

# O'HANLON, MCCOLLOM & DEMERATH

ATTORNEYS AND COUNSELORS AT LAW

808 WEST AVENUE  
AUSTIN, TEXAS 78701  
TELEPHONE: (512) 494-9949  
FACSIMILE: (512) 494-9919

**KEVIN O'HANLON**  
CERTIFIED, CIVIL APPELLATE  
CERTIFIED, CIVIL TRIAL

**LESLIE MCCOLLOM**  
CERTIFIED, CIVIL APPELLATE  
CERTIFIED, LABOR AND EMPLOYMENT  
TEXAS BOARD OF LEGAL SPECIALIZATION

**JUSTIN DEMERATH**

July 20, 2016

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

RE: Application to the Port Arthur Independent School District from GT Logistics, LLC and Affiliates

**(First Qualifying Year 2017)**

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Port Arthur Independent School District is notifying GT Logistics, LLC and Affiliates of its intent to consider the application for appraised value limitation on qualified property should a positive certificate be issued by the Comptroller. The Applicant has requested that the value limitation begin in the first complete tax year following commercial operations.

The current application was submitted to the District on July 12, 2016. The Board voted to accept the Application on July 13, 2016. The Application has been determined complete as of July 20, 2016.

A copy of the application will be submitted to the Jefferson County Appraisal District.

Sincerely,



Kevin O'Hanlon  
School District Consultant

Letter to Local Government Assistance & Economic Analysis Division

July 20, 2016

Page 2 of 2

Cc: Jefferson County Appraisal District

GT Logistics, LLC and Affiliates



July 6, 2016

Dr. Mark Porterie, Superintendent of Schools  
Port Arthur Independent School District  
4801 Ninth Avenue  
Port Arthur, Texas 77642

Dear Dr. Porterie:

Founded in June 2011, Howard Energy Partners (HEP) is an independent midstream energy company, owning and operating natural gas gathering and transportation pipelines, natural gas liquids processing plants, rail facilities, liquid storage terminals, deep-water port facilities and other related midstream assets in Texas and Pennsylvania. The company has corporate offices in San Antonio, Houston and Mexico City. Led by an executive team of seasoned professionals with nearly 100 years of combined experience, we provide oil and gas producers with a full suite of integrated midstream services from wellhead to market.

In July 2015, HEP acquired a majority interest in GT Logistics, LLC, owner of the GT Omniport Terminal. The founding owners of GT Logistics have maintained a minority interest in the facility and continue to work with HEP on the development. Located near Port Arthur, the terminal is strategically located near numerous refineries, chemical plants, and pipelines in the area. It features 450 acres of land, more than eight miles of rail including a unit-train loop track and railcar unloading facilities, four storage tanks with a total of 230,000 barrels of capacity, a barge dock, and more than 3,000 feet of deep-water frontage, which can be used to build multiple docks for ocean-going vessels.

We plan to grow the company, particularly along the Gulf Coast, and are evaluating projects at four potential sites, including Nueces and Jefferson Counties in Texas and St. John the Baptist and St. James Parishes in Louisiana. The sites will be ranked based on a number of criteria, with the market and availability of incentives being two of the key drivers. While we may well develop more than one of these projects over the next several years, the first site is likely the strongest candidate for near-term follow-on investment. The total investment over a five-year period could easily exceed \$1.1 billion.

We are in discussions with Jefferson County, and Judge Branick has indicated that he will support a tax abatement with very favorable terms in order to site the project at GT Omniport, which is located in the Port Arthur Independent School District. With notice and hearing requirements, we are hopeful to have the county's abatement finalized by mid- to late July. We have also asked the City of Port Arthur to consider an in-lieu of tax agreement with terms mirror the terms extended by the county. We have asked for the abatement of all property taxes on the project for a period of 10 years, the maximum allowed by state law. We would ask for your support of a tax value limitation agreement (313 agreement) with the most favorable terms

possible. In the enclosed application, we are beginning the limitation the first complete tax year after commercial operations begin.

If this project receives a favorable final investment decision, GTL/HEP proposes to develop an integrated manufacturing/support facility including docks, above ground storage and blending tanks for over two million barrels of petroleum products and associated pipelines. We believe the proposed project will add significant value to the region by improving the movement of petroleum products into and out of refining facilities and will result in enhanced refining operations. The project is also proposed to include the construction of both a crude oil splitter and a sulfur prilling unit. The project will be designed to conduct either import or export operations. The original principals and key local employees at GTL continue to be important members of the HEP team and are directly involved in this proposed project.

We have included an economic impact analysis that forecasts significant favorable impacts for the Southeast Texas region as a result of the project.

We look forward to working with you to site this project in the Port Arthur area, and to a long and mutually beneficial relationship with the community.

Best regards,

A handwritten signature in black ink, appearing to read "Mark Helmke", followed by a long horizontal line extending to the right.

Mark Helmke  
Authorized Person

**TAB 1**

**APPLICATION**



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

Economic Development  
and Analysis  
**Form 50-296-A**

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

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

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

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

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

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

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

Please visit the Comptroller's website to find out more about the program at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/). There are links to the Chapter 313 statute, rules, guidelines and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SECTION 1: School District Information

### 1. Authorized School District Representative

7-12-16

Date Application Received by District

Dr. Mark

First Name

Superintendent

Title

Port Arthur Independent School District

School District Name

4801 9th Avenue

Street Address

4801 9th Avenue

Mailing Address

Port Arthur

City

409-989-6238

Phone Number

Mobile Number (optional)

Porterie

Last Name

Texas

State

409-989-6297

Fax Number

mporterie@paisd.org

Email Address

77642

ZIP

2. Does the district authorize the consultant to provide and obtain information related to this application? .....



Yes



No

**SECTION 1: School District Information (continued)**

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

Bob \_\_\_\_\_ Popinski \_\_\_\_\_  
 First Name Last Name  
 Associate \_\_\_\_\_  
 Title \_\_\_\_\_  
 Moak Casey \_\_\_\_\_  
 Firm Name \_\_\_\_\_  
 512-485-7878 \_\_\_\_\_ 512-485-7888 \_\_\_\_\_  
 Phone Number Fax Number  
 \_\_\_\_\_ bpopinski@moakcasey.com \_\_\_\_\_  
 Mobile Number (optional) \_\_\_\_\_ Email Address \_\_\_\_\_

4. On what date did the district determine this application complete? ..... 7-20-16  
 5. Has the district determined that the electronic copy and hard copy are identical? .....  Yes  No

**SECTION 2: Applicant Information**

**1. Authorized Company Representative (Applicant)**

Mark \_\_\_\_\_ Helmke \_\_\_\_\_  
 First Name Last Name  
 Sr. Vice President, Terminals & Transportation \_\_\_\_\_ Howard Midstream Energy Partners, LLC (Parent Company) \_\_\_\_\_  
 Title Organization  
 17806 I-10 West, Suite 210 \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 17806 I-10 West, Suite 210 \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 San Antonio \_\_\_\_\_ Texas \_\_\_\_\_ 78257 \_\_\_\_\_  
 City State ZIP  
 (210)298-2258 \_\_\_\_\_  
 Phone Number Fax Number  
 (830)388-6600 \_\_\_\_\_ mhelmke@howardep.com \_\_\_\_\_  
 Mobile Number (optional) \_\_\_\_\_ Business Email Address \_\_\_\_\_

2. Will a company official other than the authorized company representative be responsible for responding to future information requests? .....  Yes  No  
 2a. If yes, please fill out contact information for that person.

Timothy \_\_\_\_\_ DeSpain \_\_\_\_\_  
 First Name Last Name  
 Advisor \_\_\_\_\_ Howard Midstream Energy Partners, LLC \_\_\_\_\_  
 Title Organization  
 945 Bunker Hill, Suite 950 \_\_\_\_\_  
 Street Address \_\_\_\_\_  
 945 Bunker Hill, Suite 950 \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Houston \_\_\_\_\_ Texas \_\_\_\_\_ 77024 \_\_\_\_\_  
 City State ZIP  
 (713)800-1511 \_\_\_\_\_  
 Phone Number Fax Number  
 (713)875-8331 \_\_\_\_\_ tdespain@howardep.com \_\_\_\_\_  
 Mobile Number (optional) \_\_\_\_\_ Business Email Address \_\_\_\_\_

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

**SECTION 2: Applicant Information (continued)**

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

Carl	Griffith
First Name	Last Name
President and CEO	
Title	
Griffith Moseley Johnson & Associates, Inc.	
Firm Name	
409-722-5100	409-722-5101
Phone Number	Fax Number
jjohnson@gmjinc.com	
Business Email Address	

**SECTION 3: Fees and Payments**

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

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

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

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

2. Will any "payments to the school district" that you may make in order to receive a property tax value limitation agreement result in payments that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

3. If "payments to the school district" will only be determined by a formula or methodology without a specific amount being specified, could such method result in "payments to the school district" that are not in compliance with Tax Code §313.027(i)?  Yes  No  N/A

**SECTION 4: Business Applicant Information**

1. What is the legal name of the applicant under which this application is made? GT Logistics, LLC and Listed Affiliates (See Tab 3)

2. List the Texas Taxpayer I.D. number of entity subject to Tax Code, Chapter 171 (11 digits) 32042042351

3. List the NAICS code 324110

4. Is the applicant a party to any other pending or active Chapter 313 agreements?  Yes  No

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

**SECTION 5: Applicant Business Structure**

1. Identify Business Organization of Applicant (corporation, limited liability corporation, etc) Limited Liability Corporation

2. Is applicant a combined group, or comprised of members of a combined group, as defined by Tax Code §171.0001(7)?  Yes  No

2a. If yes, attach in Tab 3 a copy of Texas Comptroller Franchise Tax Form No. 05-165, No. 05-166, or any other documentation from the Franchise Tax Division to demonstrate the applicant's combined group membership and contact information.

3. Is the applicant current on all tax payments due to the State of Texas?  Yes  No

4. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  Yes  No  N/A

5. If the answer to question 3 or 4 is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (If necessary, attach explanation in Tab 3)

**SECTION 6: Eligibility Under Tax Code Chapter 313.024**

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

**SECTION 7: Project Description**

1. In Tab 4, attach a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information.
2. Check the project characteristics that apply to the proposed project:
 

<input type="checkbox"/> Land has no existing improvements	<input type="checkbox"/> Land has existing improvements ( <i>complete Section 13</i> )
<input type="checkbox"/> Expansion of existing operation on the land ( <i>complete Section 13</i> )	<input type="checkbox"/> Relocation within Texas

**SECTION 8: Limitation as Determining Factor**

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

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

# Application for Appraised Value Limitation on Qualified Property



## SECTION 9: Projected Timeline

1. Application approval by school board ..... October 2016
2. Commencement of construction ..... November 2016
3. Beginning of qualifying time period ..... 2016
4. First year of limitation ..... January 1, 2018
5. Begin hiring new employees ..... 2017
6. Commencement of commercial operations ..... December 2017
7. Do you propose to construct a new building or to erect or affix a new improvement after your application review start date (date your application is finally determined to be complete)? .....  Yes  No  
 Note: Improvements made before that time may not be considered qualified property.
8. When do you anticipate the new buildings or improvements will be placed in service? ..... December 2017+

## SECTION 10: The Property

1. Identify county or counties in which the proposed project will be located Jefferson
2. Identify Central Appraisal District (CAD) that will be responsible for appraising the property Jefferson County Appraisal District
3. Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No
4. List all taxing entities that have jurisdiction for the property, the portion of project within each entity and tax rates for each entity:  
 County: Jefferson, 0.365, 100% City: In the ETJ & City- subject to an IDA - Port Arthur 0.792  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Hospital District: N/A Water District: Drainage District 7, 0.165305, 100%  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)  
 Other (describe): SabineNechesNavDist, .09164 -100% Other (describe): Port of Port Arthur, 0.156644, 100%  
(Name, tax rate and percent of project) (Name, tax rate and percent of project)
5. Is the project located entirely within the ISD listed in Section 1? .....  Yes  No  
 5a. If no, attach in Tab 6 additional information on the project scope and size to assist in the economic analysis.
6. Did you receive a determination from the Texas Economic Development and Tourism Office that this proposed project and at least one other project seeking a limitation agreement constitute a single unified project (SUP), as allowed in §313.024(d-2)? .....  Yes  No  
 6a. If yes, attach in Tab 6 supporting documentation from the Office of the Governor.

## SECTION 11: Investment

**NOTE:** The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as Subchapter B or Subchapter C, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's website at [www.texasahead.org/tax\\_programs/chapter313/](http://www.texasahead.org/tax_programs/chapter313/).

1. At the time of application, what is the estimated minimum qualified investment required for this school district? ..... 30,000,000.00
2. What is the amount of appraised value limitation for which you are applying? ..... 30,000,000.00  
 Note: The property value limitation amount is based on property values available at the time of application and may change prior to the execution of any final agreement.
3. Does the qualified investment meet the requirements of Tax Code §313.021(1)? .....  Yes  No
4. Attach a description of the qualified investment [See §313.021(1).] The description must include:
  - a. a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 7);
  - b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your minimum qualified investment (Tab 7); and
  - c. a detailed map of the qualified investment showing location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period, with vicinity map (Tab 11).
5. Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or §313.053 for Subchapter C school districts) for the relevant school district category during the qualifying time period? .....  Yes  No

For more information, visit our website: [www.TexasAhead.org/tax\\_programs/chapter313/](http://www.TexasAhead.org/tax_programs/chapter313/)

**SECTION 12: Qualified Property**

1. Attach a detailed description of the qualified property. [See §313.021(2)] (If qualified investment describes qualified property exactly, you may skip items a, b and c below.) The description must include:
  - 1a. a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021 (Tab 8);
  - 1b. a description of any new buildings, proposed new improvements or personal property which you intend to include as part of your qualified property (Tab 8); and
  - 1c. a map of the qualified property showing location of new buildings or new improvements with vicinity map (Tab 11).
2. Is the land upon which the new buildings or new improvements will be built part of the qualified property described by §313.021(2)(A)?  Yes  No
  - 2a. If yes, attach complete documentation including:
    - a. legal description of the land (Tab 9);
    - b. each existing appraisal parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property (Tab 9);
    - c. owner (Tab 9);
    - d. the current taxable value of the land. Attach estimate if land is part of larger parcel (Tab 9); and
    - e. a detailed map showing the location of the land with vicinity map (Tab 11).
3. Is the land on which you propose new construction or new improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? . . . .  Yes  No
  - 3a. If yes, attach the applicable supporting documentation:
    - a. evidence that the area qualifies as a enterprise zone as defined by the Governor's Office (Tab 16);
    - b. legal description of reinvestment zone (Tab 16);
    - c. order, resolution or ordinance establishing the reinvestment zone (Tab 16);
    - d. guidelines and criteria for creating the zone (Tab 16); and
    - e. a map of the reinvestment zone or enterprise zone boundaries with vicinity map (Tab 11)
  - 3b. If no, submit detailed description of proposed reinvestment zone or enterprise zone with a map indicating the boundaries of the zone on which you propose new construction or new improvements to the Comptroller's office within 30 days of the application date. What is the anticipated date on which you will submit final proof of a reinvestment zone or enterprise zone? . . . . . August 2016

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

1. In Tab 10, attach a specific and detailed description of all existing property. This includes buildings and improvements existing as of the application review start date (the date the application is determined to be complete by the Comptroller). The description must provide sufficient detail to locate all existing property on the land that will be subject to the agreement and distinguish existing property from future proposed property.
2. In Tab 10, attach a specific and detailed description of all proposed new property that will not become new improvements as defined by TAC 9.1051. This includes proposed property that: functionally replaces existing or demolished/removed property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property; or is otherwise ineligible to become qualified property. The description must provide sufficient detail to distinguish existing property (question 1) and all proposed new property that cannot become qualified property from proposed qualified property that will be subject to the agreement (as described in Section 12 of this application).
3. For the property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide the following supporting information in Tab 10:
  - a. maps and/or detailed site plan;
  - b. surveys;
  - c. appraisal district values and parcel numbers;
  - d. inventory lists;
  - e. existing and proposed property lists;
  - f. model and serial numbers of existing property; or
  - g. other information of sufficient detail and description.
4. Total estimated market value of existing property (that property described in response to question 1): . . . . . \$ 15,680,460.00
5. In Tab 10, include an appraisal value by the CAD of all the buildings and improvements existing as of a date within 15 days of the date the application is received by the school district.
6. Total estimated market value of proposed property not eligible to become qualified property (that property described in response to question 2): . . . . . \$ 0.00

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

**SECTION 14: Wage and Employment Information**

1. What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? ..... 0
2. What is the last complete calendar quarter before application review start date:  
 First Quarter     Second Quarter     Third Quarter     Fourth Quarter of 2016 (year)
3. What were the number of permanent jobs (more than 1,600 hours a year) this applicant had in Texas during the most recent quarter reported to the Texas Workforce Commission (TWC)? .... See TAB 3 ..... 191  
 Note: For job definitions see TAC §9.1051 and Tax Code §313.021(3).
4. What is the number of new qualifying jobs you are committing to create? ..... 25
5. What is the number of new non-qualifying jobs you are estimating you will create? ..... 0
6. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? .....  Yes  No  
 6a. If yes, attach evidence in Tab 12 documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.
7. Attach in Tab 13 the four most recent quarters of data for each wage calculation below, including documentation from the TWC website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22).  
 a. Average weekly wage for all jobs (all industries) in the county is ..... 1,051.75  
 b. 110% of the average weekly wage for manufacturing jobs in the county is ..... 2,135.93  
 c. 110% of the average weekly wage for manufacturing jobs in the region is ..... 1,285.18
8. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? .....  §313.021(5)(A) or  §313.021(5)(B)
9. What is the minimum required annual wage for each qualifying job based on the qualified property? ..... 66,829.00
10. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? ..... 66,829.00
11. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? .....  Yes  No
12. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? .....  Yes  No  
 12a. If yes, attach in Tab 12 supporting documentation from the TWC, pursuant to §313.021(3)(F).
13. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? .....  Yes  No  
 13a. If yes, attach in Tab 6 supporting documentation including a list of qualifying jobs in the other school district(s).

**SECTION 15: Economic Impact**

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

APPLICATION TAB ORDER FOR REQUESTED ATTACHMENTS

TAB	ATTACHMENT
1	Pages 1 through 11 of Application
2	Proof of Payment of Application Fee
3	Documentation of Combined Group membership under Texas Tax Code 171.0001(7), history of tax default, delinquencies and/or material litigation <i>(if applicable)</i>
4	Detailed description of the project
5	Documentation to assist in determining if limitation is a determining factor
6	Description of how project is located in more than one district, including list of percentage in each district and, if determined to be a single unified project, documentation from the Office of the Governor <i>(if applicable)</i>
7	Description of Qualified Investment
8	Description of Qualified Property
9	Description of Land
10	Description of all property not eligible to become qualified property <i>(if applicable)</i>
11	<p>Maps that clearly show:</p> <ul style="list-style-type: none"> <li>a) Project vicinity</li> <li>b) Qualified investment including location of tangible personal property to be placed in service during the qualifying time period and buildings to be constructed during the qualifying time period</li> <li>c) Qualified property including location of new buildings or new improvements</li> <li>d) Existing property</li> <li>e) Land location within vicinity map</li> <li>f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size</li> </ul> <p><b>Note:</b> Electronic maps should be high resolution files. Include map legends/markers.</p>
12	Request for Waiver of Job Creation Requirement and supporting information <i>(if applicable)</i>
13	Calculation of three possible wage requirements with TWC documentation
14	Schedules A1, A2, B, C and D completed and signed Economic Impact <i>(if applicable)</i>
15	Economic Impact Analysis, other payments made in the state or other economic information <i>(if applicable)</i>
16	<p>Description of Reinvestment or Enterprise Zone, including:</p> <ul style="list-style-type: none"> <li>a) evidence that the area qualifies as a enterprise zone as defined by the Governor's Office</li> <li>b) legal description of reinvestment zone*</li> <li>c) order, resolution or ordinance establishing the reinvestment zone*</li> <li>d) guidelines and criteria for creating the zone*</li> </ul> <p><b>* To be submitted with application or before date of final application approval by school board</b></p>
17	Signature and Certification page, signed and dated by Authorized School District Representative and Authorized Company Representative <i>(applicant)</i>

Tab 2

**Proof of Payment of Application Fee**

Proof of payment attached.

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

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

**TAB 3**

**ADDITIONAL INFORMATION FOR SECTION 3: BUSINESS  
APPLICANT – LIST OF AFFILIATES**

**DOCUMENTATION OF COMBINED GROUP MEMBERSHIP  
UNDER TEXAS TAX CODE 171.0001(7)**

**HISTORY OF TAX DEFAULT, DELIQUENCIES AND/OR  
MATERIAL LITIGATION – **N/A NONE****

**ADDITIONAL INFORMATION FOR SECTION 3: BUSINESS  
APPLICANT – LIST OF AFFILIATES**

**TAB 3**  
**ADDITIONAL INFORMATION FOR SECTION 3: BUSINESS APPLICANT**

**Applicant: GT Logistics, LLC and Listed Affiliates**

The applicant is requesting that its parents, subsidiaries and affiliates as listed below be included in the applicant information. A company ownership chart is attached. It is envisioned that the parent company would employ the new qualifying jobs and report the employees on their payroll. It is envisioned that the improvements would be constructed and owned by a combination of the applicant, subsidiaries and affiliates as listed below:

**Applicant:** GT Logistics, LLC  
17806 I-10 West, Ste. 210  
San Antonio, Texas 77024  
State taxpayer # 32042042351

The parent company: Howard Midstream Energy Partners, LLC  
17806 I-10 West, Ste. 210  
San Antonio, Texas 77024  
State taxpayer # 32043866295

Affiliates: Maverick Terminals GT, LLC\*  
Maverick Terminals GT I, LLC\*  
Maverick Terminals GT II, LLC\*  
Maverick Terminals GT III, LLC\*  
Maverick Terminals GT IV, LLC\*

\*Date of formation:6/16/16  
State of formation: DE  
Registered office/agent:  
Corporation Trust Center  
1209 Orange Street  
Wilmington, DE 19801

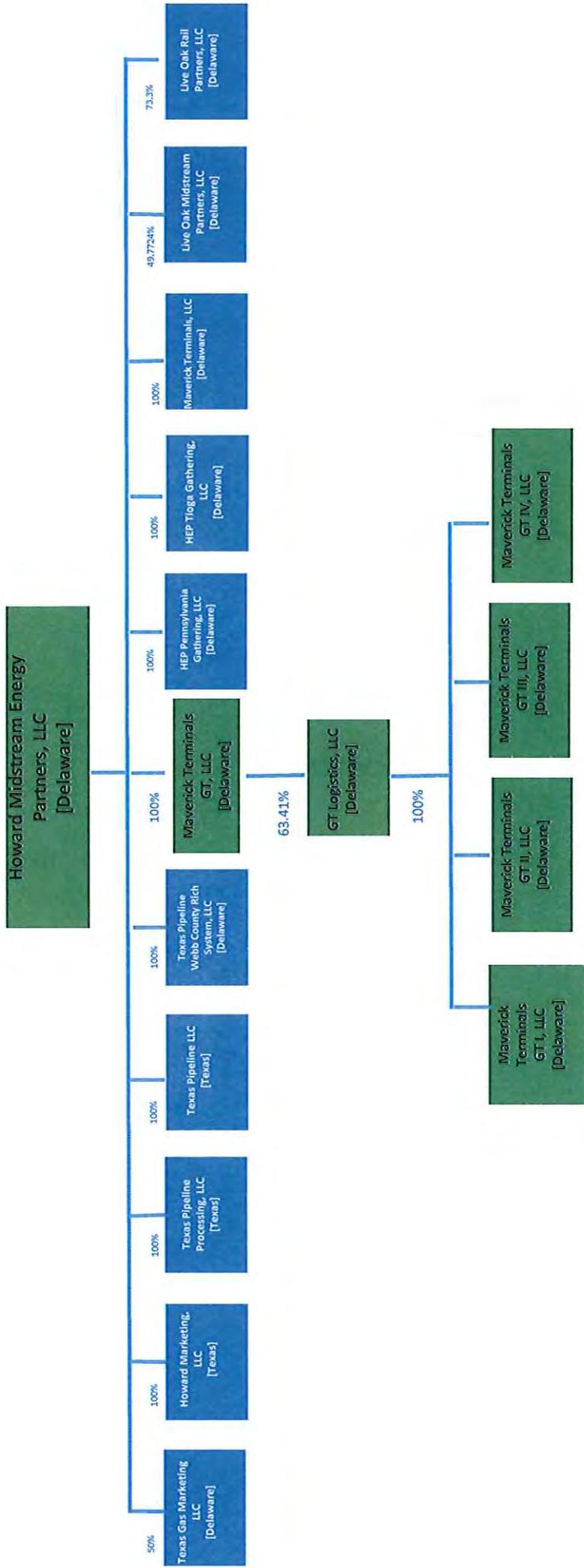
\*Newly formed and or open  
registration with TX SOS – will  
supplement once available.

**Additional information for Section 14 #3:**

Total Howard Midstream Energy Partners, LLC (HEP) employees as of 3/31/2016 as reported to TWC is 191, of which 17 belong to Jefferson County at the GTL site.

Total GT Logistics, LLC (GTL) employees – none.

Total other affiliates employees listed above – none.





## Franchise Tax Account Status

As of: 06/20/2016 04:50:28 PM

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

<b>GT LOGISTICS, LLC</b>	
Texas Taxpayer Number	32042042351
Mailing Address	9977 W SAM HOUSTON PKWY N STE 100 HOUSTON, TX 77064-7512
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	09/03/2015
Texas SOS File Number	0802286591
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201



## Franchise Tax Account Status

As of: 06/21/2016 02:03:17 PM

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

<b>HOWARD MIDSTREAM ENERGY PARTNERS, LLC</b>	
Texas Taxpayer Number	32043866295
Mailing Address	17806 W INTERSTATE 10 STE 210 SAN ANTONIO, TX 78257-8222
Right to Transact Business in Texas	ACTIVE
State of Formation	DE
Effective SOS Registration Date	03/21/2011
Texas SOS File Number	0801400465
Registered Agent Name	C T CORPORATION SYSTEM
Registered Office Street Address	1999 BRYAN ST., STE. 900 DALLAS, TX 75201

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAVERICK TERMINALS GT I, LLC", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF JUNE, A.D. 2016, AT 5:14 O`CLOCK P.M.



  
Jeffrey W. Bullock, Secretary of State

6070738 8100  
SR# 20164505242

Authentication: 202508938  
Date: 06-16-16

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

**CERTIFICATE OF FORMATION**

**OF**

**MAVERICK TERMINALS GT I, LLC**

This Certificate of Formation, dated June 16, 2016, has been duly executed and is filed pursuant to Sections 18-201 and 18-204 of the Delaware Limited Liability Company Act (the "Act") to form a limited liability company (the "Company") under the Act.

1. *Name.* The name of the Company is:

Maverick Terminals GT I, LLC

2. *Registered Office; Registered Agent.* The address of the registered office and the name and address of the registered agent of the Company required to be maintained by Section 18-104 of the Act is:

The Corporation Trust Company  
Corporation Trust Center  
1209 Orange Street  
Wilmington, DE 19801

IN WITNESS WHEREOF, the undersigned, as an authorized person of the Company, has caused this Certificate of Formation to be duly executed as of the date set forth below.

Date: June 16, 2016

  
\_\_\_\_\_  
Gregory R. Packer  
Authorized Person

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAVERICK TERMINALS GT II, LLC", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF JUNE, A.D. 2016, AT 5:15 O`CLOCK P.M.



  
Jeffrey W. Bullock, Secretary of State

6070741 8100  
SR# 20164505243

Authentication: 202508932  
Date: 06-16-16

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

**CERTIFICATE OF FORMATION**

**OF**

**MAVERICK TERMINALS GT II, LLC**

This Certificate of Formation, dated June 16, 2016, has been duly executed and is filed pursuant to Sections 18-201 and 18-204 of the Delaware Limited Liability Company Act (the "Act") to form a limited liability company (the "Company") under the Act.

1. *Name.* The name of the Company is:

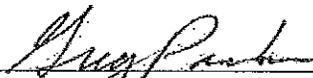
Maverick Terminals GT II, LLC

2. *Registered Office; Registered Agent.* The address of the registered office and the name and address of the registered agent of the Company required to be maintained by Section 18-104 of the Act is:

The Corporation Trust Company  
Corporation Trust Center  
1209 Orange Street  
Wilmington, DE 19801

IN WITNESS WHEREOF, the undersigned, as an authorized person of the Company, has caused this Certificate of Formation to be duly executed as of the date set forth below.

Date: June 16, 2016

  
\_\_\_\_\_  
Gregory R. Packer  
Authorized Person

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAVERICK TERMINALS GT III, LLC", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF JUNE, A.D. 2016, AT 5:17 O`CLOCK P.M.



  
Jeffrey W. Bullock, Secretary of State

6070746 8100  
SR# 20164505246

Authentication: 202508929  
Date: 06-16-16

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

**CERTIFICATE OF FORMATION**  
**OF**  
**MAVERICK TERMINALS GT III, LLC**

This Certificate of Formation, dated June 16, 2016, has been duly executed and is filed pursuant to Sections 18-201 and 18-204 of the Delaware Limited Liability Company Act (the "Act") to form a limited liability company (the "Company") under the Act.

1. *Name.* The name of the Company is:

Maverick Terminals GT III, LLC

2. *Registered Office; Registered Agent.* The address of the registered office and the name and address of the registered agent of the Company required to be maintained by Section 18-104 of the Act is:

The Corporation Trust Company  
Corporation Trust Center  
1209 Orange Street  
Wilmington, DE 19801

IN WITNESS WHEREOF, the undersigned, as an authorized person of the Company, has caused this Certificate of Formation to be duly executed as of the date set forth below.

Date: June 16, 2016

  
\_\_\_\_\_  
Gregory R. Packer  
Authorized Person

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MAVERICK TERMINALS GT IV, LLC", FILED IN THIS OFFICE ON THE SIXTEENTH DAY OF JUNE, A.D. 2016, AT 5:18 O`CLOCK P.M.



  
Jeffrey W. Bullock, Secretary of State

6070748 8100  
SR# 20164505248

Authentication: 202509162  
Date: 06-17-16

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 05:18 PM 06/16/2016  
FILED 05:18 PM 06/16/2016  
SR 20164505248 - FileNumber 6070748

**CERTIFICATE OF FORMATION**  
**OF**  
**MAVERICK TERMINALS GT IV, LLC**

This Certificate of Formation, dated June 16, 2016, has been duly executed and is filed pursuant to Sections 18-201 and 18-204 of the Delaware Limited Liability Company Act (the "Act") to form a limited liability company (the "Company") under the Act.

1. *Name.* The name of the Company is:

Maverick Terminals GT IV, LLC

2. *Registered Office; Registered Agent.* The address of the registered office and the name and address of the registered agent of the Company required to be maintained by Section 18-104 of the Act is:

The Corporation Trust Company  
Corporation Trust Center  
1209 Orange Street  
Wilmington, DE 19801

IN WITNESS WHEREOF, the undersigned, as an authorized person of the Company, has caused this Certificate of Formation to be duly executed as of the date set forth below.

Date: June 16, 2016

  
\_\_\_\_\_  
Gregory R. Packer  
Authorized Person

**DOCUMENTATION OF COMBINED GROUP MEMBERSHIP  
UNDER TEXAS TAX CODE 171.0001(7)**

251360P 580701

TX2016 05-102

Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32043866295

2016

Taxpayer name <b>HOWARD MIDSTREAM ENERGY PARTNERS, LLC</b>		<input type="checkbox"/>	Check box if the mailing address has changed.
Mailing address <b>17806 IH-10 WEST, SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0801400465</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210, SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210, SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report. Please sign below

This report must be signed to satisfy franchise tax requirements.

3204386629516

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>ALEX BLACK</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST, STE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name <b>GARY DIELSI</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST, STE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name <b>MIKE BURDETT</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST, STE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>TEXAS GAS MARKETING, LLC</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801797378</b>	Percentage of ownership <b>50.00</b>
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>TEXAS PIPELINE, LLC</b>	State of formation <b>TX</b>	Texas SOS file number, if any <b>0801079376</b>	Percentage of ownership <b>100.00</b>

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

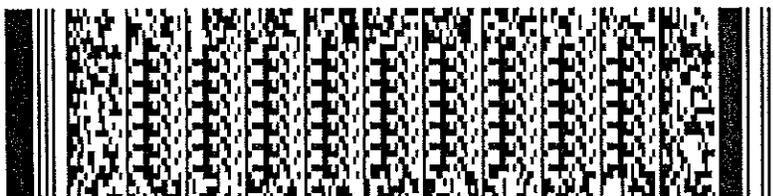
The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only

VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



## TX 05-102 (Section A Continuation)

HOWARD MIDSTREAM ENERGY PARTNERS, L 32043866295

Name MICHAEL WILLIAMS	Title DIRECTOR	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name M. BEN BEYER	Title VP, FINANCE	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name SCOTT ARCHER	Title SVP, CFO	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name BRANDON SEALE	Title VP, MEXICAN OPER	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name J. MICHAEL HOWARD	Title CHAIRMAN, CEO	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name BRAD BYNUM	Title PRESIDENT	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name MICHAEL SPEARS	Title SR VP-OPS & ENG	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name STEVE CRUSE	Title VP-COMM OPS	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name KARIANN ANDERSON	Title VP-ACCT	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name JOSH WEBER	Title SR VP, COMM & BUS	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name GREGORY R PACKER	Title SVP, GEN COUNSEL,	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

TX 05-102 (Section A Continuation)

HOWARD MIDSTREAM ENERGY PARTNERS, L 32043866295

Name BRANDON BURCH	Title VP, OPS & ENG	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name MARK HELMKE	Title SVP TERMINALS	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name SHELLEY CORMAN	Title VP, BUSINESS DEV	Director <input type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST, STE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code



251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev. 9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32038777879

2016

Taxpayer name <b>TEXAS PIPELINE, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0801079376</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



3203877787916

You must report officer, director, member, general partner and manager information as of the date you complete this report.  
**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

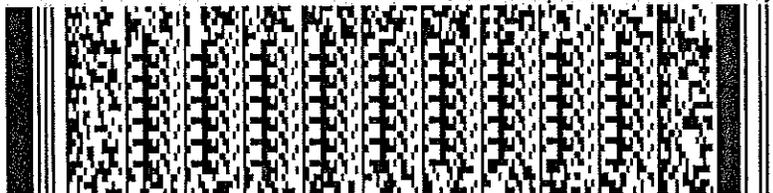
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102

Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32044739905

2016

Taxpayer name MAVERICK TERMINALS, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801458909

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below

This report must be signed to satisfy franchise tax requirements.

3204473990516

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>MAVERICK TERMINALS BROWNSVILLE, L</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801848280</b>	Percentage of ownership <b>95.00</b>
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>MAVERICK TERMINALS THREE RIVERS</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801895516</b>	Percentage of ownership <b>98.75</b>

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

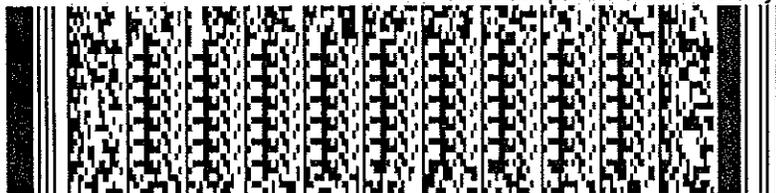
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1999 BRYAN ST. STE 900	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------





251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32041526677

2016

Taxpayer name TEXAS PIPELINE WEBB COUNTY LEAN SYSTEM, LLC		<input type="checkbox"/>	Check box if the mailing address has changed.
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801248861

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257

You must report officer, director, member, general partner and manager information as of the date you complete this report.  
Please sign below!



This report must be signed to satisfy franchise tax requirements.

3204152667716

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

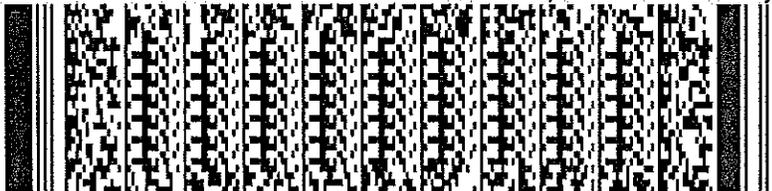
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1999 BRYAN ST. STE 900	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102

Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

■ Tcode 13196

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32047222297

2016

Taxpayer name <b>TEXAS PIPELINE WEBB COUNTY RICH SYSTEM, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	<b>0801562297</b>

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

3204722229716

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

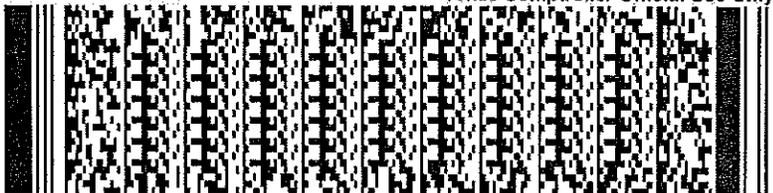
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------



251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev. 8-15/03)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32048594801

2016

Taxpayer name <b>TEXAS PIPELINE PROCESSING, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	<b>0801632021</b>

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below

This report must be signed to satisfy franchise tax requirements.

3204859480116

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration	<b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	<b>m m d d y y</b>
Mailing address	City	State	ZIP Code	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	<b>m m d d y y</b>
Mailing address	City	State	ZIP Code	

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

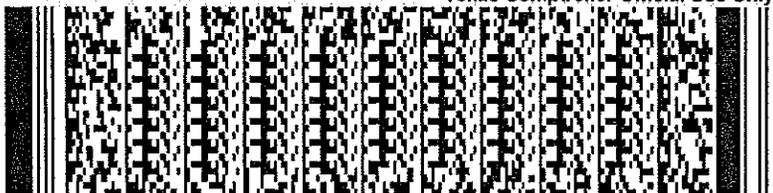
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------



251360P 580701

TX2016 05-102

Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32049646089

2016

Taxpayer name <b>LIVE OAK RAIL OPERATIONS, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0801695524</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report. Please sign below!

This report must be signed to satisfy franchise tax requirements.

3204964608916

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>LIVE OAK RAIL PARTNERS, LLC</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

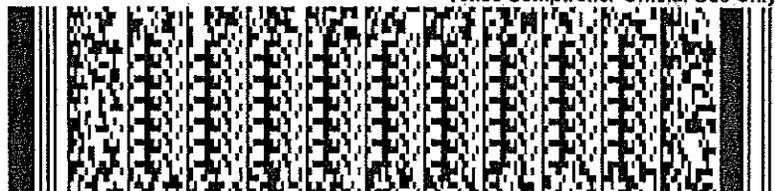
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>LIVE OAK RAIL PARTNERS, LLC</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801706684</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City: <b>DALLAS</b>	State: <b>TX</b>	ZIP Code: <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32049782405

2016

Taxpayer name LIVE OAK RAIL PARTNERS, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801706684

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.  
**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

3204978240516

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>J. MICHAEL HOWARD</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name <b>BRAD BYNUM</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name <b>BARTON SIMPSON</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>LIVE OAK RAIL OPERATIONS, LLC</b>	State of formation <b>TX</b>	Texas SOS file number, if any <b>0801695524</b>	Percentage of ownership <b>100.00</b>
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution <b>L.OLC, LLC</b>	State of formation <b>TX</b>	Texas SOS file number, if any <b>0801698176</b>	Percentage of ownership <b>80.00</b>

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

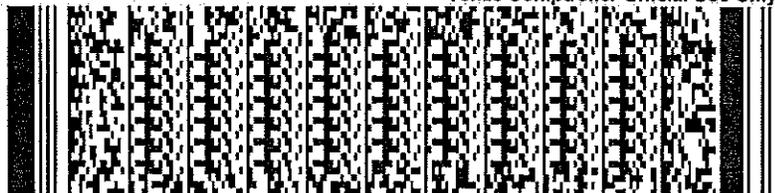
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>73.30</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1999 BRYAN ST. STE 900	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



TX 05-102 (Section A Continuation)

LIVE OAK RAIL PARTNERS, LLC

32049782405

Name GREG SEAY	Title DIRECTOR	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name SCOTT ARCHER	Title DIRECTOR	Director <input checked="" type="checkbox"/> YES	Term expiration
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code

Name	Title	Director <input type="checkbox"/> YES	Term expiration
Mailing address	City	State	ZIP Code



251360P 580701

TX2018 05-102  
Ver. 7.0 (Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

■ Tcode 13196

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32049679445

2016

Taxpayer name <b>LOLC, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0801698176</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



3204967944516

You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>LIVE OAK RAIL PARTNERS, LLC</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

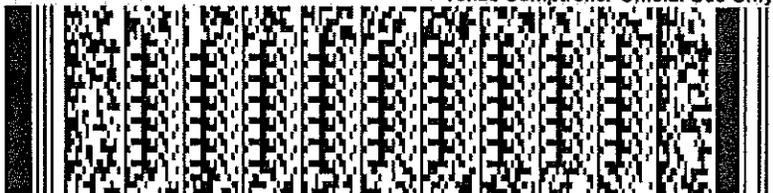
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>LIVE OAK RAIL PARTNERS, LLC</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801706684</b>	Percentage of ownership <b>80.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------





251360P 580701

TX2016 05-102

Ver. 7.0

(Rev.9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32051292954

2016

Taxpayer name LIVE OAK MIDSTREAM PARTNERS, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801804194

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below

This report must be signed to satisfy franchise tax requirements.

3205129295416

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
HOWARD MIDSTREAM ENERGY PART	MEMBER			
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	
Name	Title	Director <input type="checkbox"/> YES	Term expiration	m m d d y y
Mailing address	City	State	ZIP Code	

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

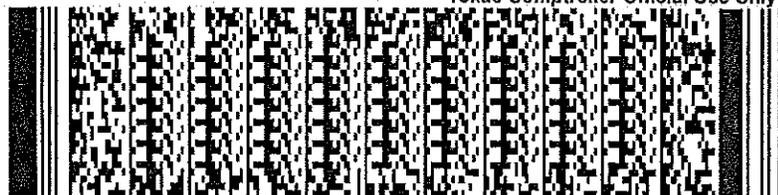
Name of owned (parent) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
HOWARD MIDSTREAM ENERGY PARTNERS,	DE	0801400465	49.77
Registered agent and registered office currently on file (see instructions if you need to make changes)		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Agent: C T CORPORATION SYSTEM			
Office: 1999 BRYAN ST. STE 900	City DALLAS	State TX	ZIP Code 75201

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title	Date	Area code and phone number
	PRESIDENT		(210) 298-2230

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------





251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev. 9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32051058397

2016

Taxpayer name <b>HOWARD MARKETING, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	<b>0801789308</b>

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office	<b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business	<b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

3205105839716

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

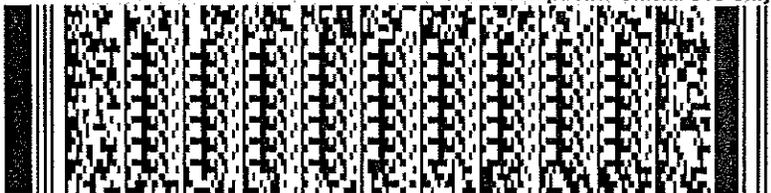
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City: <b>DALLAS</b>	State: <b>TX</b>	ZIP Code: <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------



251360P 580701

TX2018 05-102  
Ver. 7.0 (Rev. 8-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

■ Tcode 13196

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

32051944398

2016

Taxpayer name MAVERICK TERMINALS BROWNSVILLE, LLC		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801848280

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below!

This report must be signed to satisfy franchise tax requirements.

3205194439816

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name MAVERICK TERMINALS, LLC	Title MEMBER	Director <input type="checkbox"/> YES	Term expiration <i>m m d d y y</i>
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name	Title	Director <input type="checkbox"/> YES	Term expiration <i>m m d d y y</i>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <i>m m d d y y</i>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

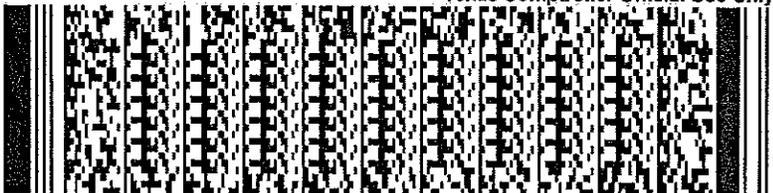
Name of owned (parent) corporation, LLC, LP, PA or financial institution MAVERICK TERMINALS, LLC	State of formation DE	Texas SOS file number, if any 0801458909	Percentage of ownership 95.00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: C T CORPORATION SYSTEM		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1999 BRYAN ST. STE 900	City DALLAS	State TX	ZIP Code 75201

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title PRESIDENT	Date	Area code and phone number (210) 298-2230
-----------	-----------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102

Ver. 7.0

(Rev. 9-15/03)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

32052643536

2016

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

Taxpayer name MAVERICK TERMINALS THREE RIVERS, LLC			<input type="checkbox"/>	Check box if the mailing address has changed.
Mailing address 17806 IH-10 WEST SUITE 210			Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	0801895516	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below!

This report must be signed to satisfy franchise tax requirements.

3205264353616

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name MAVERICK TERMINALS, LLC	Title MEMBER	Director <input type="checkbox"/> YES	Term expiration <u>          </u> m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name	Title	Director <input type="checkbox"/> YES	Term expiration <u>          </u> m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <u>          </u> m m d d y y
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

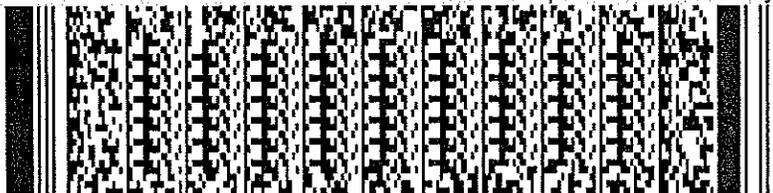
Name of owned (parent) corporation, LLC, LP, PA or financial institution MAVERICK TERMINALS, LLC	State of formation DE	Texas SOS file number, if any 0801458909	Percentage of ownership 98.75
Registered agent and registered office currently on file (see instructions if you need to make changes)		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Agent: C T CORPORATION SYSTEM			
Office: 1999 BRYAN ST. STE 900	City DALLAS	State TX	ZIP Code 75201

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title PRESIDENT	Date	Area code and phone number (210) 298-2230
-----------	-----------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102  
Ver. 7.0 (Rev.9-15/03)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP),  
Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

32055923067

2016

You have certain rights under Chapter 552 and 559,  
Government Code, to review, request and correct information  
we have on file about you. Contact us at 1-800-252-1381.

Taxpayer name HEP PENNSYLVANIA GATHERING, LLC (FKA HEP EAST)		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address 17806 IH-10 WEST SUITE 210		Secretary of State (SOS) file number or Comptroller file number	
City SAN ANTONIO	State TX	ZIP code plus 4 78257	9802121088

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257
Principal place of business 17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below

This report must be signed to satisfy franchise tax requirements.

3205592306716

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address 17806 IH-10 WEST SUITE 210	City SAN ANTONIO	State TX	ZIP Code 78257
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration m m d d y y
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

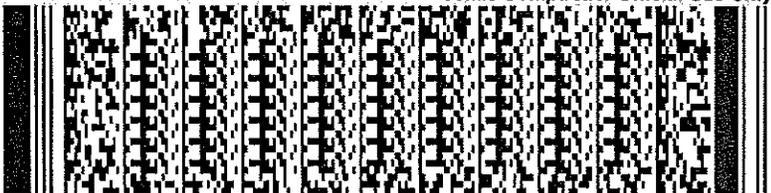
Name of owned (parent) corporation, LLC, LP, PA or financial institution HOWARD MIDSTREAM ENERGY PARTNERS,	State of formation DE	Texas SOS file number, if any 0801400465	Percentage of ownership 100.00
Registered agent and registered office currently on file (see instructions if you need to make changes) Agent: C T CORPORATION SYSTEM		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: 1999 BRYAN ST. STE 900	City DALLAS	State TX	ZIP Code 75201

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title PRESIDENT	Date	Area code and phone number (210) 298-2230
-----------	--------------------	------	--

Texas Comptroller Official Use Only



VE/DE	<input type="checkbox"/>	PIR IND	<input type="checkbox"/>
-------	--------------------------	---------	--------------------------



**Texas Franchise Tax Public Information Report**

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode **13196**

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

**32056443388**

**2016**

Taxpayer name <b>MAVERICK FUEL OIL TERMINAL, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0802159177</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



3205644338816

You must report officer, director, member, general partner and manager information as of the date you complete this report.

**Please sign below!**

This report must be signed to satisfy franchise tax requirements.

**SECTION A** Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>MAVERICK TERMINALS, LLC</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

**SECTION B** Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

**SECTION C** Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

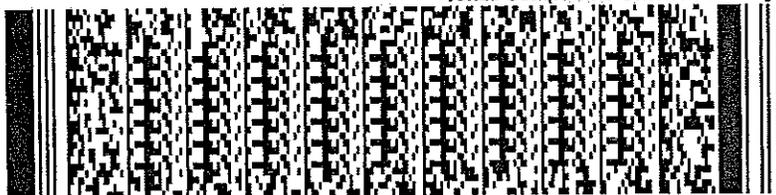
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>MAVERICK TERMINALS, LLC</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801458909</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST, STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

**Texas Comptroller Official Use Only**



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102

Ver. 7.0 (Rev. 9-15/33)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

Tcode 13196

Taxpayer number

Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32057413653

2016

Taxpayer name <b>HOWARD OPERATIONS, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number <b>0802222869</b>	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>



You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below

This report must be signed to satisfy franchise tax requirements.

3205741365316

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>HOWARD MIDSTREAM ENERGY PART</b>	Title <b>MEMBER</b>	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code
Name	Title	Director <input type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address	City	State	ZIP Code

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

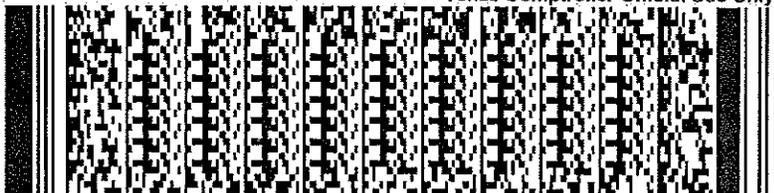
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HOWARD MIDSTREAM ENERGY PARTNERS,</b>	State of formation <b>DE</b>	Texas SOS file number, if any <b>0801400465</b>	Percentage of ownership <b>100.00</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-----------	---------------------------	------	---

Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------



251360P 580701

TX2016 05-102

Ver. 7.0 (Rev. 9-15/03)

### Texas Franchise Tax Public Information Report

To be filed by Corporations, Limited Liability Companies (LLC), Limited Partnerships (LP), Professional Associations (PA) and Financial Institutions

■ Tcode 13196

■ Taxpayer number

■ Report year

You have certain rights under Chapter 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at 1-800-252-1381.

32042042351

2016

Taxpayer name <b>GT LOGISTICS, LLC</b>		<input type="checkbox"/> Check box if the mailing address has changed.	
Mailing address <b>17806 IH-10 WEST SUITE 210</b>		Secretary of State (SOS) file number or Comptroller file number	
City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP code plus 4 <b>78257</b>	<b>0802286591</b>

Check box if there are currently no changes from previous year; if no information is displayed, complete the applicable information in Sections A, B and C.

Principal office <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>
Principal place of business <b>17806 IH-10 WEST SUITE 210 SAN ANTONIO, TX 78257</b>

You must report officer, director, member, general partner and manager information as of the date you complete this report.

Please sign below



This report must be signed to satisfy franchise tax requirements.

3204204235116

#### SECTION A Name, title and mailing address of each officer, director, member, general partner or manager.

Name <b>STEVEN BIRDWELL</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name <b>J. MICHAEL HOWARD</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>
Name <b>BRAD BYNUM</b>	Title <b>DIRECTOR</b>	Director <input checked="" type="checkbox"/> YES	Term expiration <b>m m d d y y</b>
Mailing address <b>17806 IH-10 WEST SUITE 210</b>	City <b>SAN ANTONIO</b>	State <b>TX</b>	ZIP Code <b>78257</b>

#### SECTION B Enter information for each corporation, LLC, LP, PA or financial institution, if any, in which this entity owns an interest of 10 percent or more.

Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership
Name of owned (subsidiary) corporation, LLC, LP, PA or financial institution	State of formation	Texas SOS file number, if any	Percentage of ownership

#### SECTION C Enter information for each corporation, LLC, LP, PA or financial institution, if any, that owns an interest of 10 percent or more in this entity.

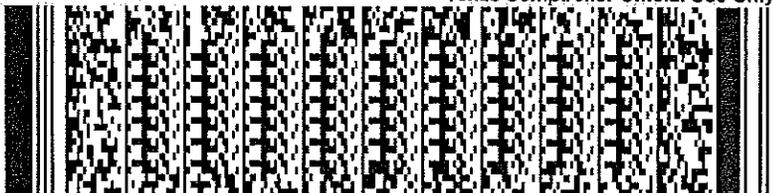
Name of owned (parent) corporation, LLC, LP, PA or financial institution <b>HAVERICK TERMINALS GT, LLC</b>	State of formation <b>DE</b>	Texas SOS file number, if any	Percentage of ownership <b>63.41</b>
Registered agent and registered office currently on file (see instructions if you need to make changes) <b>Agent: C T CORPORATION SYSTEM</b>		You must make a filing with the Secretary of State to change registered agent, registered office or general partner information.	
Office: <b>1999 BRYAN ST. STE 900</b>	City <b>DALLAS</b>	State <b>TX</b>	ZIP Code <b>75201</b>

The information on this form is required by Section 171.203 of the Tax Code for each corporation, LLC, LP, PA or financial institution that files a Texas Franchise Tax Report. Use additional sheets for Sections A, B and C, if necessary. The information will be available for public inspection.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief, as of the date below, and that a copy of this report has been mailed to each person named in this report who is an officer, director, member, general partner or manager and who is not currently employed by this or a related corporation, LLC, LP, PA or financial institution.

sign here ▶	Title <b>PRESIDENT</b>	Date	Area code and phone number <b>(210) 298-2230</b>
-------------	---------------------------	------	---

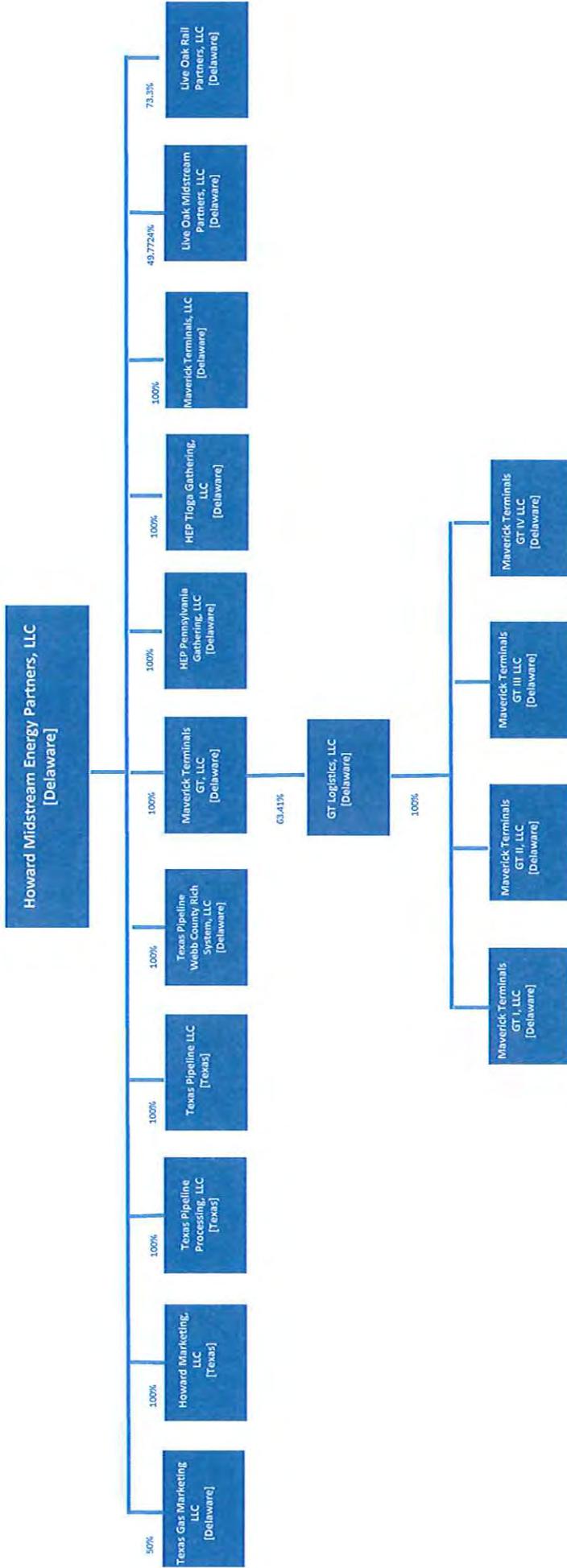
Texas Comptroller Official Use Only



VE/DE <input type="checkbox"/>	PIR IND <input type="checkbox"/>
--------------------------------	----------------------------------







**TAB 4**

**DETAILED DESCRIPTION OF THE PROJECT**

## **DETAILED DESCRIPTION OF THE PROJECT**

### **Overview:**

The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project. The primary purpose of the proposed facility is the development of an integrated manufacturing/support facility including docks, above ground storage and blending tanks for two million barrels of petroleum products and associated pipelines, to facilitate the movement and blending of petroleum products into and out of refining facilities to enhance petrochemical refining operations. The project also includes the construction of both a crude oil splitter and a sulfur prilling unit. The project can operate as either an import and/or export facility. This project would be constructed within a reinvestment zone that is to be designated by Jefferson County in the coming weeks (that process is already in motion). The total estimated investment for the total project is \$1 Billion.

The goal of the facility is to implement a manufacturing process to provide blended crude oil to refining operations. This facility will be the essential first step in the refining process by converting and blending various types of raw crude oil into a custom blended intermediate product to supply its many customers with a feedstock that meets the requirements of each refinery.

### **New Equipment and Improvements**

The project may contain the following new equipment and improvements to be installed, including but not limited to the following:

- Tanks (storage and blending)
- Motors
- Pumps
- Valves, gaskets, flanges
- Integral pipelines and dock facilities
- Compressors
- Piping/steel
- Concrete
- Miscellaneous electrical equipment
- Miscellaneous process equipment and related foundations
- Other necessary equipment required to complete the facility

None of the existing equipment will be replaced and/or modified; however, see below.

## Existing Equipment

Small tools necessary for current operations exist and are stored. Existing leased equipment that supports current operations that will not be replaced, modified, or requested to be part of the qualified property is listed below:

<u>Item Description</u>	<u>Make/Model</u>	<u>Serial /Vin#</u>	<u>Quantity</u>	<u>Owned/Leased</u>	<u>Type</u>
500 Gallon fuel tank with Containment	Diesel fuel		1	Leased	Equipment
500 Gallon fuel tank with Containment	Gas		1	Leased	Equipment
2000 GP 38 Locomotive	GATX		1	Leased	Equipment
301 Switcher Locomotive	GATX		1	Leased	Equipment
Diesel Pump	Hertz		1	Leased	Equipment
Cleaning Solution Tanks	AGS		2	Leased	Equipment
Nitrogen Tank	Air Liquide	500 Gal tank	1	Leased	Equipment
Pressure Instrument	JM Test Systems	JM529	1	Leased	Equipment
Propane Tank	Sandifer's		1	Leased	Equipment

Existing improvements that will be replaced and/or modified will include, but is not limited to, the following: None; however, see existing property and improvements at Tab 11.

## Scope of the Project

This project will be constructed over an approximate two to three year time frame. Along with the docks, above ground storage and blending tanks, and associated pipelines, the project also includes the construction of both a crude oil splitter and a sulfur prilling unit, described in more detail below.

The project will create up to 250 new FTEs, with average base wages of \$67,000 per year. It is anticipated that the project, once operational, will employ at least 25 new qualifying jobs. The jobs created will include operators, engineers, facility and support staff. This project will also create up to 2,880-2,940 construction jobs, with 70 – 90% of those workers coming from the local labor force.

## Description of In-Tank Blending and Processing

Blending operations are major refinery activities, in production of crude oil for crude distillation feedstock, in diesel blending and in production of gasoline.

### I. Gasoline and Diesel Processing

Gasoline or diesel product blending is a complex refining process critical to the production of fuels as operating personnel are required to meet fuel quality and legislative targets in the production operation. The blender mixes together several streams from various process units to provide fuel that meets government, international or customer specifications.

Optimization of this process is vital. Regardless of how efficient the upstream process units may be, this can be negated if poorly optimized blending produces a substandard fuel. In many respects it is the most important process to optimize and can also bring the maximum benefits in terms of payback.

To meet the legally mandated component levels, properties that are measured and controlled by the operator include Research Octane Number (RON), Motor Octane Number (MON), Reid Vapor Pressure (RVP), aromatics, benzene, olefins, ASTM-D86 distillation points, and oxygenates for gasoline, and for diesel, cetane index, cloud point, pour point and ASTM-D86 distillation or recovery points. The operator obtains the measurements either through the monitoring and adjustment of inline analyzers or by periodically stopping the blend and removing samples to the laboratory.

Gasoline is composed of a mixture of different refinery process streams obtained from the FCC naphtha, catalytic reformat, alkylates and isomerate. Each of these components contribute to the overall physical property that is characteristic for gasoline. Physical properties of gasoline must comply with the required specification, according to the regulations and standards that are mandatory in the countries of consumption. Most properties are quite constant values throughout the whole year, except the Reid Vapor Pressure (RVP), which depends on the environmental temperature, and differs between summer and winter seasons. In the summer the RVP that is required for a car engine, is already achieved vapor pressure resulting from the partial pressure of each of the above gasoline component. However, in winter period, and cold climates, the volatility of these components is insufficient to provide the requested RVP.

Butane is a low valued product that is obtained from the distillation of crude oils. This, in combination with its high vapor pressure makes butane extremely attractive to increase the RVP, especially in during the cold seasons. GTL's blending process will maximize the amount of butane incorporated in the gasoline mixture, and by that to reduce the cost of the blend, and without affecting other physical properties, such as knock properties. GTL will achieve this goal through the constant monitoring of on-line process analyzers that measure continuously multiple physical properties such as the RVP, RON and MON and the adjustment of the blending mechanisms to ensure product quality. The measured analytical data is processed to continuously calculate the ratio between butane and other gasoline components that will provide gasoline with the required specification.

Distillate fuel blending has other legal specifications that must be met. Distillate blending includes jet fuels, diesel fuels, kerosene and No.2 and No.2 fuel oils. Diesel fuel properties that are measured and monitored by GTL include cetane number (analogous to octane number for gasoline engines), flash point, and low temperature properties (including cloud and pour points as well as sulfur content).

GTL operators will utilize and monitor analyzers for on-line gasoline and diesel blend optimization allowing for accurate multi-stream and multi-property quality determination of gasoline and gasoil blending components and final product streams. The calibration methodologies employed, and the transferability of calibrations and calibration databases

between laboratory analyzers and process blending analyzers, will allow GTL to utilize such tools as linear programming models to ensure the final products produced meet legal standards and customer specifications.

## II. Crude Oil Processing

In the past, refineries distilled predominately-light crudes. Now, due to the global competition, shifting from naphtha to heavier distillates, and the production of fluid catalytic cracking (FCC) naphtha for gasoline production, a major strategy in refinery economizing, requires increased utilization of heavy or opportunity crudes. The major operational cost of a refinery is based on the price of the crude oil, which is estimated at 80% to 90% of the cash flow. Reducing the cost of the crude feedstock, without changing the range and volumes of high valued distillates, increases the refining margin, and thus the profit of the refinery.

Most refineries are not designed and built from materials that can cope with heavy and corrosive crude oils. Refinery economics requires minimizing the cost of their crude oil feedstock by incorporation of maximum quantities of heavy and opportunity crudes into a blend with light sweet crudes, capable of processing in the available crude distillation unit (CDU) equipment, with a maximum yield and capacity of most desired valuable distillates.

Verification of compliance of the crude blend with its required specification throughout the entire production process is the keystone to high efficiency blending. Preventing inferior quality of the blend requires immediate execution of corrective actions in case of discrepancy between real time and required quality properties.

Crude blending is a dynamic process. Fluctuations in physical properties of the crude blend occur by deficient homogeneity, switching between crude oils of different batches, or switching between different components. To eliminate these fluctuations of influencing the final blend, the blending recipe must continuously be updated according to the quality parameters of the blend, to guarantee the formation of a uniform blend, produced throughout the entire blending process. GT will perform manual, or system-initiated, continuous adjustment of the ratio between different feedstock streams to be blended, to produce a blend maintaining a constant in-spec quality.

### **Description of Sulfur Prilling Unit**

Sulfur is recovered in large quantities from deposits and natural gas. The recovered sulfur is often processed into suitable forms for the market either directly from the recovery process or from impounded areas if the sulfur is stored in solid form in impound areas at plant sites. Suitable forms of elemental sulfur are slab sulfur or particulate sulfur such as slate, flakes, pellets, granules and prills. The prilling process is a safe and effective way of handling sulfur and preparing it for industrial use. Sulfur is used in refining processes through the United States in the manufacturing of fertilizer and industrial chemicals.

Sulfur is granulated for two purposes: first, to rapidly and effectively transform liquid sulfur into solid sulfur (for production, safety, and environmental reasons); and second, to obtain stable and uniformly sized sulfur in the process of transforming it from liquid to solid (for ease in transport, storage, and use).

Sulfur prilling, or pelletizing, creates solid sulfur pellets, in spherical shape. The pellets (prills) are formed when molten sulfur is cooled with air or water. There are four granulating processes used to accomplish this: rotary belt cooling, air cooling towers, water cooling, and spray granulating. Each performs the process with different equipment, and output varies according to the process. This process among the others is environmentally friendly, as the moisture adhering to the surface of the pellets cuts down on sulfur dust being formed in the handling of the pellets, which almost eliminates the potential of fire or explosion sometimes associated with a dry prilling process.

The unit will handle approximately 2500 tons of sulfur per day, which is competitive with other similar production facilities in the area.

### **Description of Crude Oil Splitter**

A very light form of crude oil known as condensate makes up an increasing amount of U.S. shale crude output. North American demand for this product is limited because too much can overwhelm refinery distillate systems. Starting in 2012, several companies announced plans to build facilities that “split” the condensate into various products: unfinished distillates, and naphtha (used to make gasoline or to dilute heavy crude in order to export or sell domestically).

Until recently, splitters were a rare phenomenon in the US. These facilities are simpler and less sophisticated than refineries. The decades-old crude oil export ban was lifted in December 2015, allowing any crude to be shipped to international markets without restriction. Prior to this, most crude and condensate had to undergo at least some processing to qualify as an exportable refined product.

The first such splitter was constructed in 2012 in Houston, with other splitters constructed in Corpus Christi and Brownsville. Since 2012, approximately \$1 billion in condensate splitter projects have been built or are under construction in the US, with another \$715 million to \$1 billion planned.

The crude oil splitter is expected to handle 10,000 barrels of condensate per day, which is competitive in the market.

### **Interconnections with Adjacent Facilities/Feedstock Sources**

#### **I. Blending Operations:**

The proposed blending operations will utilize certain existing assets in order to provide feedstock and finished product optionality to ensure customers are provided with the most

efficient logistical solution possible. For instance, the existing barge dock, dock lines, tankage and rail infrastructure may be used to supply certain blending components to add to the petroleum products that will be delivered via the new deepwater dock and associated lines in addition to the new pipeline interconnects with third party suppliers. After the blending operations are complete, finished products may then be delivered either by deepwater ship, barge, pipeline or rail.

## II. Sulfur Prilling Unit Operations:

The proposed sulfur prilling unit is envisioned to have limited utilization of existing assets held at the terminal. New feedstock lines and new improvements to facilitate ship loading will need to be constructed to facilitate the proposed operations.

## III. Crude Oil Splitter Operations:

The proposed crude oil splitter operations will potentially utilize the existing rail and barge dock assets in order to provide feedstock and finished product delivery alternatives to market participants. It is anticipated feedstock would be delivered via rail and finished products would be delivered to the market via barge or new pipeline connections.

### **Associated NAICS Codes:**

This project will be an integrated manufacturing/support facility whose operations include the following:

- 324110 (Oils, Fuel, Manufacturing) - PRIMARY
- 325180 (Other basic inorganic chemical manufacturing)

**TAB 5**

**DOCUMENTATION THAT THE LIMITATION ON APPRAISED  
VALUE IS A DETERMINING FACTOR IN THE DECISION TO  
INVEST CAPITAL AND CONSTRUCT THE PROJECT IN  
TEXAS**

## TAB 5

### ADDITIONAL INFORMATION FOR SECTION 8: LIMITATION AS DETERMINING FACTOR

#### Section 8 Supporting Information

#1 Does the applicant currently own the land on which the proposed project will occur?

A portion of the existing land is owned and the rest is leased through a ground lease, see Tab 10 for support. The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project.

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

Agreements: A majority of the existing land is leased through a ground lease – see Tab 10.

Letters of intent: See #4 below.

#3 Does the applicant have current business activities at the location where the proposed project will occur?

Current business activities of GT Logistics, LLC (GTL) are described at Tab 10 (Existing Property) and below in #4.

#4 Has the applicant made public statements in SEC filings or other documents regarding its intentions regarding the proposed project location?

GTL along with its parent company Howard Midstream Energy Partners, LLC (HEP) plan to expand its geographic presence and build a diversified portfolio of world class assets.

Founded in June 2011, HEP is an independent midstream energy company, owning and operating natural gas gathering and transportation pipelines, natural gas liquids processing plants, rail facilities, liquid storage terminals, deep-water port facilities and other related midstream assets in Texas and Pennsylvania. The company has corporate offices in San Antonio, Houston and Mexico City. Led by an executive team of seasoned professionals with nearly 100 years of combined experience, we provide oil and gas producers with a full suite of integrated midstream services from wellhead to market.

In July 2015, HEP acquired a majority interest in GTL, owner of the GT Omniport Terminal and Industrial Park. The founding owners of GTL have maintained a minority interest in the facility and continue to work with HEP on its development. Located near Port Arthur, the facility is strategically located near numerous refineries, chemical plants, and pipelines in the area. It features 450 acres of land, more than eight miles of rail including a unit-train loop track and railcar unloading facilities, four storage tanks with a total of 230,000 barrels of capacity, a barge dock, and more than 3,000 feet of deep-water frontage, which can be used to build multiple docks for ocean-going vessels. GTL installed and has sought to leverage the site's transportation infrastructure to attract manufacturing investment.

The applicant has not made any public statements about the proposed project, per se. As would be expected when a company acquires a significant new asset, when HEP acquired GTL, the company did make public statements about the acquisition and the site's development potential. There was (is) an article on the company's website (attached) announcing the acquisition and development potential plans for the GT Omniport Terminal, as well as discussion of the company's plans to further expand its geographic presence. Those statements should not be understood as speaking to a specific project.

The company does have a non-binding letter of intent with a potential customer which if finalized will require development at the site. At this point, the company is evaluating and ranking its options as to timing, sequence and location of growth and investment. Both the development of the GTL site and acquisition of new assets/locations are consistent with the company's growth plans. The company is now evaluating projects at potential sites in Texas (including the GTL site) and Louisiana. The sites will be ranked based on a number of criteria, including the market and availability of incentives being two of the determining factors.

#5 Has the applicant received any local or state permits for activities on the proposed project site?

GTL has permits from TCEQ and DD7 at the existing terminal. These are permits for existing business activities. GTL does not have new permits for the proposed qualified property at this time.

#6 Has the applicant received commitments for state or local incentives for activities at the proposed project site?

Applicant has sought incentives from the city, county and other local entities for the proposed project. In addition, Applicant is in discussions state and local economic development officials in Louisiana about two sites and has received an offer letter from Louisiana Economic Development on one of those sites (attached).

#7 Is the applicant evaluating other locations not in Texas for the proposed project?

Yes, see #6 & 10.

#10 Are you submitting information to assist in the determination as to whether the limitation on appraised value is a determining factor in the applicant's decision to invest capital and construct the project in Texas?

Yes, see attached.

**TAB 5**  
**ADDITIONAL INFORMATION FOR SECTION 8: LIMITATION AS**  
**DETERMINING FACTOR**

**Documentation that the Limitation on Appraised Value is a Determining Factor in the Decision to**  
**Invest Capital and Construct the Project in Texas**

The applicant has operations in several states within the United States and expanding into Mexico. Port Arthur is a good site for this facility because of its close access to the Gulf of Mexico and lack of congestion (compared, for example, to the Houston Ship Channel). However, there are equally attractive sites elsewhere, particularly in South Louisiana. Development of the proposed project is consistent with the applicant's plans to further develop the GTL site, but development of an alternative project elsewhere would be consistent with the applicant's plans to expand its geographic presence. The proposed facility could operate as a stand-alone facility and could be built anywhere along the Gulf Coast with deepwater docks, rail capacity, and access to sufficient land. The applicant is considering development of an alternative project in Louisiana. The company has worked with economic developers in South Louisiana and has entered into discussions with property owners on one South Louisiana site. In conjunction with that, Louisiana Economic Development has extended an attractive incentive offer and that offer is currently under consideration. The applicant has also been in negotiation with local Texas entities regarding a package of incentives for the GTL site and the entities are finalizing an attractive incentive offer. However, for the tax year 2015, Port Arthur Independent School District's maintenance and operations (M&O) tax rate represents 49% of the total property tax burden imposed on taxable property located at the GTL site in Port Arthur. Consequently, a limitation on appraised value under Chapter 313 of the Texas Tax Code will be a determining factor in the Applicant's decision to invest capital and construct the Project in the State of Texas.

Additional Support – Attachment to Section 8 #4



[Jump to ...](#)

## HOWARD ENERGY PARTNERS ACQUIRES MAJORITY INTEREST IN GT OMNIPOINT TERMINAL NEAR PORT ARTHUR, TEXAS

June 29, 2015

Howard Energy Partners

**SAN ANTONIO - July 29, 2015** - Howard Midstream Energy Partners, LLC ([HEP](#)) announced today that its subsidiary, Maverick Terminals GT, LLC has acquired a majority interest in GT Logistics, LLC, owner of the GT Omniport Terminal. The current owners of GT Logistics will maintain a minority interest in the facility. Located near Port Arthur, Texas, the terminal is strategically located near numerous refineries, chemical plants, and pipelines in the area. It features 450 acres of land, more than eight miles of rail including a unit-train loop track and railcar unloading facilities, four storage tanks with a total of 230,000 barrels of capacity, a barge dock, and more than 3,000 feet of deep-water frontage, which can be used to build multiple docks for ocean-going vessels.

The GT Omniport Terminal, which currently handles crude oil, will be expanded to receive, blend, store, and re-deliver refined products and natural gas liquids. Additional storage capacity, interconnectivity to local refined products and crude oil pipelines, and up to four deep water docks are being engineered and planned.

"We are excited to enter into this venture with GT Logistics, who have built a first class platform for growth," said Mark Helmke, Senior Vice President of Terminals and Transportation for Howard Energy Partners. "We see lots of development potential in the Port Arthur area and this acquisition is a continuation of our plan to expand our geographic presence and build a diversified portfolio of world class assets."

In addition to this majority interest in the GT Omniport Terminal, HEP owns and operates bulk liquid terminal facilities in Three Rivers, Texas and the Port of Brownsville, Texas.

###

### About Howard Energy Partners

San Antonio-based Howard Midstream Energy Partners, LLC dba Howard Energy Partners is an independent midstream energy company, owning and operating approximately 700 miles of natural gas pipelines, natural gas liquids processing plants, rail facilities, liquid storage terminals, deep water port facilities, and other related midstream assets. The company has offices in San Antonio and Houston, Texas. For more information on Howard Energy Partners, please visit our website [www.howardenergypartners.com](http://www.howardenergypartners.com).

Media Contact

Meredith Hargrove Howard

M2H Communications

210-737-4478

[meredith@m2hpr.com](mailto:meredith@m2hpr.com)

[Privacy Policy](#)

[Sitemap](#)

Copyright © 2016 Howard Energy Partners

Website by [TEN|10 Group](#)



Additional Support – Attachment to Section 8 #6



John Bel Edwards  
Governor

Don Pierson  
Secretary

June 30, 2016

Bart Owens  
General Manager  
GT Logistics, LLC  
1998 Highway 73  
Port Arthur, TX 77640

DELIVERED VIA EMAIL

RE: Louisiana Proposal for GT Logistics, LLC

Dear Mr. Owens:

Louisiana Economic Development (LED) is thrilled that GT Logistics, LLC (GT Logistics) is seriously considering Southeast Louisiana as a destination for an integrated manufacturing and logistics facility. During the past few weeks, we have worked with Project Gateway and have been very impressed with your company's strategic plan and future growth potential in Louisiana.

To help explain why we believe Louisiana is the right choice for you, we have divided this document into four pertinent sections. We first highlight the robust financial incentive package that we have developed for your project. Next, we describe our proposed workforce solution, which will allow you to meet your production schedule targets, while leveraging the low-cost, readily available, high-quality labor pool in Southeast Louisiana. Then, we cover our plan for providing fast-track permitting that will help ensure you meet your schedule for beginning operations. Finally, we share additional benefits of investing in Southeast Louisiana.

**ROBUST INCENTIVES**

We are offering GT Logistics an incentive package totaling \$183.9 million. This significant offer demonstrates the priority that we place on securing your corporate presence in Louisiana.

<b>State Incentive Package*:</b>	<b>Est. Value \$ Millions</b>
1. Quality Jobs Program – 5% or 6% payroll rebate on 80% of gross annual payroll for qualifying new jobs (effective July 1, 2018, the rebate is available on 100% of gross annual payroll); 10-year term; and either a 4% sales/use tax rebate on building materials, or a 1.5% refundable tax credit on capital expenditures (excluding land, building, interest, and tax exempt machinery and equipment)	17.0

- |   |       |
|---|-------|
| 2. LED FastStart Program – customized workforce recruitment, screening, training development, and training delivery during employment ramp-up period for manufacturing operations | 1.7   |
| 3. Industrial Tax Exemption Program or Payment In Lieu of Tax – up to 100 percent property (ad valorem) tax exemption up to 10 years  | 165.2 |

**Estimated Total: \$183.9 million**

\*Note: See Exhibit for more information

The estimated value of this offer is predicated on capital investment, employment, and payroll levels projected in GT Logistics' correspondence with LED and is subject to incentive program eligibility requirements. Please note that the above offer is conditioned upon the following commitments by GT Logistics

- a. Total capital investment by GT Logistics of at least \$1.0 billion by December 31, 2020.
- b. New jobs and new annual payroll (excluding benefits and contract labor) at the facility at the following levels:

Year	Average Number of New Jobs	New Actual Payroll (\$millions)	Year	Average Number of New Jobs	New Actual Payroll (\$millions)
2020	60	4.0	2025	250	18.5
2021	125	8.5	2026	250	18.9
2022	250	17.4	2027	250	19.2
2023	250	17.8	2028	250	19.6
2024	250	18.1	2029	250	20.0

This offer is subject to GT Logistics coordinating with LED on a news release and public announcement of the project, including information on the capital investment, the number of new jobs, the average salary associated with new jobs, and other relevant project information. Any public disclosure of the project, regardless of whether the company name is disclosed, by GT Logistics or its representatives (e.g., on a website, in comments to a media outlet, in a press release, through a public vote of a local governmental entity on local incentives, through a permit filing or application) prior to an official announcement coordinated with LED will result in the forfeiture of LED FastStart.

Specific performance provisions will be developed in a Cooperative Endeavor Agreement in a manner providing flexibility to GT Logistics while protecting the State's return-on-investment.

Please note that some of the proposed incentives will require the approval of other government entities, including the Louisiana Board of Commerce and Industry. Our staff will assist you with each of these application processes.

### TURNKEY WORKFORCE SOLUTION

We are excited to offer GT Logistics our LED FastStart program, a turnkey workforce solution that will ensure the company starts its operations with the trained workforce it needs to succeed from day one and beyond. **LED FastStart** – LED FastStart is made up of dozens of dedicated professionals with extensive industry-

specific experience and a passion to deliver exceptional results for every client company. Team members at LED FastStart have managed hundreds of custom workforce solution projects for companies in a wide variety of industries. LED FastStart will partner with GT Logistics to develop and implement a comprehensive workforce solution including employee recruitment, screening, training development, and delivery. Working closely with GT Logistics, LED FastStart will develop a customized training plan that provides an innovative pre-employment process utilizing job simulations, job-related training, and assessments to identify those employees with the skills and characteristics most relevant to the company's future operation.

**LED FastStart Service Overview** – LED FastStart identifies, develops, and delivers performance-based training to equip workers with the right knowledge base, technical skills, and interpersonal effectiveness to help employers achieve their productivity and quality goals in the shortest possible time. Services offered by LED FastStart include comprehensive needs analysis, training consultation, instructional design, and high-quality customized training materials.

The heart of LED FastStart's service is customized job-specific training, which will add value to every level of GT Logistics. Projects are initiated with a thorough training needs analysis conducted by an experienced team of specialists who will pair with a company's experts to gather the necessary critical data. Based on this analysis, a training plan will be developed and will include training requirements, schedules, and deliverables. LED FastStart will collaborate with key business leaders and incorporate GT Logistics' strategic goals and objectives into the plan to ensure a successful startup and continued operations for years. Training is conducted for both pre-employment and post-employment in accordance with company needs.

Speed is the key for success, and LED FastStart prides itself on proactively staying ahead of the company's schedule to ensure that the company meets or exceeds its targets. LED FastStart services will be designed and tailored exclusively for GT Logistics, with no preconceived notions about the best approach and no bias towards utilizing existing training programs or facilities that may not be optimal for a particular situation.

**The Nation's No. 1 Workforce Training Program** – LED FastStart has received national recognition for being the best program of its kind. *Business Facilities* magazine recognized LED FastStart as best in the United States (#1) in its Workforce Training Leaders category in each of the last six years (2010, 2011, 2012, 2013, 2014 and 2015). In a February/March 2010 issue, *Area Development* magazine recognized LED FastStart as one of three elite workforce programs in the South (along with Alabama's AIDT program and Georgia Quick Start). The *Area Development* article noted, "Other states have attempted to model programs like [LED] FastStart, AIDT, and Quick Start, but find it challenging if they lack expertise across a wide range of industries, plentiful and experienced industry advisors, a well-connected technical college system, or a history of exceeding expectations when it comes to building relationships with industry."

**High-Quality, Available and Affordable Workforce** – Louisiana offers a large pool of available workers who are known for their work ethic and experience in manufacturing.

Louisiana has a current unemployment rate of 6.3% which indicates that the labor market is not tight, keeping wage pressures low. Wage rates in Louisiana are very competitive. Louisiana workers are flexible, hardworking, and loyal (turnover levels here are typically low), and our citizens do their best to find good jobs at home so they don't have to leave our state to find work. Moreover, Louisiana has been a Right-to-Work state for over three decades and has one of the 15 lowest unionization rates in the U.S.

## **FAST-TRACK PERMITTING**

LED will partner with GT Logistics and work to expedite all required permitting. LED understands that efficient processing of required permits, especially environmental permits, is essential to supporting an efficient and effective construction period and startup for a company. LED will work closely with GT Logistics and the Louisiana Department of Environmental Quality (LDEQ) Secretary Chuck Brown to provide coordinated assistance to GT Logistics in all aspects of environmental permitting.

**Expedited Permitting Program** – In 2006, LDEQ implemented an expedited permitting program. The program allows interested applicants to reimburse the department for costs incurred by LDEQ employees who work overtime to expedite a permit, modification, license, registration, or variance. These statutes also afford the department the opportunity to hire contractors to perform this work if deemed necessary. This program shortens the time between application receipt and a final permit decision.

#### **ADDITIONAL BENEFITS OF INVESTING IN LOUISIANA**

**Highly Competitive, Low-Cost Business Environment** – According to a landmark, national study published by the Tax Foundation and KPMG, Louisiana offers the lowest state/local tax burden in the U.S. for a new manufacturing operation. Our extremely competitive tax position is due to a combination of factors, including our up to 100 percent industrial property tax exemption (for up to 10 years) and single-sales-factor income tax and corporate franchise tax apportionment for manufacturers (which means manufacturers pay no income or franchise tax for products destined for out-of-state locations). Beyond the state's low state/local tax burden, Louisiana is recognized as one of the lowest-cost locations for business in the U.S. Electricity rates in Louisiana are among the five lowest-cost states, while Louisiana's natural gas rates are the lowest in the nation. Additionally, wage rates and real estate costs are recognized as some of the lowest in the nation.

**Unsurpassed Momentum at the State and Local Levels** – Louisiana is currently experiencing an economic renaissance enabled by sweeping reforms to improve the state's business climate. Pro-business governors have combined to dramatically improve Louisiana's tort climate (Pacific Research Institute now ranks Louisiana's tort climate 11th best in the U.S.); to eliminate unconventional business taxes; to adopt the strongest governmental ethics laws in the country (according to the Center for Public Integrity and the Better Government Association); to launch what is now considered the strongest workforce development program in the U.S. (LED FastStart, ranked 1st by *Business Facilities* magazine); to implement workers compensation reforms; and to adopt the biggest personal income tax cut in state history. Moreover, Louisiana has recently committed billions of dollars in increased funding for transportation and infrastructure, all with no new taxes.

In 2012, Louisiana enacted landmark laws to reward and retain the most effective classroom teachers; to provide students in failing schools – and their parents – a scholarship to choose a successful school; and to empower school administrators with greater spending flexibility to enhance student achievement.

In five national rankings - *Area Development*, *Business Facilities*, *Chief Executive*, *Site Selection* and *DCI* - Louisiana now ranks among the Top 10 states for best business climate in the U.S.

In summary, Southeast Louisiana offers an exceptional location for GT Logistics' new facility, and we are prepared to offer you an unparalleled level of commitment to ensure your success here. The foregoing offer described in this letter is valid for 90 days. Please notify LED within this time period if you intend to accept the offer. We look forward to continuing our discussions and hope we can accommodate your business needs. LED is committed to supporting the long-term success of your company and to ensuring that Louisiana represents a compelling platform for the future growth of GT Logistics.

Sincerely,



Don Pierson  
Secretary



# Louisiana Incentives

## QUALITY JOBS PROGRAM

The Louisiana Quality Jobs Program is a jobs creation program that offers a 5% or 6% payroll rebate on 80% of gross annual payroll for qualifying new jobs (available on 100% of gross annual payroll effective July 1, 2018) for up to 10 years. (Minimum requirement for the 5% rebate is \$14.50/hour in wages and health care and for the 6% rebate, \$19.10/hour in wages and health care, where the health care has a value of at least \$1.25/hour). The number of new direct jobs is based on the net job additions at the project location less any net job reductions across all other in-state locations (including affiliate locations) of the business applying for the program. The program also provides a rebate of state sales/use tax paid (4%) on construction materials purchased during the construction period and used exclusively on site OR a 1.5% refundable tax credit on project capital expenditures (excluding land, building, tax-exempt machinery and equipment, and interest). The program is administered by the Louisiana Board of Commerce & Industry. An Advance Notification must be filed with LED, Business Incentives Services prior to hiring, prior to purchasing materials, or prior to the beginning of construction.

## LED FASTSTART® PROGRAM

The LED FastStart Program provides a turnkey workforce solution for business expansion and recruitment projects. LED FastStart identifies, develops, and delivers performance-based training to equip workers with the right knowledge base, technical skills, and interpersonal effectiveness to help employers achieve their productivity and quality goals in the shortest possible time. LED FastStart services include a comprehensive needs analysis, training consultation, instructional design, high-quality customized training materials, and instruction. LED FastStart will collaborate with key business leaders and incorporate the business' strategic goals and objectives into the plan to ensure a successful startup and continued operations for years.

The heart of LED FastStart's service is customized job-specific training. LED FastStart enhances job-specific training with instruction in quality systems, productivity improvement, employee involvement, instructor skills, and leadership. All LED FastStart projects are initiated with a thorough training needs analysis conducted by an experienced team of manufacturing, service operations, and training specialists. These specialists will systematically analyze company processes and job classifications through observation (where possible) and consultation with company subject matter experts.

## INDUSTRIAL TAX EXEMPTION PROGRAM

The Industrial Tax Exemption Program (ITEP) is Louisiana's incentive program for capital investments and job creation. It is available to manufacturers and allows up to a 100 percent local property tax abatement for up to 10 years for new investment and miscellaneous capital additions to existing facilities in Louisiana, if resulting in new job creation. The program is administered by the Louisiana Board of Commerce & Industry. An Advance Notification form must be filed for all projects. The Advance Notification form must be filed with LED, Business Incentives Services prior to purchasing materials or prior to the beginning of construction.

In addition, all ITEP contracts must have a Cooperative Endeavor Agreement between the State of Louisiana, the Louisiana Department of Economic Development, and the Applicant. All ITEP contracts shall also include written approvals of the relevant governing Parish Council or Police Jury by resolution, local School Board by resolution, and Sheriff by resolution signifying whether each of those authorities is in favor of the project.

**TAB 6**

**- N/A -**

**DESCRIPTION OF HOW PROJECT IS LOCATED IN MORE THAN ONE DISTRICT, INCLUDING LIST OF PERCENTAGE IN EACH DISTRICT AND, IF DETERMINED TO BE A SINGLE UNIFIED PROJECT, DOCUMENTATION FROM THE OFFICE OF THE GOVERNOR**

**TAB 7**

**DESCRIPTION OF QUALIFIED INVESTMENT**

## **DETAILED DESCRIPTION OF THE PROJECT**

### **Overview:**

The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project. The primary purpose of the proposed facility is the development of an integrated manufacturing/support facility including docks, above ground storage and blending tanks for two million barrels of petroleum products and associated pipelines, to facilitate the movement and blending of petroleum products into and out of refining facilities to enhance petrochemical refining operations. The project also includes the construction of both a crude oil splitter and a sulfur prilling unit. The project can operate as either an import and/or export facility. This project would be constructed within a reinvestment zone that is to be designated by Jefferson County in the coming weeks (that process is already in motion). The total estimated investment for the total project is \$1 Billion.

The goal of the facility is to implement a manufacturing process to provide blended crude oil to refining operations. This facility will be the essential first step in the refining process by converting and blending various types of raw crude oil into a custom blended intermediate product to supply its many customers with a feedstock that meets the requirements of each refinery.

### **New Equipment and Improvements**

The project may contain the following new equipment and improvements to be installed, including but not limited to the following:

- Tanks (storage and blending)
- Motors
- Pumps
- Valves, gaskets, flanges
- Integral pipelines and dock facilities
- Compressors
- Piping/steel
- Concrete
- Miscellaneous electrical equipment
- Miscellaneous process equipment and related foundations
- Other necessary equipment required to complete the facility

None of the existing equipment will be replaced and/or modified; however, see below.

## Existing Equipment

Small tools necessary for current operations exist and are stored. Existing leased equipment that supports current operations that will not be replaced, modified, or requested to be part of the qualified property is listed below:

<u>Item Description</u>	<u>Make/Model</u>	<u>Serial /Vin#</u>	<u>Quantity</u>	<u>Owned/Leased</u>	<u>Type</u>
500 Gallon fuel tank with Containment	Diesel fuel		1	Leased	Equipment
500 Gallon fuel tank with Containment	Gas		1	Leased	Equipment
2000 GP 38 Locomotive	GATX		1	Leased	Equipment
301 Switcher Locomotive	GATX		1	Leased	Equipment
Diesel Pump	Hertz		1	Leased	Equipment
Cleaning Solution Tanks	AGS		2	Leased	Equipment
Nitrogen Tank	Air Liquide	500 Gal tank	1	Leased	Equipment
Pressure Instrument	JM Test Systems	JM529	1	Leased	Equipment
Propane Tank	Sandifer's		1	Leased	Equipment

Existing improvements that will be replaced and/or modified will include, but is not limited to, the following: None; however, see existing property and improvements at Tab 11.

## Scope of the Project

This project will be constructed over an approximate two to three year time frame. Along with the docks, above ground storage and blending tanks, and associated pipelines, the project also includes the construction of both a crude oil splitter and a sulfur prilling unit, described in more detail below.

The project will create up to 250 new FTEs, with average base wages of \$67,000 per year. It is anticipated that the project, once operational, will employ at least 25 new qualifying jobs. The jobs created will include operators, engineers, facility and support staff. This project will also create up to 2,880-2,940 construction jobs, with 70 – 90% of those workers coming from the local labor force.

## Description of In-Tank Blending and Processing

Blending operations are major refinery activities, in production of crude oil for crude distillation feedstock, in diesel blending and in production of gasoline.

### I. Gasoline and Diesel Processing

Gasoline or diesel product blending is a complex refining process critical to the production of fuels as operating personnel are required to meet fuel quality and legislative targets in the production operation. The blender mixes together several streams from various process units to provide fuel that meets government, international or customer specifications.

Optimization of this process is vital. Regardless of how efficient the upstream process units may be, this can be negated if poorly optimized blending produces a substandard fuel. In many respects it is the most important process to optimize and can also bring the maximum benefits in terms of payback.

To meet the legally mandated component levels, properties that are measured and controlled by the operator include Research Octane Number (RON), Motor Octane Number (MON), Reid Vapor Pressure (RVP), aromatics, benzene, olefins, ASTM-D86 distillation points, and oxygenates for gasoline, and for diesel, cetane index, cloud point, pour point and ASTM-D86 distillation or recovery points. The operator obtains the measurements either through the monitoring and adjustment of inline analyzers or by periodically stopping the blend and removing samples to the laboratory.

Gasoline is composed of a mixture of different refinery process streams obtained from the FCC naphtha, catalytic reformat, alkylates and isomerate. Each of these components contribute to the overall physical property that is characteristic for gasoline. Physical properties of gasoline must comply with the required specification, according to the regulations and standards that are mandatory in the countries of consumption. Most properties are quite constant values throughout the whole year, except the Reid Vapor Pressure (RVP), which depends on the environmental temperature, and differs between summer and winter seasons. In the summer the RVP that is required for a car engine, is already achieved vapor pressure resulting from the partial pressure of each of the above gasoline components. However, in winter period, and cold climates, the volatility of these components is insufficient to provide the requested RVP.

Butane is a low valued product that is obtained from the distillation of crude oils. This, in combination with its high vapor pressure makes butane extremely attractive to increase the RVP, especially in during the cold seasons. GTL's blending process will maximize the amount of butane incorporated in the gasoline mixture, and by that to reduce the cost of the blend, and without affecting other physical properties, such as knock properties. GTL will achieve this goal through the constant monitoring of on-line process analyzers that measure continuously multiple physical properties such as the RVP, RON and MON and the adjustment of the blending mechanisms to ensure product quality. The measured analytical data is processed to continuously calculate the ratio between butane and other gasoline components that will provide gasoline with the required specification.

Distillate fuel blending has other legal specifications that must be met. Distillate blending includes jet fuels, diesel fuels, kerosene and No.2 and No.2 fuel oils. Diesel fuel properties that are measured and monitored by GTL include cetane number (analogous to octane number for gasoline engines), flash point, and low temperature properties (including cloud and pour points as well as sulfur content).

GTL operators will utilize and monitor analyzers for on-line gasoline and diesel blend optimization allowing for accurate multi-stream and multi-property quality determination of gasoline and gasoil blending components and final product streams. The calibration methodologies employed, and the transferability of calibrations and calibration databases

between laboratory analyzers and process blending analyzers, will allow GTL to utilize such tools as linear programming models to ensure the final products produced meet legal standards and customer specifications.

## II. Crude Oil Processing

In the past, refineries distilled predominately-light crudes. Now, due to the global competition, shifting from naphtha to heavier distillates, and the production of fluid catalytic cracking (FCC) naphtha for gasoline production, a major strategy in refinery economizing, requires increased utilization of heavy or opportunity crudes. The major operational cost of a refinery is based on the price of the crude oil, which is estimated at 80% to 90% of the cash flow. Reducing the cost of the crude feedstock, without changing the range and volumes of high valued distillates, increases the refining margin, and thus the profit of the refinery.

Most refineries are not designed and built from materials that can cope with heavy and corrosive crude oils. Refinery economics requires minimizing the cost of their crude oil feedstock by incorporation of maximum quantities of heavy and opportunity crudes into a blend with light sweet crudes, capable of processing in the available crude distillation unit (CDU) equipment, with a maximum yield and capacity of most desired valuable distillates.

Verification of compliance of the crude blend with its required specification throughout the entire production process is the keystone to high efficiency blending. Preventing inferior quality of the blend requires immediate execution of corrective actions in case of discrepancy between real time and required quality properties.

Crude blending is a dynamic process. Fluctuations in physical properties of the crude blend occur by deficient homogeneity, switching between crude oils of different batches, or switching between different components. To eliminate these fluctuations of influencing the final blend, the blending recipe must continuously be updated according to the quality parameters of the blend, to guarantee the formation of a uniform blend, produced throughout the entire blending process. GT will perform manual, or system-initiated, continuous adjustment of the ratio between different feedstock streams to be blended, to produce a blend maintaining a constant in-spec quality.

### **Description of Sulfur Prilling Unit**

Sulfur is recovered in large quantities from deposits and natural gas. The recovered sulfur is often processed into suitable forms for the market either directly from the recovery process or from impounded areas if the sulfur is stored in solid form in impound areas at plant sites. Suitable forms of elemental sulfur are slab sulfur or particulate sulfur such as slate, flakes, pellets, granules and prills. The prilling process is a safe and effective way of handling sulfur and preparing it for industrial use. Sulfur is used in refining processes through the United States in the manufacturing of fertilizer and industrial chemicals.

Sulfur is granulated for two purposes: first, to rapidly and effectively transform liquid sulfur into solid sulfur (for production, safety, and environmental reasons); and second, to obtain stable and uniformly sized sulfur in the process of transforming it from liquid to solid (for ease in transport, storage, and use).

Sulfur prilling, or pelletizing, creates solid sulfur pellets, in spherical shape. The pellets (prills) are formed when molten sulfur is cooled with air or water. There are four granulating processes used to accomplish this: rotary belt cooling, air cooling towers, water cooling, and spray granulating. Each performs the process with different equipment, and output varies according to the process. This process among the others is environmentally friendly, as the moisture adhering to the surface of the pellets cuts down on sulfur dust being formed in the handling of the pellets, which almost eliminates the potential of fire or explosion sometimes associated with a dry prilling process.

The unit will handle approximately 2500 tons of sulfur per day, which is competitive with other similar production facilities in the area.

### **Description of Crude Oil Splitter**

A very light form of crude oil known as condensate makes up an increasing amount of U.S. shale crude output. North American demand for this product is limited because too much can overwhelm refinery distillate systems. Starting in 2012, several companies announced plans to build facilities that “split” the condensate into various products: unfinished distillates, and naphtha (used to make gasoline or to dilute heavy crude in order to export or sell domestically).

Until recently, splitters were a rare phenomenon in the US. These facilities are simpler and less sophisticated than refineries. The decades-old crude oil export ban was lifted in December 2015, allowing any crude to be shipped to international markets without restriction. Prior to this, most crude and condensate had to undergo at least some processing to qualify as an exportable refined product.

The first such splitter was constructed in 2012 in Houston, with other splitters constructed in Corpus Christi and Brownsville. Since 2012, approximately \$1 billion in condensate splitter projects have been built or are under construction in the US, with another \$715 million to \$1 billion planned.

The crude oil splitter is expected to handle 10,000 barrels of condensate per day, which is competitive in the market.

### **Interconnections with Adjacent Facilities/Feedstock Sources**

#### **I. Blending Operations:**

The proposed blending operations will utilize certain existing assets in order to provide feedstock and finished product optionality to ensure customers are provided with the most

efficient logistical solution possible. For instance, the existing barge dock, dock lines, tankage and rail infrastructure may be used to supply certain blending components to add to the petroleum products that will be delivered via the new deepwater dock and associated lines in addition to the new pipeline interconnects with third party suppliers. After the blending operations are complete, finished products may then be delivered either by deepwater ship, barge, pipeline or rail.

## II. Sulfur Prilling Unit Operations:

The proposed sulfur prilling unit is envisioned to have limited utilization of existing assets held at the terminal. New feedstock lines and new improvements to facilitate ship loading will need to be constructed to facilitate the proposed operations.

## III. Crude Oil Splitter Operations:

The proposed crude oil splitter operations will potentially utilize the existing rail and barge dock assets in order to provide feedstock and finished product delivery alternatives to market participants. It is anticipated feedstock would be delivered via rail and finished products would be delivered to the market via barge or new pipeline connections.

### **Associated NAICS Codes:**

This project will be an integrated manufacturing/support facility whose operations include the following:

- 324110 (Oils, Fuel, Manufacturing) - PRIMARY
- 325180 (Other basic inorganic chemical manufacturing)

**TAB 8**

**DESCRIPTION OF QUALIFIED PROPERTY**

## **DETAILED DESCRIPTION OF THE PROJECT**

### **Overview:**

The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project. The primary purpose of the proposed facility is the development of an integrated manufacturing/support facility including docks, above ground storage and blending tanks for two million barrels of petroleum products and associated pipelines, to facilitate the movement and blending of petroleum products into and out of refining facilities to enhance petrochemical refining operations. The project also includes the construction of both a crude oil splitter and a sulfur prilling unit. The project can operate as either an import and/or export facility. This project would be constructed within a reinvestment zone that is to be designated by Jefferson County in the coming weeks (that process is already in motion). The total estimated investment for the total project is \$1 Billion.

The goal of the facility is to implement a manufacturing process to provide blended crude oil to refining operations. This facility will be the essential first step in the refining process by converting and blending various types of raw crude oil into a custom blended intermediate product to supply its many customers with a feedstock that meets the requirements of each refinery.

### **New Equipment and Improvements**

The project may contain the following new equipment and improvements to be installed, including but not limited to the following:

- Tanks (storage and blending)
- Motors
- Pumps
- Valves, gaskets, flanges
- Integral pipelines and dock facilities
- Compressors
- Piping/steel
- Concrete
- Miscellaneous electrical equipment
- Miscellaneous process equipment and related foundations
- Other necessary equipment required to complete the facility

None of the existing equipment will be replaced and/or modified; however, see below.

## Existing Equipment

Small tools necessary for current operations exist and are stored. Existing leased equipment that supports current operations that will not be replaced, modified, or requested to be part of the qualified property is listed below:

<u>Item Description</u>	<u>Make/Model</u>	<u>Serial /Vin#</u>	<u>Quantity</u>	<u>Owned/Leased</u>	<u>Type</u>
500 Gallon fuel tank with Containment	Diesel fuel		1	Leased	Equipment
500 Gallon fuel tank with Containment	Gas		1	Leased	Equipment
2000 GP 38 Locomotive	GATX		1	Leased	Equipment
301 Switcher Locomotive	GATX		1	Leased	Equipment
Diesel Pump	Hertz		1	Leased	Equipment
Cleaning Solution Tanks	AGS		2	Leased	Equipment
Nitrogen Tank	Air Liquide	500 Gal tank	1	Leased	Equipment
Pressure Instrument	JM Test Systems	JM529	1	Leased	Equipment
Propane Tank	Sandifer's		1	Leased	Equipment

Existing improvements that will be replaced and/or modified will include, but is not limited to, the following: None; however, see existing property and improvements at Tab 11.

## Scope of the Project

This project will be constructed over an approximate two to three year time frame. Along with the docks, above ground storage and blending tanks, and associated pipelines, the project also includes the construction of both a crude oil splitter and a sulfur prilling unit, described in more detail below.

The project will create up to 250 new FTEs, with average base wages of \$67,000 per year. It is anticipated that the project, once operational, will employ at least 25 new qualifying jobs. The jobs created will include operators, engineers, facility and support staff. This project will also create up to 2,880-2,940 construction jobs, with 70 – 90% of those workers coming from the local labor force.

## Description of In-Tank Blending and Processing

Blending operations are major refinery activities, in production of crude oil for crude distillation feedstock, in diesel blending and in production of gasoline.

### I. Gasoline and Diesel Processing

Gasoline or diesel product blending is a complex refining process critical to the production of fuels as operating personnel are required to meet fuel quality and legislative targets in the production operation. The blender mixes together several streams from various process units to provide fuel that meets government, international or customer specifications.

Optimization of this process is vital. Regardless of how efficient the upstream process units may be, this can be negated if poorly optimized blending produces a substandard fuel. In many respects it is the most important process to optimize and can also bring the maximum benefits in terms of payback.

To meet the legally mandated component levels, properties that are measured and controlled by the operator include Research Octane Number (RON), Motor Octane Number (MON), Reid Vapor Pressure (RVP), aromatics, benzene, olefins, ASTM-D86 distillation points, and oxygenates for gasoline, and for diesel, cetane index, cloud point, pour point and ASTM-D86 distillation or recovery points. The operator obtains the measurements either through the monitoring and adjustment of inline analyzers or by periodically stopping the blend and removing samples to the laboratory.

Gasoline is composed of a mixture of different refinery process streams obtained from the FCC naphtha, catalytic reformat, alkylates and isomerate. Each of these components contribute to the overall physical property that is characteristic for gasoline. Physical properties of gasoline must comply with the required specification, according to the regulations and standards that are mandatory in the countries of consumption. Most properties are quite constant values throughout the whole year, except the Reid Vapor Pressure (RVP), which depends on the environmental temperature, and differs between summer and winter seasons. In the summer the RVP that is required for a car engine, is already achieved vapor pressure resulting from the partial pressure of each of the above gasoline components. However, in winter period, and cold climates, the volatility of these components is insufficient to provide the requested RVP.

Butane is a low valued product that is obtained from the distillation of crude oils. This, in combination with its high vapor pressure makes butane extremely attractive to increase the RVP, especially in during the cold seasons. GTL's blending process will maximize the amount of butane incorporated in the gasoline mixture, and by that to reduce the cost of the blend, and without affecting other physical properties, such as knock properties. GTL will achieve this goal through the constant monitoring of on-line process analyzers that measure continuously multiple physical properties such as the RVP, RON and MON and the adjustment of the blending mechanisms to ensure product quality. The measured analytical data is processed to continuously calculate the ratio between butane and other gasoline components that will provide gasoline with the required specification.

Distillate fuel blending has other legal specifications that must be met. Distillate blending includes jet fuels, diesel fuels, kerosene and No.2 and No.2 fuel oils. Diesel fuel properties that are measured and monitored by GTL include cetane number (analogous to octane number for gasoline engines), flash point, and low temperature properties (including cloud and pour points as well as sulfur content).

GTL operators will utilize and monitor analyzers for on-line gasoline and diesel blend optimization allowing for accurate multi-stream and multi-property quality determination of gasoline and gasoil blending components and final product streams. The calibration methodologies employed, and the transferability of calibrations and calibration databases

between laboratory analyzers and process blending analyzers, will allow GTL to utilize such tools as linear programming models to ensure the final products produced meet legal standards and customer specifications.

## II. Crude Oil Processing

In the past, refineries distilled predominately-light crudes. Now, due to the global competition, shifting from naphtha to heavier distillates, and the production of fluid catalytic cracking (FCC) naphtha for gasoline production, a major strategy in refinery economizing, requires increased utilization of heavy or opportunity crudes. The major operational cost of a refinery is based on the price of the crude oil, which is estimated at 80% to 90% of the cash flow. Reducing the cost of the crude feedstock, without changing the range and volumes of high valued distillates, increases the refining margin, and thus the profit of the refinery.

Most refineries are not designed and built from materials that can cope with heavy and corrosive crude oils. Refinery economics requires minimizing the cost of their crude oil feedstock by incorporation of maximum quantities of heavy and opportunity crudes into a blend with light sweet crudes, capable of processing in the available crude distillation unit (CDU) equipment, with a maximum yield and capacity of most desired valuable distillates.

Verification of compliance of the crude blend with its required specification throughout the entire production process is the keystone to high efficiency blending. Preventing inferior quality of the blend requires immediate execution of corrective actions in case of discrepancy between real time and required quality properties.

Crude blending is a dynamic process. Fluctuations in physical properties of the crude blend occur by deficient homogeneity, switching between crude oils of different batches, or switching between different components. To eliminate these fluctuations of influencing the final blend, the blending recipe must continuously be updated according to the quality parameters of the blend, to guarantee the formation of a uniform blend, produced throughout the entire blending process. GT will perform manual, or system-initiated, continuous adjustment of the ratio between different feedstock streams to be blended, to produce a blend maintaining a constant in-spec quality.

### **Description of Sulfur Prilling Unit**

Sulfur is recovered in large quantities from deposits and natural gas. The recovered sulfur is often processed into suitable forms for the market either directly from the recovery process or from impounded areas if the sulfur is stored in solid form in impound areas at plant sites. Suitable forms of elemental sulfur are slab sulfur or particulate sulfur such as slate, flakes, pellets, granules and prills. The prilling process is a safe and effective way of handling sulfur and preparing it for industrial use. Sulfur is used in refining processes through the United States in the manufacturing of fertilizer and industrial chemicals.

Sulfur is granulated for two purposes: first, to rapidly and effectively transform liquid sulfur into solid sulfur (for production, safety, and environmental reasons); and second, to obtain stable and uniformly sized sulfur in the process of transforming it from liquid to solid (for ease in transport, storage, and use).

Sulfur prilling, or pelletizing, creates solid sulfur pellets, in spherical shape. The pellets (prills) are formed when molten sulfur is cooled with air or water. There are four granulating processes used to accomplish this: rotary belt cooling, air cooling towers, water cooling, and spray granulating. Each performs the process with different equipment, and output varies according to the process. This process among the others is environmentally friendly, as the moisture adhering to the surface of the pellets cuts down on sulfur dust being formed in the handling of the pellets, which almost eliminates the potential of fire or explosion sometimes associated with a dry prilling process.

The unit will handle approximately 2500 tons of sulfur per day, which is competitive with other similar production facilities in the area.

### **Description of Crude Oil Splitter**

A very light form of crude oil known as condensate makes up an increasing amount of U.S. shale crude output. North American demand for this product is limited because too much can overwhelm refinery distillate systems. Starting in 2012, several companies announced plans to build facilities that “split” the condensate into various products: unfinished distillates, and naphtha (used to make gasoline or to dilute heavy crude in order to export or sell domestically).

Until recently, splitters were a rare phenomenon in the US. These facilities are simpler and less sophisticated than refineries. The decades-old crude oil export ban was lifted in December 2015, allowing any crude to be shipped to international markets without restriction. Prior to this, most crude and condensate had to undergo at least some processing to qualify as an exportable refined product.

The first such splitter was constructed in 2012 in Houston, with other splitters constructed in Corpus Christi and Brownsville. Since 2012, approximately \$1 billion in condensate splitter projects have been built or are under construction in the US, with another \$715 million to \$1 billion planned.

The crude oil splitter is expected to handle 10,000 barrels of condensate per day, which is competitive in the market.

### **Interconnections with Adjacent Facilities/Feedstock Sources**

#### **I. Blending Operations:**

The proposed blending operations will utilize certain existing assets in order to provide feedstock and finished product optionality to ensure customers are provided with the most

efficient logistical solution possible. For instance, the existing barge dock, dock lines, tankage and rail infrastructure may be used to supply certain blending components to add to the petroleum products that will be delivered via the new deepwater dock and associated lines in addition to the new pipeline interconnects with third party suppliers. After the blending operations are complete, finished products may then be delivered either by deepwater ship, barge, pipeline or rail.

## II. Sulfur Prilling Unit Operations:

The proposed sulfur prilling unit is envisioned to have limited utilization of existing assets held at the terminal. New feedstock lines and new improvements to facilitate ship loading will need to be constructed to facilitate the proposed operations.

## III. Crude Oil Splitter Operations:

The proposed crude oil splitter operations will potentially utilize the existing rail and barge dock assets in order to provide feedstock and finished product delivery alternatives to market participants. It is anticipated feedstock would be delivered via rail and finished products would be delivered to the market via barge or new pipeline connections.

### **Associated NAICS Codes:**

This project will be an integrated manufacturing/support facility whose operations include the following:

324110 (Oils, Fuel, Manufacturing) - PRIMARY  
325180 (Other basic inorganic chemical manufacturing)

## TAB 9

### DESCRIPTION OF LAND

**Note:** There is no request for the existing land to become part of the qualified property.

Section 12, question 2a) b. each existing parcel number of the land on which the new improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property:

See attached. The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project.

Section 12, question 2a) c. owner:

See attached existing property and ground lease provided.

## GTL Maps

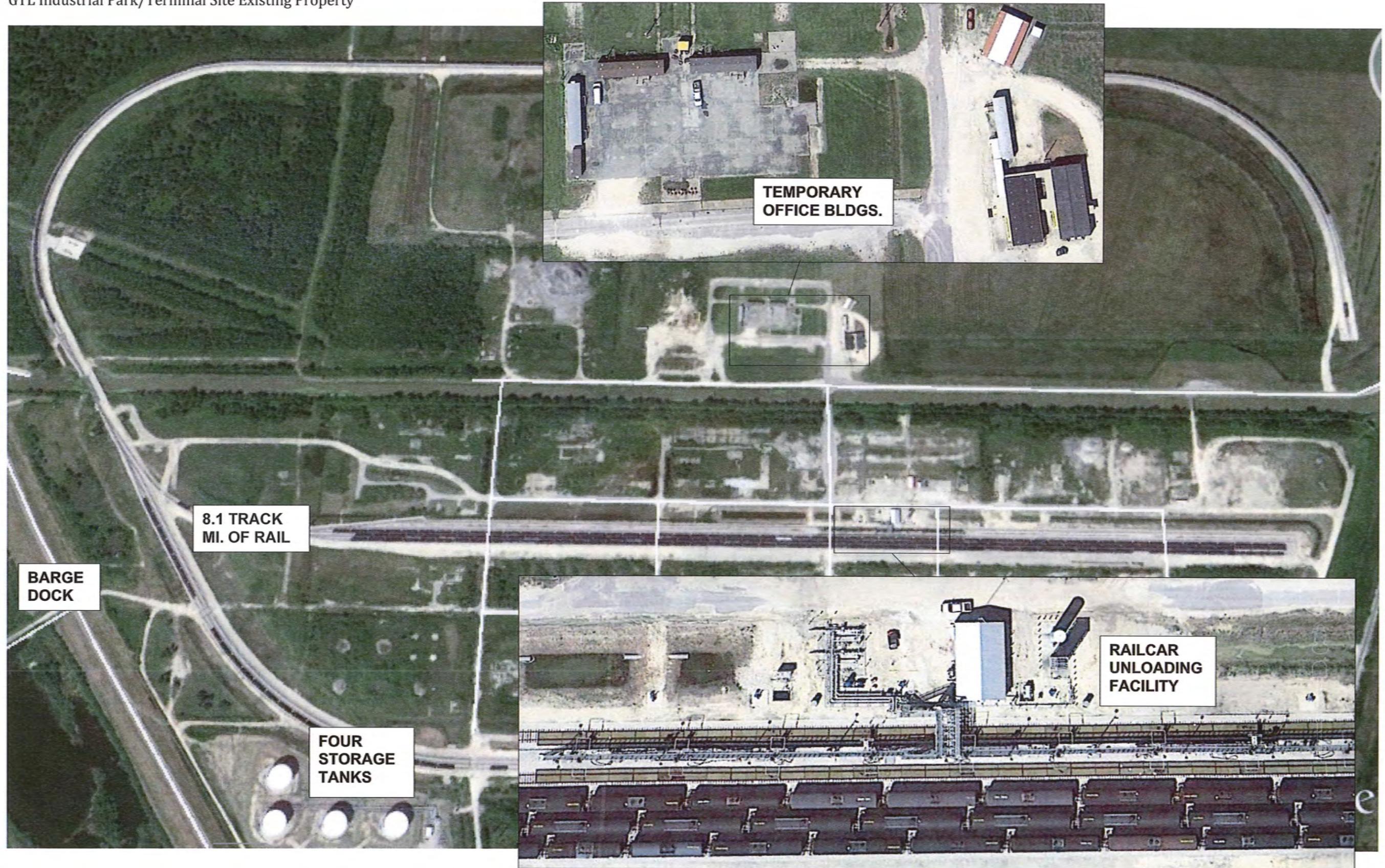
The following maps/aerials depict the qualified investment, qualified property and existing property, as follows:

1. GTL Industrial Park/Terminal Site Existing Property
2. GTL Industrial Park/Terminal Site Existing Property Labeled
3. GTL Industrial Park/Terminal Site Existing With Proposed Project Site Highlighted
4. GTL Industrial Park/Terminal Site With Proposed Project Footprint

GTL Industrial Park/Terminal Site Existing Property



GTL Industrial Park/Terminal Site Existing Property



**BARGE DOCK**

**8.1 TRACK MI. OF RAIL**

**FOUR STORAGE TANKS**

**TEMPORARY OFFICE BLDGS.**

**RAILCAR UNLOADING FACILITY**

GTL Industrial Park/Terminal Site With Proposed Project Area Highlighted

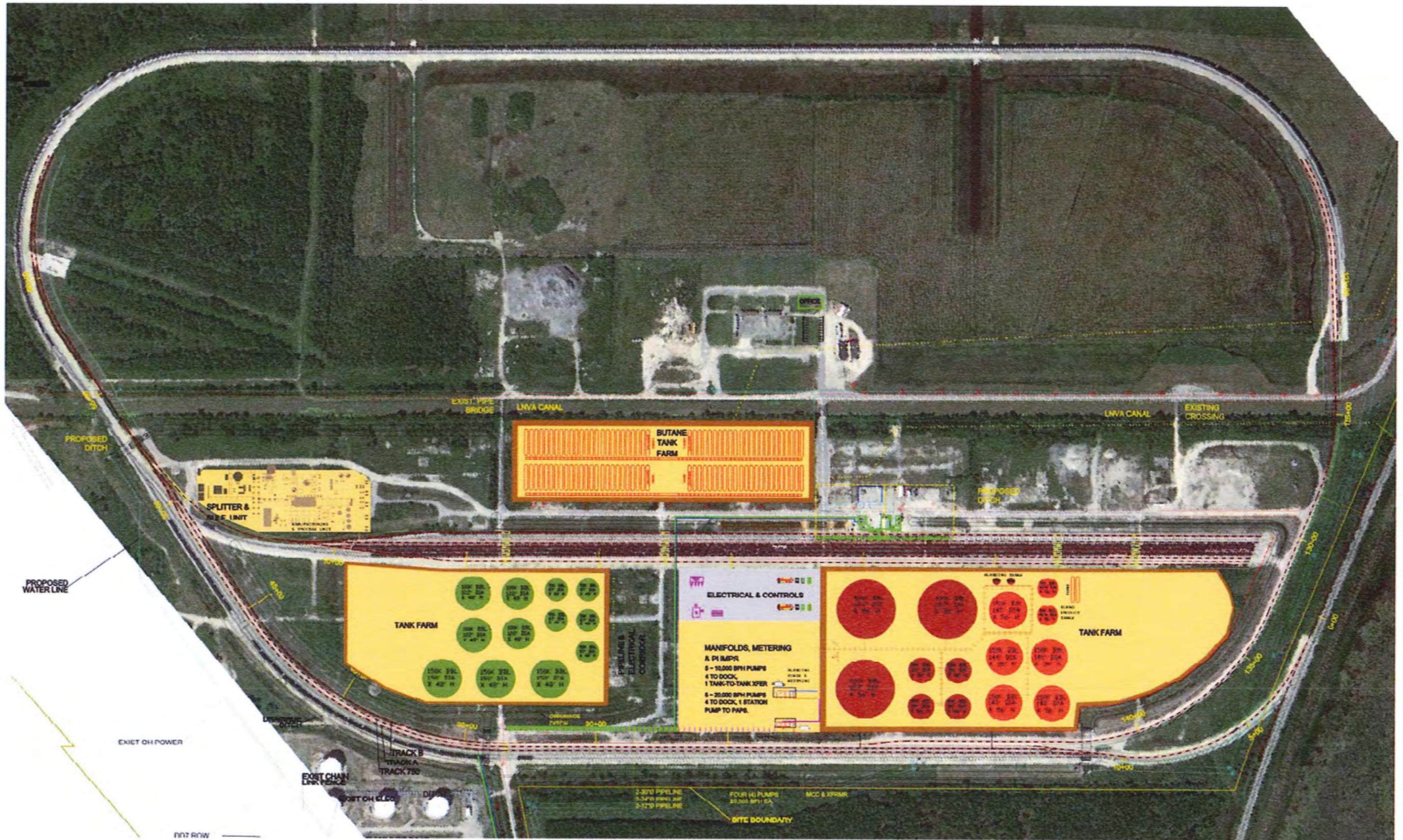


PROPOSED PROJECT AREA WILL BE ON UNIMPROVED LAND, AS DEPICTED HERE.

© 2016 Google

Google

GTL Industrial Park/Terminal Site With Proposed Project Footprint

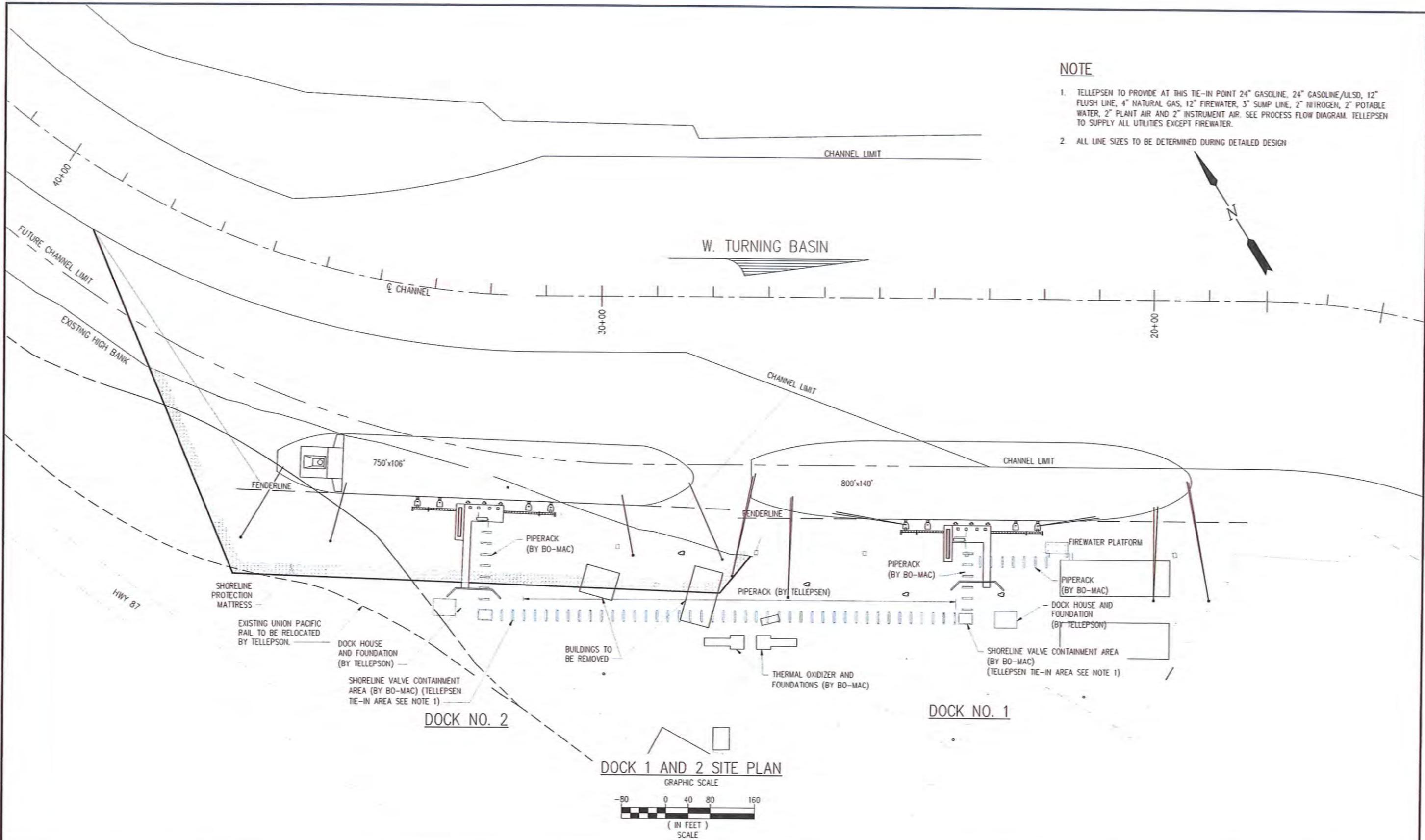


## **GTL Maps**

The following images depict the proposed dock site, with the design drawing overlaid on an aerial.

**NOTE**

1. TELLEPSEN TO PROVIDE AT THIS TIE-IN POINT 24" GASOLINE, 24" GASOLINE/ULSD, 12" FLUSH LINE, 4" NATURAL GAS, 12" FIREWATER, 3" SUMP LINE, 2" NITROGEN, 2" POTABLE WATER, 2" PLANT AIR AND 2" INSTRUMENT AIR. SEE PROCESS FLOW DIAGRAM. TELLEPSEN TO SUPPLY ALL UTILITIES EXCEPT FIREWATER.
2. ALL LINE SIZES TO BE DETERMINED DURING DETAILED DESIGN



**DOCK 1 AND 2 SITE PLAN**  
GRAPHIC SCALE  
-80 0 40 80 160  
( IN FEET )  
SCALE



THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF LANIER AND ASSOCIATES CONSULTING ENGINEERS, INC. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF LANIER AND ASSOCIATES IS EXPRESSLY FORBIDDEN.

REV.	DATE	BY	DESCRIPTION

THIS PLAN HAS BEEN PREPARED UNDER MY CLOSE PERSONAL SUPERVISION TO THE BEST OF MY KNOWLEDGE IT COMPLIES WITH ALL REQUIREMENTS.

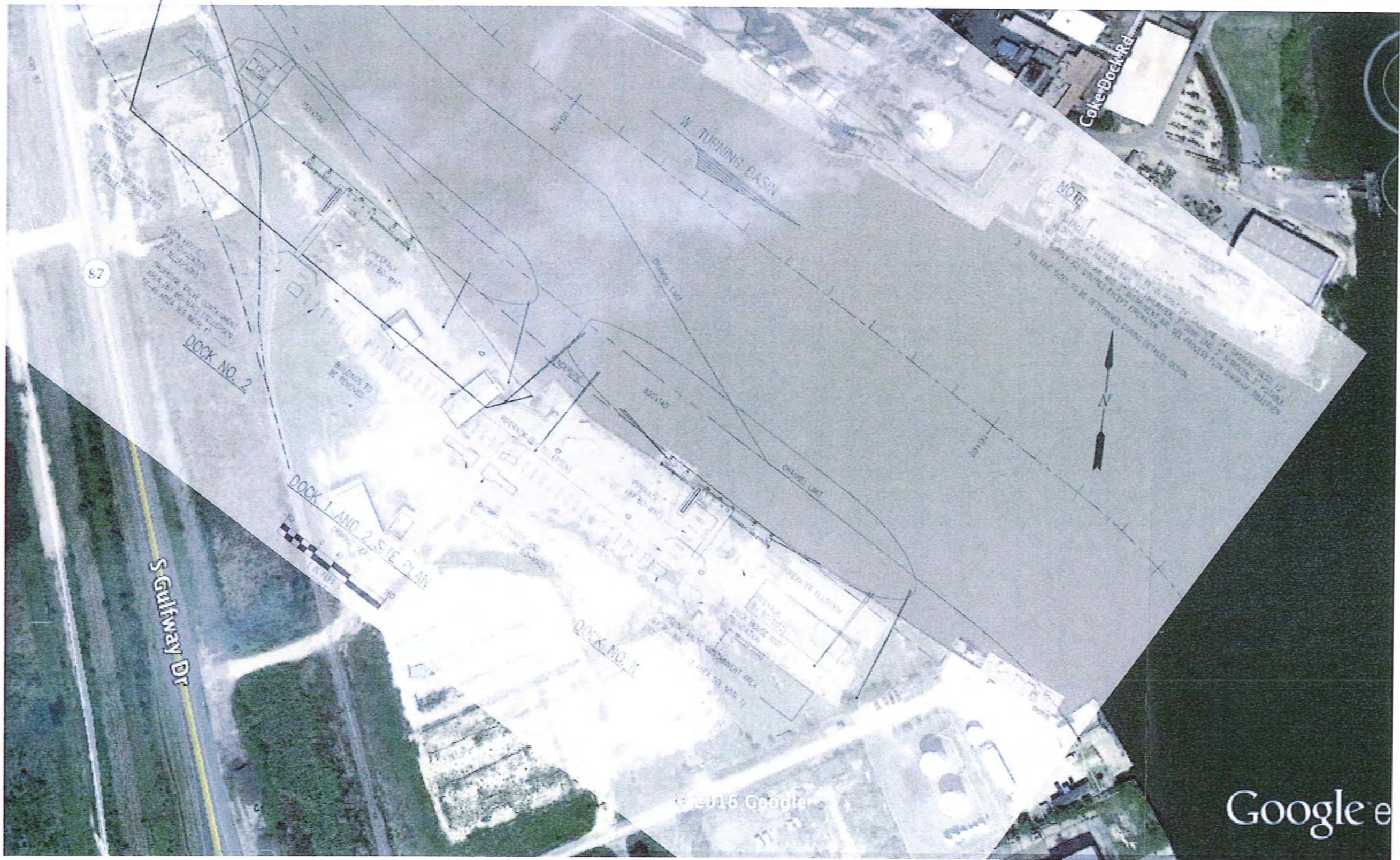
DATE JUNE '15  
SCALE NOTED  
DESIGN \*  
DRAWN \*  
CHECK \*  
APPR'VD \*  
CAD NO 9861 SP1A

PORT ARTHUR	<b>G.T. LOGISTICS</b>	TEXAS
<b>DOCK 1 AND 2 SITE PLAN</b>		

SHEET NO. 9861-15  
**SP1A**







87

S Gulfway Dr

Coke Dock Rd

W. TURNING BASIN

DOCK NO. 2

DOCK 1 AND 2 SITE PLAN

DOCK NO. 1

NOTE



© 2016 Google

Google e



## **GTL Industrial Park/Terminal Site**

Legal Description

Ground Lease

**TRACT IV**  
**503.8 ACRES OF LAND**  
**OUT OF BLOCKS 7 AND 8, RANGE "Q",**  
**BLOCKS 6-8, RANGE "R",**  
**BLOCKS 6-8, RANGE "S",**  
**AND BLOCKS 7 AND 8, RANGE "T",**  
**PORT ARTHUR LAND COMPANY SUBDIVISION,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 503.8 acres of land out of and a part of Blocks 7 and 8, Range "Q", Blocks 6-8, Range "R", Blocks 6-8, Range "S", and Blocks 7 and 8, Range "T", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 503.8 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25; from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823, bears South 77 deg., 12 min., 43 sec., East, a distance of 774.33';

**THENCE**, South 44 deg., 18 min., 07 sec., East, a distance of 3889.09' to a ½" steel rod, capped and marked "SOUTEX", set on the West line of a 100' wide Union Pacific Railroad right of way, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, same being the East line of the (Called 1116.39) acre tract, for the **POINT OF BEGINNING** and most Northerly corner of the herein described tract; having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 30 deg., 54 min., 24 sec., East, on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 2266.07' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 32 deg., 16 min., 49 sec., East, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 400.39' to a 6" diameter concrete monument found for corner;

**THENCE**, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract on the arc of a curve to the left having a radius of 5779.65', an arc length of 158.41' (Called 158.43'), a chord bearing of South 34 deg., 37 min., 50 sec., East, a chord distance of 158.40' to a ½" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of a tract of land conveyed to Texaco Downstream Properties, Inc., recorded in File No. 2007011535, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 37 min., 44 sec., West, on the Northwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 2716.19' (Called 2716.64') to a ½" steel rod, capped and marked "SOUTEX", set for the most Westerly corner of said Texaco Downstream Properties, Inc., tract; said ½" steel rod being an interior corner of the herein described tract; from which a 1" steel rod found bent bears North 73 deg., 32 min., 03 sec., East, a distance of 3.23';

**THENCE**, South 64 deg., 42 min., 06 sec., East, on the Southwest line of the said Texaco Downstream Properties, Inc. tract, a distance of 1433.98' (Called 1434.17') to a 6" diameter concrete monument found for corner;

**THENCE**, South 14 deg., 26 min., 02 sec., East, continuing on the Southwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 389.11' to a point for corner on the Northerly bank of Taylor Bayou; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, the following bearings and distances on the Northerly bank of Taylor Bayou:

North 89 deg., 54 min., 00 sec., West, 88.44'

North 76 deg., 03 min., 49 sec., West, 88.58'

North 84 deg., 22 min., 39 sec., West, 59.83'

South 88 deg., 58 min., 36 sec., West, 59.73'

South 86 deg., 45 min., 53 sec., West, 38.13'

North 13 deg., 41 min., 30 sec., East, 11.39'

North 01 deg., 38 min., 12 sec., East, 23.09'

North 07 deg., 36 min., 37 sec., West, 14.64'

North 57 deg., 12 min., 26 sec., West, 30.60'

South 65 deg., 32 min., 21 sec., West, 29.18'

South 22 deg., 23 min., 51 sec., West, 48.68'

North 88 deg., 16 min., 09 sec., West, 286.98'

North 89 deg., 45 min., 37 sec., West, 182.99'

South 68 deg., 20 min., 56 sec., West, 77.46'

**THENCE**, North 84 deg., 24 min., 34 sec., West, leaving said Northerly bank of Taylor Bayou, a distance of 554.19' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 27 min., 57 sec., West, a distance of 115.10' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 37 deg., 14 min., 53 sec., West, a distance of 8.30' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 39 deg., 10 min., 28 sec., West, a distance of 25.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 40 deg., 54 min., 11 sec., West, a distance of 29.01' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 00 deg., 15 min., 21 sec., East, a distance of 73.67' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 44 min., 39 sec., West, a distance of 1187.11' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 84 deg., 41 min., 04 sec., West, a distance of 753.67' to a point for corner on the Northerly bank of Taylor Bayou;

**THENCE**, the following calls on the Northerly bank of said Taylor Bayou:

South 82 deg., 22 min., 05 sec., West, 112.91'

South 54 deg., 28 min., 06 sec., West, 157.97'

South 76 deg., 30 min., 13 sec., West, 76.71'

South 46 deg., 35 min., 51 sec., West, 402.96'

South 38 deg., 51 min., 09 sec., West, 65.50'

South 16 deg., 59 min., 01 sec., West, 80.03'

South 16 deg., 35 min., 00 sec., West, 132.26'

South 27 deg., 14 min., 01 sec., West, 468.76'

South 40 deg., 46 min., 37 sec., West, 350.04'

South 46 deg., 28 min., 54 sec., West, 237.05'

South 62 deg., 42 min., 00 sec., West, 196.52'

South 79 deg., 33 min., 00 sec., West, 105.88'

North 08 deg., 41 min., 43 sec., West, 59.01'

North 89 deg., 24 min., 01 sec., West, 123.82'

South 04 deg., 20 min., 03 sec., East, 33.27'

North 87 deg., 33 min., 19 sec., West, 107.49'

North 81 deg., 22 min., 14 sec., West, 167.37'

North 58 deg., 34 min., 35 sec., West 233.42'

North 52 deg., 36 min., 32 sec., West, 416.40'

North 45 deg., 04 min., 29 sec., West, 334.26'

North 41 deg., 12 min., 18 sec., West, 279.62'

**THENCE**, North 38 deg., 01 min., 24 sec., West, a distance of 107.62' to a point for corner being the most Westerly corner of the herein described tract; from which a railroad spike found on the Northwesterly line of the (Called 1116.39) acre tract bears North 06 deg., 27 min., 00 sec., West, a distance of 5987.36';

**THENCE**, North 36 deg., 46 min., 26 sec., East, crossing the (Called 1116.39) acre tract, at 400.00' passing a ½" steel rod, capped and marked "SOUTEX", set for a reference point and continuing for a total distance of 6559.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 59 deg., 27 min., 52 sec., East, crossing the (Called 1116.39) acre tract, a distance of 1675.91' to the **POINT OF BEGINNING** and containing 503.8 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.

Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.

Referenced to SmartNet, NA.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481 in June 2015.

**TRACT IV-A  
EASEMENT ESTATE  
2.019 ACRES OF LAND OUT OF RANGE "Q",  
PORT ARTHUR LAND COMPANY SUBDIVISION,  
CITY OF PORT ARTHUR,  
JEFFERSON COUNTY, TEXAS**

**BEING** 2.019 acres of land for access purposes out of and a part of Blocks 7, 8 and 9, Range "Q", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 2.019 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25;

**THENCE**, South 85 deg., 12 min., 34 sec., East, on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 139.60' to a point for corner;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 243.89' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 24.57' to a point for corner being the Northeast corner of the herein described tract from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823 bears South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), a distance of 367.93';

**THENCE**, on the arc of a curve to the left having a radius of 588.00', an arc length of 111.78', a chord bearing of South 03 deg., 31 min., 05 sec., East, a chord distance of 111.62' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 238.00', an arc length of 71.88', a chord bearing of South 17 deg., 36 min., 58 sec., East, a chord distance of 71.60' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 298.00', an arc length of 231.82', a chord bearing of South 48 deg., 33 min., 14 sec., East, a chord distance of 226.02' to a point for corner;

**THENCE**, South 70 deg., 50 min., 24 sec., East, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 462.00', an arc length of 293.03', a chord bearing of South 52 deg., 40 min., 12 sec., East, a chord distance of 288.14' to a point for corner;

**THENCE**, South 34 deg., 29 min., 59 sec., East, a distance of 181.54' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 2432.88', an arc length of 515.17', a chord bearing of South 39 deg., 21 min., 50 sec., East, a chord distance of 514.21' to a point for corner;

**THENCE**, South 46 deg., 13 min., 03 sec., East, a distance of 122.44' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 120.84', a chord bearing of South 55 deg., 08 min., 23 sec., East, a chord distance of 120.35' to a point for corner;

**THENCE**, South 64 deg., 03 min., 44 sec., East, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 237.79', a chord bearing of South 47 deg., 31 min., 41 sec., East, a chord distance of 234.50' to a point for corner;

**THENCE**, South 30 deg., 59 min., 38 sec., East, a distance of 1499.76' to a point for corner on the North line of a 503.8 acre tract of land surveyed this date; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 59 deg., 27 min., 52 sec., West, on the North line of the 503.8 acre tract, a distance of 24.00' to a point for corner being the Southwest corner of the herein described tract;

**THENCE**, North 30 deg., 59 min., 38 sec., West, a distance of 1499.57' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 223.93', a chord bearing of North 47 deg., 31 min., 41 sec., West, a chord distance of 220.84' to a point for corner;

**THENCE**, North 64 deg., 03 min., 44 sec., West, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 128.32', a chord bearing of North 55 deg., 08 min., 23 sec., West, a chord distance of 127.80' to a point for corner;

**THENCE**, North 46 deg., 13 min., 03 sec., West, a distance of 122.61' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 2456.88', an arc length of 520.16', a chord bearing of North 39 deg., 22 min., 08 sec., West, a chord distance of 519.19' to a point for corner;

**THENCE**, North 34 deg., 29 min., 59 sec., West, a distance of 181.29' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 438.00', an arc length of 277.81', a chord bearing of North 52 deg., 40 min., 12 sec., West, a chord distance of 273.17' to a point for corner;

**THENCE**, North 70 deg., 50 min., 24 sec., West, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 322.00', an arc length of 250.50', a chord bearing of North 48 deg., 33 min., 14 sec., West, a chord distance of 244.23' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 262.00', an arc length of 79.12', a chord bearing of North 17 deg., 36 min., 58 sec., West, a chord distance of 78.82' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 612.00', an arc length of 121.71', a chord bearing of North 03 deg., 16 min., 02 sec., West, a chord distance of 121.51' to the **POINT OF BEGINNING** and containing 2.019 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage given are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.

Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.

Reference to SmartNet, NA

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481 in June 2015.

**GT Logistics, LLC**

**LS-15-0470**

**TRACT IX**  
**50.00 ACRES OF LAND**  
**PART OF BLOCK 7 AND 8, RANGE "R",**  
**AND BLOCK 7 AND 8, RANGE "S",**  
**PORT ARTHUR LAND COMPANY SUBDIVISION,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range "R", Lots 3 and 4, Block 8, Range "R", Lot 8, Block 7, Range "S", and Lot 1, Block 8, Range "S", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod, capped and marked "SOUTEX", set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100' wide right of way conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27' to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73' to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27' to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73' to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**GT Logistics, LLC**  
**LS-15-0470-2**

After Recording Return To:

Bracewell & Giuliani LLP  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002  
Attention: Kristen Wong

**MEMORANDUM OF GROUND LEASE**

THIS MEMORANDUM (this "Memorandum") is made as of the 22nd day of July, 2015, between GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company ("Lessor"), and GT LOGISTICS, LLC, a Delaware limited liability company ("Lessee"), with regard to that certain Ground Lease (Port Arthur, Texas) (the "Ground Lease") between Lessor and Lessee (the "Parties" or, individually, a "Party") dated effective as of July 22nd, 2015 (the "Effective Date").

LEASED PREMISES: Certain real property located in Jefferson County, Texas, as more particularly described on Exhibit A attached hereto and made a part hereof.

INITIAL TERM OF LEASE: Ninety-nine (99) years after the delivery date (together with any renewal of the Ground Lease, the "Term");

RENEWAL TERM: Automatic renewals for successive five-year Renewal Terms unless Lessee gives Lessor written notice of its intent not to renew this Lease at least twelve (12) months before the expiration of the Initial Term or the then-current Renewal Term.

USE AFTER TERM: Lessee shall have access to the Leased Premises for up to one (1) year following termination of the Lease for the sole purpose of restoring the Leased Premises as required pursuant to the terms of the Ground Lease.

PERMITTED LESSEE FINANCING: Lessee shall have the right to Transfer the Ground Lease to any Person providing construction, interim or long-term financing in connection with the Leased Premises or the operations thereon, as set forth in Section 12.2 of the Ground Lease.

LESSOR: GOLDEN TRIANGLE PROPERTIES, LLC

LESSEE: GT LOGISTICS, LLC

PERMITTED USE:

During the Term, Lessee shall use the Leased Premises for the purpose of (a) transporting, transloading, handling, processing or storing of crude oil, other hydrocarbons, liquids, refined products, any bulk materials, chemicals and/or aggregates, including sand, gravel, crushed stone and recycled concrete (and excluding plastics and rubber), in each case on a bulk basis as to the receipt and transfer thereof in the Port Arthur area, (b) operating any related bulk liquid storage terminals; and/or (c) operating related facilities, including but not limited to docks, pipelines and transloading facilities, and ancillary uses related to each of the foregoing. The Leased Premises shall not be used for any other purpose without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

PURCHASE OPTION:

Lessee shall have an option to purchase all or portions of the Leased Premises, as set forth in the Ground Lease.

CLAW BACK OPTION:

Lessor shall have an option to "claw back" approximately 50 acres from the Leased Premises, thereby reducing the acreage of the Leased Premises to approximately 450 acres. If Lessor does not exercise its claw back option within one (1) year from the Effective Date of the Ground Lease, a separate 50-acre tract shall be severed from the Leased Premises and surrendered to Lessor.

DEFINED TERMS:

Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Ground Lease.

All of the terms and conditions of the Ground Lease, as may be amended, supplemented, or otherwise modified, are incorporated herein by reference as though set forth fully herein. In the event of any conflict between the terms hereof and of the Ground Lease, the Ground Lease shall prevail. Nothing contained herein is intended to or shall modify or alter the terms, conditions or provisions of the Ground Lease.

The Ground Lease contains the entire understanding of Lessor and Lessee with respect to the matters contained therein and supersedes and cancels any and all oral or written prior agreements, understandings, statements and representations between the Parties with respect thereto.

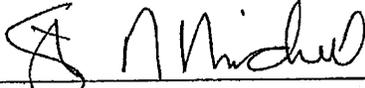
This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Ground Lease as of the date first above written.

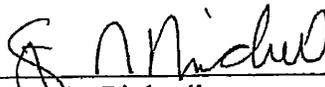
**LESSEE:**

**GT LOGISTICS, LLC,**  
a Delaware limited liability company

By:   
Name: Steven R. Birdwell  
Title: Chairman

**LESSOR:**

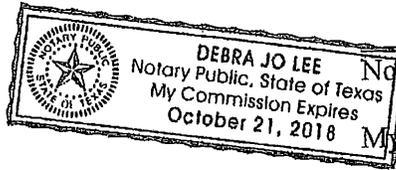
**GOLDEN TRIANGLE PROPERTIES, LLC,**  
a Texas limited liability company.

By:   
Name: Steven R. Birdwell  
Title: President

STATE OF TEXAS :  
 : SS  
COUNTY OF HARRIS :

ON THIS, the 14<sup>th</sup> day of July, 2015, before me, a Notary Public, the undersigned officer, personally appeared Steven R. Birdwell, who acknowledged himself or herself to be the President of GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company, and that he or she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself or herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



*Debra Jo Lee*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

## **EXHIBIT A**

### **LEASED PREMISES**

#### **Tract 1 (Leasehold Estate)**

**BEING** 503.8 acres of land out of and a part of Blocks 7 and 8, Range "Q", Blocks 6-8, Range "R", Blocks 6-8, Range "S", and Blocks 7 and 8, Range "T", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 503.8 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25; from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823, bears South 77 deg., 12 min., 43 sec., East, a distance of 774.33';

**THENCE**, South 44 deg., 18 min., 07 sec., East, a distance of 3889.09' to a ½" steel rod, capped and marked "SOUTEX", set on the West line of a 100' wide Union Pacific Railroad right of way, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, same being the East line of the (Called 1116.39) acre tract, for the **POINT OF BEGINNING** and most Northerly corner of the herein described tract; having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 30 deg., 54 min., 24 sec., East, on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 2266.07' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 32 deg., 16 min., 49 sec., East, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 400.39' to a 6" diameter concrete monument found for corner;

**THENCE**, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract on the arc of a curve to the left having a radius of 5779.65', an arc length of 158.41' (Called 158.43'), a chord bearing of South 34 deg., 37 min., 50 sec., East, a chord distance of 158.40' to a ½" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of a tract of land conveyed to Texaco Downstream Properties, Inc., recorded in File No. 2007011535, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 37 min., 44 sec., West, on the Northwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 2716.19' (Called 2716.64') to a ½" steel rod, capped and marked "SOUTEX", set for the most Westerly corner of said Texaco Downstream Properties, Inc., tract; said ½" steel rod being an interior corner of the herein described tract; from which a 1" steel rod found bent bears North 73 deg., 32 min., 03 sec., East, a distance of 3.23';

**THENCE**, South 64 deg., 42 min., 06 sec., East, on the Southwest line of the said Texaco Downstream Properties, Inc. tract, a distance of 1433.98' (Called 1434.17') to a 6" diameter concrete monument found for corner;

**THENCE**, South 14 deg., 26 min., 02 sec., East, continuing on the Southwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 389.11' to a point for corner on the Northerly bank of Taylor Bayou; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, the following bearings and distances on the Northerly bank of Taylor Bayou:

North 89 deg., 54 min., 00 sec., West, 88.44'

North 76 deg., 03 min., 49 sec., West, 88.58'

North 84 deg., 22 min., 39 sec., West, 59.83'

South 88 deg., 58 min., 36 sec., West, 59.73'

South 86 deg., 45 min., 53 sec., West, 38.13'

North 13 deg., 41 min., 30 sec., East, 11.39'

North 01 deg., 38 min., 12 sec., East, 23.09'

North 07 deg., 36 min., 37 sec., West, 14.64'

North 57 deg., 12 min., 26 sec., West, 30.60'

South 65 deg., 32 min., 21 sec., West, 29.18'

South 22 deg., 23 min., 51 sec., West, 48.68'

North 88 deg., 16 min., 09 sec., West, 286.98'

North 89 deg., 45 min., 37 sec., West, 182.99'

South 68 deg., 20 min., 56 sec., West, 77.46'

**THENCE**, North 84 deg., 24 min., 34 sec., West, leaving said Northerly bank of Taylor Bayou, a distance of 554.19' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 27 min., 57 sec., West, a distance of 115.10' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 37 deg., 14 min., 53 sec., West, a distance of 8.30' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 39 deg., 10 min., 28 sec., West, a distance of 25.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 40 deg., 54 min., 11 sec., West, a distance of 29.01' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 00 deg., 15 min., 21 sec., East, a distance of 73.67' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 44 min., 39 sec., West, a distance of 1187.11' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 84 deg., 41 min., 04 sec., West, a distance of 753.67' to a point for corner on the Northerly bank of Taylor Bayou;

**THENCE**, the following calls on the Northerly bank of said Taylor Bayou:

South 82 deg., 22 min., 05 sec., West, 112.91'

South 54 deg., 28 min., 06 sec., West, 157.97'

South 76 deg., 30 min., 13 sec., West, 76.71'

South 46 deg., 35 min., 51 sec., West, 402.96'

South 38 deg., 51 min., 09 sec., West, 65.50'

South 16 deg., 59 min., 01 sec., West, 80.03'

South 16 deg., 35 min., 00 sec., West, 132.26'

South 27 deg., 14 min., 01 sec., West, 468.76'

South 40 deg., 46 min., 37 sec., West, 350.04'

South 46 deg., 28 min., 54 sec., West, 237.05'

South 62 deg., 42 min., 00 sec., West, 196.52'

South 79 deg., 33 min., 00 sec., West, 105.88'

North 08 deg., 41 min., 43 sec., West, 59.01'

North 89 deg., 24 min., 01 sec., West, 123.82'

South 04 deg., 20 min., 03 sec., East, 33.27'

North 87 deg., 33 min., 19 sec., West, 107.49'

North 81 deg., 22 min., 14 sec., West, 167.37'

North 58 deg., 34 min., 35 sec., West 233.42'

North 52 deg., 36 min., 32 sec., West, 416.40'

North 45 deg., 04 min., 29 sec., West, 334.26'

North 41 deg., 12 min., 18 sec., West, 279.62'

**THENCE**, North 38 deg., 01 min., 24 sec., West, a distance of 107.62' to a point for corner being the most Westerly corner of the herein described tract; from which a railroad spike found on the Northwesterly line of the (Called 1116.39) acre tract bears North 06 deg., 27 min., 00 sec., West, a distance of 5987.36';

**THENCE**, North 36 deg., 46 min., 26 sec., East, crossing the (Called 1116.39) acre tract, at 400.00' passing a ½" steel rod, capped and marked "SOUTEX", set for a reference point and continuing for a total distance of 6559.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 59 deg., 27 min., 52 sec., East, crossing the (Called 1116.39) acre tract, a distance of 1675.91' to the **POINT OF BEGINNING** and containing 503.8 acres of land, more or less.

SAVE AND EXCEPT the following described 50.00 acres tract being more particularly described as follows:

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range "R", Lots 3 and 4, Block 8, Range "R", Lot 8, Block 7, Range "S", and Lot 1, Block 8, Range "S", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records,

Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½” steel rod, capped and marked “SOUTEX”, set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100’ wide right of way conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58’ to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27’ to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73’ to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27’ to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73’ to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

### **Tract II (Leasehold Estate)**

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range “R”, Lots 3 and 4, Block 8, Range “R”, Lot 8, Block 7, Range “S”, and Lot 1, Block 8, Range “S”, Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½” steel rod, capped and marked “SOUTEX”, set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100’ wide right of way

conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27' to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73' to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27' to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73' to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

### **Tract III (Easement Estate)**

**BEING** 2.019 acres of land for access purposes out of and a part of Blocks 7, 8 and 9, Range "Q", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 2.019 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25;

**THENCE**, South 85 deg., 12 min., 34 sec., East, on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 139.60' to a point for corner;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 243.89' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 24.57' to a point for corner being the Northeast corner of the herein described tract from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823 bears South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), a distance of 367.93';

**THENCE**, on the arc of a curve to the left having a radius of 588.00', an arc length of 111.78', a chord bearing of South 03 deg., 31 min., 05 sec., East, a chord distance of 111.62' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 238.00', an arc length of 71.88', a chord bearing of South 17 deg., 36 min., 58 sec., East, a chord distance of 71.60' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 298.00', an arc length of 231.82', a chord bearing of South 48 deg., 33 min., 14 sec., East, a chord distance of 226.02' to a point for corner;

**THENCE**, South 70 deg., 50 min., 24 sec., East, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 462.00', an arc length of 293.03', a chord bearing of South 52 deg., 40 min., 12 sec., East, a chord distance of 288.14' to a point for corner;

**THENCE**, South 34 deg., 29 min., 59 sec., East, a distance of 181.54' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 2432.88', an arc length of 515.17', a chord bearing of South 39 deg., 21 min., 50 sec., East, a chord distance of 514.21' to a point for corner;

**THENCE**, South 46 deg., 13 min., 03 sec., East, a distance of 122.44' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 120.84', a chord bearing of South 55 deg., 08 min., 23 sec., East, a chord distance of 120.35' to a point for corner;

**THENCE**, South 64 deg., 03 min., 44 sec., East, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 237.79', a chord bearing of South 47 deg., 31 min., 41 sec., East, a chord distance of 234.50' to a point for corner;

**THENCE**, South 30 deg., 59 min., 38 sec., East, a distance of 1499.76' to a point for corner on the North line of a 503.8 acre tract of land surveyed this date; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 59 deg., 27 min., 52 sec., West, on the North line of the 503.8 acre tract, a distance of 24.00' to a point for corner being the Southwest corner of the herein described tract;

**THENCE**, North 30 deg., 59 min., 38 sec., West, a distance of 1499.57' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 223.93', a chord bearing of North 47 deg., 31 min., 41 sec., West, a chord distance of 220.84' to a point for corner;

**THENCE**, North 64 deg., 03 min., 44 sec., West, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 128.32', a chord bearing of North 55 deg., 08 min., 23 sec., West, a chord distance of 127.80' to a point for corner;

**THENCE**, North 46 deg., 13 min., 03 sec., West, a distance of 122.61' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 2456.88', an arc length of 520.16', a chord bearing of North 39 deg., 22 min., 08 sec., West, a chord distance of 519.19' to a point for corner;

**THENCE**, North 34 deg., 29 min., 59 sec., West, a distance of 181.29' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 438.00', an arc length of 277.81', a chord bearing of North 52 deg., 40 min., 12 sec., West, a chord distance of 273.17' to a point for corner;

**THENCE**, North 70 deg., 50 min., 24 sec., West, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 322.00', an arc length of 250.50', a chord bearing of North 48 deg., 33 min., 14 sec., West, a chord distance of 244.23' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 262.00', an arc length of 79.12', a chord bearing of North 17 deg., 36 min., 58 sec., West, a chord distance of 78.82' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 612.00', an arc length of 121.71', a chord bearing of North 03 deg., 16 min., 02 sec., West, a chord distance of 121.51' to the **POINT OF BEGINNING** and containing 2.019 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage given are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.

Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.

Reference to SmartNet, NA

## **GTL Dock Site**

### **Legal Description**

(This document are the legal descriptions of a series of eight individual parcels that make up the dock site. This application will be supplemented with a single legal description that encompasses all eight parcels described here.)

### **Special Warranty Deed**

(Note that the tract designations in the description of the property do not correspond to the tract designations in the legal description above.)

### **Description of Dock Properties**

The Dock Properties are:

(a) the tracts collectively nicknamed the "Signal Dock" consisting of (i) the 16.88 acres labeled "Tract I", (ii) the 0.8549 acres (called 0.855 acres) labeled "Tract II", (iii) the 0.3465 acres (called 0.352 acres) labeled "Tract III", (iv) the 1.772 acres (called 1.7681 acres) labeled "Tract VIII", and (v) the .3225 acres (called 0.3210 acres) labeled "Tract X", each on that certain survey dated June 15, 2015 prepared by Anthony M. Leger, R.P.L.S. No. 5481, Project No. 15-0472; and

(b) the tracts collectively nicknamed the "Gulf Copper Dock" consisting of (i) the 5.506 acres labeled "Tract V", (ii) the 3.697 acres labeled "Tract VI" and (iii) the 2.484 acres labeled "Tract VII", each on the survey dated June 15, 2015 prepared by Anthony M. Leger, R.P.L.S. No. 5481, Project No. 15-0471.

**TRACT I**  
**16.88 ACRES OF LAND AND WATER**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250**  
**AND THE T. & N.O.R.R. SURVEY NO. 122**  
**(M. BROUSSARD SURVEY), ABSTRACT NO. 486,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 16.88 acres of land and water out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, and the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being the same tract of land known as Tract I conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 16.88 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 2" steel pipe found on the intersection of the East line of a 100' wide Union Pacific Railroad right of way and the West line of a (Called 3.6754) acre tract of land conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas, for the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13883774.79, E: 3564047.28;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), on the East line of said Union Pacific Railroad right of way, a distance of 392.63' to a ½" steel rod, capped and marked "SOUTEX", set on the intersection of the East line of said Union Pacific Railroad right of way and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 87 deg., 05 min., 11 sec., East (Called North 87 deg., 04 min., 18 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 52.54' (Called 52.82') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), a distance of 60.95' (Called 61.22') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 42 min., 53 sec., West (Called North 21 deg., 43 min., 46 sec., West), at 636.45' passing a ½" steel rod, capped and marked "HODGES", found for reference and continuing a total distance of 1056.93' to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 20 deg., 10 min., 23 sec., West (Called North 20 deg., 11 min., 16 sec., West), a distance of 321.56' (Called 321.06'), to a point for corner in the waters of Taylor Bayou Turn Around Basin, being the most Northerly corner of the herein described tract;

**THENCE**, the following bearings and distances to points for corner in the waters of Taylor Bayou Turn Around Basin:

South 74 deg., 27 min., 21 sec., East (Called South 74 deg., 28 min., 14 sec., East), 19.70' (Called 19.43');

South 39 deg., 42 min., 26 sec., East (Called South 39 deg., 43 min., 19 sec., East), a distance of 32.28';

South 53 deg., 15 min., 23 sec., East (Called South 53 deg., 16 min., 16 sec., East), a distance of 44.88';

South 38 deg., 10 min., 06 sec., East (Called South 38 deg., 10 min., 59 sec., East), a distance of 57.04';

South 31 deg., 37 min., 54 sec., East (Called South 31 deg., 38 min., 47 sec., East), a distance of 85.10';

South 37 deg., 16 min., 17 sec., East (Called South 37 deg., 17 min., 10 sec., East), a distance of 52.40';

South 57 deg., 30 min., 51 sec., East (Called South 57 deg., 31 min., 44 sec., East), a distance of 71.09';

South 39 deg., 37 min., 04 sec., East (Called South 39 deg., 37 min., 57 sec., East), a distance of 72.48';

South 52 deg., 07 min., 16 sec., East (Called South 52 deg., 08 min., 09 sec., East), a distance of 74.79';

South 58 deg., 33 min., 40 sec., East (Called South 58 deg., 34 min., 33 sec., East), a distance of 86.51';

South 41 deg., 48 min., 19 sec., East (Called South 41 deg., 49 min., 12 sec., East), a distance of 96.95';

South 27 deg., 28 min., 12 sec., East (Called South 27 deg., 29 min., 05 sec., East), a distance of 68.28';

South 11 deg., 30 min., 23 sec., East (Called South 11 deg., 31 min., 16 sec., East), a distance of 33.19';

South 62 deg., 25 min., 36 sec., East (Called South 62 deg., 26 min., 29 sec., East), a distance of 19.40';

South 44 deg., 03 min., 00 sec., East (Called South 44 deg., 03 min., 53 East), a distance of 295.39';

South 52 deg., 53 min., 27 sec., East (Called South 52 deg., 54 min., 20 sec., East), a distance of 69.82';

South 33 deg., 56 min., 06 sec., West (Called South 33 deg., 55 min., 12 sec., West), a distance of 30.09';

**THENCE**, South 44 deg., 49 min., 38 sec., East (Called South 44 deg., 50 min., 32 sec., East), a distance of 138.63' to a 5/8" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 59 min., 42 sec., East (Called South 61 deg., 09 min., 59 sec., East), a distance of 69.04' (Called 68.96') to a ½" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 05 min., 30 sec., East (Called South 60 deg., 08 min., 21 sec., East), a distance of 104.81' (Called 104.92') to a ½" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 46 min., 40 sec., East (Called South 60 deg., 47 min., 34 sec., East), a distance of 158.63' (Called 157.70') to a point for corner;

**THENCE**, South 48 deg., 53 min., 08 sec., East (Called South 48 deg., 54 min., 02 sec., East), a distance of 140.90' (Called 141.71') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 61 deg., 19 min., 19 sec., East (Called South 61 deg., 17 min., 30 sec., East), a distance of 62.79' (Called 62.85') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 23 deg., 06 min., 04 sec., East (Called South 23 deg., 03 min., 25 sec., East), a distance of 24.51' (Called 24.54') to an "X" mark in concrete found for an angle point in the herein described tract;

**THENCE**, South 86 deg., 19 min., 25 sec., East (Called South 86 deg., 20 min., 18 sec., East), a distance of 57.16' (Called 57.39') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the East line of the herein described tract;

**THENCE**, South 59 deg., 05 min., 37 sec., East (Called South 59 deg., 06 min., 30 sec., East), a distance of 100.18' (Called 99.88') to a ½" steel rod, capped and marked "SOUTEX", set on the North line of a (Called 2.715) acre tract of land conveyed to BJJ Enterprises, L.L.C., recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas, for the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 54 min., 11 sec., West (Called South 65 deg., 53 min., 17 sec., West), at 226.51' passing a 2" steel pipe found for the most Northerly common corner of the (Called 2.715) acre tract and the (Called 3.6754) acre tract continuing for a total distance of 958.21' to the **POINT OF BEGINNING** and containing 16.88 acres of land and water, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT II**  
**0.8549 (CALLED 0.855) ACRE OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY No. 122**  
**(M. BROUSSARD SURVEY) ABSTRACT NO. 486,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.8549 (Called 0.855) acre of land out of the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being that same tract of and known as Tract II, conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.8549 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, for the Northwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884129.43, E: 3563705.15;

**THENCE**, North 87 deg., 13 min., 40 sec., East (Called North 87 deg., 14 min., 24 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 91.90' to a 1/2" steel rod, capped and marked "SOUTEX", set on the intersection of the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, the West line of a 100' wide Union Pacific Railroad right of way for the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 44 min., 07 sec., East (Called South 21 deg., 43 min., 23 sec., East), on the West line of said Union Pacific Railroad right of way, a distance of 430.50' (Called 430.44') to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Easterly common corner of a (Called 0.9677) acre tract of and conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas and the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 50 min., 53 sec., West (Called South 65 deg., 51 min., 37 sec., West), on the North line of the (Called 0.9677) acre tract, a distance of 79.95' to a 2" steel pipe found on the East right of way line of said State Highway 87, for the Southwest corner of the herein described tract;

**THENCE**, North 22 deg., 36 min., 13 sec., West (Called North 22 deg., 35 min., 28 sec., West), on the North right of way line of said State Highway 87, a distance of 463.79' (Called 463.72') to the **POINT OF BEGINNING** and containing 0.8549 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT VIII**  
**1.772 (CALLED 1.7681) ACRES OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 1.772 (Called 1.7681) acres of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas; said 1.772 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1" steel pipe found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Southwest corner of the (Called 1.7681) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884939.45, E: 3563356.08;

**THENCE**, North 23 deg., 20 min., 52 sec., West (Called North 23 deg., 19 min., 18 sec., West), on the East right of way line of said State Highway 87, a distance of 340.19' (Called 340.20') to a 1/2" steel rod found for the most Westerly common corner of the (Called 1.7681) acre tract and a (Called 0.3210) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas, for the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 12 min., 18 sec., East (Called North 68 deg., 12 min., 12 sec., East), on the South line of the (Called 0.3210) acre tract, a distance of 231.65' (Called 231.00') to a 1/2" steel rod found for the Southeast corner of the (Called 0.3210) acre tract, the Northeast corner of the (Called 1.7681) acre tract, and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 46 min., 42 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 340.04' (Called 340.08') to a 1/2" steel rod found for the Southeast corner of the (Called 1.7681) acre tract and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 11 min., 50 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the South line of the (Called 1.7681) acre tract, a distance of 222.33' (Called 221.95') to the **POINT OF BEGINNING** and containing 1.772 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT III**  
**0.3465 (CALLED 0.352) ACRE OF LAND**  
**FOR ACCESS EASEMENT PURPOSES**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.3465 (Called 0.352) acre of land for access easement purposes out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being the same tract of land known as Easement I conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.3465 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 26 deg., 29 min., 05 sec., West (Called North 23 deg., 59 min., 42 sec., West), on the East right of way line of said State Highway 87, a distance of 13.92' (Called 15.25') to a 5/8" steel rod found for the most Westerly corner of the herein described tract;

**THENCE**, North 67 deg., 42 min., 44 sec., East (Called North 67 deg., 42 min., 24 sec., East), a distance of 134.11' (Called 134.95') to a point for corner;

**THENCE**, North 20 deg., 20 min., 16 sec., East (Called North 20 deg., 19 min., 56 sec., East), a distance of 49.53' (Called 47.65') to a 5/8" steel rod found for an angle point;

**THENCE**, North 21 deg., 01 min., 03 sec., West (Called North 21 deg., 01 min., 23 sec., West), a distance of 239.92' (Called 239.54') to a 5/8" steel rod found for the Northwest corner of the herein described tract;

**THENCE**, North 62 deg., 26 min., 07 sec., East (Called North 62 deg., 25 min., 47 sec., East), a distance of 68.03' (Called 67.99') to a point for corner on the West line of a (Called 16.879) acre tract of land known as Tract I, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas, for the most Northerly corner of the herein described tract;

**THENCE**, South 21 deg., 42 min., 53 sec., East (Called South 21 deg., 43 min., 56 sec., East), on the West line of the (Called 16.879) acre tract, a distance of 78.93' to a point for corner;

**THENCE**, South 68 deg., 58 min., 57 sec., West (Called South 68 deg., 58 min., 37 sec., West), a distance of 40.53' to a point for corner;

**THENCE**, South 21 deg., 01 min., 03 sec., East (Called South 20 deg., 01 min., 23 sec., East), a distance of 178.93' to a point for corner;

**THENCE**, South 20 deg., 20 min., 16 sec., West (Called South 20 deg., 19 min., 56 sec., West), a distance of 70.52' to a point for corner;

**THENCE**, South 67 deg., 49 min., 42 sec., West (Called South 67 deg., 49 min., 21 sec., West), a distance of 112.40' (Called 111.40') to a point for corner on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of a (Called 0.855) acre tract of land known as Tract II, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas;

**THENCE**, South 87 deg., 13 min., 40 sec., West (Called South 87 deg., 14 min., 24 sec., West), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of the (Called 0.855) acre tract, a distance of 36.34' (Called 37.51') to the **POINT OF BEGINNING** and containing 0.3465 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT X**  
**0.3225 (CALLED 0.3210) ACRE OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.3225 (Called 0.3210) acre of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas; said 0.3225 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2" steel rod found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Northwest corner of a (Called 1.7681) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas, the Southwest corner of the (Called 0.3210) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13885251.78, E: 3563221.25;

**THENCE**, North 21 deg., 45 min., 58 sec., West (Called North 23 deg., 19 min., 18 sec., West), continuing on the East right of way line of said State Highway 87, a distance of 62.10' (Called 61.22') to a 1/2" steel rod found for the Northwest corner of the (Called 0.3210) acre tract and the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 56 min., 09 sec., East (Called North 68 deg., 38 min., 01 sec., East), on the North line of the (Called 0.3210) acre tract, a distance of 231.88' (Called 232.64') to a 5/8" steel rod found for the Northeast corner of the (Called 0.3210) acre tract and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 33 min., 31 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 59.15' (Called 59.45') to a ½" steel rod found for the most Easterly common corner of the (Called 0.3210) acre tract and the (Called 1.7681) acre tract, and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 12 min., 18 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the common line of the (Called 0.3210) acre tract and the (Called 1.7681) acre tract, a distance of 231.65' (Called 231.00') to the **POINT OF BEGINNING** and containing 0.3225 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**GT Logistics, LLC**  
**LS-15-0472**

**TRACT V**  
**5.506 ACRES OF LAND AND WATER**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121**  
**ABSTRACT NO. 250,**  
**CITY OF PORT ARTHUR,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 5.506 acres of land and water out of and a part of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, City of Port Arthur, Jefferson County, Texas; being the same land known as Tract I conveyed to Sabine Neches Property, L.L.C., recorded in File No. 2014000731, Official Public Records, Jefferson County, Texas; being the same land known as Tract No. 5, conveyed to Albright-Picton Investment Company, recorded in Film Code 101-52-2063 Official Public Records, Jefferson County, Texas; being the same land conveyed to Bayou Dock, LTD, recorded in File Nos. 2009018667 and 2009018668, Official Public Records, Jefferson County, Texas; said 5.506 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found bent on the East right of way line of a dedicated road named South Gulfway Drive (a.k.a. State Highway 87); said ½" steel rod being the Northwest corner of Tract I of two tracts of land conveyed to H. H. S. Enterprises, Inc., recorded in Film Code 104-94-2148, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13888800.39, E: 3562179.74;

**THENCE**, North 74 deg., 57 min., 07 sec., East, on the North line of said Tract I, a distance of 184.86' to a ½" steel rod, capped and marked "SOUTEX", found for the **POINT OF BEGINNING** on the East line of a 50' wide Southern Pacific Railroad right of way; said ½" steel rod being the Southwest corner of the herein described tract;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East line of said Southern Pacific Railroad right of way, a distance of 1736.54' to a 5/8" steel rod, capped and marked "WHITELEY", found for the most Southerly corner of an easement recorded as Tract 143-D in favor of Jefferson County Drainage District No. 7, recorded in Volume 1788, Page 275, Deed Records, Jefferson County, Texas; said 5/8" steel rod being the most Westerly Northwest corner of the herein described tract;

**THENCE**, North 17 deg., 38 min., 20 sec., East, on the Southerly line of said Tract 143-D, a distance of 84.00' to a ½" steel rod, capped and marked "SOUTEX", found for the Southwest corner of a (Called 2.4849) acre tract of land conveyed to Albright-Picton Investment Company, recorded in File No. 9621207, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

**THENCE**, South 53 deg., 25 min., 31 sec., East, on the South line of the (Called 2.4849) acre tract, a distance of 86.42' to a point for corner;

**THENCE**, South 22 deg., 58 min., 28 sec., East, continuing on the South line of the (Called 2.4849) acre tract, a distance of 217.98' to a point for corner;

**THENCE**, South 15 deg., 13 min., 35 sec., East, continuing on the South line of the (Called 2.4849) acre tract, a distance of (Called 21.05') passing the most Southerly

corner of the (Called 2.4849) acre tract; continuing for a total distance of 319.59' to a point for corner;

**THENCE**, South 17 deg., 35 min., 52 sec., East, a distance of 229.95' to a point for corner;

**THENCE**, South 03 deg., 53 min., 33 sec., East, a distance of 127.04' to a point for corner;

**THENCE**, South 16 deg., 20 min., 59 sec., East, a distance of 103.29' to a point for corner;

**THENCE**, South 33 deg., 37 min., 13 sec., East, a distance of 32.99' to a point for corner;

**THENCE**, South 57 deg., 20 min., 02 sec., East, a distance of 31.51' to a point for corner in the water of Taylor Bayou Turning Basin;

**THENCE**, South 14 deg., 49 min., 33 sec., East, a distance of 691.97' to a point for corner being the Northeast corner of Tract II of said H. H. S. Enterprise, Inc. tracts; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 75 deg., 00 min., 52 sec., West, on the North line of said Tract II, a distance of 7.01' passing a 5/8" steel rod, capped and marked "WHITELEY", found for reference point; continuing for a total distance of 148.98' to the **POINT OF BEGINNING** and containing 5.506 acres of land and water, more or less.

**TRACT VI**  
**3.697 ACRES OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121,**  
**ABSTRACT NO. 250,**  
**CITY OF PORT ARTHUR,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 3.697 acres of land out of and a part of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, City of Port Arthur, Jefferson County, Texas; being the same tract of land, known as Tract II, conveyed to Sabine Neches Property, L.L.C., recorded in File No. 2014000731, Official Public Records, Jefferson County, Texas; being part of Tract No. 5-A, conveyed to Albright-Picton Investment Company, recorded in Film Code 101-52-2063, Official Public Records, Jefferson County, Texas; being the same land conveyed to Bayou Dock, LTD, recorded in File Nos. 2009018667 and 2009018668, Official Public Records, Jefferson County, Texas; said 3.697 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a ½" steel rod found bent on the East right of way line of a dedicated road named South Gulfway Drive (a.k.a. State Highway 87); said ½" steel rod being the Northwest corner of Tract I of two tracts of land conveyed to H. H. S. Enterprises, Inc., recorded in Film Code 104-94-2148, Official Public Records, Jefferson County, Texas; also being the Southwest corner of the herein described tract; having a State Plane Coordinate of N: 13888800.39, E: 3562179.74;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East right of way line of said South Gulfway Drive, a distance of 114.41' to a point for corner, being the Southwest corner of a (Called 0.3444) acre tract of land conveyed to the City of Port Arthur, recorded in File No. 2012006065, Official Public Records, Jefferson County, Texas;

**THENCE**, North 75 deg., 00 min., 52 sec., East, on the South line of the acre tract, a distance of 100.13' to a ½" steel rod, capped and marked "SOUTEX", found for the Southeast corner of the (Called 0.3444) acre tract;

**THENCE**, North 15 deg., 00 min., 53 sec., West, on the East line of the (Called 0.3444) acre tract, a distance of 150.03' to a ½" steel rod, capped and marked "SOUTEX", found for the Northeast corner of the (Called 0.3444) acre tract;

**THENCE**, South 75 deg., 00 min., 52 sec., West, on the North line of the (Called 0.3444) acre tract, a distance of 100.06' to a ½" steel rod, capped and marked "SOUTEX", found on the East right of way line of said South Gulfway Drive;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East right of way line of said South Gulfway Drive, a distance of 725.32' to a ½" steel rod found for corner; having a State Plane Coordinate of N: 13889756.54, E: 3561924.01;

**THENCE**, North 00 deg., 11 min., 16 sec., West, continuing on the East right of way line of said South Gulfway Drive, a distance of 310.29' to a 5/8" steel rod, capped and marked "WHITELEY", found for corner;

**THENCE**, North 14 deg., 59 min., 42 sec., West, continuing on the East right of way line of said South Gulfway Drive, a distance of 204.68' to a 5/8" steel rod found for corner;

**THENCE**, North 16 deg., 33 min., 47 sec., East, a distance of 106.52' to a ½" steel rod, capped and marked "SOUTEX", found on the West line of a 50' wide Southern Pacific Railroad right of way; said ½" steel rod being the most Northerly corner of the herein described tract;

**THENCE**, South 14 deg., 59 min., 08 sec., East, on the West line of said Southern Pacific Railroad right of way, a distance of 1585.03' to a 5/8" steel rod, capped and marked "WHITLEY", found for the Northeast corner of said Tract I; said 5/8" steel rod being the Southeast corner of the herein described tract;

**THENCE**, South 74 deg., 56 min., 13 sec., West, on the North line of said Tract I, a distance of 134.95' to the **POINT OF BEGINNING** and containing 3.697 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage shown are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD83.(EPOCH 2011) (US SURVEY FEET). Scale Factor = 0.999907047. Convergence angle = 02 deg., 27 min., 48 sec. Reference Monument = NGS AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger,  
Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**Sabine Neches Property, LLC**  
**LS-15-0471**

## Special Warranty Deed

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**DATE:** July 22, 2015

**GRANTOR:** Golden Triangle Properties, LLC, a Texas limited liability company

**GRANTOR'S MAILING ADDRESS:** 945 Bunker Hill, Suite 950  
Houston, Texas 77024

**GRANTEE:** GT Logistics, LLC, a Delaware limited liability company

**GRANTEE'S MAILING ADDRESS:** c/o Howard Midstream Energy Partners, LLC  
17806 IH-10 West, Suite 210  
San Antonio, Texas 78257

**CONSIDERATION:** \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged

**PROPERTY:** The land described on Exhibit A attached hereto and all buildings, structures, improvements and fixtures, together with (i) all rights, easements, tenements, hereditaments, privileges, and appurtenances pertaining thereto, including, without limitation, Grantor's right, title, and interest in and to any and all oil, gas and minerals or mineral rights relating to the property, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, (ii) Grantor's interest in all licenses and permits related thereto, and (iii) Grantor's interest in all third party warranties or guaranties, if transferable, relating thereto or any fixtures

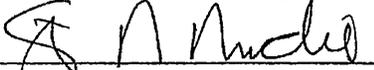
**EXCEPTIONS TO WARRANTY:** All matters of record in the county or counties in which the Property is located, and no others, but only to the extent such are enforceable against the Property and are valid and subsisting as of the date hereof

Grantor, for the Consideration and subject only to the Exceptions to Warranty, grants, sells, and conveys to Grantee the Property, in its "AS-IS, WHERE-IS, WITH ALL FAULTS CONDITION," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

**[END OF PAGE; SIGNATURE PAGE FOLLOWS]**

**GRANTOR:**

GOLDEN TRIANGLE PROPERTIES, LLC,  
a Texas limited liability company

By:   
Name: Steven R. Birdwell  
Title: President

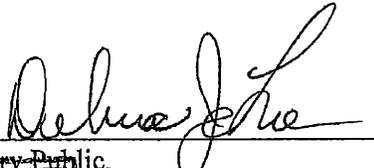
STATE OF TEXAS

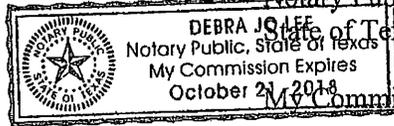
§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on July 14, 2015, by Steven R. Birdwell, President of GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company, on behalf of said company.

SEAL:





Notary Public,  
State of Texas  
My Commission Expires: \_\_\_\_\_

SIGNATURE PAGE  
TO  
SPECIAL WARRANTY DEED

## Exhibit A

### Property Description

#### Tract 1 (Fee Simple)

**BEING** 16.88 acres of land and water out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, and the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being the same tract of land known as Tract I conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 16.88 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 2" steel pipe found on the intersection of the East line of a 100' wide Union Pacific Railroad right of way and the West line of a (Called 3.6754) acre tract of land conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas, for the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13883774.79, E: 3564047.28;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), on the East line of said Union Pacific Railroad right of way, a distance of 392.63' to a ½" steel rod, capped and marked "SOUTEX", set on the intersection of the East line of said Union Pacific Railroad right of way and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 87 deg., 05 min., 11 sec., East (Called North 87 deg., 04 min., 18 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 52.54' (Called 52.82') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), a distance of 60.95' (Called 61.22') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 42 min., 53 sec., West (Called North 21 deg., 43 min., 46 sec., West), at 636.45' passing a ½" steel rod, capped and marked "HODGES", found for reference and continuing a total distance of 1056.93' to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 20 deg., 10 min., 23 sec., West (Called North 20 deg., 11 min., 16 sec., West), a distance of 321.56' (Called 321.06'), to a point for corner in the waters of Taylor Bayou Turn Around Basin, being the most Northerly corner of the herein described tract;

**THENCE**, the following bearings and distances to points for corner in the waters of Taylor Bayou Turn Around Basin:

South 74 deg., 27 min., 21 sec., East (Called South 74 deg., 28 min., 14 sec., East), 19.70'  
(Called 19.43');

South 39 deg., 42 min., 26 sec., East (Called South 39 deg., 43 min., 19 sec., East), a distance of  
32.28';

South 53 deg., 15 min., 23 sec., East (Called South 53 deg., 16 min., 16 sec., East), a distance of  
44.88';

South 38 deg., 10 min., 06 sec., East (Called South 38 deg., 10 min., 59 sec., East), a distance of  
57.04';

South 31 deg., 37 min., 54 sec., East (Called South 31 deg., 38 min., 47 sec., East), a distance of  
85.10';

South 37 deg., 16 min., 17 sec., East (Called South 37 deg., 17 min., 10 sec., East), a distance of  
52.40';

South 57 deg., 30 min., 51 sec., East (Called South 57 deg., 31 min., 44 sec., East), a distance of  
71.09';

South 39 deg., 37 min., 04 sec., East (Called South 39 deg., 37 min., 57 sec., East), a distance of  
72.48';

South 52 deg., 07 min., 16 sec., East (Called South 52 deg., 08 min., 09 sec., East), a distance of  
74.79';

South 58 deg., 33 min., 40 sec., East (Called South 58 deg., 34 min., 33 sec., East), a distance of  
86.51';

South 41 deg., 48 min., 19 sec., East (Called South 41 deg., 49 min., 12 sec., East), a distance of  
96.95';

South 27 deg., 28 min., 12 sec., East (Called South 27 deg., 29 min., 05 sec., East), a distance of  
68.28';

South 11 deg., 30 min., 23 sec., East (Called South 11 deg., 31 min., 16 sec., East), a distance of  
33.19';

South 62 deg., 25 min., 36 sec., East (Called South 62 deg., 26 min., 29 sec., East), a distance of  
19.40';

South 44 deg., 03 min., 00 sec., East (Called South 44 deg., 03 min., 53 East), a distance of  
295.39';

South 52 deg., 53 min., 27 sec., East (Called South 52 deg., 54 min., 20 sec., East), a distance of 69.82’;

South 33 deg., 56 min., 06 sec., West (Called South 33 deg., 55 min., 12 sec., West), a distance of 30.09’;

**THENCE**, South 44 deg., 49 min., 38 sec., East (Called South 44 deg., 50 min., 32 sec., East), a distance of 138.63’ to a 5/8” steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 59 min., 42 sec., East (Called South 61 deg., 09 min., 59 sec., East), a distance of 69.04’ (Called 68.96’) to a 1/2” steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 05 min., 30 sec., East (Called South 60 deg., 08 min., 21 sec., East), a distance of 104.81’ (Called 104.92’) to a 1/2” steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 46 min., 40 sec., East (Called South 60 deg., 47 min., 34 sec., East), a distance of 158.63’ (Called 157.70’) to a point for corner;

**THENCE**, South 48 deg., 53 min., 08 sec., East (Called South 48 deg., 54 min., 02 sec., East), a distance of 140.90’ (Called 141.71’) to an “X” mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 61 deg., 19 min., 19 sec., East (Called South 61 deg., 17 min., 30 sec., East), a distance of 62.79’ (Called 62.85’) to an “X” mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 23 deg., 06 min., 04 sec., East (Called South 23 deg., 03 min., 25 sec., East), a distance of 24.51’ (Called 24.54’) to an “X” mark in concrete found for an angle point in the herein described tract;

**THENCE**, South 86 deg., 19 min., 25 sec., East (Called South 86 deg., 20 min., 18 sec., East), a distance of 57.16’ (Called 57.39’) to a 1/2” steel rod, capped and marked “SOUTEX”, set for an angle point in the East line of the herein described tract;

**THENCE**, South 59 deg., 05 min., 37 sec., East (Called South 59 deg., 06 min., 30 sec., East), a distance of 100.18’ (Called 99.88’) to a 1/2” steel rod, capped and marked “SOUTEX”, set on the North line of a (Called 2.715) acre tract of land conveyed to BJJ Enterprises, L.L.C., recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas, for the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 54 min., 11 sec., West (Called South 65 deg., 53 min., 17 sec., West), at 226.51’ passing a 2” steel pipe found for the most Northerly common corner of the (Called

2.715) acre tract and the (Called 3.6754) acre tract continuing for a total distance of 958.21' to the **POINT OF BEGINNING** and containing 16.88 acres of land and water, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 2 (Fee Simple)**

**BEING** 0.8549 (Called 0.855) acre of land out of the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being that same tract of and known as Tract II, conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.8549 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, for the Northwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884129.43, E: 3563705.15;

**THENCE**, North 87 deg., 13 min., 40 sec., East (Called North 87 deg., 14 min., 24 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 91.90' to a 1/2" steel rod, capped and marked "SOUTEX", set on the intersection of the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, the West line of a 100' wide Union Pacific Railroad right of way for the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 44 min., 07 sec., East (Called South 21 deg., 43 min., 23 sec., East), on the West line of said Union Pacific Railroad right of way, a distance of 430.50' (Called 430.44') to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Easterly common corner of a (Called 0.9677) acre tract of and conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas and the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 50 min., 53 sec., West (Called South 65 deg., 51 min., 37 sec., West), on the North line of the (Called 0.9677) acre tract, a distance of 79.95' to a 2" steel pipe found on the East right of way line of said State Highway 87, for the Southwest corner of the herein described tract;

**THENCE**, North 22 deg., 36 min., 13 sec., West (Called North 22 deg., 35 min., 28 sec., West), on the North right of way line of said State Highway 87, a distance of 463.79' (Called 463.72') to the **POINT OF BEGINNING** and containing 0.8549 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 3 (Fee Simple)**

**BEING** 1.772 (Called 1.7681) acres of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas; said 1.772 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1" steel pipe found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Southwest corner of the (Called 1.7681) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884939.45, E: 3563356.08;

**THENCE**, North 23 deg., 20 min., 52 sec., West (Called North 23 deg., 19 min., 18 sec., West), on the East right of way line of said State Highway 87, a distance of 340.19' (Called 340.20') to a 1/2" steel rod found for the most Westerly common corner of the (Called 1.7681) acre tract and a (Called 0.3210) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas, for the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 12 min., 18 sec., East (Called North 68 deg., 12 min., 12 sec., East), on the South line of the (Called 0.3210) acre tract, a distance of 231.65' (Called 231.00') to a 1/2" steel rod found for the Southeast corner of the (Called 0.3210) acre tract, the Northeast corner of the (Called 1.7681) acre tract, and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 46 min., 42 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 340.04' (Called 340.08') to a 1/2" steel rod found for the Southeast corner of the (Called 1.7681) acre tract and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 11 min., 50 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the South line of the (Called 1.7681) acre tract, a distance of 222.33' (Called 221.95') to the **POINT OF BEGINNING** and containing 1.772 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 4 (Easement Estate)**

**BEING** 0.3465 (Called 0.352) acre of land for access easement purposes out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being the same tract of land known as Easement I conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.3465 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 26 deg., 29 min., 05 sec., West (Called North 23 deg., 59 min., 42 sec., West), on the East right of way line of said State Highway 87, a distance of 13.92' (Called 15.25') to a 5/8" steel rod found for the most Westerly corner of the herein described tract;

**THENCE**, North 67 deg., 42 min., 44 sec., East (Called North 67 deg., 42 min., 24 sec., East), a distance of 134.11' (Called 134.95') to a point for corner;

**THENCE**, North 20 deg., 20 min., 16 sec., East (Called North 20 deg., 19 min., 56 sec., East), a distance of 49.53' (Called 47.65') to a 5/8" steel rod found for an angle point;

**THENCE**, North 21 deg., 01 min., 03 sec., West (Called North 21 deg., 01 min., 23 sec., West), a distance of 239.92' (Called 239.54') to a 5/8" steel rod found for the Northwest corner of the herein described tract;

**THENCE**, North 62 deg., 26 min., 07 sec., East (Called North 62 deg., 25 min., 47 sec., East), a distance of 68.03' (Called 67.99') to a point for corner on the West line of a (Called 16.879) acre tract of land known as Tract I, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas, for the most Northerly corner of the herein described tract;

**THENCE**, South 21 deg., 42 min., 53 sec., East (Called South 21 deg., 43 min., 56 sec., East), on the West line of the (Called 16.879) acre tract, a distance of 78.93' to a point for corner;

**THENCE**, South 68 deg., 58 min., 57 sec., West (Called South 68 deg., 58 min., 37 sec., West), a distance of 40.53' to a point for corner;

**THENCE**, South 21 deg., 01 min., 03 sec., East (Called South 20 deg., 01 min., 23 sec., East), a distance of 178.93' to a point for corner;

**THENCE**, South 20 deg., 20 min., 16 sec., West (Called South 20 deg., 19 min., 56 sec., West), a distance of 70.52' to a point for corner;

**THENCE**, South 67 deg., 49 min., 42 sec., West (Called South 67 deg., 49 min., 21 sec., West), a distance of 112.40' (Called 111.40') to a point for corner on the common line of the T. &

N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of a (Called 0.855) acre tract of land known as Tract II, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas;

**THENCE**, South 87 deg., 13 min., 40 sec., West (Called South 87 deg., 14 min., 24 sec., West), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of the (Called 0.855) acre tract, a distance of 36.34' (Called 37.51') to the **POINT OF BEGINNING** and containing 0.3465 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

## **GTL Existing Property**

E-mail on appraised value from JCAD. Note that the values submitted in this application are preliminary and will be supplemented when JCAD certifies the appraisal roll at the end of July.

**TAB 10**

**DESCRIPTION OF ALL PROPERTY NOT ELIGIBLE TO  
BECOME QUALIFIED PROPERTY**

# TAB 10 - DESCRIPTION OF ALL PROPERTY NOT ELIGIBLE TO BECOME QUALIFIED PROPERTY

## Section 12 Support

#2 – Detail of existing land parcels not being requested to become part of qualified property:

See attached. Note: There is no request for the existing land to become part of the qualified property. The applicant owns and operates the GT Omniport Terminal where the project would be sited on unimproved land if the GT Omniport location were chosen as the site for the project.

## Section 13 Support

#1 – Detailed description of all existing property:

See attached.

#2 – Detailed description of all proposed new property that will not become new improvements 9.1051:

None. N/A.

#3 – For property not eligible to become qualified property listed in response to questions 1 and 2 of this section, provide support:

N/A

#4 – Total estimated market value of existing property.

See attached.

#5 – Appraisal Value by the CAD...

Will submit under separate cover.

## **GTL Existing Property**

The applicant owns and operates the GT Omniport Industrial Park and Terminal, where the project will be sited on unimproved land if the GT Omniport location is chosen as the site for the project. The existing property is a multi-modal industrial park and liquids terminal offering rail, barge, truck, pipeline and deepwater ship transloading. The business model is to leverage the terminal to develop manufacturing on the industrial park. If it proceeds, this project will be the first manufacturing project developed at the site.

The existing property includes:

Industrial Park/Terminal Site: 450 acres of land (leased) with 8.1 track miles of rail, rail unloading facilities, four storage tanks (230,000 bbl. cap'y) and a barge dock.

Dock Site: 31.86 acres (land and water) (fee simple), a .3465 acre access easement and 3,000 feet of deepwater frontage.



## **GTL Existing Property**

List of tracts as designated in legal descriptions from Soutex Surveyors  
with the corresponding JCAD account information for each tract

---

GTL JCAD Accounts and Corresponding  
Tract Designations from Soutex Legal Description

TRACT I

JCAD Acct. #139544 (Docks, pt.)

TRACT II

JCAD Acct. #140870 (Docks, pt.)

TRACT III

JCAD Acct. 74512

(access easement across UP property)

TRACT IV (503.8 acres) and

TRACT IX (50 acres)

JCAD Accts: 74503 (part)

74506 (part)

255833 (part)

This is the GTL site

JCAD Acct: 341914 Improvements at GTL site

TRACTS V and VI

JCAD Acct. #139542 (Docks, pt.)

TRACT VII (part)

JCAD Act. #139545 (Docks, pt.)

TRACT VII (part)

JCAD Acct. #139546 (Docks, pt.)

TRACT VIII

JCAD Acct. 139534

TRACT X

JCAD Acct. 361370

Jefferson CAD

TRACT I

Property Search Results > 139544 GT LOGISTICS LLC for Year 2016

Property

Account

Property ID: 139544 Legal Description: ABST 250 T&NO RR SUR #121 TR 63 5.0543AC TR 62 2.995AC TR 55 4.303AC  
 Geographic ID: 300250-000-014000-00000-2 Agent Code: 20  
 Type: Real  
 Property Use Code: F2  
 Property Use Description: MANUFACTURING INDUST INHSE APPR

Location

Address: 2350 GULFWAY S DR Mapsco: 109-02  
 TX  
 Neighborhood: 109-YA Map ID: 0  
 Neighborhood CD: 109-YA

Owner

Name: GT LOGISTICS LLC Owner ID: 648744  
 Mailing Address: % HOWARD MIDSTREAM ENERGY PARTNERS LLC % Ownership: 100.0000000000%  
 17806 IH-10  
 SAN ANTONIO, TX 78257

Exemptions:

Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$2,477,160  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$432,320 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0  
 (+) Timber Market Valuation: + \$0  
 -----  
 (=) Market Value: = \$2,909,480  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$2,909,480  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$2,909,480

Taxing Jurisdiction

Owner: GT LOGISTICS LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$2,909,480

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$2,909,480	\$2,909,480	\$39,369.34
235	CITY OF PORT ARTHUR	0.792000	\$2,909,480	\$2,909,480	\$23,043.08
343	PORT OF PORT ARTHUR	0.156644	\$2,909,480	\$2,909,480	\$4,557.53
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$2,909,480	\$2,909,480	\$2,666.25
901	JEFFERSON COUNTY	0.365000	\$2,909,480	\$2,909,480	\$10,619.61
A59	FARM AND LATERAL ROAD	0.000000	\$2,909,480	\$2,909,480	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$2,909,480	\$2,909,480	\$0.00
Total Tax Rate:			2.758424		
				Taxes w/Current Exemptions:	\$80,255.81
				Taxes w/o Exemptions:	\$80,255.79

Improvement / Building

Improvement #1: Commercial State Code: F2 Living Area: 5000.0 sqft Value: \$2,317,300

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COMMERCIAL BUILDING	YA2		1968	5000.0
BULKHEAD	BULKHEAD	YA2		1968	0.0
DEPTHWATER	DEPTHWATER	YA2		1968	0.0
BULKHEAD	BULKHEAD	YA2		1968	800.0
LIMESTONE	LIMESTONE	YA2		1968	0.0
RIPRAP	RIPRAP	YA2		1968	0.0

Improvement #2: Commercial State Code: F2 Living Area: 3000.0 sqft Value: \$50,590

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COMMERCIAL BUILDING	YA2		1968	3000.0

Improvement #3: Commercial State Code: F2 Living Area: 7200.0 sqft Value: \$109,270

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
COM	COMMERCIAL BUILDING	YA2		1968	7200.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	12.3520	537966.00	0.00	0.00	\$432,320	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$2,477,160	\$432,320	0	2,909,480	\$0	\$2,909,480
2015	\$2,477,160	\$432,320	0	2,909,480	\$0	\$2,909,480
2014	\$2,480,320	\$432,320	0	2,912,640	\$0	\$2,912,640
2013	\$2,493,260	\$432,320	0	2,925,580	\$0	\$2,925,580
2012	\$2,495,580	\$432,320	0	2,927,900	\$0	\$2,927,900
2011	\$2,834,780	\$432,320	0	3,267,100	\$0	\$3,267,100
2010	\$2,834,780	\$432,320	0	3,267,100	\$0	\$3,267,100
2009	\$2,108,430	\$432,320	0	2,540,750	\$0	\$2,540,750
2008	\$1,934,860	\$88,540	0	2,023,400	\$0	\$2,023,400
2007	\$1,380,890	\$247,040	0	1,627,930	\$0	\$1,627,930
2006	\$1,380,130	\$247,040	0	1,627,170	\$0	\$1,627,170
2005	\$1,380,130	\$247,040	0	1,627,170	\$0	\$1,627,170
2004	\$1,380,130	\$247,040	0	1,627,170	\$0	\$1,627,170
2003	\$1,409,230	\$247,040	0	1,656,270	\$0	\$1,656,270
2002	\$1,409,230	\$247,040	0	1,656,270	\$0	\$1,656,270
2001	\$1,409,230	\$247,040	0	1,656,270	\$0	\$1,656,270

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2015 12:00:00 AM	WD	WARRANTY DEED	GOLDEN TRIANGLE	GT LOGISTICS LLC			2015023580
2	6/27/2011 12:00:00 AM	WD	WARRANTY DEED	SIGNAL INTERNATI	GOLDEN TRIANGLE			2011021222
3	1/29/2002 12:00:00 AM	WD	WARRANTY DEED		SIGNAL INTERNATI			2003003373

Questions Please Call (409) 840-9944

Jefferson CAD

Property Search Results > 74512 UNION PACIFIC RAILROAD CO for Year 2016

TRACT III (EASEMENT)

**Property**

**Account**

Property ID: 74512 Legal Description: LAND TR 12  
 Geographic ID: 049400-000-067690-00000-3 Agent Code:  
 Type: Real  
 Property Use Code: J5  
 Property Use Description: RAILROADS

**Location**

Address: TX Mapsco: 109-02  
 Neighborhood: Map ID: 0  
 Neighborhood CD:

**Owner**

Name: UNION PACIFIC RAILROAD CO Owner ID: 409968  
 Mailing Address: % PROPERTY TAX DEPART % Ownership: 100.0000000000%  
 1400 DOUGLAS ST  
 STOP 1640  
 OMAHA, NE 68179-0002

Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$227,970 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$227,970  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$227,970  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$227,970

**Taxing Jurisdiction**

Owner: UNION PACIFIC RAILROAD CO  
 % Ownership: 100.0000000000%  
 Total Value: \$227,970

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$227,970	\$227,970	\$3,084.76
235	CITY OF PORT ARTHUR	0.792000	\$227,970	\$227,970	\$1,805.52
343	PORT OF PORT ARTHUR	0.156644	\$227,970	\$227,970	\$357.10
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$227,970	\$227,970	\$208.91
851	DRAINAGE DISTRICT #7	0.165305	\$227,970	\$227,970	\$376.85
901	JEFFERSON COUNTY	0.365000	\$227,970	\$227,970	\$832.09

A59	FARM AND LATERAL ROAD	0.000000	\$227,970	\$227,970	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$227,970	\$227,970	\$0.00
Total Tax Rate:		2.923729			
				Taxes w/Current Exemptions:	\$6,665.23
				Taxes w/o Exemptions:	\$6,665.23

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	12.4630	542757.60	0.00	0.00	\$10	\$0
2	A1	Acres Style Type	6.5130	283575.60	0.00	0.00	\$227,960	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$0	\$227,970		227,970	\$0	\$227,970
2015	\$0	\$227,970		227,970	\$0	\$227,970
2014	\$0	\$227,970		227,970	\$0	\$227,970
2013	\$0	\$227,970		227,970	\$0	\$227,970
2012	\$0	\$227,980		227,980	\$0	\$227,980
2011	\$0	\$227,980		227,980	\$0	\$227,980
2010	\$0	\$227,980		227,980	\$0	\$227,980
2009	\$0	\$227,980		227,980	\$0	\$227,980
2008	\$0	\$227,980		227,980	\$0	\$227,980
2007	\$0	\$187,130		187,130	\$0	\$187,130
2006	\$0	\$187,130		187,130	\$0	\$187,130
2005	\$0	\$187,130		187,130	\$0	\$187,130
2004	\$0	\$187,130		187,130	\$0	\$187,130
2003	\$0	\$187,130		187,130	\$0	\$187,130
2002	\$0	\$187,130		187,130	\$0	\$187,130

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

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



**Owner Information**  
 UNION PACIFIC RAILROAD CO  
 % PROPERTY TAX DEPART  
 1400 DOUGLAS ST  
 OMAHA NE 68179-0002  
 Owner ID: 409968  
 % Ownership: 100.0000000000

**Site Information**  
 PropID: 74512  
 GeoID: 049400-000-067690-00000-3  
 Site Address:  
 Legal: LAND  
 TR 12

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

**Owner Information**

GT LOGISTICS LLC  
% HOWARD MIDSTREAM ENERGY PARTNERS LLC  
17806 IH-10  
SAN ANTONIO TX 78257  
Owner ID: 648744  
% Ownership: 100.0000000000

**Site Information**

PropID: 139544  
GeoID: 300250-000-014000-00000-2  
Site Address: 2350 GULFWAY S DR  
Legal: ABST 250 T&NO RR SUR #121 TR 63 5.0543AC TR 62 2.995AC TR 55 4.30



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

TRACT II

Property Search Results > 140870 GT LOGISTICS LLC for Year 2016

**Property**

**Account**

Property ID: 140870      Legal Description: ABS 486 M BROUSSARD SUR TR 41 .8558 AC TR 48 4.6003 AC  
 Geographic ID: 300486-000-013050-00000-8      Agent Code: 20  
 Type: Real  
 Property Use Code: C1  
 Property Use Description: REAL/VACANT PLATTED LT/TR 5AC<

**Location**

Address: TX      Mapsco: 113-2  
 Neighborhood:      Map ID: 0  
 Neighborhood CD:

**Owner**

Name: GT LOGISTICS LLC      Owner ID: 648744  
 Mailing Address: % HOWARD MIDSTREAM ENERGY PARTNERS LLC % Ownership: 100.000000000000%  
 17806 IH-10  
 SAN ANTONIO, TX 78257

Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$190,960 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$190,960  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$190,960  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$190,960

**Taxing Jurisdiction**

Owner: GT LOGISTICS LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$190,960

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
113	SABINE PASS INDEPENDENT SCHOOL DISTRICT	1.198900	\$190,960	\$190,960	\$2,289.42
235	CITY OF PORT ARTHUR	0.792000	\$190,960	\$190,960	\$1,512.40
343	PORT OF PORT ARTHUR	0.156644	\$190,960	\$190,960	\$299.13
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$190,960	\$190,960	\$175.00
901	JEFFERSON COUNTY	0.365000	\$190,960	\$190,960	\$697.01
A59	FARM AND LATERAL ROAD	0.000000	\$190,960	\$190,960	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$190,960	\$190,960	\$0.00
Total Tax Rate:		2.604184			
				Taxes w/Current Exemptions:	\$4,972.96
				Taxes w/o Exemptions:	\$4,972.95

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	5.4560	237837.60	0.00	0.00	\$190,960	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2016		\$0	\$190,960	0	190,960	\$0	\$190,960
2015		\$0	\$190,960	0	190,960	\$0	\$190,960
2014		\$0	\$190,960	0	190,960	\$0	\$190,960
2013		\$0	\$190,960	0	190,960	\$0	\$190,960
2012		\$0	\$190,960	0	190,960	\$0	\$190,960
2011		\$0	\$190,960	0	190,960	\$0	\$190,960
2010		\$0	\$190,960	0	190,960	\$0	\$190,960
2009		\$0	\$190,960	0	190,960	\$0	\$190,960
2008		\$0	\$190,960	0	190,960	\$0	\$190,960
2007		\$0	\$109,120	0	109,120	\$0	\$109,120
2006		\$0	\$109,120	0	109,120	\$0	\$109,120
2005		\$0	\$109,120	0	109,120	\$0	\$109,120
2004		\$0	\$109,120	0	109,120	\$0	\$109,120
2003		\$0	\$109,120	0	109,120	\$0	\$109,120
2002		\$0	\$109,120	0	109,120	\$0	\$109,120
2001		\$0	\$109,120	0	109,120	\$0	\$109,120

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2015 12:00:00 AM	WD	WARRANTY DEED	GOLDEN TRIANGLI	GT LOGISTICS LLC			2015023580
2	6/27/2011 12:00:00 AM	WD	WARRANTY DEED	SIGNAL INTERNATI	GOLDEN TRIANGLI			2011021222
3	1/29/2003 12:00:00 AM	WD	WARRANTY DEED		SIGNAL INTERNATI			2003003373

**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved.  
Privacy Notice

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

**Owner Information**  
 GT LOGISTICS LLC  
 % HOWARD MIDSTREAM ENERGY PARTNERS LLC  
 17806 IH-10  
 SAN ANTONIO TX 78257  
 Owner ID: 648744  
 % Ownership: 100.0000000000

**Site Information**  
 PropID: 140870  
 GeoID: 300486-000-013050-00000-8  
 Site Address:  
 Legal: ABS 486 M BROUSSARD SUR TR 41 .8558 AC TR 48 4.6008 A



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty of

Jefferson CAD

Property Search Results > 139542 GT LOGISTICS LLC for Year 2016

TRACT V AND VI

Property

Account

Property ID: 139542 Legal Description: TR 60 5.5075AC & TR 61 3.6999AC T&NO RR SEC121 = 9.2074AC GC DOCKS-PP  
 Geographic ID: 300250-000-012000-00000-4 Agent Code: 20  
 Type: Real  
 Property Use Code: F2  
 Property Use Description: MANUFACTURING INDUST INHSE APPR

Location

Address: 2020 GULFWAY S DR Mapsco: 109-02  
 TX  
 Neighborhood: Map ID: 0  
 Neighborhood CD:

Owner

Name: GT LOGISTICS LLC Owner ID: 648744  
 Mailing Address: % HOWARD MIDSTREAM ENERGY PARTNERS LLC % Ownership: 100.000000000000%  
 17806 IH-10  
 SAN ANTONIO, TX 78257

Exemptions:

Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$927,180  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$322,250 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$1,249,430  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$1,249,430  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$1,249,430

Taxing Jurisdiction

Owner: GT LOGISTICS LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$1,249,430

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$1,249,430	\$1,249,430	\$16,906.54
235	CITY OF PORT ARTHUR	0.792000	\$1,249,430	\$1,249,430	\$9,895.49
343	PORT OF PORT ARTHUR	0.156644	\$1,249,430	\$1,249,430	\$1,957.16
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$1,249,430	\$1,249,430	\$1,144.98
901	JEFFERSON COUNTY	0.365000	\$1,249,430	\$1,249,430	\$4,560.41
A59	FARM AND LATERAL ROAD	0.000000	\$1,249,430	\$1,249,430	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$1,249,430	\$1,249,430	\$0.00
Total Tax Rate:		2.758424			
				Taxes w/Current Exemptions:	\$34,464.58
				Taxes w/o Exemptions:	\$34,464.58

Improvement / Building

Improvement #1:	Commercial	State Code:	F2	Living Area:	sqft	Value:	\$927,180
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
SR1	STORAGE 1	S		2013	2500.0		
SR1	STORAGE 1	S		2013	1925.0		
BULKHEAD	BULKHEAD	S		2013	0.0		
DEPTHWATER	DEPTHWATER	S		2013	0.0		
LIMESTONE	LIMESTONE	S		2013	0.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	9.2070	401056.92	0.00	0.00	\$322,250	\$0

**Roll Value History**

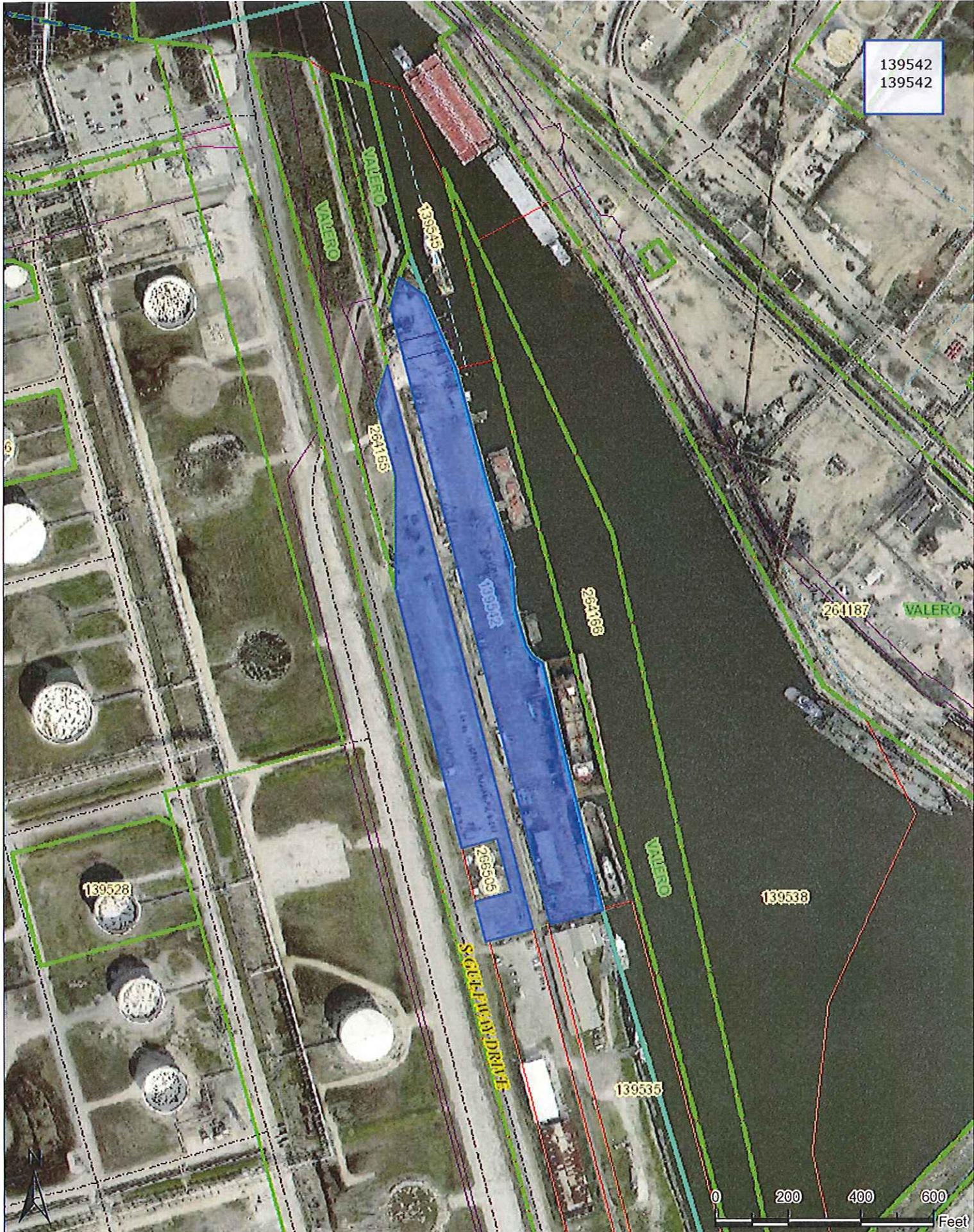
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$927,180	\$322,250		0	1,249,430	\$0 \$1,249,430
2015	\$927,180	\$322,250		0	1,249,430	\$0 \$1,249,430
2014	\$927,180	\$322,250		0	1,249,430	\$0 \$1,249,430
2013	\$927,180	\$322,250		0	1,249,430	\$0 \$1,249,430
2012	\$927,180	\$334,320		0	1,261,500	\$0 \$1,261,500
2011	\$927,180	\$334,320		0	1,261,500	\$0 \$1,261,500
2010	\$927,180	\$334,320		0	1,261,500	\$0 \$1,261,500
2009	\$927,180	\$334,320		0	1,261,500	\$0 \$1,261,500
2008	\$927,180	\$334,320		0	1,261,500	\$0 \$1,261,500
2007	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2006	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2005	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2004	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2003	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2002	\$261,390	\$191,040		0	452,430	\$0 \$452,430
2001	\$261,390	\$191,040		0	452,430	\$0 \$452,430

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2015 12:00:00 AM	WD	WARRANTY DEED	SABINE NECHES P	GT LOGISTICS LLC			2015023581
2	1/9/2014 12:00:00 AM	WD	WARRANTY DEED	BAYOU DOCK LTD	SABINE NECHES P			2014000731
3	3/21/2009 12:00:00 AM	WD	WARRANTY DEED	ALBRIGHT A MORR	BAYOU DOCK LTD			2009018667

Questions Please Call (409) 840-9944

139542  
139542



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

Property Search Results > 139545 SABINE NECHES PROPERTY LLC for Year 2016

TRACT VII (PART)

**Property**

**Account**

Property ID: 139545      Legal Description: ABST 250 T&NO RR SUR #121 PT TR 64 2.412 AC  
 Geographic ID: 300250-000-015000-00000-1      Agent Code: 20  
 Type: Real  
 Property Use Code: F1  
 Property Use Description: "REAL, COMM (HOTEL/STORE/OFFC)"

**Location**

Address: TX      Mapsco: 109-02  
 Neighborhood:      Map ID: 0  
 Neighborhood CD:

**Owner**

Name: SABINE NECHES PROPERTY LLC      Owner ID: 489157  
 Mailing Address: 1998 HIGHWAY 73      % Ownership: 100.0000000000%  
 PORT ARTHUR, TX 77640-1759  
 Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$233,720  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$84,420 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$318,140  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$318,140  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$318,140

**Taxing Jurisdiction**

Owner: SABINE NECHES PROPERTY LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$318,140

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$318,140	\$318,140	\$4,304.88
343	PORT OF PORT ARTHUR	0.156644	\$318,140	\$318,140	\$498.35
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$318,140	\$318,140	\$291.55
901	JEFFERSON COUNTY	0.365000	\$318,140	\$318,140	\$1,161.21
A59	FARM AND LATERAL ROAD	0.000000	\$318,140	\$318,140	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$318,140	\$318,140	\$0.00
Total Tax Rate:		1.966424			
				Taxes w/Current Exemptions:	\$6,255.99

Taxes w/o Exemptions: \$6,255.98

**Improvement / Building**

Improvement #1: Residential State Code: F1 Living Area: sqft Value: \$233,720

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
DEPTHWATER	DEPTHWATER	S		2013	800.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	2.4120	105066.72	0.00	0.00	\$84,420	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$233,720	\$84,420		0	318,140	\$0 \$318,140
2015	\$233,720	\$84,420		0	318,140	\$0 \$318,140
2014	\$233,720	\$84,420		0	318,140	\$0 \$318,140
2013	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2012	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2011	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2010	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2009	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2008	\$233,720	\$46,380		0	280,100	\$0 \$280,100
2007	\$0	\$26,500		0	26,500	\$0 \$26,500
2006	\$0	\$26,500		0	26,500	\$0 \$26,500
2005	\$0	\$26,500		0	26,500	\$0 \$26,500
2004	\$0	\$26,500		0	26,500	\$0 \$26,500
2003	\$0	\$26,500		0	26,500	\$0 \$26,500
2002	\$0	\$26,500		0	26,500	\$0 \$26,500
2001	\$0	\$26,500		0	26,500	\$0 \$26,500

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/9/2014 12:00:00 AM	WD	WARRANTY DEED	ALBRIGHT-PICTON	SABINE NECHES P			2014000730
2	7/1/1996 12:00:00 AM	WD	WARRANTY DEED		ALBRIGHT-PICTON			9621207

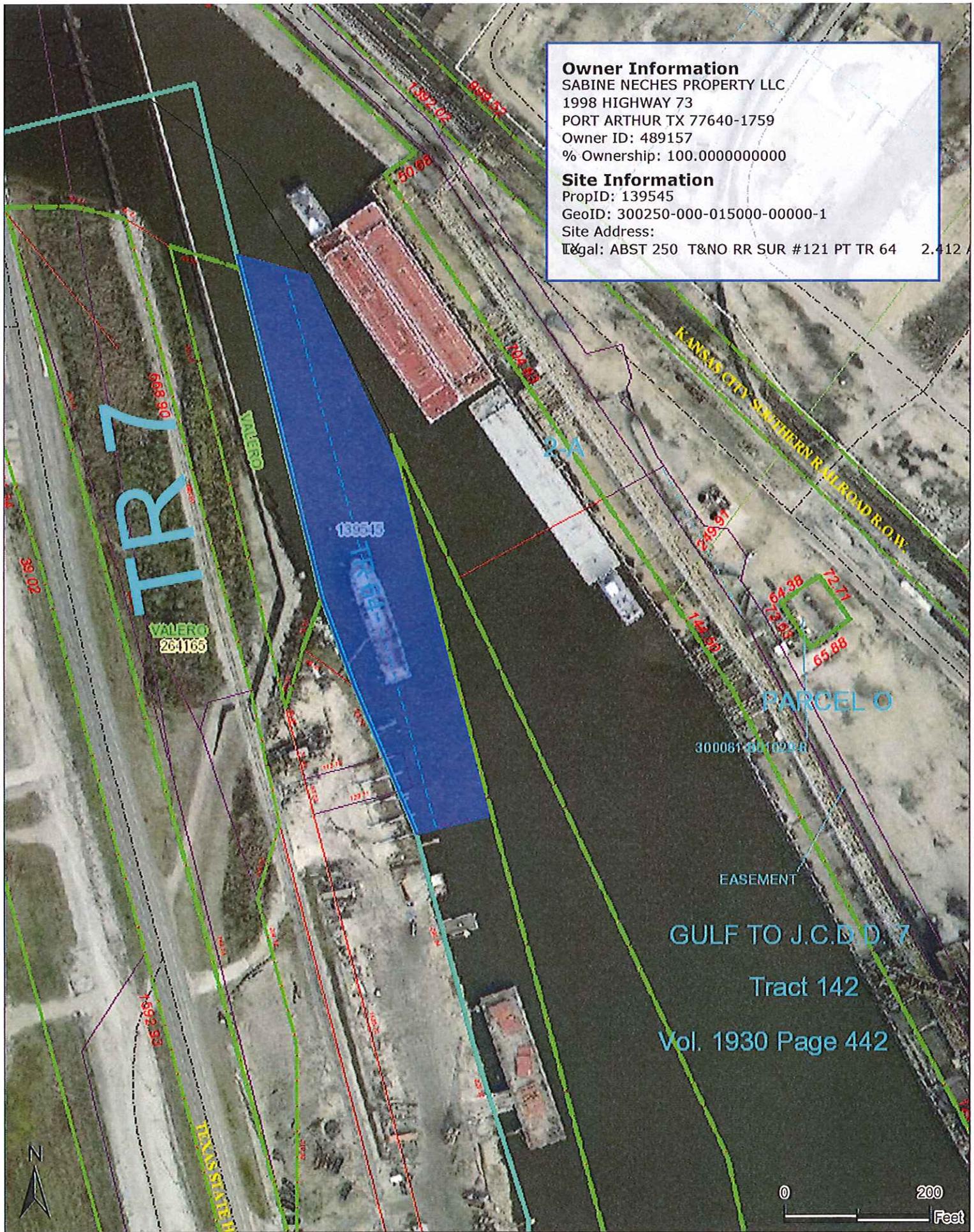
**Questions Please Call (409) 840-9944**

**Owner Information**

SABINE NECHES PROPERTY LLC  
1998 HIGHWAY 73  
PORT ARTHUR TX 77640-1759  
Owner ID: 489157  
% Ownership: 100.0000000000

**Site Information**

PropID: 139545  
GeoID: 300250-000-015000-00000-1  
Site Address:  
Legal: ABST 250 T&NO RR SUR #121 PT TR 64 2.412



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

Property Search Results > 139546 SABINE NECHES PROPERTY LLC for Year 2016

TRACT VII (PART)

**Property**

**Account**

Property ID: 139546 Legal Description: ABST 250 T&NO RR SUR #121 PT TR 64 .072 AC  
 Geographic ID: 300250-000-015001-00000-9 Agent Code: 20  
 Type: Real  
 Property Use Code: F5  
 Property Use Description: OPERATING UNITS ACREAGE

**Location**

Address: TX Mapsco: 109-02  
 Neighborhood: Map ID: 0  
 Neighborhood CD:

**Owner**

Name: SABINE NECHES PROPERTY LLC Owner ID: 489157  
 Mailing Address: 1998 HIGHWAY 73 % Ownership: 100.0000000000%  
 PORT ARTHUR, TX 77640-1759  
 Exemptions:

**Values**

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$1,440 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$1,440  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$1,440  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$1,440

**Taxing Jurisdiction**

Owner: SABINE NECHES PROPERTY LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$1,440

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$1,440	\$1,440	\$19.49
235	CITY OF PORT ARTHUR	0.792000	\$1,440	\$1,440	\$11.41
343	PORT OF PORT ARTHUR	0.156644	\$1,440	\$1,440	\$2.26
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$1,440	\$1,440	\$1.32
901	JEFFERSON COUNTY	0.365000	\$1,440	\$1,440	\$5.26
A59	FARM AND LATERAL ROAD	0.000000	\$1,440	\$1,440	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$1,440	\$1,440	\$0.00
Total Tax Rate:		2.758424			

Taxes w/Current Exemptions: \$39.74  
 Taxes w/o Exemptions: \$39.72

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	0.0720	3136.32	0.00	0.00	\$1,440	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$0	\$1,440	0	1,440	\$0	\$1,440
2015	\$0	\$1,440	0	1,440	\$0	\$1,440
2014	\$0	\$1,440	0	1,440	\$0	\$1,440
2013	\$0	\$22,660	0	22,660	\$0	\$22,660
2012	\$0	\$22,660	0	22,660	\$0	\$22,660
2011	\$0	\$22,660	0	22,660	\$0	\$22,660
2010	\$0	\$22,660	0	22,660	\$0	\$22,660
2009	\$0	\$22,660	0	22,660	\$0	\$22,660
2008	\$0	\$22,660	0	22,660	\$0	\$22,660
2007	\$0	\$22,660	0	22,660	\$0	\$22,660
2006	\$0	\$22,660	0	22,660	\$0	\$22,660
2005	\$0	\$22,660	0	22,660	\$0	\$22,660
2004	\$0	\$22,660	0	22,660	\$0	\$22,660
2003	\$0	\$22,660	0	22,660	\$0	\$22,660
2002	\$0	\$22,660	0	22,660	\$0	\$22,660
2001	\$0	\$22,660	0	22,660	\$0	\$22,660

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	1/9/2014 12:00:00 AM	WD	WARRANTY DEED	ALBRIGHT-PICTON	SABINE NECHES P			2014000730

**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

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



Jefferson CAD

Property Search Results > 139534 GOLDEN TRIANGLE PROPERTIES LLC for Year 2016

TRACT VIII

Property

Account

Property ID: 139534 Legal Description: TR 53 AB 250 T&NO RR SUR #121 1.77AC  
 Geographic ID: 300250-000-005000-00000-3 Agent Code: 20  
 Type: Real  
 Property Use Code: C1  
 Property Use Description: REAL/VACANT PLATTED LT/TR 5AC<

Location

Address: HIGHWAY 87 Mapsco: 109-02  
 TX  
 Neighborhood: Map ID: 0  
 Neighborhood CD:

Owner

Name: GOLDEN TRIANGLE PROPERTIES LLC Owner ID: 472419  
 Mailing Address: 9977 W SAM HOUSTON PKWY N STE 100 % Ownership: 100.000000000000%  
 HOUSTON, TX 77064-7512

Exemptions:

Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$17,700 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 -----  
 (=) Market Value: = \$17,700  
 (-) Ag or Timber Use Value Reduction: - \$0  
 -----  
 (=) Appraised Value: = \$17,700  
 (-) HS Cap: - \$0  
 -----  
 (=) Assessed Value: = \$17,700

Taxing Jurisdiction

Owner: GOLDEN TRIANGLE PROPERTIES LLC  
 % Ownership: 100.000000000000%  
 Total Value: \$17,700

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$17,700	\$17,700	\$239.51
235	CITY OF PORT ARTHUR	0.792000	\$17,700	\$17,700	\$140.19
343	PORT OF PORT ARTHUR	0.156644	\$17,700	\$17,700	\$27.73
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$17,700	\$17,700	\$16.22
901	JEFFERSON COUNTY	0.365000	\$17,700	\$17,700	\$64.60
A59	FARM AND LATERAL ROAD	0.000000	\$17,700	\$17,700	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$17,700	\$17,700	\$0.00
Total Tax Rate:		2.758424			

Taxes w/Current Exemptions: \$488.25  
 Taxes w/o Exemptions: \$488.24

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	1.7700	77101.20	0.00	0.00	\$17,700	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$0	\$17,700		0	17,700	\$0 \$17,700
2015	\$0	\$20,910		0	20,910	\$0 \$20,910
2014	\$0	\$20,910		0	20,910	\$0 \$20,910
2013	\$0	\$20,910		0	20,910	\$0 \$20,910
2012	\$0	\$20,910		0	20,910	\$0 \$20,910
2011	\$0	\$20,910		0	20,910	\$0 \$20,910
2010	\$0	\$20,910		0	20,910	\$0 \$20,910
2009	\$0	\$20,910		0	20,910	\$0 \$20,910
2008	\$111,610	\$20,910		0	132,520	\$0 \$132,520
2007	\$97,060	\$20,910		0	117,970	\$0 \$117,970
2006	\$80,220	\$20,910		0	101,130	\$0 \$101,130
2005	\$157,290	\$20,910		0	178,200	\$0 \$178,200
2004	\$157,290	\$20,910		0	178,200	\$0 \$178,200
2003	\$147,910	\$20,910		0	168,820	\$0 \$168,820
2002	\$147,910	\$20,910		0	168,820	\$0 \$168,820
2001	\$147,910	\$20,910		0	168,820	\$0 \$168,820

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/26/2013 12:00:00 AM	OWD	DEED WITHOUT WARRANTY		GOLDEN TRIANGLI			2013010642
2	3/26/2013 12:00:00 AM	WD	WARRANTY DEED	TRIANGLE IRON & I	GOLDEN TRIANGLI			2013010643
3	3/5/2013 12:00:00 AM	OWD	DEED WITHOUT WARRANTY		TRIANGLE IRON & I			2013010641

**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

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

**Owner Information**

GOLDEN TRIANGLE PROPERTIES LLC  
9977 W SAM HOUSTON PKWY N STE 100  
HOUSTON TX 77064-7512  
Owner ID: 472419  
% Ownership: 100.0000000000

**Site Information**

PropID: 139534  
GeoID: 300250-000-005000-00000-3  
Site Address: HIGHWAY 87  
Legal: TR 53 AB 250  
T&NO RR SUR #121  
1.77AC



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

Property Search Results > 361370 GT LOGISTICS LLC for Year 2016

TRACT X

Property

Account

Property ID: 361370 Legal Description: TR 53-A AB 250 T&NO RR SUR #121 .321AC  
 Geographic ID: 300250-000-005010-00000-0 Agent Code:  
 Type: Real  
 Property Use Code: C1  
 Property Use Description: REAL/VACANT PLATTED LT/TR 5AC<

Location

Address: Mapsco: 109-02  
 Neighborhood: Map ID: 0  
 Neighborhood CD:

Owner

Name: GT LOGISTICS LLC Owner ID: 648917  
 Mailing Address: BRACEWELL & GIULIANI % KRISTEN WONG % Ownership: 100.0000000000%  
 711 LOUISIANA ST STE 2300  
 HOUSTON, TX 77002

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$3,210	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$3,210	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$3,210	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$3,210	

Taxing Jurisdiction

Owner: GT LOGISTICS LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$3,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$3,210	\$3,210	\$43.43
235	CITY OF PORT ARTHUR	0.792000	\$3,210	\$3,210	\$25.43
343	PORT OF PORT ARTHUR	0.156644	\$3,210	\$3,210	\$5.03
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$3,210	\$3,210	\$2.95
901	JEFFERSON COUNTY	0.365000	\$3,210	\$3,210	\$11.71
A59	FARM AND LATERAL ROAD	0.000000	\$3,210	\$3,210	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$3,210	\$3,210	\$0.00
Total Tax Rate:		2.758424			

Taxes w/Current Exemptions: \$88.55

Taxes w/o Exemptions: \$88.55

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	0.3210	13982.76	0.00	0.00	\$3,210	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	\$0	\$3,210	0	3,210	\$0	\$3,210

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/22/2015 12:00:00 AM	WD	WARRANTY DEED	GOLDEN TRIANGLE	GT LOGISTICS LLC			2015023582

**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

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

**Owner Information**

GT LOGISTICS LLC  
BRACEWELL & GIULIANI % KRISTEN WONG  
711 LOUISIANA ST STE 2300  
HOUSTON TX 77002  
Owner ID: 648917  
% Ownership: 100.0000000000

**Site Information**

PropID: 361370  
GeoID: 300250-000-005010-00000-0  
Legal: TR 53-A AB 250  
T&NO RR SUR #121

.321AC



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

Property Search Results > 74506 GOLDEN TRIANGLE PROPERTIES LLC for Year 2016

TRACT IV (PART)

& TRACT IX (PART)

7F BLKS 7&8 RG S PT BLKS 7-9 RG T PALCO 282.174 AC (NON-

Property

Account  
 Property ID: 74506  
 Geographic ID: 049400-000-067640-00000-8  
 Type: Real  
 Property Use Code: F5  
 Property Use Description: OPERATING UNITS ACREAGE  
 Location  
 Address: TX  
 Mapsco: 109-89  
 Neighborhood:  
 Neighborhood CD:  
 Owner  
 Name: GOLDEN TRIANGLE PROPERTIES LLC  
 Mailing Address: 9977 W SAM HOUSTON PKWY N STE 100 HOUSTON, TX 77064-7512  
 Owner ID: 472419  
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value: + \$0  
 (+) Improvement Non-Homesite Value: + \$0  
 (+) Land Homesite Value: + \$0  
 (+) Land Non-Homesite Value: + \$1,975,220 Ag / Timber Use Value  
 (+) Agricultural Market Valuation: + \$0 \$0  
 (+) Timber Market Valuation: + \$0 \$0  
 (=) Market Value: = \$1,975,220  
 (-) Ag or Timber Use Value Reduction: - \$0  
 (=) Appraised Value: = \$1,975,220  
 (-) HS Cap: - \$0  
 (=) Assessed Value: = \$1,975,220

Taxing Jurisdiction

Owner: GOLDEN TRIANGLE PROPERTIES LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$1,975,220

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$1,975,220	\$1,975,220	\$26,727.49
343	PORT OF PORT ARTHUR	0.158844	\$1,975,220	\$1,975,220	\$3,094.06
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$1,975,220	\$1,975,220	\$1,810.10
851	DRAINAGE DISTRICT #7	0.165305	\$1,975,220	\$1,975,220	\$3,265.14
901	JEFFERSON COUNTY	0.365000	\$1,975,220	\$1,975,220	\$7,209.56
A59	FARM AND LATERAL ROAD	0.000000	\$1,975,220	\$1,975,220	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$1,975,220	\$1,975,220	\$0.00
Total Tax Rate:			2.131729		
				Taxes w/Current Exemptions:	\$42,106.35
				Taxes w/o Exemptions:	\$42,106.34

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	282.1740	12291325.20	0.00	0.00	\$1,975,220	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2016		\$0	\$1,975,220	0	1,975,220	\$0	\$1,975,220
2015		\$0	\$1,975,220	0	1,975,220	\$0	\$1,975,220
2014		\$0	\$1,975,220	0	1,975,220	\$0	\$1,975,220
2013		\$0	\$1,975,220	0	1,975,220	\$0	\$1,975,220
2012		\$0	\$1,975,220	0	1,975,220	\$0	\$1,975,220
2011		\$0	\$1,123,330	0	1,123,330	\$0	\$1,123,330
2010		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2009		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2008		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2007		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2006		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2005		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2004		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2003		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870
2002		\$0	\$2,571,870	0	2,571,870	\$0	\$2,571,870

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/28/2010 12:00:00 AM	WD	WARRANTY DEED	EQUISTAR CHEMIC	GOLDEN TRIANGLI			2010015746
2	2/22/2000 12:00:00 AM	WD	WARRANTY DEED		EQUISTAR CHEMIC			2001000988

Questions Please Call (409) 840-9944

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM  
This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

**Owner Information**

GOLDEN TRIANGLE PROPERTIES LLC  
9977 W SAM HOUSTON PKWY N STE 100  
HOUSTON TX 77064-7512  
Owner ID: 472419  
% Ownership: 100.0000000000

**Site Information**

PropID: 74506  
GeoID: 049400-000-067640-00000-8  
Site Address:  
Legal: PT OF BLKS 7&8 RG Q PT OF BLKS 6-9 RG R PT OF BLKS 6&7 ALL OF BLKS 7&8 S PT BLKS 7-9 RG T PALCO 282.174 AC (NON-AG ACCT)



This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or

Jefferson CAD

Property Search Results > 74503 GOLDEN TRIANGLE PROPERTIES LLC for Year 2016

<b>Property</b>		<b>TRACT IV (PART) &amp; TRACT IX (PART)</b>	
Account			
Property ID:	74503	Legal Description:	L4-8 B7 RG PT L1&8 B7 RG S PALCO & B37-43 ABD LAKESIDE PARK 92.004 /
Geographic ID:	049400-000-087625-00000-9	Agent Code:	
Type:	Real		
Property Use Code:	F5		
Property Use Description:	OPERATING UNITS ACREAGE		
<b>Location</b>			
Address:	TX	Mapsco:	109-95
Neighborhood:		Map ID:	0
Neighborhood CD:			
<b>Owner</b>			
Name:	GOLDEN TRIANGLE PROPERTIES LLC	Owner ID:	472419
Mailing Address:	9977 W SAM HOUSTON PKWY N STE 100 HOUSTON, TX 77064-7512	% Ownership:	100.0000000000%
Exemptions:			

<b>Values</b>			
(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$644,030	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(-) Market Value:	=	\$644,030	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(-) Appraised Value:	=	\$644,030	
(-) HS Cap:	-	\$0	
<hr/>			
(-) Assessed Value:	=	\$644,030	

<b>Taxing Jurisdiction</b>					
Owner:	GOLDEN TRIANGLE PROPERTIES LLC				
% Ownership:	100.0000000000%				
Total Value:	\$644,030				
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$644,030	\$644,030	\$8,714.63
235	CITY OF PORT ARTHUR	0.792000	\$644,030	\$644,030	\$5,100.72
343	PORT OF PORT ARTHUR	0.156644	\$644,030	\$644,030	\$1,008.83
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$644,030	\$644,030	\$590.19
851	DRAINAGE DISTRICT #7	0.165305	\$644,030	\$644,030	\$1,064.61
901	JEFFERSON COUNTY	0.385000	\$644,030	\$644,030	\$2,350.71
A59	FARM AND LATERAL ROAD	0.000000	\$644,030	\$644,030	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$644,030	\$644,030	\$0.00
Total Tax Rate:		2.923729			
				Taxes w/Current Exemptions:	\$18,829.69
				Taxes w/o Exemptions:	\$18,829.69

**Improvement / Building**  
No improvements exist for this property.

<b>Land</b>								
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A1	Acres Style Type	92.0040	4007520.00	0.00	0.00	\$644,030	\$0

<b>Roll Value History</b>							
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2016	\$0	\$644,030	0	644,030	\$0	\$644,030	
2015	\$0	\$644,030	0	644,030	\$0	\$644,030	
2014	\$0	\$644,030	0	644,030	\$0	\$644,030	
2013	\$0	\$644,030	0	644,030	\$0	\$644,030	
2012	\$0	\$644,030	0	644,030	\$0	\$644,030	
2011	\$0	\$690,030	0	690,030	\$0	\$690,030	
2010	\$0	\$353,550	0	353,550	\$0	\$353,550	
2009	\$0	\$353,550	0	353,550	\$0	\$353,550	
2008	\$0	\$353,550	0	353,550	\$0	\$353,550	
2007	\$0	\$353,550	0	353,550	\$0	\$353,550	
2006	\$0	\$353,550	0	353,550	\$0	\$353,550	
2005	\$0	\$353,550	0	353,550	\$0	\$353,550	
2004	\$0	\$353,550	0	353,550	\$0	\$353,550	
2003	\$0	\$353,550	0	353,550	\$0	\$353,550	
2002	\$0	\$353,550	0	353,550	\$0	\$353,550	

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/28/2010 12:00:00 AM	WD	WARRANTY DEED	EQUISTAR CHEMIC	GOLDEN TRIANGL			2010015748

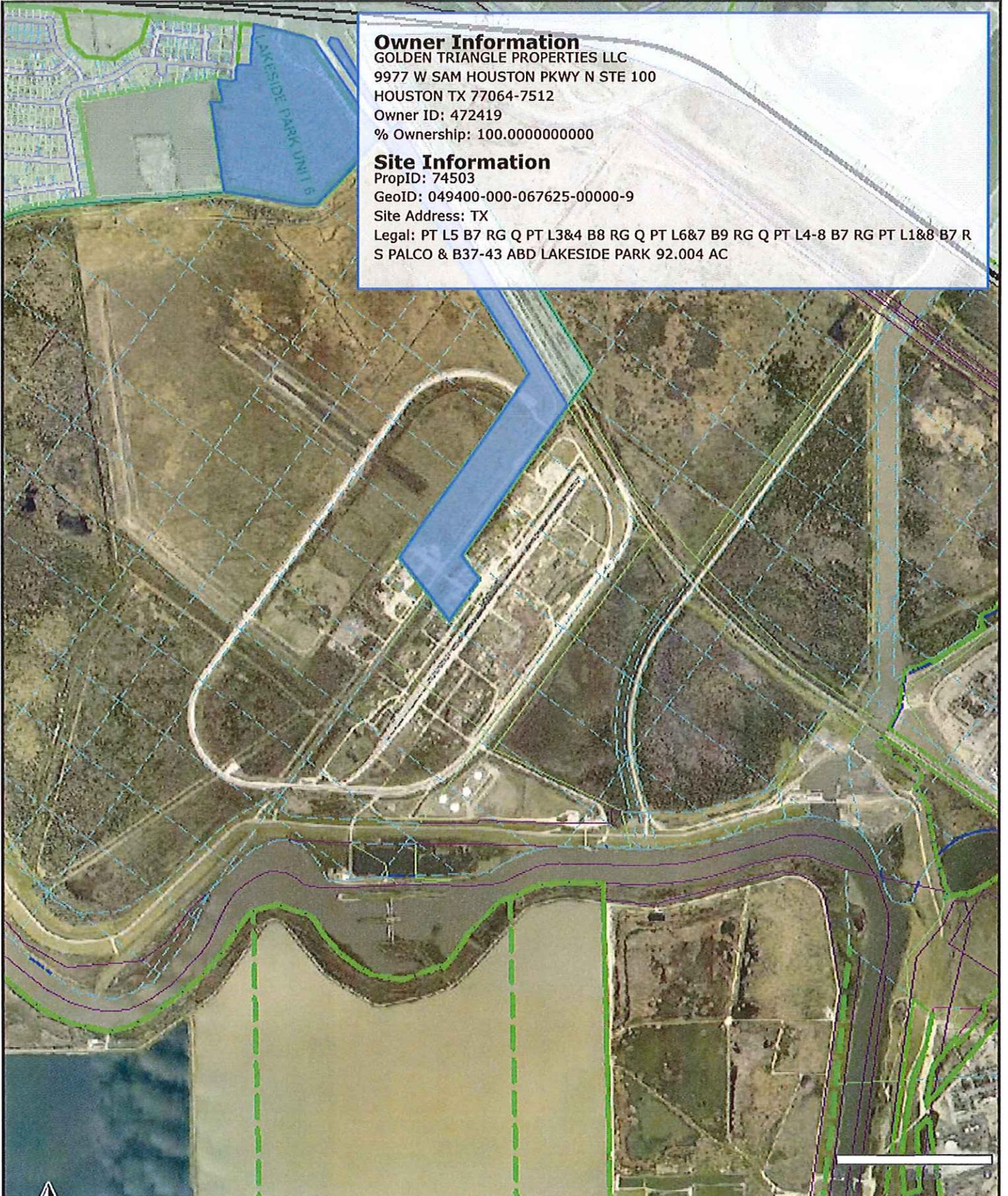
**Questions Please Call (409) 840-9944**

Website version: 1.2.2.2

Database last updated on: 6/7/2016 11:52 PM

© 2016 True Automation, Inc. All Rights Reserved. Privacy Notice

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



Jefferson CAD

Property Search Results > 255833 GOLDEN TRIANGLE PROPERTIES LLC for Year 2016

Property **TRACT IV (PART)**

Account  
 Property ID: 255833      Legal Description: PT OF **& TRACT IX (PART)** 1&7 ALL OF BLKS 7&8 RG S PT BLKS 7-9 RG T PALCO 742.212 AC (AG AC  
 Geographic ID: 049400-000-067641-00000-6      Agent Code:  
 Type: Real  
 Property Use Code: D1  
 Property Use Description: 5+ ACRES PASTURE/RANCH

Location  
 Address: TX      Mapsco: 109-89  
 Neighborhood:      Map ID: 0  
 Neighborhood CD:

Owner  
 Name: GOLDEN TRIANGLE PROPERTIES LLC      Owner ID: 472419  
 Mailing Address: 9977 W SAM HOUSTON PKWY N STE 100      % Ownership: 100.0000000000%  
 HOUSTON, TX 77064-7512  
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$5,531,480	\$61,610
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$5,531,480	
(-) Ag or Timber Use Value Reduction:	-	\$5,469,870	
-----			
(=) Appraised Value:	=	\$61,610	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$61,610	

Taxing Jurisdiction

Owner: GOLDEN TRIANGLE PROPERTIES LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$5,531,480

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
109	PORT ARTHUR INDEPENDENT SCHOOL DISTRICT	1.353140	\$61,610	\$61,610	\$833.67
343	PORT OF PORT ARTHUR	0.156644	\$61,610	\$61,610	\$96.51
755	SABINE-NECHES NAVIGATION DIST	0.091640	\$61,610	\$61,610	\$56.48
851	DRAINAGE DISTRICT #7	0.165305	\$61,610	\$61,610	\$101.84
901	JEFFERSON COUNTY	0.365000	\$61,610	\$61,610	\$224.87
A59	FARM AND LATERAL ROAD	0.000000	\$61,610	\$61,610	\$0.00
CAD	JEFFERSON CO APPRAISAL DISTRICT	0.000000	\$61,610	\$61,610	\$0.00
Total Tax Rate:		2.131729			
				Taxes w/Current Exemptions:	\$1,313.35
				Taxes w/o Exemptions:	\$1,313.36

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	PASN	NATIVE PASTURE	12.0000	522720.00	0.00	0.00	\$420,000	\$1,000
2	PASN	NATIVE PASTURE	730.2120	31807947.60	0.00	0.00	\$5,111,480	\$60,610

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed	
2016		\$0	\$5,531,480	61,610	61,610	\$0	\$61,610
2015		\$0	\$5,531,480	53,440	53,440	\$0	\$53,440
2014		\$0	\$5,531,480	53,440	53,440	\$0	\$53,440
2013		\$0	\$5,531,480	44,530	44,530	\$0	\$44,530
2012		\$0	\$5,531,480	44,530	44,530	\$0	\$44,530
2011		\$0	\$2,954,750	43,050	43,050	\$0	\$43,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
---	-----------	------	-------------	---------	---------	--------	------	-------------

Questions Please Call (409) 840-9944



**Owner Information**

GOLDEN TRIANGLE PROPERTIES LLC  
9977 W SAM HOUSTON PKWY N STE 100  
HOUSTON TX 77064-7512  
Owner ID: 472419  
% Ownership: 100.0000000000

**Site Information**

PropID: 255833  
GeoID: 049400-000-067641-00000-6  
Site Address:  
Legal: PT OF BLKS 7&8 RG Q PT OF BLKS 6-9 RG R PT OF BLKS 6&7 ALL OF BLKS 7&8  
S PT BLKS 7-9 RG T PALCO 742.212 AC (AG ACCT)

## **GTL Industrial Park/Terminal Site**

Legal Description

Ground Lease

**TRACT IV**  
**503.8 ACRES OF LAND**  
**OUT OF BLOCKS 7 AND 8, RANGE "Q",**  
**BLOCKS 6-8, RANGE "R",**  
**BLOCKS 6-8, RANGE "S",**  
**AND BLOCKS 7 AND 8, RANGE "T",**  
**PORT ARTHUR LAND COMPANY SUBDIVISION,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 503.8 acres of land out of and a part of Blocks 7 and 8, Range "Q", Blocks 6-8, Range "R", Blocks 6-8, Range "S", and Blocks 7 and 8, Range "T", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 503.8 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25; from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823, bears South 77 deg., 12 min., 43 sec., East, a distance of 774.33';

**THENCE**, South 44 deg., 18 min., 07 sec., East, a distance of 3889.09' to a ½" steel rod, capped and marked "SOUTEX", set on the West line of a 100' wide Union Pacific Railroad right of way, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, same being the East line of the (Called 1116.39) acre tract, for the **POINT OF BEGINNING** and most Northerly corner of the herein described tract; having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 30 deg., 54 min., 24 sec., East, on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 2266.07' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 32 deg., 16 min., 49 sec., East, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 400.39' to a 6" diameter concrete monument found for corner;

**THENCE**, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract on the arc of a curve to the left having a radius of 5779.65', an arc length of 158.41' (Called 158.43'), a chord bearing of South 34 deg., 37 min., 50 sec., East, a chord distance of 158.40' to a ½" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of a tract of land conveyed to Texaco Downstream Properties, Inc., recorded in File No. 2007011535, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 37 min., 44 sec., West, on the Northwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 2716.19' (Called 2716.64') to a ½" steel rod, capped and marked "SOUTEX", set for the most Westerly corner of said Texaco Downstream Properties, Inc., tract; said ½" steel rod being an interior corner of the herein described tract; from which a 1" steel rod found bent bears North 73 deg., 32 min., 03 sec., East, a distance of 3.23';

**THENCE**, South 64 deg., 42 min., 06 sec., East, on the Southwest line of the said Texaco Downstream Properties, Inc. tract, a distance of 1433.98' (Called 1434.17') to a 6" diameter concrete monument found for corner;

**THENCE**, South 14 deg., 26 min., 02 sec., East, continuing on the Southwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 389.11' to a point for corner on the Northerly bank of Taylor Bayou; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, the following bearings and distances on the Northerly bank of Taylor Bayou:

North 89 deg., 54 min., 00 sec., West, 88.44'

North 76 deg., 03 min., 49 sec., West, 88.58'

North 84 deg., 22 min., 39 sec., West, 59.83'

South 88 deg., 58 min., 36 sec., West, 59.73'

South 86 deg., 45 min., 53 sec., West, 38.13'

North 13 deg., 41 min., 30 sec., East, 11.39'

North 01 deg., 38 min., 12 sec., East, 23.09'

North 07 deg., 36 min., 37 sec., West, 14.64'

North 57 deg., 12 min., 26 sec., West, 30.60'

South 65 deg., 32 min., 21 sec., West, 29.18'

South 22 deg., 23 min., 51 sec., West, 48.68'

North 88 deg., 16 min., 09 sec., West, 286.98'

North 89 deg., 45 min., 37 sec., West, 182.99'

South 68 deg., 20 min., 56 sec., West, 77.46'

**THENCE**, North 84 deg., 24 min., 34 sec., West, leaving said Northerly bank of Taylor Bayou, a distance of 554.19' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 27 min., 57 sec., West, a distance of 115.10' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 37 deg., 14 min., 53 sec., West, a distance of 8.30' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 39 deg., 10 min., 28 sec., West, a distance of 25.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 40 deg., 54 min., 11 sec., West, a distance of 29.01' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 00 deg., 15 min., 21 sec., East, a distance of 73.67' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 44 min., 39 sec., West, a distance of 1187.11' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 84 deg., 41 min., 04 sec., West, a distance of 753.67' to a point for corner on the Northerly bank of Taylor Bayou;

**THENCE**, the following calls on the Northerly bank of said Taylor Bayou:

South 82 deg., 22 min., 05 sec., West, 112.91'

South 54 deg., 28 min., 06 sec., West, 157.97'

South 76 deg., 30 min., 13 sec., West, 76.71'

South 46 deg., 35 min., 51 sec., West, 402.96'

South 38 deg., 51 min., 09 sec., West, 65.50'

South 16 deg., 59 min., 01 sec., West, 80.03'

South 16 deg., 35 min., 00 sec., West, 132.26'

South 27 deg., 14 min., 01 sec., West, 468.76'

South 40 deg., 46 min., 37 sec., West, 350.04'

South 46 deg., 28 min., 54 sec., West, 237.05'

South 62 deg., 42 min., 00 sec., West, 196.52'

South 79 deg., 33 min., 00 sec., West, 105.88'

North 08 deg., 41 min., 43 sec., West, 59.01'

North 89 deg., 24 min., 01 sec., West, 123.82'

South 04 deg., 20 min., 03 sec., East, 33.27'

North 87 deg., 33 min., 19 sec., West, 107.49'

North 81 deg., 22 min., 14 sec., West, 167.37'

North 58 deg., 34 min., 35 sec., West 233.42'

North 52 deg., 36 min., 32 sec., West, 416.40'

North 45 deg., 04 min., 29 sec., West, 334.26'

North 41 deg., 12 min., 18 sec., West, 279.62'

**THENCE**, North 38 deg., 01 min., 24 sec., West, a distance of 107.62' to a point for corner being the most Westerly corner of the herein described tract; from which a railroad spike found on the Northwesterly line of the (Called 1116.39) acre tract bears North 06 deg., 27 min., 00 sec., West, a distance of 5987.36';

**THENCE**, North 36 deg., 46 min., 26 sec., East, crossing the (Called 1116.39) acre tract, at 400.00' passing a ½" steel rod, capped and marked "SOUTEX", set for a reference point and continuing for a total distance of 6559.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 59 deg., 27 min., 52 sec., East, crossing the (Called 1116.39) acre tract, a distance of 1675.91' to the **POINT OF BEGINNING** and containing 503.8 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.

Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.

Referenced to SmartNet, NA.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481 in June 2015.

**TRACT IV-A  
EASEMENT ESTATE  
2.019 ACRES OF LAND OUT OF RANGE "Q",  
PORT ARTHUR LAND COMPANY SUBDIVISION,  
CITY OF PORT ARTHUR,  
JEFFERSON COUNTY, TEXAS**

**BEING** 2.019 acres of land for access purposes out of and a part of Blocks 7, 8 and 9, Range "Q", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 2.019 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½” steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½” steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25;

**THENCE**, South 85 deg., 12 min., 34 sec., East, on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 139.60’ to a point for corner;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 243.89’ to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 24.57’ to a point for corner being the Northeast corner of the herein described tract from which a 5/8” steel rod, capped and marked “CLR”, found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823 bears South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), a distance of 367.93’;

**THENCE**, on the arc of a curve to the left having a radius of 588.00’, an arc length of 111.78’, a chord bearing of South 03 deg., 31 min., 05 sec., East, a chord distance of 111.62’ to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 238.00’, an arc length of 71.88’, a chord bearing of South 17 deg., 36 min., 58 sec., East, a chord distance of 71.60’ to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 298.00’, an arc length of 231.82’, a chord bearing of South 48 deg., 33 min., 14 sec., East, a chord distance of 226.02’ to a point for corner;

**THENCE**, South 70 deg., 50 min., 24 sec., East, a distance of 132.44’ to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 462.00’, an arc length of 293.03’, a chord bearing of South 52 deg., 40 min., 12 sec., East, a chord distance of 288.14’ to a point for corner;

**THENCE**, South 34 deg., 29 min., 59 sec., East, a distance of 181.54’ to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 2432.88’, an arc length of 515.17’, a chord bearing of South 39 deg., 21 min., 50 sec., East, a chord distance of 514.21’ to a point for corner;

**THENCE**, South 46 deg., 13 min., 03 sec., East, a distance of 122.44' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 120.84', a chord bearing of South 55 deg., 08 min., 23 sec., East, a chord distance of 120.35' to a point for corner;

**THENCE**, South 64 deg., 03 min., 44 sec., East, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 237.79', a chord bearing of South 47 deg., 31 min., 41 sec., East, a chord distance of 234.50' to a point for corner;

**THENCE**, South 30 deg., 59 min., 38 sec., East, a distance of 1499.76' to a point for corner on the North line of a 503.8 acre tract of land surveyed this date; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 59 deg., 27 min., 52 sec., West, on the North line of the 503.8 acre tract, a distance of 24.00' to a point for corner being the Southwest corner of the herein described tract;

**THENCE**, North 30 deg., 59 min., 38 sec., West, a distance of 1499.57' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 223.93', a chord bearing of North 47 deg., 31 min., 41 sec., West, a chord distance of 220.84' to a point for corner;

**THENCE**, North 64 deg., 03 min., 44 sec., West, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 128.32', a chord bearing of North 55 deg., 08 min., 23 sec., West, a chord distance of 127.80' to a point for corner;

**THENCE**, North 46 deg., 13 min., 03 sec., West, a distance of 122.61' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 2456.88', an arc length of 520.16', a chord bearing of North 39 deg., 22 min., 08 sec., West, a chord distance of 519.19' to a point for corner;

**THENCE**, North 34 deg., 29 min., 59 sec., West, a distance of 181.29' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 438.00', an arc length of 277.81', a chord bearing of North 52 deg., 40 min., 12 sec., West, a chord distance of 273.17' to a point for corner;

**THENCE**, North 70 deg., 50 min., 24 sec., West, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 322.00', an arc length of 250.50', a chord bearing of North 48 deg., 33 min., 14 sec., West, a chord distance of 244.23' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 262.00', an arc length of 79.12', a chord bearing of North 17 deg., 36 min., 58 sec., West, a chord distance of 78.82' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 612.00', an arc length of 121.71', a chord bearing of North 03 deg., 16 min., 02 sec., West, a chord distance of 121.51' to the **POINT OF BEGINNING** and containing 2.019 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage given are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.  
Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.  
Reference to SmartNet, NA

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481 in June 2015.

**GT Logistics, LLC**  
**LS-15-0470**

**TRACT IX**  
**50.00 ACRES OF LAND**  
**PART OF BLOCK 7 AND 8, RANGE "R",**  
**AND BLOCK 7 AND 8, RANGE "S",**  
**PORT ARTHUR LAND COMPANY SUBDIVISION,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range "R", Lots 3 and 4, Block 8, Range "R", Lot 8, Block 7, Range "S", and Lot 1, Block 8, Range "S", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod, capped and marked "SOUTEX", set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100' wide right of way conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27' to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73' to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27' to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73' to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**GT Logistics, LLC**  
**LS-15-0470-2**

After Recording Return To:

Bracewell & Giuliani LLP  
711 Louisiana Street, Suite 2300  
Houston, Texas 77002  
Attention: Kristen Wong

**MEMORANDUM OF GROUND LEASE**

THIS MEMORANDUM (this "Memorandum") is made as of the 22nd day of July, 2015, between GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company ("Lessor"), and GT LOGISTICS, LLC, a Delaware limited liability company ("Lessee"), with regard to that certain Ground Lease (Port Arthur, Texas) (the "Ground Lease") between Lessor and Lessee (the "Parties" or, individually, a "Party") dated effective as of July 22nd, 2015 (the "Effective Date").

LEASED PREMISES: Certain real property located in Jefferson County, Texas, as more particularly described on Exhibit A attached hereto and made a part hereof.

INITIAL TERM OF LEASE: Ninety-nine (99) years after the delivery date (together with any renewal of the Ground Lease, the "Term").

RENEWAL TERM: Automatic renewals for successive five-year Renewal Terms unless Lessee gives Lessor written notice of its intent not to renew this Lease at least twelve (12) months before the expiration of the Initial Term or the then-current Renewal Term.

USE AFTER TERM: Lessee shall have access to the Leased Premises for up to one (1) year following termination of the Lease for the sole purpose of restoring the Leased Premises as required pursuant to the terms of the Ground Lease.

PERMITTED LESSEE FINANCING: Lessee shall have the right to Transfer the Ground Lease to any Person providing construction, interim or long-term financing in connection with the Leased Premises or the operations thereon, as set forth in Section 12.2 of the Ground Lease.

LESSOR: GOLDEN TRIANGLE PROPERTIES, LLC

LESSEE: GT LOGISTICS, LLC

PERMITTED USE:

During the Term, Lessee shall use the Leased Premises for the purpose of (a) transporting, transloading, handling, processing or storing of crude oil, other hydrocarbons, liquids, refined products, any bulk materials, chemicals and/or aggregates, including sand, gravel, crushed stone and recycled concrete (and excluding plastics and rubber), in each case on a bulk basis as to the receipt and transfer thereof in the Port Arthur area, (b) operating any related bulk liquid storage terminals; and/or (c) operating related facilities, including but not limited to docks, pipelines and transloading facilities, and ancillary uses related to each of the foregoing. The Leased Premises shall not be used for any other purpose without the prior written consent of Lessor, which consent shall not be unreasonably withheld.

PURCHASE OPTION:

Lessee shall have an option to purchase all or portions of the Leased Premises, as set forth in the Ground Lease.

CLAW BACK OPTION:

Lessor shall have an option to "claw back" approximately 50 acres from the Leased Premises, thereby reducing the acreage of the Leased Premises to approximately 450 acres. If Lessor does not exercise its claw back option within one (1) year from the Effective Date of the Ground Lease, a separate 50-acre tract shall be severed from the Leased Premises and surrendered to Lessor.

DEFINED TERMS:

Capitalized terms used but not defined herein shall have the meanings assigned to such terms in the Ground Lease.

All of the terms and conditions of the Ground Lease, as may be amended, supplemented, or otherwise modified, are incorporated herein by reference as though set forth fully herein. In the event of any conflict between the terms hereof and of the Ground Lease, the Ground Lease shall prevail. Nothing contained herein is intended to or shall modify or alter the terms, conditions or provisions of the Ground Lease.

The Ground Lease contains the entire understanding of Lessor and Lessee with respect to the matters contained therein and supersedes and cancels any and all oral or written prior agreements, understandings, statements and representations between the Parties with respect thereto.

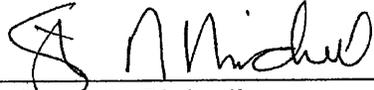
This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

**[SIGNATURES APPEAR ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Lessor and Lessee have duly executed this Memorandum of Ground Lease as of the date first above written.

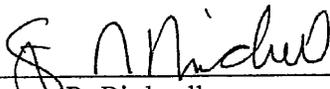
**LESSEE:**

**GT LOGISTICS, LLC,**  
a Delaware limited liability company

By:   
Name: Steven R. Birdwell  
Title: Chairman

**LESSOR:**

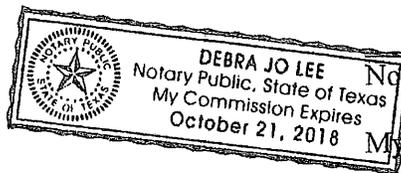
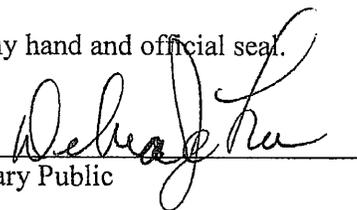
**GOLDEN TRIANGLE PROPERTIES, LLC,**  
a Texas limited liability company.

By:   
Name: Steven R. Birdwell  
Title: President

STATE OF TEXAS :  
 : SS  
COUNTY OF HARRIS :

ON THIS, the 14th day of July, 2015, before me, a Notary Public, the undersigned officer, personally appeared Steven R. Birdwell, who acknowledged himself or herself to be the President of GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company, and that he or she, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself or herself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

 DEBRA JO LEE Notary Public  
Notary Public, State of Texas  
My Commission Expires  
October 21, 2018 My Commission Expires:  


## EXHIBIT A

### LEASED PREMISES

#### Tract 1 (Leasehold Estate)

**BEING** 503.8 acres of land out of and a part of Blocks 7 and 8, Range "Q", Blocks 6-8, Range "R", Blocks 6-8, Range "S", and Blocks 7 and 8, Range "T", Port Arthur Land Company Subdivision, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 503.8 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25; from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823, bears South 77 deg., 12 min., 43 sec., East, a distance of 774.33';

**THENCE**, South 44 deg., 18 min., 07 sec., East, a distance of 3889.09' to a ½" steel rod, capped and marked "SOUTEX", set on the West line of a 100' wide Union Pacific Railroad right of way, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, same being the East line of the (Called 1116.39) acre tract, for the **POINT OF BEGINNING** and most Northerly corner of the herein described tract; having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 30 deg., 54 min., 24 sec., East, on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 2266.07' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 32 deg., 16 min., 49 sec., East, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract, a distance of 400.39' to a 6" diameter concrete monument found for corner;

**THENCE**, continuing on the West line of said Union Pacific Railroad right of way, same being the Easterly line of the (Called 1116.39) acre tract on the arc of a curve to the left having a radius of 5779.65', an arc length of 158.41' (Called 158.43'), a chord bearing of South 34 deg., 37 min., 50 sec., East, a chord distance of 158.40' to a ½" steel rod, capped and marked "SOUTEX", set for the most Northerly corner of a tract of land conveyed to Texaco Downstream Properties, Inc., recorded in File No. 2007011535, Official Public Records, Jefferson County, Texas; said ½" steel rod being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 37 min., 44 sec., West, on the Northwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 2716.19' (Called 2716.64') to a ½" steel rod, capped and marked "SOUTEX", set for the most Westerly corner of said Texaco Downstream Properties, Inc., tract; said ½" steel rod being an interior corner of the herein described tract; from which a 1" steel rod found bent bears North 73 deg., 32 min., 03 sec., East, a distance of 3.23';

**THENCE**, South 64 deg., 42 min., 06 sec., East, on the Southwest line of the said Texaco Downstream Properties, Inc. tract, a distance of 1433.98' (Called 1434.17') to a 6" diameter concrete monument found for corner;

**THENCE**, South 14 deg., 26 min., 02 sec., East, continuing on the Southwesterly line of said Texaco Downstream Properties, Inc. tract, a distance of 389.11' to a point for corner on the Northerly bank of Taylor Bayou; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, the following bearings and distances on the Northerly bank of Taylor Bayou:

North 89 deg., 54 min., 00 sec., West, 88.44'

North 76 deg., 03 min., 49 sec., West, 88.58'

North 84 deg., 22 min., 39 sec., West, 59.83'

South 88 deg., 58 min., 36 sec., West, 59.73'

South 86 deg., 45 min., 53 sec., West, 38.13'

North 13 deg., 41 min., 30 sec., East, 11.39'

North 01 deg., 38 min., 12 sec., East, 23.09'

North 07 deg., 36 min., 37 sec., West, 14.64'

North 57 deg., 12 min., 26 sec., West, 30.60'

South 65 deg., 32 min., 21 sec., West, 29.18'

South 22 deg., 23 min., 51 sec., West, 48.68'

North 88 deg., 16 min., 09 sec., West, 286.98'

North 89 deg., 45 min., 37 sec., West, 182.99'

South 68 deg., 20 min., 56 sec., West, 77.46'

**THENCE**, North 84 deg., 24 min., 34 sec., West, leaving said Northerly bank of Taylor Bayou, a distance of 554.19' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 27 min., 57 sec., West, a distance of 115.10' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 37 deg., 14 min., 53 sec., West, a distance of 8.30' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 39 deg., 10 min., 28 sec., West, a distance of 25.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 40 deg., 54 min., 11 sec., West, a distance of 29.01' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 00 deg., 15 min., 21 sec., East, a distance of 73.67' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 89 deg., 44 min., 39 sec., West, a distance of 1187.11' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, South 84 deg., 41 min., 04 sec., West, a distance of 753.67' to a point for corner on the Northerly bank of Taylor Bayou;

**THENCE**, the following calls on the Northerly bank of said Taylor Bayou:

South 82 deg., 22 min., 05 sec., West, 112.91'

South 54 deg., 28 min., 06 sec., West, 157.97'

South 76 deg., 30 min., 13 sec., West, 76.71'

South 46 deg., 35 min., 51 sec., West, 402.96'

South 38 deg., 51 min., 09 sec., West, 65.50'

South 16 deg., 59 min., 01 sec., West, 80.03'

South 16 deg., 35 min., 00 sec., West, 132.26'

South 27 deg., 14 min., 01 sec., West, 468.76'

South 40 deg., 46 min., 37 sec., West, 350.04'

South 46 deg., 28 min., 54 sec., West, 237.05'

South 62 deg., 42 min., 00 sec., West, 196.52'

South 79 deg., 33 min., 00 sec., West, 105.88'

North 08 deg., 41 min., 43 sec., West, 59.01'

North 89 deg., 24 min., 01 sec., West, 123.82'

South 04 deg., 20 min., 03 sec., East, 33.27'

North 87 deg., 33 min., 19 sec., West, 107.49'

North 81 deg., 22 min., 14 sec., West, 167.37'

North 58 deg., 34 min., 35 sec., West 233.42'

North 52 deg., 36 min., 32 sec., West, 416.40'

North 45 deg., 04 min., 29 sec., West, 334.26'

North 41 deg., 12 min., 18 sec., West, 279.62'

**THENCE**, North 38 deg., 01 min., 24 sec., West, a distance of 107.62' to a point for corner being the most Westerly corner of the herein described tract; from which a railroad spike found on the Northwesterly line of the (Called 1116.39) acre tract bears North 06 deg., 27 min., 00 sec., West, a distance of 5987.36';

**THENCE**, North 36 deg., 46 min., 26 sec., East, crossing the (Called 1116.39) acre tract, at 400.00' passing a ½" steel rod, capped and marked "SOUTEX", set for a reference point and continuing for a total distance of 6559.27' to a ½" steel rod, capped and marked "SOUTEX", set for corner;

**THENCE**, North 59 deg., 27 min., 52 sec., East, crossing the (Called 1116.39) acre tract, a distance of 1675.91' to the **POINT OF BEGINNING** and containing 503.8 acres of land, more or less.

SAVE AND EXCEPT the following described 50.00 acres tract being more particularly described as follows:

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range "R", Lots 3 and 4, Block 8, Range "R", Lot 8, Block 7, Range "S", and Lot 1, Block 8, Range "S", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records,

Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½” steel rod, capped and marked “SOUTEX”, set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100’ wide right of way conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58’ to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27’ to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73’ to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27’ to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73’ to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

### **Tract II (Leasehold Estate)**

**BEING** 50.00 acres of land, part of Lots 5 and 6, Block 7, Range “R”, Lots 3 and 4, Block 8, Range “R”, Lot 8, Block 7, Range “S”, and Lot 1, Block 8, Range “S”, Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas, and part of a (Called 503.8) acre tract surveyed this date; said 50.00 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½” steel rod, capped and marked “SOUTEX”, set on the Northeast line of the (Called 1116.39) acre tract, same being the Southwest line of a 100’ wide right of way

conveyed to Union Pacific Railroad, recorded in Volume Y, Page 459, Deed Records, Jefferson County, Texas, for the most Northerly corner of the (Called 503.8) acre tract, having State Plane Coordinate Values of N: 13900354.95, E: 3554563.54;

**THENCE**, South 42 deg., 52 min., 49 sec., West, a distance of 1698.58' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract, having State Plane Coordinate Values of N:13899110.27, E: 3553407.71;

**THENCE**, South 53 deg., 13 min., 34 sec., East, a distance of 1264.27' to a point for corner being the most Easterly corner of the herein described tract;

**THENCE**, South 36 deg., 46 min., 26 sec., West, a distance of 1722.73' to a point for corner being the most Southerly corner of the herein described tract;

**THENCE**, North 53 deg., 13 min., 34 sec., West, a distance of 1264.27' to a point for corner being the most Westerly corner of the herein described tract;

**THENCE**, North 36 deg., 46 min., 26 sec., East, a distance of 1722.73' to the **POINT OF BEGINNING** and containing 50.00 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 26 min., 55 sec., a scale factor of 0.999909172, and a referenced to NGS monument AJ8221.

### **Tract III (Easement Estate)**

**BEING** 2.019 acres of land for access purposes out of and a part of Blocks 7, 8 and 9, Range "Q", Port Arthur Land Company Subdivision, City of Port Arthur, recorded in Volume 1, Page 22, Map Records, Jefferson County, Texas; being part of a (Called 1116.39) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2010015746, Official Public Records, Jefferson County, Texas; said 2.019 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found in concrete on the intersection of the South right of way line of a dedicated road named State Highway 73 and the East right of way line of a dedicated road named Lakeside Plaza; said ½" steel rod being the Northwest corner of Lakeside Park Unit 6, recorded in File No. 2010012343, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13903138.25, E: 3551847.25;

**THENCE**, South 85 deg., 12 min., 34 sec., East, on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 139.60' to a point for corner;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 243.89' to a point for corner being the **POINT OF BEGINNING** and most Northerly corner of the herein described tract;

**THENCE**, South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), continuing on the South right of way line of said State Highway 73, same being the North line of the (Called 1116.39) acre tract, a distance of 24.57' to a point for corner being the Northeast corner of the herein described tract from which a 5/8" steel rod, capped and marked "CLR", found on the intersection of the South right of way line of said State Highway 73 and the Southwest right of way line of a dedicated road named FM 823 bears South 75 deg., 27 min., 46 sec., East (Called South 75 deg., 27 min., 26 sec., East), a distance of 367.93';

**THENCE**, on the arc of a curve to the left having a radius of 588.00', an arc length of 111.78', a chord bearing of South 03 deg., 31 min., 05 sec., East, a chord distance of 111.62' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 238.00', an arc length of 71.88', a chord bearing of South 17 deg., 36 min., 58 sec., East, a chord distance of 71.60' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 298.00', an arc length of 231.82', a chord bearing of South 48 deg., 33 min., 14 sec., East, a chord distance of 226.02' to a point for corner;

**THENCE**, South 70 deg., 50 min., 24 sec., East, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 462.00', an arc length of 293.03', a chord bearing of South 52 deg., 40 min., 12 sec., East, a chord distance of 288.14' to a point for corner;

**THENCE**, South 34 deg., 29 min., 59 sec., East, a distance of 181.54' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 2432.88', an arc length of 515.17', a chord bearing of South 39 deg., 21 min., 50 sec., East, a chord distance of 514.21' to a point for corner;

**THENCE**, South 46 deg., 13 min., 03 sec., East, a distance of 122.44' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 120.84', a chord bearing of South 55 deg., 08 min., 23 sec., East, a chord distance of 120.35' to a point for corner;

**THENCE**, South 64 deg., 03 min., 44 sec., East, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 237.79', a chord bearing of South 47 deg., 31 min., 41 sec., East, a chord distance of 234.50' to a point for corner;

**THENCE**, South 30 deg., 59 min., 38 sec., East, a distance of 1499.76' to a point for corner on the North line of a 503.8 acre tract of land surveyed this date; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 59 deg., 27 min., 52 sec., West, on the North line of the 503.8 acre tract, a distance of 24.00' to a point for corner being the Southwest corner of the herein described tract;

**THENCE**, North 30 deg., 59 min., 38 sec., West, a distance of 1499.57' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 388.00', an arc length of 223.93', a chord bearing of North 47 deg., 31 min., 41 sec., West, a chord distance of 220.84' to a point for corner;

**THENCE**, North 64 deg., 03 min., 44 sec., West, a distance of 136.76' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 412.00', an arc length of 128.32', a chord bearing of North 55 deg., 08 min., 23 sec., West, a chord distance of 127.80' to a point for corner;

**THENCE**, North 46 deg., 13 min., 03 sec., West, a distance of 122.61' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 2456.88', an arc length of 520.16', a chord bearing of North 39 deg., 22 min., 08 sec., West, a chord distance of 519.19' to a point for corner;

**THENCE**, North 34 deg., 29 min., 59 sec., West, a distance of 181.29' to a point for corner;

**THENCE**, on the arc of a curve to the left having a radius of 438.00', an arc length of 277.81', a chord bearing of North 52 deg., 40 min., 12 sec., West, a chord distance of 273.17' to a point for corner;

**THENCE**, North 70 deg., 50 min., 24 sec., West, a distance of 132.44' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 322.00', an arc length of 250.50', a chord bearing of North 48 deg., 33 min., 14 sec., West, a chord distance of 244.23' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 262.00', an arc length of 79.12', a chord bearing of North 17 deg., 36 min., 58 sec., West, a chord distance of 78.82' to a point for corner;

**THENCE**, on the arc of a curve to the right having a radius of 612.00', an arc length of 121.71', a chord bearing of North 03 deg., 16 min., 02 sec., West, a chord distance of 121.51' to the **POINT OF BEGINNING** and containing 2.019 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage given are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83.

Scale Factor = 0.999909172, Convergence Angle = 02 deg., 26 min., 55 sec.

Reference to SmartNet, NA

## **GTL Dock Site**

### **Legal Description**

(This document are the legal descriptions of a series of eight individual parcels that make up the dock site. This application will be supplemented with a single legal description that encompasses all eight parcels described here.)

### **Special Warranty Deed**

(Note that the tract designations in the description of the property do not correspond to the tract designations in the legal description above.)

### **Description of Dock Properties**

The Dock Properties are:

(a) the tracts collectively nicknamed the "Signal Dock" consisting of (i) the 16.88 acres labeled "Tract I", (ii) the 0.8549 acres (called 0.855 acres) labeled "Tract II", (iii) the 0.3465 acres (called 0.352 acres) labeled "Tract III", (iv) the 1.772 acres (called 1.7681 acres) labeled "Tract VIII", and (v) the .3225 acres (called 0.3210 acres) labeled "Tract X", each on that certain survey dated June 15, 2015 prepared by Anthony M. Leger, R.P.L.S. No. 5481, Project No. 15-0472; and

(b) the tracts collectively nicknamed the "Gulf Copper Dock" consisting of (i) the 5.506 acres labeled "Tract V", (ii) the 3.697 acres labeled "Tract VI" and (iii) the 2.484 acres labeled "Tract VII", each on the survey dated June 15, 2015 prepared by Anthony M. Leger, R.P.L.S. No. 5481, Project No. 15-0471.

**TRACT I**  
**16.88 ACRES OF LAND AND WATER**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250**  
**AND THE T. & N.O.R.R. SURVEY NO. 122**  
**(M. BROUSSARD SURVEY), ABSTRACT NO. 486,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 16.88 acres of land and water out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, and the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being the same tract of land known as Tract I conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 16.88 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 2" steel pipe found on the intersection of the East line of a 100' wide Union Pacific Railroad right of way and the West line of a (Called 3.6754) acre tract of land conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas, for the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13883774.79, E: 3564047.28;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), on the East line of said Union Pacific Railroad right of way, a distance of 392.63' to a ½" steel rod, capped and marked "SOUTEX", set on the intersection of the East line of said Union Pacific Railroad right of way and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 87 deg., 05 min., 11 sec., East (Called North 87 deg., 04 min., 18 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 52.54' (Called 52.82') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), a distance of 60.95' (Called 61.22') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 42 min., 53 sec., West (Called North 21 deg., 43 min., 46 sec., West), at 636.45' passing a ½" steel rod, capped and marked "HODGES", found for reference and continuing a total distance of 1056.93' to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 20 deg., 10 min., 23 sec., West (Called North 20 deg., 11 min., 16 sec., West), a distance of 321.56' (Called 321.06'), to a point for corner in the waters of Taylor Bayou Turn Around Basin, being the most Northerly corner of the herein described tract;

**THENCE**, the following bearings and distances to points for corner in the waters of Taylor Bayou Turn Around Basin:

South 74 deg., 27 min., 21 sec., East (Called South 74 deg., 28 min., 14 sec., East), 19.70' (Called 19.43');

South 39 deg., 42 min., 26 sec., East (Called South 39 deg., 43 min., 19 sec., East), a distance of 32.28';

South 53 deg., 15 min., 23 sec., East (Called South 53 deg., 16 min., 16 sec., East), a distance of 44.88';

South 38 deg., 10 min., 06 sec., East (Called South 38 deg., 10 min., 59 sec., East), a distance of 57.04';

South 31 deg., 37 min., 54 sec., East (Called South 31 deg., 38 min., 47 sec., East), a distance of 85.10';

South 37 deg., 16 min., 17 sec., East (Called South 37 deg., 17 min., 10 sec., East), a distance of 52.40';

South 57 deg., 30 min., 51 sec., East (Called South 57 deg., 31 min., 44 sec., East), a distance of 71.09';

South 39 deg., 37 min., 04 sec., East (Called South 39 deg., 37 min., 57 sec., East), a distance of 72.48';

South 52 deg., 07 min., 16 sec., East (Called South 52 deg., 08 min., 09 sec., East), a distance of 74.79';

South 58 deg., 33 min., 40 sec., East (Called South 58 deg., 34 min., 33 sec., East), a distance of 86.51';

South 41 deg., 48 min., 19 sec., East (Called South 41 deg., 49 min., 12 sec., East), a distance of 96.95';

South 27 deg., 28 min., 12 sec., East (Called South 27 deg., 29 min., 05 sec., East), a distance of 68.28';

South 11 deg., 30 min., 23 sec., East (Called South 11 deg., 31 min., 16 sec., East), a distance of 33.19';

South 62 deg., 25 min., 36 sec., East (Called South 62 deg., 26 min., 29 sec., East), a distance of 19.40';

South 44 deg., 03 min., 00 sec., East (Called South 44 deg., 03 min., 53 East), a distance of 295.39';

South 52 deg., 53 min., 27 sec., East (Called South 52 deg., 54 min., 20 sec., East), a distance of 69.82';

South 33 deg., 56 min., 06 sec., West (Called South 33 deg., 55 min., 12 sec., West), a distance of 30.09';

**THENCE**, South 44 deg., 49 min., 38 sec., East (Called South 44 deg., 50 min., 32 sec., East), a distance of 138.63' to a 5/8" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 59 min., 42 sec., East (Called South 61 deg., 09 min., 59 sec., East), a distance of 69.04' (Called 68.96') to a ½" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 05 min., 30 sec., East (Called South 60 deg., 08 min., 21 sec., East), a distance of 104.81' (Called 104.92') to a ½" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 46 min., 40 sec., East (Called South 60 deg., 47 min., 34 sec., East), a distance of 158.63' (Called 157.70') to a point for corner;

**THENCE**, South 48 deg., 53 min., 08 sec., East (Called South 48 deg., 54 min., 02 sec., East), a distance of 140.90' (Called 141.71') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 61 deg., 19 min., 19 sec., East (Called South 61 deg., 17 min., 30 sec., East), a distance of 62.79' (Called 62.85') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 23 deg., 06 min., 04 sec., East (Called South 23 deg., 03 min., 25 sec., East), a distance of 24.51' (Called 24.54') to an "X" mark in concrete found for an angle point in the herein described tract;

**THENCE**, South 86 deg., 19 min., 25 sec., East (Called South 86 deg., 20 min., 18 sec., East), a distance of 57.16' (Called 57.39') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the East line of the herein described tract;

**THENCE**, South 59 deg., 05 min., 37 sec., East (Called South 59 deg., 06 min., 30 sec., East), a distance of 100.18' (Called 99.88') to a ½" steel rod, capped and marked "SOUTEX", set on the North line of a (Called 2.715) acre tract of land conveyed to BJJ Enterprises, L.L.C., recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas, for the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 54 min., 11 sec., West (Called South 65 deg., 53 min., 17 sec., West), at 226.51' passing a 2" steel pipe found for the most Northerly common corner of the (Called 2.715) acre tract and the (Called 3.6754) acre tract continuing for a total distance of 958.21' to the **POINT OF BEGINNING** and containing 16.88 acres of land and water, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT II**  
**0.8549 (CALLED 0.855) ACRE OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY No. 122**  
**(M. BROUSSARD SURVEY) ABSTRACT NO. 486,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.8549 (Called 0.855) acre of land out of the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being that same tract of and known as Tract II, conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.8549 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, for the Northwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884129.43, E: 3563705.15;

**THENCE**, North 87 deg., 13 min., 40 sec., East (Called North 87 deg., 14 min., 24 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 91.90' to a 1/2" steel rod, capped and marked "SOUTEX", set on the intersection of the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, the West line of a 100' wide Union Pacific Railroad right of way for the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 44 min., 07 sec., East (Called South 21 deg., 43 min., 23 sec., East), on the West line of said Union Pacific Railroad right of way, a distance of 430.50' (Called 430.44') to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Easterly common corner of a (Called 0.9677) acre tract of and conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas and the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 50 min., 53 sec., West (Called South 65 deg., 51 min., 37 sec., West), on the North line of the (Called 0.9677) acre tract, a distance of 79.95' to a 2" steel pipe found on the East right of way line of said State Highway 87, for the Southwest corner of the herein described tract;

**THENCE**, North 22 deg., 36 min., 13 sec., West (Called North 22 deg., 35 min., 28 sec., West), on the North right of way line of said State Highway 87, a distance of 463.79' (Called 463.72') to the **POINT OF BEGINNING** and containing 0.8549 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT VIII**  
**1.772 (CALLED 1.7681) ACRES OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 1.772 (Called 1.7681) acres of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas; said 1.772 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1" steel pipe found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Southwest corner of the (Called 1.7681) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884939.45, E: 3563356.08;

**THENCE**, North 23 deg., 20 min., 52 sec., West (Called North 23 deg., 19 min., 18 sec., West), on the East right of way line of said State Highway 87, a distance of 340.19' (Called 340.20') to a 1/2" steel rod found for the most Westerly common corner of the (Called 1.7681) acre tract and a (Called 0.3210) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas, for the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 12 min., 18 sec., East (Called North 68 deg., 12 min., 12 sec., East), on the South line of the (Called 0.3210) acre tract, a distance of 231.65' (Called 231.00') to a 1/2" steel rod found for the Southeast corner of the (Called 0.3210) acre tract, the Northeast corner of the (Called 1.7681) acre tract, and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 46 min., 42 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 340.04' (Called 340.08') to a 1/2" steel rod found for the Southeast corner of the (Called 1.7681) acre tract and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 11 min., 50 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the South line of the (Called 1.7681) acre tract, a distance of 222.33' (Called 221.95') to the **POINT OF BEGINNING** and containing 1.772 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT III**  
**0.3465 (CALLED 0.352) ACRE OF LAND**  
**FOR ACCESS EASEMENT PURPOSES**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.3465 (Called 0.352) acre of land for access easement purposes out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being the same tract of land known as Easement I conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.3465 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 26 deg., 29 min., 05 sec., West (Called North 23 deg., 59 min., 42 sec., West), on the East right of way line of said State Highway 87, a distance of 13.92' (Called 15.25') to a 5/8" steel rod found for the most Westerly corner of the herein described tract;

**THENCE**, North 67 deg., 42 min., 44 sec., East (Called North 67 deg., 42 min., 24 sec., East), a distance of 134.11' (Called 134.95') to a point for corner;

**THENCE**, North 20 deg., 20 min., 16 sec., East (Called North 20 deg., 19 min., 56 sec., East), a distance of 49.53' (Called 47.65') to a 5/8" steel rod found for an angle point;

**THENCE**, North 21 deg., 01 min., 03 sec., West (Called North 21 deg., 01 min., 23 sec., West), a distance of 239.92' (Called 239.54') to a 5/8" steel rod found for the Northwest corner of the herein described tract;

**THENCE**, North 62 deg., 26 min., 07 sec., East (Called North 62 deg., 25 min., 47 sec., East), a distance of 68.03' (Called 67.99') to a point for corner on the West line of a (Called 16.879) acre tract of land known as Tract I, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas, for the most Northerly corner of the herein described tract;

**THENCE**, South 21 deg., 42 min., 53 sec., East (Called South 21 deg., 43 min., 56 sec., East), on the West line of the (Called 16.879) acre tract, a distance of 78.93' to a point for corner;

**THENCE**, South 68 deg., 58 min., 57 sec., West (Called South 68 deg., 58 min., 37 sec., West), a distance of 40.53' to a point for corner;

**THENCE**, South 21 deg., 01 min., 03 sec., East (Called South 20 deg., 01 min., 23 sec., East), a distance of 178.93' to a point for corner;

**THENCE**, South 20 deg., 20 min., 16 sec., West (Called South 20 deg., 19 min., 56 sec., West), a distance of 70.52' to a point for corner;

**THENCE**, South 67 deg., 49 min., 42 sec., West (Called South 67 deg., 49 min., 21 sec., West), a distance of 112.40' (Called 111.40') to a point for corner on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of a (Called 0.855) acre tract of land known as Tract II, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas;

**THENCE**, South 87 deg., 13 min., 40 sec., West (Called South 87 deg., 14 min., 24 sec., West), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of the (Called 0.855) acre tract, a distance of 36.34' (Called 37.51') to the **POINT OF BEGINNING** and containing 0.3465 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**TRACT X**  
**0.3225 (CALLED 0.3210) ACRE OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121, ABSTRACT NO. 250,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 0.3225 (Called 0.3210) acre of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas; said 0.3225 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2" steel rod found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Northwest corner of a (Called 1.7681) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas, the Southwest corner of the (Called 0.3210) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13885251.78, E: 3563221.25;

**THENCE**, North 21 deg., 45 min., 58 sec., West (Called North 23 deg., 19 min., 18 sec., West), continuing on the East right of way line of said State Highway 87, a distance of 62.10' (Called 61.22') to a 1/2" steel rod found for the Northwest corner of the (Called 0.3210) acre tract and the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 56 min., 09 sec., East (Called North 68 deg., 38 min., 01 sec., East), on the North line of the (Called 0.3210) acre tract, a distance of 231.88' (Called 232.64') to a 5/8" steel rod found for the Northeast corner of the (Called 0.3210) acre tract and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 33 min., 31 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 59.15' (Called 59.45') to a ½" steel rod found for the most Easterly common corner of the (Called 0.3210) acre tract and the (Called 1.7681) acre tract, and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 12 min., 18 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the common line of the (Called 0.3210) acre tract and the (Called 1.7681) acre tract, a distance of 231.65' (Called 231.00') to the **POINT OF BEGINNING** and containing 0.3225 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**GT Logistics, LLC**  
**LS-15-0472**

**TRACT V**  
**5.506 ACRES OF LAND AND WATER**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121**  
**ABSTRACT NO. 250,**  
**CITY OF PORT ARTHUR,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 5.506 acres of land and water out of and a part of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, City of Port Arthur, Jefferson County, Texas; being the same land known as Tract I conveyed to Sabine Neches Property, L.L.C., recorded in File No. 2014000731, Official Public Records, Jefferson County, Texas; being the same land known as Tract No. 5, conveyed to Albright-Picton Investment Company, recorded in Film Code 101-52-2063 Official Public Records, Jefferson County, Texas; being the same land conveyed to Bayou Dock, LTD, recorded in File Nos. 2009018667 and 2009018668, Official Public Records, Jefferson County, Texas; said 5.506 acre tract being more fully described by metes and bounds as follows, to wit:

**COMMENCING** at a ½" steel rod found bent on the East right of way line of a dedicated road named South Gulfway Drive (a.k.a. State Highway 87); said ½" steel rod being the Northwest corner of Tract I of two tracts of land conveyed to H. H. S. Enterprises, Inc., recorded in Film Code 104-94-2148, Official Public Records, Jefferson County, Texas; having a State Plane Coordinate of N: 13888800.39, E: 3562179.74;

**THENCE**, North 74 deg., 57 min., 07 sec., East, on the North line of said Tract I, a distance of 184.86' to a ½" steel rod, capped and marked "SOUTEX", found for the **POINT OF BEGINNING** on the East line of a 50' wide Southern Pacific Railroad right of way; said ½" steel rod being the Southwest corner of the herein described tract;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East line of said Southern Pacific Railroad right of way, a distance of 1736.54' to a 5/8" steel rod, capped and marked "WHITELEY", found for the most Southerly corner of an easement recorded as Tract 143-D in favor of Jefferson County Drainage District No. 7, recorded in Volume 1788, Page 275, Deed Records, Jefferson County, Texas; said 5/8" steel rod being the most Westerly Northwest corner of the herein described tract;

**THENCE**, North 17 deg., 38 min., 20 sec., East, on the Southerly line of said Tract 143-D, a distance of 84.00' to a ½" steel rod, capped and marked "SOUTEX", found for the Southwest corner of a (Called 2.4849) acre tract of land conveyed to Albright-Picton Investment Company, recorded in File No. 9621207, Official Public Records, Jefferson County, Texas; said ½" steel rod being the Northwest corner of the herein described tract;

**THENCE**, South 53 deg., 25 min., 31 sec., East, on the South line of the (Called 2.4849) acre tract, a distance of 86.42' to a point for corner;

**THENCE**, South 22 deg., 58 min., 28 sec., East, continuing on the South line of the (Called 2.4849) acre tract, a distance of 217.98' to a point for corner;

**THENCE**, South 15 deg., 13 min., 35 sec., East, continuing on the South line of the (Called 2.4849) acre tract, a distance of (Called 21.05') passing the most Southerly

corner of the (Called 2.4849) acre tract; continuing for a total distance of 319.59' to a point for corner;

**THENCE**, South 17 deg., 35 min., 52 sec., East, a distance of 229.95' to a point for corner;

**THENCE**, South 03 deg., 53 min., 33 sec., East, a distance of 127.04' to a point for corner;

**THENCE**, South 16 deg., 20 min., 59 sec., East, a distance of 103.29' to a point for corner;

**THENCE**, South 33 deg., 37 min., 13 sec., East, a distance of 32.99' to a point for corner;

**THENCE**, South 57 deg., 20 min., 02 sec., East, a distance of 31.51' to a point for corner in the water of Taylor Bayou Turning Basin;

**THENCE**, South 14 deg., 49 min., 33 sec., East, a distance of 691.97' to a point for corner being the Northeast corner of Tract II of said H. H. S. Enterprise, Inc. tracts; said point for corner being the Southeast corner of the herein described tract;

**THENCE**, South 75 deg., 00 min., 52 sec., West, on the North line of said Tract II, a distance of 7.01' passing a 5/8" steel rod, capped and marked "WHITELEY", found for reference point; continuing for a total distance of 148.98' to the **POINT OF BEGINNING** and containing 5.506 acres of land and water, more or less.

**TRACT VI**  
**3.697 ACRES OF LAND**  
**OUT OF THE T. & N.O.R.R. SURVEY NO. 121,**  
**ABSTRACT NO. 250,**  
**CITY OF PORT ARTHUR,**  
**JEFFERSON COUNTY, TEXAS**

**BEING** 3.697 acres of land out of and a part of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, City of Port Arthur, Jefferson County, Texas; being the same tract of land, known as Tract II, conveyed to Sabine Neches Property, L.L.C., recorded in File No. 2014000731, Official Public Records, Jefferson County, Texas; being part of Tract No. 5-A, conveyed to Albright-Picton Investment Company, recorded in Film Code 101-52-2063, Official Public Records, Jefferson County, Texas; being the same land conveyed to Bayou Dock, LTD, recorded in File Nos. 2009018667 and 2009018668, Official Public Records, Jefferson County, Texas; said 3.697 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1/2" steel rod found bent on the East right of way line of a dedicated road named South Gulfway Drive (a.k.a. State Highway 87); said 1/2" steel rod being the Northwest corner of Tract I of two tracts of land conveyed to H. H. S. Enterprises, Inc., recorded in Film Code 104-94-2148, Official Public Records, Jefferson County, Texas; also being the Southwest corner of the herein described tract; having a State Plane Coordinate of N: 13888800.39, E: 3562179.74;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East right of way line of said South Gulfway Drive, a distance of 114.41' to a point for corner, being the Southwest corner of a (Called 0.3444) acre tract of land conveyed to the City of Port Arthur, recorded in File No. 2012006065, Official Public Records, Jefferson County, Texas;

**THENCE**, North 75 deg., 00 min., 52 sec., East, on the South line of the acre tract, a distance of 100.13' to a ½" steel rod, capped and marked "SOUTEX", found for the Southeast corner of the (Called 0.3444) acre tract;

**THENCE**, North 15 deg., 00 min., 53 sec., West, on the East line of the (Called 0.3444) acre tract, a distance of 150.03' to a ½" steel rod, capped and marked "SOUTEX", found for the Northeast corner of the (Called 0.3444) acre tract;

**THENCE**, South 75 deg., 00 min., 52 sec., West, on the North line of the (Called 0.3444) acre tract, a distance of 100.06' to a ½" steel rod, capped and marked "SOUTEX", found on the East right of way line of said South Gulfway Drive;

**THENCE**, North 14 deg., 59 min., 08 sec., West, on the East right of way line of said South Gulfway Drive, a distance of 725.32' to a ½" steel rod found for corner; having a State Plane Coordinate of N: 13889756.54, E: 3561924.01;

**THENCE**, North 00 deg., 11 min., 16 sec., West, continuing on the East right of way line of said South Gulfway Drive, a distance of 310.29' to a 5/8" steel rod, capped and marked "WHITELEY", found for corner;

**THENCE**, North 14 deg., 59 min., 42 sec., West, continuing on the East right of way line of said South Gulfway Drive, a distance of 204.68' to a 5/8" steel rod found for corner;

**THENCE**, North 16 deg., 33 min., 47 sec., East, a distance of 106.52' to a ½" steel rod, capped and marked "SOUTEX", found on the West line of a 50' wide Southern Pacific Railroad right of way; said ½" steel rod being the most Northerly corner of the herein described tract;

**THENCE**, South 14 deg., 59 min., 08 sec., East, on the West line of said Southern Pacific Railroad right of way, a distance of 1585.03' to a 5/8" steel rod, capped and marked "WHITLEY", found for the Northeast corner of said Tract I; said 5/8" steel rod being the Southeast corner of the herein described tract;

**THENCE**, South 74 deg., 56 min., 13 sec., West, on the North line of said Tract I, a distance of 134.95' to the **POINT OF BEGINNING** and containing 3.697 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage shown are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD83.(EPOCH 2011) (US SURVEY FEET). Scale Factor = 0.999907047. Convergence angle = 02 deg., 27 min., 48 sec. Reference Monument = NGS AJ8221.

This description is based on the Land Title Survey made by Anthony M. Leger, Registered Professional Land Surveyor No. 5481, on June 15, 2015.

**Sabine Neches Property, LLC**  
**LS-15-0471**

**Special Warranty Deed**

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.**

**DATE:** July 22, 2015

**GRANTOR:** Golden Triangle Properties, LLC, a Texas limited liability company

**GRANTOR'S MAILING ADDRESS:** 945 Bunker Hill, Suite 950  
Houston, Texas 77024

**GRANTEE:** GT Logistics, LLC, a Delaware limited liability company

**GRANTEE'S MAILING ADDRESS:** c/o Howard Midstream Energy Partners, LLC  
17806 IH-10 West, Suite 210  
San Antonio, Texas 78257

**CONSIDERATION:** \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are acknowledged

**PROPERTY:** The land described on Exhibit A attached hereto and all buildings, structures, improvements and fixtures, together with (i) all rights, easements, tenements, hereditaments, privileges, and appurtenances pertaining thereto, including, without limitation, Grantor's right, title, and interest in and to any and all oil, gas and minerals or mineral rights relating to the property, utilities, adjacent streets, alleys, strips, gores, and rights-of-way, (ii) Grantor's interest in all licenses and permits related thereto, and (iii) Grantor's interest in all third party warranties or guaranties, if transferable, relating thereto or any fixtures

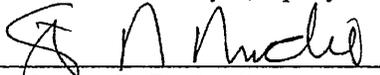
**EXCEPTIONS TO WARRANTY:** All matters of record in the county or counties in which the Property is located, and no others, but only to the extent such are enforceable against the Property and are valid and subsisting as of the date hereof

Grantor, for the Consideration and subject only to the Exceptions to Warranty, grants, sells, and conveys to Grantee the Property, in its "AS-IS, WHERE-IS, WITH ALL FAULTS CONDITION," together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise.

**[END OF PAGE; SIGNATURE PAGE FOLLOWS]**

**GRANTOR:**

GOLDEN TRIANGLE PROPERTIES, LLC,  
a Texas limited liability company

By: 

Name: Steven R. Birdwell

Title: President

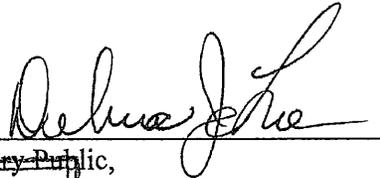
STATE OF TEXAS

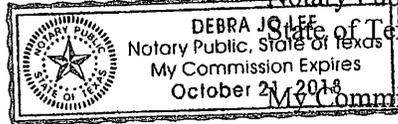
§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on July 14, 2015, by Steven R. Birdwell, President of GOLDEN TRIANGLE PROPERTIES, LLC, a Texas limited liability company, on behalf of said company.

SEAL:





Notary Public,  
State of Texas

My Commission Expires: \_\_\_\_\_

SIGNATURE PAGE  
TO  
SPECIAL WARRANTY DEED

## Exhibit A

### Property Description

#### Tract 1 (Fee Simple)

**BEING** 16.88 acres of land and water out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, and the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being the same tract of land known as Tract I conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 16.88 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 2" steel pipe found on the intersection of the East line of a 100' wide Union Pacific Railroad right of way and the West line of a (Called 3.6754) acre tract of land conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas, for the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13883774.79, E: 3564047.28;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), on the East line of said Union Pacific Railroad right of way, a distance of 392.63' to a ½" steel rod, capped and marked "SOUTEX", set on the intersection of the East line of said Union Pacific Railroad right of way and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 87 deg., 05 min., 11 sec., East (Called North 87 deg., 04 min., 18 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 52.54' (Called 52.82') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 40 min., 20 sec., West (Called North 21 deg., 41 min., 13 sec., West), a distance of 60.95' (Called 61.22') to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 21 deg., 42 min., 53 sec., West (Called North 21 deg., 43 min., 46 sec., West), at 636.45' passing a ½" steel rod, capped and marked "HODGES", found for reference and continuing a total distance of 1056.93' to a ½" steel rod, capped and marked "SOUTEX", set for an angle point in the West line of the herein described tract;

**THENCE**, North 20 deg., 10 min., 23 sec., West (Called North 20 deg., 11 min., 16 sec., West), a distance of 321.56' (Called 321.06'), to a point for corner in the waters of Taylor Bayou Turn Around Basin, being the most Northerly corner of the herein described tract;

**THENCE**, the following bearings and distances to points for corner in the waters of Taylor Bayou Turn Around Basin:

South 74 deg., 27 min., 21 sec., East (Called South 74 deg., 28 min., 14 sec., East), 19.70'  
(Called 19.43');

South 39 deg., 42 min., 26 sec., East (Called South 39 deg., 43 min., 19 sec., East), a distance of  
32.28';

South 53 deg., 15 min., 23 sec., East (Called South 53 deg., 16 min., 16 sec., East), a distance of  
44.88';

South 38 deg., 10 min., 06 sec., East (Called South 38 deg., 10 min., 59 sec., East), a distance of  
57.04';

South 31 deg., 37 min., 54 sec., East (Called South 31 deg., 38 min., 47 sec., East), a distance of  
85.10';

South 37 deg., 16 min., 17 sec., East (Called South 37 deg., 17 min., 10 sec., East), a distance of  
52.40';

South 57 deg., 30 min., 51 sec., East (Called South 57 deg., 31 min., 44 sec., East), a distance of  
71.09';

South 39 deg., 37 min., 04 sec., East (Called South 39 deg., 37 min., 57 sec., East), a distance of  
72.48';

South 52 deg., 07 min., 16 sec., East (Called South 52 deg., 08 min., 09 sec., East), a distance of  
74.79';

South 58 deg., 33 min., 40 sec., East (Called South 58 deg., 34 min., 33 sec., East), a distance of  
86.51';

South 41 deg., 48 min., 19 sec., East (Called South 41 deg., 49 min., 12 sec., East), a distance of  
96.95';

South 27 deg., 28 min., 12 sec., East (Called South 27 deg., 29 min., 05 sec., East), a distance of  
68.28';

South 11 deg., 30 min., 23 sec., East (Called South 11 deg., 31 min., 16 sec., East), a distance of  
33.19';

South 62 deg., 25 min., 36 sec., East (Called South 62 deg., 26 min., 29 sec., East), a distance of  
19.40';

South 44 deg., 03 min., 00 sec., East (Called South 44 deg., 03 min., 53 East), a distance of  
295.39';

South 52 deg., 53 min., 27 sec., East (Called South 52 deg., 54 min., 20 sec., East), a distance of 69.82';

South 33 deg., 56 min., 06 sec., West (Called South 33 deg., 55 min., 12 sec., West), a distance of 30.09';

**THENCE**, South 44 deg., 49 min., 38 sec., East (Called South 44 deg., 50 min., 32 sec., East), a distance of 138.63' to a 5/8" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 59 min., 42 sec., East (Called South 61 deg., 09 min., 59 sec., East), a distance of 69.04' (Called 68.96') to a 1/2" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 05 min., 30 sec., East (Called South 60 deg., 08 min., 21 sec., East), a distance of 104.81' (Called 104.92') to a 1/2" steel rod found for an angle point in the East line of the herein described tract;

**THENCE**, South 60 deg., 46 min., 40 sec., East (Called South 60 deg., 47 min., 34 sec., East), a distance of 158.63' (Called 157.70') to a point for corner;

**THENCE**, South 48 deg., 53 min., 08 sec., East (Called South 48 deg., 54 min., 02 sec., East), a distance of 140.90' (Called 141.71') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 61 deg., 19 min., 19 sec., East (Called South 61 deg., 17 min., 30 sec., East), a distance of 62.79' (Called 62.85') to an "X" mark in concrete found for an angle point in the East line of the herein described tract;

**THENCE**, South 23 deg., 06 min., 04 sec., East (Called South 23 deg., 03 min., 25 sec., East), a distance of 24.51' (Called 24.54') to an "X" mark in concrete found for an angle point in the herein described tract;

**THENCE**, South 86 deg., 19 min., 25 sec., East (Called South 86 deg., 20 min., 18 sec., East), a distance of 57.16' (Called 57.39') to a 1/2" steel rod, capped and marked "SOUTEX", set for an angle point in the East line of the herein described tract;

**THENCE**, South 59 deg., 05 min., 37 sec., East (Called South 59 deg., 06 min., 30 sec., East), a distance of 100.18' (Called 99.88') to a 1/2" steel rod, capped and marked "SOUTEX", set on the North line of a (Called 2.715) acre tract of land conveyed to BJJ Enterprises, L.L.C., recorded in File No. 2005042372, Official Public Records, Jefferson County, Texas, for the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 54 min., 11 sec., West (Called South 65 deg., 53 min., 17 sec., West), at 226.51' passing a 2" steel pipe found for the most Northerly common corner of the (Called

2.715) acre tract and the (Called 3.6754) acre tract continuing for a total distance of 958.21' to the **POINT OF BEGINNING** and containing 16.88 acres of land and water, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 2 (Fee Simple)**

**BEING** 0.8549 (Called 0.855) acre of land out of the T. & N.O.R.R. Survey No. 122 (M. Broussard Survey), Abstract No. 486, Jefferson County, Texas; being that same tract of and known as Tract II, conveyed to Golden Triangle Properties, LP, recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.8549 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, for the Northwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884129.43, E: 3563705.15;

**THENCE**, North 87 deg., 13 min., 40 sec., East (Called North 87 deg., 14 min., 24 sec., East), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, a distance of 91.90' to a 1/2" steel rod, capped and marked "SOUTEX", set on the intersection of the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, the West line of a 100' wide Union Pacific Railroad right of way for the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 44 min., 07 sec., East (Called South 21 deg., 43 min., 23 sec., East), on the West line of said Union Pacific Railroad right of way, a distance of 430.50' (Called 430.44') to a 1/2" steel rod, capped and marked "SOUTEX", set for the most Easterly common corner of a (Called 0.9677) acre tract of and conveyed to Port Arthur Chemical and Environmental Services, L.L.C., recorded in File No. 2008041517, Official Public Records, Jefferson County, Texas and the Southeast corner of the herein described tract;

**THENCE**, South 65 deg., 50 min., 53 sec., West (Called South 65 deg., 51 min., 37 sec., West), on the North line of the (Called 0.9677) acre tract, a distance of 79.95' to a 2" steel pipe found on the East right of way line of said State Highway 87, for the Southwest corner of the herein described tract;

**THENCE**, North 22 deg., 36 min., 13 sec., West (Called North 22 deg., 35 min., 28 sec., West), on the North right of way line of said State Highway 87, a distance of 463.79' (Called 463.72') to the **POINT OF BEGINNING** and containing 0.8549 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 3 (Fee Simple)**

**BEING** 1.772 (Called 1.7681) acres of land out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being that same tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010643, Official Public Records, Jefferson County, Texas; said 1.772 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 1" steel pipe found on the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, for the Southwest corner of the (Called 1.7681) acre tract, and the Southwest corner of the herein described tract, having State Plane Coordinate Values of N: 13884939.45, E: 3563356.08;

**THENCE**, North 23 deg., 20 min., 52 sec., West (Called North 23 deg., 19 min., 18 sec., West), on the East right of way line of said State Highway 87, a distance of 340.19' (Called 340.20') to a 1/2" steel rod found for the most Westerly common corner of the (Called 1.7681) acre tract and a (Called 0.3210) acre tract of land conveyed to Golden Triangle Properties, L.L.C., recorded in File No. 2013010642, Official Public Records, Jefferson County, Texas, for the Northwest corner of the herein described tract;

**THENCE**, North 68 deg., 12 min., 18 sec., East (Called North 68 deg., 12 min., 12 sec., East), on the South line of the (Called 0.3210) acre tract, a distance of 231.65' (Called 231.00') to a 1/2" steel rod found for the Southeast corner of the (Called 0.3210) acre tract, the Northeast corner of the (Called 1.7681) acre tract, and the Northeast corner of the herein described tract;

**THENCE**, South 21 deg., 46 min., 42 sec., East (Called South 21 deg., 47 min., 48 sec., East), a distance of 340.04' (Called 340.08') to a 1/2" steel rod found for the Southeast corner of the (Called 1.7681) acre tract and the Southeast corner of the herein described tract;

**THENCE**, South 68 deg., 11 min., 50 sec., West (Called South 68 deg., 12 min., 12 sec., West), on the South line of the (Called 1.7681) acre tract, a distance of 222.33' (Called 221.95') to the **POINT OF BEGINNING** and containing 1.772 acres of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

**Tract 4 (Easement Estate)**

**BEING** 0.3465 (Called 0.352) acre of land for access easement purposes out of the T. & N.O.R.R. Survey No. 121, Abstract No. 250, Jefferson County, Texas; being the same tract of land known as Easement I conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas; said 0.3465 acre tract being more fully described by metes and bounds as follows, to wit:

**BEGINNING** at a 5/8" steel rod found on the intersection of the East line of a dedicated public right of way known as State Highway 87, a.k.a. South Gulfway Drive, and the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122;

**THENCE**, North 26 deg., 29 min., 05 sec., West (Called North 23 deg., 59 min., 42 sec., West), on the East right of way line of said State Highway 87, a distance of 13.92' (Called 15.25') to a 5/8" steel rod found for the most Westerly corner of the herein described tract;

**THENCE**, North 67 deg., 42 min., 44 sec., East (Called North 67 deg., 42 min., 24 sec., East), a distance of 134.11' (Called 134.95') to a point for corner;

**THENCE**, North 20 deg., 20 min., 16 sec., East (Called North 20 deg., 19 min., 56 sec., East), a distance of 49.53' (Called 47.65') to a 5/8" steel rod found for an angle point;

**THENCE**, North 21 deg., 01 min., 03 sec., West (Called North 21 deg., 01 min., 23 sec., West), a distance of 239.92' (Called 239.54') to a 5/8" steel rod found for the Northwest corner of the herein described tract;

**THENCE**, North 62 deg., 26 min., 07 sec., East (Called North 62 deg., 25 min., 47 sec., East), a distance of 68.03' (Called 67.99') to a point for corner on the West line of a (Called 16.879) acre tract of land known as Tract I, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas, for the most Northerly corner of the herein described tract;

**THENCE**, South 21 deg., 42 min., 53 sec., East (Called South 21 deg., 43 min., 56 sec., East), on the West line of the (Called 16.879) acre tract, a distance of 78.93' to a point for corner;

**THENCE**, South 68 deg., 58 min., 57 sec., West (Called South 68 deg., 58 min., 37 sec., West), a distance of 40.53' to a point for corner;

**THENCE**, South 21 deg., 01 min., 03 sec., East (Called South 20 deg., 01 min., 23 sec., East), a distance of 178.93' to a point for corner;

**THENCE**, South 20 deg., 20 min., 16 sec., West (Called South 20 deg., 19 min., 56 sec., West), a distance of 70.52' to a point for corner;

**THENCE**, South 67 deg., 49 min., 42 sec., West (Called South 67 deg., 49 min., 21 sec., West), a distance of 112.40' (Called 111.40') to a point for corner on the common line of the T. &

N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of a (Called 0.855) acre tract of land known as Tract II, conveyed to Golden Triangle Properties, L.P., recorded in File No. 2011021222, Official Public Records, Jefferson County, Texas;

**THENCE**, South 87 deg., 13 min., 40 sec., West (Called South 87 deg., 14 min., 24 sec., West), on the common line of the T. & N.O.R.R. Survey No. 121 and the T. & N.O.R.R. Survey No. 122, same being the North line of the (Called 0.855) acre tract, a distance of 36.34' (Called 37.51') to the **POINT OF BEGINNING** and containing 0.3465 acre of land, more or less.

**Note:** Bearings, distances, coordinates and acreage are based on State Plane Coordinate Grid System, Texas South-Central Zone, NAD 83 (Epoch 2011) (U.S. Survey Feet), having a convergence angle of 02 deg., 27 min., 58 sec., a scale factor of 0.999900494, and a referenced to NGS monument AJ8221.

## **GTL Existing Property**

E-mail on appraised value from JCAD. Note that the values submitted in this application are preliminary and will be supplemented when JCAD certifies the appraisal roll at the end of July.



John Johnson <jjohnson@gmjinc.com>

---

**RE:**

Message

---

**Pam Barton** <pbarton@jcad.org>  
To: John Johnson <jjohnson@gmjinc.com>

Tue, Jul 5, 2016 at 9:28 AM

Mr. Johnson:

The values on our website are preliminary. We will certify the 2016 appraisal roll the end of this month. If you submit these values in your application before we certify, it is important to note that they are preliminary.

I've attached a listing of all properties on our appraisal roll in the name of GT Logistics as well as copies of the appraisal cards indicating any improvement value.

Please let me know if you need anything else.

*Pamela J. Barton, RPA*

*Administrative Assistant*

*Jefferson County Appraisal District*

*PO Box 21337*

*Beaumont TX 77720-1337*

*409-840-9944*



#### GTL Maps

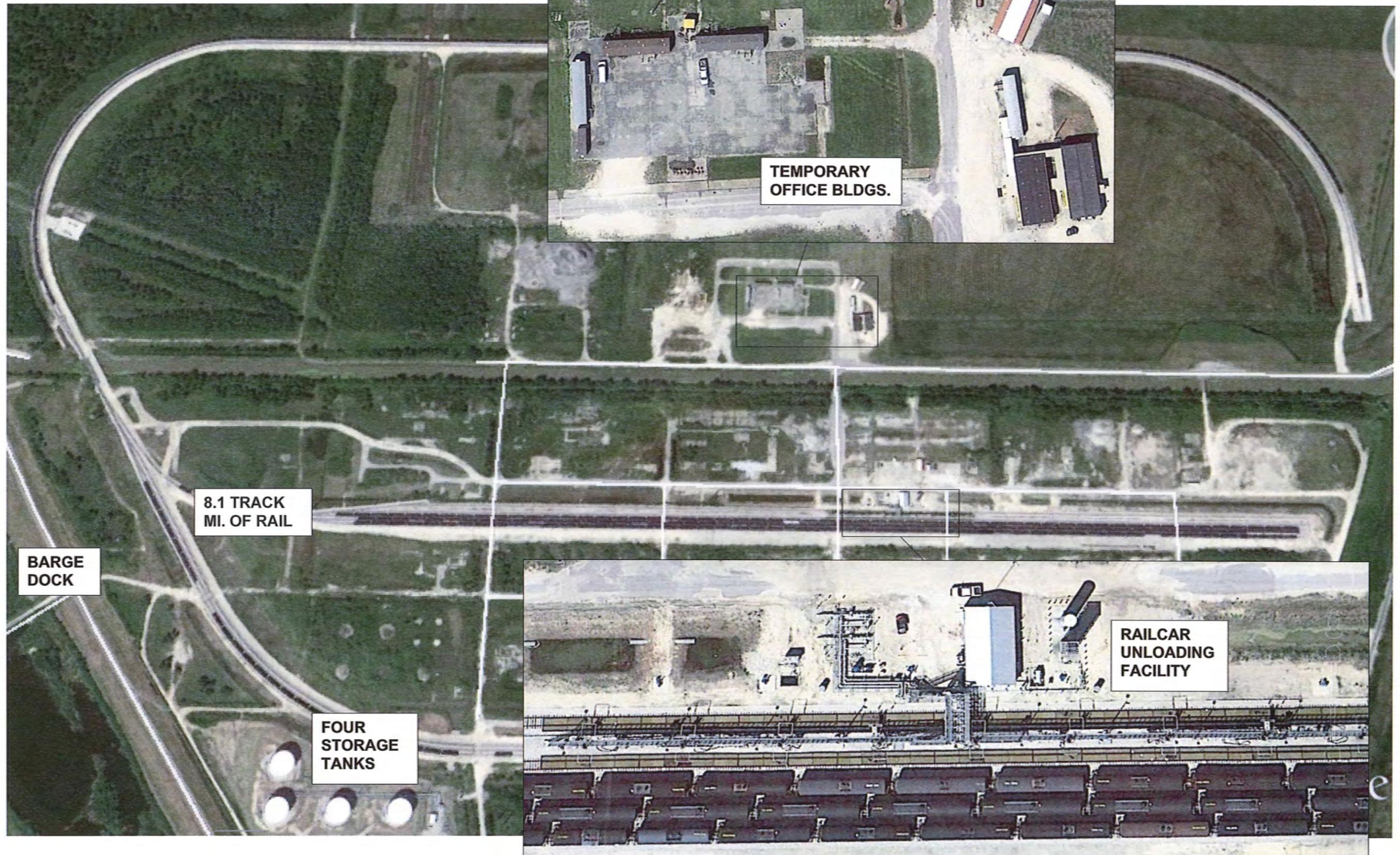
- b. Qualified investment including location of tangible personal property and buildings
- c. Qualified property including location of new buildings or new improvements
- d. Existing property

The following maps/aerials depict the qualified investment, qualified property and existing property, as follows:

1. GTL Industrial Park/Terminal Site Existing Property
2. GTL Industrial Park/Terminal Site Existing Property Labeled
3. GTL Industrial Park/Terminal Site Existing With Proposed Project Site Highlighted
4. GTL Industrial Park/Terminal Site With Proposed Project Footprint

GTL Industrial Park/Terminal Site Existing Property





GTL Industrial Park/Terminal Site With Proposed Project Area Highlighted

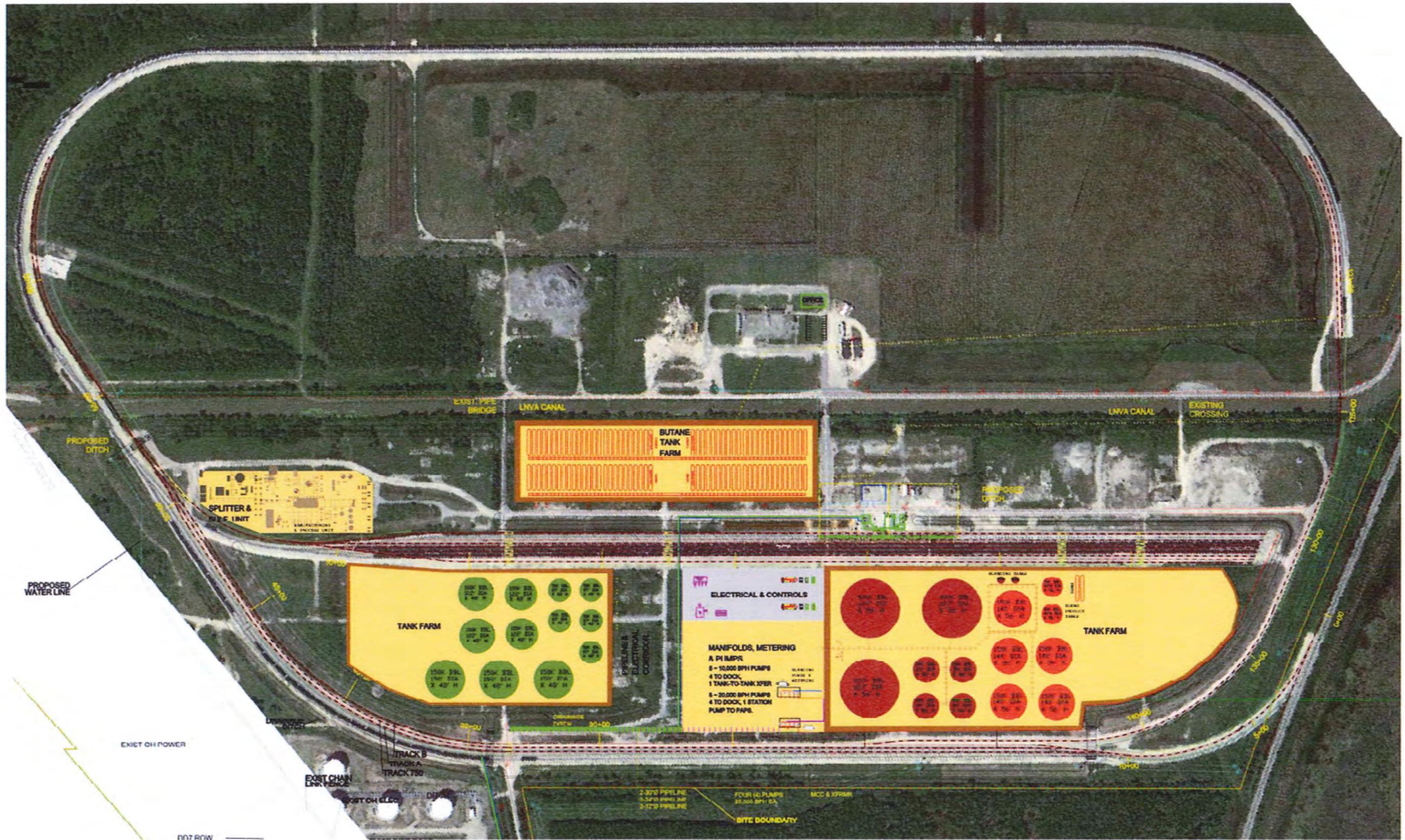


PROPOSED PROJECT AREA WILL BE ON UNIMPROVED LAND, AS DEPICTED HERE.

© 2016 Google

Google

GTL Industrial Park/Terminal Site With Proposed Project Footprint

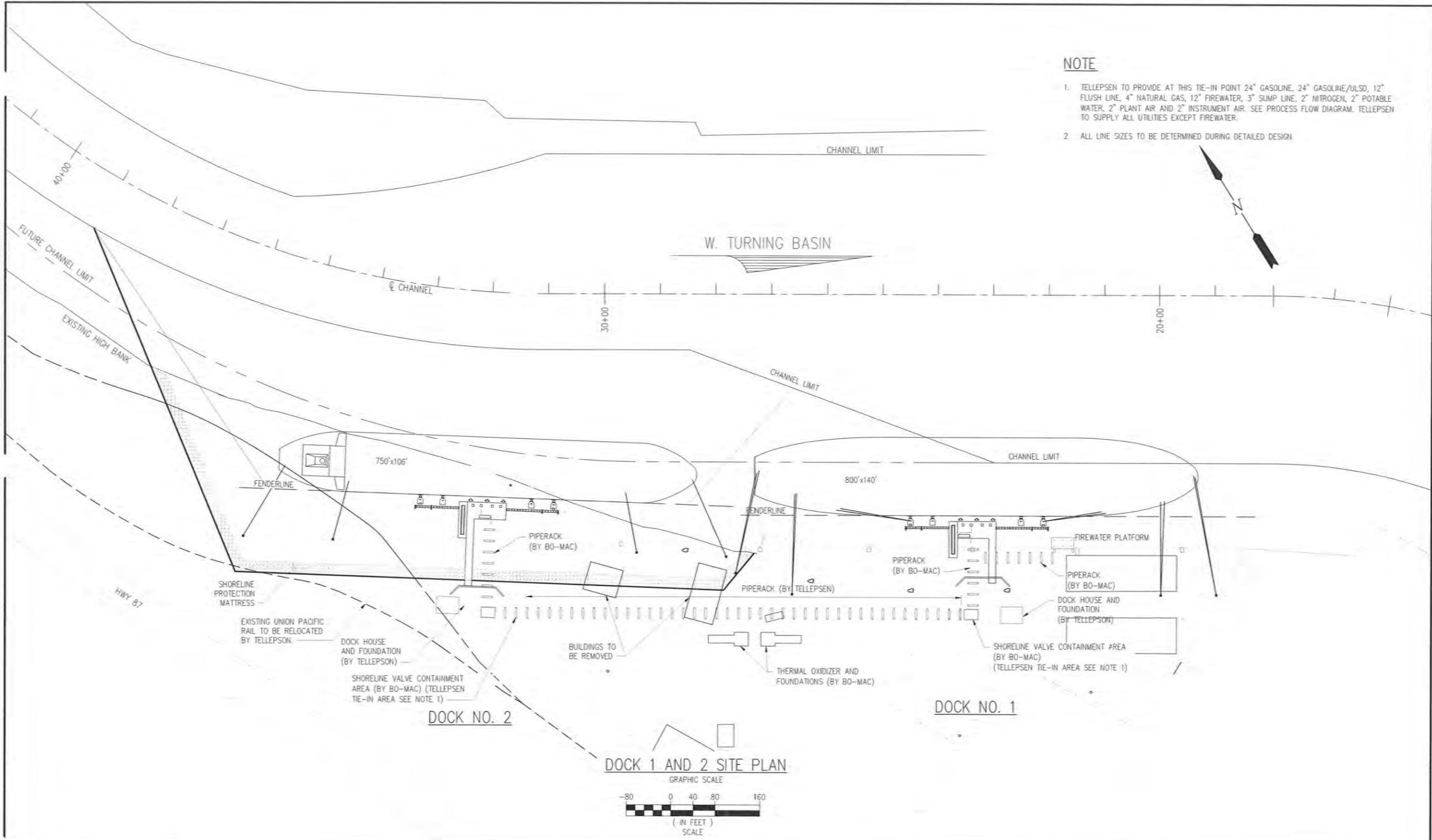


## GTL Maps

The following images depict the proposed dock site, with the design drawing overlaid on an aerial.

**NOTE**

1. TELLEPSEN TO PROVIDE AT THIS TIE-IN POINT 24" GASOLINE, 24" GASOLINE/ULSD, 12" FLUSH LINE, 4" NATURAL GAS, 12" FIREWATER, 3" SUMP LINE, 2" NITROGEN, 2" POTABLE WATER, 2" PLANT AIR AND 2" INSTRUMENT AIR. SEE PROCESS FLOW DIAGRAM. TELLEPSEN TO SUPPLY ALL UTILITIES EXCEPT FIREWATER.
2. ALL LINE SIZES TO BE DETERMINED DURING DETAILED DESIGN.



**DOCK 1 AND 2 SITE PLAN**  
GRAPHIC SCALE  
-80 0 40 80 160  
( IN FEET )  
SCALE



THIS DESIGN AND DRAWING IS THE EXCLUSIVE PROPERTY OF LANIER AND ASSOCIATES CONSULTING ENGINEERS, INC.. REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF LANIER AND ASSOCIATES IS EXPRESSLY FORBIDDEN.

REV	DATE	BY	DESCRIPTION

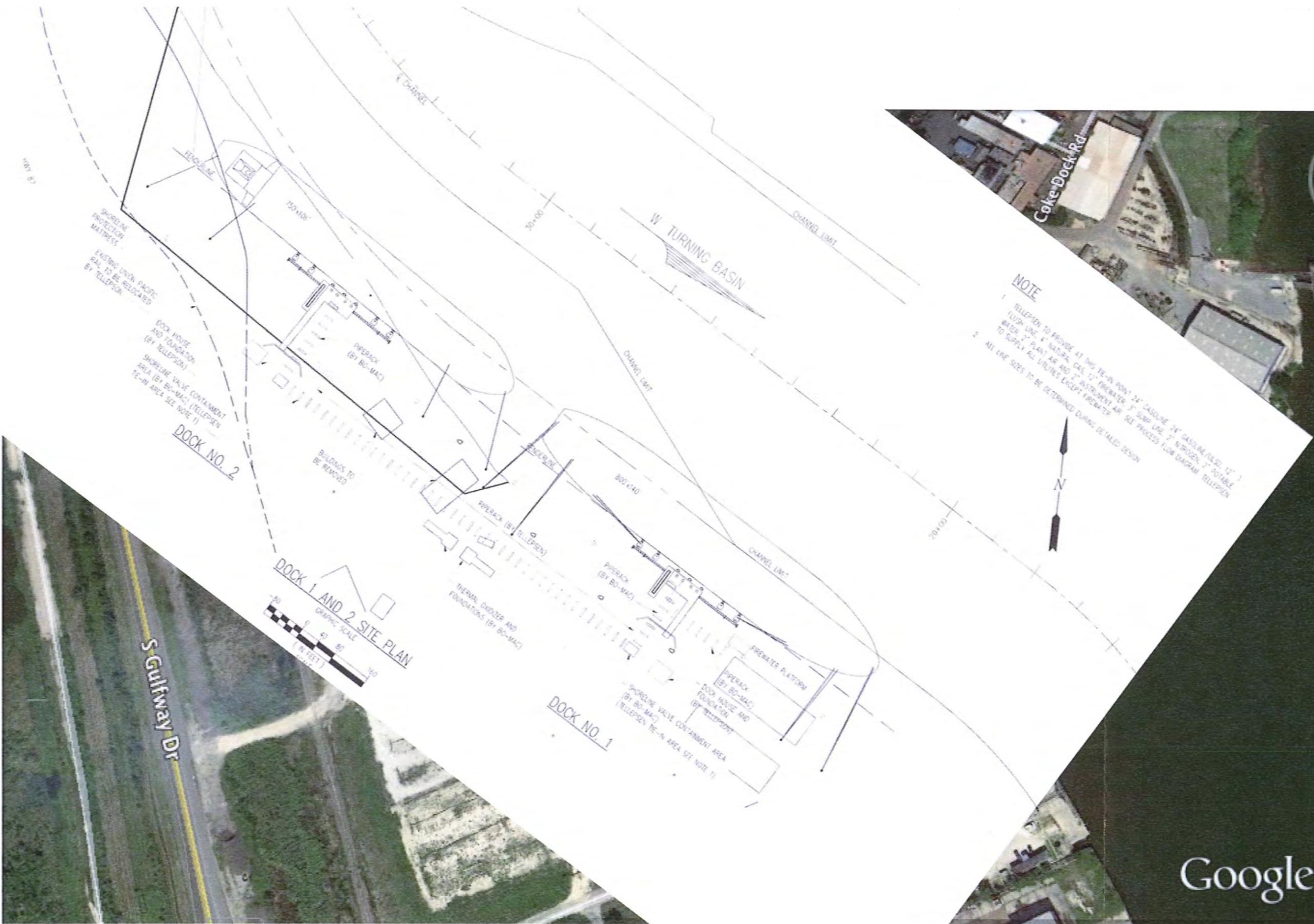
THIS PLAN HAS BEEN PREPARED UNDER MY CLOSE PERSONAL SUPERVISION TO THE BEST OF MY KNOWLEDGE IT COMPLIES WITH ALL REQUIREMENTS.

DATE: JUNE '15  
SCALE: NOTED  
DESIGN: \*  
DRAWN: \*  
CHECK: \*  
APPR'VD: \*  
CAD NO. 9861.SP1A

<b>G.T. LOGISTICS</b>	
PORT ARTHUR	TEXAS
<b>DOCK 1 AND 2 SITE PLAN</b>	

SHEET NO. 9861-15  
**SP1A**





**NOTE**

1. TELLEPSEN TO PROVIDE AT 150' TE-IN POINT 24" GASOLINE, 24" GASOLINE/ALD, 12" 1" FLUSH LINE, 4" NATURAL GAS, 12" FIREWATER, 3" SUMP LINE, 3" AIRFLOW, 3" POTABLE WATER, 2" PLUMBING AIR AND 2" INSTRUMENT AIR. SEE PROCESS FLOW DIAGRAM TELLEPSEN TO SUPPLY ALL UTILITIES EXCEPT FIREWATER.
2. ALL LINE SIZES TO BE DETERMINED DURING DETAILED DESIGN.



**DOCK 1 AND 2 SITE PLAN**

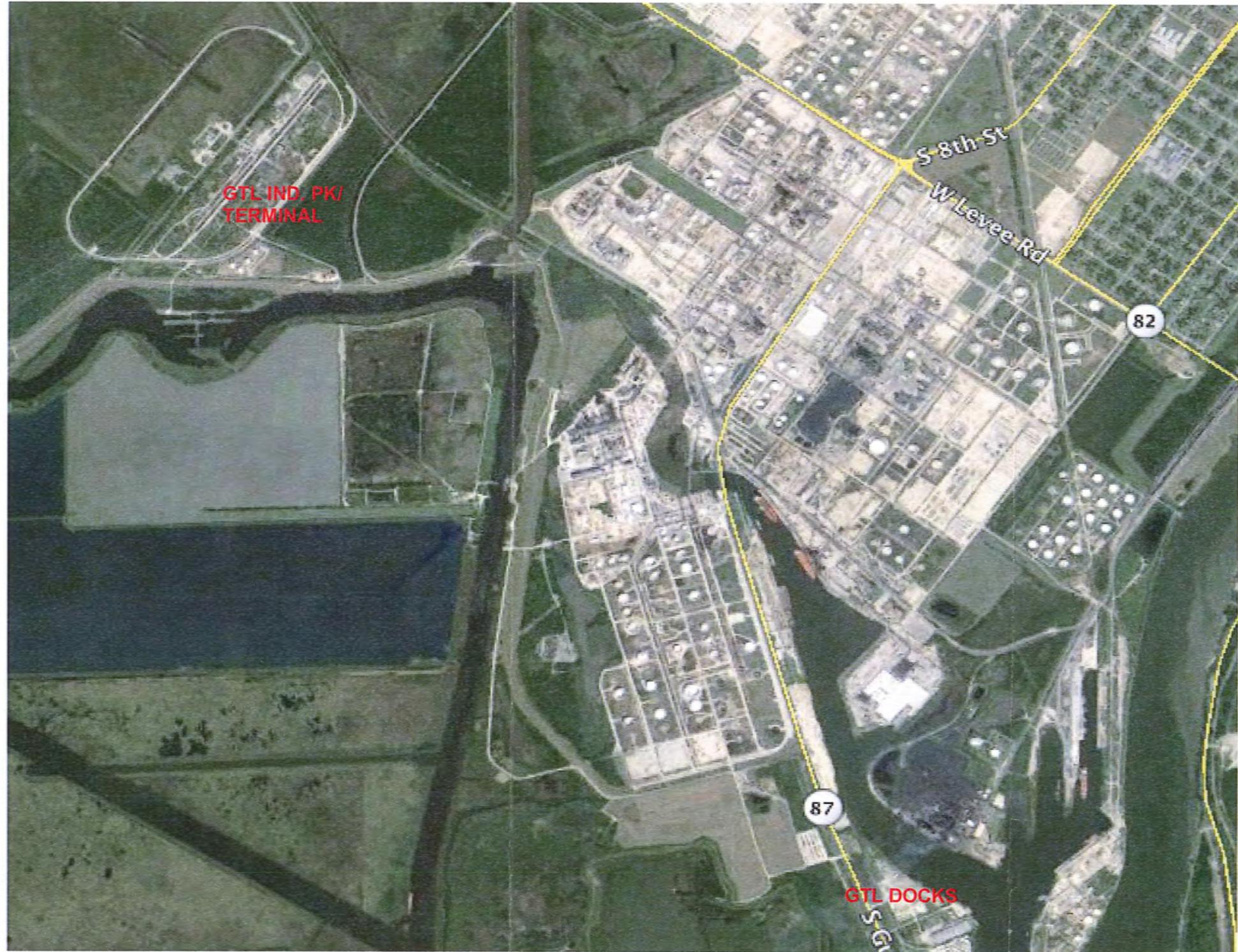


## **GTL Maps**

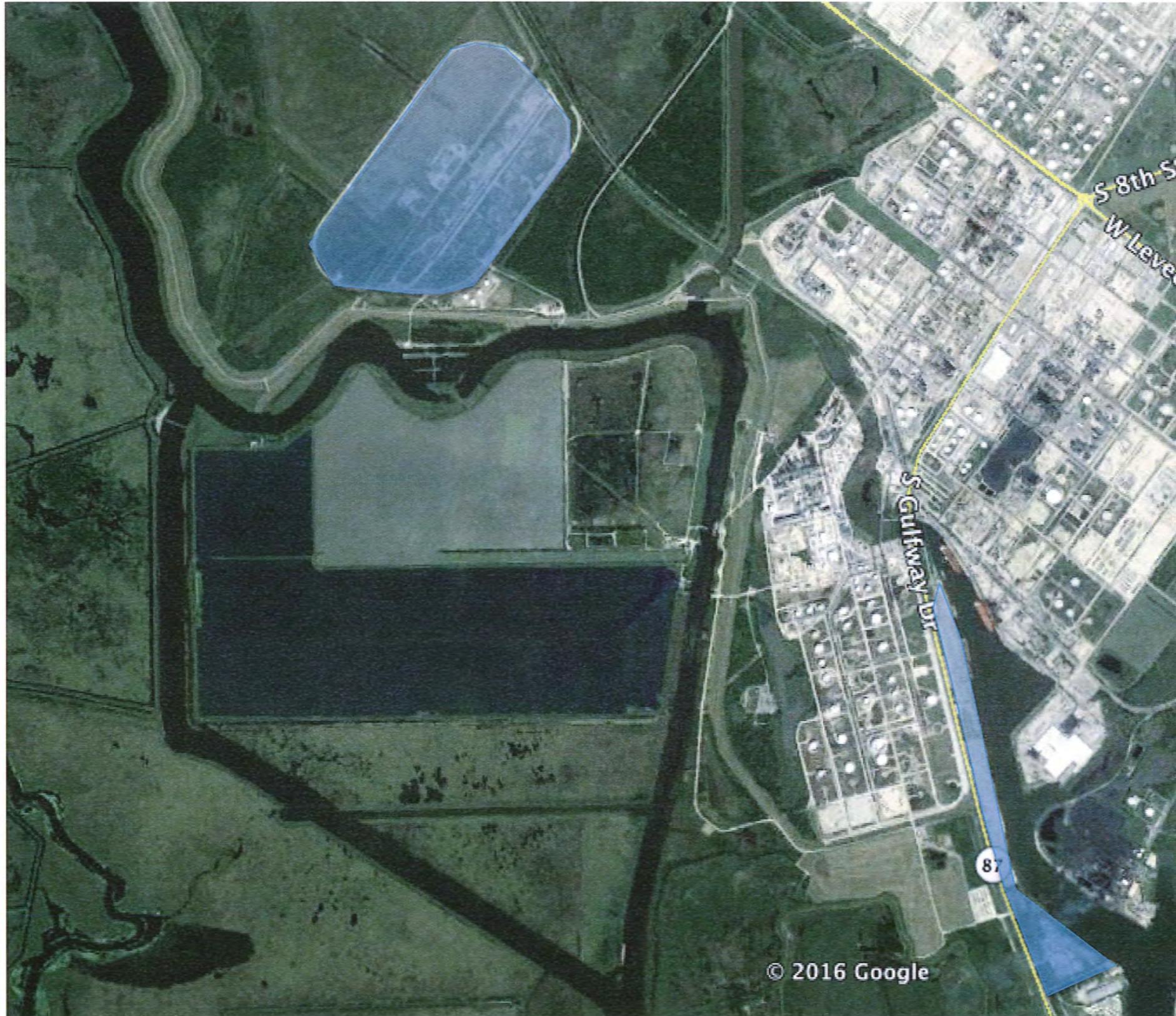
e. Land location within vicinity map

f. Reinvestment or Enterprise zone within vicinity map showing the actual or proposed boundaries and size. The property that encompasses this project includes the industrial park/terminal site and the dock site. The two sites will be connected via pipeline. Applicant is considering several pipeline alignments and premature disclosure could negatively impact negotiations. The reinvestment zone is proposed and the creation process is underway, so this map depicts preliminary boundaries without the pipeline alignment. This application will be supplemented when that process is complete.

GTL  
Project vicinity

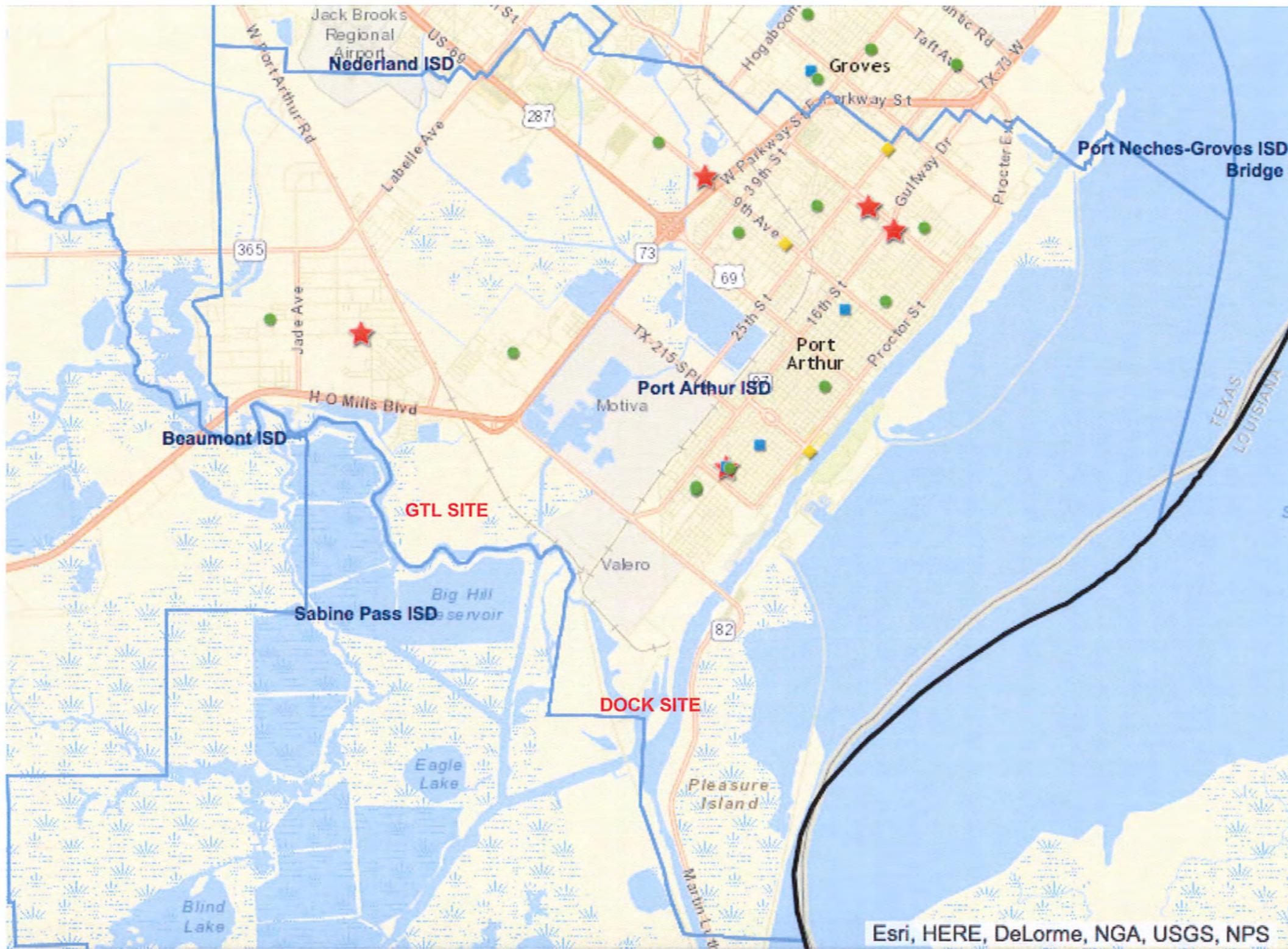


GTL  
This aerial illustrates  
the Reinvestment  
Zone boundaries  
(preliminary, pending  
final pipeline route) .  
These two polygons  
will be made  
contiguous with the  
inclusion of the  
pipeline right-of-way,  
which will be  
included in the zone  
as soon as it is  
finalized.



**GTL Maps**

Port Arthur ISD boundary map with proposed project location indicated.



HEP/GTL CH 313 APPLICATION

PORT ARTHUR INDEPENDENT  
SCHOOL DISTRICT BOUNDARIES

GTL SITE AND DOCK SITE

**TAB 12**

**- N/A -**

**REQUEST FOR WAIVER OF JOB CREATION REQUIREMENT  
AND SUPPORTING INFORMATION**

**TAB 13**

**CALCULATION OF THREE POSSIBLE WAGE  
REQUIREMENTS WITH TWC DOCUMENTATION**

**Calculation of Wage Information - Based on Most Recent Data Available**

**A) The average weekly wage for all jobs (all industries) in the County:**

(The average weekly wage for all jobs that are not qualifying jobs must exceed the average wage for all jobs in all industries in the county)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Jefferson County	Total All	0	0	10	Total, All Industries	\$1,085
2015	2nd Qtr	Jefferson County	Total All	0	0	10	Total, All Industries	\$1,000
2015	3rd Qtr	Jefferson County	Total All	0	0	10	Total, All Industries	\$1,003
2015	4th Qtr	Jefferson County	Total All	0	0	10	Total, All Industries	\$1,119
							total	\$4,207.00
							average weekly (divided by 4)	<u>\$1,051.75</u>
							annualized	
							\$54,691	

**B) 110 percent of the county average manufacturing wage for the last previous four quarters available at the time of application:**

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2015	1st Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$2,226
2015	2nd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,810
2015	3rd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,783
2015	4th Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,948
							total	\$7,767
							average weekly (divided by 4)	\$1,941.75
							x 110%	<u>\$2,135.93</u>

**C) 110 percent of the average manufacturing wage for the COG region for the previous four quarters available at the time of application:**

COG: South East Texas Regional Planning Commission  
 \$60,754 per year  
 x times 110%  
66,829  
 divided by 52 weeks  
\$1,285.18 Average weekly

# Quarterly Employment and Wages (QCEW)

[Back](#)

## D.PERIODYEAR

Page 1 of 1 (40 results/page)

<input type="text" value="▲"/> Year	<input type="text" value="▲"/> Period	<input type="text" value="▲"/> Area	<input type="text" value="▲"/> Ownership	<input type="text" value="▲"/> Division	<input type="text" value="▲"/> Level	<input type="text" value="▲"/> Ind Code	<input type="text" value="▲"/> Industry	<input type="text" value="▲"/> Avg Weekly Wages
2015	1st Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	\$1,085
2015	2nd Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	\$1,000
2015	3rd Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	\$1,003
2015	4th Qtr	Jefferson County	Total All	00	0	10	Total, All Industries	\$1,119

# Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

 Year	 Period	 Area	 Ownership	 Division	 Level	 Ind Code	 Industry	 Avg Weekly Wages
2015	1st Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$2,226
2015	2nd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,810
2015	3rd Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,783
2015	4th Qtr	Jefferson County	Total All	31	2	31-33	Manufacturing	\$1,948

**2014 Manufacturing Average Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$24.18</b>	<b>\$50,305</b>
<a href="#">1. Panhandle Regional Planning Commission</a>	\$21.07	\$43,821
<a href="#">2. South Plains Association of Governments</a>	\$16.75	\$34,834
<a href="#">3. NORTEX Regional Planning Commission</a>	\$20.23	\$42,077
<a href="#">4. North Central Texas Council of Governments</a>	\$25.32	\$52,672
<a href="#">5. Ark-Tex Council of Governments</a>	\$17.80	\$37,017
<a href="#">6. East Texas Council of Governments</a>	\$19.87	\$41,332
<a href="#">7. West Central Texas Council of Governments</a>	\$19.41	\$40,365
<a href="#">8. Rio Grande Council of Governments</a>	\$17.82	\$37,063
<a href="#">9. Permian Basin Regional Planning Commission</a>	\$23.65	\$49,196
<a href="#">10. Concho Valley Council of Governments</a>	\$18.70	\$38,886
<a href="#">11. Heart of Texas Council of Governments</a>	\$20.98	\$43,636
<a href="#">12. Capital Area Council of Governments</a>	\$28.34	\$58,937
<a href="#">13. Brazos Valley Council of Governments</a>	\$17.57	\$36,547
<a href="#">14. Deep East Texas Council of Governments</a>	\$17.76	\$36,939
* <a href="#">15. South East Texas Regional Planning Commission</a>	\$29.21	\$60,754 *
<a href="#">16. Houston-Galveston Area Council</a>	\$26.21	\$54,524
<a href="#">17. Golden Crescent Regional Planning Commission</a>	\$23.31	\$48,487
<a href="#">18. Alamo Area Council of Governments</a>	\$19.46	\$40,477
<a href="#">19. South Texas Development Council</a>	\$13.91	\$28,923
<a href="#">20. Coastal Bend Council of Governments</a>	\$25.12	\$52,240
<a href="#">21. Lower Rio Grande Valley Development Council</a>	\$16.25	\$33,808
<a href="#">22. Texoma Council of Governments</a>	\$20.51	\$42,668
<a href="#">23. Central Texas Council of Governments</a>	\$18.02	\$37,486
<a href="#">24. Middle Rio Grande Development Council</a>	\$20.02	\$41,646

Source: Texas Occupational Employment and Wages

Data published: July 2015

Data published annually, next update will be July 31, 2016

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

**TAB 14**

**SCHEDULES A1, A2, B, C AND D**

**ECONOMIC IMPACT SIGNED AND COMPLETED BY  
COMPTROLLER ([Comptroller to Supplement](#))**

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

Date: 7/6/2016  
Applicant Name: GT Logistics LLC  
ISD Name: Port Arthur ISD

PROPERTY INVESTMENT AMOUNTS									
(Estimated investment in each year. Do not put cumulative totals.)									
		Column A	Column B	Column C	Column D	Column E			
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property	Other new investment made during this year that will not become Qualified Property [SEE NOTE]	Other new investment made during this year that may become Qualified Property [SEE NOTE]	Total Investment (Sum of Columns A+B+C+D)		
	2016-2017 Year preceding the first complete tax year of the qualifying time period (assuming no deferrals of qualifying time period)	2016	Not eligible to become Qualified Property						
	Investment made before filing complete application with district								
	Investment made after filing complete application with district, but before final board approval of application								
	Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period		Qualified Investment	45,000,000	Qualified Investment		45,000,000		
	Complete tax years of qualifying time period		Qualified Investment	210,000,000	Qualified Investment		210,000,000		
			Qualified Investment	920,000,000	Qualified Investment		920,000,000		
Total Investment through Qualifying Time Period [ENTER this row in Schedule A2]			0	1,175,000,000			1,175,000,000		
Total Qualified Investment (sum of green cells)			1,175,000,000						

Enter amounts from TOTAL row above in Schedule A2

For All Columns: List amount invested each year, not cumulative totals.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application. Only tangible personal property that is specifically described in the application can become qualified property.  
 Column B: The total dollar amount of planned investment each year in buildings or nonremovable components of buildings.  
 Column C: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that will not become qualified property include investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.  
 Total Investment: Add together each cell in a column and enter the sum in the blue total investment row. Enter the data from this row into the first row in Schedule A2.  
 Qualified Investment: For the green qualified investment cell, enter the sum of all the green-shaded cells.

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

PROPERTY INVESTMENT AMOUNTS									
[Estimated Investment in each year. Do not put cumulative totals.]									
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year below) YYYY	Column A		Column B	Column C	Column D	Column E	Total Investment (A+B+C+D)
			New investment (original cost) in tangible personal property placed in service during this year that will become Qualified Property	New investment made during this year in buildings or permanent nonremovable components of buildings that will become Qualified Property					
-	TOTALS FROM SCHEDULE A1				1,175,000,000				1,175,000,000
0	2016-2017	2016							
0	2017-2018	2017							
1	2018-2019	2018							
2	2019-2020	2019							
3	2020-2021	2020							
4	2021-2022	2021							
5	2022-2023	2022							
6	2023-2024	2023							
7	2024-2025	2024							
8	2025-2026	2025							
9	2026-2027	2026							
10	2027-2028	2027							
Total Investment made through limitation					1,175,000,000	0	0	0	1,175,000,000
11	2028-2029	2028							
12	2029-2030	2029							
13	2030-2031	2030							
14	2031-2032	2031							
15	2032-2033	2032							
16	2033-2034	2033							
17	2034-2035	2034							
18	2035-2036	2035							
19	2036-2037	2036							
20	2037-2038	2037							
21	2038-2039	2038							
22	2039-2040	2039							
23	2040-2041	2040							
24	2041-2042	2041							
25	2042-2043	2042							
Total Investment made through limitation					1,175,000,000	0	0	0	1,175,000,000
Each year prior to start of value limitation period**  Value limitation period***									
Continue to maintain viable presence									
Additional years for 25 year economic impact as required by 313.025(c)(1)									

\* All investments made through the qualifying time period are captured and totaled on Schedule A1 [blue box] and incorporated into this schedule in the first row.  
 \*\* Only investment made during deferrals of the start of the limitation (after the end of qualifying time period but before the start of the Value Limitation Period) should be included in the "year prior to start of value limitation period" row(s). If the limitation starts at the end of the qualifying time period or the qualifying time period overlaps the limitation, no investment should be included on this line.  
 \*\*\* If your qualifying time period will overlap your value limitation period, do not also include investment made during the qualifying time period in years 1 and/or 2 of the value limitation period, depending on the overlap. Only include investments/years that were not captured on Schedule A1.  
 For All Columns: List amount invested each year, not cumulative totals. Only include investments in the remaining rows of Schedule A2 that were not captured on Schedule A1.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property. Only include estimates of investment for "replacement" property if the property is specifically described in the application.  
 Column B: Only tangible personal property that is specifically described in the application can become qualified property.  
 Column C: The total dollar amount of planned investment each year in buildings or nonremovable component of buildings.  
 Column D: Dollar value of other investment that may affect economic impact and total value. Examples of other investment meeting the definition of 313.021(1) but not creating a new improvement as defined by TAC 9.1051. This is proposed property that functionally replaces existing property; is used to maintain, refurbish, renovate, modify or upgrade existing property; or is affixed to existing property—described in SECTION 13, question #5 of the application.  
 Column E: Dollar value of other investment that may affect economic impact and total value. Examples of other investment that may result in qualified property are land or professional services.

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

Date: 7/6/2016  
 Applicant Name: GT Logistics LLC  
 ISD Name: Port Arthur ISD

Form 50-296A  
 Revised May 2014

	Qualified Property			Estimated Taxable Value		
	Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Market Value of tangible personal property in the new buildings or "in or on the new improvements"	Market Value less any exemptions (such as pollution control) and before limitation	Final taxable value for I&S after all reductions	Final taxable value for M&O after all reductions
Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Year	Year	Year	Year
Each year prior to start of Value Limitation Period	0	2016-2017	2016	\$ -	\$ -	\$ -
	0	2017-2018	2017	\$ 27,000,000	\$ 27,000,000	\$ 27,000,000
	1	2018-2019	2018	\$ 153,000,000	\$ 153,000,000	\$ 153,000,000
	2	2019-2020	2019	\$ 705,000,000	\$ 705,000,000	\$ 705,000,000
	3	2020-2021	2020	\$ 683,850,000	\$ 683,850,000	\$ 683,850,000
	4	2021-2022	2021	\$ 662,700,000	\$ 662,700,000	\$ 662,700,000
	5	2022-2023	2022	\$ 641,550,000	\$ 641,550,000	\$ 641,550,000
	6	2023-2024	2023	\$ 620,400,000	\$ 620,400,000	\$ 620,400,000
	7	2024-2025	2024	\$ 599,250,000	\$ 599,250,000	\$ 599,250,000
	8	2025-2026	2025	\$ 578,100,000	\$ 578,100,000	\$ 578,100,000
Value Limitation Period	9	2026-2027	2026	\$ 556,950,000	\$ 556,950,000	\$ 556,950,000
	10	2027-2028	2027	\$ 535,800,000	\$ 535,800,000	\$ 535,800,000
	11	2028-2029	2028	\$ 514,650,000	\$ 514,650,000	\$ 514,650,000
	12	2029-2030	2029	\$ 493,500,000	\$ 493,500,000	\$ 493,500,000
	13	2030-2031	2030	\$ 472,350,000	\$ 472,350,000	\$ 472,350,000
	14	2031-2032	2031	\$ 453,456,000	\$ 453,456,000	\$ 453,456,000
	15	2032-2033	2032	\$ 435,317,760	\$ 435,317,760	\$ 435,317,760
	16	2033-2034	2033	\$ 417,905,050	\$ 417,905,050	\$ 417,905,050
	17	2034-2035	2034	\$ 401,188,848	\$ 401,188,848	\$ 401,188,848
	18	2035-2036	2035	\$ 385,141,294	\$ 385,141,294	\$ 385,141,294
Continue to maintain viable presence	19	2036-2037	2036	\$ 369,735,642	\$ 369,735,642	\$ 369,735,642
	20	2037-2038	2037	\$ 354,946,216	\$ 354,946,216	\$ 354,946,216
	21	2038-2039	2038	\$ 340,748,368	\$ 340,748,368	\$ 340,748,368
	22	2039-2040	2039	\$ 327,118,433	\$ 327,118,433	\$ 327,118,433
	23	2040-2041	2040	\$ 314,033,696	\$ 314,033,696	\$ 314,033,696
	24	2041-2042	2041	\$ 301,472,348	\$ 301,472,348	\$ 301,472,348
	25	2042-2043	2042	\$ 289,413,454	\$ 289,413,454	\$ 289,413,454
	26	2043-2044	2043	\$ 277,354,560	\$ 277,354,560	\$ 277,354,560
	27	2044-2045	2044	\$ 265,295,666	\$ 265,295,666	\$ 265,295,666
	28	2045-2046	2045	\$ 253,236,772	\$ 253,236,772	\$ 253,236,772
Additional years for 25 year economic impact as required by 313.026(c)(1)	29	2046-2047	2046	\$ 241,177,878	\$ 241,177,878	\$ 241,177,878
	30	2047-2048	2047	\$ 229,118,984	\$ 229,118,984	\$ 229,118,984
	31	2048-2049	2048	\$ 217,060,090	\$ 217,060,090	\$ 217,060,090
	32	2049-2050	2049	\$ 205,001,196	\$ 205,001,196	\$ 205,001,196
	33	2050-2051	2050	\$ 192,942,302	\$ 192,942,302	\$ 192,942,302
	34	2051-2052	2051	\$ 180,883,408	\$ 180,883,408	\$ 180,883,408
	35	2052-2053	2052	\$ 168,824,514	\$ 168,824,514	\$ 168,824,514
	36	2053-2054	2053	\$ 156,765,620	\$ 156,765,620	\$ 156,765,620
	37	2054-2055	2054	\$ 144,706,726	\$ 144,706,726	\$ 144,706,726
	38	2055-2056	2055	\$ 132,647,832	\$ 132,647,832	\$ 132,647,832

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

**Schedule C: Employment Information**

	Year	School Year (YYYY-YYYY)	Tax Year (Actual tax year) YYYY	Construction		Non-Qualifying Jobs		Qualifying Jobs	
				Column A Number of Construction FTE's or man-hours (specify)	Column B Average annual wage rates for construction workers	Column C Number of non-qualifying jobs applicant estimates it will create (cumulative)	Column D Number of new qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column E Average annual wage of new qualifying jobs	
Each year prior to start of Value Limitation Period	0	2016-2017	2016	37 FTE's	55,000		0	N/A	
	0	2017-2018	2017	487 FTE's	55,000		0	N/A	
	1	2018-2019	2018	2,416 FTE's	55,000		25	\$ 66,829	
	2	2019-2020	2019				25	\$ 66,829	
	3	2020-2021	2020				25	\$ 66,829	
	4	2021-2022	2021				25	\$ 66,829	
	5	2022-2023	2022				25	\$ 66,829	
	6	2023-2024	2023				25	\$ 66,829	
	7	2024-2025	2024				25	\$ 66,829	
	8	2025-2026	2025				25	\$ 66,829	
	9	2026-2027	2026				25	\$ 66,829	
10	2027-2028	2027				25	\$ 66,829		
11 through 25	2028-2043	2028-2042				25	\$ 66,829		

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

- C1.** Are the cumulative number of qualifying jobs listed in Column D less than the number of qualifying jobs required by statute? (25 qualifying jobs in Subchapter B districts, 10 qualifying jobs in Subchapter C districts)  
 If yes, answer the following two questions:
- C1a.** Will the applicant request a job waiver, as provided under 313.025(f-1)?
- C1b.** Will the applicant avail itself of the provision in 313.021(3)(F)?

Yes       No  
 Yes       No  
 Yes       No

**Schedule D: Other Incentives (Estimated)**

State and Local Incentives for which the Applicant intends to apply (Estimated)						
Incentive Description	Taxing Entity (as applicable)	Beginning Year of Benefit	Duration of Benefit	Annual Tax Levy without Incentive	Annual Incentive	Annual Net Tax Levy
Tax Code Chapter 311	County: City: Other:					
	County: Jefferson County Other: Sabine Neches Navigation District	2017 2017	2026 2026	\$ 2,442,988 \$ 613,357	100% 100%	\$ - \$ -
Tax Code Chapter 312	Other: Port of Port Arthur Other: Drainage District #7	2017 2017	2026 2026	\$ 1,048,437 \$ 1,106,406	100% 100%	\$ - \$ -
Local Government Code Chapters 380/381	County: City: Other:					
Freeport Exemptions						
Non-Annexation Agreements	Ch. 42: City of Port Arthur, TX	2017	2026	\$ 5,300,948	100%	\$ -
Enterprise Zone/Project						
Economic Development Corporation						
Texas Enterprise Fund						
Employee Recruitment						
Skills Development Fund						
Training Facility Space and Equipment						
Infrastructure Incentives						
Permitting Assistance						
Other:						
Other:						
<b>TOTAL</b>				<b>\$ 10,512,136</b>		<b>\$ -</b>

Additional information on incentives for this project:

Annual tax levy is an average of the 10 years to compute the annual estimate.

**TAB 15**

**ECONOMIC IMPACT ANALYSIS (if supplied by other than the  
Comptroller's office) - [attached](#)**

**OTHER PAYMENTS MADE IN THE STATE OR OTHER  
ECONOMIC INFORMATION – [N/A](#)**

# A Report of the Economic Impact of Project Gateway in Port Arthur, Texas

County Tax Abatement 100%

May 23, 2016

Prepared by:

Impact DataSource  
4709 Cap Rock Drive  
Austin, Texas 78735  
(512) 892-0205  
Fax (512) 892-2569  
[www.impactdatasource.com](http://www.impactdatasource.com)



# Table of Contents

Executive Summary .....	3
The Report:	
Introduction .....	11
Description of the Facility .....	11
Types of Economic Impacts that the Facility will Provide During its Construction and Operations .....	11
Economic Impacts and Revenues for the City and County to be Generated During Construction .....	13
Estimated Economic Impact of the Facility over the First Fifteen Years of Operations .....	16
Costs and Benefits for Local Taxing Districts over the First Fifteen Years of the Facility's Operations .....	17
Net Benefits to be Received by the City from the Facility and New Workers Over the First Fifteen Years of the Facility's Operations .....	20
Property Taxes that May be Abated .....	21
Industrial District Agreement with the City .....	22
Discussion of Possible School District Tax Credits and Appraised Value Limitation for the Facility Under Texas Tax Code, Chapter 313 .....	22
Conduct of the Analysis .....	22
About Impact DataSource .....	23
Data and Rates Used in the Analysis .....	24
Schedules Showing the Results of Economic Impact Calculations During the Facility's Operations .....	32
Schedules Showing the Results of Costs and Benefits Calculations During the Facility's Operations:	
City of Port Arthur .....	41
Jefferson County .....	48
Port Arthur Independent School District .....	53
Port of Port Arthur .....	55
Sabine-Neches Navigation District .....	56
Drainage District # 7 .....	57

## Executive Summary

### Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, Austin, Texas. The analysis was to determine the impact that Project Gateway in Port Arthur, Texas will have on the economy of the Port Arthur area and the costs and benefits for local taxing districts during development and construction and over the first fifteen years of operations.

### Description of the Facility

Project Gateway is the development of an integrated manufacturing support facility including docks, above ground storage and blending tanks, and associated pipelines to facilitate the movement of petroleum products into and out of refining facilities to enhance petrochemical refining operations in Port Arthur. The project also includes the construction of both a crude oil splitter (phase 4a) and a sulfur prilling unit (phase 4b).

The phases and spending on the project during its construction are shown below:

Phases and Spending on the Project	
Phase 1	\$255,000,000
Phase 2	\$240,000,000
Phase 3	\$430,000,000
Phase 4a splitter	\$150,000,000
Phase 4b priller	\$100,000,000
Total	\$1,175,000,000

Construction of the first phase of the project will begin in August 2016 and construction of the last phase will be completed in December 2018 for full operations.

Once completed, the facility will create 250 new permanent jobs with average annual salaries of \$67,000.

### The Estimated Economic Impact During Construction

The project's development and construction will generate \$1.7 billion in economic output from this construction activity (the amount of money that the project's construction will pump into the area's economy), support 3,407 direct, indirect and induced construction jobs during construction, and generate \$689 million in direct, indirect and induced construction salaries for area workers.

This construction activity will generate the revenues for the City of Port Arthur and Jefferson County as shown on the following page.

**Revenues for the City and County from the Facility's Construction Activities**

	City	County	Total
Sales tax collections	\$1,184,655	\$394,885	\$1,579,540
Estimated development and building permits and fees	\$0		\$0
<b>Total revenues during construction</b>	<b>\$1,184,655</b>		<b>\$1,184,655</b>

**The Estimated Economic Impact During the First Fifteen Years of the Facility's Operations:**

The facility will have the following estimated economic impact on the Jefferson County area over the first fifteen years of its operations:

**Economic Impact over the First Fifteen Years of Operations**

Total economic output to be generated in the area	\$2,787,467,221
Total number of permanent direct and indirect jobs to be created	872
Number of direct and indirect workers who will move to the county	87
Number of new residents in the county	261
Number of new residential properties to be built in the county	35
Number of new students expected in Port Arthur ISD	57
Salaries to be paid to direct and indirect workers	\$461,668,301
Taxable sales and purchases expected in the county	\$126,090,490
Lodging sales to out of town visitors to the facility	\$494,486
The value of new residential property to be built in other parts of the city for some direct and indirect workers who may move to the county by Year 13	\$7,912,653
Estimated value of the facility's assets added to local tax rolls	\$747,432,000

**Costs and Benefits for Local Taxing Districts over the First Fifteen Years of Operations**

Local taxing districts can expect costs and benefits over the first fifteen years of the facility's operations as scheduled below for the city, county, school district, port, navigation district, drainage district, and, in total, for all local taxing districts.

City of Port Arthur

The City of Port Arthur can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for the City of Port Arthur Over the First Fifteen Years of the Facility's Operation</b>	
<b>Additional costs and benefits:</b>	
<b>Sales tax collections from:</b>	
Spending of the facility	\$532,077
Spending of workers	\$1,350,380
Spending of visitors	\$8,901
Subtotal sales tax collections	\$1,891,357
<b>Property tax collections from:</b>	
The facility	\$0
New residential property built for some workers moving to the county	\$724,451
Subtotal net property tax collections	\$724,451
Payments in lieu of taxes to be paid to the city	\$54,715,821
Other taxes and user fees collected from workers moving to the county	\$249,111
Revenues from utilities and utility franchise fees	\$1,446,214
Hotel occupancy taxes	\$34,614
Total additional revenues	\$59,061,568
<b>Less additional costs:</b>	
Costs for the city to provide services to workers moving to the city	\$667,964
Costs of providing utility services to new residents	\$1,277,940
Total additional costs	\$1,945,903
Net benefits for the city over fifteen years	\$57,115,665

Jefferson County

Jefferson County can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for Jefferson County Over the First Fifteen Years of the Facility's Operation</b>	
Property taxes to be abated	\$24,429,875
Additional costs and benefits after taxes are abated:	
Sales tax collections from:	
Spending of the facility	\$177,359
Spending of workers	\$450,127
Spending of out-of-town visitors	\$2,967
Subtotal sales tax collections	\$630,452
Property tax collections from:	
The facility	\$9,191,799
New residential property built for some workers moving to the county	\$9,525,669
Subtotal net property tax collections	
Other taxes and user fees collected from workers moving to the county	\$124,556
 Total additional revenues	 \$10,280,677
Costs for the county to provide services to workers moving to the county	\$217,972
 Net benefits for the county over fifteen years	 \$10,062,705

Port Arthur ISD

Port Arthur ISD may be asked temporary limitations on the taxable value of the firm's property allowed by the Texas Economic Development Act, incorporated as Chapter 313 in the Texas Tax Code. HB 3390 of the 83rd legislative session updated and reordered the code and extending it ten years, through 2024.

The limitation may begin as approved in the agreement between the school district and the taxpayer either the tax year beginning after the application date, the qualifying period, or the date commercial operations begin at the project.

A summary of estimated revenues for the school district is below.

<b>Estimated Property Taxes and Other Payments to be Made to the School District over Fifteen Years</b>	
The firm's tax liability with no Chapter 313 agreement	\$124,643,377
The firm's estimated supplemental payments to the school district	\$15,000,000
The firm's tax liability with Chapter 313 agreement	\$86,399,808
Property taxes that may be made to the school district on new residential property constructed in the district by new workers who may move to the district	\$283,143
<b>Total payments that the firm and new residents may make to the district</b>	<b>\$101,682,952</b>

**Port of Port Arthur**

The Port of Port Arthur can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for the Port of Port Arthur Over the First Fifteen Years of the Facility's Operation</b>	
Property taxes to be abated	\$10,484,365
Additional property taxes:	
The facility	\$3,944,768
New residential property built for some workers moving to the county	\$143,284
<b>Net property tax collections over fifteen years</b>	<b>\$4,088,052</b>

Sabine-Neches Navigation District

The Sabine-Neches Navigation District can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for the Sabine-Neches Navigation District Over the First Fifteen Years of the Facility's Operation</b>	
Property taxes to be abated	\$6,133,572
Additional property taxes after some taxes are abated:	
The facility	\$2,307,771
New residential property built for some workers moving to the county	\$83,824
Net property tax collections over fifteen years	\$2,391,595

Drainage District # 7

Drainage District # 7 can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for the Drainage District Over the First Fifteen Years of the Facility's Operation</b>	
Property taxes to be abated	\$11,064,056
Additional property taxes after some taxes are abated:	
The facility	\$4,162,878
New residential property built for some workers moving to the county	\$138,360
Net property tax collections over fifteen years	\$4,301,237

**Total Net Benefits for All Local Taxing Districts**

All local taxing district can expect the following costs and benefits from the facility's operations over the first fifteen years:

<b>Net Benefits for All Local Taxing Districts Over the First Fifteen Years of the Facility's Operation</b>				
	Benefits	Costs	Net Benefits	
City of Port Arthur*	\$59,061,568	\$1,945,903	\$57,115,665	
Jefferson County*	\$10,280,677	\$217,972	\$10,062,705	
Port Arthur ISD	\$101,682,952	\$0	\$101,682,952	
Port of Port Arthur*	\$4,088,052	\$0	\$4,088,052	
Sabine-Neches Navigation District*	\$2,391,595	\$0	\$2,391,595	
Drainage District # 7*	\$4,301,237	\$0	\$4,301,237	
<b>Total</b>	<b>\$181,806,081</b>	<b>\$2,163,876</b>	<b>\$179,642,206</b>	

\*Revenues after some property taxes may be abated by the county, port, navigation district and drainage district and Chapter 313 appraised value limitations for the school district

**Property Taxes that May be Abated**

The firm is requesting that property taxes be abated by the county, navigation district, and drainage district at the following percentages:

<b>Percent of Taxes to be Abated</b>	
Year 1	0%
Year 2	100%
Year 3	100%
Year 4	100%
Year 5	100%
Year 6	100%
Year 7	100%
Year 8	100%
Year 9	100%
Year 10	100%
Year 11	100%
Year 12	0%
Year 13	0%
Year 14	0%
Year 15	0%

If taxes are abated as proposed, the following taxes will be abated:

<b>Property Taxes to be Abated</b>						
	City	County	Port	Navigation District	Drainage District	Total
Year 1	\$0	\$0	\$0	\$0	\$0	\$0
Year 2	\$0	\$1,145,169	\$491,462	\$287,516	\$518,636	\$2,442,783
Year 3	\$0	\$2,221,909	\$953,558	\$557,851	\$1,006,281	\$4,739,601
Year 4	\$0	\$2,811,836	\$1,206,732	\$705,963	\$1,273,453	\$5,997,984
Year 5	\$0	\$2,763,158	\$1,185,842	\$693,742	\$1,251,408	\$5,894,150
Year 6	\$0	\$2,713,273	\$1,164,433	\$681,217	\$1,228,815	\$5,787,737
Year 7	\$0	\$2,662,160	\$1,142,497	\$668,385	\$1,205,667	\$5,678,709
Year 8	\$0	\$2,609,804	\$1,120,028	\$655,240	\$1,181,955	\$5,567,027
Year 9	\$0	\$2,556,186	\$1,097,017	\$641,778	\$1,157,672	\$5,452,653
Year 10	\$0	\$2,501,288	\$1,073,457	\$627,995	\$1,132,809	\$5,335,549
Year 11	\$0	\$2,445,092	\$1,049,340	\$613,886	\$1,107,359	\$5,215,676
Year 12	\$0	\$0	\$0	\$0	\$0	\$0
Year 13	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$24,429,875</b>	<b>\$10,484,365</b>	<b>\$6,133,572</b>	<b>\$11,064,056</b>	<b>\$52,111,869</b>

**Industrial District Agreement with the City**

The facility will be located in Port Arthur's industrial district. The company expects the facility to negotiate an Industrial District Agreement upon completion of the facility with the City of Port Arthur to make payments in lieu of taxes at 75% of property that the facility may pay if it were in the city of the facility.

Details of this analysis are in the full report on the following pages.

# A Report of the Projected Economic Impact from Project Gateway

## Introduction

This report presents the results of an economic impact analysis performed by Impact DataSource, Austin, Texas. The analysis was to determine the impact that Project Gateway in Port Arthur, Texas will have on the economy of the Port Arthur area and the costs and benefits for local taxing districts during development and construction and over the first fifteen years of operations.

## Description of the Facility

Project Gateway is the development of an integrated manufacturing support facility including docks, above ground storage and blending tanks, and associated pipelines to facilitate the movement of petroleum products into and out of refining facilities to enhance petrochemical refining operations in Port Arthur. The project also includes the construction of both a crude oil splitter (phase 4a) and a sulfur prilling unit (phase 4b).

The phases and spending on the project during its construction are shown below:

Phases and Spending on the Project	
Phase 1	\$255,000,000
Phase 2	\$240,000,000
Phase 3	\$430,000,000
Phase 4a splitter	\$150,000,000
Phase 4b priller	\$100,000,000
Total	\$1,175,000,000

Construction of the first phase of the project will begin in August 2016 and construction of the last phase will be completed in December 2018 for full operations.

Once completed, the facility will create 250 new permanent jobs with average annual salaries of \$67,000.

The types of economic impacts that the facility will provide is discussed next.

## Types of Economic Impacts that the Facility Will Provide During its Construction and Operations

This analysis calculates the direct economic impact during the construction of facility and during the

first fifteen years of its operations. In addition, indirect and induced impacts were calculated.

Three of the economic impacts calculated are economic output, jobs and salaries.

### **Economic Output**

Economic outputs are the value of the goods and services produced by organizations or their revenues and, at a local level, represent the increase in gross area product. This measure of economic activity is equivalent on a local level to our nation's gross domestic product -- the value of goods and services produced in our nation in a year.

### **Direct Economic Impacts**

Direct economic impacts include (1) the spending at the project on construction and direct construction jobs and salaries and (2) revenues generated by the facility during its operations and permanent direct jobs and salaries created by the facility's operations.

### **Indirect Economic Impacts**

Indirect revenues, jobs and salaries are created in new or existing firms in the area, such as service firms and materials suppliers that may supply goods and services during the construction and during operations of the facility.

### **Induced Economic Impacts**

In addition, induced revenues, jobs and salaries will be 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 area, regional economic multipliers were used. Regional economic multipliers for Texas and the Port Arthur area 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.

An output multiplier was used to estimate the indirect and induced output or revenues created and supported in the area. An employment multiplier was used to estimate the number of indirect and induced jobs created and supported in the area. An earnings multiplier was used to estimate the amount of salaries to be paid to workers in these new indirect and induced jobs.

The multipliers show the estimated indirect and induced revenues of other businesses in the area for every dollar spent to construct the facility or revenues earned by the facility during its operations.

An employment multiplier shows the number of indirect and induced jobs created for every direct construction and operations job at the facility and the amount of salaries paid to these workers for every dollar paid to a direct construction and operations worker at the facility. The indirect and induced multipliers for the Southeast Texas region, as shown below, were used in this analysis:

<b>Indirect and Induced Multipliers Used in this Analysis</b>		
	<b>During Construction</b>	<b>During Operations</b>
<b>Output multiplier:</b>		
Indirect	0.6339	0.3879
Induced	0.5083	0.4741
Total	1.1422	0.8619
<b>Employment multiplier:</b>		
Indirect	0.4867	1.1189
Induced	0.3982	1.3675
Total	0.8849	2.4864
<b>Earnings multiplier</b>		
Indirect	0.4593	0.4164
Induced	0.3758	0.5089
Total	0.8351	0.9252

## **Economic Impacts and Revenues for the City and County to be Generated During Construction**

An estimated \$1.1 billion will be spent constructing the facility of which about 80% or \$940 million may be considered local expenditures.

This construction activity at the facility will pump money into the area's economy including generating taxable sales and sales taxes for the City and County.

### **Economic Impacts**

Contractors in the area will work on the project and they will hire workers and pay salaries. Plus, this activity will create and support spin-off or indirect and induced revenues, jobs and salaries in other businesses in the area. In total, the project's development and construction activities will have the following impact on the area's economy:

### Economic Impacts in the Area During Construction of the Facility

	Direct	Indirect	Induced	Total
Economic output or revenues for businesses in the area	\$940,000,000	\$476,698,158	\$382,217,442	\$1,798,915,600
Average number of construction jobs to be created and supported during construction	1808	880	720	3407
Salaries to be paid to construction workers	\$376,000,000	\$172,688,340	\$141,290,460	\$689,978,800

As shown above, the project's development and construction will generate \$1.7 billion in economic output from this construction activity (the amount of money that the project's construction will pump into the area's economy), support 3,407 direct, indirect and induced construction jobs each year during the construction period, and generate \$689 million in direct, indirect and induced construction salaries for area workers.

#### Taxable Sales to be Generated During Construction

Activities to construct the facility will generate the following estimated taxable spending in the community:

### Taxable Spending During Construction of the Facility

Purchases of construction materials:	
Total construction costs	\$940,000,000
Percent that are local costs	80%
Percent of local costs for materials	60%
Percent for materials purchases subject to sales tax	8%
Percent to be purchased locally	20%
Total local taxable construction materials	\$7,219,200
Taxable direct and indirect construction worker spending:	
Total direct and indirect construction salaries	\$689,978,800
Percent of salaries spent on taxable goods and services	26%
Percent of taxable spending in the county	40%
Total taxable construction worker spending in the county	\$71,757,795
Total taxable spending in the county	\$78,976,995

**Sales Taxes to be Generated During Construction**

The facility's construction activities will generate the following sales taxes for the city and county:

<b>Sales Taxes to be Generated During Construction</b>	
Sales tax rate for construction activities:	
City of Port Arthur	1.50%
Jefferson County	0.50%
Taxable sales in the city	\$78,976,995
Sales taxes to be collected:	
City of Port Arthur	\$1,184,655
Jefferson County	\$394,885
Total sales tax collections	\$1,579,540

**Total City and County Revenues Generated by Construction Activities**

The total city and county revenues generated by construction activities is shown below:

<b>Estimated Total City and County Revenues Generated by Construction Activities</b>			
	City	County	Total
Sales tax collections	\$1,184,655	\$394,885	\$1,579,540
Estimated development and building permits and fees	\$0		\$0
Total revenues during construction	\$1,184,655	\$394,885	\$1,579,540

In addition to the economic impact from the construction activities, the economic activities created by the facility's operations -- once the facility is constructed and begins operations -- along with new permanent workers that will be employed at the facility, will also generate solid economic impacts for the area. These economic impacts from the facility's operations are discussed next.

# The Estimated Economic Impact of the Facility over the First Fifteen Years of the Facility's Operations

The facility will have the following economic impact on the Port Arthur area over the first fifteen years of its full operations:

Economic Impact over the First Fifteen Years of Operations	
Total economic output to be generated in the area	\$2,787,467,221
Total number of permanent direct and indirect jobs to be created	872
Number of direct and indirect workers who will move to the county	87
Number of new residents in the county	261
Number of new residential properties to be built in the county	35
Number of new students expected in Port Arthur ISD	57
Salaries to be paid to direct and indirect workers	\$461,668,301
Taxable sales and purchases expected in the county	\$126,090,490
Additional lodging sales in cities	\$494,486
The value of new residential property to be built in other parts of the city for some direct and indirect workers who may move to the county by Year 13	\$7,912,653
Estimated value of the facility's assets added to local tax rolls	\$747,432,000

How this economic activity translates into additional costs and benefits for local taxing districts is discussed next.

# Costs and Benefits for Local Taxing Districts over the First Fifteen Years of the Facility's Operations

Local taxing districts can expect costs and benefits over the first fifteen years from the facility's operations, as scheduled below, beginning with the additional revenues to be received.

## Additional Revenues for Local Taxing Districts

Local taxing districts can expect to receive the following revenues over the first fifteen years from the facility's operations, its employees and workers in indirect jobs created in the community.

Additional Revenues For Local Taxing Districts Over the First Fifteen Years of the Facility's Operation						
	Sales Taxes	Property Taxes*	Utilities**	Utility Franchise Fees**	Payments in Lieu of Taxes	
City of Port Arthur	\$1,891,357	\$724,451	\$1,345,200	\$101,014	\$54,715,821	
Jefferson County	\$630,452	\$9,525,669				
Port Arthur ISD		\$86,682,952				
Port of Port Arthur***		\$4,088,052				
Sabine-Neches Navigation District		\$2,391,595				
Drainage District # 7		\$4,301,237				
<b>Total</b>	<b>\$2,521,810</b>	<b>\$107,713,956</b>	<b>\$1,345,200</b>	<b>\$101,014</b>	<b>\$54,715,821</b>	
	Hotel Occupancy Taxes	Other Taxes and User Fees	Supplemental Payments based on Student Population	Total Additional Revenues		
City of Port Arthur	\$34,614	\$249,111		\$59,061,568		
Jefferson County		\$124,556		\$10,280,677		
Port Arthur ISD			\$15,000,000	\$101,682,952		
Port of Port Arthur				\$4,088,052		
Sabine-Neches Navigation District				\$2,391,595		
Drainage District # 7				\$4,301,237		
<b>Total</b>	<b>\$34,614</b>	<b>\$373,667</b>		<b>\$181,806,081</b>		

\*Property tax collections shown are collections on new residential property and from the firm after some taxes are abated by the county, port, navigation district and drainage district.

\*\*Utility services and utility franchise fees collected from new residents

### Additional Costs for Local Taxing Districts

Local taxing districts will incur the following costs over the first fifteen years, as a result of the facility and direct and indirect employees.

Costs for Local Taxing Districts Over the First Fifteen Years of the Facility's Operation				
	Costs of Services to New Residents	Costs of Providing Monthly Utility Services**		Total
City of Port Arthur	\$667,964	\$1,277,940		\$1,945,903
Jefferson County	\$217,972			\$217,972
Port Arthur ISD				\$0
Port of Port Arthur				\$0
Sabine-Neches Navigation District				\$0
Drainage District # 7				\$0
<b>Total</b>	<b>\$885,936</b>	<b>\$1,277,940</b>		<b>\$2,163,876</b>

\*\*Utility services provided to new residents

### Additional Net Benefits

The additional public benefits less additional public costs will result in the following net benefits for the City, County and other local taxing districts over the first fifteen years of the facility's operation:

Net Benefits for Local Taxing Districts Over the First Fifteen Years of the Facility's Operation				
	Benefits	Costs	Net Benefits	
City of Port Arthur	\$59,061,568	\$1,945,903	\$57,115,665	
Jefferson County	\$10,280,677	\$217,972	\$10,062,705	
Port Arthur ISD	\$101,682,952	\$0	\$101,682,952	
Port of Port Arthur	\$4,088,052	\$0	\$4,088,052	
Sabine-Neches Navigation District	\$2,391,595	\$0	\$2,391,595	
Drainage District # 7	\$4,301,237	\$0	\$4,301,237	
<b>Total</b>	<b>\$181,806,081</b>	<b>\$2,163,876</b>	<b>\$179,642,206</b>	

**Discounted Cash Flow for Local Taxing Districts**

The discounted cash flow over the first fifteen years for each local taxing district from the new facility is as follows:

<b>Discounted Cash Flow Over the First Fifteen Years</b>	
City of Port Arthur	\$40,039,441
Jefferson County	\$5,323,310
Port Arthur ISD	\$53,151,385
Port of Port Arthur	\$2,137,668
Sabine-Neches Navigation District	\$1,250,580
Drainage District # 7	\$2,248,329
<b>Total</b>	<b>\$104,150,714</b>

The above discounted cash flow or present value of net benefits is a way of expressing in today's dollars, dollars to be paid or received in the future. Today's dollar and a dollar to be received or paid at differing times in the future are not comparable because of the time value of money. The time value of money is the interest rate or each taxing entity's discount rate. This analysis uses a discount rate of 3.5% to make the dollars comparable -- by expressing them in today's dollars or in present value.

## Net Benefits to be Received by the City from (1) the Facility and (2) New Workers Over the First Fifteen Years of Operations

The City of Port Arthur will receive benefits from spending and investments by the facility and from spending by new workers over the first fifteen years of operations. These benefits, over the first fifteen years, are shown below for these two categories.

<b>Schedule of Benefits for the City from the Facility and New Workers Over the First Fifteen Years of the Facility's Operations</b>			
	Benefits from:		Total Benefits
	The Facility	New Workers	
<b>Additional revenues:</b>			
Sales taxes	\$540,978	\$1,350,380	\$1,891,357
Property taxes	\$0	\$724,451	\$724,451
Utility revenues	\$0	\$1,345,200	\$1,345,200
Utility franchise fees	\$0	\$101,014	\$101,014
Hotel occupancy taxes	\$34,614		\$34,614
Other taxes and user fees		\$249,111	\$249,111
P.I.L.O.T	\$54,715,821		\$54,715,821
<b>Total additional revenues</b>	<b>\$55,291,413</b>	<b>\$3,770,156</b>	<b>\$59,061,568</b>
<b>Additional costs:</b>			
Costs of providing utilities	\$0	\$1,277,940	\$1,277,940
Costs of providing municipal services for new residents		\$667,964	\$667,964
<b>Total additional costs</b>	<b>\$0</b>	<b>\$1,945,903</b>	<b>\$1,945,903</b>
<b>Net benefits</b>	<b>\$55,291,413</b>	<b>\$1,824,252</b>	<b>\$57,115,665</b>
<b>Percent of total net benefits for the City</b>	<b>96.8%</b>	<b>3.2%</b>	

# Property Taxes that May be Abated

The firm is requesting that property taxes be abated by the county, port, navigation district and drainage district at the following percentages:

Percent of Taxes to be Abated	
Year 1	0%
Year 2	100% Abatement year 1
Year 3	100% Abatement year 2
Year 4	100% Abatement year 3
Year 5	100% Abatement year 4
Year 6	100% Abatement year 5
Year 7	100% Abatement year 6
Year 8	100% Abatement year 7
Year 9	100% Abatement year 8
Year 10	100% Abatement year 9
Year 11	100% Abatement year 10
Year 12	0%
Year 13	0%
Year 14	0%
Year 15	0%

If taxes are abated as proposed, the following taxes will be abated:

Property Taxes to be Abated							
	City	County	Port	Navigation District	Drainage District	Total	
Year 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Year 2	\$0	\$1,145,169	\$491,462	\$287,516	\$518,636	\$2,442,783	
Year 3	\$0	\$2,221,909	\$953,558	\$557,851	\$1,006,281	\$4,739,601	
Year 4	\$0	\$2,811,836	\$1,206,732	\$705,963	\$1,273,453	\$5,997,984	
Year 5	\$0	\$2,763,158	\$1,185,842	\$693,742	\$1,251,408	\$5,894,150	
Year 6	\$0	\$2,713,273	\$1,164,433	\$681,217	\$1,228,815	\$5,787,737	
Year 7	\$0	\$2,662,160	\$1,142,497	\$668,385	\$1,205,667	\$5,678,709	
Year 8	\$0	\$2,609,804	\$1,120,028	\$655,240	\$1,181,955	\$5,567,027	
Year 9	\$0	\$2,556,186	\$1,097,017	\$641,778	\$1,157,672	\$5,452,653	
Year 10	\$0	\$2,501,288	\$1,073,457	\$627,995	\$1,132,809	\$5,335,549	
Year 11	\$0	\$2,445,092	\$1,049,340	\$613,886	\$1,107,359	\$5,215,676	
Year 12	\$0	\$0	\$0	\$0	\$0	\$0	
Year 13	\$0	\$0	\$0	\$0	\$0	\$0	
Year 14	\$0	\$0	\$0	\$0	\$0	\$0	
Year 15	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$0	\$24,429,875	\$10,484,365	\$6,133,572	\$11,064,056	\$52,111,869	

## Industrial District Agreement with the City

The facility will be located in Port Arthur's industrial district. The company expects the facility to negotiate an Industrial District Agreement upon completion of the facility with the City of Port Arthur to make payments in lieu of taxes at 75% of property that the facility may pay if it were in the city.

## Possible School District Appraised Value Limitation for the Facility Under Texas Tax Code, Chapter 313

Port Arthur ISD may be asked for temporary limitations on the taxable value of the firm's property allowed by the Texas Economic Development Act, incorporated as Chapter 313 in the Texas Tax Code. HB 3390 of the 83rd legislative session updated and reordered the code and extending it ten years, through 2024.

The limitation may begin as approved in the agreement between the school district and the taxpayer either the tax year beginning after the application date, the qualifying period, or the date commercial operations begin at the project.

Since the State of Texas funds any property taxes that the school district gives up during the Chapter 313 period, the Texas Comptroller of Public Accounts conducts its own economic impact analysis and requires a school finance analysis of the impact on the school district.

However, this analysis estimates the impact of a possible Chapter 313 agreement with the school district. A summary of these estimates are below and details are later in this report.

### Estimated Property Taxes and Other Payments to be Made to the School District over Fifteen Years

The firm's tax liability with no Chapter 313 agreement	\$124,643,377
The firm's estimated supplemental payments to the school district	\$15,000,000
The firm's tax liability with Chapter 313 agreement	\$86,399,808
Property taxes that may be made to the school district on new residential property constructed in the district by new workers who may move to the district	\$283,143
Total payments that the firm and new residents may make to the district	\$101,682,952

## Conduct of the Analysis

This analysis was conducted by Impact DataSource using data, rates and information supplied by the facility. In addition, Impact DataSource used certain estimates and assumptions.

Using this data, the economic impact from the facility's construction and operations and the costs and

benefits for the City of Port Arthur and other local tax were calculated during construction and over the first fifteen years of operations.

In addition to the direct economic impact of the facility and its employees, spin-off or indirect and induced benefits were also calculated.

## **About Impact DataSource**

Impact DataSource is a 222-year-old Austin 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 New Mexico Economic Development Department.

The firm's principal, Jerry Walker, performed this economic impact analysis. He is an economist and has Bachelor of Science and Master of Business Administration degrees in accounting and economics from Nicholls State University, Thibodaux, Louisiana.

Data used in the analysis, along with schedules of the results of calculations, are on the following pages.

**Data and Rates Used in this Analysis**

**Local Tax Rates:**

**Sales tax rates:**

City of Port Arthur	1.50%
Jefferson County	0.5%

City hotel occupancy tax rate 7%

**Property tax rates, per \$100 of valuation:**

City of Port Arthur	\$0.792000
Jefferson County	\$0.365000
Port Arthur ISD:	
O&M	\$1.040000
I&S	\$0.313140
Total	\$1.353140
Port of Port Arthur	\$0.156644
Sabine-Neches Navigation District	\$0.091640
Drainage District # 7	\$0.165305

Estimated annual increase in property tax rates 1.0125%

**Some Other City Rates:**

Annual marginal cost of providing municipal services, excluding utilities, to each new household \$500

Estimated annual other taxes and user fees to be collected by the city from each new household -- those revenues that are in addition to sales and property taxes, utilities and utility franchise fees \$200

Annual increase expected in the city's other revenues and marginal costs 2%

The city's estimated annual water, wastewater and garbage collection billings per household \$1,080

Utility Service	Estimated Monthly Billing	Estimated Annual Billing (Monthly billing x 12)
Water	\$35	\$420
Wastewater	\$30	\$360
Solid waste	\$25	\$300

The city's cost of providing water, wastewater and solid waste services, as a percent of utility billings 95%

Annual increase expected in city-owned utility billings 2%  
 The city's estimated utility franchise fee percentages:

Electricity:  
 Per KWH 0.0027090  
 As an estimated percentage of utility billings 3.0%  
 Natural gas 4%  
 Cable 4%  
 Telephone monthly line access charge:  
     Residential \$1.71  
     Non-residential \$2.72

Annual utility franchise fees collected from utility providers for each household in the city as detailed below \$77.71

Utility Service	Estimated Monthly Billing	Utility Franchise Fee Percentage	Monthly Utility Franchise Fee Collections	Estimated Annual Utility Franchise Fee Collections (Monthly collections x 12)
Electricity	\$75	3%	\$2.25	\$27.00
Natural gas	\$40	4%	\$1.60	\$19.20
Cable	\$40	4%	\$1.60	\$19.20
Telephone lines	0.60	\$1.71	\$1.03	\$12.31

**Some Estimated County Rates:**

Annual marginal cost of providing county services to each new household \$175  
 Annual miscellaneous taxes and user fees to be collected from each new household, those county revenues other than property and sales taxes \$100  
 Annual increase expected in other county revenues and marginal costs 2%

**Some School District Rates:**

Estimated annual state, federal and other funding received by the district for for each child enrolled \$4,500  
 Average annual cost of providing services to each child in the district \$9,500  
 Average annual cost for each new child, as a percent of average annual cost 45%  
 Annual marginal cost of providing services to each new child \$4,275

**Other Community Rates:**

Expected inflation rate over the first fifteen years 2.5%

Discount rate used in analysis to compute discounted cash flows 5%

Percent of a typical worker's salary that will be spent on taxable goods and services 26%

Estimated average value of a new single family residence in the community that will be built for some individuals moving to the city:

Market value \$160,000  
Taxable value \$136,000

Percent annual increase in the taxable value of residential property local tax rolls over the first fifteen years 2.5%

**Property added to tax rolls:**

The firm's estimated investment in the facility:

Real property improvements and machinery and equipment added to tax rolls as a percent of construction cost 60%

	Land	Buildings and Other Real Property Improvements	Machinery and Equipment	Total
Year 1	\$0	\$0	\$0	\$0
Year 2		\$297,000,000	\$0	\$297,000,000
Year 3		258,000,000.0	\$0	\$258,000,000
Year 4		\$150,000,000	\$0	\$150,000,000
Year 5		\$0	\$0	\$0
Year 6		\$0	\$0	\$0
Year 7		\$0	\$0	\$0
Year 8		\$0	\$0	\$0
Year 9		\$0	\$0	\$0
Year 10		\$0	\$0	\$0
Year 11		\$0	\$0	\$0
Year 12		\$0	\$0	\$0
Year 13		\$0	\$0	\$0
Year 14		\$0	\$0	\$0
Year 15		\$0	\$0	\$0
Total	\$0	\$705,000,000	\$0	\$705,000,000

The facility's taxable inventories:

Year 1	\$0
Year 2	\$13,600,000
Year 3	\$41,600,000
Year 4	\$42,432,000
Year 5	\$43,280,640
Year 6	\$44,146,253
Year 7	\$45,029,178
Year 8	\$45,929,761
Year 9	\$46,848,357
Year 10	\$47,785,324
Year 11	\$48,741,030
Year 12	\$49,715,851
Year 13	\$50,710,168
Year 14	\$51,724,371
Year 15	\$52,758,859

Estimated annual increase in the value of inventories 2%

The estimated value of the facility's property on tax rolls each year:

	Land	Buildings and Other Real Property Improvements	Machinery and Equipment	Taxable Inventories	Total
Year 1	\$0	\$0	\$0	\$0	\$0
Year 2		\$297,000,000	\$0	\$13,600,000	\$310,600,000
Year 3		\$555,000,000	\$0	\$41,600,000	\$596,600,000
Year 4		\$705,000,000	\$0	\$42,432,000	\$747,432,000
Year 5		\$683,850,000	\$0	\$43,280,640	\$727,130,640
Year 6		\$662,700,000	\$0	\$44,146,253	\$706,846,253
Year 7		\$641,550,000	\$0	\$45,029,178	\$686,579,178
Year 8		\$620,400,000	\$0	\$45,929,761	\$666,329,761
Year 9		\$599,250,000	\$0	\$46,848,357	\$646,098,357
Year 10		\$578,100,000	\$0	\$47,785,324	\$625,885,324
Year 11		\$556,950,000	\$0	\$48,741,030	\$605,691,030
Year 12		\$535,800,000	\$0	\$49,715,851	\$585,515,851
Year 13		\$514,650,000	\$0	\$50,710,168	\$565,360,168
Year 14		\$493,500,000	\$0	\$51,724,371	\$545,224,371
Year 15		\$472,350,000	\$0	\$52,758,859	\$525,108,859
Total	\$0	\$7,916,100,000	\$0		\$7,916,100,000

**Other Activities During the Facility's Operations:**

The facility's estimated local taxable purchases of materials, supplies and services for its operations:

Year 1	\$0
Year 2	\$0
Year 3	\$2,500,000
Year 4	\$2,550,000
Year 5	\$2,500,000
Year 6	\$2,550,000
Year 7	\$2,601,000
Year 8	\$2,653,020
Year 9	\$2,706,080
Year 10	\$2,760,202
Year 11	\$2,815,406
Year 12	\$2,871,714
Year 13	\$2,929,148
Year 14	\$2,987,731
Year 15	\$3,047,486

Expected annual increase in taxable purchases 2%

The facility's estimated operating revenues:

Year 1	\$0
Year 2	\$0
Year 3	\$18,500,000
Year 4	\$95,640,000
Year 5	\$97,552,800
Year 6	\$99,503,856
Year 7	\$101,493,933
Year 8	\$103,523,812
Year 9	\$105,594,288
Year 10	\$107,706,174
Year 11	\$109,860,297
Year 12	\$112,057,503
Year 13	\$114,298,653
Year 14	\$116,584,626
Year 15	\$118,916,319

Annual increase in the facility's annual operating revenues 2%

Number of new workers hired at the facility each year:

Year 1	0
Year 2	0
Year 3	20
Year 4	230
Year 5	0
Year 6	0
Year 7	0
Year 8	0
Year 9	0
Year 10	0
Year 11	0
Year 12	0
Year 13	0
Year 14	0
Year 15	0
Total	250

Number of new workers who will move to the county to take job at the facility:

Estimated percent of total new workers moving to the county 10%

Year 1	0
Year 2	0
Year 3	2
Year 4	23
Year 5	0
Year 6	0
Year 7	0
Year 8	0
Year 9	0
Year 10	0
Year 11	0
Year 12	0
Year 13	0
Year 14	0
Year 15	0
Total	25

Average annual salaries of workers at the facility without including fringe benefits. \$67,000

Percent of expected increase in employee salaries after year 1 2.00%

Percent employees to be hired in spin-off jobs created at the facility who will move to the county to take a job 10%

Percent of workers who move to the community that will buy a new home or require that new residential property be built for them 40%

The number of people in a typical worker's household 3

The number of school children in a typical worker's household 0.65

Percent of retail shopping by a typical worker in the county 75%

**Visitors to the Facility from Out-of-Town:**

Estimated number of annual out-of-town visitors to the facility 150

Average annual increase in the number of out-of-town visitors to the facility 5%

Average number of days that each of these visitors will stay in the city 2

Average number of nights that some of these visitors will stay in other hotels in the city 1

Estimated average daily retail spending by each visitor in the city, outside of the facility \$75

Estimated daily motel room rate in the city \$125

**Schedules Showing the Results Calculations of Economic  
During the Facility's Operations**

**Economic output generated by the facility's operations:**

Year	Direct Output	Indirect Output	Total Salaries
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$18,500,000	\$21,130,238	\$39,630,238
4	\$95,640,000	\$109,237,617	\$204,877,617
5	\$97,552,800	\$111,422,369	\$208,975,169
6	\$99,503,856	\$113,650,817	\$213,154,673
7	\$101,493,933	\$115,923,833	\$217,417,766
8	\$103,523,812	\$118,242,310	\$221,766,122
9	\$105,594,288	\$120,607,156	\$226,201,444
10	\$107,706,174	\$123,019,299	\$230,725,473
11	\$109,860,297	\$125,479,685	\$235,339,982
12	\$112,057,503	\$127,989,279	\$240,046,782
13	\$114,298,653	\$130,549,064	\$244,847,717
14	\$116,584,626	\$133,160,046	\$249,744,672
15	\$118,916,319	\$135,823,246	\$254,739,565
<b>Total</b>	<b>\$1,301,232,262</b>	<b>\$1,486,234,959</b>	<b>\$2,787,467,221</b>

Number of local jobs added each year and worker salaries to be paid:

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	0	0	0	\$0	\$0	\$0
2	0	0	0	\$0	\$0	\$0
3	20	50	70	\$1,394,136	\$1,289,917	\$2,684,053
4	230	572	802	\$17,775,234	\$16,446,446	\$34,221,680
5	0	0	0	\$18,130,739	\$16,775,375	\$34,906,114
6	0	0	0	\$18,493,353	\$17,110,883	\$35,604,236
7	0	0	0	\$18,863,221	\$17,453,100	\$36,316,321
8	0	0	0	\$19,240,485	\$17,802,162	\$37,042,647
9	0	0	0	\$19,625,295	\$18,158,206	\$37,783,500
10	0	0	0	\$20,017,801	\$18,521,370	\$38,539,170
11	0	0	0	\$20,418,157	\$18,891,797	\$39,309,954
12	0	0	0	\$20,826,520	\$19,269,633	\$40,096,153
13	0	0	0	\$21,243,050	\$19,655,026	\$40,898,076
14	0	0	0	\$21,667,911	\$20,048,126	\$41,716,037
15	0	0	0	\$22,101,269	\$20,449,089	\$42,550,358
<b>Total</b>	<b>250</b>	<b>622</b>	<b>872</b>	<b>\$239,797,169</b>	<b>\$221,871,132</b>	<b>\$461,668,301</b>

**Number of direct and indirect workers and their families who will move to the area and their children who will attend local public schools:**

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	0	0	0
2	0	0	0
3	7	21	5
4	80	240	52
5	0	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
13	0	0	0
14	0	0	0
15	0	0	0
<b>Total</b>	<b>87</b>	<b>261</b>	<b>57</b>

**Number of new residential properties that may be built in the city for direct and indirect workers who will move to the community:**

<b>Year</b>	<b>New Residential Properties</b>
1	0
2	0
3	3
4	32
5	0
6	0
7	0
8	0
9	0
10	0
11	0
12	0
13	0
14	0
15	0
<b>Total</b>	<b>35</b>

Local taxable spending on which sales taxes will be collected:

Year	Direct and Indirect Workers' Spending	Taxable Out-of-Town Visitors' Spending	Taxable Sales at the Facility	The Facility's Local Purchases	Total
1	\$0	\$22,500	\$0	\$0	\$22,500
2	\$0	\$24,216	\$0	\$0	\$24,216
3	\$523,390	\$26,062	\$0	\$2,500,000	\$3,049,452
4	\$6,673,228	\$28,049	\$0	\$2,550,000	\$9,251,277
5	\$6,806,692	\$30,188	\$0	\$2,500,000	\$9,336,880
6	\$6,942,826	\$32,490	\$0	\$2,550,000	\$9,525,316
7	\$7,081,683	\$34,967	\$0	\$2,601,000	\$9,717,650
8	\$7,223,316	\$37,634	\$0	\$2,653,020	\$9,913,970
9	\$7,367,783	\$40,503	\$0	\$2,706,080	\$10,114,366
10	\$7,515,138	\$43,591	\$0	\$2,760,202	\$10,318,932
11	\$7,665,441	\$46,915	\$0	\$2,815,406	\$10,527,762
12	\$7,818,750	\$50,493	\$0	\$2,871,714	\$10,740,957
13	\$7,975,125	\$54,343	\$0	\$2,929,148	\$10,958,616
14	\$8,134,627	\$58,486	\$0	\$2,987,731	\$11,180,845
15	\$8,297,320	\$62,946	\$0	\$3,047,486	\$11,407,752
<b>Total</b>	<b>\$90,025,319</b>	<b>\$593,383</b>	<b>\$0</b>	<b>\$35,471,789</b>	<b>\$126,090,490</b>

**Out of town visitors' spending on lodging:**

<u>Year</u>	<u>Spending on Lodging</u>
1	\$18,750
2	\$20,180
3	\$21,718
4	\$23,374
5	\$25,157
6	\$27,075
7	\$29,139
8	\$31,361
9	\$33,753
10	\$36,326
11	\$39,096
12	\$42,077
13	\$45,286
14	\$48,739
15	\$52,455
<u>Total</u>	<u>\$494,486</u>

**Taxable value of new residential property built for direct and indirect workers who move to the community and the value of the facility's property on local tax rolls:**

Year	New Residential Property Built in the City	Property at the Facility				Facility's Total Property on Local Tax Rolls	Total Taxable Property
		Land improvements	Real Property	Machinery and Equipment	Inventories		
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$297,000,000	\$0	\$13,600,000	\$310,600,000	\$310,600,000
3	\$504,300	\$0	\$555,000,000	\$0	\$41,600,000	\$596,600,000	\$597,104,300
4	\$6,030,588	\$0	\$705,000,000	\$0	\$42,432,000	\$747,432,000	\$753,462,588
5	\$6,181,352	\$0	\$683,850,000	\$0	\$43,280,640	\$727,130,640	\$733,311,992
6	\$6,335,886	\$0	\$662,700,000	\$0	\$44,146,253	\$706,846,253	\$713,182,139
7	\$6,494,283	\$0	\$641,550,000	\$0	\$45,029,178	\$686,579,178	\$693,073,461
8	\$6,656,640	\$0	\$620,400,000	\$0	\$45,929,761	\$666,329,761	\$672,986,402
9	\$6,823,056	\$0	\$599,250,000	\$0	\$46,848,357	\$646,098,357	\$652,921,413
10	\$6,993,633	\$0	\$578,100,000	\$0	\$47,785,324	\$625,885,324	\$632,878,956
11	\$7,168,473	\$0	\$556,950,000	\$0	\$48,741,030	\$605,691,030	\$612,859,504
12	\$7,347,685	\$0	\$535,800,000	\$0	\$49,715,851	\$585,515,851	\$592,863,536
13	\$7,531,377	\$0	\$514,650,000	\$0	\$50,710,168	\$565,360,168	\$572,891,545
14	\$7,719,662	\$0	\$493,500,000	\$0	\$51,724,371	\$545,224,371	\$552,944,033
15	\$7,912,653	\$0	\$472,350,000	\$0	\$52,758,859	\$525,108,859	\$533,021,512

## **Schedules Showing the Results of Costs and Benefits Calculations**

**Costs and Benefits for the City of Port Arthur:**

---

**Benefits:**

**Sales tax collections:**

Year	On Direct and Indirect Workers' Spending	Taxable Out-of-Town Visitors' Spending	On Taxable Sales at the Facility	On the Facility's Taxable Purchases	Total
1	\$0	\$338	\$0	\$0	\$338
2	\$0	\$363	\$0	\$0	\$363
3	\$7,851	\$391	\$0	\$37,500	\$45,742
4	\$100,098	\$421	\$0	\$38,250	\$138,769
5	\$102,100	\$453	\$0	\$37,500	\$140,053
6	\$104,142	\$487	\$0	\$38,250	\$142,880
7	\$106,225	\$525	\$0	\$39,015	\$145,765
8	\$108,350	\$565	\$0	\$39,795	\$148,710
9	\$110,517	\$608	\$0	\$40,591	\$151,715
10	\$112,727	\$654	\$0	\$41,403	\$154,784
11	\$114,982	\$704	\$0	\$42,231	\$157,916
12	\$117,281	\$757	\$0	\$43,076	\$161,114
13	\$119,627	\$815	\$0	\$43,937	\$164,379
14	\$122,019	\$877	\$0	\$44,816	\$167,713
15	\$124,460	\$944	\$0	\$45,712	\$171,116
<b>Total</b>	<b>\$1,350,380</b>	<b>\$8,901</b>	<b>\$0</b>	<b>\$532,077</b>	<b>\$1,891,357</b>

Property tax collections on:

Year	The Facility's Property				Total
	New Residential Property	Collections	Amount to be Abated	Net Collections After Abatement	
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$4,075	\$0	\$0	\$0	\$4,075
4	\$49,228	\$0	\$0	\$0	\$49,228
5	\$50,969	\$0	\$0	\$0	\$50,969
6	\$52,773	\$0	\$0	\$0	\$52,773
7	\$54,640	\$0	\$0	\$0	\$54,640
8	\$56,573	\$0	\$0	\$0	\$56,573
9	\$58,574	\$0	\$0	\$0	\$58,574
10	\$60,646	\$0	\$0	\$0	\$60,646
11	\$62,792	\$0	\$0	\$0	\$62,792
12	\$65,013	\$0	\$0	\$0	\$65,013
13	\$67,313	\$0	\$0	\$0	\$67,313
14	\$69,695	\$0	\$0	\$0	\$69,695
15	\$72,160	\$0	\$0	\$0	\$72,160
<b>Total</b>	<b>\$724,451</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$724,451</b>

**Payments in Lieu of Taxes through an Industrial District Agreement:**

<u>Year</u>	<u>Property Taxes that Would be Collected if in the City</u>	<u>PILT Payments</u>
1	\$0	\$0
2	\$2,484,859	\$1,863,644
3	\$4,821,239	\$3,615,929
4	\$6,101,298	\$4,575,973
5	\$5,995,675	\$4,496,756
6	\$5,887,430	\$4,415,572
7	\$5,776,523	\$4,332,392
8	\$5,662,917	\$4,247,188
9	\$5,546,574	\$4,159,930
10	\$5,427,452	\$4,070,589
11	\$5,305,515	\$3,979,136
12	\$5,180,720	\$3,885,540
13	\$5,053,029	\$3,789,772
14	\$4,922,401	\$3,691,801
15	\$4,788,795	\$3,591,596
<b>Total</b>	<b>\$72,954,428</b>	<b>\$54,715,821</b>

Utilities and utility franchise fees collected by the city from new residents:

Year	Utilities	Utility Franchise Fees		Total	Total
		Collected from New Residents	Collected from the Facility		
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$7,865	\$572	\$0	\$572	\$8,437
4	\$99,711	\$7,281	\$0	\$7,281	\$106,992
5	\$101,705	\$7,463	\$0	\$7,463	\$109,168
6	\$103,739	\$7,649	\$0	\$7,649	\$111,389
7	\$105,814	\$7,841	\$0	\$7,841	\$113,655
8	\$107,931	\$8,037	\$0	\$8,037	\$115,967
9	\$110,089	\$8,238	\$0	\$8,238	\$118,327
10	\$112,291	\$8,443	\$0	\$8,443	\$120,734
11	\$114,537	\$8,655	\$0	\$8,655	\$123,191
12	\$116,827	\$8,871	\$0	\$8,871	\$125,698
13	\$119,164	\$9,093	\$0	\$9,093	\$128,257
14	\$121,547	\$9,320	\$0	\$9,320	\$130,867
15	\$123,978	\$9,553	\$0	\$9,553	\$133,531
<b>Total</b>	<b>\$1,345,200</b>	<b>\$101,014</b>	<b>\$0</b>	<b>\$101,014</b>	<b>\$1,446,214</b>

**Other city revenues, including hotel occupancy taxes, and other taxes and user fees collected from new residents:**

Year	Hotel Occupancy Tax Collections	Other Taxes and User Fees	Total Other Revenues
1	\$1,313	\$0	\$1,313
2	\$1,413	\$0	\$1,413
3	\$1,520	\$1,457	\$2,977
4	\$1,636	\$18,465	\$20,101
5	\$1,761	\$18,834	\$20,595
6	\$1,895	\$19,211	\$21,106
7	\$2,040	\$19,595	\$21,635
8	\$2,195	\$19,987	\$22,182
9	\$2,363	\$20,387	\$22,750
10	\$2,543	\$20,795	\$23,337
11	\$2,737	\$21,211	\$23,947
12	\$2,945	\$21,635	\$24,580
13	\$3,170	\$22,067	\$25,237
14	\$3,412	\$22,509	\$25,920
15	\$3,672	\$22,959	\$26,631
<b>Total</b>	<b>\$34,614</b>	<b>\$249,111</b>	<b>\$283,725</b>

**Costs:**

**The costs of providing municipal services and utility services to new residents:**

Year	Cost of Services to New Residents	Costs of Utilities	Total Costs
1	\$0	\$0	\$0
2	\$3,570	\$0	\$3,570
3	\$45,257	\$7,472	\$52,730
4	\$46,163	\$94,726	\$140,888
5	\$47,086	\$96,620	\$143,706
6	\$48,028	\$98,552	\$146,580
7	\$48,988	\$100,524	\$149,512
8	\$49,968	\$102,534	\$152,502
9	\$50,967	\$104,585	\$155,552
10	\$51,987	\$106,676	\$158,663
11	\$53,026	\$108,810	\$161,836
12	\$54,087	\$110,986	\$165,073
13	\$55,169	\$113,206	\$168,374
14	\$56,272	\$115,470	\$171,742
15	\$57,397	\$117,779	\$175,177
<b>Total</b>	<b>\$667,964</b>	<b>\$1,277,940</b>	<b>\$1,945,903</b>

**Net Benefits for the City of Port Arthur:**

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$1,650	\$0	\$1,650	\$1,650
2	\$1,865,420	\$3,570	\$1,861,850	\$1,863,500
3	\$3,677,160	\$52,730	\$3,624,431	\$5,487,931
4	\$4,891,063	\$140,888	\$4,750,175	\$10,238,106
5	\$4,817,542	\$143,706	\$4,673,837	\$14,911,943
6	\$4,743,720	\$146,580	\$4,597,140	\$19,509,082
7	\$4,668,087	\$149,512	\$4,518,575	\$24,027,657
8	\$4,590,620	\$152,502	\$4,438,118	\$28,465,775
9	\$4,511,296	\$155,552	\$4,355,744	\$32,821,520
10	\$4,430,091	\$158,663	\$4,271,429	\$37,092,948
11	\$4,346,983	\$161,836	\$4,185,147	\$41,278,095
12	\$4,261,946	\$165,073	\$4,096,874	\$45,374,968
13	\$4,174,959	\$168,374	\$4,006,584	\$49,381,553
14	\$4,085,996	\$171,742	\$3,914,254	\$53,295,807
15	\$3,995,035	\$175,177	\$3,819,858	\$57,115,665
<b>Total</b>	<b>\$59,061,568</b>	<b>\$1,945,903</b>	<b>\$57,115,665</b>	

**Benefits for Jefferson County:**

---

**Sales tax collections:**

Year	On Direct and Indirect Workers' Spending	On the Spending of Out-of-Town Visitors	On Taxable Sales at the Facility	On The Facility's Local Purchases and Taxable Utilities	Total
1	\$0	\$113	\$0	\$0	\$113
2	\$0	\$121	\$0	\$0	\$121
3	\$2,617	\$130	\$0	\$12,500	\$15,247
4	\$33,366	\$140	\$0	\$12,750	\$46,256
5	\$34,033	\$151	\$0	\$12,500	\$46,684
6	\$34,714	\$162	\$0	\$12,750	\$47,627
7	\$35,408	\$175	\$0	\$13,005	\$48,588
8	\$36,117	\$188	\$0	\$13,265	\$49,570
9	\$36,839	\$203	\$0	\$13,530	\$50,572
10	\$37,576	\$218	\$0	\$13,801	\$51,595
11	\$38,327	\$235	\$0	\$14,077	\$52,639
12	\$39,094	\$252	\$0	\$14,359	\$53,705
13	\$39,876	\$272	\$0	\$14,646	\$54,793
14	\$40,673	\$292	\$0	\$14,939	\$55,904
15	\$41,487	\$315	\$0	\$15,237	\$57,039
<b>Total</b>	<b>\$450,127</b>	<b>\$2,967</b>	<b>\$0</b>	<b>\$177,359</b>	<b>\$630,452</b>

Miscellaneous taxes and user fees to be collected from new residents:

<u>Year</u>	<u>Misc. Taxes and User Fees</u>
1	\$0
2	\$0
3	\$728
4	\$9,233
5	\$9,417
6	\$9,606
7	\$9,798
8	\$9,994
9	\$10,193
10	\$10,397
11	\$10,605
12	\$10,817
13	\$11,034
14	\$11,254
15	\$11,479
<u>Total</u>	<u>\$124,556</u>

Property tax collections on:

Year	The Firm's Property				Total
	New Residential Property	Collections	Amount to be Abated	Net Collections After Abatement	
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$1,145,169	\$1,145,169	\$0	\$0
3	\$1,878	\$2,221,909	\$2,221,909	\$0	\$1,878
4	\$22,687	\$2,811,836	\$2,811,836	\$0	\$22,687
5	\$23,490	\$2,763,158	\$2,763,158	\$0	\$23,490
6	\$24,321	\$2,713,273	\$2,713,273	\$0	\$24,321
7	\$25,181	\$2,662,160	\$2,662,160	\$0	\$25,181
8	\$26,072	\$2,609,804	\$2,609,804	\$0	\$26,072
9	\$26,994	\$2,556,186	\$2,556,186	\$0	\$26,994
10	\$27,949	\$2,501,288	\$2,501,288	\$0	\$27,949
11	\$28,938	\$2,445,092	\$2,445,092	\$0	\$28,938
12	\$29,962	\$2,387,579	\$0	\$2,387,579	\$2,417,541
13	\$31,022	\$2,328,732	\$0	\$2,328,732	\$2,359,754
14	\$32,119	\$2,268,531	\$0	\$2,268,531	\$2,300,650
15	\$33,256	\$2,206,957	\$0	\$2,206,957	\$2,240,213
<b>Total</b>	<b>\$333,869</b>	<b>\$33,621,675</b>	<b>\$24,429,875</b>	<b>\$9,191,799</b>	<b>\$9,525,669</b>

**Costs of providing county services to new residents:**

<u>Year</u>	<u>Costs of County Services</u>
1	\$0
2	\$0
3	\$1,274
4	\$16,157
5	\$16,480
6	\$16,810
7	\$17,146
8	\$17,489
9	\$17,839
10	\$18,195
11	\$18,559
12	\$18,930
13	\$19,309
14	\$19,695
15	\$20,089
<u>Total</u>	<u>\$217,972</u>

**Total Benefits for the County:**

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	\$113	\$0	\$113	\$113
2	\$121	\$0	\$121	\$234
3	\$17,854	\$1,274	\$16,579	\$16,813
4	\$78,176	\$16,157	\$62,019	\$78,832
5	\$79,591	\$16,480	\$63,111	\$141,943
6	\$81,553	\$16,810	\$64,743	\$206,686
7	\$83,567	\$17,146	\$66,421	\$273,107
8	\$85,635	\$17,489	\$68,147	\$341,254
9	\$87,760	\$17,839	\$69,921	\$411,175
10	\$89,941	\$18,195	\$71,746	\$482,921
11	\$92,182	\$18,559	\$73,623	\$556,544
12	\$2,482,064	\$18,930	\$2,463,133	\$3,019,677
13	\$2,425,581	\$19,309	\$2,406,272	\$5,425,949
14	\$2,367,809	\$19,695	\$2,348,114	\$7,774,063
15	\$2,308,731	\$20,089	\$2,288,642	\$10,062,705
<b>Total</b>	<b>\$10,280,677</b>	<b>\$217,972</b>	<b>\$10,062,705</b>	

**Benefits for Port Arthur ISD**

Port Arthur ISD may be asked temporary limitations on the taxable value of the firm's property allowed by the Texas Economic Development Act, incorporated as Chapter 313 in the Texas Tax Code. HB 3390 of the 83rd legislative session updated and reordered the code and extending it ten years, through 2024.

Value limitation \$30,000,000

	Projected Market Value (Excluding Inventories)	Interest and Sinking Fund Tax Rate	Interest and Sinking Fund Tax Estimate	M&O Tax Rate	M&O Tax before Value	Abatement Percentage	Taxes Abated
Year 1	\$0	0.313	\$0	1.040	\$0	0%	\$0
Year 2	\$297,000,000	0.316	\$939,442	1.051	\$3,120,074	0%	\$0
Year 3	\$555,000,000	0.320	\$1,773,298	1.061	\$5,889,475	0%	\$0
Year 4	\$705,000,000	0.323	\$2,275,375	1.072	\$7,556,972	0%	\$0
Year 5	\$683,850,000	0.326	\$2,229,461	1.083	\$7,404,482	70%	\$5,183,137
Year 6	\$662,700,000	0.329	\$2,182,384	1.094	\$7,248,129	70%	\$5,073,690
Year 7	\$641,550,000	0.333	\$2,134,125	1.105	\$7,087,851	70%	\$4,961,496
Year 8	\$620,400,000	0.336	\$2,084,665	1.116	\$6,923,584	70%	\$4,846,509
Year 9	\$599,250,000	0.339	\$2,033,984	1.127	\$6,755,264	70%	\$4,728,685
Year 10	\$578,100,000	0.343	\$1,982,064	1.139	\$6,582,826	70%	\$4,607,978
Year 11	\$556,950,000	0.346	\$1,928,883	1.150	\$6,406,204	70%	\$4,484,343
Year 12	\$535,800,000	0.350	\$1,874,423	1.162	\$6,225,330	70%	\$4,357,731
Year 13	\$514,650,000	0.353	\$1,818,662	1.174	\$6,040,137	0%	\$0
Year 14	\$493,500,000	0.357	\$1,761,580	1.186	\$5,850,555	0%	\$0
Year 15	\$472,350,000	0.361	\$1,703,155	1.198	\$5,656,515	0%	\$0
Total			\$26,721,500		\$88,747,397		\$38,243,569

	Estimated Supplemental Payment Consideration	Est. Tax Net Tax Liability	Taxes on Inventories	Est. Tax Net Tax Liability W/Inventories
Year 1		\$0	\$0	\$0
Year 2	\$1,500,000	\$4,059,516	\$185,890	\$4,245,407
Year 3	\$1,500,000	\$7,662,773	\$574,363	\$8,237,136
Year 4	\$1,500,000	\$9,832,347	\$591,782	\$10,424,129
Year 5	\$1,500,000	\$4,450,806	\$609,729	\$5,060,535
Year 6	\$1,500,000	\$4,356,822	\$628,221	\$4,985,043
Year 7	\$1,500,000	\$4,260,480	\$647,273	\$4,907,753
Year 8	\$1,500,000	\$4,161,740	\$666,903	\$4,828,643
Year 9	\$1,500,000	\$4,060,563	\$687,129	\$4,747,692
Year 10	\$1,500,000	\$3,956,911	\$707,968	\$4,664,879
Year 11	\$1,500,000	\$3,850,744	\$729,438	\$4,580,183
Year 12		\$3,742,022	\$751,560	\$4,493,582
Year 13		\$7,858,798	\$774,353	\$8,633,152
Year 14		\$7,612,134	\$797,838	\$8,409,972
Year 15		\$7,359,670	\$822,034	\$8,181,704
Total	\$15,000,000	\$77,225,328	\$9,174,481	\$86,399,808

Property taxes that may be collected on new residential property built in the district by some direct and indirect workers:

Year of This Analysis	Value of New Residential Property to Be Built in the Area	Value of Residential Property to be Built in Port Arthur ISD ( <i>About 25% of Total Value</i> )	School District Taxes \$1.353 <i>per \$100 of Valuation</i>
Year 1	\$0	\$0	\$0
Year 2	\$0	\$0	\$0
Year 3	\$504,300	\$126,075	\$1,706
Year 4	\$6,030,588	\$1,507,647	\$20,401
Year 5	\$6,181,352	\$1,545,338	\$20,911
Year 6	\$6,335,886	\$1,583,971	\$21,433
Year 7	\$6,494,283	\$1,623,571	\$21,969
Year 8	\$6,656,640	\$1,664,160	\$22,518
Year 9	\$6,823,056	\$1,705,764	\$23,081
Year 10	\$6,993,633	\$1,748,408	\$23,658
Year 11	\$7,168,473	\$1,792,118	\$24,250
Year 12	\$7,347,685	\$1,836,921	\$24,856
Year 13	\$7,531,377	\$1,882,844	\$25,478
Year 14	\$7,719,662	\$1,929,915	\$26,114
Year 15	\$7,912,653	\$1,978,163	\$26,767
<b>Total</b>			<b>\$283,143</b>

**Benefits for Port of Port Arthur**

---

**Property tax collections:**

Year	The Facility's Property				Total
	New Residential Property	Collections	Amount to be Abated	Net Collections After Abatement	
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$491,462	\$491,462	\$0	\$0
3	\$806	\$953,558	\$953,558	\$0	\$806
4	\$9,736	\$1,206,732	\$1,206,732	\$0	\$9,736
5	\$10,081	\$1,185,842	\$1,185,842	\$0	\$10,081
6	\$10,438	\$1,164,433	\$1,164,433	\$0	\$10,438
7	\$10,807	\$1,142,497	\$1,142,497	\$0	\$10,807
8	\$11,189	\$1,120,028	\$1,120,028	\$0	\$11,189
9	\$11,585	\$1,097,017	\$1,097,017	\$0	\$11,585
10	\$11,995	\$1,073,457	\$1,073,457	\$0	\$11,995
11	\$12,419	\$1,049,340	\$1,049,340	\$0	\$12,419
12	\$12,859	\$1,024,658	\$0	\$1,024,658	\$1,037,516
13	\$13,313	\$999,402	\$0	\$999,402	\$1,012,716
14	\$13,784	\$973,566	\$0	\$973,566	\$987,351
15	\$14,272	\$947,141	\$0	\$947,141	\$961,413
<b>Total</b>	<b>\$143,284</b>	<b>\$14,429,133</b>	<b>\$10,484,365</b>	<b>\$3,944,768</b>	<b>\$4,088,052</b>

**Benefits for Sabine-Neches Navigation District**

---

**Property tax collections:**

Year	New Residential Property	The Facility's Property			Total
		Facility's Collections	Amount to be Abated	Net Collections	
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$287,516	\$287,516	\$0	\$0
3	\$472	\$557,851	\$557,851	\$0	\$472
4	\$5,696	\$705,963	\$705,963	\$0	\$5,696
5	\$5,898	\$693,742	\$693,742	\$0	\$5,898
6	\$6,106	\$681,217	\$681,217	\$0	\$6,106
7	\$6,322	\$668,385	\$668,385	\$0	\$6,322
8	\$6,546	\$655,240	\$655,240	\$0	\$6,546
9	\$6,777	\$641,778	\$641,778	\$0	\$6,777
10	\$7,017	\$627,995	\$627,995	\$0	\$7,017
11	\$7,265	\$613,886	\$613,886	\$0	\$7,265
12	\$7,522	\$599,446	\$0	\$599,446	\$606,968
13	\$7,789	\$584,671	\$0	\$584,671	\$592,460
14	\$8,064	\$569,557	\$0	\$569,557	\$577,621
15	\$8,349	\$554,097	\$0	\$554,097	\$562,447
<b>Total</b>	<b>\$83,824</b>	<b>\$8,441,343</b>	<b>\$6,133,572</b>	<b>\$2,307,771</b>	<b>\$2,391,595</b>

**Benefits for Drainage District # 7**

---

**Property tax collections:**

Year	New Residential Property	The Facility's Property		Net Collections	Total
		Facility's Collections	Amount to be Abated		
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$518,636	\$518,636	\$0	\$0
3	\$834	\$1,006,281	\$1,006,281	\$0	\$834
4	\$9,969	\$1,273,453	\$1,273,453	\$0	\$9,969
5	\$10,218	\$1,251,408	\$1,251,408	\$0	\$10,218
6	\$10,474	\$1,228,815	\$1,228,815	\$0	\$10,474
7	\$10,735	\$1,205,667	\$1,205,667	\$0	\$10,735
8	\$11,004	\$1,181,955	\$1,181,955	\$0	\$11,004
9	\$11,279	\$1,157,672	\$1,157,672	\$0	\$11,279
10	\$11,561	\$1,132,809	\$1,132,809	\$0	\$11,561
11	\$11,850	\$1,107,359	\$1,107,359	\$0	\$11,850
12	\$12,146	\$1,081,312	\$0	\$1,081,312	\$1,093,458
13	\$12,450	\$1,054,660	\$0	\$1,054,660	\$1,067,110
14	\$12,761	\$1,027,396	\$0	\$1,027,396	\$1,040,157
15	\$13,080	\$999,510	\$0	\$999,510	\$1,012,590
<b>Total</b>	<b>\$138,360</b>	<b>\$15,226,934</b>	<b>\$11,064,056</b>	<b>\$4,162,878</b>	<b>\$4,301,237</b>

## TAB 16

### **DESCRIPTION OF REINVESTMENT OR ENTERPRISE ZONE, INCLUDING:**

- A) EVIDENCE THAT THE AREA QUALIFIES AS A  
ENTERPRISE ZONE AS DEFINED BY THE  
GOVERNOR'S OFFICE
- B) LEGAL DESCRIPTION OF REINVESTMENT ZONE
- C) ORDER, RESOLUTION OR ORDINANCE  
ESTABLISHING THE REINVESTMENT ZONE
- D) GUIDELINES AND CRITERIA FOR CREATING THE  
ZONE

Applicant will supplement this application with the final  
reinvestment zone.

**TAB 17**

**SIGNATURE AND CERTIFICATION PAGE, SIGNED AND  
DATED BY AUTHORIZED SCHOOL DISTRICT  
REPRESENTATIVE AND AUTHORIZED COMPANY  
REPRESENTATIVE**

Application for Appraised Value Limitation on Qualified Property

SECTION 16: Authorized Signatures and Applicant Certification

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

1. Authorized School District Representative Signature

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

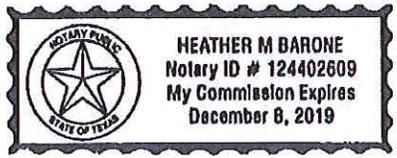
print here → Dr. Mark Porterie Title Superintendent  
Print Name (Authorized School District Representative)  
 sign here → Dr. Mark Porterie Date 7-14-2016  
Signature (Authorized School District Representative)

2. Authorized Company Representative (Applicant) Signature and Notarization

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

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

print here → Mark Helmke Authorized Person  
Print Name (Authorized Company Representative (Applicant))  
 sign here → [Signature] Date July 11, 2016  
Signature (Authorized Company Representative (Applicant))



(Notary Seal)

GIVEN under my hand and seal of office this, the  
11th day of July, 2016  
Heather M. Barone  
 Notary Public in and for the State of Texas  
 My Commission expires: 12-8-2019

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