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TEXAS BOARD OF LEGAL SPECIALIZATION

**JUSTIN DEMERATH**

March 5, 2013

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

RE: Application to the Pettus Independent School District from TexStar Midstream Services, LP

To the Local Government Assistance & Economic Analysis Division:

By copy of this letter transmitting the application for review to the Comptroller's Office, the Pettus Independent School District is notifying TexStar Midstream Services, LP of its intent to consider the application for appraised value limitation on qualified property. The Applicant submitted the Application to the school district on January 24, 2013. The Board voted to accept the application on January 24, 2013. The application has been determined complete as of March 5, 2013. Please prepare the economic impact report.

Please note, no construction has begun at the project site as of the date of the filing of the application and the District's determination that the application is complete. The project is located next to an existing plan. The location of the new investment is highlighted in yellow on the maps provided by the Applicant in response to Attachment 12. The Applicant is aware that the determination of a completed application by the Comptroller determines what property may be eligible for a value limitation agreement. Because construction is awaiting the determination of a completed application, the company has requested an expedited review.

Please note, the company has requested that the school district create the reinvestment zone.

The school district has determined that the wage information included in the application represents the most recent wage data available at the time of the application.

In accordance with 34 Tex. Admin Code §9.1054, a copy of the application will be submitted to the Bee County Appraisal District.

Letter to Local Government Assistance & Economic Analysis Division

March 5, 2013

Page 2 of 2

A hard copy of the application will be hand delivered to your office tomorrow. Please feel free to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin O'Hanlon', written in a cursive style.

Kevin O'Hanlon  
School District Consultant



# Application for Appraised Value Limitation on Qualified Property

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

**Form 50-296**  
(Revised May 2010)

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

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

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

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

When the Comptroller receives the notice and required information from the school district, the Comptroller will publish all submitted application materials on its Web site. The Comptroller is authorized to treat some application information as confidential and withhold it from publication on the Internet. To do so, however, the information must be segregated and comply with the other requirements set out in the Comptroller rules as explained in the Confidentiality Notice below.

The Comptroller will independently determine whether the application has been completed according to the Comptroller's rules (34 TAC Chapter 9, Subchapter F). If the Comptroller finds the application is not complete, the Comptroller will request additional materials from the school district. When the Comptroller determines that the application is complete, it will send the school district a notice indicating so. The Comptroller will determine the eligibility of the project, make a recommendation to the school board regarding the application and prepare an economic impact evaluation by the 90th day after the Comptroller receives a complete application—as determined by the Comptroller.

The school board must approve or disapprove the application before the 151st day after the application review start date (the date the application is finally determined to be complete), unless an extension is granted. The Comptroller and school district are authorized to request additional information from the applicant that is reasonably necessary to complete the recommendation, economic impact evaluation or consider the application at any time during the application review period.

Please visit the Comptroller's Web site to find out more about the program at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/index.html>. There are links on this Web page to the Chapter 313 statute, rules and forms. Information about minimum limitation values for particular districts and wage standards may also be found at that site.

## SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION

Authorized School District Representative

Date application received by district

1/24/2013

First Name

Brian

Last Name

Thompson

Title

Superintendent

School District Name

Pettus ISD

Street Address

500 N. May St.

Mailing Address

500 N. May St.

City

Pettus

State

Texas

ZIP

78146

Phone Number

361-375-2296

Fax Number

361-375-2295

Mobile Number (optional)

E-mail Address

bthompson@pettusisd.esc2.net

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

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



SCHOOL DISTRICT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized School District Consultant (If Applicable)

Form fields for consultant information: First Name (Bob), Last Name (Popinski), Title (Associate), Firm Name (Moak, Casey & Associates), Street Address (400 W. 15th), Mailing Address (400 W. 15th), City (Austin), State (Texas), ZIP (78701), Phone Number (512-485-7878), Fax Number (512-485-7888), Mobile Number (Optional), E-mail Address (bpopinski@moakcasey.com)

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

Signature (Authorized School District Representative) and Date fields. Signature: Brian Thompson, Date: 1/24/2013

Has the district determined this application complete? ... [X] Yes [ ] No

If yes, date determined complete. March 5, 2013

Have you completed the school finance documents required by TAC 9.1054(c)(3)? ... [ ] Yes [X] No will supplement

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

Table with 3 columns: Checklist, Page X of 16, Check Completed. Rows include: 1 Date application received by the ISD (1 of 16, X), 2 Certification page signed and dated by authorized school district representative (2 of 16, X), 3 Date application deemed complete by ISD (2 of 16, X), 4 Certification pages signed and dated by applicant or authorized business representative of applicant (4 of 16, X), 5 Completed company checklist (12 of 16, X), 6 School finance documents described in TAC 9.1054(c)(3) (Due within 20 days of district providing notice of completed application) (2 of 16, will supplement)

**APPLICANT INFORMATION - CERTIFICATION OF APPLICATION**

**Authorized Business Representative (Applicant)**

First Name <b>Eric</b>		Last Name <b>Friedrichs</b>	
Title <b>Vice President</b>			
Organization <b>TexStar Midstream Services, LP</b>			
Street Address <b>18615 Tuscany Stone</b>			
Mailing Address <b>18615 Tuscany Stone</b>			
City <b>San Antonio</b>		State <b>Texas</b>	ZIP <b>78258</b>
Phone Number <b>210-568-1747</b>		Fax Number <b>210-569-6738</b>	
Mobile Number (optional)		Business e-mail Address <b>Eric.Friedrichs@blackbrushenergy.com</b>	

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

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

First Name		Last Name	
Title			
Organization			
Street Address			
Mailing Address			
City		State	ZIP
Phone Number		Fax Number	
Mobile Number (optional)		E-mail Address	

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

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



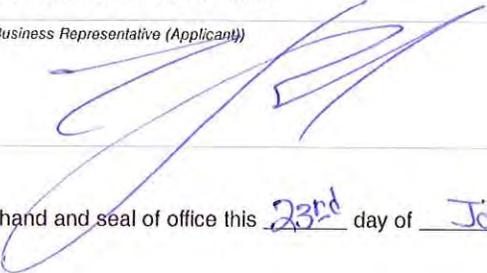
APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

First Name <b>Scott</b>		Last Name <b>Grisham</b>	
Title <b>Director</b>			
Firm Name <b>PricewaterhouseCoopers LLP</b>			
Street Address <b>2001 Ross Ave, Suite 1800</b>			
Mailing Address <b>2001 Ross Ave, Suite 1800</b>			
City <b>Dallas</b>		State <b>Texas</b>	ZIP <b>75201</b>
Phone Number <b>214-557-6238</b>		Fax Number <b>678-398-2888</b>	
Business email Address <b>scott.grisham@us.pwc.com</b>			

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

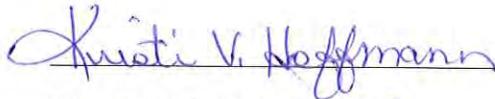
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

Signature (Authorized Business Representative (Applicant)) 	Date <b>1/21/13</b>
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GIVEN under my hand and seal of office this 23<sup>rd</sup> day of January, 2013



(Notary Seal)

  
Notary Public, State of Texas

My commission expires 03/22/13

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

**FEES AND PAYMENTS**

Enclosed is proof of application fee paid to the school district.

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

Please answer only either A OR B:

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

**BUSINESS APPLICANT INFORMATION**

Legal Name under which application is made

**TexStar Midstream Services, LP**

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

**32034941958**

NAICS code

**324120**

Is the applicant a party to any other Chapter 313 agreements?  Yes  No

If yes, please list name of school district and year of agreement.

**Calallen ISD - Application filed 1-14-2013 (Agreement not yet finalized)**

**APPLICANT BUSINESS STRUCTURE**

Registered to do business in Texas with the Texas Secretary of State?  Yes  No

Identify business organization of applicant (corporation, limited liability corporation, etc.)

**Limited Partnership**

1. Is the applicant a combined group, or comprised of members of a combined group, as defined by Texas Tax Code Chapter 171.0001(7)?  Yes  No  
If so, please attach documentation of the combined group membership and contact information.

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

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas?  NA  Yes  No  
If the answer to either question is no, please explain and/or disclose any history of default, delinquencies and/or any material litigation, including litigation involving the State of Texas. (Use attachment if necessary.)



ELIGIBILITY UNDER TAX CODE CHAPTER 313.024

Are you an entity to which Tax Code, Chapter 171 applies?  Yes  No

The property will be used as an integral part, or as a necessary auxiliary part, in one of the following activities:

- (1) manufacturing  Yes  No
(2) research and development  Yes  No
(3) a clean coal project, as defined by Section 5.001, Water Code  Yes  No
(4) an advanced clean energy project, as defined by Section 382.003, Health and Safety Code  Yes  No
(5) renewable energy electric generation  Yes  No
(6) electric power generation using integrated gasification combined cycle technology  Yes  No
(7) nuclear electric power generation  Yes  No
(8) a computer center that is used as an integral part or as a necessary auxiliary part for the activity conducted by applicant in one or more activities described by Subdivisions (1) through (7)  Yes  No

Are you requesting that any of the land be classified as qualified investment?  Yes  No

Will any of the proposed qualified investment be leased under a capitalized lease?  Yes  No

Will any of the proposed qualified investment be leased under an operating lease?  Yes  No

Are you including property that is owned by a person other than the applicant?  Yes  No

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

PROJECT DESCRIPTION

Provide a detailed description of the scope of the proposed project, including, at a minimum, the type and planned use of real and tangible personal property, the nature of the business, a timeline for property construction or installation, and any other relevant information. (Use attachments as necessary)

Please see attachment #4

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

Please see attachment #4

PROJECT CHARACTERISTICS (CHECK ALL THAT APPLY)

- New Jobs  Construct New Facility  New Business / Start-up  Expand Existing Facility
 Relocation from Out-of-State  Expansion  Purchase Machinery & Equipment
 Consolidation  Relocation within Texas

PROJECTED TIMELINE

Begin Construction March, 2013\* Begin Hiring New Employees March, 2013
Construction Complete December 31, 2016 Fully Operational December 31, 2016
Purchase Machinery & Equipment March, 2013

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.

When do you anticipate the new buildings or improvements will be placed in service? June 01, 2013

\*Pending determination of complete application by Texas Comptroller's Office

**ECONOMIC INCENTIVES**

Identify state programs the project will apply for:

State Source	Amount
_____	_____
_____	_____
_____	_____
Total	_____

Will other incentives be offered by local units of government? .....  Yes  No

Please use the following box for additional details regarding incentives. (Use attachments if necessary.)

TexStar is currently in negotiations with Bee County regarding potential property tax abatements.

**THE PROPERTY**

Identify county or counties in which the proposed project will be located Bee County

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

Will this CAD be acting on behalf of another CAD to appraise this property? .....  Yes  No

List all taxing entities that have jurisdiction for the property and the portion of project within each entity

County: Bee County Appraisal District (100%) City: N/A  
(Name and percent of project) (Name and percent of project)

Hospital District: Bee Co Emer Dist #2 (100%) Water District: Bee Co Water Cons Dist (100%)  
(Name and percent of project) (Name and percent of project)

Other (describe): County Farm Road (100%) Other (describe): Coastal Bend College (100%)  
(Name and percent of project) (Name and percent of project)

Is the project located entirely within this ISD? .....  Yes  No

If not, please provide additional information on the project scope and size to assist in the economic analysis.

INVESTMENT

NOTE: The minimum amount of qualified investment required to qualify for an appraised value limitation and the minimum amount of appraised value limitation vary depending on whether the school district is classified as rural, and the taxable value of the property within the school district. For assistance in determining estimates of these minimums, access the Comptroller's Web site at www.window.state.tx.us/taxinfo/proptax/hb1200/values.html.

At the time of application, what is the estimated minimum qualified investment required for this school district? \$10 Million

What is the amount of appraised value limitation for which you are applying? \$10 Million

What is your total estimated qualified investment? \$202,490,000

NOTE: See 313.021(1) for full definition. Generally, Qualified Investment is the sum of the investment in tangible personal property and buildings and new improvements made between beginning of the qualifying time period (date of application final approval by the school district) and the end of the second complete tax year.

What is the anticipated date of application approval? May 2013

What is the anticipated date of the beginning of the qualifying time period? May 2013

What is the total estimated investment for this project for the period from the time of application submission to the end of the limitation period? \$350,490,000

Describe the qualified investment.[See 313.021(1).]

Attach the following items to this application:

- (1) a specific and detailed description of the qualified investment you propose to make on the property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,
(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your minimum qualified investment and
(3) a map of the qualified investment showing location of new buildings or new improvements with vicinity map.

Do you intend to make at least the minimum qualified investment required by Tax Code §313.023 (or 313.053 for rural school districts) for the relevant school district category during the qualifying time period? Yes No

Except for new equipment described in Tax Code §151.318(q) or (q-1), is the proposed tangible personal property to be placed in service for the first time:

- (1) in or on the new building or other new improvement for which you are applying? Yes No
(2) if not in or on the new building or other new improvement for which you are applying for an appraised value limitation, is the personal property necessary and ancillary to the business conducted in the new building or other new improvement? Yes No
(3) on the same parcel of land as the building for which you are applying for an appraised value limitation? Yes No

("First placed in service" means the first use of the property by the taxpayer.)

Will the investment in real or personal property you propose be counted toward the minimum qualified investment required by Tax Code §313.023, (or 313.053 for rural school districts) be first placed in service in this state during the applicable qualifying time period? Yes No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? Yes No

If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? Yes No

QUALIFIED PROPERTY

Describe the qualified property. [See 313.021(2)] (If qualified investment describes qualified property exactly you may skip items (1), (2) and (3) below.)

Attach the following items to this application:

- (1) a specific and detailed description of the qualified property for which you are requesting an appraised value limitation as defined by Tax Code §313.021,
(2) a description of any new buildings, proposed improvements or personal property which you intend to include as part of your qualified property and
(3) a map of the qualified property showing location of new buildings or new improvements – with vicinity map.

Land

Is the land on which you propose new construction or improvements currently located in an area designated as a reinvestment zone under Tax Code Chapter 311 or 312 or as an enterprise zone under Government Code Chapter 2303? Yes No

If you answered "no" to the question above, what is the anticipated date on which you will submit proof of a reinvestment zone with boundaries encompassing the land on which you propose new construction or improvements?

Will the applicant own the land by the date of agreement execution? Yes No

Will the project be on leased land? Yes No

**QUALIFIED PROPERTY (CONTINUED)**

If the land upon which the new building or new improvement is to be built is part of the qualified property described by §313.021(2)(A), please attach complete documentation, including:

1. Legal description of the land
2. Each existing appraisal parcel number of the land on which the improvements will be constructed, regardless of whether or not all of the land described in the current parcel will become qualified property
3. Owner
4. The current taxable value of the land. Attach estimate if land is part of larger parcel.
5. A detailed map (with a vicinity map) showing the location of the land

Attach a map of the reinvestment zone boundaries, certified to be accurate by either the governmental entity creating the zone, the local appraisal district, or a licensed surveyor. (With vicinity map)

Attach the order, resolution or ordinance establishing the zone, and the guidelines and criteria for creating the zone, if applicable.

**Miscellaneous**

Is the proposed project a building or new improvement to an existing facility?  Yes  No

Attach a description of any existing improvements and include existing appraisal district account numbers.

List current market value of existing property at site as of most recent tax year. \_\_\_\_\_ 2013  
(Market Value) (Tax Year)

Is any of the existing property subject to a value limitation agreement under Tax Code 313?  Yes  No

Will all of the property for which you are requesting an appraised value limitation be free of a tax abatement agreement entered into by a school district for the duration of the limitation?  Yes  No

**WAGE AND EMPLOYMENT INFORMATION**

What is the estimated number of permanent jobs (more than 1,600 hours a year), with the applicant or a contractor of the applicant, on the proposed qualified property during the last complete quarter before the application review start date (date your application is finally determined to be complete)? 10

The last complete calendar quarter before application review start date is the:

First Quarter  Second Quarter  Third Quarter  Fourth Quarter of 2012  
(year)

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

**Note:** For job definitions see TAC §9.1051(14) and Tax Code 313.021(3). If the applicant intends to apply a definition for "new job" other than TAC §9.1051(14)(C), then please provide the definition of "new job" as used in this application. N/A

Total number of new jobs that will have been created when fully operational 10

Do you plan to create at least 25 new jobs (at least 10 new jobs for rural school districts) on the land and in connection with the new building or other improvement?  Yes  No

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

If you answered "yes" to the question above, attach evidence documenting that the new job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards. **Note: Even if a minimum new job waiver is provided, 80% of all new jobs must be qualifying jobs pursuant to Texas Tax Code, §313.024(d).**

What is the maximum number of qualifying jobs meeting all criteria of §313.021(3) you are committing to create? 10

If this project creates more than 1,000 new jobs, the minimum required wage for this project is 110% of the average county weekly wage for all jobs as described by 313.021(3)(E)(ii).

If this project creates less than 1,000 new jobs, does this district have territory in a county that meets the demographic characteristics of 313.051(2)? (see table of information showing this district characteristic at <http://www.window.state.tx.us/taxinfo/proptax/hb1200/values.html>)

If yes, the applicant must meet wage standard described in 313.051(b) (110% of the regional average weekly wage for manufacturing)

If no, the applicant shall designate one of the wage standards set out in §§313.021(5)(A) or 313.021(5)(B).



WAGE AND EMPLOYMENT INFORMATION (CONTINUED)

For the following three wage calculations please include on an attachment the four most recent quarters of data for each wage calculation. Show the average and the 110% calculation. Include documentation from TWC Web site. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information from the four quarterly periods for which data were available at the time of the application review start date (date of a completed application). See TAC §9.1051(7).

110% of the county average weekly wage for all jobs (all industries) in the county is \$790.08
110% of the county average weekly wage for manufacturing jobs in the county is \$1,100.00
110% of the county average weekly wage for manufacturing jobs in the region is \$983.42

Please identify which Tax Code section you are using to estimate the wage standard required for this project:

§313.021(5)(A) or §313.021(5)(B) or §313.021(3)(E)(ii), or §313.051(b)?

What is the estimated minimum required annual wage for each qualifying job based on the qualified property? \$51,137.90

What is the estimated minimum required annual wage you are committing to pay for each of the qualifying jobs you create on the qualified property? \$52,000

- Will 80% of all new jobs created by the owner be qualifying jobs as defined by 313.021(3)? Yes No
Will each qualifying job require at least 1,600 of work a year? Yes No
Will any of the qualifying jobs be jobs transferred from one area of the state to another? Yes No
Will any of the qualifying jobs be retained jobs? Yes No
Will any of the qualifying jobs be created to replace a previous employee? Yes No
Will any required qualifying jobs be filled by employees of contractors? Yes No

If yes, what percent?

Does the applicant or contractor of the applicant offer to pay at least 80% of the employee's health insurance premium for each qualifying job? Yes No

Describe each type of benefits to be offered to qualifying jobholders. (Use attachments as necessary.)

Please see attachment #15

ECONOMIC IMPACT

- Is an Economic Impact Analysis attached (If supplied by other than the Comptroller's office)? Yes No
Is Schedule A completed and signed for all years and attached? Yes No
Is Schedule B completed and signed for all years and attached? Yes No
Is Schedule C (Application) completed and signed for all years and attached? Yes No
Is Schedule D completed and signed for all years and attached? Yes No

Note: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.

If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, please attach a separate schedule showing the amount for each year affected, including an explanation.

**CONFIDENTIALITY NOTICE**

**Property Tax Limitation Agreement Applications  
Texas Government Code Chapter 313  
Confidential Information Submitted to the Comptroller**

Generally, an application for property tax value limitation, the information provided therein, and documents submitted in support thereof, are considered public information subject to release under the Texas Public Information Act.

There is an exception, outlined below, by which information will be withheld from disclosure.

The Comptroller's office will withhold information from public release if:

- 1) it describes the specific processes or business activities to be conducted or the specific tangible personal property to be located on real property covered by the application;
- 2) the information has been segregated in the application from other information in the application; and
- 3) the party requesting confidentiality provides the Comptroller's office a list of the documents for which confidentiality is sought and for each document lists the specific reasons, including any relevant legal authority, stating why the material is believed to be confidential.

All applications and parts of applications which are not segregated and marked as confidential as outlined above will be considered public information and will be posted on the Internet.

Such information properly identified as confidential will be withheld from public release unless and until the governing body of the school district acts on the application, or we are directed to do so by a ruling from the Attorney General.

Other information in the custody of a school district or the comptroller submitted in connection with the application, including information related to the economic impact of a project or the essential elements of eligibility under Texas Tax Code, Chapter 313, such as

the nature and amount of the projected investment, employment, wages, and benefits, will not be considered confidential business information and will be posted on the internet.

All documents submitted to the Comptroller, as well as all information in the application once the school district acts thereon, are subject to public release unless specific parts of the application or documents submitted with the application are identified as confidential. Any person seeking to limit disclosure of such submitted records is advised to consult with their legal counsel regarding disclosure issues and also to take the appropriate precautions to safeguard copyrighted material, trade secrets, or any other proprietary information. The Comptroller assumes no obligation or responsibility relating to the disclosure or nondisclosure of information submitted by respondents. A person seeking to limit disclosure of information must submit in writing specific detailed reasons, including any relevant legal authority, stating why that person believes the material to be confidential.

The following outlines how the Comptroller's office will handle requests for information submitted under the Texas Public Information Act for application portions and submitted records appropriately identified as confidential.

- This office shall forward the request for records and a copy of the documents at issue to the Texas Attorney General's office for an opinion on whether such information may be withheld from disclosure under the Texas Public Information Act.
- The Comptroller will notify the person who submitted the application/documents when the information is forwarded to the Attorney General's office.
- Please be aware that this Office is obligated to comply with an Attorney General's decision, including release of information ruled public even if it was marked confidential.



COMPANY CHECKLIST AND REQUESTED ATTACHMENTS

	Checklist	Page X of 16	Check Completed
1	Certification pages signed and dated by Authorized Business Representative (applicant)	4 of 16	✓
2	Proof of Payment of Application Fee (Attachment)	5 of 16	✓
3	For applicant members, documentation of Combined Group membership under Texas Tax Code 171.0001(7) (if Applicable) (Attachment)	5 of 16	✓
4	Detailed description of the project	6 of 16	✓
5	If project is located in more than one district, name other districts and list percentage in each district (Attachment)	7 of 16	
6	Description of Qualified Investment (Attachment)	8 of 16	✓
7	Map of qualified investment showing location of new buildings or new improvements with vicinity map.	8 of 16	✓
8	Description of Qualified Property (Attachment)	8 of 16	✓
9	Map of qualified property showing location of new buildings or new improvements with vicinity map	8 of 16	✓
10	Description of Land (Attachment)	9 of 16	
11	A detailed map showing location of the land with vicinity map.	9 of 16	
12	A description of all existing (if any) improvements (Attachment)	9 of 16	✓
13	Request for Waiver of Job Creation Requirement (if applicable) (Attachment)	9 of 16	
14	Calculation of three possible wage requirements with TWC documentation. (Attachment)	10 of 16	✓
15	Description of Benefits	10 of 16	✓
16	Economic Impact (if applicable)	10 of 16	
17	Schedule A completed and signed	13 of 16	✓
18	Schedule B completed and signed	14 of 16	✓
19	Schedule C (Application) completed and signed	15 of 16	✓
20	Schedule D completed and signed	16 of 16	✓
21	Map of Reinvestment Zone (Attachment) (Showing the actual or proposed boundaries and size, Certified to be accurate by either the government entity creating the zone, the local appraisal district, or a licensed surveyor, with vicinity map)*	9 of 16	
22	Order, Resolution, or Ordinance Establishing the Zone (Attachment)*	9 of 16	
23	Legal Description of Reinvestment Zone (Attachment)*	9 of 16	
24	Guidelines and Criteria for Reinvestment Zone(Attachment)*	9 of 16	

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

**ATTACHMENT 01 – CERTIFICATION PAGES**

PLEASE REFER TO PAGE 4 OF APPLICATION

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)*

TX2012 05-165  
 Ver. 3.0 (Rev.9-11/3)  
 ■ Tcode 13298

**Texas Franchise Tax Extension Affiliate List**

■ Reporting entity taxpayer number	■ Report year	Reporting entity taxpayer name
14115245517	2012	BLACKBRUSH OIL & GAS, LP

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER (If none, enter FEI number)	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. BLACK CREEK WELL SERVICES, L.P.	32037421750	<input type="checkbox"/>
2. RANGER DRILLING, L.P.	32037421719	<input type="checkbox"/>
3. BLACK CREEK SERVICES GP, LLC	32037353375	<input type="checkbox"/>
4. RANGER DRILLING GP, LLC	32037354092	<input type="checkbox"/>
5. TEXSTAR MIDSTREAM II GP, LLC	32037176578	<input type="checkbox"/>
6. TEXSTAR MIDSTREAM SERVICES, LP	32034941958	<input type="checkbox"/>
7. TEXSTAR MIDSTREAM OPERATING, LLC	32034593189	<input type="checkbox"/>
8. TEXSTAR MIDSTREAM TRANSPORT, L.P.	32034593148	<input type="checkbox"/>
9. TEXSTAR MIDSTREAM UTILITY, LP	32036945460	<input type="checkbox"/>
10. TEXSTAR MIDSTREAM PRODUCTS, LP	32037203299	<input type="checkbox"/>
11. TEXSTAR MIDSTREAM PRODUCTS GP, LLC	32037175992	<input type="checkbox"/>
12. FRIO LASALLE PIPELINE, LP	32034733801	<input type="checkbox"/>
13. BBOG II GUARANTOR GP, LLC	10207643569	<input type="checkbox"/>
14. BBOG GP, LLC	16806094245	<input type="checkbox"/>
15. BLACKBRUSH O&G, LLC	14115870413	<input type="checkbox"/>
16. TEXSTAR MIDSTREAM GP, LLC	32034279631	<input type="checkbox"/>
17. FRIO LASALLE GP, LLC	32037690800	<input type="checkbox"/>
18. BBTS BORROWER GP LLC	32043819310	<input type="checkbox"/>
19. BBTS GUARANTOR GP LLC	32043819435	<input type="checkbox"/>
20. TEXSTAR CRUDE OIL SERVICES, LP	32044842972	<input type="checkbox"/>
21. TEXSTAR CRUDE OIL PIPELINE, LP	32044843053	<input type="checkbox"/>

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

Do not file this form when requesting a second extension.

**Texas Comptroller Official Use Only**



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

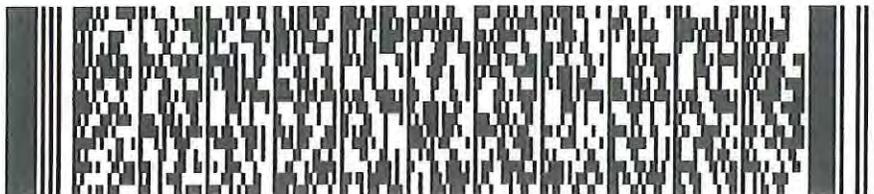
<input type="checkbox"/> Reporting entity taxpayer number	<input type="checkbox"/> Report year	Reporting entity taxpayer name
14115245517	2012	BLACKBRUSH OIL & GAS, LP

LEGAL NAME OF AFFILIATE	AFFILIATE'S TEXAS TAXPAYER NUMBER <small>(if none, enter FEI number)</small>	CHECK BOX IF AFFILIATE DOES NOT HAVE NEXUS IN TEXAS
1. BB-II BOARD GP LLC	32042143795	<input type="checkbox"/>
2. BLACKBRUSH TEXSTAR GP LLC	32043819567	<input type="checkbox"/>
3.		<input type="checkbox"/>
4.		<input type="checkbox"/>
5.		<input type="checkbox"/>
6.		<input type="checkbox"/>
7.		<input type="checkbox"/>
8.		<input type="checkbox"/>
9.		<input type="checkbox"/>
10.		<input type="checkbox"/>
11.		<input type="checkbox"/>
12.		<input type="checkbox"/>
13.		<input type="checkbox"/>
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19.		<input type="checkbox"/>
20.		<input type="checkbox"/>
21.		<input type="checkbox"/>

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

Do not file this form when requesting a second extension.

**Texas Comptroller Official Use Only**



VE/DE	<input type="radio"/>	FM	<input type="radio"/>
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## ATTACHMENT 04 - PROJECT DESCRIPTION

### **Project Description:**

TexStar Midstream Services, LP ("TexStar") is considering the construction of three gas processing "Cryo" plants and the construction of a co-generation plant consisting of three turbine generators. The co-generation facility will be used to supply power to the Cryo plants and will also recover waste heat, therefore, maximizing the efficiency of the turbine generators.

The Project may contain the following main processing units and utility systems:

Demethanizers	Propane Refrigeration Units
Gas Exchangers	Amine Units
Hot Oil Heaters	Compression Equipment
Tanks	Gas Recompessors
Vessels	Coolers
Towers	Line Heaters

### **Statement on Company's Ability to Relocate in Another State:**

TexStar has the unique ability to invest in various regions with Texas and the surrounding states due to its expansive infrastructure and opportunities for capital investment. As with most projects with similar scope and investment, the overall economics can be a key determining factor. Therefore, areas that offer favorable locations and competitive incentives are ideal for these projects to create the best economic return.

**ATTACHMENT 05 – OTHER DISTRICTS CLAIMING JURISDICTION**

THIS PROJECT WILL BE LOCATED EXCLUSIVELY WITHIN THE BOUNDARIES  
OF PETTUS INDEPENDENT SCHOOL DISTRICT

## ATTACHMENT 06 - DESCRIPTION OF QUALIFIED INVESTMENT

THE QUALIFIED INVESTMENT FOR THIS PROJECT WILL CONSIST OF TWO CRYO PLANTS AND THE CO-GENERATION PLANT, WHICH MAY CONTAIN THE FOLLOWING PROCESSING UNITS AND UTILITY SYSTEMS:

### Qualified Investment:

Demethanizers

Gas Exchangers

Hot Oil Heaters

Tanks

Vessels

Turbine Generators

Propane Refrigeration Units

Amine Units

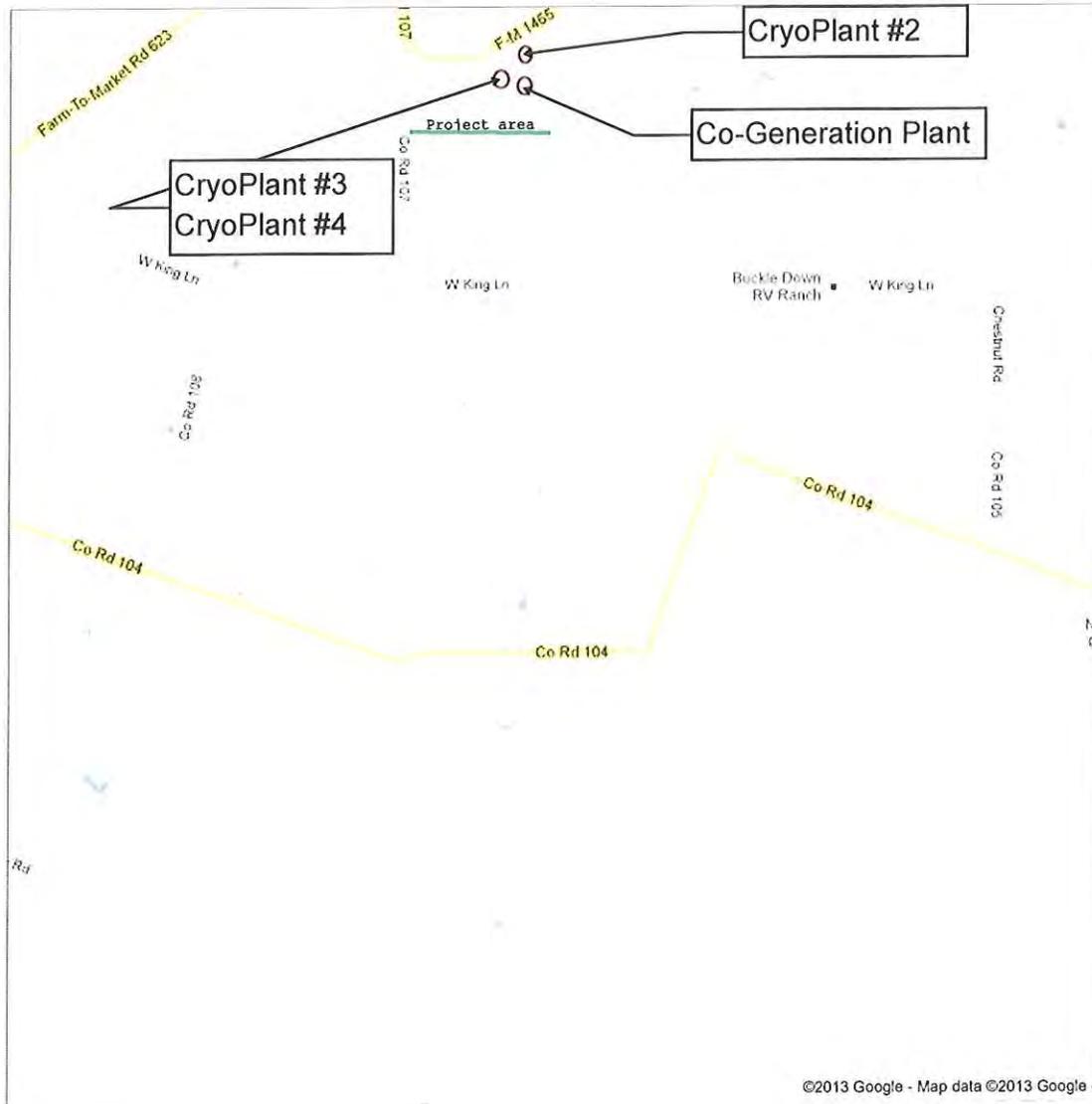
Compression Equipment

Gas Rec compressors

Coolers

Line Heaters

# Qualified Investment Property





## ATTACHMENT 08 - DESCRIPTION OF QUALIFIED PROPERTY

THE QUALIFIED INVESTMENT FOR THIS PROJECT WILL CONSIST OF THREE CRYO PLANTS AND THE CO-GENERATION PLANT, WHICH MAY CONTAIN THE FOLLOWING PROCESSING UNITS AND UTILITY SYSTEMS:

### **Qualified Investment:**

Demethanizers

Gas Exchangers

Hot Oil Heaters

Tanks

Vessels

Turbine Generators

Propane Refrigeration Units

Amine Units

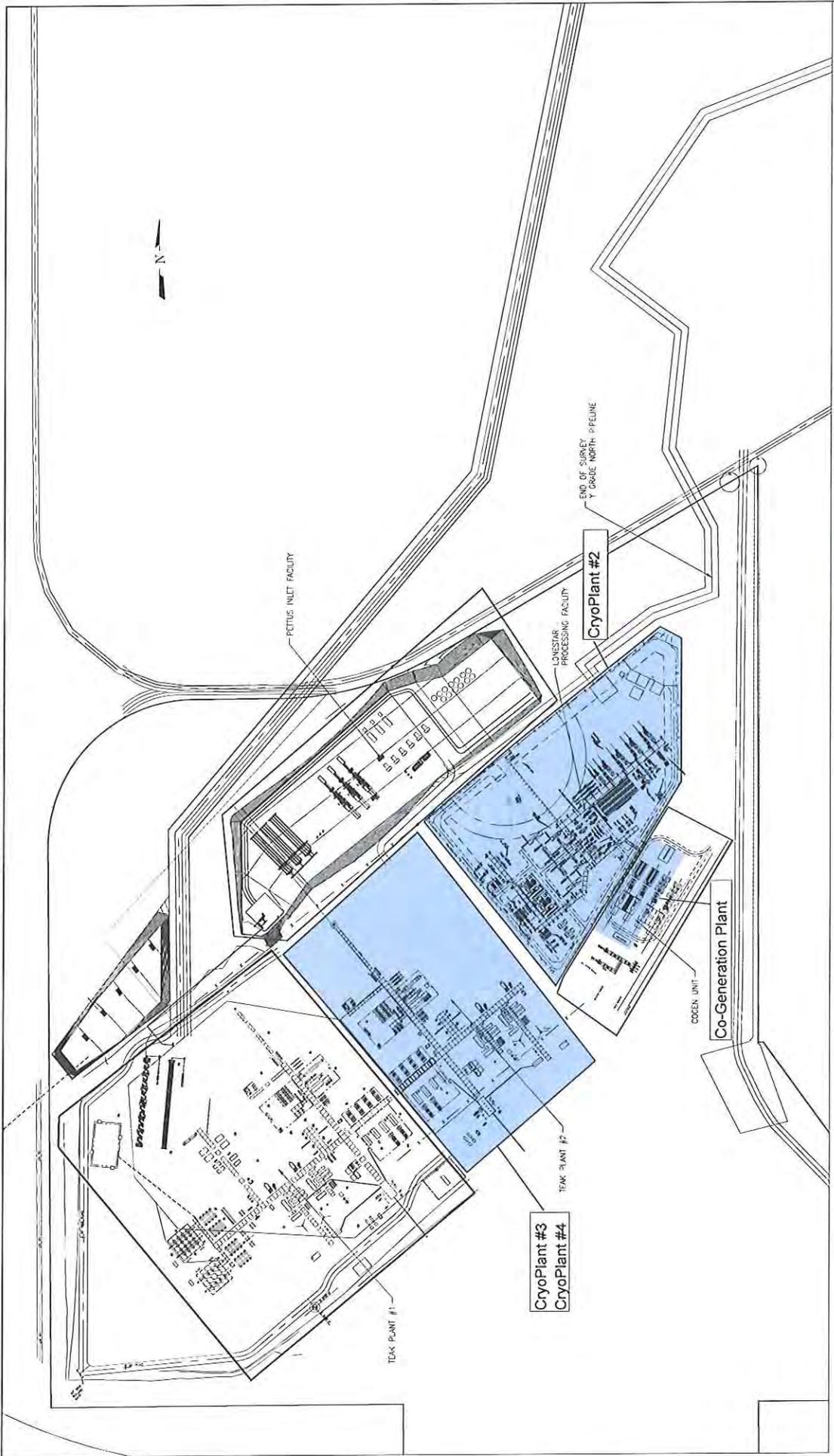
Compression Equipment

Gas Recompressors

Coolers

Line Heaters

Qualified Property



**NOTES**

**PRELIMINARY**

DATE: 08/20/12  
 DRAWN BY: NTS  
 CHECKED BY: A

PROJECT: LONE STAR PROCESSING FACILITY  
 PLAN: PLD PLAN

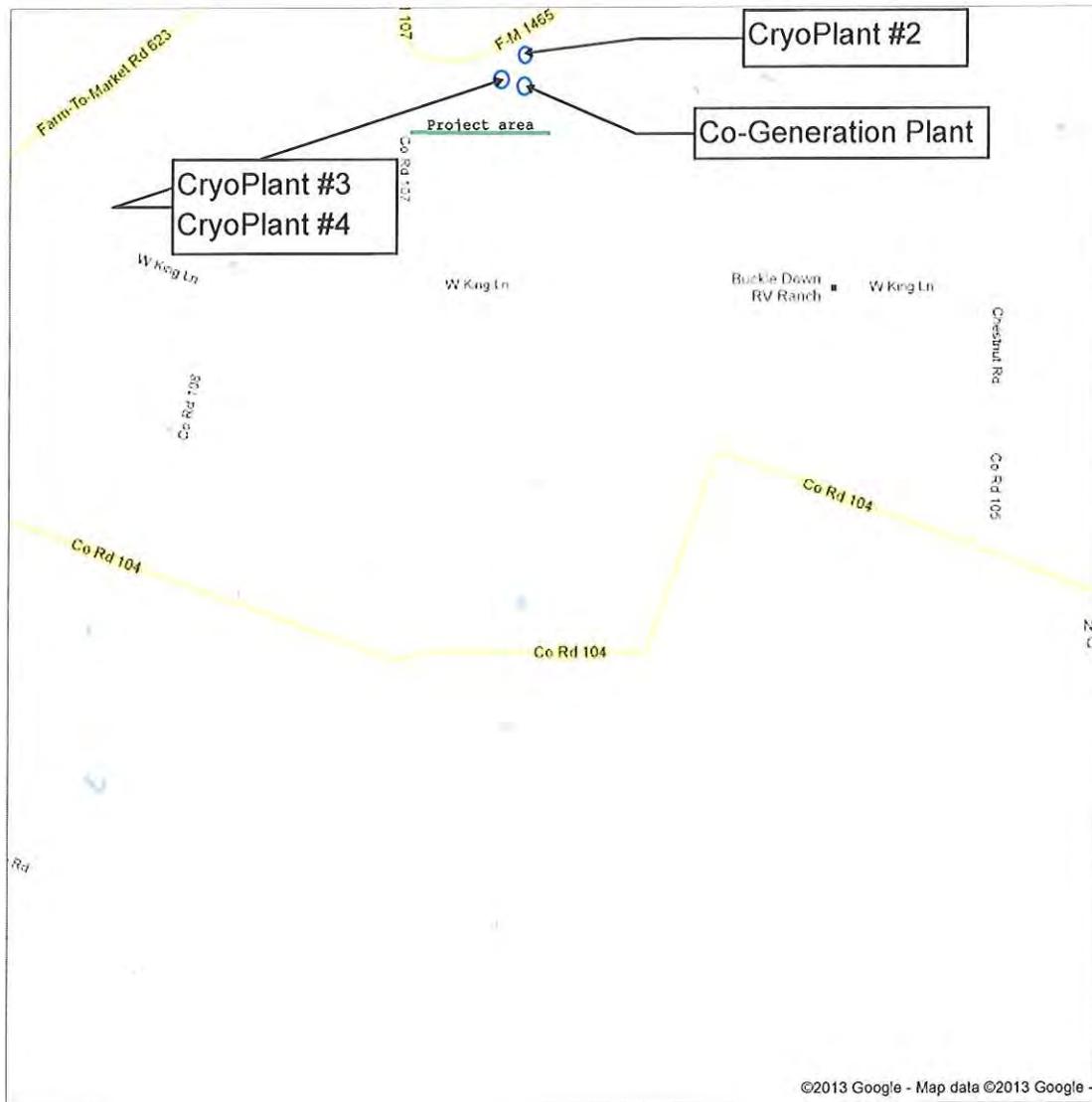
**FREESE & NICHOLS**  
 Inc. Registered Engineering Firm  
 Registration No. F-2144  
 www.fnr.com

NICOL and ASSOCIATES  
 2100 Lakeside Blvd  
 Suite 200  
 Dallas, TX 75249  
 Office: 972-331-6000  
 Fax: 972-238-7480

NO.	DATE	DESCRIPTION	BY	CHKD
1	08/20/12	ISSUED FOR PERMITS	NTS	A

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# Qualified Property



# EXHIBIT "A"



TEAK Midstream

**J. M. URANGA SURVEY, A-68**  
BEE COUNTY, TEXAS  
SURVEY OF 35.28 ACRES

## LEGEND

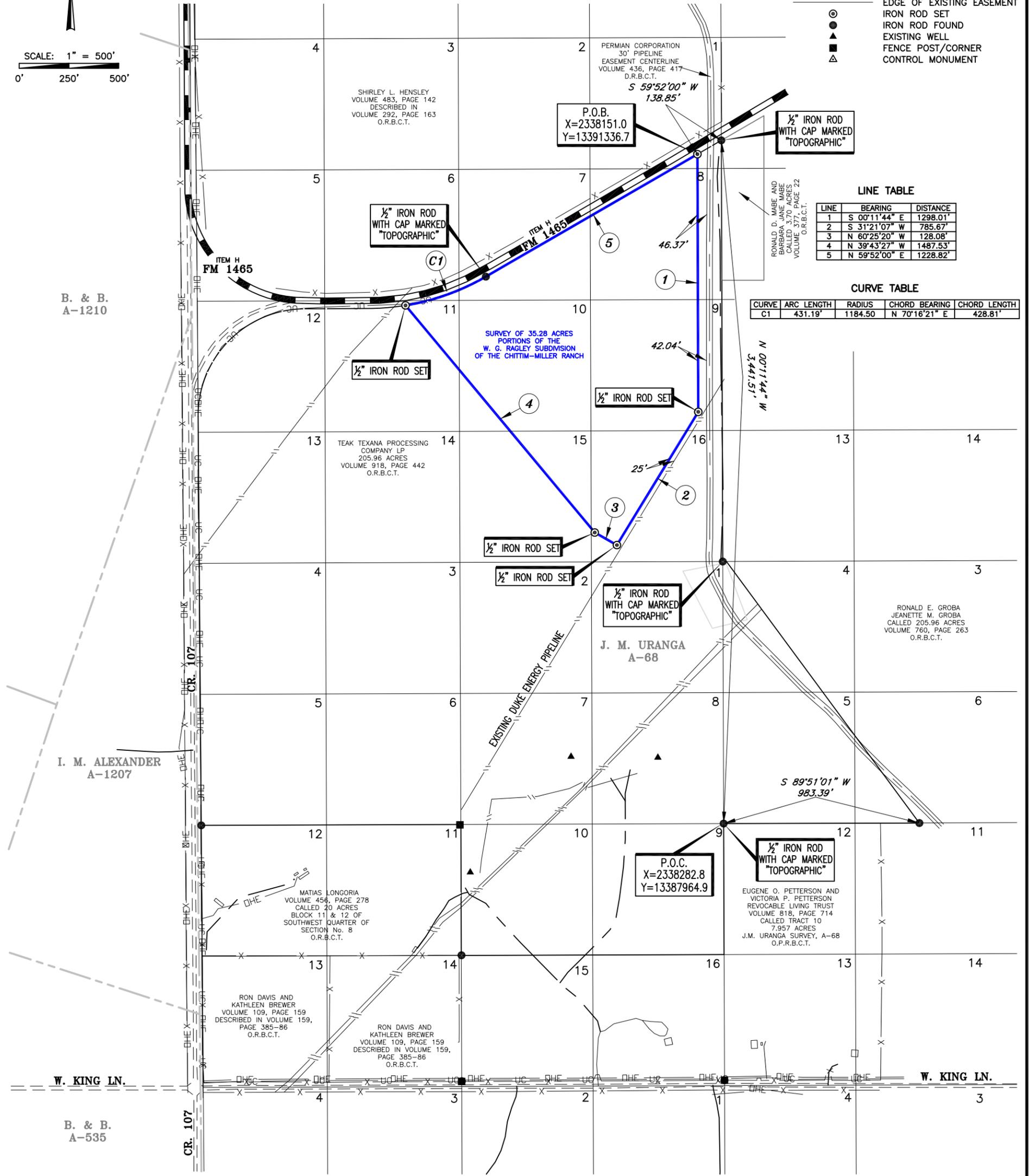
- SURVEY/SECTION LINE
- TRACT BORDER
- ROAD WAY
- FENCE LINE
- EXISTING PIPELINE
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- CL EXISTING EASEMENT
- EDGE OF EXISTING EASEMENT
- IRON ROD SET
- IRON ROD FOUND
- EXISTING WELL
- FENCE POST/CORNER
- CONTROL MONUMENT

SCALE: 1" = 500'  
0' 250' 500'

B. & B.  
A-1210

I. M. ALEXANDER  
A-1207

B. & B.  
A-535



**LINE TABLE**

LINE	BEARING	DISTANCE
1	S 00°11'44" E	1298.01'
2	S 31°21'07" W	785.67'
3	N 60°25'20" W	128.08'
4	N 39°43'27" W	1487.53'
5	N 59°52'00" E	1228.82'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	431.19'	1184.50	N 70°16'21" E	428.81'

ALL BEARINGS, AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983, U.S. SURVEY FEET, AS DETERMINED FROM GPS OBSERVATIONS.

ORIGINAL DOCUMENT SIZE: 11" X 17"

TEXT	REVISION:
TEXSTAR 35.28 ACRE SURVEY	
DATE: MARCH 3, 2012	
FILE: BO_TEXSTAR	
DRAWN BY: B.S.Z.	
SHEET: 1 OF 3	

## TOPOGRAPHIC

SURVEYING • MAPPING • GIS • GPS  
1400 EVERMAN PARKWAY, Ste. 197 • FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 744-7512 • FAX (817) 744-7548  
WWW.TOPOGRAPHIC.COM

NOTES:  
P.O.B. = POINT OF BEGINNING  
N.T.S. = NOT TO SCALE  
D.R.B.C.T. = DEED RECORDS, BEE COUNTY TEXAS  
O.R.B.C.T. = OFFICIAL RECORDS, BEE COUNTY TEXAS



PATRICK A. FOX, R.P.L.S. No. 5069  
MARCH 3, 2012

CERTIFICATION IS MADE THAT THIS BOUNDARY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN THE MONTH OF MARCH, 2012.

BEE COUNTY, TEXAS

EXHIBIT "A"  
35.28 ACRE SURVEY DESCRIPTION

March 3, 2012  
Sheet 2 of 3

BEING a 35.28 acre tract of land situated in the J.M. Uranga Grant of Eleven Leagues, Abstract No. 68, being part of a 205.05 acre tract of land described in deed from Shirley Hensley to TEAK Texana Processing Company LP, a Texas limited partnership, recorded in Volume 918, Page 442 of the Official Public Records of Bee County (O.P.R.B.C.), said 35.28 acres being more particularly described by metes and bounds as follows:

COMMENCING (P.O.C.) at a found ½-inch iron rod with cap marked "Topographic" (found iron rod), for a Southerly interior "Ell" corner of the aforementioned 205.05 acre tract, said corner being South 89°51'01" West, a distance of 983.39 feet, from a ½-inch iron rod with cap marked, RPLS 4030, found for the East corner of said 205.05 acre tract;

THENCE North 00°11'44" West, at 1,319.94 feet passing a "found iron rod" on the East line of the aforementioned 205.05 acre tract, in all 3,441.51 feet, to a "found iron rod", in the South right-of-way line of Farm to Market (F.M.) Highway 1465, and the Northeast corner of said 205.05 acre tract;

THENCE South 59°52'00" West, along said right-of-way line, and generally along a fence, a distance of 138.85 feet, to a set ½-inch iron rod with cap marked "Topographic" (set iron rod), for the Northeast corner and POINT OF BEGINNING for this 35.28 acre tract;

THENCE South 00°11'44" East, a distance of 1,298.01 feet, to a "set iron rod", for the Southeast corner of this tract, being 25 feet West of an existing Duke Energy L.P. pipeline, recorded in Volume 753, Page 279 (O.P.R.B.C.T.);

THENCE South 31°21'07" West, being generally 25 feet West of and parallel with said Duke Energy L.P. pipeline, a distance of 785.67 feet, to a "set iron rod" for the South corner of this tract;

THENCE North 60°25'20" West, departing said Duke Energy pipeline, a distance of 128.08 feet, to a "set iron rod";

THENCE North 39°43'27" West, a distance of 1,487.53 feet, to a "set iron rod" in the South right-of-way line of Farm to Market (F.M.) Highway 1465, and arc of curve to the left, for the Northwest corner of this tract;

EXHIBIT "A"  
35.28 ACRE SURVEY DESCRIPTION

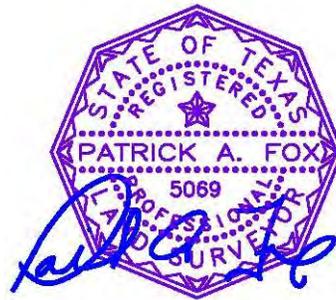
March 3, 2012  
Sheet 3 of 3

THENCE along said arc of curve to the left and South right-of-way line of Farm to Market (F.M.) Highway 1465, having a radius of 1,184.5 feet, a delta angle of  $20^{\circ}51'26''$ , and chord bearing and distance of: North  $70^{\circ}16'21''$  East - 428.81 feet, an arc distance of 431.19 feet, to a "set iron rod";

THENCE North  $59^{\circ}52'00''$  East, continuing with the South right-of-way line of Farm to Market (F.M.) Highway 1465, a distance of 1,228.82 feet, to the POINT OF BEGINNING containing 35.28 acres of land.

All bearings contained herein are grid, based upon the Texas State Plane Coordinate System, South Central Zone, of the North American Datum 1983, in U.S. Survey Feet.

Plat of even date accompanies this field note description



Patrick A. Fox R.P.L.S. # 5069

## ATTACHMENT 12 - DESCRIPTION OF EXISTING IMPROVEMENTS

### Existing Improvements:

Cryo Plant #1 - This plant consists of the following processing units and utility systems:

Demethanizers  
Gas Exchangers  
Hot Oil Heaters  
Tanks

Propane Refrigeration Units  
Amine Units  
Compression Equipment  
Gas Recompessors

Turbine Generator - This consists of one Solar Titan 130 (14MW) turbine generator and auxiliary equipment.

Inlet Facility - This consists of inlet separation equipment, slug catchers, condensate stabilizer, and auxiliary equipment.

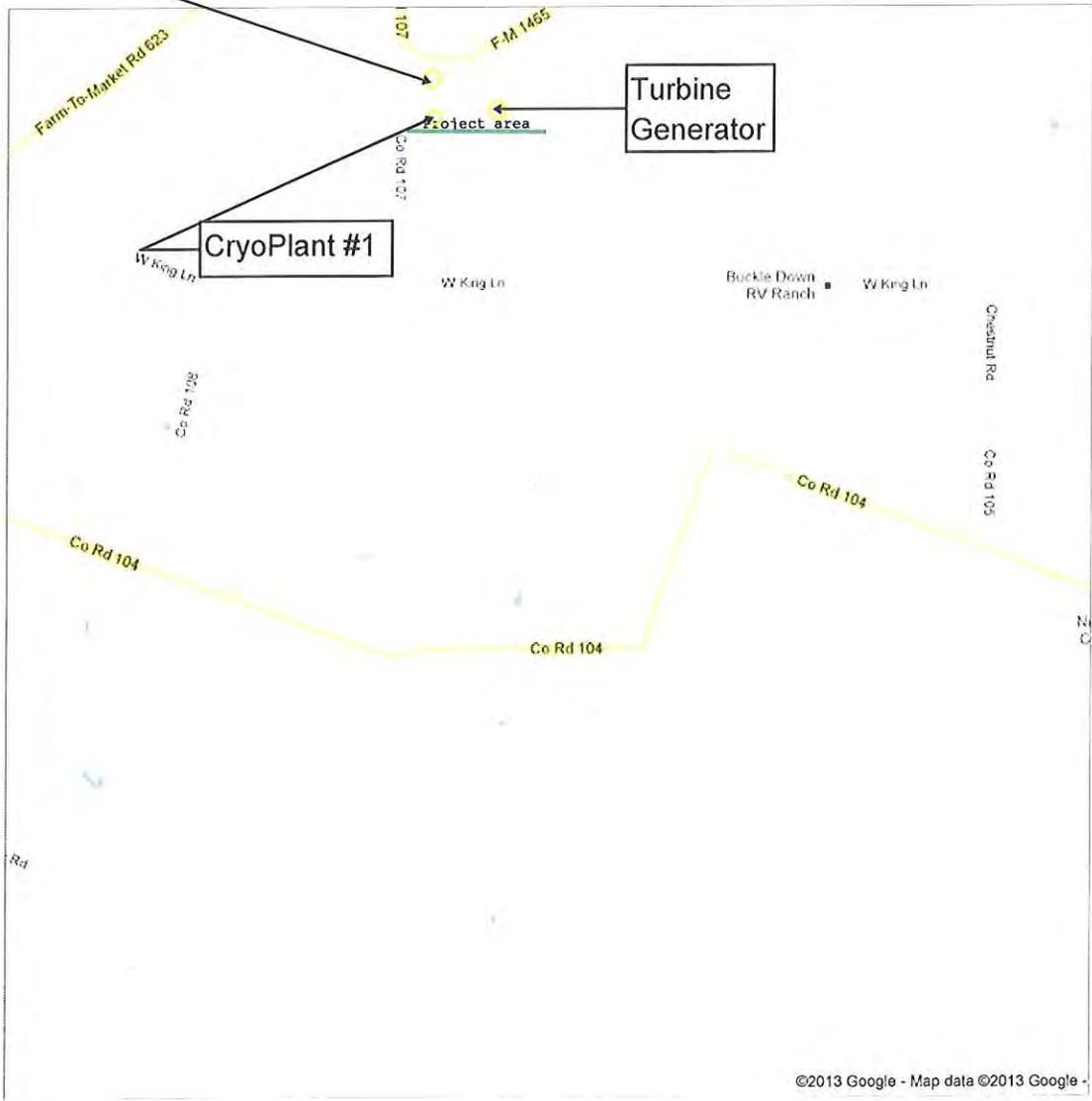
Inlet Facility

# Existing Property

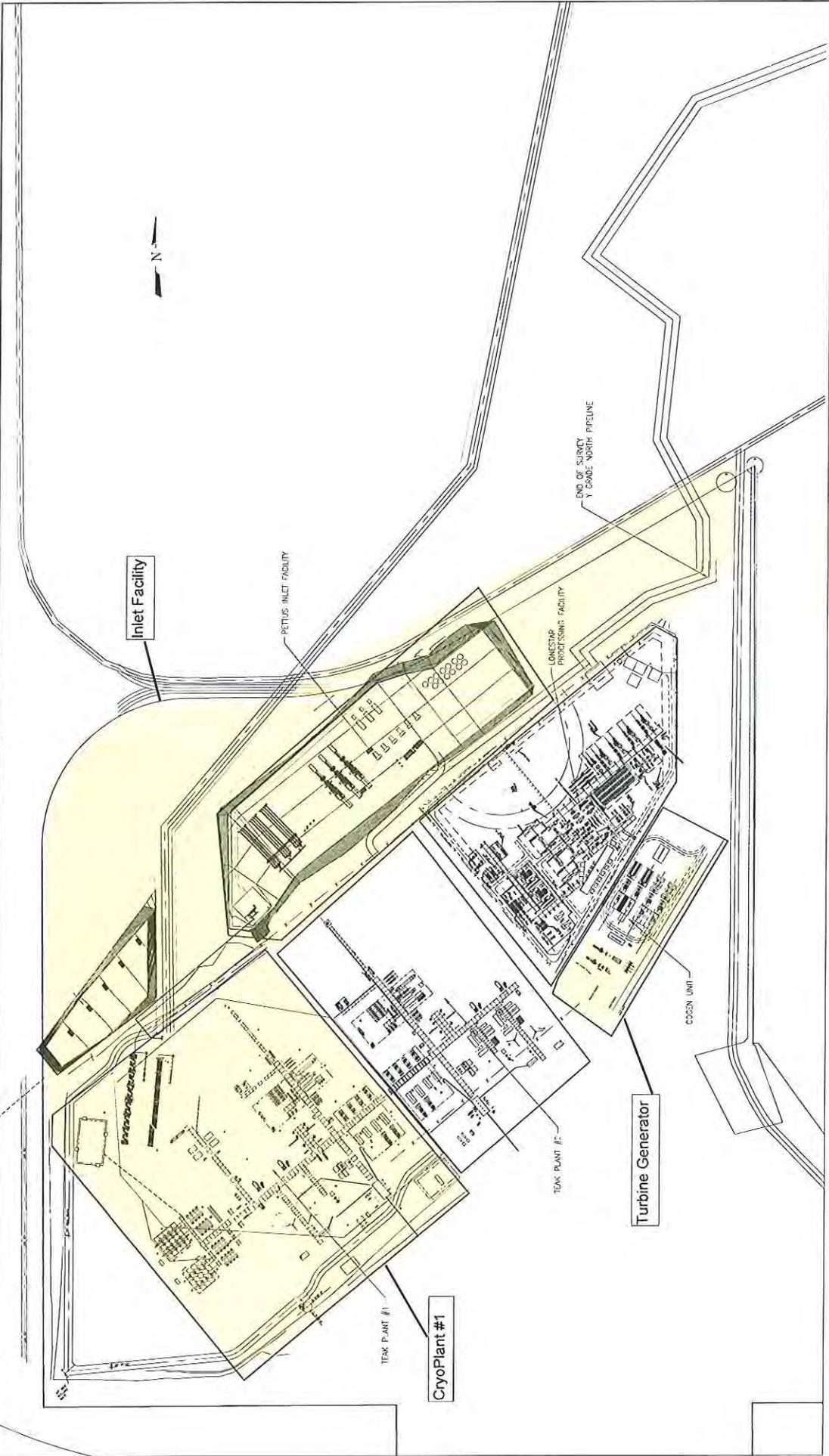
Turbine Generator

CryoPlant #1

Project area



EXISTING PROPERTY



NOTES:

**PRELIMINARY**

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DATE	08/20/12	BY	08/20/12
PROJECT	LOME STAR PROCESSING FACILITY	DATE	08/20/12
DESIGNER	PLDT PLAN	DATE	08/20/12
PROJECT NO.	15M11212	DATE	08/20/12
PROJECT NAME	LOME STAR PROCESSING FACILITY	DATE	08/20/12
PROJECT LOCATION	PLDT PLAN	DATE	08/20/12
PROJECT NUMBER	15M11212	DATE	08/20/12
PROJECT STATUS	NTS	DATE	08/20/12
PROJECT SCALE	NTS	DATE	08/20/12
PROJECT SHEET	NTS	DATE	08/20/12
PROJECT TOTAL SHEETS	NTS	DATE	08/20/12

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 Texas Registration No. F-214  
 www.fni.com

NICOL and ASSOCIATES  
 2100 North Loop Blvd  
 Suite 250  
 Richardson, TX 75082  
 Tel: 972-231-7800  
 Fax: 972-231-7800

**ATTACHMENT 13 – WAIVER OF JOB CREATION**

NOT APPLICABLE.

## ATTACHMENT 14 - CALCULATION OF WAGE REQUIREMENTS

### Employment and Wage Calculations

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2011	4th	Bee	Private	All Industries	\$ 736
2012	1st	Bee	Private	All Industries	\$ 743
2012	2nd	Bee	Private	All Industries	\$ 691
2012	3rd	Bee	Private	All Industries	\$ 703
<i>(Mean Avg.)</i>					\$ 718.25
					110%

\$ 790.08 110% of County Average Weekly Wage for All Jobs

Year	Quarter	County	Ownership	Industry	Avg. Weekly Wages
2011	4th	Bee	Private	Manufacturing	\$ 939
2012	1st	Bee	Private	Manufacturing	\$ 1,081
2012	2nd	Bee	Private	Manufacturing	\$ 930
2012	3rd	Bee	Private	Manufacturing	\$ 1,050
<i>(Mean Avg.)</i>					\$ 1,000.00
					110%

\$ 1,100.00 110% of County Average Weekly Wage for Manufacturing Jobs

Coastal Bend Council of Governments Annual Wage (as of July 2012)      \$ 46,489

\$ 51,137.90 110% of County Average Annual Wage for Manufacturing Jobs

\$ 983.42 110% of County Average Weekly Wage for Manufacturing Jobs

\*Note: All data was taken from the Texas Workforce Commission TRACER database.

Attachment #14 (QCEW 2012 Q1,Q2, Q3 - All)



LMCI TRACER | The Future | Career Resources | Texas Labor Market | Data Link



### Quarterly Employment and Wages (QCEW)

Restart Back Print Download

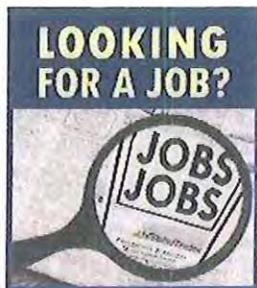
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- The Future
- Career & Economic Dev Resource
- LMCI Publications
- Resources
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- Unemployment (LAUS)
- Employment Estimates (CES)
- Quarterly Employment and Wages (QCEW)**
- Wages by Profession
- Projections - Occupation
- Projections - Industry
- Consumer Price Index
- Income
- Staffing Patterns
- Population

Page 1 of 1 (40 results/page)

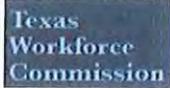
Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2012	1st Qtr	Bee County	Private	00	0	10	Total, All Industries	\$743
2012	2nd Qtr	Bee County	Private	00	0	10	Total, All Industries	\$691
2012	3rd Qtr	Bee County	Private	00	0	10	Total, All Industries	\$703

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## Quarterly Employment and Wages (QCEW)

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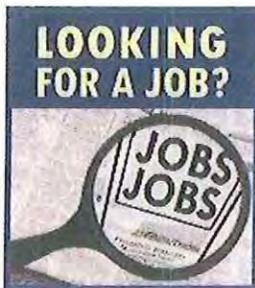
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  - Quarterly Employment and Wages (QCEW)**
  - Wages by Profession
  - Projections - Occupation
  - Projections - Industry
  - Consumer Price Index
  - Income
  - Staffing Patterns
  - Population

Page 1 of 1 (40 results/page)

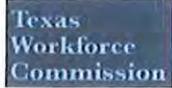
Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2011	4th Qtr	Bee County	Private	00	0	10	Total, All Industries	\$736

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### Quarterly Employment and Wages (QCEW)

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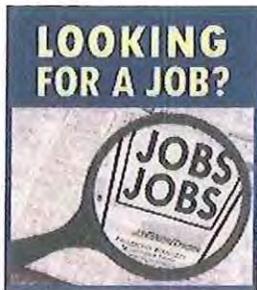
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- Employment Estimates (CES)
- Quarterly Employment and Wages (QCEW)**
- Wages by Profession
- Projections - Occupation
- Projections - Industry
- Consumer Price Index
- Income
- Staffing Patterns
- Population

Page 1 of 1 (40 results/page)

Year	Period	Area	Ownership	Division	Level	Ind Code	Industry	Avg Weekly Wages
2012	1st Qtr	Bee County	Private	31	2	31-33	Manufacturing	\$1,081
2012	2nd Qtr	Bee County	Private	31	2	31-33	Manufacturing	\$930
2012	3rd Qtr	Bee County	Private	31	2	31-33	Manufacturing	\$1,050

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Attachment #14 (QCEW 2011 Q4 - Mfg)



### Quarterly Employment and Wages (QCEW)

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- [Wage Information](#)
- [The Future](#)
- [Career & Economic Dev Resource](#)
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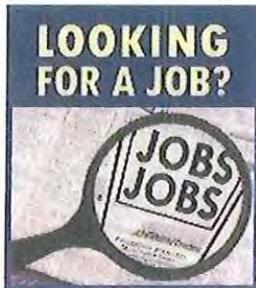
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- [All Data Types](#)
- [Unemployment \(LAUS\)](#)
- [Employment Estimates \(CES\)](#)
- [Quarterly Employment and Wages \(QCEW\)](#)**
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- [Consumer Price Index](#)
- [Income](#)
- [Staffing Patterns](#)
- [Population](#)

Page 1 of 1 (40 results/page)

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2011	4th Qtr	Bee County	Private	31	2	31-33	Manufacturing	\$939

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**2011 Manufacturing Wages by Council of Government Region  
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
<b>Texas</b>	<b>\$22.89</b>	<b>\$47,610</b>
1. Panhandle Regional Planning Commission	\$19.32	\$40,196
2. South Plains Association of Governments	\$16.45	\$34,210
3. NORTEX Regional Planning Commission	\$18.14	\$37,733
4. North Central Texas Council of Governments	\$24.03	\$49,986
5. Ark-Tex Council of Governments	\$16.52	\$34,366
6. East Texas Council of Governments	\$18.27	\$37,995
7. West Central Texas Council of Governments	\$17.76	\$36,949
8. Rio Grande Council of Governments	\$15.69	\$32,635
9. Permian Basin Regional Planning Commission	\$21.32	\$44,349
10. Concho Valley Council of Governments	\$15.92	\$33,123
11. Heart of Texas Council of Governments	\$18.82	\$39,150
12. Capital Area Council of Governments	\$26.46	\$55,047
13. Brazos Valley Council of Governments	\$15.71	\$33,718
14. Deep East Texas Council of Governments	\$15.48	\$32,207
15. South East Texas Regional Planning Commission	\$28.23	\$58,724
16. Houston-Galveston Area Council	\$25.82	\$53,711
17. Golden Crescent Regional Planning Commission	\$20.38	\$42,391
18. Alamo Area Council of Governments	\$18.00	\$37,439
19. South Texas Development Council	\$13.85	\$28,806
20. Coastal Bend Council of Governments	\$22.35	\$46,489
21. Lower Rio Grande Valley Development Council	\$15.08	\$31,365
22. Texoma Council of Governments	\$20.76	\$43,190
23. Central Texas Council of Governments	\$16.17	\$33,642
24. Middle Rio Grande Development Council	\$13.65	\$28,382

Source: Texas Occupational Employment and Wages

Data published: July 2012

Data published annually, next update will be summer 2013

Note: Data is not supported by the Bureau of Labor Statistics (BLS).

Wage data is produced from Texas OES data, and is not to be compared to BLS estimates.

Data intended for TAC 313 purposes only.

## **ATTACHMENT 15 – DESCRIPTION OF BENEFITS**

COMPANY OFFERS THE FOLLOWING PLANS AND BENEFITS:

- Medical
- Long-Term Disability Insurance
- 401(K) Retirement
- Life Insurance
- Paid Vacation Days

**ATTACHMENT 16 – ECONOMIC IMPACT**

UNAVAILABLE WILL SUPPLEMENT

Applicant Name  
 TexStar MidStream Services, LP  
 ISD Name  
 Pettus ISD

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: Tangible Personal Property The amount of new investment (original cost) placed in service during this year	Column B: Building or permanent nonremovable component of building (annual amount only)	Column C: Sum of A and B Qualifying investment (during the qualifying time period)	Column D: Other investment that is not qualified investment but investment affecting economic impact and total value	Column E: Total Investment (A+B+D)	
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)  Investment made before filing complete application with distinct (neither qualified property nor eligible to become qualified investment)  Investment made after filing complete application with distinct, but before final board approval of application (eligible to become qualified property)  Investment made after final board approval of application and before Jan. 1 of first complete tax year of qualifying time period (qualified investment and eligible to become qualified property)  Complete tax years of qualifying time period  Value Limitation Period  Continue to Maintain Viable Presence  Post-Settle-Up Period  Post-Settle-Up Period	1	2013-2014	2013	50,000,000				50,000,000	
	2	2014-2015	2014	153,490,000		153,490,000		153,490,000	
	3	2015-2016	2015	49,000,000		49,000,000		49,000,000	
	4	2016-2017	2016						
	5	2017-2018	2017						
	6	2018-2019	2018						
	7	2019-2020	2019						
	8	2020-2021	2020						
	9	2021-2022	2021						
	10	2022-2023	2022						
	11	2023-2024	2023						
	12	2024-2025	2024						
	13	2025-2026	2025						
	14	2026-2027	2026						
	15	2027-2028	2027						
		2028-2029	2028						

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years.  
 Column A: This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §313.021(1)(A)-(D).  
 For the purposes of investment, please list amount invested each year, not cumulative totals.

Column B: [For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property].  
 Include estimates of investment for "replacement" property-property that is part of original agreement but scheduled for probable replacement during limitation period.  
 The total dollar amount of planned investment each year in buildings or nonremovable component of buildings that the applicant considers qualified investment under Tax Code §313.021(1)(E).

Column C: For the years outside the qualifying time period, this number should simply represent the planned investment in new buildings or nonremovable components of buildings.  
 Dollar value of other investment that may not be qualified investment but that may affect economic impact and total value-for planning, construction and operation of the facility.  
 The most significant example for many projects would be land. Other examples may be items such as professional services, etc.  
 Note: Land can be listed as part of investment during the "pre-year 1" time period. It cannot be part of qualifying investment.

Column D: Notes: For advanced clean energy projects, nuclear projects, projects with deferred qualifying time periods, and projects with lengthy application review periods, insert additional rows as needed.  
 This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with current appraisal data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE \_\_\_\_\_ DATE 1/28/13

**Schedule B (Rev. May 2010): Estimated Market And Taxable Value**

Form 50-296

Applicant Name  
 ISD Name  
 TexStar MidStream Services, LP  
 Pettus ISD

Applicant Name ISD Name	Year	School Year (YYYY-YYYY)	Tax Year (Fill in actual tax year) YYYY	Qualified Property			Reductions from Market Value	Estimated Taxable Value	Final taxable value for M&O--after all reductions
				Estimated Market Value of Land	Estimated Total Market Value of new buildings or other new improvements	Estimated Total Market Value of tangible personal property in the new building or "in or on the new improvement"			
	pre- year 1	2013-2014	2013						
Complete tax years of qualifying time period	1	2014-2015	2014			192,000,000.00		192,000,000.00	
	2	2015-2016	2015			184,320,000.00		184,320,000.00	
	3	2016-2017	2016			251,640,000.00		10,000,000.00	
	4	2017-2018	2017			240,960,000.00		10,000,000.00	
	5	2018-2019	2018			230,280,000.00		10,000,000.00	
	6	2019-2020	2019			219,600,000.00		10,000,000.00	
Tax Credit Period (with 50% cap on credit)	7	2020-2021	2020			208,920,000.00		10,000,000.00	
	8	2021-2022	2021			198,240,000.00		10,000,000.00	
	9	2022-2023	2022			187,560,000.00		10,000,000.00	
	10	2023-2024	2023			176,880,000.00		10,000,000.00	
	11	2024-2025	2024			166,200,000.00		166,200,000.00	
	12	2025-2026	2025			155,520,000.00		155,520,000.00	
Credit Settle-Up Period	13	2026-2027	2026			144,840,000.00		144,840,000.00	
	14	2027-2028	2027			134,160,000.00		134,160,000.00	
	15	2028-2029	2028			123,480,000.00		123,480,000.00	

Notes: Market value in future years is good faith estimate of future taxable value for the purposes of property taxation.

This schedule must be submitted with the original application and any application for tax credit. When using this schedule for any purpose other than the original application, replace original estimates with actual appraisal district data for past years and update estimates for current and future years. If original estimates have not changed, enter those amounts for future years.

1/20/13

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

DATE



Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name

TexStar Midstream Services, LP

ISD Name

Pettus ISD

Form 50-296

		Sales Tax Information			Franchise Tax			Other Property Tax Abatements Sought		
		Sales Taxable Expenditures			Franchise Tax			Other		
	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	Column F: Estimate of total annual expenditures* subject to state sales tax	Column G: Estimate of total annual expenditures* made in Texas NOT subject to sales tax	Column H: Estimate of Franchise tax due from (or attributable to) the applicant	County	City	Hospital	Other
The year preceding the first complete tax year of the qualifying time period (assuming no deferrals)		2013-2014	2013	250,000	154,240,000					
Complete tax years of qualifying time period	1	2014-2015	2014	1,000,000	1,500,000	85,847	75%			
	2	2015-2016	2015	1,000,000	1,500,000	210,136	75%			
	3	2016-2017	2016	1,150,000	97,850,000	221,347	75%			
	4	2017-2018	2017	1,500,000	1,750,000	221,347	75%			
	5	2018-2019	2018	1,500,000	1,750,000	221,347	75%			
Value Limitation Period	6	2019-2020	2019	1,500,000	1,750,000	221,347	75%			
	7	2020-2021	2020	1,500,000	1,750,000	221,347	75%			
	8	2021-2022	2021	1,500,000	1,750,000	221,347	75%			
	9	2022-2023	2022	1,500,000	1,750,000	221,347	75%			
	10	2023-2024	2023	1,500,000	1,750,000	221,347	75%			
Credit Settle-Up Period	11	2024-2025	2024	1,500,000	1,750,000	221,347				
	12	2025-2026	2025	1,500,000	1,750,000	221,347				
	13	2026-2027	2026	1,500,000	1,750,000	221,347				
Post-Settle-Up Period	14	2027-2028	2027	1,500,000	1,750,000	221,347				
Post-Settle-Up Period	15	2028-2029	2028	1,500,000	1,750,000	221,347				

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

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

1/20/13

DATE

**ATTACHMENT 21 – MAP OF REINVESTMENT ZONE**

# EXHIBIT "A"



TEAK Midstream

J. M. URANGA SURVEY, A-68  
BEE COUNTY, TEXAS  
SURVEY OF 35.28 ACRES

## LEGEND

- SURVEY/SECTION LINE
- TRACT BORDER
- ROAD WAY
- FENCE LINE
- EXISTING PIPELINE
- OVERHEAD ELECTRIC
- UNDERGROUND CABLE
- CL EXISTING EASEMENT
- EDGE OF EXISTING EASEMENT
- IRON ROD SET
- IRON ROD FOUND
- EXISTING WELL
- FENCE POST/CORNER
- CONTROL MONUMENT

SCALE: 1" = 500'  
0' 250' 500'

B. & B.  
A-1210

I. M. ALEXANDER  
A-1207

B. & B.  
A-535

SHIRLEY L. HENSLEY  
VOLUME 483, PAGE 142  
DESCRIBED IN  
VOLUME 292, PAGE 163  
O.R.B.C.T.

PERMAN CORPORATION  
30' PIPELINE  
EASEMENT CENTERLINE  
VOLUME 436, PAGE 417  
D.R.B.C.T.  
S 59°52'00" W  
138.85'

P.O.B.  
X=2338151.0  
Y=13391336.7

1/2" IRON ROD  
WITH CAP MARKED  
"TOPOGRAPHIC"

1/2" IRON ROD  
WITH CAP MARKED  
"TOPOGRAPHIC"

ITEM H  
FM 1465

1/2" IRON ROD SET

SURVEY OF 35.28 ACRES  
PORTIONS OF THE  
W. G. RAGLEY SUBDIVISION  
OF THE CHITTM-MILLER RANCH

TEAK TEXANA PROCESSING  
COMPANY LP  
205.96 ACRES  
VOLUME 918, PAGE 442  
O.R.B.C.T.

1/2" IRON ROD SET

1/2" IRON ROD SET

1/2" IRON ROD  
WITH CAP MARKED  
"TOPOGRAPHIC"

J. M. URANGA  
A-68

1/2" IRON ROD SET

## LINE TABLE

LINE	BEARING	DISTANCE
1	S 00°11'44" E	1298.01'
2	S 31°21'07" W	785.67'
3	N 60°25'20" W	128.08'
4	N 39°43'27" W	1487.53'
5	N 59°52'00" E	1228.82'

## CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	431.19'	1184.50	N 70°16'21" E	428.81'

RONALD D. MABE AND  
BARBARA JANE MABE  
CALLED 3.70 ACRES  
VOLUME 937, PAGE 22  
O.R.B.C.T.

RONALD E. GROBA  
JEANETTE M. GROBA  
CALLED 205.96 ACRES  
VOLUME 760, PAGE 263  
O.R.B.C.T.

EUGENE O. PETERSON AND  
VICTORIA P. PETERSON  
REVOCABLE LIVING TRUST  
VOLUME 818, PAGE 714  
CALLED TRACT 10  
7.957 ACRES  
J.M. URANGA SURVEY, A-68  
O.P.R.B.C.T.

MATIAS LONGORIA  
VOLUME 456, PAGE 278  
CALLED 20 ACRES  
BLOCK 11 & 12 OF  
SOUTHWEST QUARTER OF  
SECTION No. 8  
O.R.B.C.T.

RON DAVIS AND  
KATHLEEN BREWER  
VOLUME 109, PAGE 159  
DESCRIBED IN VOLUME 159,  
PAGE 385-86  
O.R.B.C.T.

RON DAVIS AND  
KATHLEEN BREWER  
VOLUME 109, PAGE 159  
DESCRIBED IN VOLUME 159,  
PAGE 385-86  
O.R.B.C.T.

S 89°51'01" W  
983.39'

P.O.C.  
X=2338282.8  
Y=13387964.9

1/2" IRON ROD  
WITH CAP MARKED  
"TOPOGRAPHIC"

ALL BEARINGS, AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE OF THE NORTH AMERICAN DATUM 1983, U.S. SURVEY FEET, AS DETERMINED FROM GPS OBSERVATIONS.

ORIGINAL DOCUMENT SIZE: 11" X 17"

TEXSTAR 35.28  
ACRE SURVEY

REVISION:

DATE: MARCH 3, 2012

FILE: BO\_TEXSTAR

DRAWN BY: B.S.Z.

SHEET: 1 OF 3

## TOPOGRAPHIC

SURVEYING • MAPPING • GIS • GPS  
1400 EVERMAN PARKWAY, Ste. 197 \* FT. WORTH, TEXAS 76140  
TELEPHONE: (817) 744-7512 \* FAX (817) 744-7548  
WWW.TOPOGRAPHIC.COM

### NOTES:

- P.O.B. = POINT OF BEGINNING
- N.T.S. = NOT TO SCALE
- D.R.B.C.T. = DEED RECORDS, BEE COUNTY TEXAS
- O.R.B.C.T. = OFFICIAL RECORDS, BEE COUNTY TEXAS



PATRICK A. FOX, R.P.L.S. No. 5069

MARCH 3, 2012

CERTIFICATION IS MADE THAT THIS BOUNDARY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN THE MONTH OF MARCH, 2012.

**ATTACHMENT 22 – ORDER ESTABLISHING REINVESTMENT ZONE**

(UNAVAILABLE) WILL SUPPLEMENT

**ATTACHMENT 23 – LEGAL DESCRIPTION OF REINVESTMENT ZONE**

BEE COUNTY, TEXAS

EXHIBIT "A"  
35.28 ACRE SURVEY DESCRIPTION

March 3, 2012  
Sheet 2 of 3

BEING a 35.28 acre tract of land situated in the J.M. Uranga Grant of Eleven Leagues, Abstract No. 68, being part of a 205.05 acre tract of land described in deed from Shirley Hensley to TEAK Texana Processing Company LP, a Texas limited partnership, recorded in Volume 918, Page 442 of the Official Public Records of Bee County (O.P.R.B.C.), said 35.28 acres being more particularly described by metes and bounds as follows:

COMMENCING (P.O.C.) at a found ½-inch iron rod with cap marked "Topographic" (found iron rod), for a Southerly interior "Ell" corner of the aforementioned 205.05 acre tract, said corner being South 89°51'01" West, a distance of 983.39 feet, from a ½-inch iron rod with cap marked, RPLS 4030, found for the East corner of said 205.05 acre tract;

THENCE North 00°11'44" West, at 1,319.94 feet passing a "found iron rod" on the East line of the aforementioned 205.05 acre tract, in all 3,441.51 feet, to a "found iron rod", in the South right-of-way line of Farm to Market (F.M.) Highway 1465, and the Northeast corner of said 205.05 acre tract;

THENCE South 59°52'00" West, along said right-of-way line, and generally along a fence, a distance of 138.85 feet, to a set ½-inch iron rod with cap marked "Topographic" (set iron rod), for the Northeast corner and POINT OF BEGINNING for this 35.28 acre tract;

THENCE South 00°11'44" East, a distance of 1,298.01 feet, to a "set iron rod", for the Southeast corner of this tract, being 25 feet West of an existing Duke Energy L.P. pipeline, recorded in Volume 753, Page 279 (O.P.R.B.C.T.);

THENCE South 31°21'07" West, being generally 25 feet West of and parallel with said Duke Energy L.P. pipeline, a distance of 785.67 feet, to a "set iron rod" for the South corner of this tract;

THENCE North 60°25'20" West, departing said Duke Energy pipeline, a distance of 128.08 feet, to a "set iron rod";

THENCE North 39°43'27" West, a distance of 1,487.53 feet, to a "set iron rod" in the South right-of-way line of Farm to Market (F.M.) Highway 1465, and arc of curve to the left, for the Northwest corner of this tract;

EXHIBIT "A"  
35.28 ACRE SURVEY DESCRIPTION

March 3, 2012  
Sheet 3 of 3

THENCE along said arc of curve to the left and South right-of-way line of Farm to Market (F.M.) Highway 1465, having a radius of 1,184.5 feet, a delta angle of  $20^{\circ}51'26''$ , and chord bearing and distance of: North  $70^{\circ}16'21''$  East - 428.81 feet, an arc distance of 431.19 feet, to a "set iron rod";

THENCE North  $59^{\circ}52'00''$  East, continuing with the South right-of-way line of Farm to Market (F.M.) Highway 1465, a distance of 1,228.82 feet, to the POINT OF BEGINNING containing 35.28 acres of land.

All bearings contained herein are grid, based upon the Texas State Plane Coordinate System, South Central Zone, of the North American Datum 1983, in U.S. Survey Feet.

Plat of even date accompanies this field note description



Patrick A. Fox R.P.L.S. # 5069