

Attachment A

Application



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 March 19, 2012	
First Name Glen	Last Name Conner		
Title Superintendent			
School District Name Woodville Independent School District			
Street Address 505 N Charlton Street			
Mailing Address 505 N Charlton Street			
City Woodville	State TX	ZIP 75979-4504	
Phone Number (409) 283-3752	Fax Number (409) 283-7962		
Mobile Number (optional)	E-mail Address gconner@esc5.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 (Kevin), Last Name (O'Hanlon), Title (Consultant), Firm Name (O'Hanlon, McCollom & Demerath), Street Address (808 West Avenue), Mailing Address (808 West Avenue), City (Austin), State (TX), ZIP (78701), Phone Number ((512) 494-9949), Fax Number ((512) 494-9919), Mobile Number (Optional), E-mail Address (kohanlon@808west.com; mhanley@808west.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: C. Alan Connor, Date: 3-19-2012

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

If yes, date determined complete. 3/21/2012

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

SCHOOL DISTRICT CHECKLIST AND REQUESTED ATTACHMENTS

Table with 4 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 Ryan		Last Name Thomas	
Title Chief Financial Officer			
Organization East Texas Electric Cooperative, Inc.			
Street Address 2905 Westward Drive			
Mailing Address P.O. Box 631623			
City Nacogdoches		State Texas	ZIP 75963-1623
Phone Number (936) 560-9532		Fax Number (936) 560-9215	
Mobile Number (optional)		Business e-mail Address ryant@gtpower.com	

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)

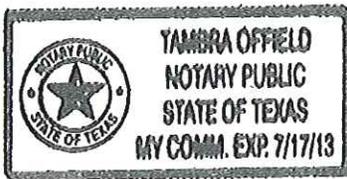
First Name Gil	Last Name Masters	
Title Owner		
Firm Name Gil Masters & Associates, Inc.		
Street Address		
Mailing Address P. O. Box 708		
City Lufkin	State Texas	ZIP 75902-0708
Phone Number (936) 632-7523	Fax Number (936) 632-9682	
Business email Address masters@consolidated.net		

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.

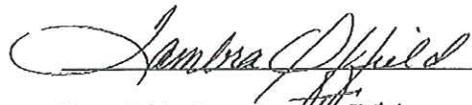
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

Signature (Authorized Business Representative (Applicant))  (Ryan Thomas)	Date 3/16/12
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GIVEN under my hand and seal of office this 16 day of MARCH, 2012



(Notary Seal)


Notary Public, State of TEXAS

My commission expires 7-17-13

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)?

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)?

BUSINESS APPLICANT INFORMATION

Legal Name under which application is made

East Texas Electric Cooperative, Inc.

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

30010616487

NAICS code

221119

Is the applicant a party to any other Chapter 313 agreements?

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

APPLICANT BUSINESS STRUCTURE

Registered to do business in Texas with the Texas Secretary of State?

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

Corporation

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)?

2. Is the applicant current on all tax payments due to the State of Texas?

3. Are all applicant members of the combined group current on all tax payments due to the State of Texas?

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)

see Attachment 4

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

Project can go anywhere before it is constructed.

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 September 2012 Begin Hiring New Employees Full time employees throughout 2014

Construction Complete November 2014 Fully Operational December 2014

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? November 2014

ECONOMIC INCENTIVES

Identify state programs the project will apply for:

State Source	Amount
N/A	N/A
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.)

Graduated tax abatement agreements with county and hospital district of ad valorem Real and Personal Property Taxes generated solely by virtue of fair market value created and solely due to the construction and completion of the project: 100% during construction; 100% in year 1; 90% in year 2; 80% in year 3; 70% in year 4; 60% in year 5; 50% in year 6; 40% in year 7; 30% in year 8; 20% in year 9 and 10% in year 10.

THE PROPERTY

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

Central Appraisal District (CAD) that will be responsible for appraising the property Tyler Central 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: Tyler County (100%) City: _____
(Name and percent of project) (Name and percent of project)

Hospital District: Tyler County Hospital District (100%) Water District: _____
(Name and percent of project) (Name and percent of project)

Other (describe): _____ Other (describe): _____
(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.

Attachment 5 - N/A

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.wlndow.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? \$10,000,000
What is the amount of appraised value limitation for which you are applying? \$10,000,000
What is your total estimated qualified investment? \$89,991,000

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? September 2012
What is the anticipated date of the beginning of the qualifying time period? September 2012

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? \$121,800,000

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? [X] 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? [X] 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? [X] Yes [] No

(3) on the same parcel of land as the building for which you are applying for an appraised value limitation? [X] 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? [X] Yes [] No

Does the investment in tangible personal property meet the requirements of Tax Code §313.021(1)? [X] Yes [] No
If the proposed investment includes a building or a permanent, non-removable component of a building, does it house tangible personal property? [X] 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? [X] 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? [X] Yes [] No

Will the project be on leased land? [] Yes [X] 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. \$203,546.00 (Land) 2011
(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)? Zero

The last complete calendar quarter before application review start date is the:
 First Quarter Second Quarter Third Quarter Fourth Quarter of 2011
(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?
Six

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 25 new jobs

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? 20

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 \$640.20

110% of the county average weekly wage for manufacturing jobs in the county is \$829.68

110% of the county average weekly wage for manufacturing jobs in the region is \$691.24

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? \$35,944.48

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? \$35,944.48

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? 100%

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.)

See Attachment 15. Staff are eligible for health, dental, vision, 401K and life insurance.

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.



APPLICANT INFORMATION - CERTIFICATION OF APPLICATION (CONTINUED)

Authorized Company Consultant (If Applicable)

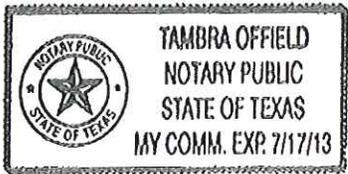
First Name Gil		Last Name Masters	
Title Owner			
Firm Name Gil Masters & Associates, Inc.			
Street Address			
Mailing Address P. O. Box 708			
City Lufkin		State Texas	ZIP 75902-0708
Phone Number (936) 632-7523		Fax Number (936) 632-9682	
Business email Address masters@consolidated.net			

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.

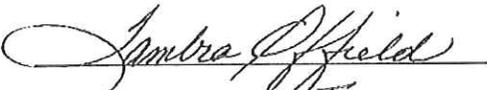
I hereby certify and affirm that the business entity I represent is in good standing under the laws of the state in which the business entity was organized and that no delinquent taxes are owed to the State of Texas.

Signature (Authorized Business Representative (Applicant))  (Ryan Thomas)	Date 3/16/12
--	------------------------

GIVEN under my hand and seal of office this 16 day of MARCH, 2012



(Notary Seal)


Notary Public, State of TEXAS

My commission expires 7-17-13

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.



APPLICANT INFORMATION - CERTIFICATION OF APPLICATION

Authorized Business Representative (Applicant)

First Name Ryan		Last Name Thomas	
Title Chief Financial Officer			
Organization East Texas Electric Cooperative, Inc.			
Street Address 2905 Westward Drive			
Mailing Address P.O. Box 631623			
City Nacogdoches		State Texas	ZIP 75963-1623
Phone Number (936) 560-9532		Fax Number (936) 560-9215	
Mobile Number (optional)		Business e-mail Address ryant@gtpower.com	

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

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)*

Attachment 3

Not Applicable

Attachment 4

WOODVILLE RENEWABLE POWER PROJECT

Project Description

East Texas Electric Cooperative, Inc. (ETEC) plans to construct and operate a new 49.9 Megawatt (MW) gross nominal capacity woody biomass-fired electrical generating facility located in Tyler County near Woodville, Texas known as the Woodville Renewable Power Project (the Project). ETEC is a not for profit generation and transmission (G&T) electric cooperative headquartered in nearby Nacogdoches, Texas. Because ETEC is a 501(c)(12) entity, ETEC is not subject to sales, income or franchise taxes. Electric distribution cooperatives served by ETEC serve member customers throughout East Texas, including Tyler County. The facility is expected to generate 372,000 megawatt-hours of energy annually, enough to power roughly 30,000 households with renewable energy.

The proposed Project is to be located on an approximately 60 acre tract owned by ETEC at the intersection of C.R. 1020 and C.R. 1030, west of U.S. Highway 287, approximately 2.5 miles southwest of Woodville. Approximately 40 acres of the 60 acre site will be disturbed during construction of the proposed project. The remaining acres will remain undisturbed and act as a buffer, including a significant area near the western third of the property. The Project is located next to an existing industrial site. A 100 foot tree buffer along the outer edge of plant site will be left to the extent practicable, and no significant impacts on visibility due to construction are anticipated. However, the project can locate anywhere in East Texas prior to construction, with the same design as is planned for this site. We have been approached by potential sites in three other East Texas counties over the past two years, but believe Tyler County to be the best location.

During the almost 30 month construction phase, the Project will provide at its peak about 250 construction jobs. It is anticipated that a notable infusion of revenue into the local economy will occur during the construction phase of the Project and throughout the project's anticipated twenty-five to thirty-year operating life. The Project is projected to employ 25 full time employees, with an average annual compensation of more than \$40,000, before including benefits. More than three times that number of personnel will be employed to produce and deliver the fuel chips to the plant on an ongoing basis.

The Project will consist of one biomass-fired stoker boiler and steam turbine-generator and associated plant equipment including state of the art air quality control systems, fuel storage and handling, cooling tower, and switchyard. The Project will combust only clean wood biomass fuel chips to produce electricity for ETEC's members. No construction waste or other fuels will be burned. The boiler will utilize the water tube method for heat transfer while the steam is contained within the tubes. The steam that is generated will be utilized to drive a steam-driven turbine-generator to produce power to be put into the grid and distributed to ETEC's members throughout the area. Tight combustion controls and state of the art equipment, including a bag house, will be utilized to reduce emissions even further. The biomass fuel will be produced by harvesting residuals or un-merchantable timber such as forest thinning and debarking. The fuel will be sourced locally and trucked to the Project. The Project has received its air permit from the State of Texas required for construction.

Proposed Generation Transmission Facilities

The power produced by the new generating facility will be delivered at 138 kV level, interconnecting into Entergy's Woodville – Warren 138 kV transmission line adjacent to the Project site. The Project will

interconnect into Entergy's transmission system by a in-line tap facilitated by the construction of a new 138 kV switching station to be located on the Project site.

Water Supply and Process Water Discharge

The Project will meet its water needs primarily through treated recycled water from the City of Woodville. ETEC will build two three-mile pipelines between the Project and the City's plant. Unused water from the City will be returned to a discharge point in Turkey Creek downstream of the City's current discharge outfall. Minimal groundwater from on-site wells will be used if treated wastewater flow is interrupted. Potable water will be purchased from Seneca Water, a local supplier.

Timeline

Woodville Timeline

	4Q 2011	1Q 2012	2Q 2012	3Q 2012	4Q 2012	1Q 2013	2Q 2013	3Q 2013	4Q 2013	1Q 2014	2Q 2014	3Q 2014	4Q 2014
EPC Contract LNTF	█	█											
RUS Environmental Review													
EPC Contract FNTF			█	█									
Site Mobilization				█	█	█	█	█	█	█	█	█	█
Construction				█	█	█	█	█	█	█	█	█	█
Start Up & Testing													█
Completion of Project													█



Ability to Relocate

The Project can be located anywhere with a good supply of woody biomass before it is constructed.

Description of Qualified Property

The fuel for the plant will be wood chips gathered in local woods and delivered by trucks to the plant site and dumped into a large pile. The fuel handling equipment will gather and convey the wood chips to the boiler. The estimated cost for the fuel handling equipment and supporting accessories is \$20,000,000. The wood chips are then fed into the boiler and burned to create steam for the steam turbine generator. The estimated cost for the Boiler and supporting accessories is \$30,000,000. The steam is piped from the boiler to the steam turbine generator where the thermal energy of the steam is converted to electrical energy. The estimated cost of the steam turbine generator and supporting accessories is \$20,000,000. A large category of Balance of Plant equipment is made up of smaller items such as all of the civil structural foundations and steel, all buildings and paving, site grading and

drainage, smaller pumps, piping, valves, electrical switchgear, breakers, wiring and control systems. The estimated cost of the Balance of Plant is \$42,000,000. The water supply for cooling water and plant make-up water is coming from two sources: the primary source will be reclaimed water from the City of Woodville Water treatment plant discharge, and the secondary source from on-site water wells. The reclaimed water will be pumped through a 4 mile pipeline. The estimated cost of the reclaimed water pumping system, pipeline and supporting accessories is \$5,000,000. The estimated cost of the on-site water wells, pumps and supporting accessories is \$5,000,000.

In order to interconnect the generation facility, ETEC will be required to construct, operate, and maintain a 138 kilovolt (kV) switchyard and 138 kV transmission tap from Entergy's (ESI) existing 138 kV infrastructure. The switchyard will consist of 3 breakers initially with a possible fourth breaker to be added in the future if ESI determines that a ring bus is necessary for this installation. The proposed initial installation will consist of 2 transmission line breakers and one generation breaker. Additionally, steel structures, a control house, a microwave tower, potential transformers, current transformers, and coupling capacitive voltage transformers will be installed to interconnect the generation facilities. The cost of the installation is estimate to be \$1,942,000. A short 1800 feet transmission line tap will also be required to interconnect the switchyard to the existing ESI transmission line. The construction will consist of 4 steel structures with associated conductor and pole top hardware. The estimated cost of the tap is between \$464,150 and \$774,350, depending on the final design of whether guyed structures or self supporting structures are required.

Attachment 5

Not Applicable

Attachment 6

WOODVILLE RENEWABLE POWER PROJECT

Project Description

The Project will consist of one biomass-fired stoker boiler and steam turbine-generator and associated plant equipment including state of the art air quality control systems, fuel storage and handling, cooling tower, and switchyard. The Project will combust only clean wood biomass fuel chips to produce electricity for ETEC's members. No construction waste or other fuels will be burned. The boiler will utilize the water tube method for heat transfer while the steam is contained within the tubes. The steam that is generated will be utilized to drive a steam-driven turbine-generator to produce power to be put into the grid and distributed to ETEC's members throughout the area. Tight combustion controls and state of the art equipment, including a bag house, will be utilized to reduce emissions even further. The biomass fuel will be produced by harvesting residuals or un-merchantable timber such as forest thinning and debarking. The fuel will be sourced locally and trucked to the Project. The Project has received its air permit from the State of Texas required for construction.

Proposed Generation Transmission Facilities

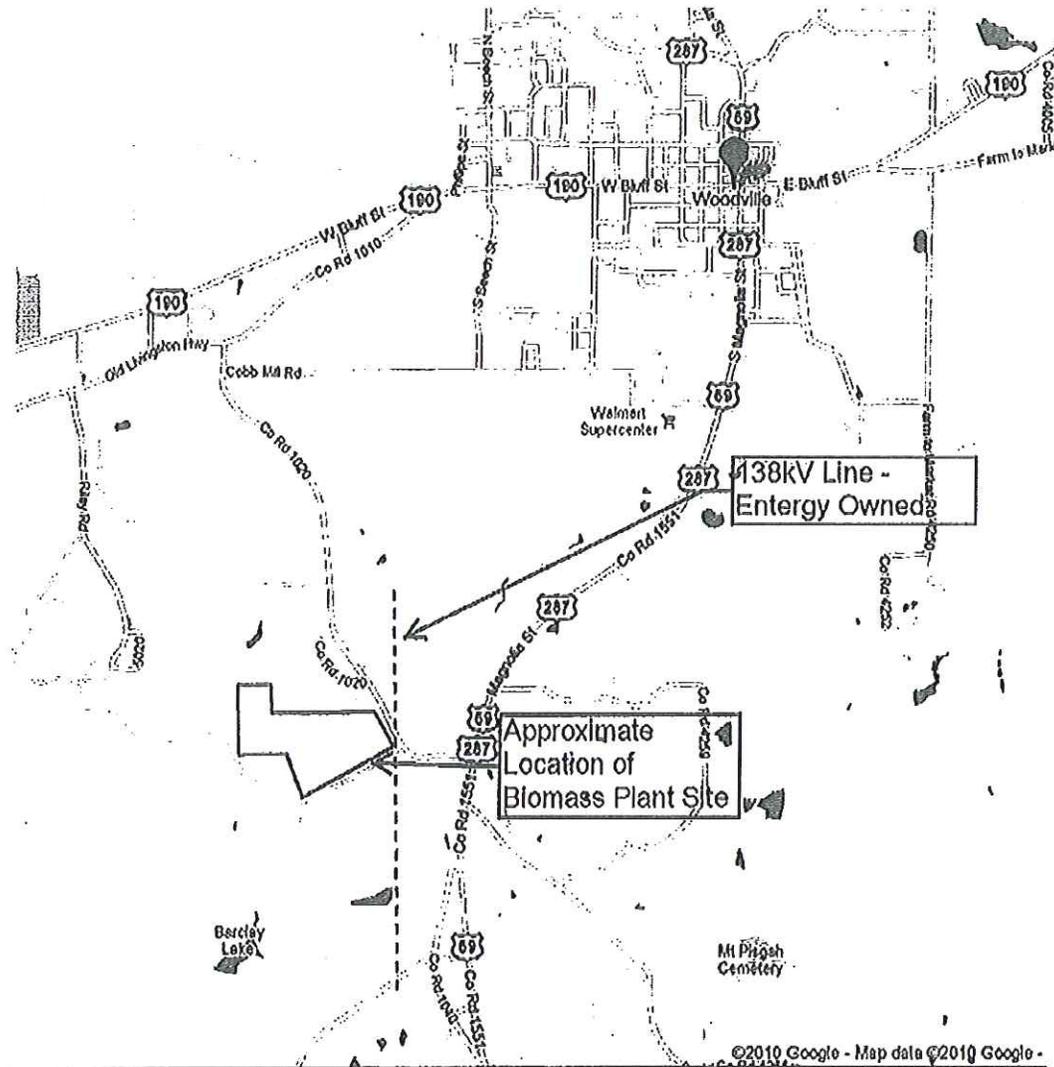
The power produced by the new generating facility will be delivered at 138 kV level, interconnecting into Entergy's Woodville – Warren 138 kV transmission line adjacent to the Project site. The Project will interconnect into Entergy's transmission system by a in-line tap facilitated by the construction of a new 138 kV switching station to be located on the Project site.

Water Supply and Process Water Discharge

The Project will meet its water needs primarily through treated recycled water from the City of Woodville. ETEC will build two three-mile pipelines between the Project and the City's plant. Unused water from the City will be returned to a discharge point in Turkey Creek downstream of the City's current discharge outfall. Minimal groundwater from on-site wells will be used if treated wastewater flow is interrupted. Potable water will be purchased from Seneca Water, a local supplier.

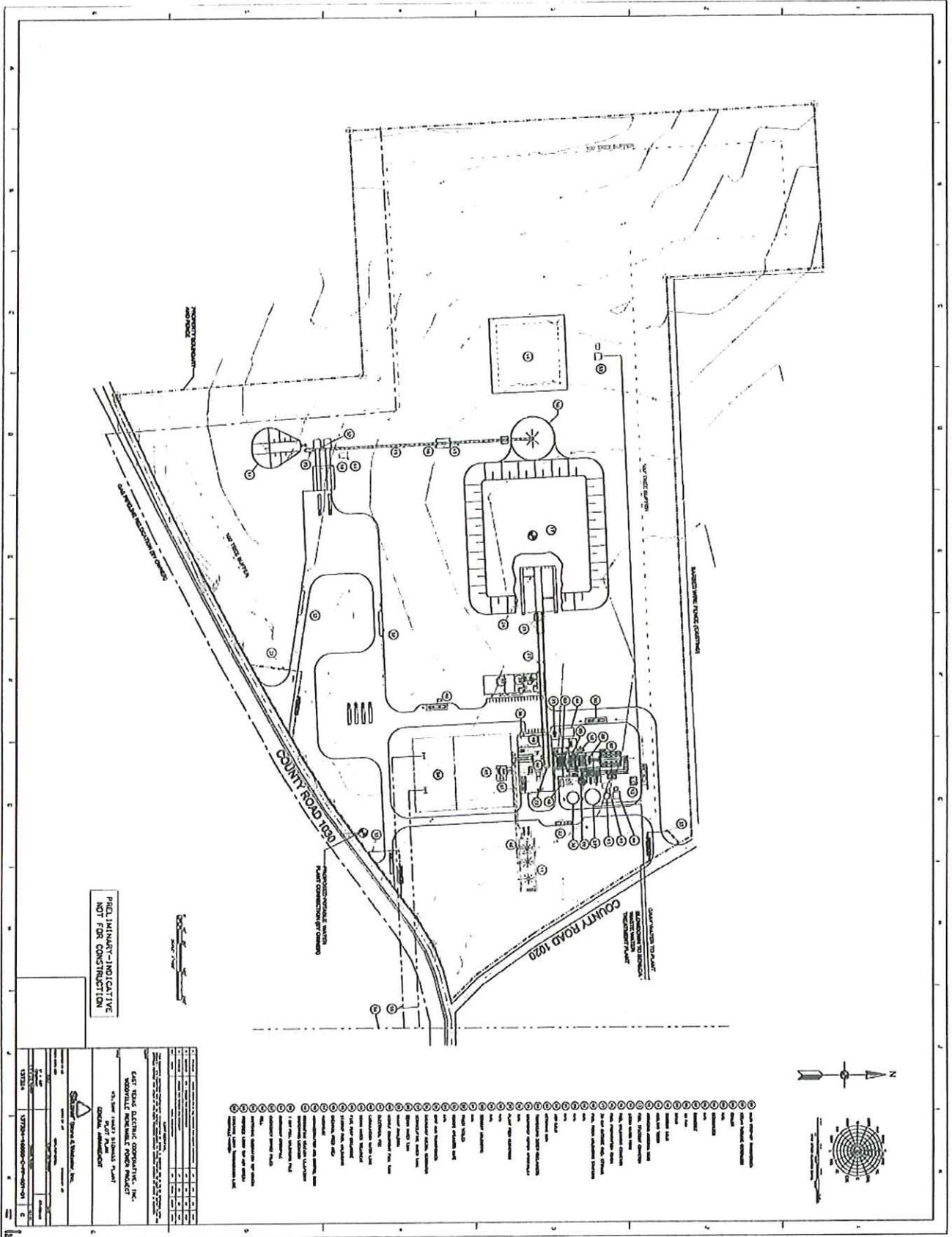
ATTACHMENT 7

Project Site Location Map:



1580 County Road 1020
Woodville, Texas
75979

ATTACHMENT 7 Project Site Plan:

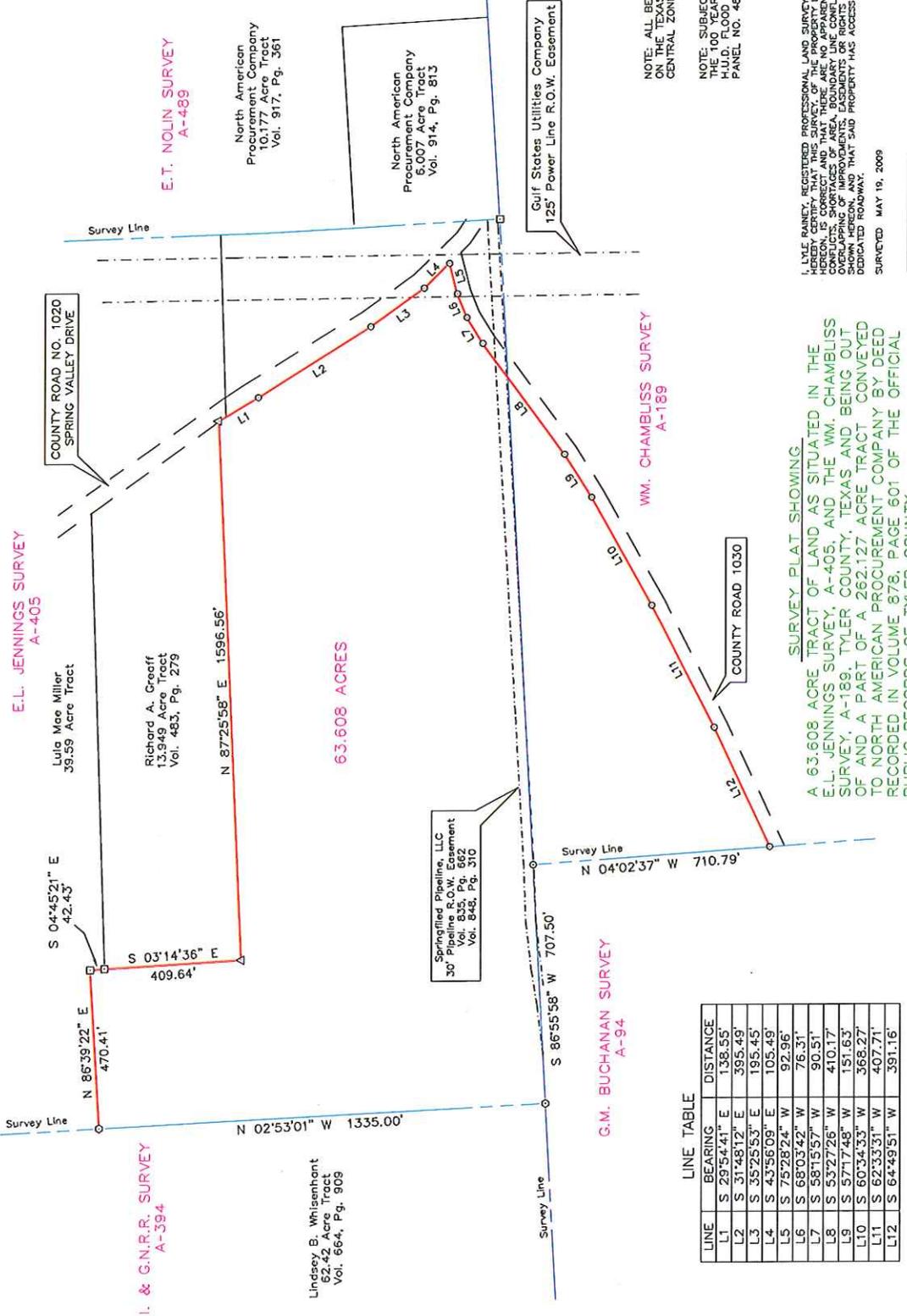


AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 79979
(409) 283-8197 OFFICE



Scale 1" = 300'

- ~ LEGEND ~
- = Fnd Concrete Monument
 - = Fnd 1/2" Iron Rod
 - △ = Fnd 5/8" Iron Rod
 - ◊ = Set 1/2" Iron Rod
 - = Point for Corner



E.L. JENNINGS SURVEY
A-405

COUNTY ROAD NO. 1020
SPRING VALLEY DRIVE

Lula Mae Miller
39.59 Acre Tract

Richard A. Greaff
13.949 Acre Tract
Vol. 483, Pg. 279

63.608 ACRES

Sprinfied Pipeline, LLC
30' Pipeline R.O.W. Easement
Vol. 835, Pg. 662
Vol. 848, Pg. 310

S 86°55'58" W 707.50'

N 04°02'37" W 710.79'

G.M. BUCHANAN SURVEY
A-94

North American
Procurement Company
10,177 Acre Tract
Vol. 917, Pg. 361

North American
Procurement Company
6,007 Acre Tract
Vol. 914, Pg. 813

Gulf States Utilities Company
125' Power Line R.O.W. Easement

WM. CHAMBLISS SURVEY
A-189

COUNTY ROAD 1030

SURVEY PLAT SHOWING

A 63.608 ACRE TRACT OF LAND AS SITUATED IN THE
E.L. JENNINGS SURVEY, A-405, AND THE WM. CHAMBLISS
SURVEY, A-189, TYLER COUNTY, TEXAS, AND BEING OUT
OF AND A PART OF A 262.127 ACRE TRACT CONVEYED
TO NORTH AMERICAN PROCUREMENT COMPANY BY DEED
RECORDED IN VOLUME 878, PAGE 601 OF THE OFFICIAL
PUBLIC RECORDS OF TYLER COUNTY.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'41" E	138.55'
L2	S 31°48'12" E	395.49'
L3	S 35°25'53" E	195.45'
L4	S 43°56'09" E	105.49'
L5	S 75°28'24" W	92.96'
L6	S 68°03'42" W	76.31'
L7	S 58°15'57" W	90.51'
L8	S 53°27'26" W	410.17'
L9	S 57°17'48" W	151.65'
L10	S 60°34'33" W	368.27'
L11	S 62°33'31" W	407.71'
L12	S 64°49'51" W	391.16'

Lindsey B. Whisenant
62.42 Acre Tract
Vol. 664, Pg. 909

I. & G.N.R.R. SURVEY
A-394

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED
ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD 83.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN
THE 100 YEAR FLOOD PLANE ACCORDING TO THE
LATEST FLOOD HAZARD BOUNDARY MAP COMMUNITY
PANEL NO. 481034-0008 B

I, LYLE RAINY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO
HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY SHOWN
HEREON IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES
BETWEEN THIS SURVEY AND ANY OTHER SURVEYS, RECORDS, OR PLATS
SHOWING OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY, EXCEPT AS
SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A
DEDICATED ROADWAY.
SURVEYED MAY 19, 2009

LYLE RAINY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

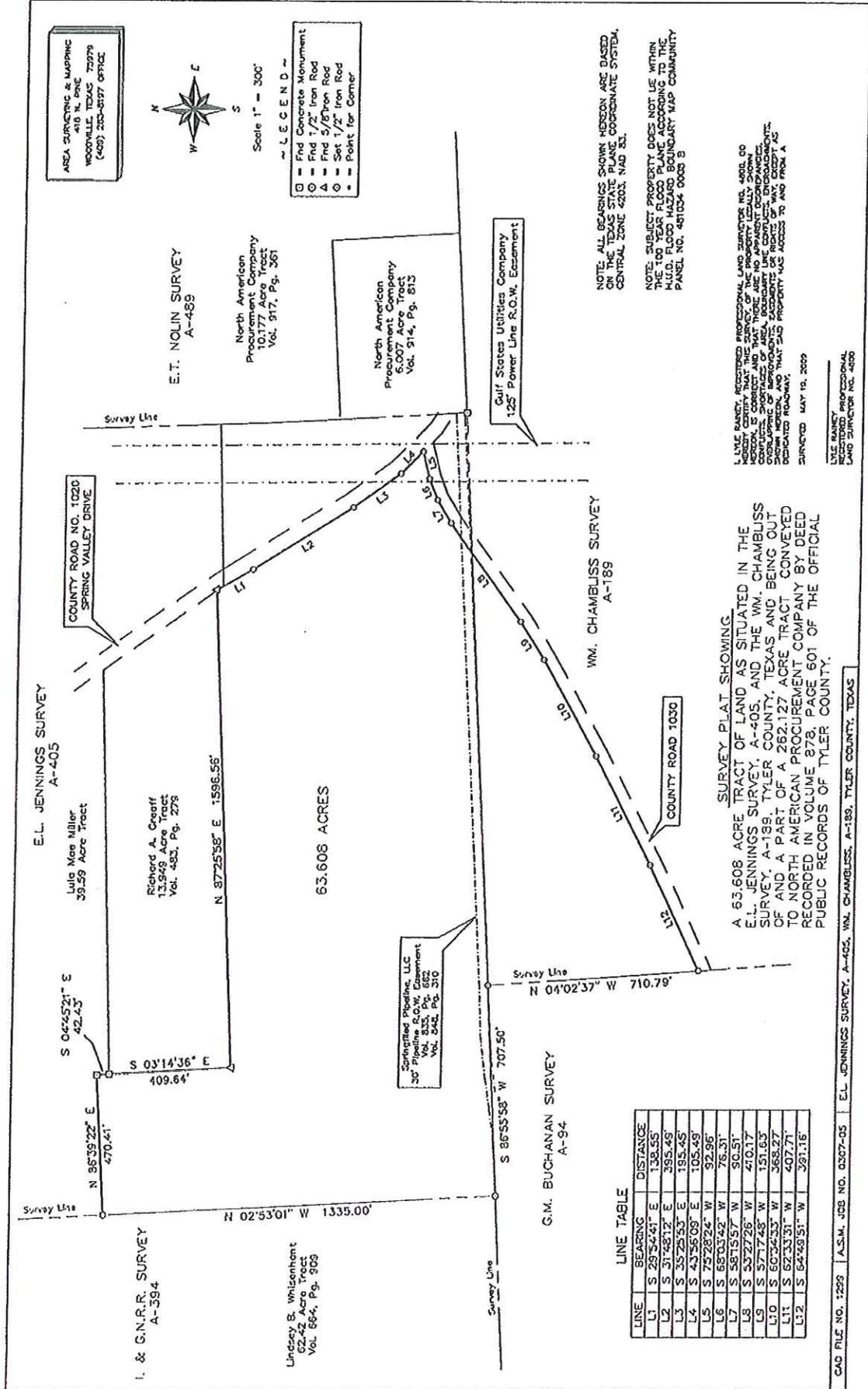
Attachment 8

WOODVILLE RENEWABLE POWER PROJECT Description of Qualified Property

East Texas Electric Cooperative, Inc. (ETEC) is constructing a Biomass Generation Facility south of Woodville, Texas. The fuel for the plant will be wood chips gathered in local woods and delivered by trucks to the plant site and dumped into a large pile. The fuel handling equipment will gather and convey the wood chips to the boiler. The estimated cost for the fuel handling equipment and supporting accessories is \$20,000,000. The wood chips are then fed into the boiler and burned to create steam for the steam turbine generator. The estimated cost for the Boiler and supporting accessories is \$30,000,000. The steam is piped from the boiler to the steam turbine generator where the thermal energy of the steam is converted to electrical energy. The estimated cost of the steam turbine generator and supporting accessories is \$20,000,000. A large category of Balance of Plant equipment is made up of smaller items such as all of the civil structural foundations and steel, all buildings and paving, site grading and drainage, smaller pumps, piping, valves, electrical switchgear, breakers, wiring and control systems. The estimated cost of the Balance of Plant is \$42,000,000. The water supply for cooling water and plant make-up water is coming from two sources: the primary source will be reclaimed water from the City of Woodville Water treatment plant discharge, and the secondary source from on-site water wells. The reclaimed water will be pumped through a 4 mile pipeline. The estimated cost of the reclaimed water pumping system, pipeline and supporting accessories is \$5,000,000. The estimated cost of the on-site water wells, pumps and supporting accessories is \$5,000,000.

In order to interconnect the generation facility, ETEC will be required to construct, operate, and maintain a 138 kilovolt (kV) switchyard and 138 kV transmission tap from Entergy's (ESI) existing 138 kV infrastructure. The switchyard will consist of 3 breakers initially with a possible fourth breaker to be added in the future. ESI determines that a ring bus is necessary for this installation. The proposed initial installation will consist of 2 transmission line breakers and one generation breaker. Additionally, steel structures, a control house, a microwave tower, potential transformers, current transformers, and coupling capacitive voltage transformers will be installed to interconnect the generation facilities. The cost of the installation is estimate to be \$1,942,000. A short 1800 feet transmission line tap will also be required to interconnect the switchyard to the existing ESI transmission line. The construction will consist of 4 steel structures with associated conductor and pole top hardware. The estimated cost of the tap is between \$464,150 and \$774,350, depending on the final design of whether guyed structures or self supporting structures are required.

ATTACHMENT 9



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'41" E	130.55
L2	S 31°48'12" E	395.49
L3	S 35°29'53" E	185.45
L4	S 43°56'09" E	105.49
L5	S 75°28'24" W	32.96
L6	S 68°03'42" W	76.31
L7	S 58°15'57" W	50.51
L8	S 53°27'26" W	410.17
L9	S 57°17'48" W	151.63
L10	S 60°54'53" W	368.27
L11	S 62°33'31" W	407.71
L12	S 64°48'51" W	381.16

CAD FILE NO. 1229 | A.S.M. JOB NO. 0307-05 | E.L. JENNINGS SURVEY, A-405, WM. CHAMBLISS, A-189, TYLER COUNTY, TEXAS

ATTACHMENT 10

AREA SURVEYING & MAPPING
P.O. BOX 2103
WOODVILLE, TEXAS 75979
AUGUST 13, 2009

RE: EAST TEXAS ELECTRIC COOPERATIVE
62.608 ACRE TRACT BOUNDARY
E.L. JENNINGS SURVEY, A-405
W.M. CHAMBLISS SURVEY, A-189
TYLER COUNTY, TEXAS

SERVICES RENDERED:

RELOCATED TRAVERSE HUBS ALONG SPRING VALLEY DRIVE AND SET CONTROL POINTS DOWN THE TWO COUNTY ROADS. RAN TRAVERSE TO TIE IN THE COUNTY ROADS AND COMPUTED THE RIGHT OF WAY LINES OF EACH ROAD. LOCATED AND TIED THE PROPERTY CORNERS INTO THE TRAVERSE LINES. RESEARCH OF OLD FILES AND DEED RECORDS AND TRACTS MAPS OF THE SUBJECT TRACT AND ADJOINERS. COMPUTED FIELD TIES TO FINAL BOUNDARY OF THE 63.608 ACRE TRACT. PREPARED A SURVEY PLAT AND LEGAL DESCRIPTION OF SAME. RETURN TRIPS TO SET CORNERS ON THE NEW BOUNDARY ALONG THE COUNTY ROADS.

ATTACHMENT 10

AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 75979
(409) 283-8197

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 63.608 ACRE TRACT OF LAND AS SITUATED IN THE WM, CHAMBLISS SURVEY, A-189, THE E.L. JENNINGS SURVEY, A-405, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME 262.127 ACRE TRACT AS CONVEYED TO NORTH AMERICAN PROCUREMENT COMPANY, HEREAFTER REFERRED TO AS "NAPCO", BY DEED RECORDED IN VOLUME 878, PAGE 601 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 63.608 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE NAPCO 262.127 ACRES AND THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE LULA MAE MILLER 39.59 ACRE TRACT LOCATED ON THE WEST LINE OF THE E.L. JENNINGS SURVEY AND THE EAST LINE OF THE I. & G.N.R.R. SURVEY, A-394, AND ON THE EAST LINE OF THE LINDSEY B. WHISENHANT 62.42 ACRE TRACT AS RECORDED IN VOLUME 664, PAGE 909 OF THE OFFICIAL PUBLIC RECORDS:

THENCE N 06°39'22"E 470.41 FT., WITH THE WESTERLY NORTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR A NORTHEAST CORNER OF SAME AND OF THIS TRACT AND AN INTERIOR ANGLE CORNER OF SAID LULA MAE MILLER 39.59 ACRE TRACT;

THENCE S 04°45'21"E 42.43 FT., WITH AN EAST LINE OF THE NAPCO 262.127 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE MILLER TRACT AND THE NORTHWEST CORNER OF THE RICHARD A. GREAFF 13.949 ACRE TRACT AS DESCRIBED IN VOLUME 483, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 03°14'36"E 409.64 FT., CONTINUING WITH THE EAST LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ANGLE CORNER OF SAME AND THE SOUTHWEST CORNER OF THE GREAFF 13.949 ACRE TRACT;

THENCE N 07°25'58"E 1596.56 FT., WITH THE SOUTH LINE OF THE GREAFF 13.949 ACRES AND A NORTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAME AND THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE GREAFF 13.949 ACRE TRACT LOCATED ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020, KNOWN AS SPRING VALLEY DRIVE;

THENCE ALONG AND WITH THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020 AS FOLLOWS:

- 1) S 29°54'41"E 138.55 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 2) S 31°48'12"E 395.49 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 3) S 35°25'53"E 195.45 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 4) S 43°56'09"E 105.49 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020 WITH THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 1030;

THENCE ALONG AND WITH THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 1020 AS FOLLOWS:

- 1) S 75°28'24"W 92.96 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 2) S 68°03'42"W 76.31 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 3) S 58°15'57"W 90.51 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 4) S 53°27'26"W 410.17 FT. TO A 1/2" IRON ROD SET FOR CORNER;

ATTACHMENT 10

PAGE 2
63.608 ACRES

5) S 57°17'40"W 151.63 FT. TO A 1/2" IRON ROD SET FOR CORNER;
6) S 60°34'33"W 368.27 FT. TO A 1/2" IRON ROD SET FOR CORNER;
7) S 62°33'31"W 407.71 FT. TO A 1/2" IRON ROD SET FOR CORNER;
8) S 64°49'51"W 391.16 FT. TO A 1/2" IRON ROD SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT LOCATED ON THE EAST LINE OF THE G.M. BUCHANAN SURVEY, A-94, AND THE WEST LINE OF THE W.M. CHAMBLISS SURVEY AND A WEST LINE THE NAPCO 262.127 ACRE TRACT;

THENCE N 04°02'37"W 710.79 FT., WITH THE COMMON LINE BETWEEN THE BUCHANAN SURVEY AND THE CHAMBLISS SURVEY AND THE WEST LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 1/2" IRON ROD SET FOR AN INTERIOR ANGLE CORNER OF SAME AND THE NORTHWEST CORNER OF THE CHAMBLISS SURVEY AND THE NORTHEAST CORNER OF THE BUCHANAN SURVEY LOCATED ON THE SOUTH LINE OF THE E.L. JENNINGS SURVEY;

THENCE S 86°55'58"W 707.50 FT., WITH THE NORTH LINE OF THE BUCHANAN SURVEY AND THE SOUTH LINE OF SAID E.L. JENNINGS SURVEY AND THE WESTERLY SOUTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT AND SOUTHWEST CORNER OF THE JENNINGS SURVEY AND THE SOUTHEAST CORNER OF THE PREVIOUSLY MENTIONED I. & G.N.R.R. SURVEY;

THENCE N 02°53'01"W 1335.00 FT., WITH THE UPPER EAST LINE OF THE I. & G.N.R.R. SURVEY AND THE WEST LINE OF THE E.L. JENNINGS SURVEY AND THE UPPER WEST LINE OF THE NAPCO 262.127 ACRE TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 63.608 ACRES OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON AND OR/ROTATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83.

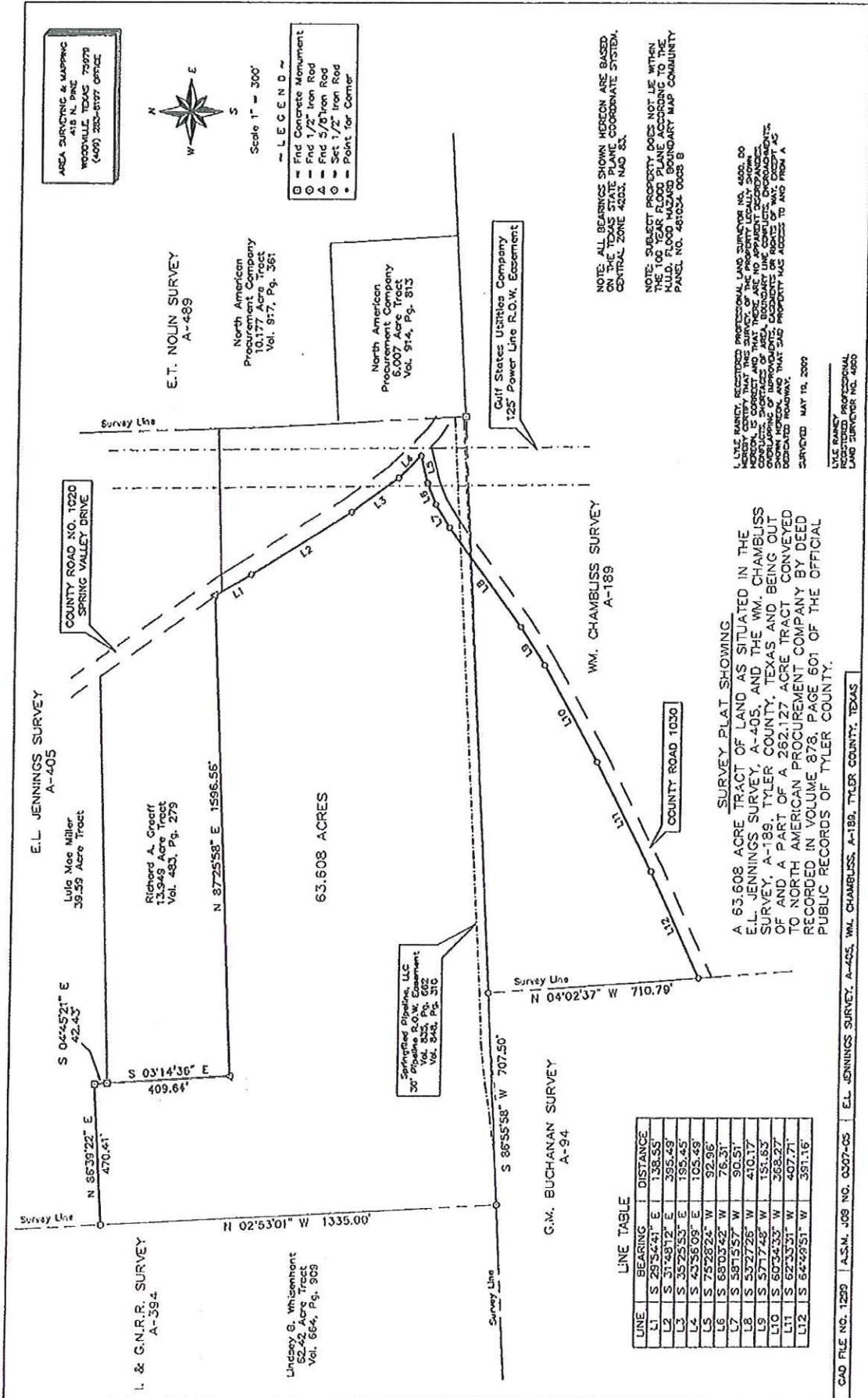
SURVEYED MAY 19, 2009

I, LYLE RAINEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY AND THAT SAME IS TRUE AND CORRECT.

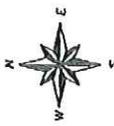

LYLE RAINEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800



ATTACHMENT 10



AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 79079
(409) 283-8177 OFFICE



Scale 1" = 300'

- LEGEND
- Find Concrete Measurement
 - Find 1/2" Iron Rod
 - △ Find 5/8" Iron Rod
 - Set 1/2" Iron Rod
 - Point for Center

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON THE 1983 NATIONAL GRID COORDINATE SYSTEM, CENTRAL ZONE 48Q, NAD 83.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN DESIGNATION OF HULL, FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 481034 0028 B

THIS SURVEY, RECORDS PROFESSIONAL LAND SURVEYOR NO. 4600, DO NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS, ENCUMBRANCES, OR OTHER MATTERS THAT WOULD AFFECT THE SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF UNRECORDED INTERESTS, ENCUMBRANCES, OR OTHER MATTERS THAT WOULD AFFECT THE SURVEY.

SURVEY PLAT SHOWING
A 63.608 ACRE TRACT OF LAND AS SITUATED IN THE
E.L. JENNINGS SURVEY, A-405, AND THE WM. CHAMBLISS
SURVEY, A-189, TYLER COUNTY, TEXAS, AND BEING OUT
OF AND A PART OF A 262.127 ACRE TRACT CONVEYED
TO NORTH AMERICAN PROCUREMENT COMPANY BY DEED
RECORDED IN VOLUME 878, PAGE 601 OF THE OFFICIAL
PUBLIC RECORDS OF TYLER COUNTY.

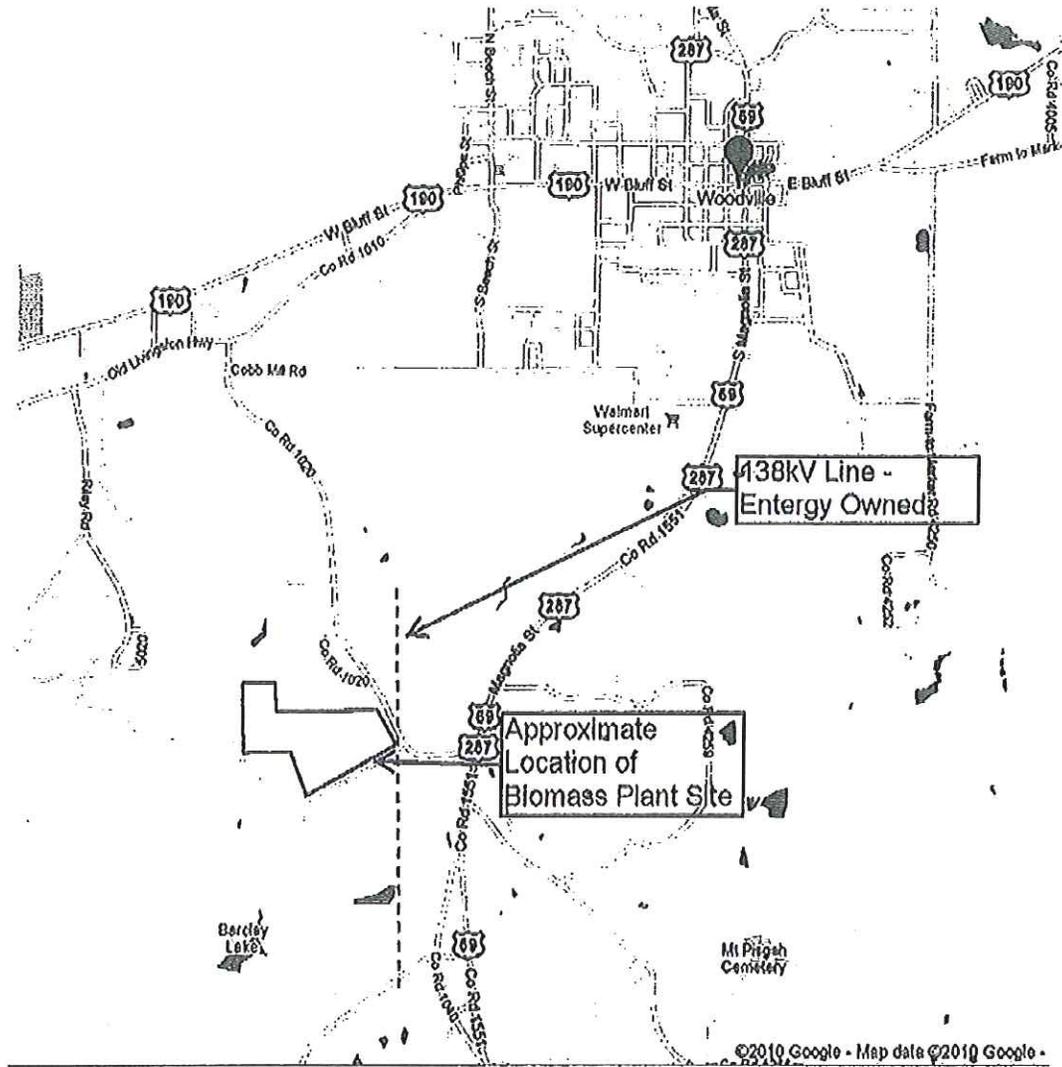
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'41" E	138.55
L2	S 31°48'12" E	395.49
L3	S 35°25'53" E	185.45
L4	S 43°36'09" E	105.49
L5	S 75°28'24" W	92.96
L6	S 69°03'49" W	76.31
L7	S 58°15'57" W	90.51
L8	S 57°27'25" W	410.17
L9	S 57°17'45" W	151.83
L10	S 60°34'33" W	368.27
L11	S 62°33'51" W	407.71
L12	S 64°49'51" W	381.16

CAD FILE NO. 1209 | A.S.M. JOB NO. 0207-05 | E.L. JENNINGS SURVEY, A-405, WM. CHAMBLISS, A-189, TYLER COUNTY, TEXAS

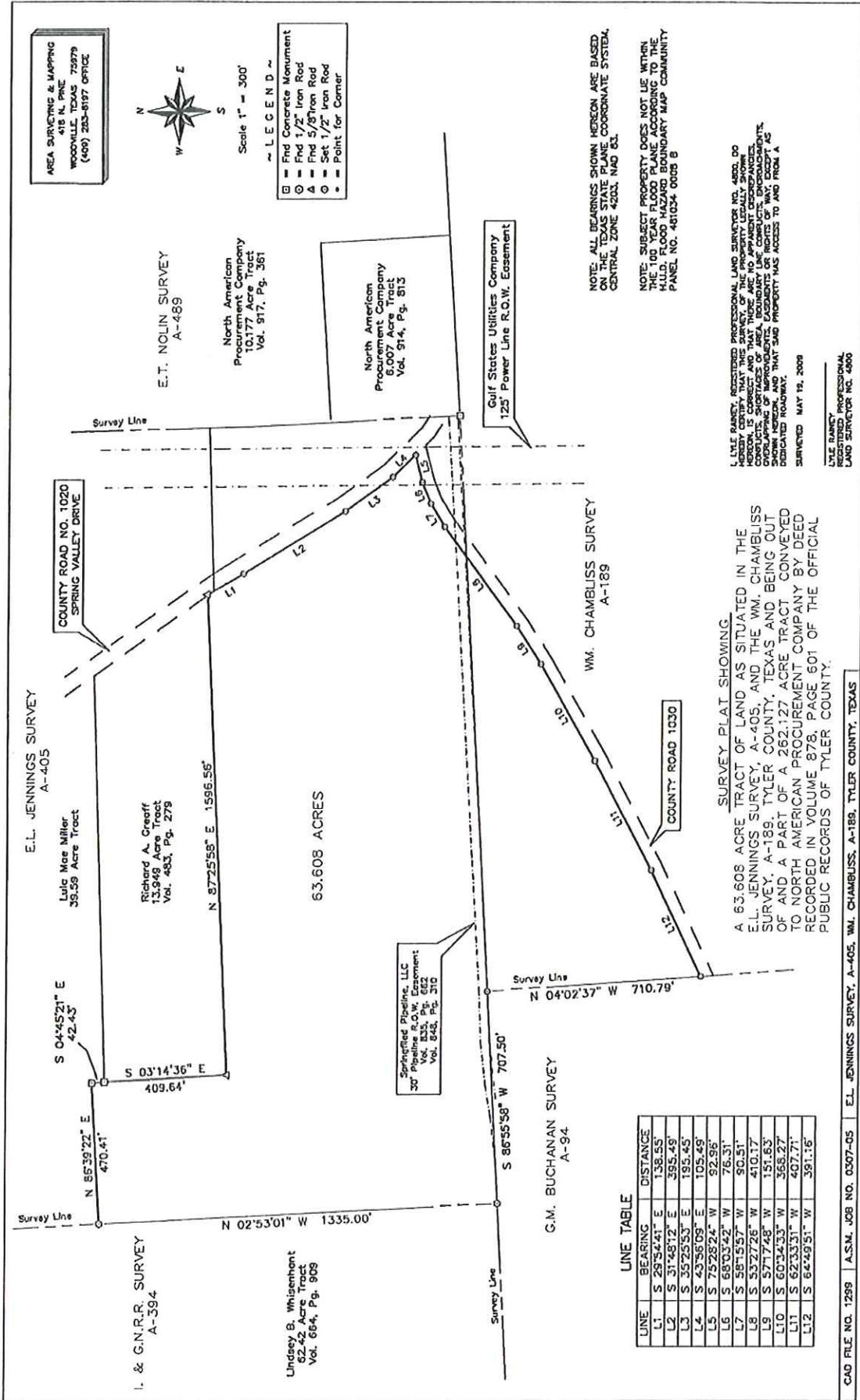
ATTACHMENT 11)

Project Site Location Map:



1580 County Road 1020
Woodville, Texas
75979

ATTACHMENT 11



AREA SURVEYING & MAPPING
15 N. LANE
WOODVILLE, TEXAS 75879
(409) 263-8197 OFFICE



Scale 1" = 300'

- ~ LEGEND ~
- Find Concrete Monument
 - Find 1/2 Iron Rod
 - △ Find 5/8 Iron Rod
 - Set 1/2 Iron Rod
 - Point for Corner

NOTE: ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE ACCORDING TO THE HULLD FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NO. 481034 0008 8

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR NO. 4805, DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY SHOWN HEREON IS CORRECT AND THAT THERE ARE NO APPARENT DISCREPANCIES, OMISSIONS, OR ERRORS OF ANY KIND IN THE BEARINGS, DISTANCES, OR MONUMENT LOCATIONS OF THE PROPERTY LEGALLY SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED HIGHWAY.

SURVEYED MAY 19, 2009

LYLE RANNEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800

SURVEY PLAT SHOWING:
A 63.608 ACRE TRACT OF LAND AS SITUATED IN THE E.L. JENNINGS SURVEY, A-405, AND THE W.M. CHAMBLISS SURVEY, A-189, TYLER COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A 262.127 ACRE TRACT CONVEYED TO NORTH AMERICAN PROCUREMENT COMPANY BY DEED RECORDED IN VOLUME 878, PAGE 601 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY.

CAD FILE NO. 1299 I.A.S.M. JOB NO. 0307-05 E.L. JENNINGS SURVEY, A-405, W.M. CHAMBLISS, A-189, TYLER COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'31" E	138.55'
L2	S 31°48'12" E	393.49'
L3	S 35°23'53" E	193.45'
L4	S 43°36'09" E	105.49'
L5	S 75°28'24" W	92.96'
L6	S 68°03'42" W	76.31'
L7	S 58°15'57" W	90.51'
L8	S 53°27'26" W	410.17'
L9	S 57°17'48" W	151.63'
L10	S 60°34'33" W	368.27'
L11	S 62°33'31" W	407.71'
L12	S 64°49'51" W	391.16'

Attachment 12

Not Applicable

Attachment 13

Not Applicable

Checklist Item 14

ATTACHMENT 14

CALCULATION OF WAGE REQUIREMENTS-TYLER COUNTY

110% of County Average Weekly Wage for all Jobs

2011	1Q	563
2011	2Q	574
2011	3Q	596
2010	4Q	595

$$\begin{aligned} 2328/4 &= \$582 \text{ average weekly salary} \\ &\quad \underline{\times 1.1 (110\%)} \\ &\quad \$640.20 \text{ 110\% of County Average Weekly Wage for all Jobs} \end{aligned}$$

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

2011	1Q	724
2011	2Q	743
2011	3Q	785
2010	4Q	765

$$\begin{aligned} 3017/4 &= \$754.25 \text{ average weekly salary} \\ &\quad \underline{\times 1.1 (110\%)} \\ &\quad \$829.68 \text{ 110\% of County Average Weekly Wage for Manufacturing Jobs} \end{aligned}$$

110 % of County Average Weekly Wage for Manufacturing Jobs in Region
(Deep East Texas Council of Governments)

\$15.71 per hour
X 40 hr per week
\$ 628.40 average weekly salary

\$628.40 average weekly salary
X 1.10 (110%)
\$691.24

\$691.24
X 52 weeks
\$35,944.48 110% of County Average Weekly Wage for all Jobs in Region

ATTACHMENT 14

Quarterly Employment and Wages (QCEW)

[Back](#)

Page 1 of 1 (40 results/page)

<input type="text" value="2010"/>	<input type="text" value="1st Qtr"/>	<input type="text" value="Tyler County"/>	<input type="text" value="Total All"/>	<input type="text" value="00"/>	<input type="text" value="0"/>	<input type="text" value="10"/>	<input type="text" value="Total, All Industries"/>	<input type="text" value="\$537"/>
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**2010 Manufacturing Wages by Council of Government Region
Wages for All Occupations**

COG	Wages	
	Hourly	Annual
Texas		
<u>1. Panhandle Regional Planning Commission</u>	\$18.60	\$38,683
<u>2. South Plains Association of Governments</u>	\$16.21	\$33,717
<u>3. NORTEX Regional Planning Commission</u>	\$18.34	\$38,153
<u>4. North Central Texas Council of Governments</u>	\$23.45	\$48,777
<u>5. Ark-Tex Council of Governments</u>	\$15.49	\$32,224
<u>6. East Texas Council of Governments</u>	\$17.63	\$36,672
<u>7. West Central Texas Council of Governments</u>	\$17.48	\$36,352
<u>8. Rio Grande Council of Governments</u>	\$15.71	\$32,683
<u>9. Permian Basin Regional Planning Commission</u>	\$19.90	\$41,398
<u>10. Concho Valley Council of Governments</u>	\$15.33	\$31,891
<u>11. Heart of Texas Council of Governments</u>	\$17.91	\$37,257
<u>12. Capital Area Council of Governments</u>	\$25.37	\$52,778
<u>13. Brazos Valley Council of Governments</u>	\$15.24	\$31,705
<u>14. Deep East Texas Council of Governments</u>	\$15.71	\$32,682
<u>15. South East Texas Regional Planning Commission</u>	\$27.56	\$57,333
<u>16. Houston-Galveston Area Council</u>	\$24.52	\$51,002
<u>17. Golden Crescent Regional Planning Commission</u>	\$20.07	\$41,738
<u>18. Alamo Area Council of Governments</u>	\$17.28	\$35,952
<u>19. South Texas Development Council</u>	\$13.27	\$27,601
<u>20. Coastal Bend Council of Governments</u>	\$21.55	\$44,822
<u>21. Lower Rio Grande Valley Development Council</u>	\$14.35	\$29,846
<u>22. Texoma Council of Governments</u>	\$18.10	\$37,651
<u>23. Central Texas Council of Governments</u>	\$17.21	\$35,788
<u>24. Middle Rio Grande Development Council</u>	\$13.21	\$27,471

Source: Texas Occupational Employment and Wages

Data published: June 2011

Data published annually, next update will be June 2012.

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

WOODVILLE RENEWABLE POWER PROJECT **Benefits to Qualifying Jobholders**

The Project is projected to employ 25 full time employees, with an average annual compensation of more than \$40,000, before including benefits. Staff will be eligible for health, dental, vision, 401K and life insurance.

Attachment 16

Preliminary Assessment

of the

**Local Economic Impacts of a Proposed
Biomass Generation Facility
in Tyler County, Texas**

prepared for

East Texas Electric Cooperative, Inc.

October 2010

Prepared and Submitted by:



GDS Associates, Inc.
Engineers and Consultants

I. Executive Summary

This analysis evaluates the local economic impacts of the construction and operation of a 49.9 MW biomass electric generation facility near the City of Woodville in Tyler County, Texas. As proposed, the unit is to be owned and operated by East Texas Electric Cooperative (ETEC) and is expected to generate 372,000,000 kilowatt-hours of energy annually, enough to power roughly 30,000 households.

The analysis presented herein represents an analysis of the value added to the local economy, including an economic impact analysis of the multiplicative effects on the economy through total value added and jobs supported by the construction and operation of the Woodville facility.

Construction and operation of the Woodville facility represents a substantial economic value to the City of Woodville, Tyler County, and other counties in East Texas. With approximately 250 construction employees and 100 long term operations and fuel procurement employees, the Woodville facility will be a significant employer in the area. The cost/benefit analysis presented in this report indicates that significant positive value is created for the local economy for the life of the facility. Local benefits from the facility will begin with construction sometime in the third quarter of 2012 and continue through the life of the plant. A majority of the benefits to the local community will come from temporary construction jobs, permanent plant jobs, and from on-going jobs created from the biomass fuel contract. The total economic benefits to the local area during the three year construction period and the first 15 years of operation of the project are expected to be \$265,312,000.

II. Project Description

The proposed project is a 49.9 megawatt (MW) biomass-fueled electric generating station to be located west of Highway 69, just outside the City of Woodville in Tyler County, Texas. The plant as proposed is to be owned and operated by East Texas Electric Cooperative (ETEC), and it will consist of a boiler and steam turbine configuration. The plant is expected to operate in a base load fashion, generating approximately 372,000,000 kilowatt-hours of energy annually over the next 30 years, and it is expected to cost approximately \$125 million to install.

The site for the proposed plant is 65 acres, and a recent study by the Texas Forest Service supports this location being a wood supply "sweet spot". Tyler County is one of the best counties in East Texas from supply availability according to the Texas Forest Service. The plant's woody biomass fuel will be supplied under a long term contract with NAPCO, an established wood chipper and forest industry operator in the area who is located immediately next door to the project site. The plant will incur approximately \$20 million annually in fuel costs, which is expected to create about 75 jobs in forestry, logging, sawmill, and transportation industries.

Construction is expected to begin in the 3rd quarter of 2012, with the completion date of the plant being in the last quarter of 2014. An estimated 250 construction jobs and an additional 25 full time plant operations jobs will be created.

The project will use wastewater from the City of Woodville as the primary water source. ETEC will invest \$2.5 million in drilling a water well for the City of Woodville. This will negate the City from having to finance the project and raise its water rates at a time of tight credit markets and economic slowdown in the area. In exchange, the project will receive wastewater to use as its water source for a term of 30 years. The project, as part of its construction budget, will build a new pipeline from the City's wastewater facility so that wastewater can be recycled by the project and any wastewater not used

by the project will be returned back to a point near the City's current discharge point.

There will also be an investment of around \$1.25 million in the upgrade of two county roads that border the north and south property lines of the project. The county will resurface and upgrade the road to the north, and ETEC will upgrade the county road to the south.

III. Methodology

The local economic development impact analysis for the Woodville biomass project was performed using Impact Analysis for Planning (IMPLAN), a widely used integrated input-output model, with detailed Tyler County demographic data from 2008. IMPLAN is used by both state and local government agencies, as well as private companies, in order to measure program and policy impacts across sectors. In addition, it is extensively used by researchers, both public and private, to evaluate state and national economic development impacts of a particular economic stimulus.

IMPLAN calculates the total benefits to the local community in the form of increased jobs, local investment, the benefits from added dollars from increased wages and supplier contracts, and finally the benefits from the added dollars flowing into the local economy through increased purchases and business in the local economy.

The model itself uses county-specific demographic data in order to determine local effects of a change in a particular industry. The input-output algorithm has a strong theoretical foundation using applied economic theory. In this case in particular, it is therefore well suited to forecast the direct, indirect, and induced economic effects of constructing and operating the Woodville Biomass facility.

This analysis considers the impact of investment and jobs created by the construction and operation of the biomass facility, construction and operation of a new water well, pipelines, the repair of two local roads, and local use of biomass fuel and transport. The total impact is calculated by aggregating the following three economic effects:

- Direct Impact: project employment and wages
- Indirect Impact: other contractors and services to the company and biomass fuel supplier
- Induced Impact: purchases made with the income earned from the company and its suppliers (often called the multiplier effect).

The model assumes a local tax abatement in Tyler County, Texas, and this reduces the

value added to the local community. It also takes into account inflation and increases in wages over time, and then discounts those projected values so that all values are in 2010 dollars.

Key assumptions used for the Tyler County IMPLAN model include:

- 250 construction jobs over 30 months of construction
- Wastewater will be bought from the city, with an investment in a new well of \$1.25 million
- 25 full-time power plant operations jobs
- 75 full-time jobs associated with fuel procurement and transportation. All fuel bought locally, including initial forestry and wood fuel transportation (trucking) employment associated with the harvesting, processing, and transportation of wood fuel supply for the plant.
- Local road improvement with an investment in repair of \$2.5 million
- A 50% local tax abatement

IMPLAN Results Definitions

Output represents the value of industry production. In IMPLAN, these are annual production estimates for the year of the data set and are in producer prices. For manufacturers, this would be sales plus/minus change in inventory.

Value Added is the difference between an industry's or an establishment's total output and the cost of its intermediate inputs. It equals gross output minus intermediate inputs. Value added consists of compensation of employees, taxes on production and imports less subsidies and gross operating surplus.

IV. Economic Impacts of the Proposed Woodville Biomass Facility

A. Overall Results

The woody biomass fuel, wastewater, construction capital, labor for the plant and roads, and on-going power generation labor are all expected to be obtained primarily through local resources, to the economic benefit of the City of Woodville, Tyler County, and other counties in East Texas, and to the direct benefit of ETEC's distribution cooperatives in these counties.

Siting a biomass-fueled facility in Tyler County will bring both temporary and on-going jobs to the local community. In addition to the short-term workers needed for construction of the facility, construction of a water well, and road repair, there will be ongoing jobs needed to operate the plant and keep the plant supplied with biomass fuel. All of these jobs are expected to be located in the local community rather than being outsourced.

Local benefits from the facility will begin with construction sometime in the third quarter of 2012 and continue through the life of the plant. A majority of the benefits to the local community will come from temporary construction jobs, permanent plant jobs, and from ongoing jobs created from the biomass fuel contract. The total economic benefits to the local area during the three year construction period and the first 15 years of operation of the project are expected to be \$265,312,000.

Table 1: Total Direct Benefits by Industry

<u>Description</u>	<u>Total Labor Income</u>	<u>Total Value Added</u>
Biomass Fuel and Transport Contract	\$44,143,156	\$68,903,400
All Construction	\$26,447,182	\$27,876,920
Biomass Facility Operations	\$35,341,976	\$127,898,592
Employment services	\$2,861,113	\$3,082,551
Retail Stores - General merchandise	\$866,579	\$1,289,508

Food services and drinking places	\$531,188	\$795,786
Water well	\$1,311,561	\$2,243,988
Nursing and residential care facilities	\$855,559	\$886,576
US Postal Service	\$1,942,830	\$1,792,118
Wholesale trade businesses	\$1,579,347	\$2,724,671
Other	\$13,706,355	\$27,817,603
Total Benefits	\$129,586,845	\$265,311,712

Direct benefits to the community include:

- 250 construction jobs,
- 25 full-time power plant operations jobs,
- 75 full-time jobs associated with obtaining biomass fuel and transport,
- \$2.5 million of investment for the construction of a water well, and
- \$1.25 million of investment for the repair of two local roads leading to the facility.

Additional benefits to the community from 2012-2024 include:

- Almost \$4 million of additional sales in retail and food services,
- Over \$4 million of additional output from needed employment services,
- An estimated \$1.2 million in health and residential care services, and
- Large benefits to local suppliers, wholesalers, the post office and various other local businesses and merchants.

The local economic benefits of the plant come from three general areas; first, direct effects from the construction and operation of the biomass facility, construction of the water well and construction and repair of the two county roads bordering the plant. Second, the local area will benefit from what are classified as indirect effects. These are the increases in contractors and services caused by the direct benefits. For example, in order to hire additional workers a company may have to increase their use of employment services, health care services, human resources, additional office space, etc. Finally, the local community will benefit from induced effects, purchases made with the income earned from the company and its suppliers, which is often called the multiplier effect.

These benefits come from construction, on-going jobs used to operate the plant, the fuel contract, and the additional value from indirect and induced benefits. Table 1 shows the industries that due to the direct, indirect or induced effect will be benefited the most from

the biomass facility in Tyler County.

The following sections address certain subcomponents of the overall economic benefits results.

A. Local Economic Benefits of Biomass Fuel and Transport

A large part of the total benefits to the local area will be derived through the biomass facility's fuel supply that will directly provide 75 jobs to the area. The biomass plant is expected to need 75 truck shipments totaling 600,000 tons of biomass each year, which will require significant additional jobs in the logging, sawmill, forestry, and trucking industries. This benefit is unique to this type of power plant and would not exist for example with a natural-gas fired power plant constructed in this location. An additional 18 jobs will be created from the biomass supplier contract and service needs and from money flowing into retail and food services, health care, wholesale suppliers, and other local businesses, for a total of 93 local jobs. In total, this will produce almost \$20 million in gross output and add over \$7 million annually to the local economy.

With almost 90 additional local jobs and over \$3 million total additional income from the direct jobs alone, money will flow into the local economy through retail and food services, health care, wholesale suppliers and other local businesses, causing additional jobs to be created. Table 2 shows the top 10 industries affected by the fuel contract.

Table 2: Annual Benefits from Biomass Fuel Contract, 2015

	<u>Total Labor Income</u>	<u>Total Value Added</u>
Commercial logging	\$1,244,241	\$2,073,193
Transport by truck	\$1,323,421	\$1,768,026
Sawmills and wood preservation	\$212,937	\$265,808
Forestry	\$644,933	\$2,100,138
Employment services	\$58,767	\$63,315
Wholesale trade businesses	\$75,060	\$129,493
Machinery, equipment repair and maintenance	\$35,217	\$71,159

Retail Stores - General merchandise	\$22,320	\$33,213
Nursing and residential care facilities	\$26,641	\$27,607
Food services and drinking places	\$13,400	\$20,075
Other	\$369,506	\$791,631
Total	\$4,026,443	\$7,343,659

As expected, logging, transport, sawmills, and forestry will see the greatest impact, as these industries will be directly impacted by the fuel contract. These are followed by services needed to increase the direct businesses output and increases in employment, which indicate the industry's most likely to benefit indirectly from the siting of the biomass facility in the area. Finally, the local industries where labor income will be most used - retail, housing and food services - are impacted through the induced effect.

B. Local Economic Benefits Stemming from the Plant's Operations

The largest benefit to the local community is expected to come from the 25 ongoing jobs needed at the biomass facility itself, which will be higher paying than the average local income in Tyler County. In addition to the 25 direct jobs an additional 8 jobs will come from the indirect and induced effects of their output. These jobs will directly benefit the community for the entire life of the plant, providing a total added value to the community of \$133 million during the first 15 years of operation.

Table 3	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>
Direct Effect	25	\$34,996,992	\$126,650,128
Indirect Effect	2	\$766,177	\$1,291,918
Induced Effect	6	\$2,182,770	\$5,608,803
Total Benefits	31	\$37,945,939	\$133,550,849

The economic benefits associated with the plant's operation make up approximately half of the benefits to the local community and are the most substantial contributor to the plant's value added for a total of over \$133 million.

C. Local Economic Benefits of the Facility's Construction

An expected 250 construction workers are expected to be employed for the construction of the facility from 2012 until the end of 2014. As shown in Table 4, the annual direct, indirect, and induced benefits to the local community from the construction of the biomass facility include over \$13 million per year of labor income, which will benefit the local community. The plant itself will add \$15 million total with taxes, employment compensation, and added production value.

Table 4: Annual Local Benefits of Biomass Facility Construction

	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>
Direct Effect	250	\$10,297,117	\$10,853,781
Indirect Effect	35.8	\$2,039,252	\$2,684,849
Induced Effect	29.8	\$763,335	\$1,988,171
Total Effect	315.7	\$13,099,704	\$15,526,800

In addition to the construction workers needed to build the biomass facility, an estimated additional 30 construction workers are expected to be needed to drill a water well for the City of Woodville pipeline and to repair the two county roads bordering the plant. Table 5 shows the total benefits during the construction period of 2012-2014 including all benefits from the biomass facility construction, water well creation and road repair. Combined, these workers will earn a total of approximately \$34 million over the entire construction period, with over \$40 million in value added.

Table 5: Total Benefits from Facility and Well Construction and Road Repair

	<u>Employment</u>	<u>Labor Income</u>	<u>Total Value Added</u>
Total Benefits	279	\$34,211,501	\$40,525,098

Attachment 17 Schedule A (Rev. May 2010): Investment

Form 50-296

Applicant Name
ISD Name
East Texas Electric Cooperative, Inc.
Woodville 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 district (neither qualified property nor eligible to become qualified investment)	2012-2013						\$ 7,303,546	
	Investment made after filing complete application with district, but before final board approval of application (eligible to become qualified property)	2012-2013	2012		\$ 27,909,000		\$ 7,303,546	\$ 27,909,000	
	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)	2012-2013			\$ 23,719,300	\$ 23,719,300			
Complete tax years of qualifying time period	1	2013-2014	2013		\$ 55,871,700	\$ 55,871,700		\$ 23,719,300	
	2	2014-2015	2014		\$ 10,400,000	\$ 10,400,000		\$ 55,871,700	
	3	2015-2016	2015		\$ 300,000			\$ 10,400,000	
	4	2016-2017	2016		\$ 300,000			\$ 300,000	
	5	2017-2018	2017		\$ 300,000			\$ 300,000	
	6	2018-2019	2018		\$ 600,000			\$ 600,000	
	7	2019-2020	2019		\$ 600,000			\$ 600,000	
	8	2020-2021	2020		\$ 600,000			\$ 600,000	
	9	2021-2022	2021		\$ 600,000			\$ 600,000	
	10	2022-2023	2022		\$ 600,000			\$ 600,000	
	11	2023-2024	2023		\$ 600,000			\$ 600,000	
	12	2024-2025	2024		\$ 600,000			\$ 600,000	
	13	2025-2026	2025		\$ 600,000			\$ 600,000	
	14	2026-2027	2026		\$ 600,000			\$ 600,000	
	15	2027-2028	2027		\$ 600,000			\$ 600,000	
Credit Settle-Up Period	Continue to Maintain Viable Presence								
	Post-Settle-Up Period								
Tax Credit Period (with 50% cap on credit)	Value Limitation Period								
	Post-Settle-Up Period								

Qualifying Time Period usually begins with the final board approval of the application and extends generally for the following two complete tax years. This represents the total dollar amount of planned investment in tangible personal property the applicant considers qualified investment - as defined in Tax Code §13.021(1)(A)-(D). For the purposes of investment, please list amount invested each year, not cumulative totals.

Column A: For the years outside the qualifying time period, this number should simply represent the planned investment in tangible personal property.

Column B: 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 §13.021(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.

Column D: 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 qualified investment.

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 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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE _____ DATE 3/5/12

Attachment 18 Schedule B (Rev. May 2010): Estimated Market And Taxable Value
 East Texas Electric Cooperative, Inc.
 Woodville ISD

Form 50-296

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	
				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"		Final taxable value for 185- after all reductions	Final taxable value for 185C-after all reductions
	pre-year 1	2012-2013	2012	\$ 203,546				\$ 203,546	
	1	2013-2014	2013	\$ 203,546	\$ 51,928,300		\$ -	\$ 51,831,846	\$ 51,831,846
	2	2014-2015	2014	\$ 203,546	\$ 107,500,000		\$ -	\$ 107,703,546	\$ 107,703,546
	3	2015-2016	2015	\$ 203,546	\$ 117,900,000		\$ 25,000,000	\$ 93,103,546	\$ 10,000,000
	4	2016-2017	2016	\$ 203,546	\$ 114,009,300		\$ 24,175,000	\$ 90,037,846	\$ 10,000,000
	5	2017-2018	2017	\$ 203,546	\$ 110,246,993		\$ 23,377,225	\$ 87,073,314	\$ 10,000,000
	6	2018-2019	2018	\$ 203,546	\$ 106,608,842		\$ 22,605,777	\$ 84,206,612	\$ 10,000,000
	7	2019-2020	2019	\$ 203,546	\$ 103,090,751		\$ 21,859,786	\$ 81,434,511	\$ 10,000,000
	8	2020-2021	2020	\$ 203,546	\$ 99,638,756		\$ 21,138,413	\$ 78,753,889	\$ 10,000,000
	9	2021-2022	2021	\$ 203,546	\$ 96,399,027		\$ 20,440,845	\$ 76,161,727	\$ 10,000,000
	10	2022-2023	2022	\$ 203,546	\$ 93,217,859		\$ 19,766,297	\$ 73,655,107	\$ 10,000,000
	11	2023-2024	2023	\$ 203,546	\$ 90,141,670		\$ 19,114,010	\$ 71,231,206	\$ 71,231,206
	12	2024-2025	2024	\$ 203,546	\$ 87,166,994		\$ 18,483,247	\$ 68,887,293	\$ 68,887,293
	13	2025-2026	2025	\$ 203,546	\$ 84,290,484		\$ 17,873,300	\$ 66,620,729	\$ 66,620,729
	14	2026-2027	2026	\$ 203,546	\$ 81,508,898		\$ 17,283,481	\$ 64,428,962	\$ 64,428,962
	15	2027-2028	2027	\$ 203,546	\$ 78,819,104		\$ 16,713,126	\$ 62,309,524	\$ 62,309,524
Tax Credit Period (with 50% cap on credit)									
Value Limitation Period									
Credit Settle-Up Period	Continue to Maintain Viable Presence								
Post-Settle-Up Period									
Post-Settle-Up Period									

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.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

3/5/12

DATE

Attachment 19 Schedule C- Application: Employment Information

Applicant Name: East Texas Electric Cooperative, Inc.
 ISD Name: Woodville ISD

		Construction			New Jobs		Qualifying Jobs	
	Year	Column A: Number of Construction FTEs or mar- hours (specify)	Column B: Average annual wage rates for construction workers	Column C: Number of new jobs applicant commits to create (cumulative)	Column D: Average annual wage rate for all new jobs.	Column E: Number of qualifying jobs applicant commits to create meeting all criteria of Sec. 313.021(3) (cumulative)	Column F: Average annual wage of qualifying jobs	
	pre-year 1							
Complete tax years of qualifying time period	1	142 FTE's	\$ 60,320					
	2	142 FTE's	\$ 60,320					
	3	142 FTE's	\$ 60,320	25	\$ 40,000	20	\$ 40,000	
	4			25	\$ 40,000	20	\$ 40,000	
	5			25	\$ 40,000	20	\$ 40,000	
Value Limitation Period	6			25	\$ 40,000	20	\$ 40,000	
	7			25	\$ 40,000	20	\$ 40,000	
	8			25	\$ 40,000	20	\$ 40,000	
	9			25	\$ 40,000	20	\$ 40,000	
	10			25	\$ 40,000	20	\$ 40,000	
Continue to Maintain Viable Presence	11			25	\$ 40,000	20	\$ 40,000	
	12			25	\$ 40,000	20	\$ 40,000	
	13			25	\$ 40,000	20	\$ 40,000	
Post-Settle-Up Period	14			25	\$ 40,000	20	\$ 40,000	
Post-Settle-Up Period	15			25	\$ 40,000	20	\$ 40,000	

Notes: For job definitions see TAC §9.1051(14) and Tax Code §313.021(3).

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.

 SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

3/5/12

DATE

Attachment 20 Schedule D: (Rev. May 2010): Other Tax Information

Applicant Name

East Texas Electric Cooperative, Inc.

ISD Name

Woodville ISD

Form 50-236

	Sales Tax Information				Franchise Tax	Other Property Tax Abatements Sought				
	Year	School Year (YYYY-YYYY)	Tax/Calendar Year YYYY	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)		2012-2013	2012	\$ 51,628,300	n/a	100%	n/a	100%		
	Complete tax years of qualifying time period	1	2013-2014	2013	\$ 55,871,700	n/a	100%	n/a	100%	
		2	2014-2015	2014	\$ 10,400,000	n/a	100%	n/a	100%	
		3	2015-2016	2015	\$ 800,000	n/a	100%	n/a	100%	
	Value Limitation Period	4	2016-2017	2016	\$ 800,000	n/a	90%	n/a	90%	
		5	2017-2018	2017	\$ 800,000	n/a	80%	n/a	80%	
		6	2018-2019	2018	\$ 1,100,000	n/a	70%	n/a	70%	
	Tax Credit Period (with 50% cap on credit)	7	2019-2020	2019		n/a	60%	n/a	60%	
		8	2020-2021	2020	\$ 1,100,000	n/a	50%	n/a	50%	
		9	2021-2022	2021	\$ 1,100,000	n/a	40%	n/a	40%	
	Credit Settle-Up Period	10	2022-2023	2022	\$ 1,100,000	n/a	30%	n/a	30%	
		11	2023-2024	2023	\$ 1,100,000	n/a	20%	n/a	20%	
		12	2024-2025	2024	\$ 1,100,000	n/a	10%	n/a	10%	
	Post-Settle-Up Period	13	2025-2026	2025	\$ 1,100,000	n/a	0%	n/a	0%	
		14	2026-2027	2026	\$ 1,100,000	n/a	0%	n/a	0%	
15		2027-2028	2027	\$ 1,100,000	n/a	0%	n/a	0%		

*For planning, construction and operation of the facility.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE

3/5/12

DATE

**Woodville Independent School District
Resolution for Designation of Reinvestment Zone**

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Woodville Independent School District (the "District") desires to encourage the development of primary employment and to attract major investment in the District that would be a benefit to property in a reinvestment zone created by the District and to the school district and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, the District has received an application for limitation on appraised value of property for school district maintenance and operations taxes (the "Application") by East Texas Electric Cooperative, Inc.; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and

WHEREAS, the District published notice of a public hearing to be held on _____, 2012, regarding the designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and

WHEREAS, the improvements set forth in the Application by East Texas Electric Cooperative, Inc. are feasible and of benefit to the reinvestment zone after expiration of an agreement for limitation on appraised value; and

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Tyler County as shown on the map attached as **Exhibit B**; and

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE WOODVILLE
INDEPENDENT SCHOOL DISTRICT:**

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Woodville County Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on the adoption of *East Texas Electric Cooperative, Inc. Reinvestment Zone* has been properly called, held and conducted, and that notices of such hearing have been published as required by law and mailed to the respective presiding officers of the governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,
- (b) That the boundaries of *East Texas Electric Cooperative, Inc. Reinvestment Zone* be and, by the adoption of this Resolution, is declared and certified to be, the area as described in the description attached hereto as "Exhibit A"; and,
- (c) That the map attached hereto as "Exhibit B" is declared to be and, by the adoption of this Resolution is certified to accurately depict and show the boundaries of *East Texas Electric Cooperative, Inc. Reinvestment Zone* which is normatively described in Exhibit A; and further certifies that the property described in Exhibit A is inside the boundaries shown on Exhibit B; and,
- (d) That creation of *East Texas Electric Cooperative, Inc. Reinvestment Zone* with boundaries as described in Exhibit A and Exhibit B will result in benefits to the Woodville County Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,
- (e) *East Texas Electric Cooperative, Inc. Reinvestment Zone* described in Exhibit A and Exhibit B meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Woodville County Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Woodville County Independent School District, hereby creates a reinvestment zone under the provisions of Tex. Tax Code § 312.0025, encompassing the area described by the descriptions in Exhibit A and Exhibit B, and such reinvestment zone is hereby designated and shall hereafter be referred to as *East Texas Electric Cooperative, Inc. Reinvestment Zone*.

SECTION 4. That *East Texas Electric Cooperative, Inc. Reinvestment Zone* shall take effect upon adoption by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such designation.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Woodville County Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Woodville County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this ____ day of June, 2012.

Woodville County Independent School
District

By: _____
Trey Allison
President
Board of Trustees

ATTEST: _____
Secretary
Board of Trustees

ATTACHMENT 23

AREA SURVEYING & MAPPING
418 N. PINE
WOODVILLE, TEXAS 75979
(409) 283-8197

FIELDNOTE DESCRIPTION

FIELDNOTES TO A 63.608 ACRE TRACT OF LAND AS SITUATED IN THE WM. CHAMBLISS SURVEY, A-189, THE E.L. JENNINGS SURVEY, A-405, TYLER COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT SAME 262.127 ACRE TRACT AS CONVEYED TO NORTH AMERICAN PROCUREMENT COMPANY, HEREAFTER REFERRED TO AS "NAPCO", BY DEED RECORDED IN VOLUME 878, PAGE 601 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY. SAID 63.608 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE NAPCO 262.127 ACRES AND THE NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE LULA MAE MILLER 39.59 ACRE TRACT LOCATED ON THE WEST LINE OF THE E.L. JENNINGS SURVEY AND THE EAST LINE OF THE I. & G.N.R.R. SURVEY, A-394, AND ON THE EAST LINE OF THE LINDSEY B. WHISENHANT 62.42 ACRE TRACT AS RECORDED IN VOLUME 664, PAGE 909 OF THE OFFICIAL PUBLIC RECORDS;

THENCE N 86°39'22"E 470.41 FT., WITH THE WESTERLY NORTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR A NORTHEAST CORNER OF SAME AND OF THIS TRACT AND AN INTERIOR ANGLE CORNER OF SAID LULA MAE MILLER 39.59 ACRE TRACT;

THENCE S 04°45'21"E 42.43 FT., WITH AN EAST LINE OF THE NAPCO 262.127 ACRE TRACT, TO A CONCRETE MONUMENT FOUND FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE MILLER TRACT AND THE NORTHWEST CORNER OF THE RICHARD A. GREAFF 13.949 ACRE TRACT AS DESCRIBED IN VOLUME 483, PAGE 279 OF THE OFFICIAL PUBLIC RECORDS;

THENCE S 03°14'36"E 409.64 FT., CONTINUING WITH THE EAST LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ANGLE CORNER OF SAME AND THE SOUTHWEST CORNER OF THE GREAFF 13.949 ACRE TRACT;

THENCE N 87°25'58"E 1596.56 FT., WITH THE SOUTH LINE OF THE GREAFF 13.949 ACRES AND A NORTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 5/8" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAME AND THE NORTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE GREAFF 13.949 ACRE TRACT LOCATED ON THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020, KNOWN AS SPRING VALLEY DRIVE;

THENCE ALONG AND WITH THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020 AS FOLLOWS:

- 1) S 29°54'41"E 138.55 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 2) S 31°48'12"E 395.49 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 3) S 35°25'53"E 195.45 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 4) S 43°56'09"E 105.49 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 1020 WITH THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 1030;

THENCE ALONG AND WITH THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 1020 AS FOLLOWS:

- 1) S 75°28'24"W 92.96 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 2) S 68°03'42"W 76.31 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 3) S 58°15'57"W 90.51 FT. TO A 1/2" IRON ROD SET FOR CORNER;
- 4) S 53°27'26"W 410.17 FT. TO A 1/2" IRON ROD SET FOR CORNER;

ATTACHMENT 23

PAGE 2
63.608 ACRES

5) S 57°17'48"W 151.63 FT. TO A 1/2" IRON ROD SET FOR CORNER;
6) S 60°34'33"W 368.27 FT. TO A 1/2" IRON ROD SET FOR CORNER;
7) S 62°33'31"W 407.71 FT. TO A 1/2" IRON ROD SET FOR CORNER;
8) S 64°49'51"W 391.16 FT. TO A 1/2" IRON ROD SET FOR THE MOST
SOUTHERLY SOUTHWEST CORNER OF THIS TRACT LOCATED ON THE EAST LINE OF
THE G.M. BUCHANAN SURVEY, A-94, AND THE WEST LINE OF THE W.M.
CHAMBLISS SURVEY AND A WEST LINE THE NAPCO 262.127 ACRE TRACT;

THENCE N 04°02'37"W 710.79 FT., WITH THE COMMON LINE BETWEEN THE
BUCHANAN SURVEY AND THE CHAMBLISS SURVEY AND THE WEST LINE OF THE
NAPCO 262.127 ACRE TRACT, TO A 1/2" IRON ROD SET FOR AN INTERIOR
ANGLE CORNER OF SAME AND THE NORTHWEST CORNER OF THE CHAMBLISS
SURVEY AND THE NORTHEAST CORNER OF THE BUCHANAN SURVEY LOCATED ON
THE SOUTH LINE OF THE E.L. JENNINGS SURVEY;

THENCE S 86°55'58"W 707.50 FT., WITH THE NORTH LINE OF THE BUCHANAN
SURVEY AND THE SOUTH LINE OF SAID E.L. JENNINGS SURVEY AND THE
WESTERLY SOUTH LINE OF THE NAPCO 262.127 ACRE TRACT, TO A 1/2" IRON
ROD FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT AND
SOUTHWEST CORNER OF THE JENNINGS SURVEY AND THE SOUTHEAST CORNER OF
THE PREVIOUSLY MENTIONED I. & G.N.R.R. SURVEY;

THENCE N 02°53'01"W 1335.00 FT., WITH THE UPPER EAST LINE OF THE
I. & G.N.R.R. SURVEY AND THE WEST LINE OF THE E.L. JENNINGS SURVEY
AND THE UPPER WEST LINE OF THE NAPCO 262.127 ACRE TRACT, TO THE
PLACE OF BEGINNING AND CONTAINING 63.608 ACRES OF LAND.

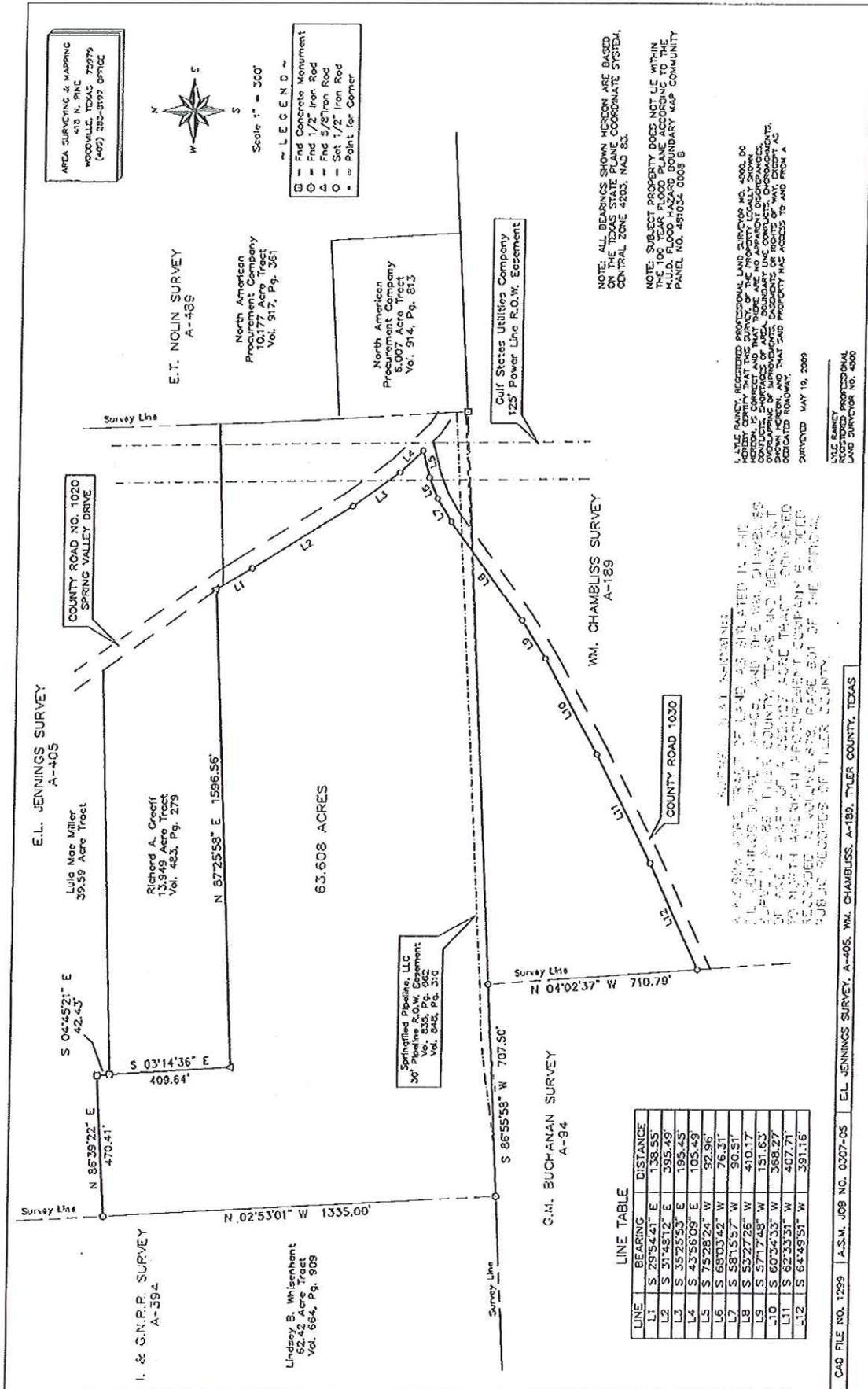
THE BEARINGS RECITED HEREIN ARE BASED ON AND OR/ROTATED TO THE TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83.

SURVEYED MAY 19, 2009

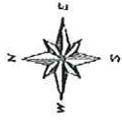
I, LYLE RAINY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4800, DO
HEREBY CERTIFY THAT THE FIELDNOTE DESCRIPTION OF THE ABOVE DESCRIBED
TRACT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY
AND THAT SAME IS TRUE AND CORRECT.


LYLE RAINY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4800





AREA SURVEYING & MAPPING
10000 WOODWAY BLVD
HOUSTON, TEXAS 77075
(409) 265-8197 OFFICE



Scale 1" = 300'

- LEGEND
- - Find Concrete Monument
 - - Find 1/2" Iron Rod
 - △ - Find 5/8" Iron Rod
 - △ - Set 1/2" Iron Rod
 - - Point for Corner

E.T. NOLIN SURVEY
A-489

North American
Prorurement Company
10,177 Acre Tract
Vol. 917, Pg. 361

North American
Prorurement Company
8,007 Acre Tract
Vol. 914, Pg. 813

Gulf States Utilition Company
125' Power Line R.O.W. Easement

COUNTY ROAD NO. 1030
SPRING VALLEY DRIVE

E.L. JENNINGS SURVEY
A-405

Lula Mae Miller
39.59 Acre Tract

Richard A. Croff
13,949 Acre Tract
Vol. 483, Pg. 279

N 87°25'58" E 1596.56'

63.608 ACRES

WM. CHAMBLISS SURVEY
A-189

COUNTY ROAD 1030

Sprinkled Pipeline, LLC
30' Right of Way Easement
Vol. 835, Pg. 567
Vol. 842, Pg. 310

G.M. BUCHANAN SURVEY
A-94

I. & G.N.P.R. SURVEY
A-594

Lindsay B. Whitcomb
62.2 Acre Tract
Vol. 864, Pg. 969

NOTE: ALL BEARINGS (SUNON) MONSON ARE BASED
ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE 4203, NAD 83.

NOTE: SUBJECT PROPERTY DOES NOT LIE WITHIN
THE 100 YEAR FLOOD PLANE ACCORDING TO THE
M.I.D. FLOOD HAZARD BOUNDARY MAP COMMUNITY
PANEL NO. 48103Z 0003 B

I, LYLE RANNEY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4866, DO
HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LOCALLY SHOWN
CONFORMS TO THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING
ACT AND THE RULES OF THE BOARD OF PROFESSIONAL LAND SURVEYORS,
COMPLYING WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING
ACT AND THE RULES OF THE BOARD OF PROFESSIONAL LAND SURVEYORS,
AND THAT THIS SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE
STANDARD PRACTICES OF THE PROFESSION.

DATED MAY 19, 2009

LYLE RANNEY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4866

ALL ACRES AND PARTS OF LAND AS SHOWN IN THIS
SURVEY ARE BEING OFFERED FOR SALE BY THE
E.L. JENNINGS TRUST, TRUSTEES AND THE REAL DIVISION OF
THE STATE OF TEXAS AND BEING PART
OF A PART OF A COUNTY ACRES TRACT CONVEYED
BY MORTGAGEE IN AN INSTRUMENT COMPANY RECORDED
IN PUBLIC RECORDS OF TARRANT COUNTY,
TEXAS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°54'43" E	138.55
L2	S 31°45'12" E	395.49
L3	S 35°23'53" E	195.45
L4	S 43°56'09" E	105.49
L5	S 75°28'24" W	92.96
L6	S 69°03'42" W	76.31
L7	S 58°15'57" W	90.51
L8	S 53°27'26" W	410.17
L9	S 57°17'49" W	151.63
L10	S 60°24'33" W	368.27
L11	S 62°33'31" W	407.71
L12	S 64°49'51" W	391.16

CAO FILE NO. 1299 | A.S.M. JOB NO. 0307-05 | E.L. JENNINGS SURVEY, A-405, WM. CHAMBLISS, A-189, TYLER COUNTY, TEXAS

Attachment 24

Not Applicable