005	\$4,707,165	\$9,852,171
2057	\$5,247,905	\$4,801,309	\$10,049,214
2058	\$5,352,863	\$4,897,335	\$10,250,198
2059	\$5,459,921	\$4,995,281	\$10,455,202
2060	\$5,569,119	\$5,095,187	\$10,664,306
2061	\$5,680,502	\$5,197,091	\$10,877,592
2062	\$5,794,112	\$5,301,033	\$11,095,144
2063	\$5,909,994	\$5,407,053	\$11,317,047
<u>Total</u>	<u>\$150.70 M</u>	<u>\$137.87 M</u>	<u>\$288.57 M</u>

Taxable Spending by Out-of-Town Visitors to the Facility

The firm did not provide information on the number of out-of-town visitors to its facility. As a result, this analysis does not include any visitor spending. However, it is reasonable to assume the facility will attract some visitors, so the exclusion of this spending likely results in a conservative estimate of the project's total impact.

Table 40	
Spending by a Typical Out-of-State Visitor	
Estimated number of out of town visitors	0
Annual increase in number of out of town visitors from year 1 to 10 (0% after)	0.0%
Estimated average number of days spent visiting the facility	0
Average daily spending in the community subject to sales tax	\$0
Estimated number of nights in a local motel	0
Average nightly room rate at a local motel	\$0
Average annual increase in nightly room rate	2.0%
Average annual increase in daily taxable spending in the community	2.0%

Therefore, taxable spending by these visitors in the community and spending on lodging subject to hotel occupancy taxes are shown below.

Table 41 Spending by Out-of-Town Visitors		
Year	Taxable Spending in the Community	Spending on Lodging in the Community
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0
2051	\$0	\$0
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0

Table 41 continued on the next page

Table 41 - Continued Spending by Out-of-Town Visitors		
Year	Taxable Spending in the Community	Spending on Lodging in the Community
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Total Taxable Sales

Taxable spending by workers and spending by the facility and related indirect and induced companies will result in the following total taxable sales:

Table 42 Estimated Total Taxable Sales						
Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$46,873,603	\$0	\$3,014,263	\$2,757,749	\$0	\$52,645,616
2030	\$47,811,075	\$0	\$3,074,549	\$2,812,904	\$0	\$53,698,528
2031	\$48,767,296	\$0	\$3,136,040	\$2,869,163	\$0	\$54,772,498
2032	\$49,742,642	\$0	\$3,198,760	\$2,926,546	\$0	\$55,867,948
2033	\$50,737,495	\$0	\$3,262,736	\$2,985,077	\$0	\$56,985,307
2034	\$51,752,245	\$0	\$3,327,990	\$3,044,778	\$0	\$58,125,014
2035	\$52,787,290	\$0	\$3,394,550	\$3,105,674	\$0	\$59,287,514
2036	\$53,843,036	\$0	\$3,462,441	\$3,167,787	\$0	\$60,473,264
2037	\$54,919,896	\$0	\$3,531,690	\$3,231,143	\$0	\$61,682,729
2038	\$56,018,294	\$0	\$3,602,324	\$3,295,766	\$0	\$62,916,384
2039	\$57,138,660	\$0	\$3,674,370	\$3,361,681	\$0	\$64,174,712
2040	\$58,281,433	\$0	\$3,747,858	\$3,428,915	\$0	\$65,458,206
2041	\$59,447,062	\$0	\$3,822,815	\$3,497,493	\$0	\$66,767,370
2042	\$60,636,003	\$0	\$3,899,271	\$3,567,443	\$0	\$68,102,717
2043	\$61,848,723	\$0	\$3,977,256	\$3,638,792	\$0	\$69,464,772

Table 42 continued on the next page

Table 42 - Continued
Estimated Total Taxable Sales

Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2044	\$63,085,698	\$0	\$4,056,802	\$3,711,568	\$0	\$70,854,067
2045	\$64,347,412	\$0	\$4,137,938	\$3,785,799	\$0	\$72,271,148
2046	\$65,634,360	\$0	\$4,220,696	\$3,861,515	\$0	\$73,716,571
2047	\$66,947,047	\$0	\$4,305,110	\$3,938,745	\$0	\$75,190,903
2048	\$68,285,988	\$0	\$4,391,212	\$4,017,520	\$0	\$76,694,721
2049	\$69,651,708	\$0	\$4,479,037	\$4,097,871	\$0	\$78,228,615
2050	\$71,044,742	\$0	\$4,568,617	\$4,179,828	\$0	\$79,793,188
2051	\$72,465,637	\$0	\$4,659,990	\$4,263,425	\$0	\$81,389,051
2052	\$73,914,950	\$0	\$4,753,190	\$4,348,693	\$0	\$83,016,832
2053	\$75,393,249	\$0	\$4,848,253	\$4,435,667	\$0	\$84,677,169
2054	\$76,901,114	\$0	\$4,945,218	\$4,524,380	\$0	\$86,370,712
2055	\$78,439,136	\$0	\$5,044,123	\$4,614,868	\$0	\$88,098,127
2056	\$80,007,919	\$0	\$5,145,005	\$4,707,165	\$0	\$89,860,089
2057	\$81,608,077	\$0	\$5,247,905	\$4,801,309	\$0	\$91,657,291
2058	\$83,240,239	\$0	\$5,352,863	\$4,897,335	\$0	\$93,490,437
2059	\$84,905,043	\$0	\$5,459,921	\$4,995,281	\$0	\$95,360,246
2060	\$86,603,144	\$0	\$5,569,119	\$5,095,187	\$0	\$97,267,451
2061	\$88,335,207	\$0	\$5,680,502	\$5,197,091	\$0	\$99,212,800
2062	\$90,101,911	\$0	\$5,794,112	\$5,301,033	\$0	\$101,197,056
2063	\$91,903,950	\$0	\$5,909,994	\$5,407,053	\$0	\$103,220,997
Total	<u>\$2,343,421,286</u>	<u>\$0</u>	<u>\$150,696,519</u>	<u>\$137,872,245</u>	<u>\$0</u>	<u>\$2,631,990,050</u>

Sales Tax Collections

With a 6.25% sales tax, the state will collect the following sales tax on the spending of workers, companies and visitors:

Table 43 Estimated Sales Tax Collections During Operations						
Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$2,929,600	\$0	\$188,391	\$172,359	\$0	\$3,290,351
2030	\$2,988,192	\$0	\$192,159	\$175,807	\$0	\$3,356,158
2031	\$3,047,956	\$0	\$196,002	\$179,323	\$0	\$3,423,281
2032	\$3,108,915	\$0	\$199,923	\$182,909	\$0	\$3,491,747
2033	\$3,171,093	\$0	\$203,921	\$186,567	\$0	\$3,561,582
2034	\$3,234,515	\$0	\$207,999	\$190,299	\$0	\$3,632,813
2035	\$3,299,206	\$0	\$212,159	\$194,105	\$0	\$3,705,470
2036	\$3,365,190	\$0	\$216,403	\$197,987	\$0	\$3,779,579
2037	\$3,432,494	\$0	\$220,731	\$201,946	\$0	\$3,855,171
2038	\$3,501,143	\$0	\$225,145	\$205,985	\$0	\$3,932,274
2039	\$3,571,166	\$0	\$229,648	\$210,105	\$0	\$4,010,919
2040	\$3,642,590	\$0	\$234,241	\$214,307	\$0	\$4,091,138
2041	\$3,715,441	\$0	\$238,926	\$218,593	\$0	\$4,172,961
2042	\$3,789,750	\$0	\$243,704	\$222,965	\$0	\$4,256,420
2043	\$3,865,545	\$0	\$248,579	\$227,424	\$0	\$4,341,548
2044	\$3,942,856	\$0	\$253,550	\$231,973	\$0	\$4,428,379
2045	\$4,021,713	\$0	\$258,621	\$236,612	\$0	\$4,516,947
2046	\$4,102,148	\$0	\$263,794	\$241,345	\$0	\$4,607,286
2047	\$4,184,190	\$0	\$269,069	\$246,172	\$0	\$4,699,431
2048	\$4,267,874	\$0	\$274,451	\$251,095	\$0	\$4,793,420
2049	\$4,353,232	\$0	\$279,940	\$256,117	\$0	\$4,889,288
2050	\$4,440,296	\$0	\$285,539	\$261,239	\$0	\$4,987,074
2051	\$4,529,102	\$0	\$291,249	\$266,464	\$0	\$5,086,816
2052	\$4,619,684	\$0	\$297,074	\$271,793	\$0	\$5,188,552
2053	\$4,712,078	\$0	\$303,016	\$277,229	\$0	\$5,292,323
2054	\$4,806,320	\$0	\$309,076	\$282,774	\$0	\$5,398,170
2055	\$4,902,446	\$0	\$315,258	\$288,429	\$0	\$5,506,133
2056	\$5,000,495	\$0	\$321,563	\$294,198	\$0	\$5,616,256
2057	\$5,100,505	\$0	\$327,994	\$300,082	\$0	\$5,728,581
2058	\$5,202,515	\$0	\$334,554	\$306,083	\$0	\$5,843,152
2059	\$5,306,565	\$0	\$341,245	\$312,205	\$0	\$5,960,015

Table 43 continued on the next page

Table 43 - Continued
Estimated Sales Tax Collections During Operations

Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2060	\$5,412,697	\$0	\$348,070	\$318,449	\$0	\$6,079,216
2061	\$5,520,950	\$0	\$355,031	\$324,818	\$0	\$6,200,800
2062	\$5,631,369	\$0	\$362,132	\$331,315	\$0	\$6,324,816
2063	\$5,743,997	\$0	\$369,375	\$337,941	\$0	\$6,451,312
<u>Total</u>	<u>\$146,463,830</u>	<u>\$0</u>	<u>\$9,418,532</u>	<u>\$8,617,015</u>	<u>\$0</u>	<u>\$164,499,378</u>

Hotel Occupancy Tax Collections

From the overnight lodging spending of visitors to the facility, the state will collect the following hotel occupancy taxes:

Table 44
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	Total Hotel Spending on Lodging	Occupancy Tax Collections
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0
2041	\$0	\$0

Table 44 continued on the next page

Table 44 - Continued
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	Spending on Lodging	Total Hotel Occupancy Tax Collections
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0
2051	\$0	\$0
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Franchise Tax Collections from the Company and Indirect and Induced Businesses

Texas franchise tax is a tax on “taxable margin,” which is a concept similar to taxable income. Generally, an entity’s taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity’s revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

Estimated Taxable Margins of the Company and Indirect and Induced Companies

The facility's estimated taxable margins subject to Texas franchise tax may be 10% of its economic output and the estimated taxable margins of indirect companies may be 10% of output.

If this is the case, the estimated taxable margins of the company and indirect and induced companies that will be subject to corporate franchise taxes in the state of Texas are shown below.

Table 45 Revenues of the Company Subject to Franchise Taxes & Taxable Margins of Indirect and Induced Companies During Operations			
Year	Direct Taxable Margins	Indirect & Induced Taxable Margins	Total Revenues Subject to Franchise Taxes
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$30,142,633	\$27,577,495	\$57,720,128
2030	\$30,745,486	\$28,129,045	\$58,874,530
2031	\$31,360,395	\$28,691,626	\$60,052,021
2032	\$31,987,603	\$29,265,458	\$61,253,061
2033	\$32,627,355	\$29,850,767	\$62,478,123
2034	\$33,279,902	\$30,447,783	\$63,727,685
2035	\$33,945,500	\$31,056,738	\$65,002,239
2036	\$34,624,410	\$31,677,873	\$66,302,284
2037	\$35,316,899	\$32,311,431	\$67,628,329
2038	\$36,023,237	\$32,957,659	\$68,980,896
2039	\$36,743,701	\$33,616,812	\$70,360,514
2040	\$37,478,575	\$34,289,149	\$71,767,724
2041	\$38,228,147	\$34,974,932	\$73,203,078

Table 45 continued on the next page

Table 45 - Continued
Revenues of the Company Subject to Franchise Taxes &
Taxable Margins of Indirect and Induced Companies
During Operations

Year	Direct Taxable Margins	Indirect & Induced Taxable Margins	Total Revenues Subject to Franchise Taxes
2042	\$38,992,710	\$35,674,430	\$74,667,140
2043	\$39,772,564	\$36,387,919	\$76,160,483
2044	\$40,568,015	\$37,115,677	\$77,683,693
2045	\$41,379,376	\$37,857,991	\$79,237,366
2046	\$42,206,963	\$38,615,151	\$80,822,114
2047	\$43,051,102	\$39,387,454	\$82,438,556
2048	\$43,912,124	\$40,175,203	\$84,087,327
2049	\$44,790,367	\$40,978,707	\$85,769,074
2050	\$45,686,174	\$41,798,281	\$87,484,455
2051	\$46,599,898	\$42,634,246	\$89,234,144
2052	\$47,531,896	\$43,486,931	\$91,018,827
2053	\$48,482,534	\$44,356,670	\$92,839,204
2054	\$49,452,184	\$45,243,803	\$94,695,988
2055	\$50,441,228	\$46,148,679	\$96,589,907
2056	\$51,450,053	\$47,071,653	\$98,521,706
2057	\$52,479,054	\$48,013,086	\$100,492,140
2058	\$53,528,635	\$48,973,348	\$102,501,983
2059	\$54,599,207	\$49,952,815	\$104,552,022
2060	\$55,691,191	\$50,951,871	\$106,643,063
2061	\$56,805,015	\$51,970,909	\$108,775,924
2062	\$57,941,116	\$53,010,327	\$110,951,442
2063	\$59,099,938	\$54,070,533	\$113,170,471
Total	\$1,506.97 M	\$1,378.72 M	\$2,885.69 M

Estimated Franchise Tax Payments by the Company and Indirect and Induced Companies

The estimated annual franchise tax payments to the State by the facility and indirect and induced businesses are shown below.

Table 46			
Estimated Franchise Tax Collections from the Facility and Indirect and Induced Businesses During Operations			
	The Facility	Indirect & Induced Businesses	Total
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$226,070	\$206,831	\$432,901
2030	\$230,591	\$210,968	\$441,559
2031	\$235,203	\$215,187	\$450,390
2032	\$239,907	\$219,491	\$459,398
2033	\$244,705	\$223,881	\$468,586
2034	\$249,599	\$228,358	\$477,958
2035	\$254,591	\$232,926	\$487,517
2036	\$259,683	\$237,584	\$497,267
2037	\$264,877	\$242,336	\$507,212
2038	\$270,174	\$247,182	\$517,357
2039	\$275,578	\$252,126	\$527,704
2040	\$281,089	\$257,169	\$538,258
2041	\$286,711	\$262,312	\$549,023
2042	\$292,445	\$267,558	\$560,004
2043	\$298,294	\$272,909	\$571,204
2044	\$304,260	\$278,368	\$582,628
2045	\$310,345	\$283,935	\$594,280
2046	\$316,552	\$289,614	\$606,166
2047	\$322,883	\$295,406	\$618,289
2048	\$329,341	\$301,314	\$630,655
2049	\$335,928	\$307,340	\$643,268
2050	\$342,646	\$313,487	\$656,133
2051	\$349,499	\$319,757	\$669,256
2052	\$356,489	\$326,152	\$682,641
2053	\$363,619	\$332,675	\$696,294
2054	\$370,891	\$339,329	\$710,220
2055	\$378,309	\$346,115	\$724,424

Table 46 continued on the next page

Table 46 - Continued			
Estimated Franchise Tax Collections from the Facility and Indirect and Induced Businesses During Operations			
	The Facility	Indirect & Induced Businesses	Total
2056	\$385,875	\$353,037	\$738,913
2057	\$393,593	\$360,098	\$753,691
2058	\$401,465	\$367,300	\$768,765
2059	\$409,494	\$374,646	\$784,140
2060	\$417,684	\$382,139	\$799,823
2061	\$426,038	\$389,782	\$815,819
2062	\$434,558	\$397,577	\$832,136
2063	\$443,250	\$405,529	\$848,779
<u>Total</u>	<u>\$11,302,239</u>	<u>\$10,340,418</u>	<u>\$21,642,657</u>

Other Taxes and Revenues from Workers

During the facility's operations, other taxes -- in addition to sales and franchise taxes -- will be collected for the State's general fund. The estimated annual collections of other taxes from each worker during operations are the following:

Table 47	
Other Revenues for the State from Each Worker During Operations	
Gasoline taxes	\$38
Motor vehicle sales and use taxes	\$438
Cigarette and tobacco taxes	\$97
Alcoholic beverage taxes	\$181
Net lottery proceeds	\$246
<u>Total</u>	<u>\$999</u>

Other taxes and revenues for the State from workers during the facility's operations will be the following:

Table 48
Other Revenues for the State from Workers During Operations

Year	Gasoline Taxes	Motor Vehicle Sales and Use Taxes	Cigarette and Tobacco Taxes	Alcoholic Beverage Taxes	Net Lottery Proceeds	Total Other Taxes and Revenues
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$89,537	\$1,044,600	\$231,603	\$432,166	\$587,363	\$2,385,269
2030	\$92,223	\$1,075,938	\$238,551	\$445,131	\$604,984	\$2,456,827
2031	\$94,990	\$1,108,216	\$245,707	\$458,485	\$623,134	\$2,530,532
2032	\$97,840	\$1,141,462	\$253,078	\$472,239	\$641,828	\$2,606,448
2033	\$100,775	\$1,175,706	\$260,671	\$486,406	\$661,083	\$2,684,641
2034	\$103,798	\$1,210,977	\$268,491	\$500,999	\$680,915	\$2,765,180
2035	\$106,912	\$1,247,307	\$276,546	\$516,029	\$701,343	\$2,848,136
2036	\$110,119	\$1,284,726	\$284,842	\$531,509	\$722,383	\$2,933,580
2037	\$113,423	\$1,323,268	\$293,387	\$547,455	\$744,054	\$3,021,587
2038	\$116,826	\$1,362,966	\$302,189	\$563,878	\$766,376	\$3,112,235
2039	\$120,330	\$1,403,855	\$311,255	\$580,795	\$789,367	\$3,205,602
2040	\$123,940	\$1,445,970	\$320,592	\$598,219	\$813,048	\$3,301,770
2041	\$127,659	\$1,489,349	\$330,210	\$616,165	\$837,440	\$3,400,823
2042	\$131,488	\$1,534,030	\$340,116	\$634,650	\$862,563	\$3,502,848
2043	\$135,433	\$1,580,051	\$350,320	\$653,690	\$888,440	\$3,607,933
2044	\$139,496	\$1,627,452	\$360,829	\$673,300	\$915,093	\$3,716,171
2045	\$143,681	\$1,676,276	\$371,654	\$693,499	\$942,546	\$3,827,656
2046	\$147,991	\$1,726,564	\$382,804	\$714,304	\$970,822	\$3,942,486
2047	\$152,431	\$1,778,361	\$394,288	\$735,733	\$999,947	\$4,060,760
2048	\$157,004	\$1,831,712	\$406,117	\$757,805	\$1,029,945	\$4,182,583
2049	\$161,714	\$1,886,663	\$418,300	\$780,540	\$1,060,844	\$4,308,061
2050	\$166,565	\$1,943,263	\$430,849	\$803,956	\$1,092,669	\$4,437,302
2051	\$171,562	\$2,001,561	\$443,775	\$828,074	\$1,125,449	\$4,570,421
2052	\$176,709	\$2,061,608	\$457,088	\$852,917	\$1,159,213	\$4,707,534
2053	\$182,011	\$2,123,456	\$470,801	\$878,504	\$1,193,989	\$4,848,760
2054	\$187,471	\$2,187,160	\$484,925	\$904,859	\$1,229,809	\$4,994,223
2055	\$193,095	\$2,252,774	\$499,472	\$932,005	\$1,266,703	\$5,144,050
2056	\$198,888	\$2,320,358	\$514,456	\$959,965	\$1,304,704	\$5,298,371
2057	\$204,854	\$2,389,968	\$529,890	\$988,764	\$1,343,845	\$5,457,322
2058	\$211,000	\$2,461,668	\$545,787	\$1,018,427	\$1,384,160	\$5,621,042
2059	\$217,330	\$2,535,518	\$562,160	\$1,048,980	\$1,425,685	\$5,789,673
2060	\$223,850	\$2,611,583	\$579,025	\$1,080,449	\$1,468,456	\$5,963,363
2061	\$230,565	\$2,689,931	\$596,396	\$1,112,863	\$1,512,510	\$6,142,264
2062	\$237,482	\$2,770,628	\$614,288	\$1,146,249	\$1,557,885	\$6,326,532
2063	\$244,607	\$2,853,747	\$632,717	\$1,180,636	\$1,604,621	\$6,516,328
Total	\$5,413,600	\$63,158,670	\$14,003,179	\$26,129,644	\$35,513,218	\$144,218,311

The Total Revenues for the State of Texas from the Facility's Operations

The total increase in state revenues from the facility's operations are shown below.

Table 49 General Fund Revenues for the State During Operations					
Year	Sales Tax Collections	Hotel Occupancy Taxes	Franchise Tax Collections	Other Taxes and Revenues	Total State Revenues
2026	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0
2029	\$3,290,351	\$0	\$432,901	\$2,385,269	\$6,108,521
2030	\$3,356,158	\$0	\$441,559	\$2,456,827	\$6,254,544
2031	\$3,423,281	\$0	\$450,390	\$2,530,532	\$6,404,203
2032	\$3,491,747	\$0	\$459,398	\$2,606,448	\$6,557,592
2033	\$3,561,582	\$0	\$468,586	\$2,684,641	\$6,714,809
2034	\$3,632,813	\$0	\$477,958	\$2,765,180	\$6,875,951
2035	\$3,705,470	\$0	\$487,517	\$2,848,136	\$7,041,122
2036	\$3,779,579	\$0	\$497,267	\$2,933,580	\$7,210,426
2037	\$3,855,171	\$0	\$507,212	\$3,021,587	\$7,383,970
2038	\$3,932,274	\$0	\$517,357	\$3,112,235	\$7,561,865
2039	\$4,010,919	\$0	\$527,704	\$3,205,602	\$7,744,225
2040	\$4,091,138	\$0	\$538,258	\$3,301,770	\$7,931,166
2041	\$4,172,961	\$0	\$549,023	\$3,400,823	\$8,122,807
2042	\$4,256,420	\$0	\$560,004	\$3,502,848	\$8,319,271
2043	\$4,341,548	\$0	\$571,204	\$3,607,933	\$8,520,685
2044	\$4,428,379	\$0	\$582,628	\$3,716,171	\$8,727,178
2045	\$4,516,947	\$0	\$594,280	\$3,827,656	\$8,938,883
2046	\$4,607,286	\$0	\$606,166	\$3,942,486	\$9,155,937
2047	\$4,699,431	\$0	\$618,289	\$4,060,760	\$9,378,481
2048	\$4,793,420	\$0	\$630,655	\$4,182,583	\$9,606,658
2049	\$4,889,288	\$0	\$643,268	\$4,308,061	\$9,840,617
2050	\$4,987,074	\$0	\$656,133	\$4,437,302	\$10,080,510
2051	\$5,086,816	\$0	\$669,256	\$4,570,421	\$10,326,493
2052	\$5,188,552	\$0	\$682,641	\$4,707,534	\$10,578,727
2053	\$5,292,323	\$0	\$696,294	\$4,848,760	\$10,837,377
2054	\$5,398,170	\$0	\$710,220	\$4,994,223	\$11,102,612
2055	\$5,506,133	\$0	\$724,424	\$5,144,050	\$11,374,607
2056	\$5,616,256	\$0	\$738,913	\$5,298,371	\$11,653,540
2057	\$5,728,581	\$0	\$753,691	\$5,457,322	\$11,939,594
2058	\$5,843,152	\$0	\$768,765	\$5,621,042	\$12,232,959

Table 49 continued on the next page

Table 49 - Continued
General Fund Revenues for the State During Operations

Year	Sales Tax Collections	Hotel		Other Taxes and Revenues	Total State Revenues
		Occupancy Taxes	Franchise Tax Collections		
2059	\$5,960,015	\$0	\$784,140	\$5,789,673	\$12,533,829
2060	\$6,079,216	\$0	\$799,823	\$5,963,363	\$12,842,402
2061	\$6,200,800	\$0	\$815,819	\$6,142,264	\$13,158,884
2062	\$6,324,816	\$0	\$832,136	\$6,326,532	\$13,483,484
2063	\$6,451,312	\$0	\$848,779	\$6,516,328	\$13,816,419
<u>Total</u>	<u>\$164,499,378</u>	<u>\$0</u>	<u>\$21,642,657</u>	<u>\$144,218,311</u>	<u>\$330,360,347</u>

The Total Revenues for the State of Texas from the Facility's Operations - Direct vs. Indirect

The table below details the total increase in state revenues from the facility's operations by direct and indirect sources.

Table 50			
Direct vs. Indirect: General Fund Revenues for the State During Operations			
Year	Direct Taxes	Indirect Taxes	Total State Revenues
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$414,461	\$5,694,059	\$6,108,521
2030	\$422,750	\$5,831,793	\$6,254,544
2031	\$431,205	\$5,972,997	\$6,404,203
2032	\$439,830	\$6,117,763	\$6,557,592
2033	\$448,626	\$6,266,182	\$6,714,809
2034	\$457,599	\$6,418,352	\$6,875,951
2035	\$466,751	\$6,574,371	\$7,041,122
2036	\$476,086	\$6,734,340	\$7,210,426
2037	\$485,607	\$6,898,363	\$7,383,970
2038	\$495,320	\$7,066,546	\$7,561,865
2039	\$505,226	\$7,238,999	\$7,744,225
2040	\$515,330	\$7,415,835	\$7,931,166
2041	\$525,637	\$7,597,170	\$8,122,807
2042	\$536,150	\$7,783,121	\$8,319,271
2043	\$546,873	\$7,973,812	\$8,520,685
2044	\$557,810	\$8,169,368	\$8,727,178
2045	\$568,966	\$8,369,917	\$8,938,883
2046	\$580,346	\$8,575,592	\$9,155,937
2047	\$591,953	\$8,786,528	\$9,378,481
2048	\$603,792	\$9,002,866	\$9,606,658
2049	\$615,868	\$9,224,750	\$9,840,617
2050	\$628,185	\$9,452,325	\$10,080,510
2051	\$640,749	\$9,685,745	\$10,326,493
2052	\$653,564	\$9,925,164	\$10,578,727
2053	\$666,635	\$10,170,742	\$10,837,377
2054	\$679,968	\$10,422,645	\$11,102,612
2055	\$693,567	\$10,681,040	\$11,374,607
2056	\$707,438	\$10,946,101	\$11,653,540
2057	\$721,587	\$11,218,007	\$11,939,594

Table 50 continued on the next page

Table 50 - Continued
Direct vs. Indirect: General Fund Revenues for the State During Operations

Year	Direct Taxes	Indirect Taxes	Total State Revenues
2058	\$736,019	\$11,496,940	\$12,232,959
2059	\$750,739	\$11,783,090	\$12,533,829
2060	\$765,754	\$12,076,648	\$12,842,402
2061	\$781,069	\$12,377,815	\$13,158,884
2062	\$796,690	\$12,686,794	\$13,483,484
2063	\$812,624	\$13,003,795	\$13,816,419
<u>Total</u>	<u>\$20,720,771</u>	<u>\$309,639,575</u>	<u>\$330,360,347</u>

Local Area Benefits Economic Impact & Tax Revenue

Local vs. State Economic Impacts

The previous section of this analysis presented the economic impact in the State of Texas and this section presents the local economic impact, specifically within Grimes County. In general, the state level economic impacts will be larger than the county level economic impacts. The larger statewide impact results from the fact that more economic activity will be captured within the state economy relative to the county economy.

The reason this occurs is known as leakage. Leakage results when the local economy is unable to supply all of the inputs needed by the project and some inputs are purchased from suppliers located outside of the local economy, for example elsewhere in the state.

It is important to note that the local economic impacts of output, employment, and payroll represent a subset of the statewide impact.

Local Economic Impacts During Construction

Construction Economic Output/Increase in Gross Area Product

The facility's construction project will provide direct, indirect and induced economic output/increase in gross area product in Grimes County, as shown below.

The facility's construction costs again serve as the direct construction output and county-level multipliers are used to estimate the total impact inclusive of the indirect and induced effects.

Table 51 Economic Output/Increase in Gross Area Product in Grimes County During Construction			
Year	Direct Construction Output	Indirect & Induced Output	Total Output
2026	\$31,588,449	\$10,717,961	\$42,306,409
2027	\$947,716,638	\$321,560,255	\$1,269,276,893
2028	\$1,674,282,546	\$568,084,068	\$2,242,366,614
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$2,653,587,633	\$900,362,284	\$3,553,949,917

An explanation of the multipliers used to calculate indirect and induced impacts is included later in this report.

Construction Employment

During construction, the following number of direct, indirect and induced jobs will be supported in Grimes County each year:

Table 52 Direct, Indirect and Induced Employment in Grimes County During Construction			
Year	Direct Construction Employment	Indirect & Induced Employment	Total Employment
2026	176	50	226
2027	5,272	1,512	6,785
2028	9,315	2,671	11,986
2029	0	0	0
2030	0	0	0
<u>Annual Avg.</u>	<u>4,921</u>	<u>1,411</u>	<u>6,332</u>

Construction Payroll

The direct, indirect and induced payrolls during construction will be the following:

Table 53 Direct, Indirect and Induced Payroll in Grimes County During Construction			
Year	Direct Construction Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$12,635,379	\$2,602,888	\$15,238,268
2027	\$379,086,655	\$78,091,851	\$457,178,506
2028	\$669,713,019	\$137,960,882	\$807,673,900
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
<u>Total</u>	<u>\$1,061,435,053</u>	<u>\$218,655,621</u>	<u>\$1,280,090,674</u>

The direct construction employment and direct construction payroll derived in the state impact section serve as the direct impacts. The local impact shown here relies on Grimes County multipliers to estimate the total impact inclusive of the indirect and induced effects.

Local Fiscal Impacts During Construction

Taxable Sales

A significant amount of taxable sales or spending during construction can be expected to take place within Grimes County and nearby cities. If 10% of the statewide taxable sales during construction occur locally, the facility's construction project will result in the following taxable sales:

Table 54 Local Estimated Taxable Sales During Construction				
Year	Estimated Taxable Machinery and Equipment	Estimated Taxable Construction Materials	Estimated Taxable Worker Spending	Total Taxable Sales
2026	\$74,802	\$1,421,480	\$658,649	\$2,154,932
2027	\$2,244,221	\$42,647,249	\$19,760,802	\$64,652,272
2028	\$3,964,751	\$75,342,715	\$34,910,398	\$114,217,864
2029	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0
Total	\$6,283,774	\$119,411,443	\$55,329,850	\$181,025,068

Sales Tax Collections

With a combined 2.00% local sales tax, Grimes County and nearby cities will collect the following sales tax on machinery and equipment, construction materials and construction worker spending:

Table 55 Estimated Sales Tax Collections During Construction						
Year	On Taxable Machinery & Equipment	On Construction Materials	On Taxable Worker Spending	Total Sales Tax Collections	Direct Sales Tax Collections	Total Sales Tax Collections
2026	\$1,496	\$28,430	\$13,173	\$43,099	\$29,926	\$13,173
2027	\$44,884	\$852,945	\$395,216	\$1,293,045	\$897,829	\$395,216
2028	\$79,295	\$1,506,854	\$698,208	\$2,284,357	\$1,586,149	\$698,208
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$125,675	\$2,388,229	\$1,106,597	\$3,620,501	\$2,513,904	\$1,106,597

Summary of Local Taxes During Construction

During the facility's construction project, Grimes County and nearby cities will receive the following tax revenues:

Table 56			
Tax Revenues for the City During Construction			
Year	City Sales Tax Collections	County Sales Tax Collections	Total Revenues
2026	\$32,324	\$10,775	\$43,099
2027	\$969,784	\$323,261	\$1,293,045
2028	\$1,713,268	\$571,089	\$2,284,357
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
Total	\$2,715,376	\$905,125	\$3,620,501

Local Economic Impacts During the Facility's Operations

Economic Output During Operations

The facility's estimated annual revenues during the first 38 years again serve as the direct economic output during operations.

The facility's annual operating revenues will result in the following direct, indirect and induced output in Grimes County when applying the local economic impact multiplier.

Table 57 Direct, Indirect & Induced Output in Grimes County During Operations			
Year	Direct Operations Output	Indirect & Induced Output	Total Output
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$301,426,329	\$49,916,200	\$351,342,530
2030	\$307,454,856	\$50,914,524	\$358,369,380
2031	\$313,603,953	\$51,932,815	\$365,536,768
2032	\$319,876,032	\$52,971,471	\$372,847,503
2033	\$326,273,553	\$54,030,900	\$380,304,453
2034	\$332,799,024	\$55,111,518	\$387,910,542
2035	\$339,455,004	\$56,213,749	\$395,668,753
2036	\$346,244,104	\$57,338,024	\$403,582,128
2037	\$353,168,987	\$58,484,784	\$411,653,771
2038	\$360,232,366	\$59,654,480	\$419,886,846
2039	\$367,437,014	\$60,847,569	\$428,284,583
2040	\$374,785,754	\$62,064,521	\$436,850,275
2041	\$382,281,469	\$63,305,811	\$445,587,280
2042	\$389,927,098	\$64,571,927	\$454,499,026
2043	\$397,725,640	\$65,863,366	\$463,589,006
2044	\$405,680,153	\$67,180,633	\$472,860,786
2045	\$413,793,756	\$68,524,246	\$482,318,002
2046	\$422,069,631	\$69,894,731	\$491,964,362
2047	\$430,511,024	\$71,292,626	\$501,803,649
2048	\$439,121,244	\$72,718,478	\$511,839,722
2049	\$447,903,669	\$74,172,848	\$522,076,517
2050	\$456,861,743	\$75,656,305	\$532,518,047
2051	\$465,998,977	\$77,169,431	\$543,168,408

Table 57 continued on the next page

Table 57 - Continued
Direct, Indirect & Induced Output
in Grimes County During Operations

Year	Direct Operations Output	Indirect & Induced Output	Total Output
2052	\$475,318,957	\$78,712,819	\$554,031,776
2053	\$484,825,336	\$80,287,076	\$565,112,412
2054	\$494,521,843	\$81,892,817	\$576,414,660
2055	\$504,412,280	\$83,530,674	\$587,942,953
2056	\$514,500,525	\$85,201,287	\$599,701,812
2057	\$524,790,536	\$86,905,313	\$611,695,849
2058	\$535,286,347	\$88,643,419	\$623,929,766
2059	\$545,992,074	\$90,416,287	\$636,408,361
2060	\$556,911,915	\$92,224,613	\$649,136,528
2061	\$568,050,153	\$94,069,105	\$662,119,259
2062	\$579,411,156	\$95,950,487	\$675,361,644
2063	\$590,999,379	\$97,869,497	\$688,868,877
Total	\$15.07 B	\$2.50 B	\$17.57 B

Employment during Operations

Based on the expected number of new jobs created and the local employment multiplier for the project, the following number of direct, indirect and induced jobs will be supported during the facility's operations:

Table 58 Direct, Indirect & Induced Employment in Grimes County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2026	0	0	0
2027	0	0	0
2028	0	0	0
2029	617	285	902
2030	617	285	902
2031	617	285	902
2032	617	285	902
2033	617	285	902
2034	617	285	902
2035	617	285	902
2036	617	285	902
2037	617	285	902
2038	617	285	902
2039	617	285	902
2040	617	285	902
2041	617	285	902
2042	617	285	902
2043	617	285	902
2044	617	285	902
2045	617	285	902
2046	617	285	902
2047	617	285	902
2048	617	285	902
2049	617	285	902
2050	617	285	902
2051	617	285	902
2052	617	285	902
2053	617	285	902
2054	617	285	902
2055	617	285	902
2056	617	285	902

Table 58 continued on the next page

Table 58 - Continued			
Direct, Indirect & Induced Employment in Grimes County During Operations			
Year	Direct Operations Employment	Indirect & Induced Employment	Total Employment
2057	617	285	902
2058	617	285	902
2059	617	285	902
2060	617	285	902
2061	617	285	902
2062	617	285	902
2063	617	285	902

The direct, indirect and induced payrolls in Grimes County during the facility's operations will be the following:

Table 59			
Direct, Indirect and Induced Payroll in Grimes County During Operations			
Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$98,214,800	\$16,716,159	\$114,930,959
2030	\$100,179,096	\$17,050,482	\$117,229,579
2031	\$102,182,678	\$17,391,492	\$119,574,170
2032	\$104,226,332	\$17,739,322	\$121,965,654
2033	\$106,310,859	\$18,094,108	\$124,404,967
2034	\$108,437,076	\$18,455,990	\$126,893,066
2035	\$110,605,817	\$18,825,110	\$129,430,927
2036	\$112,817,934	\$19,201,612	\$132,019,546
2037	\$115,074,292	\$19,585,645	\$134,659,937
2038	\$117,375,778	\$19,977,357	\$137,353,136
2039	\$119,723,294	\$20,376,905	\$140,100,198
2040	\$122,117,760	\$20,784,443	\$142,902,202
2041	\$124,560,115	\$21,200,132	\$145,760,246

Table 59 continued on the next page

Table 59 - Continued
Direct, Indirect and Induced Payroll
in Grimes County During Operations

Year	Direct Operations Payroll	Indirect & Induced Payroll	Total Payroll
2042	\$127,051,317	\$21,624,134	\$148,675,451
2043	\$129,592,343	\$22,056,617	\$151,648,960
2044	\$132,184,190	\$22,497,749	\$154,681,939
2045	\$134,827,874	\$22,947,704	\$157,775,578
2046	\$137,524,431	\$23,406,658	\$160,931,090
2047	\$140,274,920	\$23,874,791	\$164,149,712
2048	\$143,080,419	\$24,352,287	\$167,432,706
2049	\$145,942,027	\$24,839,333	\$170,781,360
2050	\$148,860,867	\$25,336,120	\$174,196,987
2051	\$151,838,085	\$25,842,842	\$177,680,927
2052	\$154,874,846	\$26,359,699	\$181,234,545
2053	\$157,972,343	\$26,886,893	\$184,859,236
2054	\$161,131,790	\$27,424,631	\$188,556,421
2055	\$164,354,426	\$27,973,123	\$192,327,549
2056	\$167,641,515	\$28,532,586	\$196,174,100
2057	\$170,994,345	\$29,103,238	\$200,097,582
2058	\$174,414,232	\$29,685,302	\$204,099,534
2059	\$177,902,516	\$30,279,008	\$208,181,525
2060	\$181,460,567	\$30,884,588	\$212,345,155
2061	\$185,089,778	\$31,502,280	\$216,592,058
2062	\$188,791,574	\$32,132,326	\$220,923,899
2063	\$192,567,405	\$32,774,972	\$225,342,377
Total	\$4.91 B	\$0.84 B	\$5.75 B

Local Fiscal Impacts During the Facility's Operations

Local Taxable Sales

A significant amount of taxable sales or spending can be expected to take place within Grimes County and nearby cities. If 10% of the statewide taxable spending by workers, the company, indirect businesses, and visitors during operations occurs locally, the project will result in the following taxable sales:

Table 60 Local Estimated Total Taxable Sales During Operations						
Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Companies' Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$4,687,360	\$0	\$301,426	\$275,775	\$0	\$5,264,562
2030	\$4,781,107	\$0	\$307,455	\$281,290	\$0	\$5,369,853
2031	\$4,876,730	\$0	\$313,604	\$286,916	\$0	\$5,477,250
2032	\$4,974,264	\$0	\$319,876	\$292,655	\$0	\$5,586,795
2033	\$5,073,750	\$0	\$326,274	\$298,508	\$0	\$5,698,531
2034	\$5,175,225	\$0	\$332,799	\$304,478	\$0	\$5,812,501
2035	\$5,278,729	\$0	\$339,455	\$310,567	\$0	\$5,928,751
2036	\$5,384,304	\$0	\$346,244	\$316,779	\$0	\$6,047,326
2037	\$5,491,990	\$0	\$353,169	\$323,114	\$0	\$6,168,273
2038	\$5,601,829	\$0	\$360,232	\$329,577	\$0	\$6,291,638
2039	\$5,713,866	\$0	\$367,437	\$336,168	\$0	\$6,417,471
2040	\$5,828,143	\$0	\$374,786	\$342,891	\$0	\$6,545,821
2041	\$5,944,706	\$0	\$382,281	\$349,749	\$0	\$6,676,737
2042	\$6,063,600	\$0	\$389,927	\$356,744	\$0	\$6,810,272
2043	\$6,184,872	\$0	\$397,726	\$363,879	\$0	\$6,946,477
2044	\$6,308,570	\$0	\$405,680	\$371,157	\$0	\$7,085,407
2045	\$6,434,741	\$0	\$413,794	\$378,580	\$0	\$7,227,115
2046	\$6,563,436	\$0	\$422,070	\$386,152	\$0	\$7,371,657
2047	\$6,694,705	\$0	\$430,511	\$393,875	\$0	\$7,519,090
2048	\$6,828,599	\$0	\$439,121	\$401,752	\$0	\$7,669,472
2049	\$6,965,171	\$0	\$447,904	\$409,787	\$0	\$7,822,862
2050	\$7,104,474	\$0	\$456,862	\$417,983	\$0	\$7,979,319
2051	\$7,246,564	\$0	\$465,999	\$426,342	\$0	\$8,138,905
2052	\$7,391,495	\$0	\$475,319	\$434,869	\$0	\$8,301,683
2053	\$7,539,325	\$0	\$484,825	\$443,567	\$0	\$8,467,717
2054	\$7,690,111	\$0	\$494,522	\$452,438	\$0	\$8,637,071
2055	\$7,843,914	\$0	\$504,412	\$461,487	\$0	\$8,809,813
2056	\$8,000,792	\$0	\$514,501	\$470,717	\$0	\$8,986,009

Table 60 continued on the next page

Table 60 - Continued
Local Estimated Total Taxable Sales or Spending

Year	Workers' Taxable Spending	The Facility's Taxable Sales	The Company's Taxable Spending	Indirect & Induced Taxable Spending	Taxable Spending by Visitors in The Community	Total Taxable Sales
2057	\$8,160,808	\$0	\$524,791	\$480,131	\$0	\$9,165,729
2058	\$8,324,024	\$0	\$535,286	\$489,733	\$0	\$9,349,044
2059	\$8,490,504	\$0	\$545,992	\$499,528	\$0	\$9,536,025
2060	\$8,660,314	\$0	\$556,912	\$509,519	\$0	\$9,726,745
2061	\$8,833,521	\$0	\$568,050	\$519,709	\$0	\$9,921,280
2062	\$9,010,191	\$0	\$579,411	\$530,103	\$0	\$10,119,706
2063	\$9,190,395	\$0	\$590,999	\$540,705	\$0	\$10,322,100
Total	<u>\$234,342,129</u>	<u>\$0</u>	<u>\$15,069,652</u>	<u>\$13,787,225</u>	<u>\$0</u>	<u>\$263,199,005</u>

Sales Tax Collections

With a combined 2.00% local sales tax rate, Grimes County and nearby cities will collect sales tax on the spending of workers, companies and visitors:

Table 61 Estimated Sales Tax Collections During Operations						
Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$93,747	\$0	\$6,029	\$5,515	\$0	\$105,291
2030	\$95,622	\$0	\$6,149	\$5,626	\$0	\$107,397
2031	\$97,535	\$0	\$6,272	\$5,738	\$0	\$109,545
2032	\$99,485	\$0	\$6,398	\$5,853	\$0	\$111,736
2033	\$101,475	\$0	\$6,525	\$5,970	\$0	\$113,971
2034	\$103,504	\$0	\$6,656	\$6,090	\$0	\$116,250
2035	\$105,575	\$0	\$6,789	\$6,211	\$0	\$118,575
2036	\$107,686	\$0	\$6,925	\$6,336	\$0	\$120,947
2037	\$109,840	\$0	\$7,063	\$6,462	\$0	\$123,365
2038	\$112,037	\$0	\$7,205	\$6,592	\$0	\$125,833
2039	\$114,277	\$0	\$7,349	\$6,723	\$0	\$128,349
2040	\$116,563	\$0	\$7,496	\$6,858	\$0	\$130,916
2041	\$118,894	\$0	\$7,646	\$6,995	\$0	\$133,535
2042	\$121,272	\$0	\$7,799	\$7,135	\$0	\$136,205
2043	\$123,697	\$0	\$7,955	\$7,278	\$0	\$138,930
2044	\$126,171	\$0	\$8,114	\$7,423	\$0	\$141,708
2045	\$128,695	\$0	\$8,276	\$7,572	\$0	\$144,542
2046	\$131,269	\$0	\$8,441	\$7,723	\$0	\$147,433
2047	\$133,894	\$0	\$8,610	\$7,877	\$0	\$150,382
2048	\$136,572	\$0	\$8,782	\$8,035	\$0	\$153,389
2049	\$139,303	\$0	\$8,958	\$8,196	\$0	\$156,457
2050	\$142,089	\$0	\$9,137	\$8,360	\$0	\$159,586
2051	\$144,931	\$0	\$9,320	\$8,527	\$0	\$162,778
2052	\$147,830	\$0	\$9,506	\$8,697	\$0	\$166,034
2053	\$150,786	\$0	\$9,697	\$8,871	\$0	\$169,354
2054	\$153,802	\$0	\$9,890	\$9,049	\$0	\$172,741
2055	\$156,878	\$0	\$10,088	\$9,230	\$0	\$176,196
2056	\$160,016	\$0	\$10,290	\$9,414	\$0	\$179,720
2057	\$163,216	\$0	\$10,496	\$9,603	\$0	\$183,315
2058	\$166,480	\$0	\$10,706	\$9,795	\$0	\$186,981
2059	\$169,810	\$0	\$10,920	\$9,991	\$0	\$190,720

Table 61 continued on the next page

Table 61 - Continued
Estimated Sales Tax Collections During Operations

Year	On Workers' Spending	On The Facility's Taxable Sales	On the Company's Taxable Spending	On Indirect Companies' Taxable Spending	On Taxable Spending of Visitors in the Community	Total Sales Tax Collections
2060	\$173,206	\$0	\$11,138	\$10,190	\$0	\$194,535
2061	\$176,670	\$0	\$11,361	\$10,394	\$0	\$198,426
2062	\$180,204	\$0	\$11,588	\$10,602	\$0	\$202,394
2063	\$183,808	\$0	\$11,820	\$10,814	\$0	\$206,442
<u>Total</u>	<u>\$4,686,843</u>	<u>\$0</u>	<u>\$301,393</u>	<u>\$275,744</u>	<u>\$0</u>	<u>\$5,263,980</u>

Hotel Occupancy Tax Collections

From the overnight lodging spending of visitors to the facility, cities in the county will collect the following hotel occupancy taxes:

Table 62
Estimated Hotel Occupancy Tax Collections from Visitors

Year	City Hotel Spending on Lodging	City Hotel Occupancy Tax Collections
2026	\$0	\$0
2027	\$0	\$0
2028	\$0	\$0
2029	\$0	\$0
2030	\$0	\$0
2031	\$0	\$0
2032	\$0	\$0
2033	\$0	\$0
2034	\$0	\$0
2035	\$0	\$0
2036	\$0	\$0
2037	\$0	\$0
2038	\$0	\$0
2039	\$0	\$0
2040	\$0	\$0

Table 62 continued on the next page

Table 62 - Continued
Estimated Hotel Occupancy Tax Collections
from Visitors

Year	City Hotel <i>Spending on</i> <i>Lodging</i>	Occupancy Tax Collections
2041	\$0	\$0
2042	\$0	\$0
2043	\$0	\$0
2044	\$0	\$0
2045	\$0	\$0
2046	\$0	\$0
2047	\$0	\$0
2048	\$0	\$0
2049	\$0	\$0
2050	\$0	\$0
2051	\$0	\$0
2052	\$0	\$0
2053	\$0	\$0
2054	\$0	\$0
2055	\$0	\$0
2056	\$0	\$0
2057	\$0	\$0
2058	\$0	\$0
2059	\$0	\$0
2060	\$0	\$0
2061	\$0	\$0
2062	\$0	\$0
2063	\$0	\$0
<u>Total</u>	<u>\$0</u>	<u>\$0</u>

Property Tax Collections - JETI Investment

As detailed in an earlier section of this report ("Estimated Ad Valorem Taxes Imposed by Each Taxing Unit on the Investment") the annual property taxes to be collected on the facility's investment property is summarized below:

Table 63					
Ad Valorem Tax Collections for Local Taxing Units on Investment					
Year	N/A Grimes County		Anderson-Shiro CISD	Other Local Jurisdictions	Total
2026	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$355,980	\$230,293	\$0	\$586,273
2028	\$0	\$10,972,798	\$7,098,601	\$0	\$18,071,399
2029	\$0	\$27,878,556	\$39,470,959	\$0	\$67,349,515
2030	\$0	\$25,152,296	\$35,611,072	\$0	\$60,763,368
2031	\$0	\$19,530,101	\$27,651,067	\$0	\$47,181,168
2032	\$0	\$14,867,488	\$21,049,656	\$0	\$35,917,144
2033	\$0	\$11,923,718	\$16,881,814	\$0	\$28,805,532
2034	\$0	\$9,938,934	\$14,071,720	\$0	\$24,010,654
2035	\$0	\$9,640,766	\$13,649,569	\$0	\$23,290,334
2036	\$0	\$9,351,543	\$13,240,082	\$0	\$22,591,624
2037	\$0	\$9,070,996	\$12,842,879	\$0	\$21,913,875
2038	\$0	\$8,798,866	\$12,457,593	\$0	\$21,256,459
2039	\$0	\$8,534,900	\$18,646,271	\$0	\$27,181,172
2040	\$0	\$8,278,853	\$18,086,883	\$0	\$26,365,736
2041	\$0	\$8,030,488	\$17,544,277	\$0	\$25,574,764
2042	\$0	\$7,789,573	\$17,017,948	\$0	\$24,807,521
2043	\$0	\$7,555,886	\$16,507,410	\$0	\$24,063,296
2044	\$0	\$7,329,209	\$16,012,188	\$0	\$23,341,397
2045	\$0	\$7,109,333	\$15,531,822	\$0	\$22,641,155
2046	\$0	\$6,896,053	\$15,065,867	\$0	\$21,961,920
2047	\$0	\$6,689,172	\$14,613,891	\$0	\$21,303,063
2048	\$0	\$6,488,496	\$14,175,474	\$0	\$20,663,971
2049	\$0	\$6,293,841	\$13,750,210	\$0	\$20,044,052
2050	\$0	\$6,105,026	\$13,337,704	\$0	\$19,442,730
2051	\$0	\$5,921,875	\$12,937,573	\$0	\$18,859,448
2052	\$0	\$5,744,219	\$12,549,446	\$0	\$18,293,665
2053	\$0	\$5,571,893	\$12,172,962	\$0	\$17,744,855
2054	\$0	\$5,404,736	\$11,807,773	\$0	\$17,212,509
2055	\$0	\$5,242,594	\$11,453,540	\$0	\$16,696,134
2056	\$0	\$5,085,316	\$11,109,934	\$0	\$16,195,250
2057	\$0	\$4,932,756	\$10,776,636	\$0	\$15,709,392
2058	\$0	\$4,784,774	\$10,453,337	\$0	\$15,238,111
2059	\$0	\$4,641,231	\$10,139,737	\$0	\$14,780,967
2060	\$0	\$4,501,994	\$9,835,545	\$0	\$14,337,538
2061	\$0	\$4,366,934	\$9,540,478	\$0	\$13,907,412
2062	\$0	\$4,235,926	\$9,254,264	\$0	\$13,490,190
2063	\$0	\$4,108,848	\$8,976,636	\$0	\$13,085,484
Total	\$0	\$309,125,969	\$545,553,111	\$0	\$854,679,080

Property Tax Collections - Land and Inventories

In addition to the property taxes generated for local taxing units on the facility's eligible JETI investment, local taxing units may also benefit from property taxes paid on the facility's taxable land and inventory property. The table below shows the estimated taxable value of the facility's land and inventories.

Table 64			
Appraised Value of the Facility's Land & Inventories			
Year	Land	Inventories	Total Appraised Value of Land & Inventories
2026	\$0	\$0	\$0
2027	\$0	\$0	\$0
2028	\$0	\$0	\$0
2029	\$0	\$0	\$0
2030	\$0	\$0	\$0
2031	\$0	\$0	\$0
2032	\$0	\$0	\$0
2033	\$0	\$0	\$0
2034	\$0	\$0	\$0
2035	\$0	\$0	\$0
2036	\$0	\$0	\$0
2037	\$0	\$0	\$0
2038	\$0	\$0	\$0
2039	\$0	\$0	\$0
2040	\$0	\$0	\$0
2041	\$0	\$0	\$0
2042	\$0	\$0	\$0
2043	\$0	\$0	\$0
2044	\$0	\$0	\$0
2045	\$0	\$0	\$0
2046	\$0	\$0	\$0
2047	\$0	\$0	\$0
2048	\$0	\$0	\$0
2049	\$0	\$0	\$0
2050	\$0	\$0	\$0
2051	\$0	\$0	\$0
2052	\$0	\$0	\$0
2053	\$0	\$0	\$0
2054	\$0	\$0	\$0
2055	\$0	\$0	\$0

Table 64 continued on the next page

Table 64 - Continued			
Appraised Value of the Facility's Land & Inventories			
Year	Land	Inventories	Total Appraised Value of Land & Inventories
2056	\$0	\$0	\$0
2057	\$0	\$0	\$0
2058	\$0	\$0	\$0
2059	\$0	\$0	\$0
2060	\$0	\$0	\$0
2061	\$0	\$0	\$0
2062	\$0	\$0	\$0
2063	\$0	\$0	\$0

Table 65						
Ad Valorem Taxes for Other Taxing Units on Land & Inventories						
Year	Taxable Value of Land & Inventories	N/A	Grimes County	Anderson-Shiro CISD	Other Local Jurisdictions	Total
		0.000000	0.423077	0.924300	0.000000	1.347377
2026	\$0	\$0	\$0	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$0	\$0	\$0
2029	\$0	\$0	\$0	\$0	\$0	\$0
2030	\$0	\$0	\$0	\$0	\$0	\$0
2031	\$0	\$0	\$0	\$0	\$0	\$0
2032	\$0	\$0	\$0	\$0	\$0	\$0
2033	\$0	\$0	\$0	\$0	\$0	\$0
2034	\$0	\$0	\$0	\$0	\$0	\$0
2035	\$0	\$0	\$0	\$0	\$0	\$0
2036	\$0	\$0	\$0	\$0	\$0	\$0
2037	\$0	\$0	\$0	\$0	\$0	\$0
2038	\$0	\$0	\$0	\$0	\$0	\$0
2039	\$0	\$0	\$0	\$0	\$0	\$0
2040	\$0	\$0	\$0	\$0	\$0	\$0
2041	\$0	\$0	\$0	\$0	\$0	\$0
2042	\$0	\$0	\$0	\$0	\$0	\$0
2043	\$0	\$0	\$0	\$0	\$0	\$0
2044	\$0	\$0	\$0	\$0	\$0	\$0

Table 65 continued on the next page

Table 65 - Continued
Ad Valorem Taxes for Other Taxing Units on Land & Inventories

Year	Taxable Value of Land & Inventories	N/A Grimes County		Anderson- Shiro CISD	Other Local Jurisdictions	Total
		0.000000	0.423077	0.924300	0.000000	1.347377
2045	\$0	\$0	\$0	\$0	\$0	\$0
2046	\$0	\$0	\$0	\$0	\$0	\$0
2047	\$0	\$0	\$0	\$0	\$0	\$0
2048	\$0	\$0	\$0	\$0	\$0	\$0
2049	\$0	\$0	\$0	\$0	\$0	\$0
2050	\$0	\$0	\$0	\$0	\$0	\$0
2051	\$0	\$0	\$0	\$0	\$0	\$0
2052	\$0	\$0	\$0	\$0	\$0	\$0
2053	\$0	\$0	\$0	\$0	\$0	\$0
2054	\$0	\$0	\$0	\$0	\$0	\$0
2055	\$0	\$0	\$0	\$0	\$0	\$0
2056	\$0	\$0	\$0	\$0	\$0	\$0
2057	\$0	\$0	\$0	\$0	\$0	\$0
2058	\$0	\$0	\$0	\$0	\$0	\$0
2059	\$0	\$0	\$0	\$0	\$0	\$0
2060	\$0	\$0	\$0	\$0	\$0	\$0
2061	\$0	\$0	\$0	\$0	\$0	\$0
2062	\$0	\$0	\$0	\$0	\$0	\$0
2063	\$0	\$0	\$0	\$0	\$0	\$0
<u>Total</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

The Total Tax Revenues for Local Taxing Units from the Facility's Operations

The total increase in local tax revenues from the facility's operations are shown below.

Table 66 Tax Revenues for Local Taxing Units During Operations by Year							
Year	City Sales Tax Collections	County Sales Tax Collections	City Hotel Occupancy Taxes	Property Taxes JETI Investment	Property Taxes Land & Inventories	Total Local Revenues	
2026	\$0	\$0	\$0	\$0	\$0	\$0	
2027	\$0	\$0	\$0	\$586,273	\$0	\$586,273	
2028	\$0	\$0	\$0	\$18,071,399	\$0	\$18,071,399	
2029	\$78,968	\$26,323	\$0	\$67,349,515	\$0	\$67,454,806	
2030	\$80,548	\$26,849	\$0	\$60,763,368	\$0	\$60,870,765	
2031	\$82,159	\$27,386	\$0	\$47,181,168	\$0	\$47,290,713	
2032	\$83,802	\$27,934	\$0	\$35,917,144	\$0	\$36,028,880	
2033	\$85,478	\$28,493	\$0	\$28,805,532	\$0	\$28,919,503	
2034	\$87,188	\$29,063	\$0	\$24,010,654	\$0	\$24,126,904	
2035	\$88,931	\$29,644	\$0	\$23,290,334	\$0	\$23,408,909	
2036	\$90,710	\$30,237	\$0	\$22,591,624	\$0	\$22,712,571	
2037	\$92,524	\$30,841	\$0	\$21,913,875	\$0	\$22,037,241	
2038	\$94,375	\$31,458	\$0	\$21,256,459	\$0	\$21,382,292	
2039	\$96,262	\$32,087	\$0	\$27,181,172	\$0	\$27,309,521	
2040	\$98,187	\$32,729	\$0	\$26,365,736	\$0	\$26,496,653	
2041	\$100,151	\$33,384	\$0	\$25,574,764	\$0	\$25,708,299	
2042	\$102,154	\$34,051	\$0	\$24,807,521	\$0	\$24,943,727	
2043	\$104,197	\$34,732	\$0	\$24,063,296	\$0	\$24,202,225	
2044	\$106,281	\$35,427	\$0	\$23,341,397	\$0	\$23,483,105	
2045	\$108,407	\$36,136	\$0	\$22,641,155	\$0	\$22,785,697	
2046	\$110,575	\$36,858	\$0	\$21,961,920	\$0	\$22,109,354	
2047	\$112,786	\$37,595	\$0	\$21,303,063	\$0	\$21,453,445	
2048	\$115,042	\$38,347	\$0	\$20,663,971	\$0	\$20,817,360	
2049	\$117,343	\$39,114	\$0	\$20,044,052	\$0	\$20,200,509	
2050	\$119,690	\$39,897	\$0	\$19,442,730	\$0	\$19,602,317	
2051	\$122,084	\$40,695	\$0	\$18,859,448	\$0	\$19,022,226	
2052	\$124,525	\$41,508	\$0	\$18,293,665	\$0	\$18,459,698	
2053	\$127,016	\$42,339	\$0	\$17,744,855	\$0	\$17,914,209	
2054	\$129,556	\$43,185	\$0	\$17,212,509	\$0	\$17,385,251	
2055	\$132,147	\$44,049	\$0	\$16,696,134	\$0	\$16,872,330	
2056	\$134,790	\$44,930	\$0	\$16,195,250	\$0	\$16,374,970	
2057	\$137,486	\$45,829	\$0	\$15,709,392	\$0	\$15,892,707	
2058	\$140,236	\$46,745	\$0	\$15,238,111	\$0	\$15,425,092	
2059	\$143,040	\$47,680	\$0	\$14,780,967	\$0	\$14,971,688	
2060	\$145,901	\$48,634	\$0	\$14,337,538	\$0	\$14,532,073	
2061	\$148,819	\$49,606	\$0	\$13,907,412	\$0	\$14,105,838	
2062	\$151,796	\$50,599	\$0	\$13,490,190	\$0	\$13,692,584	
2063	\$154,831	\$51,610	\$0	\$13,085,484	\$0	\$13,291,926	
Total	\$3,947,985	\$1,315,995	\$0	\$854,679,080	\$0	\$859,943,061	

The Total Tax Revenues for Local Taxing Units from the Facility's Operations - Direct vs. Indirect

The table below details the total increase in local tax revenues from the facility's operations by direct and indirect sources.

Table 67			
Direct vs. Indirect: Tax Revenues for Local Taxing Units During Operations by Year			
Year	Direct Taxes	Indirect Taxes	Total Local Revenues
2026	\$0	\$0	\$0
2027	\$586,273	\$0	\$586,273
2028	\$18,071,399	\$0	\$18,071,399
2029	\$67,355,544	\$99,263	\$67,454,806
2030	\$60,769,517	\$101,248	\$60,870,765
2031	\$47,187,440	\$103,273	\$47,290,713
2032	\$35,923,542	\$105,338	\$36,028,880
2033	\$28,812,058	\$107,445	\$28,919,503
2034	\$24,017,310	\$109,594	\$24,126,904
2035	\$23,297,123	\$111,786	\$23,408,909
2036	\$22,598,549	\$114,022	\$22,712,571
2037	\$21,920,939	\$116,302	\$22,037,241
2038	\$21,263,664	\$118,628	\$21,382,292
2039	\$27,188,520	\$121,001	\$27,309,521
2040	\$26,373,232	\$123,421	\$26,496,653
2041	\$25,582,410	\$125,889	\$25,708,299
2042	\$24,815,320	\$128,407	\$24,943,727
2043	\$24,071,250	\$130,975	\$24,202,225
2044	\$23,349,511	\$133,595	\$23,483,105
2045	\$22,649,431	\$136,266	\$22,785,697
2046	\$21,970,362	\$138,992	\$22,109,354
2047	\$21,311,673	\$141,772	\$21,453,445
2048	\$20,672,753	\$144,607	\$20,817,360
2049	\$20,053,010	\$147,499	\$20,200,509
2050	\$19,451,867	\$150,449	\$19,602,317
2051	\$18,868,768	\$153,458	\$19,022,226
2052	\$18,303,171	\$156,527	\$18,459,698
2053	\$17,754,551	\$159,658	\$17,914,209
2054	\$17,222,400	\$162,851	\$17,385,251
2055	\$16,706,222	\$166,108	\$16,872,330
2056	\$16,205,540	\$169,430	\$16,374,970
2057	\$15,719,888	\$172,819	\$15,892,707
2058	\$15,248,816	\$176,275	\$15,425,092
2059	\$14,791,887	\$179,801	\$14,971,688
2060	\$14,348,677	\$183,397	\$14,532,073
2061	\$13,918,773	\$187,065	\$14,105,838
2062	\$13,501,778	\$190,806	\$13,692,584
2063	\$13,097,304	\$194,622	\$13,291,926
Total	\$854,980,473	\$4,962,587	\$859,943,061

Table 68
Tax Revenues for Local Taxing Units During Operations by Taxing Unit

	Sales Tax Collections	Hotel Occupancy Taxes	Property Taxes JETI Investment	Property Taxes Land & Inventories	Total Local Revenues
Nearby Cities	\$3,947,985	\$0	\$0	\$0	\$3,947,985
Grimes County	\$1,315,995	\$0	\$309,125,969	\$0	\$310,441,964
Anderson-Shiro CISD	\$0	\$0	\$545,553,111	\$0	\$545,553,111
<u>Total</u>	<u>\$5,263,980</u>	<u>\$0</u>	<u>\$854,679,080</u>	<u>\$0</u>	<u>\$859,943,061</u>

Discussion of Indirect and Induced Impacts

This analysis calculated the direct economic impact of the facility from its construction project and during its operations. In addition, the indirect and induced impacts were also calculated.

Indirect revenues, jobs and salaries are created in new or existing firms in the state, such as parts suppliers, that may supply goods and services to the facility. In addition, induced revenues, jobs and salaries are created and supported in new or existing businesses, such as retail stores, gas stations, banks, restaurants, and service companies that may supply goods and services to workers and their families.

To estimate the indirect and induced economic impact of the facility on the state, regional economic multipliers were used. Regional economic multipliers for the state and counties are included in the US Department of Commerce’s Regional Input-Output Modeling System (RIMS II).

Three types of regional economic multipliers were used in this analysis: an output multiplier, an employment multiplier and an earnings multiplier.

The output multipliers show the estimated total output - inclusive of direct, indirect, and induced revenues - of other companies in the state for every dollar of revenue at the facility or for every dollar spent during construction. The employment multipliers show the total number of jobs created for each direct job of the associated activity. The earnings multipliers show the total amount of salaries paid to these workers. The following multipliers were used in this analysis to estimate the statewide impacts:

	During Construction	During Operations
Output multiplier	2.4464	1.9149
Employment multiplier	2.2999	3.5414
Earnings multiplier	2.0049	1.8356

The local economic impact is estimated for Grimes County with the multipliers shown below.

	During Construction	During Operations
Output multiplier	1.3393	1.1656
Employment multiplier	1.2868	1.4615
Earnings multiplier	1.2060	1.1702

About Impact DataSource

Impact DataSource is a 30-year old Austin, Texas economic consulting, research and analysis firm. The firm has conducted economic impact analyses of numerous projects in Texas and 39 other states. In addition, the firm has developed economic impact analysis computer programs for several clients including the Tennessee Department of Economic & Community Development.

The firm's principal, Paul Scheuren, performed this economic impact analysis. Paul has a Master of Arts in economics from Clemson University as well as a Bachelor of Business Administration in actuarial science from Temple University.

Some Rates and Assumptions Used in this Analysis

State tax rates for tax revenues that go into the state's general revenue fund:

Texas business franchise tax:

Texas franchise tax is a tax on "taxable margin," which is a concept similar to taxable income. Generally, an entity's taxable margin is its revenue less either its cost of goods sold or its compensation expense, but not both. If 70% of the entity's revenue is less than either of these calculations, then 70% of revenue is the taxable margin. Taxable margin must then be apportioned to business done in Texas, measured by the ratio of gross receipts from business done in Texas to gross receipts from business done everywhere. The tax rate is then applied to the apportioned margin. A rate of .375% is used for taxable entities primarily engaged in retail or wholesale trade, and a .75% rate is used for all other entities.

Sales and use tax rate	6.25%
Hotel occupancy tax rate	6.00%
Gasoline tax, per gallon	\$0.20
Percent of gasoline taxes going into state general revenues	25.00%
Motor vehicle sales and use tax	6.25%
Percent of total salaries that a typical worker spends on taxable goods and services	26.00%

Estimated other taxes collected annually by the state for the general revenue fund for each worker household:

	Total Collections in 2025	Number of Households in the State (2024 ACS)	Amount of Annual Collections Per Worker Household
Cigarette and tobacco taxes	\$1.111 B	11,449,769	\$97
Alcoholic beverage taxes	\$2.068 B	11,449,769	\$181
Net lottery proceeds	\$2.812 B	11,449,769	\$246
Total			\$524.00

Some assumptions used in this analysis:

Annual state gasoline tax collections per worker:

Miles driven per year by a typical worker	15,000
Miles per gallon	20
Number of gallons of gasoline purchased each year by a typical worker	750
Gasoline tax, per gallon	\$0.20
Gasoline taxes paid each year by a typical worker	\$150
Percent of gasoline taxes going into the general fund	25%
Gasoline taxes paid each year by a typical worker going to the general fund	\$37.50

Annual motor vehicle sales and use tax collections per worker:

Number of new or used automobiles purchased per 10 workers each year	2
Average value of new or used automobiles purchased by a typical worker who purchases an automobile	\$35,000
Motor vehicle sales and use tax	6.25%
Annual motor vehicle sales and use taxes paid by a typical worker	\$437.50

Estimated other taxes collected annually by the state for the general revenue fund for each worker household:

Summary of annual state taxes, other than sales taxes, collected from each worker:

Gasoline taxes	\$37.50
Motor vehicle sales and use taxes	\$437.50
Cigarette and tobacco taxes	\$97.00
Alcoholic beverage taxes	\$181.00
Net lottery proceeds	\$246.00
Total	\$999.00

Estimated annual increase in the above taxes per worker over each of the next 38 years 3.00%

Local tax rates used in this analysis:

Local Sales Tax Rates

Nearby Cities	1.50%
Grimes County	0.50%
<u>Total Local Sales Tax Rate</u>	<u>2.00%</u>

Local Hotel Occupancy Tax Rates

Nearby Cities	7.00%
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Local Property Tax Rates

City: N/A		0.000000
County: Grimes County		0.423077
School: Anderson-Shiro CISD		0.924300
	M&O Rate:	0.650600
	I&S Rate:	0.273700
Total Rate		1.347377

AFFIDAVIT OF SPACE EXPLORATION TECHNOLOGIES CORP

BEFORE ME, the undersigned authority, personally appeared Richard Lee, who, being by me duly sworn, deposed and said:

“My name is **Richard Lee**, I am over 18 years of age, of sound mind, and I have never been convicted of a felony or a crime of moral turpitude. I have personal knowledge of the facts stated in this affidavit and all the facts stated herein are true and correct.

I am **Vice President of Tax and Treasury** of the **Space Exploration Technologies Corp** and am authorized to make this affidavit on behalf of **Space Exploration Technologies Corp**. **Space Exploration Technologies Corp** hereby attests that it is not ineligible under Government Code, §403.606 to submit an application or enter into an agreement under Texas Jobs, Energy, Technology and Innovation Act (“Act”).

We certify that **Space Exploration Technologies Corp** has thoroughly reviewed the ineligibility criteria outlined in Section 403.606 and **Space Exploration Technologies Corp** affirms to the best of our knowledge and belief, none of the circumstances or conditions that render the company ineligible under Government Code, §403.606 are applicable.

We understand the importance of accuracy and completeness in providing this information and acknowledge that any false statement or misrepresentation may result in legal consequences including rejection of an application or rescission of an agreement entered under the Act.”

WITNESS MY HAND on this the 4th day of May, 2026.



Richard Lee

SUBSCRIBED AND SWORN TO BEFORE ME on May 4, 2026 , to certify which witness my hand and official seal.



Notary Public, ~~State of Texas~~ **STATE OF CALIFORNIA**

My commission expires 7/25/27