

# **NOTICE OF PUBLIC HEARING**

## **BEFORE THE MATAGORDA COUNTY COMMISSIONERS COURT**

**NOTICE IS HEREBY GIVEN** that the Commissioners Court of Matagorda County, Texas, will conduct a Public Hearing on Monday, September 28, 2020 at 9:45 a.m. in the Matagorda County Courthouse Courtroom, 3<sup>rd</sup> Floor, 1700 7<sup>th</sup> Street, Bay City, Texas for the approval of a Tax Abatement Agreement with Roehm America, LLC. Exhibit A provides a project summary and Exhibit B includes information on the established Reinvestment Zone, both exhibits will be available in the County Judge's Office for pick up.

**NOTICE IS FURTHER GIVEN** that the public is invited to attend this hearing and to present written and/or oral comments. Written comments from those who cannot attend but want their opinions considered in the court's deliberations must be received by noon on Thursday, September 24, 2020, in the County Judge's office, 1700 7<sup>th</sup> Street, Room 301, Bay City, Texas 77414. For more information contact the County Judge's office (979) 244-7605. Assistance is available for those with disabilities upon 24-hour notice.

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Please run this Public Notice in the classified area of your paper on Wednesday, August 26, 2020, Wednesday, September 16, 2020 and Sunday, September 20, 2020.

Please bill Matagorda County Commissioners Court, 1700 7<sup>th</sup> Street, Room 301, Bay City, Texas 77414 for this publication. Matagorda County only pays by invoice, so please send invoice, tear sheets and affidavits together as soon as possible following the publishing runs.

If you have any questions, please contact Crystal Morones at (979) 244-7605.

EXHIBIT A

**NOTICE OF PUBLIC HEARING ON TAX INCENTIVES**  
**CONSIDERED FOR ROEHM AMERICA, LLC**

The Matagorda County Commissioners Court will hold a public hearing regarding approval of a tax abatement with Roehm America, LLC.

The hearing will take place on September 28, 2020 at 9:45 a.m. in the Commissioners Courtroom located on the 3<sup>rd</sup> floor of the Matagorda County Courthouse, 1700 7<sup>th</sup> Street, Bay City, Texas.

Details of the project are as follows:

Owner of property/Company – Roehm America, LLC

Location of Reinvestment Zone – See Exhibit B

Summary of Project – Roehm America LLC (“Roehm”) is currently analyzing the viability of a \$500 million, 70-employee world-scale plant (the “Facility”) to produce Methyl Methacrylate, an important raw material for applications in a variety of industries—e.g. automotive, construction, etc.

If constructed, the Facility will implement an innovative technology developed by Roehm GmbH in Germany and would make use of ethylene and natural gas produced in the region.

Roehm’s new technology, named LiMA (Leading in MethAcrylates), has the benefit of a reduced carbon footprint compared to existing technologies in the US. The plant will be highly automated and employ highly qualified personnel from the region at competitive salaries.

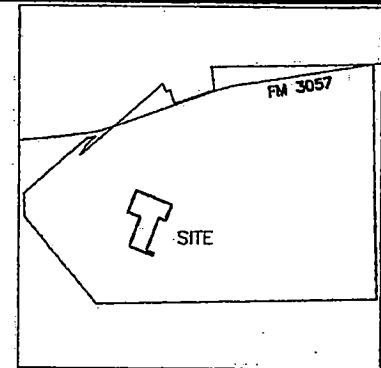
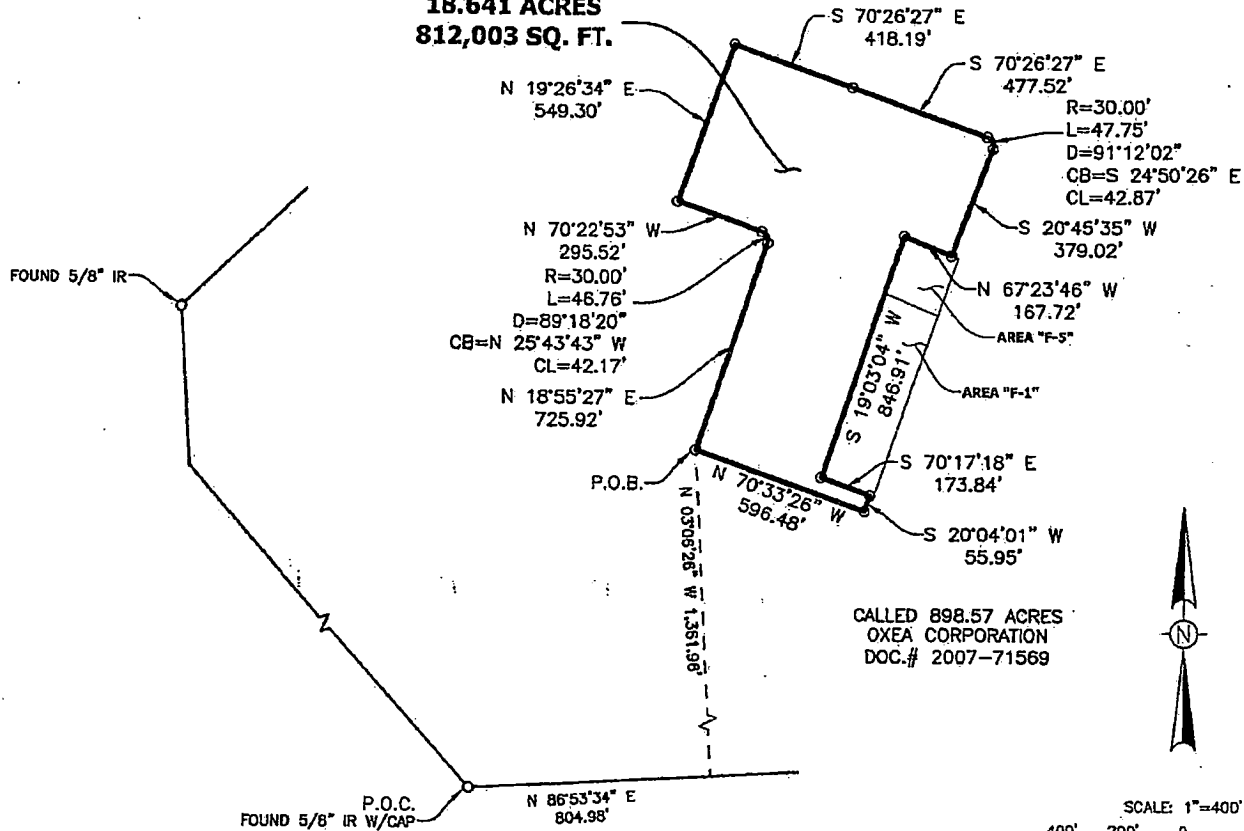
The LiMA Facility will make extensive use of process sensors and online analytics, thus providing the ability to implement Advanced Process Control (APC) and process optimization strategies. Key equipment will also utilize sensors to provide real-time monitoring of their condition—enabling an effective predictive maintenance program. This state-of-the-art Facility will ultimately result in outstandingly safe operation, consistent product quality, and enhanced operational reliability and “on-stream-time” performance.

If this abatement is granted, Roehm anticipates breaking ground on the project in the first half of 2021 and be fully operational in the first quarter of 2024. The GPS coordinates for the proposed administrative address is latitude 28.890665 and longitude -96.106848.

All citizens and interested persons are encouraged to attend this hearing and present their views to the Commissioners Court. All citizens and interested persons shall be given an opportunity to be heard for or against any item discussed. A participation form must be filled out and turned into the County Clerk before the agenda begins. Copies of the Participation Form is available for pickup in the County Judge’s Office at 1700 7<sup>th</sup> Street, Room 301, Bay City, Texas.

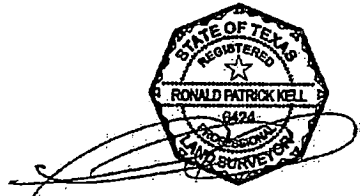
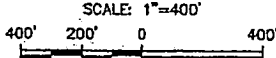
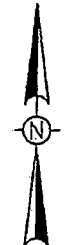
The Commissioners Courtroom is accessible to the disabled. Disabled individuals who might have difficulty attending this meeting should contact the Commissioners Court secretary at (979) 244-7605 to arrange for special assistance.

**18.641 ACRES  
812,003 SQ. FT.**



**LEGEND**  
 M.C.D.R. - MATAGORDA COUNTY DEED RECORDS.  
 P.O.C - POINT OF COMMENCEMENT  
 P.O.B. - POINT OF BEGINNING  
 O - FOUND MONUMENT

CALLED 898.57 ACRES  
 OXEA CORPORATION  
 DOC.# 2007-71569



**RONALD PATRICK KELL**  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6424  
 I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON.

**NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARING AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204, SURFACE VALUES AND CAN BE CONVERTED TO GRID UTILIZING THE SCALE FACTOR OF 0.999897056.
3. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE NOT PART OF THIS SURVEY.
4. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
5. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY.

<b>wood.</b> WOOD GROUP USA, INC. <small>TEXAS REGISTERED ENGINEERING FIRM F-2292</small>		<b>OXEA CORPORATION</b>	
PROJECT NO. 243985			
DESIGNED BY:			
DRAWN BY:	MJT	03/2020	
CHECKED BY:	RPK	03/2020	
APPROVED BY:	RPK	03/2020	
SCALE:	1"=400'	DWC. NO. 243985 OXEA BOUNDARY	
			REV.

EXHIBIT OF 18.641 AC. / 813,003 SQ. FT. LEASE TRACT  
 SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 62  
 MATAGORDA COUNTY, TEXAS

EXHIBIT B

**LEGAL DESCRIPTION  
CALLED 18.641 ACRE LEASE TRACT**

BEING A CALLED 812,003 SQUARE FOOT OR 18.641 ACRE TRACT OF LAND, BEING OUT OF A CALLED 898.57 ACRE TRACT OF LAND CONVEYED TO OXEA CORPORATION AS RECORDED UNDER DOCUMENT NUMBER 2007-71569, SITUATED IN THE JAMES MOORE SURVEY, ABSTRACT NO. 62, MATAGORDA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

COMMENCING AT A 5/8 INCH IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 898.57 ACRE TRACT;

THENCE, NORTH 86°53'54" EAST, ALONG THE SOUTH LINE OF SAID 898.57 ACRE TRACT, A DISTANCE OF 804.98 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID 898.57 ACRE TRACT BEARS NORTH 86°53'54" EAST, A DISTANCE OF 5,922.50 FEET;

THENCE, OVER AND ACROSS SAID 898.57 ACRE TRACT, THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES:

NORTH 03°06'26" WEST, A DISTANCE OF 1,361.96 FEET TO THE MOST SOUTHERLY WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

NORTH 18°55'27" EAST, A DISTANCE OF 725.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°18'20", AN ARC LENGTH OF 46.76 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25°43'43" WEST - 42.17 FEET TO THE POINT OF TANGENCY;

NORTH 70°22'53" WEST, A DISTANCE OF 295.52 FEET TO THE MOST NORTHERLY WEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 19°26'34" EAST, A DISTANCE OF 549.30 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 70°26'27" EAST, A DISTANCE OF 418.19 FEET TO AN ANGLE POINT;

SOUTH 70°26'27" EAST, A DISTANCE OF 477.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 91°12'02", AN ARC LENGTH OF 47.75 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24°50'26" EAST - 42.87 FEET TO THE POINT OF TANGENCY;

SOUTH 20°45'35" WEST, A DISTANCE OF 379.02 FEET TO THE MOST NORTHERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

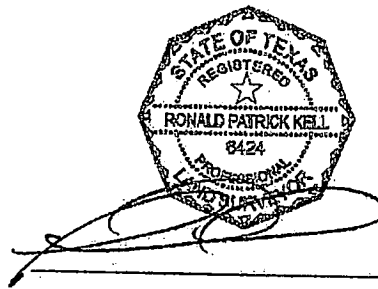
NORTH 67°23'46" WEST, A DISTANCE OF 167.72 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 19°03'04" WEST, A DISTANCE OF 846.91 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 70°17'18" EAST, A DISTANCE OF 173.84 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 20°04'01" WEST, A DISTANCE OF 55.95 FEET TO THE MOST SOUTHERLY SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 70°33'26" WEST, A DISTANCE OF 596.48 FEET TO THE POINT OF BEGINNING AND  
CONTAINING 812,003 SQUARE FEET OR 18.641 ACRES, MORE OR LESS.



RONALD PATRICK KELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6424

WOOD GROUP USA, INC.  
TEXAS LICENSED SURVEY FIRM NO. 100405-  
00 17325 PARK ROW  
HOUSTON, TEXAS 77084  
(832) 809-8000.