



## **MATAGORDA COUNTY HOSPITAL DISTRICT**

### **NOTICE OF MEETING**

NOTICE IS HEREBY GIVEN that the Board of Managers of Matagorda County Hospital District will hold a public meeting on Tuesday, March 28, 2023 at 5:30pm in Conference Room A at Matagorda Regional Medical Center, 104 7<sup>th</sup> Street, Bay City, Texas for the approval of a Chapter 312 ad valorem property tax abatement and Payment In Lieu of Tax (PILOT) agreement with PCC Chemicals Corp (Project Opera). Exhibit A provides a project summary and Exhibits B & C includes information on the established Reinvestment Zone.

## **EXHIBIT A**

### **NOTICE OF PUBLIC MEETING ON TAX INCENTIVES CONSIDERED FOR PCC Chemicals Corp.**

The Board of Managers of Matagorda County Hospital District will hold a public meeting regarding the approval of a tax abatement with PCC Chemicals Corp.

The meeting will take place on Tuesday, March 28, 2023 at 5:30pm in Conference Room A of Matagorda Regional Medical Center.

Details of the project are as follows:

Owner of property/Company: PCC Chemicals Corp.

Location of Reinvestment Zone: See Exhibits B & C

Summary of project:

The Company intends to invest approximately Four Hundred and Two Million, Five Hundred and Twenty-Four Thousand United States Dollars (\$402,524,000.00 USD) in the design, permitting, construction, and completion of an industrial-scale plant designed to produce alkoxylate and polyol chemicals, which will be located within the Zone. The Company's total anticipated capital investment includes, but is not limited to office buildings, industrial facilities, machinery and equipment, raw material and finished product tanks, utilities, infrastructure, and various real and personal property improvements related to the processing and/or operations activities of the Premises.

The Project is expected to create approximately One Hundred and Thirty-Four (134) new full time equivalent employee positions.

## **EXHIBIT B**

### **Legal Description**

Thirty (30) to sixty (60) acres of land more or less, located on the Port Authority's 99 acre tract at the Port of Bay City Terminal, the "option property") owned by the Port Authority with the sixty (60) acres being adjacent to and located east of the Sunoco Partners Marketing and Terminals, L.P. facility, and north of FM 3057 in Matagorda County, Texas, as described generally on Exhibit "C" under the name "Tract 1, 30 ac." and "Tract 2, 27 ac."

EXHIBIT "A"

TRACT I  
99.97 ACRES

THE STATE OF TEXAS}  
THE COUNTY OF MATAGORDA}

BEING a 99.97 acre tract of land situated in the James Moore League, Abstract 62, Matagorda County, Texas, and being a portion of the remainder of that certain tract of land conveyed by Doris Ledwidge Fondren to Walter W. Fondren, III, et al according to instrument recorded in Volume 665, Page 753 of the Deed Records of said County, said 99.97 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar set to mark the common corner of the remainder of said Fondren tract and that certain tract of land conveyed by F.A.S.H. Family Partnership to River Rice & Cattle Company according to instrument recorded in Volume 369, Page 925 of the Official Records of said County, in the northwest line of that certain tract of land described as 50.45 acres as conveyed by Walter W. Fondren, Jr. to Missouri Pacific Railroad Company according to instrument recorded in Volume 372, Page 503 of the Deed Records of said County, said rebar being South 87 deg. 07' 56" West, a distance of 154.76 feet from a 1-1/2 inch diameter steel rebar found marking the northwest corner of that certain tract of land described as 1000 acres as conveyed to Celanese Corporation of America according to instrument recorded in Volume 362, Page 16 of the Deed Records of said County;

THENCE, South 46 deg. 45' 14" West, along the common line of said 50.45 acre tract, a distance of 2163.41 feet (S 48 deg. 23' W per Vol. 372, Pg. 503) to a 5/8 inch diameter steel rebar set to mark the southeast corner of the tract herein described, in the north line of that certain tract of land conveyed as right of way by Doris Ledwidge Fondren to the State of Texas according to instrument recorded in Volume 452, Page 532 of the Deed Records of said County (a.k.a. F.M. 3057);

THENCE, South 69 deg. 06' 59" West, with the north line of said F.M. 3057, a distance of 398.64 feet (S 70 deg. 44' W per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark an angle point;

THENCE, South 81 deg. 13' 59" West, with the north line of said F.M. 3057, a distance of 1660.29 feet (S 82 deg. 51', 1590.4' per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark the southwest corner of the tract herein described, in the east line of that certain tract of land described as 180.83 acres as conveyed by Walter W. Fondren, Jr. to Matagorda County Navigation District No. 2 according to instrument recorded in Volume 3, Page 611 of the Deed Records of said County;

THENCE, North 02 deg. 58' 00" West (Basis of Bearing), along the common line of said 180.83 acre tract, at 1462.48 feet pass a 5/8 inch diameter steel rebar found, and continuing for an overall distance of 1686.82 feet (N 02 deg. 58' W per Vol. 3, Pg. 611) to a 5/8 inch diameter steel rebar found marking the common corner of the remainder of said Fondren tract and said 180.83 acre tract, in the south line of the aforesaid River Rice & Cattle Company tract, for the northwest corner of the tract herein described;

THENCE, North 86 deg. 59' 52" East, along the common line of said River Rice & Cattle Company tract, a distance of 3681.57 feet (N 88 deg. 31' 48" E per Vol. 369, Pg. 925) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 99.97 acre tract of land, more or less.



TRACT II  
20.64 ACRES

THE STATE OF TEXAS}  
THE COUNTY OF MATAGORDA}

BEING a 20.64 acre tract of land situated in the James Moore League, Abstract 62, Matagorda County, Texas, and being a portion of the remainder of that certain tract of land conveyed by Doris Ledwidge Fondren to Walter W. Fondren, III, et al according to instrument recorded in Volume 665, Page 753 of the Deed Records of said County, said 20.64 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of the remainder of said Fondren tract and that certain tract of land conveyed by Doris Ledwidge Fondren, et al to Pontiac Refining Corporation according to instrument recorded in Volume 448, Page 352 of the Deed Records of said County, in the south line of that certain tract of land conveyed as right of way by Doris Ledwidge Fondren to the State of Texas according to instrument recorded in Volume 452, Page 532 of the Deed Records of said County (a.k.a. F.M. 3057);

THENCE, South 46 deg. 50' 05" West, along the common line of said Pontiac Refining Corporation tract, a distance of 2037.03 feet (S 48 deg. 23' W per Vol. 665, Pg. 753) to a 5/8 inch diameter steel rebar found marking the common corner of said Fondren tract and said Pontiac Refining Corporation tract, in the east line of that certain tract of land described as 180.83 acres as conveyed by Walter W. Fondren, Jr. to Matagorda County Navigation District No. 2, according to instrument recorded in Volume 3, Page 611 of the Deed Records of said County, for the south corner of the tract herein described;

THENCE, North 02 deg. 58' 00" West (Basis of Bearing), along the common line of said 180.83 acre tract, a distance of 1156.33 feet ( N 02 deg. 58' W per Vol. 3, Pg. 611) to a 5/8 inch diameter steel rebar set in the south line of said F.M. 3057, for the west corner of the tract herein described;

THENCE, North 81 deg. 13' 59" East, with the south line of said F.M. 3057, a distance of 1530.28 feet (N 82 deg. 51' E, 1623.2' per Vol. 452, Pg. 532) to a 5/8 inch diameter steel rebar set to mark the point of curvature of a curve to the left;

THENCE, along said curve to the left, radius = 1507.78 feet, interior angle = 1 deg. 16' 48", chord bears N 80 deg. 34' 02" E, 33.68 feet, for an arc length of 33.68 feet, to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 20.64 acre tract of land, more or less.







(<https://portofbaycity.com>)

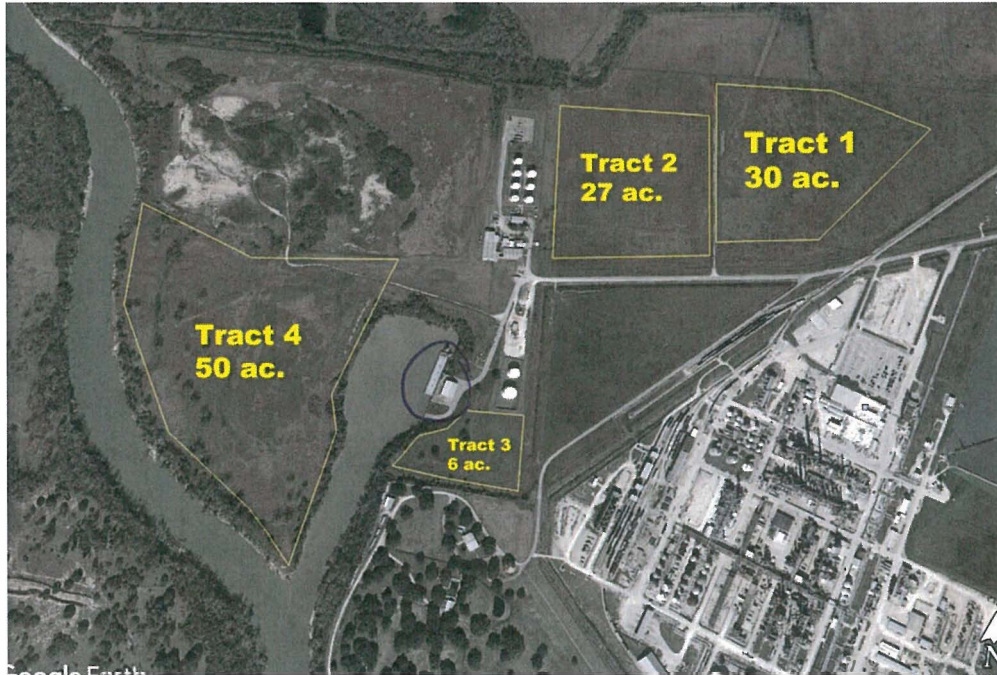
**EXHIBIT "C"**

English



(<https://portofbaycity.com/search/>)

## Available Properties



(<https://portofbaycity.com/wp-content/uploads/2021/12/availableTracts.pdf>)



### About

Location & Directions (<https://portofbaycity.com/port-of-bay-city/location/>)

Frequently Asked Questions (<https://portofbaycity.com/port-of-bay-city/faqs/>)

News & Announcements (<https://portofbaycity.com/port-of-bay-city/news/>)

### Commercial

Facilities (<https://portofbaycity.com/port-of-bay-city/facilities/>)

Tariffs (<https://portofbaycity.com/port-of-bay-city/resources/tariff/>)

Available Properties (<https://portofbaycity.com/port-of-bay-city/properties/>)

### Recreational



[illegible]

F.A.S.H. PAPER, PANTHER, 1994  
TO  
RIVER HILL & CAPITAL COMPANY  
VOLUME 288, PAGE 835  
OFFICIAL RECORDS  
HARRIS COUNTY, TEXAS  
JAN. 14, 1994

JAMES MOORE LEANOR  
ABSTRACT INC. 92  
TARRANT COUNTY, TEXAS

OVERALL ACREAGE  
99.95 Acres

SPECIAL WARRANTY DEED  
F.A.H. FAMILY PARTNERSHIP 198  
TO  
PORT OF SAN CAY ACTIVITY  
OF MARICOPA COUNTY  
TRACT 2 CALLED 98.87 ACRES  
HERMANTH RD. 871644  
OFFICIAL, NOCONO,  
MARICOPA COUNTY, TEXAS  
(MAR. 8, 2005)

TRACT 2  
95.95 Acres

SPRISON, PROPERTY DEED  
F.A.S.H., TRAILER PARKING LOT 10  
TO  
PART OF BAR CITY ALTERNITY  
MEDANORA COUNTY  
CALLED 20.84 ACRES TRACT 1  
RESTRICTION NO. 071884  
OFFICE, RECORDS  
MEDANORA COUNTY, TEXAS  
MARCH 8, 2007

UNIVERSITY MICROFILMS  
 300 N. ZEEB RD.  
 ANN ARBOR MI 48106-1500  
 CALL 800 541 8911  
 VOLUME 3 PAGE 811  
 DEED RECORDS  
 WICHITA COUNTY, TEXAS  
 DISTRICT NO 2

[illegible][illegible][illegible]

THE ABOVE PLAT AND ACCOMPANYING LEGAL DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION IN APRIL, 2023 AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**PRELIMINARY**

This document has not been recorded for public notice and is not intended to be used for recording purposes. It is to be used for informational purposes only and is not to be used for any other purpose.

URBAN SURVEYING, INC.  
BY MICHAEL J. WILLIAMS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TELENO NO. 6646



DON BY: MMB  
DATE: 04/07/20  
FILE: S23647.00

JOB: S23647.00

SHEET 1 OF 1

PROJECT
DESCRIPTION

BOUNDARY SURVEY

BEING A 99.95 ACRE TRACT OF LAND SITUATED IN THE  
JAMES MOORE LEAGUE, ABSTRACT NO. 62, MATAGORDA COUNTY, TEXAS



2004 N. COMMERCE ST PHONE (361) 578-6837 FAX: (361) 578-6924 FIRM # 10021100	VICTORIA, TEXAS 77901
104 E. FRENCH ST PHONE (361) 277-9061 FAX: (361) 277-9063 FIRM # 10021101	CUERO, TEXAS 77954
12681 SILKSON DRIVE BAYLOR, (251) 387-8854	SAN ANTONIO, TEXAS 78249 (251) 387-8256, FIRM # 11510814