



## SPECIAL CITY COUNCIL MEETING

City Hall Council Chambers, 298 West Washington Street  
Tuesday, November 15, 2022 at 5:30 PM

### AGENDA

#### CALL TO ORDER

#### PRESENTATIONS AND RECOGNITIONS

1. Proclamation for TUBACHRISTMAS Concert

#### REGULAR AGENDA

2. Consider Approval of a Professional Services Agreement with Jacob & Martin for Brick Street Design on College from Columbia to Barton
3. Consider Approval to Initiate Phase 3 of the 536 Wellfield Development Agreement for Construction and Supplemental Services
4. Consider Approval of Municipal Court Bailiff Contract
5. Consider Approval of Personnel Committee's Recommendation Regarding Step Increases and Evaluations for Executive Staff
6. Consider Approval of Appointment of David Tomlinson to the Erath County Appraisal District Board of Directors
7. Consider Approval of Mayor's Appointments to the TIRZ Board of Directors

#### TAX INCREMENT REINVESTMENT ZONE

8. Recess to TIRZ Board Meeting
9. Reconvene to Regular City Council Meeting

#### **10. PUBLIC HEARING**

Public Hearing for an Ordinance of the City Council of the City of Stephenville, Texas, Amending Ordinance No. 2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, established pursuant to Chapter 311 of the Texas Tax Code, by expanding the boundary of Tax Increment Financial Reinvestment Zone Number One, City of Stephenville, Texas

11. Consider Approval of Ordinance Amending Ordinance No. 2019-O-20 Concerning Tax Increment Reinvestment Zone Number One, City of Stephenville, Texas, Established Pursuant to Chapter 311 of the Texas Tax Code, by Expanding the Boundary of Tax Increment Financing Reinvestment Zone Number One, City of Stephenville, Texas
12. Consider Approval of Ordinance Pursuant to Chapter 311 of the Texas Tax Code, Creating Tax Increment Financing Reinvestment Zone Number Two, City of Stephenville, Texas

#### EXECUTIVE SESSION

In compliance with the provisions of the Texas Open Meetings Law, Subchapter D, Government Code, Vernon's Texas Codes, Annotated, in accordance with

13. **Section 551.072 Deliberation Regarding real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Groesbeck & McClelland Addition**
14. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **City Addition**
15. **Section 551.072 Deliberation Regarding Real Property** - to deliberate the purchase, exchange, lease, or value of real property, to wit: real property located in **Miller Addition**

**ACTION TAKEN ON ITEMS DISCUSSED IN EXECUTIVE SESSION, IF NECESSARY**

**ADJOURN**

*In accordance with the Americans with Disabilities Act, persons who need accommodation to attend or participate in this meeting should contact City Hall at 254-918-1287 within 48 hours prior to the meeting to request such assistance.*

## **Proclamation Recognizing TUBACHRISTMAS**

WHEREAS TUBACHRISTMAS concerts as conceived in 1974 by renowned tubist HARVEY G. PHILLIPS have become an annual holiday tradition in cities throughout the world; and

WHEREAS TUBACHRISTMAS brings together tuba and euphonium players of all ages to present public concerts of traditional Christmas carols; and

WHEREAS TUBACHRISTMAS concerts are presented free for the enjoyment of the public audience; and

WHEREAS TUBACHRISTMAS Coordinator James Woodward has brought this unique holiday event conducted by Ms. Lauren Huff to our fair city.

NOW, THEREFORE, I, Doug Svien, Mayor of the City of Stephenville, do hereby proclaim Saturday, November 26, 2022 as

## **TUBACHRISTMAS DAY**

throughout the City of Stephenville and encourage all our citizens to attend and enjoy this annual TUBACHRISTMAS concert being presented at the Downtown Plaza, 200 W. Washington St., at 4:30 PM on Saturday, November 26, 2022 as part of Stephenville's ChristmasVille celebration.

IN WITNESS WHEREOF, I have hereby set my hand and caused to be affixed the seal of the City of Stephenville, Texas, this 15<sup>nd</sup> day of November, 2022.

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Doug Svien, Mayor

# STAFF REPORT



**SUBJECT:** Brick Street Reconstruction Design – Professional Services Proposal  
**MEETING:** Committee Meeting – 15 Nov 2022  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

## RECOMMENDATION:

Staff recommends entering into a professional services agreement with Jacob and Martin, LLC. for the design of the brick street reconstruction project on College Street from Belknap Avenue to Barton Avenue.

## BACKGROUND:

In 2021, the 100 block of Graham Avenue on the east side of the courthouse was repaved with historic Thurber brick. Implementation of a brick street project was recently discussed again by council for the downtown area. The original Thurber brick paving on College Street from Belknap Avenue to Barton Avenue was overlaid with asphalt in the past.

Preliminary design of brick pavement improvements on College Street and Belknap Avenue, on the south and west sides respectively adjacent to the courthouse, including roadway and ADA sidewalk improvements, as well as the replacement of existing cast iron water lines and clay sewer lines, has been completed by Jacob and Martin. Final design is anticipated to be completed in December 2022. Construction of one or both blocks, if authorized by City Council, is expected to be completed in 2023.

## PROPOSAL:

The proposed scope of work in the professional services agreement provides detailed plans and specifications for the design of brick pavement improvements on College Street from Belknap Avenue to Barton Avenue, including roadway and ADA sidewalk improvements, as well as the replacement of existing cast iron water lines and clay sewer lines. Additionally, the agreement provides for materials testing (density and concrete) during the construction phase of the project.

The agreement provides for the design work to be completed within a five (5) month timeframe and provides a liquidated damages clause should the design not be completed on schedule.

Enclosed is an exhibit identifying the location of the proposed design work. A copy of the proposal is also attached.

## FISCAL IMPACT SUMMARY:

The agreement proposes to prepare contract documents including construction drawings, specifications, design layout, surveying, geotechnical work, as well as materials testing for a not-to-exceed sum of \$96,000.

Due to the full demolition and reconstruction of the pavement, including ADA accommodations, utility replacement, and drainage design, the opinion of probable construction cost is between \$900k and \$1 million.

The construction, if approved, is conservatively anticipated to take nine (9) months to complete to best coordinate with downtown businesses, events, and traffic.

Funds for the design cost would be allocated from the FY22-23 annual Pavement Maintenance Budget. Construction funds were not specifically accounted for in the FY22-23 budget for this capital project. A water main break which occurred during the recent construction of Atmos Energy's gas infrastructure improvements has accelerated the need for reconstruction of College from Columbia Avenue to Barton Avenue. Staff is currently coordinating with Atmos Energy on a cost share agreement for the brick pavement improvements.

## ALTERNATIVES:

The following alternatives are provided for consideration:

1. Do not recommend approval of the professional services agreement as presented or
2. Recommend an alternate scope of work.



ADVANTAGES:

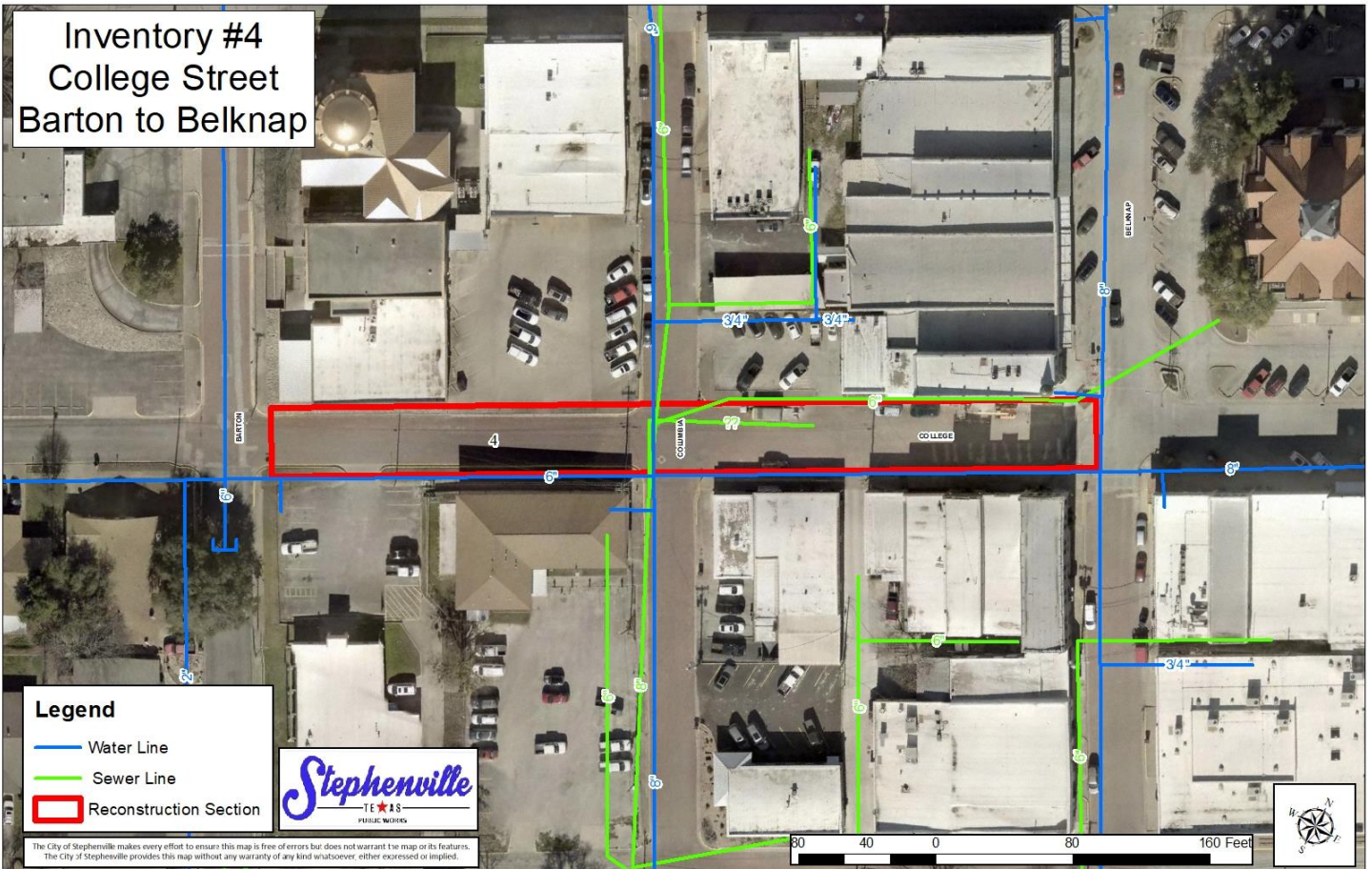
- 1. Recommending approval allows the design work to commence immediately.
- 2. Construction phase work requires written pre-approval.

DISADVANTAGES:

- 1. Funding has not been specifically identified for this project.

ATTACHMENTS:

[Brick Street Reconstruction Project – Professional Services Agreement – 2022\\_10-28](#)



**MASTER CONTRACT FOR PROFESSIONAL SERVICES**

**CONTRACT DATE:** \_\_\_\_\_, 20\_\_\_\_

**CLIENT:** City of Stephenville

**PROJECT NAME:** College Street Reconstruction

**PROJECT LOCATION:** Stephenville, Texas

**PROJECT NUMBER:** 22491

This **CONTRACT** is made and entered into on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Stephenville, whose address is 298 W. Washington, Stephenville, Texas 76401 hereinafter called **CLIENT**, and Jacob & Martin, LLC., whose address is 3465 Curry Lane, Abilene, Texas 79606, hereinafter called **JM**. The **CLIENT** engages **JM** to perform professional services for the Project described above.

**SECTION I - SERVICES**

- A. **JM** shall provide professional services as described in **ATTACHMENT “A”**.
- B. **JM** has assigned Tristan King, P.E. as the Project Manager for this **CONTRACT** described above.
- C. **JM** will serve as **CLIENT**’s professional engineering representative in those phases of the Project to which this **CONTRACT** applies and will give consultation and advice to **CLIENT** during the performance of **JM**’s services.

**SECTION II - COMPENSATION**

A. The method of payment by **CLIENT** to **JM** for services provided under this **CONTRACT** shall be:

<u>X</u> _____ Lump Sum - Preliminary Engineering Services	Total Amount: \$3,000
<u>X</u> _____ Lump Sum - Basic Engineering Services - Design and Construction	Total Amount: \$68,000
<u>X</u> _____ Time and Expense - Special Engineering Services - Surveying, Testing, Misc. Engineering Expenses	Not to Exceed: \$25,000

The terms, amount and frequency of monthly and/or periodic billing shall be set forth in **ATTACHMENT “A”**. Hourly rates shall be as described in **ATTACHMENT “B”**. The **JM Hourly Rate Schedule** in effect at the time the work is performed shall be used and when a new **JM Hourly Rate Schedule** is published, a copy of the new schedule will be furnished to the client and shall supersede the previous **JM Hourly Rate Schedule** as **ATTACHMENT “B”**. For multiple project services or phases, a breakdown of individual costs and associated scope will be provided in **ATTACHMENT “A”**.

The **ATTACHMENT “B”** Schedule of Rates will be adjusted annually on January 1<sup>st</sup> to reflect equitable changes in the compensation payable to Engineer, reimbursable expenses, and IRS directed mileage rates.

- B. For and in consideration of the Basic Services to be rendered by **JM**, the **CLIENT** shall pay, and **JM** shall receive compensation hereinafter set forth for the project. All remittances by the **CLIENT** of such compensation shall either be mailed or delivered to **JM**’s office in Abilene, Taylor County, Texas.
  - 1. Payment for the services under the Project listed in the **ATTACHMENT “A”** “Scope of Work” of this Agreement and as set forth herein shall be paid as billed and in accordance with the compensation and financial requirements as set forth in **ATTACHMENT “A”**.
- C. Additional Services listed in **ATTACHMENT “A”** shall be paid by the Hour and Expense per **ATTACHMENT “B”**.

### SECTION III - CLIENT'S RESPONSIBILITIES

- A. The **CLIENT** shall designate a Project Manager during the term of this **CONTRACT**. The **CLIENT**'s project manager has the authority to administer this **CONTRACT** and shall monitor compliance with all terms and conditions stated herein. All requests for information from or a decision by the **CLIENT** on any aspect of the work shall be directed to the **CLIENT**'s project manager.
- B. The **CLIENT** shall review submittals by **JM** and provide prompt response to questions and rendering of decisions pertaining thereto to minimize delay in the progress of **JM**'s work. The **CLIENT** will keep **JM** advised concerning the progress of the **CLIENT**'s review of the work. Delays in response by the Project Manager greater than 5 days shall automatically extend by a like number of days any timelines or completion deadlines as set forth in **ATTACHMENT "A"**.
- C. The **CLIENT** shall provide full requirements for the Project.
- D. **CLIENT** shall assist **JM** by placing at **JM**'s disposal all available information pertinent to the Project, including previous reports and any other data relative to the Project's design and construction.
- E. **CLIENT** shall furnish **JM** property, boundary, right-of-way, topographic and utility surveys; core borings, probings and subsurface exploration; hydrographic surveys, laboratory tests and inspections of samples and materials in **CLIENT**'s possession or to which **CLIENT** has reasonable access, all of which **JM** may rely on in providing the services described on **ATTACHMENT "A"**.
- F. **CLIENT** will guarantee access and make all provisions for **JM** to enter onto public and private lands as required for **JM** to perform work under this **CONTRACT**.
- G. Unless included in **JM**'s services as described on **ATTACHMENT "A"**, **CLIENT** shall advertise for proposals from bidders, open the proposals at the appointed time and place, and pay for all incidental costs related hereto.
- H. **CLIENT** will provide any legal, accounting and insurance counseling services required for the Project. **CLIENT** shall provide such insurance or may be required on **ATTACHMENT "C"**, which insurance shall include **JM** as an additional insured and be written with companies authorized to do business in the State of Texas and reasonably approved by **JM**.
- I. **CLIENT** will designate in writing its Project Manager as a person to act as **CLIENT**'s representative with respect to the work to be performed under this **CONTRACT** who will have complete authority to transmit instructions, receive information and interpret and define **CLIENT**'s policies and decisions with respect to materials, equipment, elements and systems pertinent to the services provided by **JM** pursuant to this **CONTRACT**. The decision and directions given by the Project Manager shall be binding on **CLIENT** and **JM** shall have the right to rely on such decision and directions in performing work and services hereunder.
- J. **CLIENT** shall give prompt written notice to **JM** whenever **CLIENT** observes or otherwise becomes aware of any defect in the Project.
- K. Unless included in **JM**'s services as described in **ATTACHMENT "A"**, **CLIENT** shall obtain approval of all governmental authorities having jurisdiction over the Project and obtain approvals and consents from other individuals or bodies as may be necessary for completion of the Project. Delays in obtaining approval beyond those time frames specified in **ATTACHMENT "A"** or as would otherwise be reasonably anticipated shall automatically extend by a like period of time, any timeline or completion deadlines as set out in **ATTACHMENT "A"**.
- L. If the Project involves more than one general contract, or separate construction contracts for different building trades or separate equipment contracts, **CLIENT** will ensure that the general conditions of all contracts are substantially identical and consistent with the terms hereof in all material respects.
- M. When required, **CLIENT** shall provide title searches, legal descriptions, detailed ALTA surveys and environmental assessments to the extent necessary for **CLIENT** to proceed with the Project.

#### SECTION IV – JM’S RESPONSIBILITY

- A. **JM** shall diligently and competently render engineering services which shall be reasonably necessary or advisable for the expeditious, economical and sound design of that portion of the Project included in **ATTACHMENT “A”** hereto and for such other preparatory work as is necessary to place such portion of the Project in service, except where such duties are excluded from the terms of this **CONTRACT**.
- B. **JM** shall take out and maintain through the contract period minimum insurance as set forth on **ATTACHMENT “C”**.
- C. **JM** shall prepare in collaboration with **CLIENT**, a work in progress report schedule.
- D. **JM** shall prepare, pursuant to the attachments to this **CONTRACT**, complete and detailed plans and specifications, drawings, maps and other documents as required for the construction of the Project (all of the foregoing being herein sometimes collectively called the “Plans and Specifications”).
- E. All Plans and Specifications and other documents required to be prepared or submitted by **JM** under this **CONTRACT** shall conform to industry standards generally acceptable on the date of this **CONTRACT**.
- F. **JM** shall provide **CLIENT** a complete and detailed copy of Plans and Specifications, prepared for construction, for the scope of the Project included in **ATTACHMENT “A”** within 150 calendar days from the executed date of this **CONTRACT**. Project completion is based on the “Project Services Schedule” as listed in **ATTACHMENT “A”**. **JM** and **CLIENT** hereby agree to abide by the “Project Services Schedule” included in **ATTACHMENT “A”** with associated provisions for delays as described herein and in **ATTACHMENT “A”**.

#### SECTION V – TERMS AND CONDITIONS

- A. This **CONTRACT** shall be governed by the laws of the State of Texas.
- B. All reports, plans, specifications, computer files and other documents prepared by **JM** as instruments of service shall remain the property of **JM**. **JM** shall retain all common law, statutory and other reserved rights including copyrights.
- C. The obligations and duties to be performed by **JM** under this **CONTRACT** shall be performed by persons qualified to perform such duties efficiently. **JM** may, at its option, replace any engineer or other person employed by **JM** in connection with the Project. The term “engineer” as used in this **CONTRACT** shall mean a person properly trained and experienced to perform the services required under the terms of this **CONTRACT** and does not mean that the person performing those duties must be a licensed or a registered professional engineer.
- D. **JM** shall comply with all applicable statutes pertaining to engineering and warrants that, as may be required by law or applicable regulations, a professional engineer shall possess a license issued to him or her by the State of Texas, and that such license has not been revoked or suspended and is in full force and effect on the date of this **CONTRACT**.
- E. Prior to the time when any payment shall be made to **JM** pursuant to this **CONTRACT**, **JM**, if requested by the **CLIENT**, shall furnish to the **CLIENT**, as a condition precedent to such payment, a certificate to the effect that all salaries or wages earned by the employees of **JM** in connection with the Project have been fully paid by **JM** up to and including a date not more than thirty (30) days prior to the date of such invoice. Before the time when the final payment provided to be made pursuant to this **CONTRACT** shall be made to **JM** by **CLIENT**, **JM** shall also furnish to **CLIENT** as a condition precedent to such payment, a certificate that all of the employees of **JM** have been paid by it for services rendered by them in connection with the Project and that all other obligations which might become a lien upon the Project have been paid.
- F. **CLIENT** shall have the right, upon reasonable notice, to inspect and audit all payrolls, records and accounts of **JM** relevant to the work for the purposes of this **CONTRACT** and **JM** agrees to provide all reasonable facilities necessary for such inspection and audit.
- G. Compensation payable to **JM** under any of the attachments to this **CONTRACT** shall be in addition to taxes or levies (excluding federal, state and local income taxes), which may be assessed against **JM** by the state or political



subdivision directly on services performed or payments for services performed by **JM** pursuant to this **CONTRACT**. Such taxes or levies, which **JM** may be required to collect or pay, shall in turn, be added by **JM** to invoices submitted to **CLIENT** pursuant to this **CONTRACT**.

H. Interest at the rate of twelve percent (12%) per annum shall be paid by **CLIENT** to **JM** on any unpaid balance due **JM** commencing forty-five (45) days after the due date, provided that the delay in payment beyond the due date shall not have been caused by any condition within the control of **JM**. Such compensation shall be paid ten (10) days after the amount of the interest has been determined. All amounts received by **JM** shall be applied first to accrued unpaid interest and then to outstanding invoices for services and associated expenses.

I. The obligations of **JM** under this **CONTRACT** shall not be assigned without the approval in writing of **CLIENT**.

J. If, after execution of this **CONTRACT**, a service not listed on **ATTACHMENT "A"** is added to this **CONTRACT**, an amendment to this **CONTRACT** will be required, such amendment to be in writing signed by the parties hereto.

K. **JM** shall hold **CLIENT** and **CLIENT's** employees, agents, officers and directors harmless from any and all claims for injuries to persons or damage to property happening by reason of any gross negligence, material default or intentional misconduct on the part of **JM**, its agents, servants or employees during the performance of this **CONTRACT**. This indemnity shall include, but not be limited to, all expenses of litigation, court costs and reasonable attorney's fees.

L. If the performance of the **CONTRACT**, or of any obligation hereunder is prevented, restricted or interfered with by reason of fires, breakdown of plant, labor disputes, embargoes, government ordinances or requirements, civil or military authorities, acts of God or the public enemy, acts or omissions of carriers, or other causes beyond the reasonable control of the party whose performance is affected, then the party affected, upon giving prompt notice to the other party, shall be excused from such performance on a day-for-day basis to the extent of such prevention, restriction or interference (and the other party shall likewise be excused from performance of its obligations on the day-for-day basis to the extent such party's obligations relate to the performance so prevented, restricted or interfered with); provided that the party so affected shall use its best efforts to avoid or remove such causes.

M. Liquidated Damages – Failure to meet the timelines for completion of the work identified in the project scope will result in liquidated damages of \$50.00 per consecutive calendar day until the work identified in **ATTACHMENT "A"** "Scope of Work" is submitted. Liquidated damages are only applicable to items under the control of **JM** and will not be enforced due to circumstances out of the control of **JM**.

N. Except for claims or causes of action related to or arising from, the failure of **CLIENT** to pay the fees and compensation as provided hereunder, **CLIENT** and **JM** agree to submit to binding arbitration as a required resolution of any disputes arising under this **CONTRACT**. **JM** and **CLIENT** agree that, prior to submission to binding arbitration, any disputes arising under this **CONTRACT** shall first be submitted to non-binding mediation.

O. **CLIENT** and **JM** acknowledge and agree that each party has invested significant time and resources in the recruitment and training of its employees. Therefore, to the extent permitted by applicable law, both parties agree that during the term of this **CONTRACT**, and for one (1) year thereafter, neither party will directly or indirectly solicit or seek to employ the employees of the other party except by mutual agreement of **CLIENT** and **JM**.

P. On occasion, **JM** engages the specialized services of individual consultants or other companies to participate in a project. When considered necessary, these firms or other consultants will be used with **CLIENT's** approval. Such specialists will be wholly responsible for their work product. Alternatively, at **CLIENT's** request, **JM** will recommend contractor(s) or specialist(s) for **CLIENT** to enter into direct contract(s) with. In that event, invoices for these outside services will be mailed to **CLIENT** for direct payment to the contractor(s). **JM** review and approval of each invoice will be provided on request. Under either alternative, **JM** does not guarantee and is not responsible for the performance of the contractor(s) or the accuracy of their results.

Q. **CLIENT** will furnish right-of-entry on the site for **JM** to conduct the work. **JM** will take reasonable precautions to minimize damage to the land from use of equipment but has not included in the fee the cost for restoration of damage that may result from site operations.

R. Reasonable care will be exercised in locating subsurface structures in the vicinity of proposed subsurface explorations. This will include contact with the local agency coordinating subsurface utility information (i.e., "Call Before You Dig" service) and a review of plans provided by **CLIENT** for the site to be investigated. **JM** shall rely upon any information provided by **CLIENT** or **CLIENT's** agent or representative. If the locations of underground structures are not known accurately or cannot be confirmed, then there will be a degree of risk to **CLIENT** associated with conducting the work. In the absence of confirmed underground structure locations, **CLIENT** agrees to accept the risk of damage and possible costs associated with repair and restoration of damage resulting from the exploration work and further agrees that **JM** shall not be liable for any such damages and/or costs. In accepting our proposal for services, **CLIENT** acknowledges the inherent risks associated with any subsurface investigation. In performing professional services, **JM** will use that degree of care and skill ordinarily exercised under similar circumstances by members of the profession practicing in the same or similar localities. **JM** makes no express or implied warranty beyond our commitment to conform to this standard of professional practice.

## SECTION VI – TESTS AND INSPECTIONS

A. Engineer will make visits to the Site at intervals appropriate to the various stages of construction as Engineer deems necessary in order to observe as an experienced and qualified design professional the progress that has been made and the quality of the various aspects of Contractor's executed Work. Based on information obtained during such visits and observations, Engineer, for the benefit of Owner, will determine, in general, if the Work is proceeding in accordance with the Contract Documents. Engineer will not be required to make exhaustive or continuous inspections to the Site to check the quality or quantity of the Work. On the basis of such visits and observations, Engineer will keep Owner informed of the progress of the Work and will endeavor to guard Owner against defective Work.

B. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs incident thereto, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

C. Engineer will not be responsible for the acts or omissions of Contractor or of any Subcontractor, any Supplier, or of any other individual or entity performing any of the Work.

D. **CLIENT** elects to assume the responsibilities of the "Resident Project Representative" and shall be solely responsible for monitoring the quality of all work to be performed by various contractors and subcontractors providing services and materials for the Project. **CLIENT** further assumes sole responsibility to arrange for or conduct any necessary or required testing or inspections which may be advisable to ensure that the work performed, and materials provided by any contractors or subcontractors are properly and timely performed and are in accordance with the Project's plans, specifications and project documents.

## SECTION VII – RESPONSIBILITIES

Except as expressly provided elsewhere in this **CONTRACT**, **JM's** work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. **JM** shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare unless the scope of work set out on **ATTACHMENT "A"** hereto includes construction site inspection services. **JM's** work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the **CONTRACT** documents.

## SECTION VIII – WARRANTY

A. **JM**'s services will be performed, its findings obtained, and its reports prepared in accordance with the scope of work as described in **ATTACHMENT "A"** hereto. In performing its professional services, **JM** will use that degree of care and skill ordinarily exercised under the same or similar circumstances for services of this type. **CLIENT** recognizes that conditions may vary from those observed at specific locations where borings, surveys or other site explorations are made, and that site conditions may change over time. This warranty is in lieu of all other warranties or representations, either express or implied. The warranty granted hereunder shall be limited to one (1) year from the date of completion of the Project and such warranty shall only extend to the services provided by **JM** and shall not cover the workmanship and materials used by any subcontractors or any equipment manufactured by any third party.

B. If **JM** or any of its employees, officers or agents be found to have been negligent in the performance of its work or to have made and breached any express or implied warranty, representation or contract, **CLIENT**, all parties claiming through **CLIENT** and all parties claiming to have in any way relied upon **JM**'s work must bring any actions arising from the same in the State of Texas in a court of competent jurisdiction. Venue for any action brought pursuant to this paragraph shall lie in Erath County, Texas.

C. The foregoing notwithstanding, **JM** shall not be liable for consequential and/or exemplary damages. No action or claim, whether in tort, contract or otherwise, may be brought against **JM**, arising from or related to this **CONTRACT** after the expiration date under the statute of limitations provided for such action under Texas law.

## SECTION IX - TERMINATION

Either party to this **CONTRACT** may terminate the **CONTRACT** by giving to the other party ten (10) days written notice. Upon delivery of this notice by the **CLIENT** to **JM**, and upon expiration of the ten (10) day period, **JM** shall discontinue all services in connection with the performance of this **CONTRACT** and shall proceed to promptly cancel all existing orders and contracts insofar as such orders or contracts are chargeable to this **CONTRACT**. As soon as practical after the receipt of a notice of termination, **JM** shall submit a statement showing in detail the services performed under this **CONTRACT** to the date of termination. **CLIENT** shall then pay **JM** to the date of termination. **CLIENT** shall then pay **JM** promptly that proportion of the prescribed charges which the services actually performed bear to the total services called for under this **CONTRACT**, less payments on account which have been previously made. Copies of all completed or partially completed designs, plans and specifications prepared under this **CONTRACT** shall be delivered to **CLIENT** when and if this **CONTRACT** is terminated.

## SECTION X - NOTICES

All notices required by this **CONTRACT** shall be sent by United States Postal Service, Federal Express or hand delivery to the addresses on Page 1 of this **CONTRACT**.

## SECTION XI – CONFLICT OF INTEREST

**JM** agrees to disclose any financial or economic interest in or with the Project Property, or any property affected by the Project, existing prior to the execution of this **CONTRACT**. Further, **JM** agrees to disclose any financial or economic interest in or with the Project Property, or any property affected by the Project, if **JM** gains such interest during the course of this **CONTRACT**. If **JM** gains financial or economic interest in the Project Property during the course of this **CONTRACT**, **CLIENT** may in its sole discretion, terminate this **CONTRACT**. **JM** shall not engage the services of any present or former employee of **CLIENT** who was involved as a decision-maker in the selection or approval processes, or who negotiated or approved billings or contract modifications for this **CONTRACT**. **JM** agrees that it will not perform services on this Project for the general contractor, any subcontractor or any supplier of or for this Project. **JM** will not negotiate or make any agreement with the contractor, any subcontractor or any supplier with regard to any of the work under this Project or any services, equipment or facilities to be used on this Project.

**SECTION XII – COVENANT AGAINST CONTINGENT FEES**

**JM** affirms that it has not employed or retained any company or person, other than a bona fide employee working for **JM**, to solicit or secure this **CONTRACT**, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration contingent upon or resulting from the award or making of this **CONTRACT**. For a breach or violation of this section, **CLIENT** may terminate this **CONTRACT** without liability, or in its discretion may deduct from the **CONTRACT** a price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

**SECTION XIII – ADDITIONAL SERVICES**

Additional services which are outside the scope of **ATTACHMENT “A”** to this **CONTRACT** shall not be performed by **JM** without prior written authorization from **CLIENT**. Additional services, when authorized by and additional contract or an amendment to this **CONTRACT** shall be compensated for by a fee mutually agreed upon in writing between **CLIENT** and **JM**.

**SECTION XIV – SUCCESSORS AND ASSIGNS**

This **CONTRACT** shall not be assignable except pursuant to the written consent of **CLIENT** and **JM**. If assigned, this **CONTRACT** shall extend to and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have caused this **CONTRACT** to be duly executed and agree that this **CONTRACT** will be effective on the date first shown, said date being the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF STEPHENVILLE**

By: \_\_\_\_\_

Doug Svien  
Printed Name

Mayor  
Title

**JM** warrants that the person who is signing this **CONTRACT** on behalf of **JM** is authorized to do so and to execute all other documents necessary to carry out the terms of this **CONTRACT**.

**JACOB AND MARTIN, LLC**

By: \_\_\_\_\_

Kirt Harle, P.E.  
Printed Name

Vice President  
Title



**ATTACHMENT A  
TO MASTER CONTRACT FOR PROFESSIONAL SERVICES**

**SCOPE OF WORK**

**A. Description of Projects**

The project scope includes engineering services for design and construction administration of proposed street and sidewalk improvements for City of Stephenville as follows:

1. College Street:

- Street reconstruction with brick pavers from Barton to Columbia
- 6” water line replacement
- Fire hydrants
- Sidewalk replacement
- Curb and gutter
- ADA curb ramps
- Associated incidentals

2. College Street:

- Street reconstruction with brick pavers from Columbia to Belknap
- 8” water line replacement
- 6” sewer line replacement
- Manholes
- Fire hydrants
- Sidewalk replacement
- Curb and gutter
- ADA curb ramps
- Associated incidentals

**B. Preliminary Engineering Services**

The preliminary engineering (pre-design) phase includes materials engineering services to determine geotechnical data as necessary for pavement design and subgrade stabilization recommendations and requirements.

**C. Basic Engineering Services**

**1. Design Phase**

- a. The Engineer shall establish the scope of the project and advise the Owner of any investigations or any special surveys or testing which, in the opinion of the Engineer, may be required for proper execution of the project and arrange

- with the Owner for the conduction of such investigations and tests.
- b. Perform required topographic and legal surveying for infrastructure improvements (under separate compensation).
  - c. Prepare detailed specifications, contract drawings and plans for bidding and constructing infrastructure improvements.
  - d. Assist City with permitting as required.
  - e. Prepare a detailed cost estimate(s), which shall include summaries of bid items and quantities, prior to bidding.
  - f. Furnish Bidding Documents to City for staff, administration, and legal review.
  - g. Finalize Contract Documents incorporating City's comments.

## **2. Bidding and Award Phase**

- a. Assist City in the advertisement for bids.
- b. Conduct pre-bid meeting.
- c. Answer bidder's questions and issue addenda (if necessary).
- d. Assist the City in the opening and tabulation of bids for construction of the project and make recommendations to the City for award of Contract.
- e. Assist in the preparation of executed Contract Documents for the construction of the project.

## **3. Construction Phase\***

- a. Coordinate Pre-Construction Conference.
- b. Make periodic visits to the site to observe the progress and quality of the executed work and to determine in general if the work is proceeding in accordance with the Contract Documents.
- c. Consult and advise the City, issue all instructions to the Contractor requested by the City, and prepare routine field orders and/or change orders as required.
- d. Review samples, catalog data, schedules, shop drawings, laboratory, shop and mill tests of material and equipment, and other data which the Contractor is required to submit, only for conformance with the design concept of the project and compliance with the information given by the Contract Documents.
- e. Provide construction staking for infrastructure improvements (under separate compensation).
- f. Review and recommend Contractor's payment requests.
- g. Coordinate questions and information with the City's resident inspector.
- h. Conduct in company with the City a site visit following substantial completion notice and prepare punch list.
- i. Conduct in company with the City a final inspection of the project for conformance with the design concept of the project and compliance with the Contract Documents and approve in writing final payment to the Contractor.
- j. Review contract drawings with the assistance of Owner and Contractor to show the work as actually constructed. Furnish two (2) sets of Record Drawings and a digital copy of the Record Drawings to the City.

**D. Additional Engineering Services**

1. Miscellaneous time and expense reimbursable expenses (shipping, travel, lodging, etc.).
2. Provide topographic, legal surveying and construction staking for proposed improvements.
3. Provide materials testing services for compaction testing and concrete testing.

**E. Compensation Payment Schedule**

Compensation for Preliminary Engineering Services as described in the Scope of Services shall be at a lump sum price of \$3,000.00.

Compensation for Basic Engineering Services (Design) as described in the Scope of Services shall be at a lump sum price of \$54,400.00. 90% (\$48,960) of the lump sum fee shall be invoiced at the completion of the design milestones listed in Section F. The final 10% (\$5,440) of the lump sum fee shall be invoiced after completion of bid advertisement.

Compensation for Basic Engineering Services (Construction) as described in the Scope of Services shall be at a lump sum price of \$13,600.00. 80% (\$10,880) shall be invoiced on a monthly basis as the project progresses through construction. The final 20% (\$2,720) shall be invoiced after final completion and closeout of the project.\*

Compensation for Additional Engineering Services as described above shall be invoiced monthly following completion of the services and on a time and expense basis per the attached rate schedule. The estimated time & expense for the Additional Engineering Services are as follows:

- Topographic Surveying: \$8,500
- Legal Surveying: \$3,500
- Construction Surveying: \$5,000\*
- Materials Testing: \$7,500\*
- Reimbursable Expenses: \$500

Fees do not include any required outside review, inspection, or filing fees. Time and expense items including mileage, vehicle, lodging, meal and other incidentals will be charged at the standard rates attached.

\*The construction phase of this project shall only commence upon written authorization from the City of Stephenville. If the construction phase of this agreement is not authorized in FY2022-2023, the rates for the construction phase (construction engineering, surveying and materials testing) of the project may be re-negotiated and must be agreed upon by both parties.

**F. Project Services Schedule**

Topographic and Legal Surveying	15 Calendar Days
Pre-Design Owner/Engineer Review	5 Calendar Days
50% Construction Documents	40 Calendar Days
Owner Review	10 Calendar Days
75% Construction Documents	20 Calendar Days
Owner Review	10 Calendar Days
95% Construction Documents	20 Calendar Days
Owner Review	10 Calendar Days
100% Construction Documents	15 Calendar Days
Owner Review and Final Approval	5 Calendar Days
<u>Total Time to Completion</u>	<u>150 Calendar Days</u>

The **CLIENT** shall review submittals by **JM** and provide prompt response to questions and rendering of decisions pertaining thereto to minimize delay in the progress of **JM**'s work. The **CLIENT** will keep **JM** advised concerning the progress of the **CLIENT**'s review of the work. Delays in review by the **CLIENT** shall automatically extend by a like number of days any timelines or completion deadlines as set forth above.



**ATTACHMENT B**

INTEGRITY  
EXCELLENCE  
TRUST

**TO AGREEMENT FOR PROFESSIONAL SERVICES  
FEES FOR PROFESSIONAL SERVICES**

Principal	\$	220.00
Licensed Architect-1		175.00
Licensed Architect-2		140.00
Licensed Interior Designer		110.00
Architectural Associate		100.00
Registered Professional Engineer-1		185.00
Registered Professional Engineer-2		150.00
Engineer-in-Training (E.I.T.)		120.00
Engineering Technician-1		110.00
Engineering Technician-2		100.00
Engineering / Architectural Intern		60.00
Environmental Scientist		120.00
Environmental Technician		70.00
GIS Technician-1		110.00
GIS Technician-2		80.00
CAD Draftsman-1		100.00
CAD Draftsman-2		85.00
Senior Land Man		90.00
Registered Professional Land Surveyor		160.00
Surveyor-in-Training (S.I.T.)		110.00
Resident Project Representative-1		95.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		115.00
Resident Project Representative-2		80.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		100.00
Licensed Water/Wastewater Operator		90.00
Clerical-1		75.00
Clerical-2		60.00

**FIELD WORK**

1-Man Crew or Technician	\$	100.00
2-Man Crew		150.00
3-Man Crew		175.00
GPS Equipment		70.00
Robotic Total Station		55.00
Vehicle Charge (per day) plus IRS rate per mile		50.00

**A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING**

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 1/1/2022



info@jacobmartin.com  
www.jacobmartin.com



3465 Curry Lane  
Abilene, TX 79606  
325.695.1070

1508 Santa Fe, Suite 203  
Weatherford, TX 76086  
817.594.9880

4920 S. Loop 289, Suite 104  
Lubbock, TX 79414  
806.368.6375



INTEGRITY  
EXCELLENCE  
TRUST

### CONSTRUCTION MATERIALS ENGINEERING AND TESTING FEES

#### SERVICE TIME

Registered Professional Engineer	\$	185.00
Materials Technician Service Time		68.00
General Overtime (Weekends, Holidays or before 8 am or after 5 pm)		95.00
Pier Observation, Hot Mix, Reinforcing Steel		85.00
Overtime (Weekends, Holidays or before 8 am or after 5 pm)		100.00

#### CONCRETE

Concrete Cylinder Compressive Strength Tests		30.00
Client Made Cylinder		37.00
Entrained Air Content Test		35.00
Slump Tests, when cylinders are not made		25.00
Concrete Mix Design		850.00
Concrete Design Confirmation Cylinder		35.00

#### SOILS

Atterberg Limits (Liquid Limit, Plastic Limit & P.I.)		82.00
Field Compaction Test		32.00
Moisture-Density Curve (Proctor)		295.00
Washed Sieve Analysis (Soil)		72.00
Washed Sieve Analysis (Base Material)		77.00
Unit Weight		47.00
Absorption		47.00
Decantation		47.00
Moisture Content		47.00

#### ASPHALT

Rice Theoretical Specific Gravity	\$	90.00
Field Density, Hot Mix (Nuclear Method)		37.00

Local Vehicle Charge (within 20 miles of Abilene) - \$30.00 per trip to the project  
 Travel from and return to office at IRS rate per mile, plus service time at above rates  
 Travel Charges (outside 20 miles of Abilene) – Round trip mileage at IRS current rate, plus

#### A FACTOR OF 1.1 SHALL BE APPLIED TO THE FOLLOWING

1. Actual cost of subsistence and lodging
2. Actual cost of postage and shipping fees
3. Actual cost of materials required for the project used in surveying, drafting and associated activities
4. Actual cost of special tests and services of special consultants, if required

Effective 01/01/2022



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**ATTACHMENT C  
TO MASTER CONTRACT FOR PROFESSIONAL SERVICES**

**INSURANCE**

A. Types of Insurance. The types of insurance required in this **CONTRACT** are those indicated by initials below. If no initials appear on any of the Items 1 through 6, insurance described in Items 1 through 4 shall be required.

	<u>Type</u>	<u>Amount</u>
1.	Workers compensation (employer’s liability statutory)	\$500,000.00 (per occurrence)
2.	Commercial (public) liability including but not limited to: premises / operations Independent Contractors Product / Completed operations Contractual liability Insuring above indemnity Explosion collapse and underground (where such exposures exist)	\$500,000.00 combined single limit for bodily injury and property damage (per occurrence)
3.	Business automobile liability to include coverage for: Owned / leased autos Non-owned autos Hired or rental vehicles	\$500,000.00 combined single limit for bodily injury and property damage (per occurrence)
4.	Liability (per occurrence)	\$500,000.00 combined single limit
5.	See addendum to this Attachment for special coverages and/or revisions	
6.	No insurance required	

B. General Requirements. **JM** agrees to purchase and maintain the type and amounts of insurance required above throughout the term of the **CONTRACT**. **JM** is solely responsible for providing the required Certificates of Insurance. The Certificates of Insurance shall:

1. Name **CLIENT** as an additional insured with respect to the operations for which this **CONTRACT** is made except for professional liability and workers compensation.
2. Provide for thirty (30) day advanced written notice of cancellation or material change.
3. The required insurance must be issued by a company or companies of sound and adequate financial responsibility and authorized to do business in the State of Texas. All policies are subject to examination and approval by **CLIENT**.
4. The required insurance naming **CLIENT** as additional insured must be primary insurance and not contributing with any other insurance available to **CLIENT** under any third party liability policy.
5. **JM** must provide **CLIENT** with the required Certificates of Insurance or a certified copy of the required Certificates of Insurance on or before **CLIENT** executes the notice to proceed with any work under the **CONTRACT**. Thereafter, **JM** must furnish new Certificates of Insurance or certified copies of the same before the expiration date.

Public Works Committee  
**STAFF REPORT**



**SUBJECT:** 536 Water Well Field Development - Construction and Supplemental Services  
**MEETING:** Public Works Committee Meeting – 15 NOV 2022  
**DEPARTMENT:** Public Works  
**STAFF CONTACT:** Nick Williams

**RECOMMENDATION:**

Staff recommends authorizing Provenance Engineering to initiate Phase 3 of the 536 Well Field development agreement to activate the budgeted Construction and Supplemental Services for \$243,000.

**BACKGROUND:**

On April 6, 2021 council approved Phases 1 and 2 of the 536 Well Field Development agreement for design and bidding services for \$450,000.

The well drilling project was awarded on August 16, 2022 to Hydro-Resources, Inc. for \$2,732,209. The well driller is scheduled to mobilize on November 21, 2022. The work is expected to be complete by or before September of 2023.

**PROPOSAL:**

A copy of the originally-approved professional services proposal is attached. Phases 1 and 2 of the agreement provided for the design of five (5) new water supply wells including mechanical, civil, and electrical components.

The agreement is Supplemental Services must be approved in writing with council authorization.

**FISCAL IMPACT SUMMARY:**

Funding has been appropriated in the 2022 Certificates of Obligation in the amount of \$20,000,000 and specifically includes the Construction Phase and Supplemental Services for the 536 Well Field.

The phase one basic design services, including the preparation of construction drawings and detailed specifications was awarded for \$450,000. The Construction Phase and Supplemental Services are \$88,000 and \$155,000 respectively for a total of \$243,000.

**ATTACHMENTS:**

[536 Well Field Development – Professional Services Proposal](#)





# 536 Well Field – Contract Proposal



**PROVENANCE**  
ENGINEERING  
Rooted to Be Uniquely Different





March 25, 2021

Mr. Nick Williams  
City of Stephenville  
298 W. Washington St.  
Stephenville, TX 76401

Subject: 536 Well Field Development – Contract Proposal

Dear Mr. Williams:

I am pleased to present our proposal for the 536 Well Field Development. I have prepared this proposal for your review and consideration based upon our discussions. Please find the attached items for your review and comment.

- Contract Agreement
- Exhibit A – Engineering Services Scope of Service
- Exhibit B – Fee Summary
- Exhibit C – Project Map
- Exhibit D – Opinion of Probable Construction Cost

I am excited about and honored with the opportunity to continue to work with you and your staff. Should you have questions or concerns regarding the proposal please feel free to contact me at (817) 694-6324.

Sincerely,

Kent Riker, P.E.  
President



THIS IS AN AGREEMENT effective as of April 6, 2021 (“Effective Date”) between City of Stephenville (“Owner”) and Provenance Engineering, LLC. (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: 536 Well Field Development (“Project”).

Engineer’s services under this Agreement are generally identified as follows: Design, Bid and Construction Phase Services of the development of the 536 Well Field including five water supply wells, pumps, pump controls, new service roads, electrical power and new raw water transmission pipeline. (“Services”).

---

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

- A. Engineer shall provide or furnish the Services set forth in this Agreement. If authorized by Owner, or if required because of changes in the Project, Engineer shall furnish services in addition to those set forth above (“Additional Services”).
- B. Engineer shall complete its Services within the following specific time period: 30 months including design, bidding, and construction presuming there are no delays between each phase. Design will be completed within 12 months.
- C. If, through no fault of Engineer, such periods of time or dates are changed, or the orderly and continuous progress of Engineer’s Services is impaired, or Engineer’s Services are delayed or suspended, then the time for completion of Engineer’s Services, and the rates and amounts of Engineer’s compensation, shall be adjusted equitably.

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer’s invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition, Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and agrees to pay the undisputed portion.



## 2.02 *Basis of Payment—Lump Sum*

- A. Owner shall pay Engineer for Services as follows:
  - 1. A Lump Sum amount of \$693,000.00 unless prior OWNER approval in writing.
    - a. Payments to be made by Owner based on work progression.
  - 2. In addition to the Lump Sum amount, reimbursement for the following expenses: NONE
- B. The portion of the compensation amount billed monthly for Engineer's Services will be based upon Engineer's estimate of the percentage of the total Services actually completed during the billing period.

## 3.01 *Termination*

- A. The obligation to continue performance under this Agreement may be terminated:
  - 1. For cause,
    - a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the Agreement's terms through no fault of the terminating party. Failure to pay Engineer for its services is a substantial failure to perform and a basis for termination.
    - b. By Engineer:
      - 1) upon seven days written notice if Owner demands that Engineer furnish or perform services contrary to Engineer's responsibilities as a licensed professional; or
      - 2) upon seven days written notice if the Engineer's Services are delayed for more than 90 days for reasons beyond Engineer's control, or as the result of the presence at the Site of undisclosed Constituents of Concern, as set forth in Paragraph 5.01.I. The Owner anticipates lead-based paint may be present and therefore shall not be consider a Constituent of Concern.
    - c. Engineer shall have no liability to Owner on account of a termination for cause by Engineer.
    - d. Notwithstanding the foregoing, this Agreement will not terminate as a result of a substantial failure under Paragraph 3.01.A.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt of notice; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.
  - 2. For convenience, by Owner effective upon Engineer's receipt of written notice from Owner.



- B. In the event of any termination under Paragraph 3.01, Engineer will be entitled to invoice Owner and to receive full payment for all Services and Additional Services performed or furnished in accordance with this Agreement, plus reimbursement of expenses incurred through the effective date of termination in connection with providing the Services and Additional Services, and Engineer's consultants' charges, if any.

#### 4.01 *Successors, Assigns, and Beneficiaries*

- A. Owner and Engineer are hereby bound and the successors, executors, administrators, and legal representatives of Owner and Engineer (and to the extent permitted by Paragraph 4.01.B the assigns of Owner and Engineer) are hereby bound to the other party to this Agreement and to the successors, executors, administrators, and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Owner nor Engineer may assign, sublet, or transfer any rights under or interest (including, but without limitation, money that is due or may become due) in this Agreement without the written consent of the other party, except to the extent that any assignment, subletting, or transfer is mandated by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.
- C. Unless expressly provided otherwise, nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Engineer to any Constructor, other third-party individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of Owner and Engineer and not for the benefit of any other party.

#### 5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.
- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.





- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
  2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
  3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
  4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner under this Agreement shall be limited to \$40,000 or the total amount of compensation received by Engineer, whichever is greater.



- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.
- M. Liquidated Damages - Failure to meet the time lines for completion of work identified in (the project schedule - or other appropriate language) will result in liquidated damages of \$50.00 per consecutive calendar day until the work identified in "Exhibit A" - Scope of Services is submitted. Liquidated damages are only applicable to items under the control of ENGINEER and will not be enforced due to circumstances out of the control of ENGINEER.

#### 6.01 *Total Agreement*

- A. This Agreement (including any expressly incorporated attachments), constitutes the entire agreement between Owner and Engineer and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

#### *Definitions*

- B. *Constructor*—Any person or entity (not including the Engineer, its employees, agents, representatives, and consultants), performing or supporting construction activities relating to the Project, including but not limited to contractors, subcontractors, suppliers, Owner's work forces, utility companies, construction managers, testing firms, shippers, and truckers, and the employees, agents, and representatives of any or all of them.
- C. *Constituent of Concern*—Asbestos, petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, regulated, or addressed pursuant to (a) the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA");



(b) the Hazardous Materials Transportation Act, 49 U.S.C. §§5101 et seq.; (c) the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. (“RCRA”); (d) the Toxic Substances Control Act, 15 U.S.C. §§2601 et seq.; (e) the Clean Water Act, 33 U.S.C. §§1251 et seq.; (f) the Clean Air Act, 42 U.S.C. §§7401 et seq.; or (g) any other federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

- Attachments:*
- “Exhibit A”, Engineer’s Scope of Services
  - “Exhibit B”, Fee Summary
  - “Exhibit C”, Project Map
  - “Exhibit D”, Opinion of Probable Construction Cost





IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Owner: City of Stephenville

Engineer Provenance Engineering, LLC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Print name: Doug Svien

Print name: Kent W. Riker, P.E.

Title: Honorable Mayor

Title: President

Date Signed: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Engineer License or Firm's Certificate No.: 20783

State of: Texas

Address for Owner's receipt of notices:

Address for Engineer's receipt of notices:

City of Stephenville  
298 W Washington Street  
Stephenville, Texas 76401  
254.918.1223

Provenance Engineering, LLC.  
401 Russell Lane  
Weatherford, Texas 76087  
817.775.7172

IN DUPLICATE



# EXHIBIT - A





## Project Description

The following scope of SERVICES clarifies and describes the SERVICES and associated project tasks to be performed and completed by the ENGINEER. SERVICES under this "EXHIBIT A" includes engineering services associated with the 536 Well Field Development Project. The OWNER desires the development of the 536 Property site as a new water supply to maximize the amount of water the City of Stephenville can receive from the 536 Well Field Development to supplement the water demand for the current population as well as for the projected growth. The OWNER has previously completed a feasibility study that recommended developing five new production wells into the Trinity Aquifer on the 536 Property. The proposed new wells will be collected via a proposed new raw water collection system that will connect at the point along Highway 67 as shown in "EXHIBIT C". The OWNER also desires the ENGINEER perform a Desktop Feasibility Concept Study to provide an initial determination if the water management strategy of Aquifer Storage and Recovery warrants further study by the OWNER at the 536 Property. Aquifer Storage and Recovery (ASR) is the intentional recharge of water to aquifers for subsequent recovery or environmental benefit. The proposed five new wells will require new power supply, service roads, and well fencing. The project will include:

**Basic Services** – Preliminary Design, Detail Design, Final Design, Bidding Services, and Construction Services for the following:

- Five (5) new water supply wells
  - Hydrogeology – well drilling, casing, gravel pack
  - Mechanical – pump design, well head, isolation valves and flow meter
  - Civil – well pad, fencing
  - Electrical – well pump motor and wiring, site lighting
  - Instrumentation & Control – pump, flow meter and valve control instruments, SCADA communication system
- Site Improvements
  - Civil – well collection system, roadway, drainage, gate entry
  - Electrical – power supply
  - Instrumentation & Control – basic site security measures including SCADA communication system
- New raw water transmission pipeline
  - Civil – 10-inch raw water transmission pipeline

**Supplemental Services** – Additional services at the OWNERs request include the following:

- ASR Desktop Feasibility Concept
  - Source water options evaluation
  - Siting options evaluation
- Funding Support Services
  - Assist the OWNER by providing exhibits, figures, and OPCC
- Resident Project Representative Services
  - Onsite representation during construction



## Basic Services

Upon receipt of notice to proceed, the ENGINEER will begin Basic Services as outlined herein. The scope of SERVICES includes the development of a detailed drawings set, front-end documents, and technical specifications for the OWNER to bid the designed improvements.

The Basic Scope of SERVICES is separated into the following phases:

- **Phase 1 Design Services**
- **Phase 2 Bidding Services**
- **Phase 3 Construction Services**

Listed below is a specific description to be performed as part of the project.

### Phase 1 Design Services

**\$385,000.00**

As part of the Design Services Phase, the ENGINEER will design the infrastructure required for the 536 Well Field Development. Key aspects of Phase 1 are listed below.

- **Deliverables:** Kick-off meeting agenda and minutes  
Monthly project status reports  
Detail Design Submittal  
Final Design Submittal
- **Meetings:** Kick-off meeting and site tour of existing facilities  
Monthly Conference Calls  
Detail Design Submittal Review  
Final Design Submittal Review

Design services will generally include the followings tasks and sub-tasks:

#### Task 1.100 – Project Management

The ENGINEER will manage the day-to-day progress of the project.

**101. Project Setup** –The ENGINEER will follow quality procedures to setup the project reporting and control structure internally.

**1.110. Communication with OWNER** – The ENGINEER will maintain consistent communication with the OWNER through the established protocol agreed upon by OWNER.

**111. Standing Conference Call** –The ENGINEER will have a standing monthly call with the OWNER’s Project Manager to discuss the current project status report.

**112. Invoice Management** – The ENGINEER will submit a monthly invoice to the OWNER with the current project status report to the OWNER.

**1.120. Progress Management** – During the course of the project, ENGINEER will manage the day-to-day progress of the project. The ENGINEER will track the scope, schedule, and budget regularly. The ENGINEER will perform the following sub-tasks.



**121. Documentation** – Develop document management protocols for processing and documenting design drawings, calculations, OWNER decisions, and communication.

**122. Project Status Report** – Develop a project status report highlighting current scope and schedule progress; identifying potential changes to the scope of services; invoice status; on-going list of outstanding issues; decision log; and action item log.

**1.130. Kick-off Meeting** – Conduct a project kick-off meeting with OWNER to review the project scope of services and schedule, define lines of communication and protocols, review deliverables, and develop success factors for completing the project. The ENGINEER will conduct site investigation tour of the OWNER's facilities with the OWNER's staff.

**1.140. Quality Assurance / Quality Control (QA/QC)** – – The Engineer will follow internal QA/QC processes throughout the project. These processes include internal checking of calculations, review of documents, and checking of submittals. Deliverables will be submitted internally for Engineer's QA/QC Review by a senior level Engineer(s) and construction specialist(s) who is not directly involved with the design of the project.

#### **Task 1.200 – Preliminary Design**

**1.210. Data Gathering** – The ENGINEER will collect, and review data required for the analysis from the OWNER and other agencies. The data gathering will include, at a minimum, the following:

- All previous studies pertaining to the project site or impacting the site in any way.
- All facility record drawings related to infrastructure improvements within the project area for completed improvement projects, as well as any roadway, water, sanitary, sewer or storm water improvements pertinent to the project.
- OWNER's existing GIS data including: plats, tract maps, or right-of-way maps and easements; utility maps (water, sanitary sewer, storm sewer); contour maps (if required, ENGINEER will augment OWNER contour data with 1-ft. LIDAR contour data from TNRIS); and high-resolution aerial photography.
- Projects in progress – OWNER will help identify and assist ENGINEER to coordinate with other proposed projects within project area currently under design or construction.

**1.220. Geotechnical Analysis** - The ENGINEER will perform a geotechnical analysis of the proposed new service roads. The geotechnical analysis will include the following:

- Subsurface exploration including up to ten (10) sample bores to a depth of 15-ft.
- Laboratory tests for classification purposes and strength characteristics.
- Engineering services that address soil conditions for proposed service roads and pads.
- Prepare a geotechnical report that presents the results of the field and laboratory data as well as analysis and recommendations. The data contained in the geotechnical report will be made available to contractors during the bidding process for information purposes.

**1.230. Survey** – The ENGINEER will perform a design level survey. The survey will include the following:



- 100-foot wide along the proposed pipeline and service road route at the locations specified on "Exhibit C".
- Locate visible topographic features such as marked and existing utilities and their appurtenances, iron pins (if found), edge of pavement, structures, and fences.
- Establish control points along the route including up to four (4) permanent control points.

**1.240. Conceptual Design** – The ENGINEER will perform a conceptual design up to a 30% level of detail. The design will incorporate the following disciplines: hydrogeology, mechanical, civil. The detailed design process will be conducted in the following tasks.:

**241. Conceptual Drawings** – Develop a conceptual plan for well field and well site to be reviewed and confirmed with the OWNER.

**242. Technical Memorandum** – Develop will develop a concise basis of design memorandum to confirm the key design parameters needed for detailed design.

**243. Submittal** – The ENGINEER will deliver one (1) electronic set to the OWNER for review and comment.

**244. Submittal Review Workshop** – The ENGINEER will conduct a review meeting with the OWNER approximately two (2) weeks after the submission of the Conceptual Design Submittal, an approximate 30-percent level of design.

### **Task 1.300 – Detailed Design**

The detailed design includes tasks necessary to design the modifications and improvements as outlined in the preliminary design to the 60% level of detail. The design will incorporate the following disciplines: hydrogeology, mechanical, civil, geotechnical, electrical, instrumentation, and control. The detailed design process will be conducted in the following tasks.

**1.310. Drawings** – The ENGINEER will develop design and details drawings to the 60% level of detail. The ENGINEER will perform the following sub-tasks.

**311. Well** – Develop plan, section, and detail drawings for each well. Design well pump to hydraulically perform under various operational conditions.

**312. Well Site** – Develop plans and details including site grading, well site gate, and well site fence for each of the five proposed wells.

**313. 536 Property Improvements** – Develop plans and detail drawings for the service roads to well sites, property entry gate, and any required security measures.

**314. Well Collection System** – Develop plan, profile, and detail drawings for the new well collection system. Include hydraulic models as required to develop hydraulic losses.

**315. Raw Water Transmission Pipeline** – Develop plan, profile, and details drawings for the new raw water transmission pipeline to TH #1.

**316. Submittal** – The ENGINEER will deliver one (1) electronic set to the OWNER for review and comment.





**1.320. Specifications** – The ENGINEER will prepare detail specifications for use in bidding and constructing the project. The ENGINEER will do the following sub-tasks.

**321. Technical Specifications** – Develop detailed equipment, materials and all other specification sections generally considered to be necessary for detailing the construction of the project.

**322. Submittal** – The ENGINEER will submit the Specifications in one (1) electronic set to the OWNER for review and comment.

**1.330. Opinion of Probable Cost** –The ENGINEER will prepare an opinion of probable cost for the project based upon the complete detail design documents.

**1.340. Detail Design Submittal Review Meeting** – The ENGINEER will conduct a review meeting with the OWNER approximately two (2) weeks after the submission of the Detail Design Submittal, an approximate 60-percent level of design.

#### **Task 1.400 – Final Design**

The final design includes those tasks necessary to finalize the design outlined in the Detailed Design Submittal. The final design will incorporate the following disciplines: hydrogeology, civil, mechanical, electrical, instrumentation and control. The final design process will be conducted in the following tasks.

**1.410. Drawings** – The ENGINEER will revise design and detail drawings based on comments from the Review Meeting. The ENGINEER will perform the following sub-tasks.

**411. Revise Drawings** – Revise drawings based on the comments from the OWNER.

**412. Details** – Develop project details to include in drawing set.

**413. Submittal** – Submit the Final Design Drawings in one (1) electronic set to the OWNER for review and comment.

**1.420. Specifications** – The ENGINEER will revise and prepare specifications for use in bidding and constructing the project. The ENGINEER will perform the following sub-tasks.

**421. Front End Documents** – Include the Engineer's Standard General Conditions section of specifications and modify as necessary in Supplementary Conditions for the project. Documents shall include General and Special Conditions, Bid Proposal Forms, Instructions to Bidders, and all other sections generally considered to be necessary for solicitation of bids.

**422. Technical Specifications** – Revise equipment, materials, and other specifications.

**423. Bid Tab** – Include equipment and material quantities in bid tab.

**424. Submittal** – Submit the Final Design Drawings in one (1) electronic set to the OWNER for review and comment.



**1.430. Opinion of Probable Cost** –The ENGINEER will prepare an opinion of probable cost for the project based upon the complete final design documents.

**1.440. Final Design Submittal Review Meeting** – The ENGINEER will conduct a review meeting with the OWNER approximately two (2) weeks after the submission of the Final Design Submittal, an approximate 100-percent level of design.

**Task 1.500 – Permitting**

**1.510. TCEQ Regulatory Compliance** – The ENGINEER will coordinate with the TCEQ for required regulatory compliance.

**511. Submit Detailed Design** – Submit letter and 60% drawings to the TCEQ at the detailed design phase on behalf of the OWNER.

**512. Submit Drawings and Specifications** – Submit final design drawings and technical specifications to the TCEQ on behalf of the OWNER. Respond to requests for additional information from TCEQ.

**513. Modifications to Design** – If required, update plans and specifications with any modifications requested by TCEQ prior to bidding.

**1.520. Middle Trinity Groundwater Conservation District (MTGCD)** – The ENGINEER will coordinate with the MTGCD for all required regulatory permits and compliance needs.

**521. Submit Well Registration and Production Permitting** – Submit application and supporting documentation needed by MTGCD to evaluate the application on behalf of the OWNER.

**522. Respond to MTGCD Requests** – Respond to requests for additional information from MTGCD on behalf of the OWNER.

**523. Modifications to Design** – If required, update plans and specifications with any modifications requested by MTGCD prior to bidding.

**Phase 1 Supplemental Services**

**\$43,000.00**

\*Supplemental Services are not part of the Basic Services. Supplemental Services may be enacted upon request of OWNER. The ENGINEER shall provide a fee proposal upon request of OWNER for all Supplemental Services. The ENGINEER shall not begin working without written approval from the OWNER.

**SS Task 1.100 – ASR Desktop Feasibility Study**

The ENGINEER will perform an initial determination if the water management strategy of Aquifer Storage and Recovery warrants further study by the OWNER. This conceptual study will evaluate the 536 Property as a potential site. The findings will be delivered in a concise technical memorandum to the OWNER. The ENGINEER will do the following sub-tasks.

**1.110 Water Supply Options** – Identify the availability of source water(s) for injection (recharge) and the volume of water for recharge. This will include a historic search into the





surface water availability over the last 10-20 years. Estimate OWNER population growth and future water demands. Our Team will prepare various hypothetical thresholds based on flow and/or water stages to determine if and for what duration the OWNER would not be able to utilize an ASR system for storage.

**1.120. Alternative Supply** – Assess the opportunities to utilize water reuse for ASR.

**1.130. Planning Analysis** – Assist in determining the compatibility of recharge water with surface water management plans and permit conditions. Our Team will work with the OWNER to review their current contract with the Upper Leon River Municipal Water District (ULRMWD) and determine what, if any, environmental thresholds might determine the time periods and volumes the OWNER can inject into an ASR system.

**1.140. Subsurface Assessment** – The availability of potentially suitable sand units in the Trinity Aquifer to serve as viable ASR horizon(s) for the anticipated volume of water to be injected. The suitability of sand units will be based on geologic structure, stratigraphy, and mineralogy.

**1.150. Siting Options** – Assess if the OWNER has adequate land holdings for a potential ASR well field(s).

**1.160. Ordinance Options** – Evaluate OWNER ordinance options that would allow the OWNER to utilize the area inside the OWNER's City limits for a potential ASR well field.

**1.170. Opinion of Cost** – Provide a planning level opinion of probable cost for up to three options available to the OWNER.

### **SS Task 1.200 – Funding Support Services**

The ENGINEER will aid the OWNER in preparing documents to request funding from a government or private funding agency at the OWNERs request. The OWNER will complete all paperwork necessary for the funding request. The ENGINEER will provide support to the OWNER in the development of exhibits, figures, and OPCC to accompany the paperwork. It is assumed the ENGINEER will not attend meeting(s) with funding agency.

### **Phase 2 Bidding Services**

**Estimated \$22,000.00**

*\*Phase 2 will commence only upon written authorization from the Owner.* Phase 2 services are estimated at \$22,000.00 in 2021 dollars and are acceptable at least until May of 2022. The final amount will be finalized and agreed upon with written authorization to proceed.

The Bidding Phase services will include those tasks necessary to advertise, bid, and provide a recommendation of award of Construction Contract. Key aspects of Phase 2 are listed below.

- Deliverables: Project Advertisement  
Bid Documents  
Answer Bidder Questions



- Meetings:
  - Addenda (if necessary)
  - Contractor Award Recommendation Letter
  - Conform to Bid Documents
  - Pre-Bid meeting
  - Bid Opening

Specific tasks to be performed for the Bidding Phase are listed below.

**Task 2.100 – Project Management**

**2.110. Communication with OWNER** – The ENGINEER will maintain consistent communication with the OWNER through the established protocol agreed upon.

**111. Standing Conference Call** –The ENGINEER will have a standing monthly call with the OWNER’s Project Manager to discuss the current project status report.

**112. Invoice Management** – The ENGINEER will submit a monthly invoice to the OWNER with the current project status report to the OWNER.

**2.120. Progress Management** – The ENGINEER will monitor the overall progress of Phase 2 services. The ENGINEER will do the following sub-tasks.

**121. Documentation** – Route Contracts for Execution and insertion into Conformed to Bid Documents. Document bid documents and communication.

**122. Project Status Report** – Develop a project status report highlighting current progress; distribution log; list of outstanding issues; and action item log.

**Task 2.200 – Contract Documents Bid Set**

**2.210. Seal and Sign** – The ENGINEER will incorporate the comments for the 100-percent review meeting. The ENGINEER will seal and sign the completed set of documents.

**2.220. Project Advertisement** – The ENGINEER will coordinate with city staff, create, and send bid advertisement to OWNER’s Purchasing Department. The ENGINEER will contact Contractors to help advertise the project.

**2.230. Contract Documents Distribution** – The ENGINEER will publish on CivCast (or similar platform) the contract bid documents to prospective bidders and vendors and maintain a log of distribution. The ENGINEER will charge bidders and vendors a fee for Contract Documents. The ENGINEER will provide two (2) sets of half-size drawings and specifications for the OWNER.

**2.240. Clarifications to Prospective Bidders** – The ENGINEER will provide clarifications and answer questions from prospective bidders made during the bidding phase. Two (2) rounds of written clarifications and responses to questions will be distributed to perspective bidders.

**2.250. Addenda** – Modification(s), if necessary, to the Contract Bid Documents will be distributed to perspective bidders via addenda.

**2.260. Conform to Bid Documents** – Once the OWNER has accepted a bid, the ENGINEER will conform the Bid Documents to include all addenda issued to form the Conform to Bid set of Contract Documents. The ENGINEER will provide up to six (6) sets of half-size drawings and specifications, as well as an electronic set, for OWNER’s use.



**Task 2.300 – Meeting**

**2.310. Pre-Bid Meeting** – The ENGINEER will conduct one (1) pre-bid meeting. The pre-bid meeting will include a project overview presentation at a location designated by the OWNER and project site visit led by the ENGINEER with prospective bidders.

**2.320. Bid Opening Meeting** – The ENGINEER will attend the bid opening announcement led by the OWNER followed by a meeting to discuss the results.

**Task 2.400 – Evaluation of Bid Packets**

**2.410. Bidding Log** – The ENGINEER will review all submitted bids for compliance with Contract Documents and provide OWNER a log of all valid bidders.

**2.420. Review Bids** – The ENGINEER will review valid submitted bids and verify apparent low bidder’s references. The ENGINEER will make recommendations for contract award based upon ‘best value’ for the OWNER.

**Phase 3 Construction Services**

**Estimated \$88,000.00**

*\*Phase 3 will commence only upon written authorization from the Owner.* Phase 3 services are estimated at \$88,000.00 in 2021 dollars and are acceptable at least until May of 2022. The final amount will be finalized and agreed upon with written authorization to proceed.

The Construction services will include those tasks necessary to represent the OWNER during the project construction. Key aspects of Phase 3 are listed below.

- Deliverables: Construction meeting minutes  
Contractor Payment Application recommendations  
Shop Drawing responses  
Request for Information responses  
Change Order recommendations, if required  
Field Order(s), if required  
Record Drawings
- Meetings: Construction Kickoff Meeting  
Construction progress meetings  
Equipment start-up and training  
Substantial completion inspection  
Final completion inspection

During the Construction Phase, the following tasks will be provided.

**Task 3.100 – Project Management**

**3.110. Communication with OWNER** – The ENGINEER will maintain consistent communication with the OWNER through the established protocol agreed upon.



**111. Standing Conference Call** – The ENGINEER will have a standing monthly call with the OWNER’s Project Manager to discuss the current project status report.

**112. Invoice Management** – The ENGINEER will submit a monthly invoice to the OWNER with the current project status report to the OWNER.

**3.120. Progress Management** – The ENGINEER will monitor the overall progress of Phase 3 services including tracking the scope, schedule, and budget regularly. The ENGINEER will perform the following sub-tasks.

**121. Documentation** – Develop document management protocols for processing and documenting submittals, shop drawings, requests for information, operation and maintenance manuals, pay applications, field orders, change orders and as-built drawings.

**122. Project Status Report** – Develop a project status report highlighting key issues; identifying potential changes to the scope of SERVICES; invoice status; active submittal(s) and log; active RFI(s) status and log; CMR status and log; list of outstanding issues; decision log; and action item log.

#### **Task 3.200 – Submittals**

**3.210. Submittal Management** – The ENGINEER will use Project Mates platform to log-in, track, and distribute submittals internally and provide review comments to Contractor and OWNER. It is assumed an average of no more than two (2) resubmittals will be required.

**3.220. Construction Execution Plan** – The ENGINEER will review the Contractor’s execution plan and provide comments. The plan will be measured against the Contractors actual progress results.

**3.230. Shop Drawing** – The ENGINEER will perform technical and functional review of all shop drawings and other submittals and provide responses.

**3.240. Field Testing Reports** – The ENGINEER will review Field Test reports and flag any potential tests that do not conform to the Contract Document requirements.

**3.250. Contractor Payment Requests** – The ENGINEER will review all Contractor Payment Requests for accuracy and provide recommendations.

**3.260. Operation and Maintenance (O&M) Manuals** – The ENGINEER will review the O&M manuals for compliance with Contract Documents and provide comments.

#### **Task 3.300 – Request for Information (RFI)**

The ENGINEER will review and respond to all RFIs, as necessary, submitted by the Contractor. The ENGINEER will coordinate with the OWNER on RFIs that require information from the OWNER. Draft responses will be submitted to the OWNER for review and comment prior to submitting to the Contractor.

#### **Task 3.400 – Contract Modifications Requests**



**3.410. Field Order (FO) Management** – The ENGINEER will provide direction to the Contractor, as necessary, for modifications to the Bid Documents through FO to complete the Scope of SERVICES identified herein. FO are used to address unforeseen issues. FO will be submitted to the OWNER for review and comment before submitting to the Contractor.

**3.420. Change Order (CO) Management** – The ENGINEER will review and provide recommendation to the OWNER on all Change Order requests received by the Contractor. The ENGINEER will work with the OWNER to properly facilitate CO requests when appropriate.

**Task 3.500 – Construction Meetings**

**3.510. Construction Kick-off Meeting** – Conduct a construction kick-off meeting with the Contractor and OWNER to review the key construction processes outlined in Contract Documents, establish lines of communication and protocols, identify critical path of schedule, provide four (4) Conform to Bid Documents to Contractor, and issuing Notice to Proceed with executed Contracts to Contractor.

**3.520. Construction Meetings** – The ENGINEER will attend monthly construction progress meetings with OWNER and Contractor. An estimate of twelve (12) construction meetings are included, with one or two persons from the ENGINEER's project team attending.

**3.530. Site Visits** – The ENGINEER will make periodic visits, estimate of twelve (12), to the project site to observe the progress and quality of the various aspects of the Contractor's work.

**3.540. Substantial Completion Inspection** – The ENGINEER will participate in a substantial completion inspection and provide a list of noted items not in compliance with Construction Documents.

**3.550. Final Completion Inspection** – The ENGINEER will participate in a final completion inspection and provide a list of noted items not in compliance with Construction Documents.

**3.560. Equipment Start-up** – The ENGINEER will be on-site during equipment Start-up and witness field acceptance testing. Up to two (2) site visits are included.

**Task 3.700 – Record Drawings**

ENGINEER will develop As-Built drawings from the construction notes provided by the Contractor and OWNER. The Contractor and OWNER will provide ENGINEER with all field changes and notes to be incorporated into the As-Built documents. The ENGINEER will provide six (6) sets of half-size drawings and specifications and one (1) electronic copy for OWNER's use.

**Phase 3 Supplemental Services**

**\$155,000.00**

\*Supplemental Services are not part of the Basic Services. Supplemental Services may be enacted upon request of OWNER. The ENGINEER shall provide a fee proposal upon request of OWNER for all





Supplemental Services. The ENGINEER shall not begin working without written approval from the OWNER.

**SS Task 3.100 – Resident Project Representative**

The Resident Project Representative will provide experienced construction inspection and oversight services. The inspector will observe and document that the work is being performed in accordance with the project plans and specifications. Monitor contractor QA/QC plans, perform photographic documentation of construction activities and progress, observe all major materials deliveries, oversee startup and commissioning plans and activities, oversee Maintenance of Plant Operations (MOPO) plans and activities, monitor SWPPP activities, monitor contractor safety plans and practices, provide any special inspections, prepare OWNER'S punch lists and approve completed punch list items, and review redline as-built drawings. Key aspects of Task SS3.100 are listed below.

- Deliverables: Daily Field Reports  
Photo Documentation  
QA/QC compliance reports
- Meetings: Construction Progress Meetings  
Startup & Commissioning Meetings  
Contractor Safety Meetings

**3.110. Construction Safety** – Note if the CONTRACTOR'S construction safety program is not being followed. The Contractor shall be responsible for construction safety and not the RPR.

**3.120. On-Site Inspection and Oversight** – Be onsite when the rig spuds and daily during drilling. When on location, CCINC will monitor the drilling, measure drilling fluid properties, monitor sample collection, and describe the drill cuttings. Analyze the Borehole Geophysical Logs and Integrate Them with the Cuttings to Assist the ENGINEER and Contractor in Determining Screen Placement. Assist the Contractor in selecting the correct filter pack and screen based on sieve analyses of the appropriate samples. CCINC will monitor construction during pressure cementing of the casing and installation of the screen and filter pack.

**3.130. Construction QA/QC Management** – Provide ongoing Quality management and administration. Monitor well development and analyze a video survey of the well screens.

**3.140. Photographic Documentation** – Photograph, record and deliver photographs of construction activities, quality non-conformance issues, special photographs, and videos for the project record.

**3.150. Material and Equipment Certification** – Observe and record all major material and equipment deliveries for damage and conformance to project specifications and submittals.

**3.160. Startup and Commissioning** – Review startup and commissioning plans, participate in startup and commissioning planning meetings, oversee startup and commissioning activities, coordinate plant shutdowns and/or operational requirements with OWNER and CONTRACTOR, certify started and commissioned equipment and processes.



**3.170. Punch List** – Prepare the OWNER’S punch list and administer and certify completion of punch list items.

**3.180. Redline “As-Built” Drawings** – Review and approve a complete set of redline “As-Built” drawings for incorporation into the final project record. Analyze and Archive the Final Video Survey as a Final Inspection and Permanent Record.

## Time Period for Performance

Time periods for performance of the ENGINEER’s services.

<b>Phase 1 Design</b>	<b>12 months</b>
<b>Phase 2 Bidding</b>	<b>3 months</b>
<b>Phase 3 Construction</b>	<b>15 months</b>

## Method of Payment

The OWNER shall compensate ENGINEER on a lump sum basis in accordance with “EXHIBIT B” Fee Summary for the provided Basic Services described herein and the approved Supplemental Services described herein. Invoices shall be submitted monthly by the ENGINEER, in a format acceptable to the OWNER, based upon the percentage of SERVICES completed to date. The ENGINEER shall not exceed the stated fee amount without written approval from the OWNER. The ENGINEER shall seek written approval for any SERVICES outside of the stated scope before performing said SERVICES.

\*Phase 2 and Phase 3 will commence only upon written authorization from the Owner. Phase 2 services are estimated at \$22,000.00 and Phase 3 services are estimated at \$88,000.00 in 2021 dollars and are acceptable at least until May of 2022. The final amount will be finalized and agreed upon with written authorization to proceed.

## Assumptions

This Scope of SERVICES assumes the following:

- A two-week review period by OWNER for each submittal. All OWNER comments should be provided within the two-week review period. Any delays caused by the OWNER’S review shall be cause for an equitable extension of the design submittal timeline.

## Services Not Included

Any other services, including but not limited to the following, are not included in this Scope of SERVICES:

- Additional Construction Phase Services – The ENGINEER will perform the following Additional Construction Phase Services as requested in writing by the OWNER. A detailed scope, schedule and fee will be created upon request by the OWNER as these services are NOT included in this Scope of SERVICES or Fee.
  - SCADA wiring, termination, programming, integration
  - Geotechnical Construction Testing



- Services related to acquiring real property including but not limited to easements, right-of-way, and/or temporary right-of-entries.
- Preparation of Title Policies during property acquisition.
- Meetings beyond those identified in the scope.
- Preparation of platting documents and/or real property survey for site acquisition.
- Additional sets of bidding documents.
- Professional services associated with re-bidding the project.
- Construction Staking.
- Attendance at and/or preparation for more than one (1) Public Meetings.
- Making significant modifications to the plans and specifications after the preliminary submittals have been approved by OWNER.
- Any additional changes to the Contract Documents necessary to break the project into phases.
- Establish new survey monuments for any of the proposed sites.
- Sampling, testing, or analysis beyond that specifically included in the Scope of Services referenced herein above.
- Providing professional services associated with the discovery of any hazardous waste or materials in the project route.
- Assisting OWNER or Contractor in the defense or prosecution of litigation in connection with or in addition to those services contemplated by this Agreement. Such services, if any, will be furnished by Engineer on a fee basis negotiated by the respective parties outside of and in addition to this Agreement.
- Preparing applications for government grants, loans, or planning advances, and providing data for detailed applications.
- Franchise Utility Design.
- Appearing before regulatory agencies or courts as an expert witness in any litigation with third parties or condemnation proceedings arising from the development or construction of the Project, including the preparation of engineering data and reports for assistance to OWNER.
- Performance of miscellaneous and supplemental services related to the project as requested by OWNER, other than those described in Supplemental Services section.
- "Value engineering" after bidding
- Any other services not listed in the Scope of Services.







# EXHIBIT - B





CITY OF STEPHENVILLE		536 WELL FIELD DEVELOPMENT		
	<b>PROFESSIONAL SERVICE FEE SUMMARY</b>			
<b>Phase 1 Services</b>	<b>Phase 1 - Design Phase Services</b>			
	Task 1.100 - Project Management	\$	38,500	
	Task 1.200 - Preliminary Design	\$	77,000	
	Task 1.300 - Detailed Design	\$	154,000	
	Task 1.400 - Permitting	\$	28,875	
	Task 1.500 - Final Design	\$	86,625	
	<b>Sub-Total</b>	<b>\$</b>	<b>385,000</b>	
	<b>Supplemental Services</b>			
	Water Development Board Funding Supporting Services	\$	15,000	
	ASR Desktop Feasibility Concept	\$	28,000	
<b>Sub-Total</b>	<b>\$</b>	<b>43,000</b>		
<b>Total fee for Design Phase Services</b>		<b>\$</b>	<b>428,000</b>	
<b>Phase 2 and Phase 3 Services</b>	<b>Phase 2 Bid Phase Services</b>		\$ 22,000	
	<b>Subtotal</b>	<b>\$</b>	<b>22,000</b>	
	<b>Phase 3 Construction Services</b>			
	Engineering Construction Administration Services	\$	88,000	
	<b>Subtotal</b>	<b>\$</b>	<b>88,000</b>	
	<b>Supplemental Services</b>			
	Resident Project Representative - Estimated Services	\$	155,000	
<b>Subtotal</b>	<b>\$</b>	<b>155,000</b>		
<b>Base Services for 536 Well Field Fee</b>		<b>\$</b>	<b>495,000</b>	
<b>Supplemental Services</b>		<b>\$</b>	<b>198,000</b>	
<b>Total Fee Proposal</b>		<b>\$</b>	<b>693,000</b>	
<b>Opinion of Probable Construction Cost 536 Well Field</b>		<b>\$</b>	<b>5,429,000</b>	

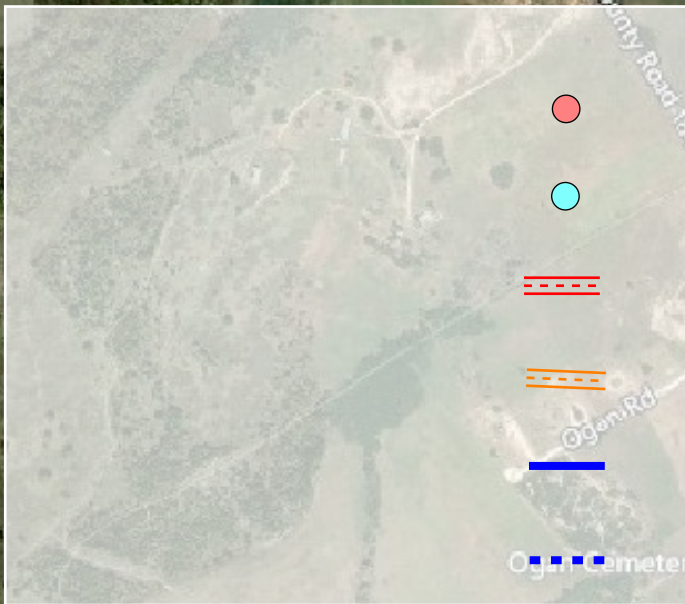
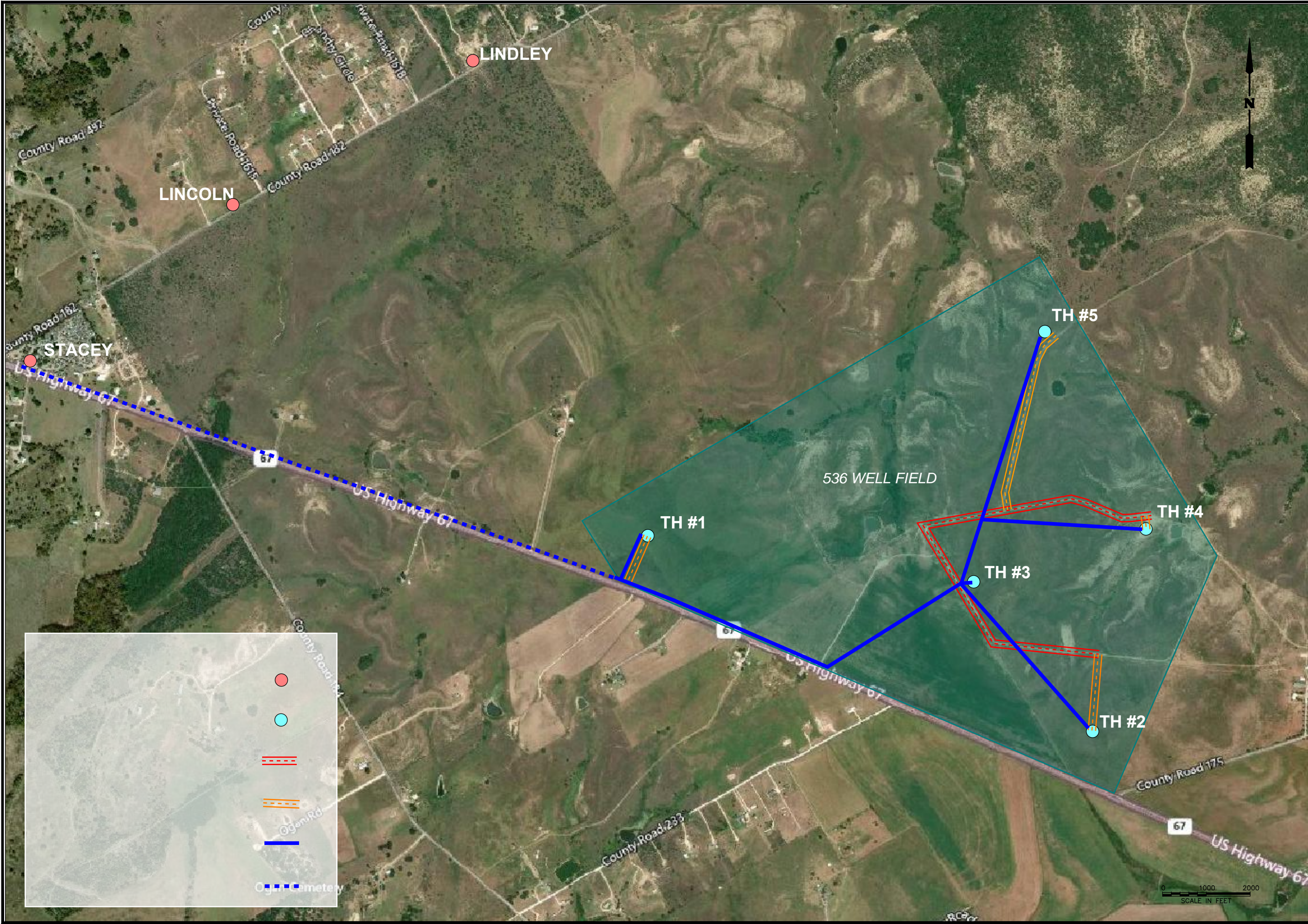


# EXHIBIT - C





REFERENCES: Proj: C:\\_SFA\Providence Engineering\Business Development - Documents\3 Pending Projects\002 Stephenville\9002.06.21\_536 Well Field\Exhibits\Wellfield 536 Site Layout.dwg LAYOUT: Layout1 USER: Mar 24, 2021 - 2:30pm



<p>Item 3.</p> <p>Signature _____ Date _____</p>	<p><b>PROVENCE ENGINEERING</b> Rooted to Be Uniquely Different</p> <p>Providence Engineering Firm #20763 5545 E. Loop South, Suite 400, Fort Worth, TX 76101 817-785-7171 • www.providenceengineering.com</p>						
<p><b>Stephenville</b> TEXAS</p> <p>City of Stephenville 298 W Washington St., Stephenville, TX 76401 254-918-1220 • www.stephenvilletx.gov</p>	<p>NO. REVISION DATE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;"> </td> <td style="width: 80%;"> </td> <td style="width: 10%;"> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>IF BAR DOES NOT MEASURE IT, ADJUST SCALE ACCORDINGLY</p>						
<p>SHEET TITLE: <b>536 WELL FIELD SITE LAYOUT</b></p> <p>PROJECT TITLE: <b>CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT</b></p>							
<p>DATE: MAR. 2021</p> <p>CHECKED BY: KWR</p> <p>DESIGNED BY: TAM</p> <p>DRAWN BY: TAM</p>	<p>PROJECT I.D. 002.21.#</p> <p>CONTRACT NO. #####</p> <p>DRAWING NO. _____</p>						
<p><b>EXHIBIT 48</b></p> <p>23 or 24</p>							







# EXHIBIT - D





		City of Stephenville 536 WELL FIELD Opinion Of Probable Construction Cost March 25, 2021			
MATERIAL DESCRIPTION	UNIT	UNIT COST	QUANTITY	ITEM COST	
<b>General Conditions</b>					
Mobilization/Demobilization (Not to Exceed 5% of CC)	LS	\$211,000	1	\$240,000	
SWPPP, TPDES Best management Practices	LS	\$10,000	1	\$10,000	
<b>Well Construction (5 Total Wells)</b>					
Well Development with Casing, Screen, Gravel Pack	EA	\$140,000	5	\$700,000	
Furnish, Set & Pull Test Pump	EA	\$26,500	5	\$132,500	
Pump Test	EA	\$12,000	5	\$60,000	
Sealing Block & Wellhead Foundation	EA	\$8,000	5	\$40,000	
Install Pump assembly	EA	\$44,000	5	\$220,000	
Wellhead Piping, Valves, Fittings and Appurtenances	EA	\$13,000	5	\$65,000	
Disinfection of Pump and Well	EA	\$2,750	5	\$13,750	
Water Quality Analysis and Testing	EA	\$6,000	5	\$30,000	
Electrical and Instrumentation per Well, Including Lightning Protection	EA	\$95,000	5	\$475,000	
Security Fence and Gates	EA	\$10,000	5	\$50,000	
Misc Site Improvements	LS	\$60,000	1	\$60,000	
Drilling Equipment mobilization between sites	LS	\$15,000	1	\$15,000	
<b>SUBTOTAL</b>				<b>\$1,862,000</b>	
<b>Well Collection Piping, Roads, Pads &amp; Electrical Distribution</b>					
Service Roads installation	SY	\$22	7,000	\$154,000	
Road base for Well Pads	SY	\$22	750	\$16,500	
Rehabilitate Existing Service Roads	SY	\$15	12,000	\$180,000	
Raw Road base	CY	\$30	15,000	\$450,000	
Electrical Power Distribution for Wells	LS	\$825,000	1	\$825,000	
Collection 6" C900 PVC Pipe	LF	\$45	7,700	\$346,500	
Raw Water Transmission 10" C900 PVC Pipe	LF	\$60	12,000	\$720,000	
<b>SUBTOTAL</b>				<b>\$2,692,000</b>	
<b>COMBINED SUBTOTAL</b>				<b>\$4,804,000</b>	
CONTINGENCY		13%		\$625,000	
<b>TOTAL</b>				<b>\$5,429,000</b>	
This Opinion of Probable Construction Cost was prepared by Kent W. Riker, P.E. # 103730, firm No. 20783, and shall not be used for construction permitting or other construction purposes.					

AGREEMENT FOR MUNICIPAL COURT BAILIFF  
BETWEEN ERATH COUNTY AND  
CITY OF STEPHENVILLE

STATE OF TEXAS                   §

COUNTY OF ERATH               §

This is an agreement for Municipal Court between ERATH COUNTY, TEXAS (hereinafter referred to as COUNTY) and the CITY OF STEPHENVILLE (hereinafter referred to as CITY), each acting herein by and through its duly authorized officials.

For and in consideration of the mutual benefits stated herein, the parties hereto agree to the following terms and conditions:

1. COUNTY agrees to provide Constable Precinct 1 as bailiff for Municipal Court of the City of Stephenville. The Bailiff is required to perform the following duties and responsibilities:
  - a. Provide security for the Municipal Court, Municipal Court Judge and Court employees;
  - b. Serve subpoenas, warrants, summons and other documents related to and required for the operation of the Court;
  - c. Monitor and control activities of parties, counsel and juries as necessary for Court operation and as directed by the Municipal Court Judge; and
  - d. Other duties as assigned by the Municipal Court Judge.

The obligations as Bailiff for the Municipal Court are secondary to the duties and responsibilities of Bailiff as Constable of Precinct 1.

2. The Bailiff of the municipal court shall obtain a bond in the amount of \$5,000.00 conditioned that he faithfully and impartially discharge the duties required by law. The bond shall be payable to CITY and approved by the City Council. CITY shall be responsible for the cost to obtain such bond. The Bailiff shall provide notice of the cost of obtaining the bond to CITY within 10 days of receipt of an invoice.
3. CITY agrees to pay COUNTY for the cost of performing the services specified in this agreement as follows: monthly payments of \$1,000.00, as a salary supplement for Erath County Constable Precinct 1 starting on October 15, 2022 and an additional \$100.00 per month to reimburse COUNTY for expense (fuel and use of county vehicle) related to the performance of the Bailiff position.
4. This agreement shall be for the period of October 1, 2022 through September 30, 2023.
5. To the extent allowed by law, each party to this agreement will indemnify and hold the other party harmless from and against any and all loss, damage, liability, claim or injury resulting from all action performed by that party or its agents in connection with this agreement.
6. It is expressly understood and agreed that, in the execution of this agreement, neither COUNTY nor CITY waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

- 7. Any amendments, alterations, deletions or waiver of the provisions of this agreement shall be valid when expressed in writing and agreed to by the governing bodies of both parties.
- 8. This agreement shall be binding upon the parties, their legal representatives, successors, and assigns.
- 9. It is understood and agreed that the entire agreement of the parties is contained herein and that this agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this Agreement is for any reason held to be contrary to law or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of the agreement.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2022.

CITY OF STEPHENVILLE  
298 West Washington  
Stephenville, Texas 76401

\_\_\_\_\_  
Doug Svien, Mayor, City of Stephenville

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Randy Thomas, City Attorney

STATE OF TEXAS                    §

COUNTY OF ERATH                    §

This instrument was acknowledged before me on \_\_\_\_\_, by Doug Svien, Mayor of the City of Stephenville, a municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, State of Texas



COUNTY OF ERATH  
100 West Washington  
Stephenville, Texas 76401

\_\_\_\_\_  
Alfonso Campos, Erath County Judge

ATTEST:

\_\_\_\_\_  
Gwinda Jones, Erath County Clerk

APPROVED:

\_\_\_\_\_  
Jason Schipper, Erath County Constable Pct. 1

STATE OF TEXAS                   §

COUNTY OF ERATH               §

This instrument was acknowledged before me on \_\_\_\_\_ by Alfonso Campos, County Judge of Erath County.

\_\_\_\_\_  
Notary Public, State of Texas

# City of Stephenville TIRZ #1 Amendment

NOVEMBER 15, 2022

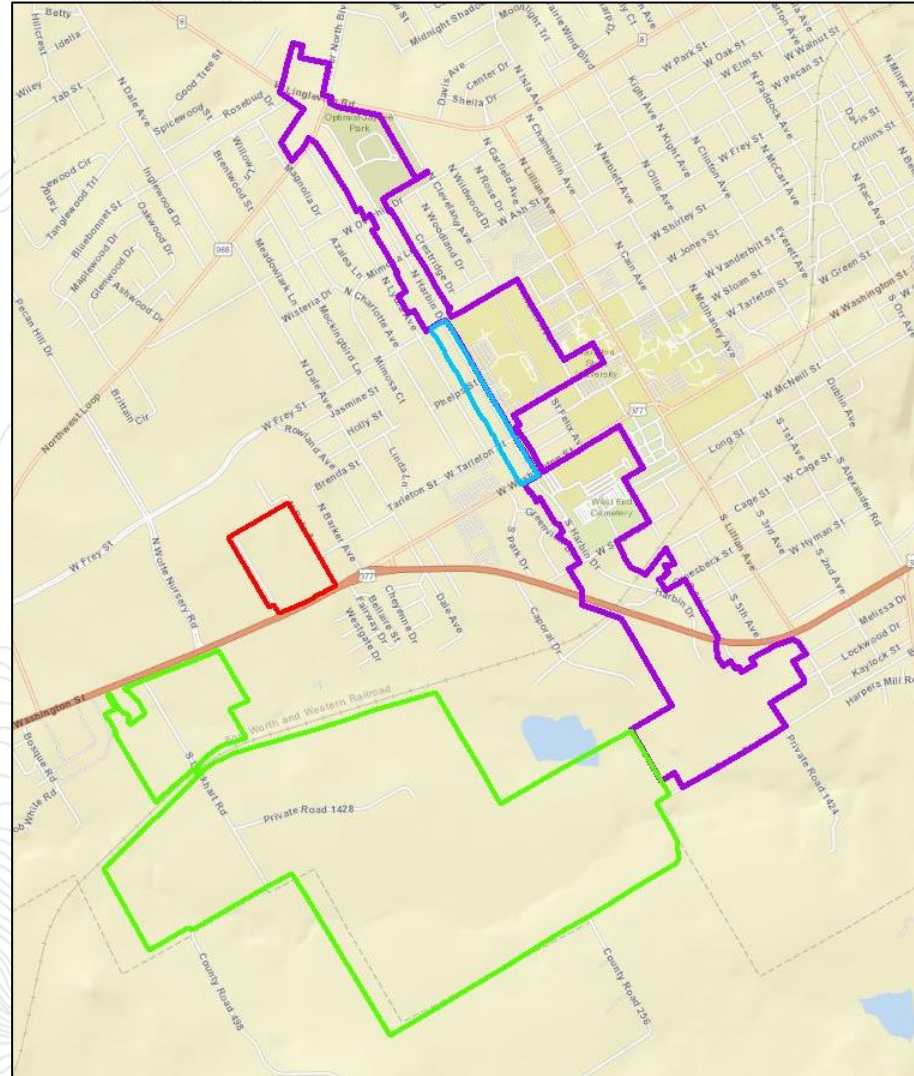
# TIRZ Amendment Process

- Chapter 311 outlines the various procedures for creating **and amending** a TIRZ. Two main documents:
  1. Amendment to the Creation ordinance; and
  2. Amended TIRZ Project and Financing Plan
- Creation ordinance establishes five key elements:
  - Boundary;
  - Term;
  - TIF Board;
  - City Participation and
  - Preliminary Project and Financing Plan
- Upon TIRZ amendment the Final Amended Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance



# TIRZ #1 BACKGROUND

- April 25, 2019: TIRZ #1
  - *Washington Commons*
- July 23, 2019: TIRZ #1A
  - *Harbin Road Retail*
- February 4, 2020: TIRZ #1B
  - *Surrounding Harbin Road development*
- May 4, 2021: TIRZ #1C
  - *The Stable*
- Terminating December 31, 2045

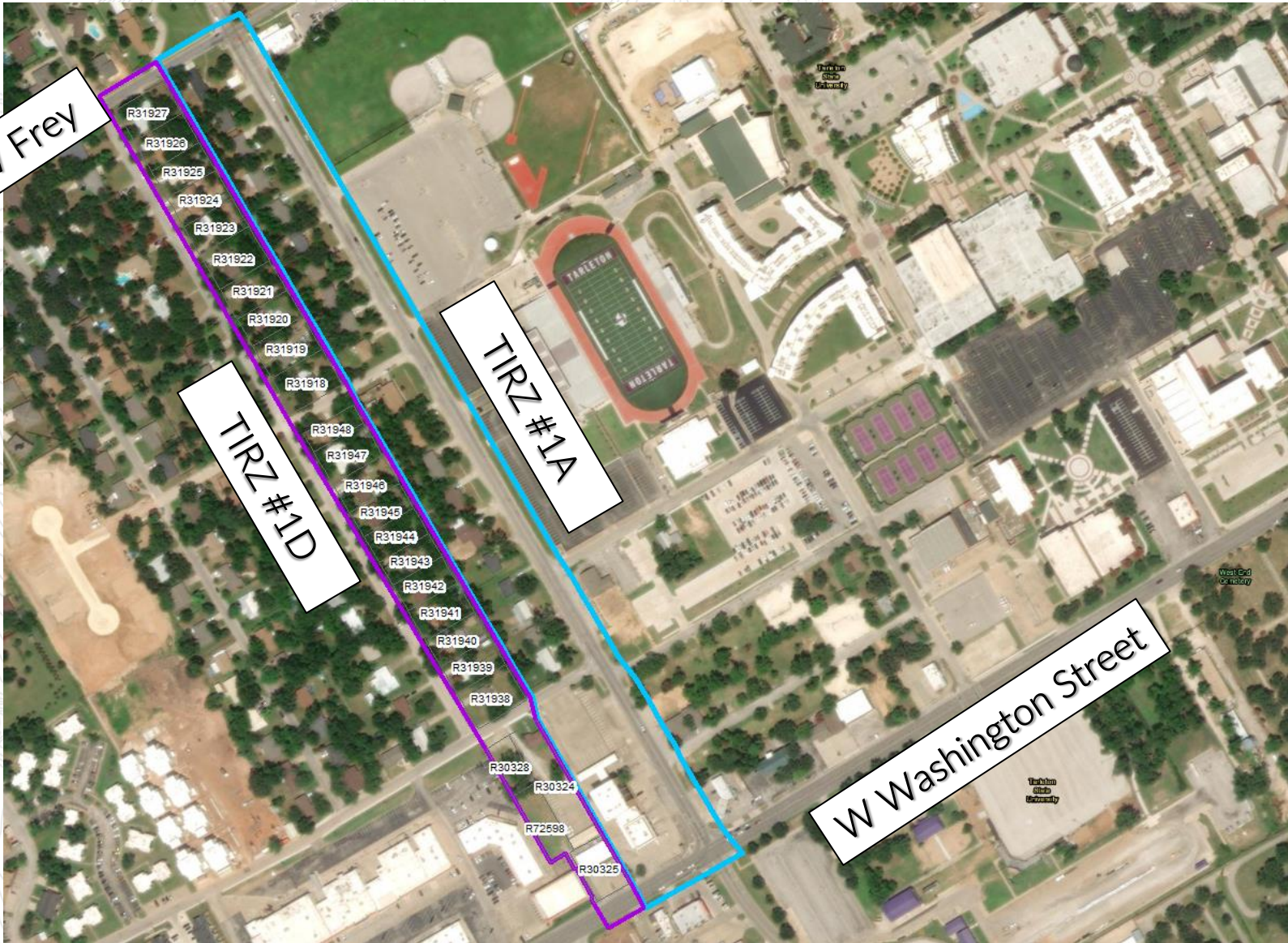




# TIRZ #1D – Extension of Harbin Road Retail

Item 10.

**DAVID PETTIT**  
Economic Development



TIRZ #1



# TIRZ #1E – Frye Street Extension

Item 10.



DAVID PETTIT  
Economic Development



TIRZ #1

# PROPOSED TIRZ #1 PARTICIPATION

- City of Stephenville contributing 100% of its real property increment and 100% of the sales tax increment within the boundaries of **TIRZ #1, #1A, and #1B** *and \*Proposed TIRZ #1D\**
- Stephenville Economic Development Authority (SEDA) contributing 100% of its sales tax increment within the original boundaries, **TIRZ #1 only**, in accordance with the interlocal agreement with the City of Stephenville that was approved by SEDA on May 3, 2019, and the City Council on May 7, 2019
- City of Stephenville contributing **35%** of its real property increment and **50%** of the sales tax increment within the boundaries of **TIRZ #1C** *and \*Proposed TIRZ #1E\**





# PROPOSED DEVELOPMENT – TIRZ #1E *(Frye Street Extension)*

Item 10.



DAVID PETTIT  
Economic Development

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>TIRZ 1E</b>						
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2027	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2028	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2031	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2032	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2035	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2036	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2039	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
<b>Total</b>		<b>229,500</b>		<b>\$ 30,975,000</b>		<b>\$73,125,000</b>

TIRZ #1

# TIRZ #1 PROPOSED TIRZ REVENUE

- No change to the term, terminating December 31, 2045



Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE RP & BPP	\$34,937,880	\$15,359,795	\$19,578,085
CITY OF STEPHENVILLE SALES	\$35,783,101	\$25,016,340	\$10,766,761
ERATH COUNTY	\$27,425,971	\$0	\$27,425,971
MIDDLE TRINITY WATER	\$644,382	\$0	\$644,382
ERATH ROAD & BRIDGE	\$8,933,081	\$0	\$8,933,081
STEPHENVILLE ISD	\$101,282,779	\$0	\$101,282,779
ECONOMIC DEVELOPMENT	\$3,253,009	\$1,295,416	\$1,957,593
ERATH COUNTY SALES	\$13,012,037	\$0	\$13,012,037
<b>Total</b>	<b>\$225,272,241</b>	<b>\$41,671,551</b>	<b>\$183,600,690</b>

## NEXT STEPS

- **November 15, 2022**
  - TIRZ Board to consider recommending an amendment to TIRZ #1
  - City Council to consider ordinance amending TIRZ #1
- **December 6, 2022**
  - TIRZ Board to consider recommending approval of the Amended Project and Financing Plan
  - City Council to consider approval of the Amended Project and Financing Plan, by ordinance

**ORDINANCE NO. 2022-O-39**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, AMENDING ORDINANCE NO. 2019-O-20 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARY OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, CITY OF STEPHENVILLE, TEXAS**

**WHEREAS**, the City of Stephenville, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of a certain noncontiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the expansion of the boundary of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

**WHEREAS**, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-14 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Stephenville, Texas (the “Original Boundaries”); and

**WHEREAS**, on April 25, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-15 approving the Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

**WHEREAS**, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-20 expanding the boundaries of the Zone (“TIRZ 1A”); and

**WHEREAS**, on July 23, 2019, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2019-O-21 approving the amended Project and Financing Plan for Reinvestment Zone Number

One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

**WHEREAS**, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-05 expanding the boundaries of the Zone (“TIRZ 1B”); and

**WHEREAS**, on February 4, 2020, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2020-O-06 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

**WHEREAS**, on May 4, 2021, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2021-O-15 expanding the boundaries of the Zone (“TIRZ 1C”); and

**WHEREAS**, on May 4, 2021, the City Council of the City of Stephenville, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2021-O-16 approving the amended Project and Financing Plan for Reinvestment Zone Number One, City of Stephenville, Texas which details the infrastructure costs eligible for reimbursement; and

**WHEREAS**, the City Council of the City of Stephenville, Texas, now desires to further amend Reinvestment Zone Number One, City of Stephenville, Texas, to expand the boundaries of the Zone (“TIRZ 1D and TIRZ 1E”); and

**WHEREAS**, upon approval of this Ordinance, Reinvestment Zone Number One, City of Stephenville, Texas, will consist of noncontiguous land, as described and depicted in Exhibits “A” and “B” of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

**WHEREAS**, Section 311.011(e) of the Texas Tax Code, in pertinent part provides, “[I]f an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);” and

**WHEREAS**, pursuant to and as required by the Act, the City has prepared an amended *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Stephenville*, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a



proposed tax increment reinvestment zone containing the real property within the Zone; and

**WHEREAS**, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on November 5, 2022 which date is before the seventh (7th) day before the public hearing held on May 4, 2021; and

**WHEREAS**, at the public hearing on November 15, 2022, interested persons were allowed to speak for or against the expansion of the boundary, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

**WHEREAS**, evidence was received and presented at the public hearing on November 15, 2022, and in favor of the amendment of the Zone; and

**WHEREAS**, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 15, 2022; and

**WHEREAS**, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

**WHEREAS**, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

**WHEREAS**, a Preliminary Project and Finance plan has been prepared for the reinvestment zone.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:**

**SECTION 1. RECITALS INCORPORATED.**

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

**SECTION 2. FINDINGS.**

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the expansion of the boundaries has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the reinvestment zone with boundaries as described and depicted in *Exhibits "A"* and *"B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the reinvestment zone, as defined in *Exhibits "A"* and *"B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  - 1. It is a geographic area located wholly within the City limits of the City; and
  - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

### **SECTION 3. DURATION OF THE ZONE.**

That the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone, to include the Original Boundaries and all subsequent expansions, TIRZ 1A, TIRZ 1B, TIRZ 1C, TIRZ 1D, TIRZ 1E, shall occur upon any of the following: (i) on December 31, 2045; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone,



and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

#### **SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT**

That the Tax Increment Base for both the Original Boundaries of the TIRZ and the first expansion of the boundaries of the TIRZ, TIRZ 1A, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2019, the year in which both the Original Boundaries and TIRZ 1A were designated. That the Tax Increment Base for the boundaries expanded in 2020, TIRZ 1B, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2020, the year in which TIRZ 1B was designated. That the Tax Increment Base for the boundaries expanded in 2021, TIRZ 1C, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2021, the year in which TIRZ 1C was designated. That the Tax Increment Base for the boundaries expanded in 2022, TIRZ 1D and TIRZ 1E, per this Ordinance, is the total taxable value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 2022, the year in which TIRZ 1D and TIRZ 1E were designated.

For the Original Boundaries, TIRZ 1A, TIRZ 1B, and TIRZ 1D the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) one hundred percent (100%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) one hundred percent (100%) of the City's 0.1375 percent general sales tax rate, as defined by section 311.0123 (b), generated from taxable sales within the Zone above the sales tax base.

For TIRZ 1C and TIRZ 1E the TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) thirty-five percent (35%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) fifty percent (50%) of the City's 0.1375 percent general sales tax rate, as defined by section 311.0123 (b), generated from taxable sales within the Zone above the sales tax base.

**SECTION 5. SEVERABILITY CLAUSE.**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 6. OPEN MEETINGS.**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 15<sup>th</sup> day of November 2022.

**CITY OF STEPHENVILLE**

\_\_\_\_\_  
Doug Svien, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Lockenour  
City Secretary

**APPROVED AS TO FORM:**

---

Randy Thomas  
City Attorney

**APPROVED AS TO CONTENT:**

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Jason King  
City Manager

***EXHIBIT A***  
**BOUNDARY DESCRIPTION**

***Legal Description - TIRZ #1 (Original Boundaries)***

Beginning at the northwest corner of Property ID R000030517, thence

East along the northern boundary of Property ID R000030517 to the point it meets the northwest corner of Property ID R000022388, thence

East along the northern boundary of Property ID R000022388 to the point it meets the northwest corner of Property ID R000030519, thence

East along the northern boundary of Property ID R000030519, thence

South along the eastern boundary of Property ID R000030519 to the point it meets the northeast corner of Property ID R000030525, thence

South along the eastern boundary of Property ID R000030525 to the point it meets the northeast corner of Property ID R000030526, thence

South along the eastern boundary of Property ID R000030526 to the point it meets the northeast corner of Property ID R000055614, thence

South along the eastern boundary of Property ID R000055614 to the point it meets the northeast corner of Property ID R000022409, thence

South along the eastern boundary of Property ID R000022409 to the point it meets the northeast corner of Property ID R000030523, thence

South along the eastern boundary of Property ID R000030523 to the point it meets the northeast corner of Property ID R000075404, thence

South along the eastern boundary of Property ID R000075404 to the point it meets the northeast corner of Property ID R000022352, thence

South along the eastern boundary of Property ID R000022352, thence

West along the southern boundary of Property ID R000022352 to the point it meets the southeast corner of Property ID R000030524, thence

West along the southern boundary of Property ID R000030524 to the point it meets the southeast corner of Property ID R000022363, thence

West along the southern boundary of Property ID R000022363 to the point it meets the southeast corner of Property ID R000074390, thence

West along the southern boundary of Property ID R000074390 to the point it meets the southeast corner of Property ID R000030517, thence

West along the southern boundary of Property ID R000030517, thence

North along the western boundary of Property ID R000030517 to the point it reaches the northwest corner of Property ID R000030517, which is the point of beginning.

***Legal Description - TIRZ #1A***

Beginning at the southern boundary of Property ID R000062670 at the point it meets the northern right of way of W Frey Street, thence

East along the southern boundary of Property ID R000062670 to the point it meets the western right of way boundary of N Harbin Drive, thence

East across N Harbin Drive to the point the eastern right of way boundary meets the southwest corner of Property ID R000028934, thence

South along the eastern right of way boundary of N Harbin Drive across W Frey Street, thence

South along the eastern right of way boundary of N Harbin Drive to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to the point the southern right of way boundary meets the northwest corner of Property ID R000033482, thence

West across N Harbin Drive to the point the western right of way boundary meets the northeast corner of Property ID R000061964, thence

West across the northern boundary of Property ID R000061964 to the point it meets the northeast corner of Property ID R000061966, thence

West across the northern boundary of Property ID R000061966 then north across W Washington Street to the southwest corner of Property ID R000030321, thence

North along the western boundary of Property ID R000030321 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031937, thence

North along the western boundary of Property ID R000031937 to the point it meets the southwest corner of Property ID R000031936, thence

North along the western boundary of Property ID R000031936 to the point it meets the southwest corner of Property ID R000031935, thence

North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

North along the western boundary of Property ID R000031934 to the point it meets the southwest corner of Property ID R000031933, thence

North along the western boundary of Property ID R000031933 to the point it meets the southwest corner of Property ID R000031932, thence

North along the western boundary of Property ID R000031932 to the point it meets the southwest corner of Property ID R000031931, thence

North along the western boundary of Property ID R000031931 to the point it meets the southwest corner of Property ID R000031930, thence

North along the western boundary of Property ID R000031930 to the point it meets the southwest corner of Property ID R000031929, thence

North along the western boundary of Property ID R000031929 to the point it meets the southwest corner of Property ID R000031928, thence

North along the western boundary of Property ID R000031928 to the point it meets the southern right of way boundary of Phelps Street, thence

North across Phelps Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031917, thence

North along the western boundary of Property ID R000031917 to the point it meets the southwest corner of Property ID R000031916, thence

North along the western boundary of Property ID R000031916 to the point it meets the southwest corner of Property ID R000031915, thence

North along the western boundary of Property ID R000031915 to the point it meets the southwest corner of Property ID R000031914, thence

North along the western boundary of Property ID R000031914 to the point it meets the southwest corner of Property ID R000031913, thence

North along the western boundary of Property ID R000031913 to the point it meets the southwest corner of Property ID R000031912, thence



North along the western boundary of Property ID R000031912 to the point it meets the southwest corner of Property ID R000031911, thence

North along the western boundary of Property ID R000031911 to the point it meets the southwest corner of Property ID R000031910, thence

North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

North along the western boundary of Property ID R000031909 to the point it meets the southwest corner of Property ID R000031908, thence

North along the western boundary of Property ID R000031908 to the point it meets the southern right of way boundary of W Frey Street, thence

North across W Frey Street to the point the northern right of way boundary meets the southern boundary of Property ID R000062670, which is the point of beginning.

***Legal Description - TIRZ #1B***

Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it meets the western right of way boundary of River N Boulevard, thence

South along the western right of way boundary of River N Boulevard to the point it meets the northern right of way boundary of W Lingleville Road, thence

East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way boundary of River N Boulevard, thence

South to the southern right of way boundary of W Lingleville Road, thence

East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern corner of Property ID R000066216, thence

South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of Property ID R000029149, thence

East along the northern boundary of Property ID R000029149, continuing south then west along the property boundary to the point it meets the northeast corner of Property ID R000029148, thence

South along the eastern boundary of Property ID R000029148 to the point it meets the northern right of way boundary of W Overhill Drive, thence

South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000, thence

South along the eastern boundary of Property ID R0000290000 to the point it meets Property ID R000028999, thence

South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997, thence

South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996, thence

South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995, thence

South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994, thence

South along the eastern boundary of Property ID R000028994 to the point it the northern right of way boundary of Mimosa Lane, thence

South across Mimosa Lane to the southern right of way boundary of Mimosa Lane to the point it meets Property ID R000028944, thence

South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943, thence

South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942, thence

South along the eastern boundary of Property ID R000028942 to the point it meets Property ID R000028941, thence

South along the eastern boundary of Property ID R000028941 to the point it meets Property ID R000028940, thence

South along the eastern boundary of Property ID R000028940 to the point it meets Property ID R000028939, thence

South along the eastern boundary of Property ID R000028939 to the point it meets Property ID R000028938, thence

South along the eastern boundary of Property ID R000028938 to the point it meets Property ID R000028937, thence

South along the eastern boundary of Property ID R000028937 to the point it meets Property ID R000028936, thence

South along the eastern boundary of Property ID R000028936 to the point it meets Property ID R000028935, thence

South along the eastern boundary of Property ID R000028935 to the point it meets Property ID R000028934, thence

South along the eastern boundary of Property ID R000028934 to the point it meets the northern right of way boundary of W Frey Street, thence

South to the southern right of way of W Frey Street to the point it meets Property ID R000060732, thence

East along the northern boundary of Property ID R000060732 to the point it meets Property ID R000060731, thence

East along the northern boundary of Property ID R000060731, continuing along the boundary to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street, thence

South across W Sloan Street to the northeast corner of Property ID R000032907, thence

South along the eastern boundary of Property ID R000032907 to the point it meets Property ID R000032911, thence

South along the eastern boundary of Property ID R000032911 to the point it meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000032030, thence

South along the eastern boundary of Property ID R000032030 to the point it meets Property ID R000032029, thence

South along the eastern boundary of Property ID R000032029 to the point it meets Property ID R000032028, thence

South along the eastern boundary of Property ID R000032028 to the point it meets the northern right of way boundary of W Turner Street, thence

South across W Turner Street to the northeast corner of Property ID R000032045, thence

South along the eastern boundary of Property ID R000032045 to the point it meets Property ID R000032044, thence

South along the eastern boundary of Property ID R000032044 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to Property ID R000033482, thence

East along the northern boundary of Property ID R000033482, continuing along the property boundary to the point it meets Property ID R000033485, thence

South along the eastern boundary of Property ID R000033485 to the point it meets the northern right of way boundary of W Swan Street, thence

West along the northern boundary of W Swan Street then south across W Swan Street to the northeast corner of Property ID R000073763, thence

South along the eastern boundary of Property ID R000073763 to the point it meets Property ID R000014966, thence

East along the boundary of Property ID R000014966 to the point it meets Property ID R000033595, thence

North along the boundary of Property ID R000033595, continuing along the property boundary until it meets Property ID R000033607, thence

South along the eastern boundary of Property ID R000033607 to the point it meets the northern right of way boundary of Groesbeck Street, thence

South across Groesbeck Street to the western corner of Property ID R000076187, thence

East along the northern boundary of Property ID R000076187 to the point it meets the western right of way boundary of S 6th Avenue, thence

South along the western right of way boundary of S 6th Avenue to the point it meets the northern right of way boundary of W South Loop 377, thence

South across W South Loop 377 to the northeast corner of Property ID R000064332, thence

South along the eastern boundary of Property ID R000064332 to the point it meets Property ID R000033760, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

East along the northern boundary of Property ID R000019805, continuing along the boundary to the point it meets the southwest corner of Property ID R000033760, thence

North along the western boundary of Property ID R000033760 to the point it meets the southern right of way boundary of W South Loop 377, thence

West along the northern right of way boundary of W South Loop 377 then north across W South Loop 377 to the southwest corner of Property ID R000030481, thence

North along the western boundary of Property ID R000030481 to the point it meets the southern corner of Property ID R000063891, thence

North along the western boundary of Property ID R000063891 to the point it meets the southern right of way boundary of W Swan Street, thence

North across W Swan Street then east along the northern right of way boundary of W Swan Street to the point it meets the eastern right of way boundary of Greenview Drive, thence

North along the eastern right of way boundary of Greenview Drive to the point it meets the northwest corner of Property ID R000031896, thence

East along the northern boundary of Property ID R000031896 to the point it meets Property ID R000066500, thence

North along the western boundary of Property ID R000066500 to the point it meets the southern right of way of Blakeney Drive, thence

North across Blakeney Drive to the southwest corner of Property ID R000050629, thence

North along the western boundary of Property ID R000050629 to the point it meets Property ID R0000050628, thence

North along the western boundary of Property ID R0000050628 to the point it meets Property ID R0000050627, thence

North along the western boundary of Property ID R0000050627 to the point it meets Property ID R0000050626, thence

West then north along the western boundary of Property ID R0000050626 to the point it meets Property ID R0000050625, thence

North along the western boundary of Property ID R0000050625 to the point it meets Property ID R000061964, thence

North along the western boundary of Property ID R000061964 to the point it meets the southern right of way boundary of W Washington Street, thence

East along the southern right of way boundary of W Washington Street to the point it meets the northwest corner of Property ID R000033482, thence

North across W Washington Street to the point it meets the southwest corner of Property ID R000032044, thence

North along the eastern right of way boundary of N Harbin Road to the point it meets the southwest corner of Property ID R0000028934, thence

West across N Harbin Road to the southeast corner of Property ID R000062670, thence

West along the southern boundary of Property ID R000062670, continuing north along the western boundary to the point it meets Property ID R000030440, thence

West along the southern boundary of Property ID R000030440, continuing north along the western boundary to the point it meets Property ID R000030441, thence

North along the western boundary of Property ID R000030441, continuing east along the boundary to the point it meets Property ID R000030442, thence

North along the western boundary of Property ID R000030442 to the point it meets Property ID R000030444, thence

North along the western boundary of Property ID R000030444 to the point it meets Property ID R000030443, thence

North along the western boundary of Property ID R000030443 to the point it meets Property ID R000030448, thence

North along the western boundary of Property ID R000030448 to the point it meets the southern right of way boundary of Mimosa Lane, thence

North across Mimosa Lane to the point it meets R000030450, thence

North along the western boundary of Property ID R000030450 to the point it meets Property ID R000030453, thence

North along the western boundary of Property ID R000030453 to the point it meets Property ID R000030456, thence

North along the western boundary of Property ID R000030456 to the point it meets Property ID R000030455, thence

North along the western boundary of Property ID R000030455 to the point it meets Property ID R000030458, thence

North along the western boundary of Property ID R000030458, continuing east along the boundary to the point it meets Property ID R000034643, thence

North along the western boundary of Property ID R000034643 to the point it meets the southern right of way boundary of W Overhill Drive, thence

North across W Overhill Drive to the southern boundary of Property ID R000034641, thence

West across the southern boundary of Property ID R00003461, continuing north along the western boundary to the point it meets Property ID R000014963, thence

North along the western boundary of Property ID R000014963 to the point it meets Property ID R000074481, thence

North along the western boundary of Property ID R000074481 to the point it meets Property ID R000014980, thence



North along the western boundary of Property ID R000014980 to the point it meets Property ID R000014981, thence

North along the western boundary of Property ID R000014981 to the point it meets the eastern right of way of Northwest Loop 988, thence

Across Northwest Loop 988 to the southern right of way boundary of Property ID R000030545, thence

West along the southern boundary of Property ID R000030545, continuing north then east along the boundary to the point it meets the western right of way boundary of Lingleville Road, thence

North along the western right of way boundary of Lingleville Road to the point it meets the northern corner of Property ID R0000149988 thence

North across Lingleville Road to the western corner of Property ID R000033189, thence

North along the western boundary of Property ID R000033189 to the point it meets the northwest corner of Property ID R000033189, which is the point of beginning.

***Legal Description - TIRZ #1C***

Beginning at the northeast corner of Property ID R000022391, thence

South along the eastern boundary of Property ID R000022391 to the point it meets the northeast corner of Property ID R000022351, thence

South along the eastern boundary of Property ID R000022351 to the point it meets the northeast corner of Property ID R000076366, thence

South along the eastern boundary of Property ID R000076366, then west along the southern boundary of Property ID R000076366 to the point it meets the eastern boundary of Property ID R000022338, thence

South along the eastern boundary of Property ID R000022338, then west along the southern boundary of Property ID R000022338 to the point it meets the southeast corner of Property ID R000022400, thence

West along the southern boundary of Property ID R000022400 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

South along the eastern right of way boundary of S Lockhart Road to the northwest corner of Property ID R000022341, thence

East along the northern boundary of Property ID R000022341 to the point it meets the northwest corner of Property ID R000022359, thence

East along the northern boundary of Property ID R000022359 to the point it meets the northwest corner of Property ID R000022380, thence

East along the northern boundary of Property ID R000022380, then south along the eastern boundary of Property ID R000022380 to the point it meets the northern boundary of Property ID R000019796, thence

East along the northern boundary of Property ID R000019796 to the point it meets the northwest corner of Property ID R000019789, thence

East along the northern boundary of Property ID R000019789, then south along the eastern boundary of Property ID R000019789, then west along the southern boundary to the point it meets Property ID R000019796, thence

South, then west, then north along the boundary of Property ID R000019796 to the point it meets the southwest corner of Property ID R000022341, thence

North then west along the boundary of Property ID R000022341 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

West across S Lockhart Road to the southeast corner of Property ID R000022368, thence

West, then north, then east along the boundary of Property ID R000022368 to the point it meets the western right of way boundary of S Lockhart Road, thence

North along the western right of way boundary of S Lockhart Road to the point it meets the southeast corner of Property ID R000060496, thence

West along the southern boundary of Property ID R000060496 to the point it meets the southeast corner of Property ID R000022384, thence

West, then north along the boundary of Property ID R000022384 to the point it meets the southwest corner of Property ID R000063887, thence

North along the western boundary of Property ID R000063887 to the point it meets the southwest corner of Property ID R000063888, thence

North along the western boundary of Property ID R000063888 to the point it meets the southwest corner of Property ID R000063889, thence

North, then east along the boundary of Property ID R000063889 to the point it meets Property ID R000030552, thence

North, east, then south along the boundary of Property ID R000030552 to the point it meets Property ID R000063887, thence

South along Property ID R000063887 to the point it meets the northern boundary of Property ID R000022384, thence

East along the northern boundary of Property ID R000022384 to the point it meets Property ID R000060496, thence

North along Property ID R000060496 to the point it meets Property ID R000075388, thence

North along Property ID R000075388 to the point it meets Property ID R000044301, thence

North then east along Property ID R000044301 to the point it meets the western right of way boundary of S Lockhart Road, thence

East across S Lockhart Road to the northwest corner of Property ID R000022350, thence

East along the northern boundary of Property ID R000022350 to the point it meets Property ID R000072756, thence

East along the northern boundary of Property ID R000072756 to the point it meets Property ID R000062909, thence

East along the northern boundary of Property ID R000062909 to the point it meets Property ID R0000022338, thence

East along the northern boundary of Property ID R0000022338 to the point it meets Property ID R0000022391, thence

East along the northern boundary of Property ID R0000022391 to the northeast corner of Property ID R0000022391, which is the point of beginning.

***Legal Description - TIRZ #1D***

Beginning at the point where the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, thence

East along the northern right of way boundary of W Frey Street then south across W Frey Street to where the northeast corner of Property ID R000031927 meets the southern right of way boundary of W Frey Street, thence

South along the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031927 and continuing to Property ID R000031918, to the point the easement meets the northern right of way boundary of Phelps Street, thence

Continuing south across Phelps Street, to the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031948 and continuing to Property ID R000031938, to the point the easement meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000030324, thence

South along the eastern boundary of Property ID R000030324 to the point it meets the northeast corner of Property ID R000030325, thence

South along the eastern boundary of Property ID R000030325 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street, thence

South along the southern right of way boundary of W Washington Street, thence

North across W Washington Street to the southwest corner of Property ID R000072598, thence

North along the western boundary of Property ID R000072598 to the point it meets the southwest corner of Property ID R000030328, thence

North along the western boundary of Property ID R000030328 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point it meets the eastern right of way boundary of N Lydia Ave, thence

North along the eastern right of way boundary of N Lydia Ave, continuing across Phelps Street, to the point the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, which is the point of beginning.

***Legal Description - TIRZ #1E***

Beginning at the point where the northeast corner of Property ID R000022427 meets the western right of way boundary of Northwest Loop, thence

West along the northern boundary of Property ID R000022427 to the point it meets Property ID R000067066, thence

West along the northern boundary of Property ID R000067066 to the point it meets Property ID R000023827, thence

West along the northern boundary of Property ID R000023827 to the point it meets Country Road 386, thence

South along the western boundary of Property ID R000023827 to the point it meets W Washington Street, thence

East along the northern right of way of W Washington Street to the point it meets the southeast corner of Property ID R000067066, thence

North along the eastern boundary of Property ID R000067066 to the point it meets the southwest corner of Property ID R000063719, thence

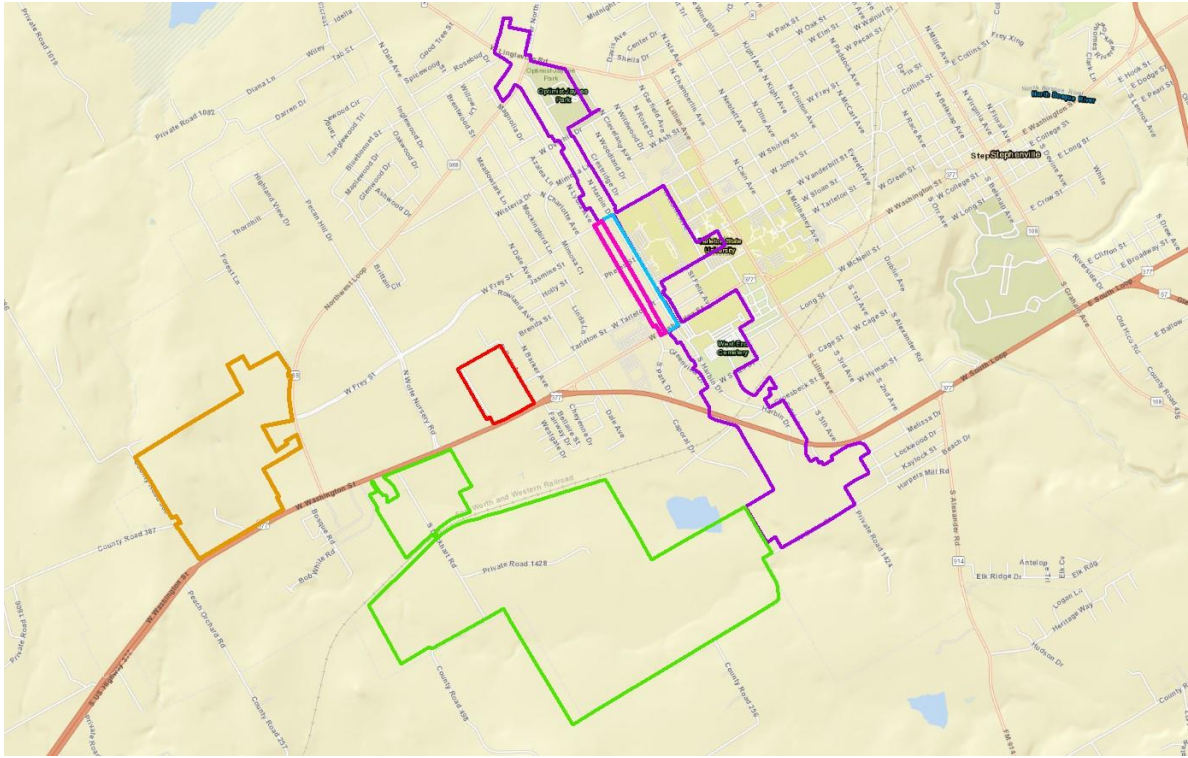
East along the boundary of Property ID R000063719, continuing to follow it until it reaches the eastern boundary of Property ID R000067066, thence







North along the eastern boundary of Property ID R000067066 to the point it meets Property ID R000063946, thence

East along the southern boundary of Property ID R000063946 to the point it meets the western right of way of Northwest Loop, thence

North along the western right of way of Northwest Loop to the point it meets the northeast corner of Property ID R000022427, which is the point of beginning.

### EXHIBIT B BOUNDARY MAP



-  - TIRZ #1 Boundary
-  - TIRZ #1B Boundary
-  - TIRZ #1D Boundary
-  - TIRZ #1A Boundary
-  - TIRZ #1C Boundary
-  - TIRZ #1E Boundary

***EXHIBIT C***  
**PRELIMINARY PROJECT PLAN AND FINANCE PLAN**



# Tax Increment Reinvestment Zone #1 City of Stephenville, Texas





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- Proposed Development ..... 20
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- Financial Feasibility Analysis ..... 24
- Terms and Conditions ..... 38
- Appendix A ..... 39



A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

With its main campus in Stephenville, Tarleton State University offers the value of a Texas A&M University System degree with nearly 100 undergraduate and graduate degrees, as well as a doctorate in education, within seven colleges.

Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail center for a trade area population of approximately 80,000 Texans. As the 'Cowboy Capital of the World', Stephenville is uniquely home to more professional rodeo cowboys and cowgirls than any other place in the world. And the equine industry continues to grow throughout the surrounding County.

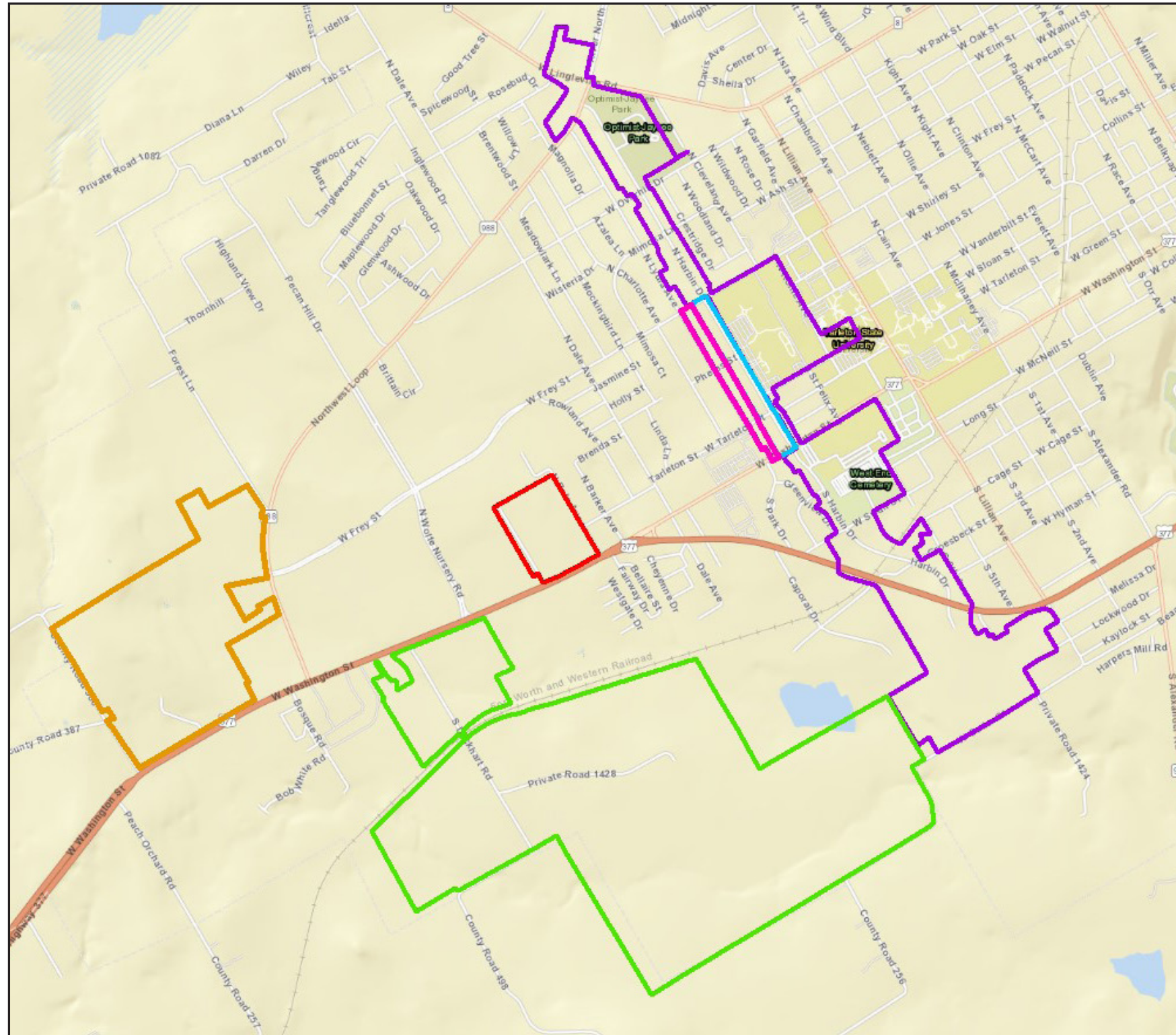
The 'City of Champions' designation reflects the commitment as a community to excellence in youth and civic organizations and Stephenville has been listed as one of 'The 100 Best Small Towns in America!' Stephenville is a special place that reflects pride in the community's rich heritage and commitment to the future.

**DISCLAIMER**

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.





- TIRZ #1 Boundary
- TIRZ #1B Boundary
- TIRZ #1D Boundary
- TIRZ #1A Boundary
- TIRZ #1C Boundary
- TIRZ #1E Boundary

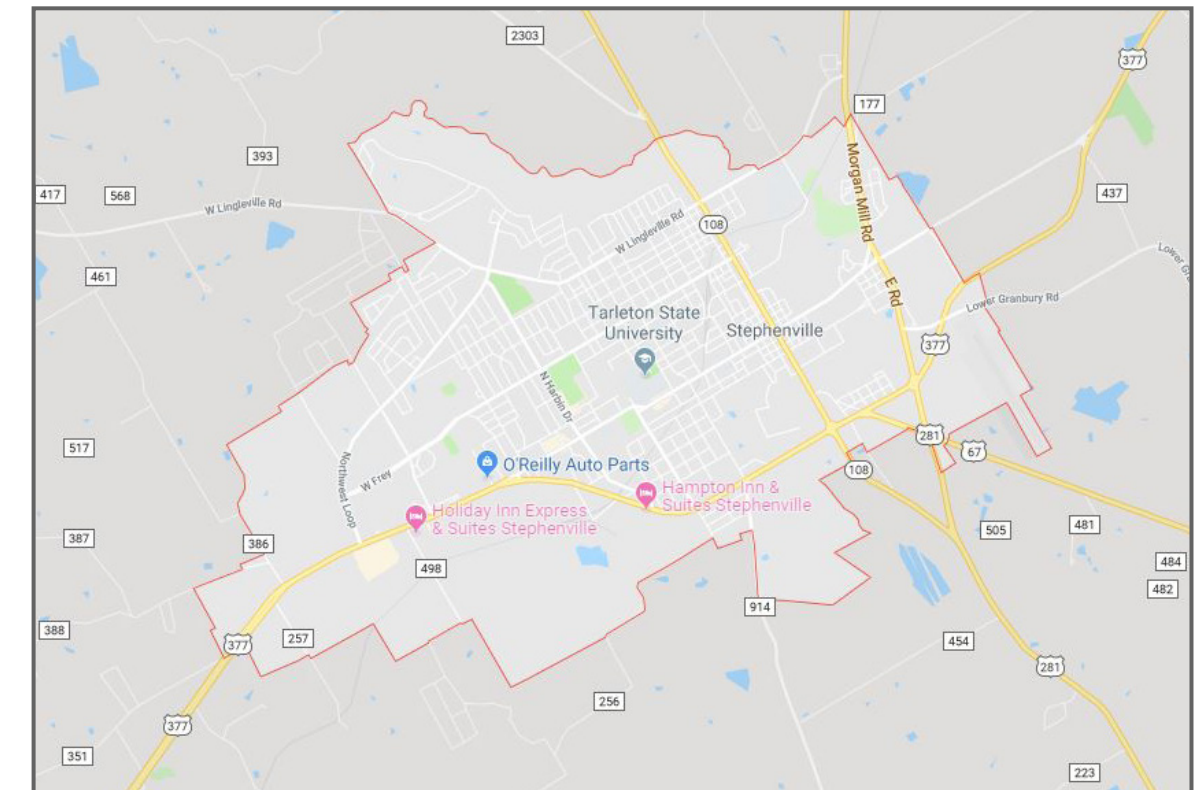
### Tax Increment Reinvestment Zone #1, City of Stephenville

The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of mixed-use development consisting of retail, office, and residential.

TIRZ #1 was created by Ordinance No. 2019-0-14 on April 25, 2019. On July 23, 2019, the TIRZ boundary was expanded by Ordinance No. 2019-0-20 to include TIRZ #1A, an area consisting of approximately 8.51 acres along N Harbin Drive from W Frey Street to W Washington Street. On February 4, 2020, the TIRZ boundary was further expanded to include TIRZ #1B, an area of approximately 245.23 acres, bringing the size of the entire TIRZ to approximately 284.72 acres. On May 4, 2021, the TIRZ boundary was further expanded to include TIRZ #1C, an area of approximately 549.67 acres. On November 15, 2022, Council will consider an ordinance further expanding the TIRZ to include TIRZ #1D and TIRZ #1E, bringing the size of the entire TIRZ to approximately 1,009 acres.

The amended project and financing plan outlines the funding of \$41,671,551 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City's real property tax increment and sales tax increment within the Zone.

Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.





# TIRZ Boundary

## Boundary Description

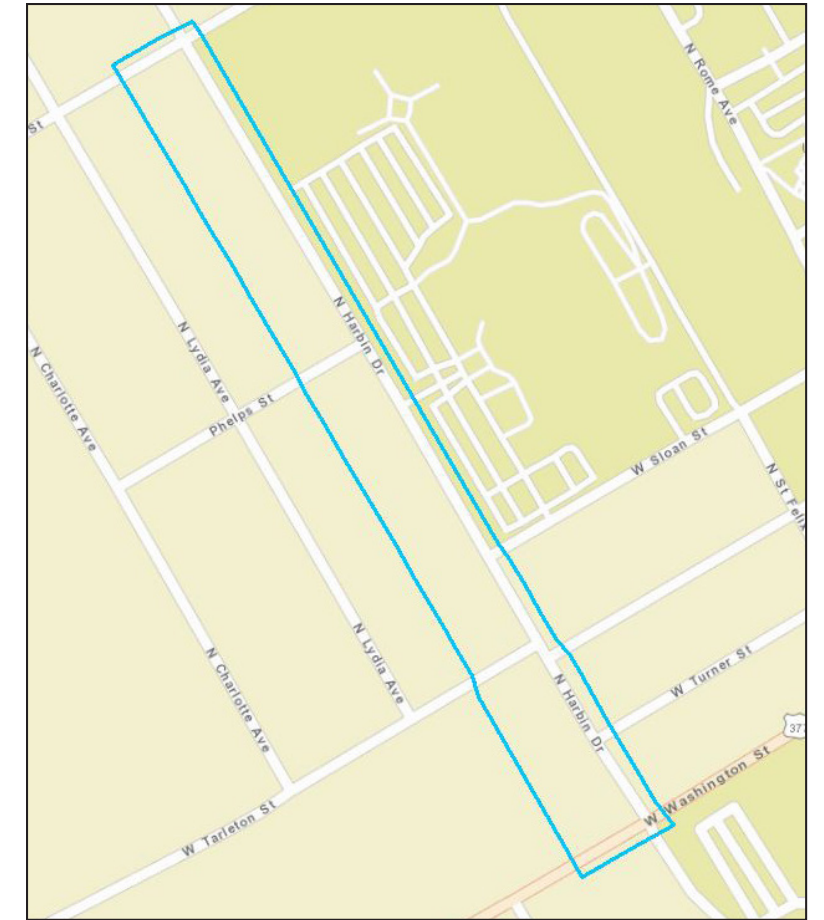
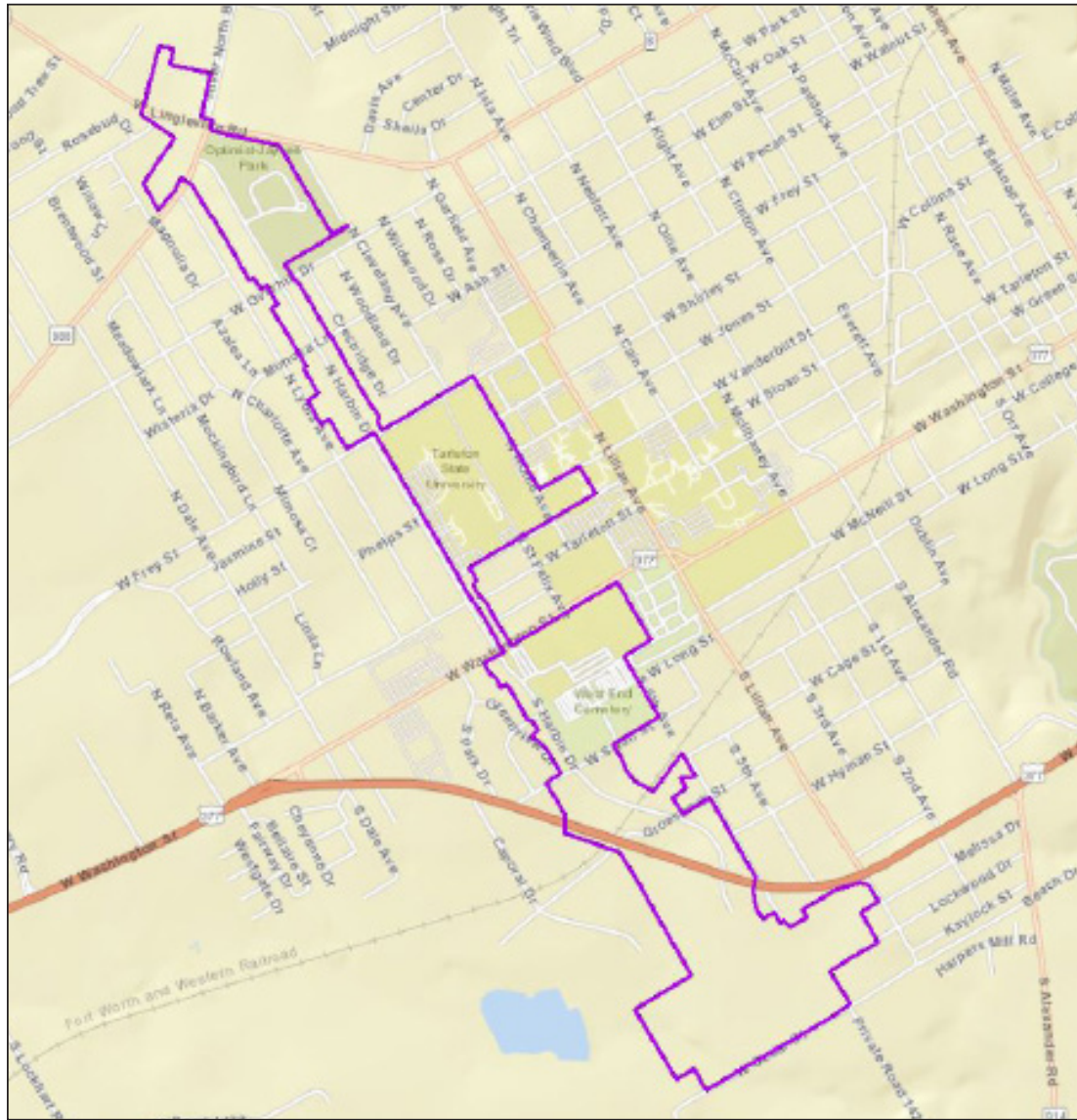
The expanded TIRZ is noncontiguous and consists of six areas, TIRZ #1, #1A, #1B, #1C, #1D, and #1E.





TIRZ #1 is located on the west side of the City of Stephenville encompassing approximately 30.98 acres. TIRZ#1 is generally bound by Washington Street to the south and Reta Avenue to the east.

TIRZ #1A is located along N Harbin Drive, from W Frye Street to W Washington Street. TIRZ #1A encompasses approximately 8.51 acres.

TIRZ #1B begins north of the intersection of W Lingleville Road and Northwest Loop, and runs along N Harbin Road, past W South Loop to County Road 257. TIRZ #1B encompasses approximately 245.23 acres.

TIRZ #1C is located south of W Washington Street and is bounded to the south by County Road 256. TIRZ #1C encompasses approximately 549.67 acres.



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary
-  - TIRZ #1B Boundary
-  - TIRZ #1C Boundary




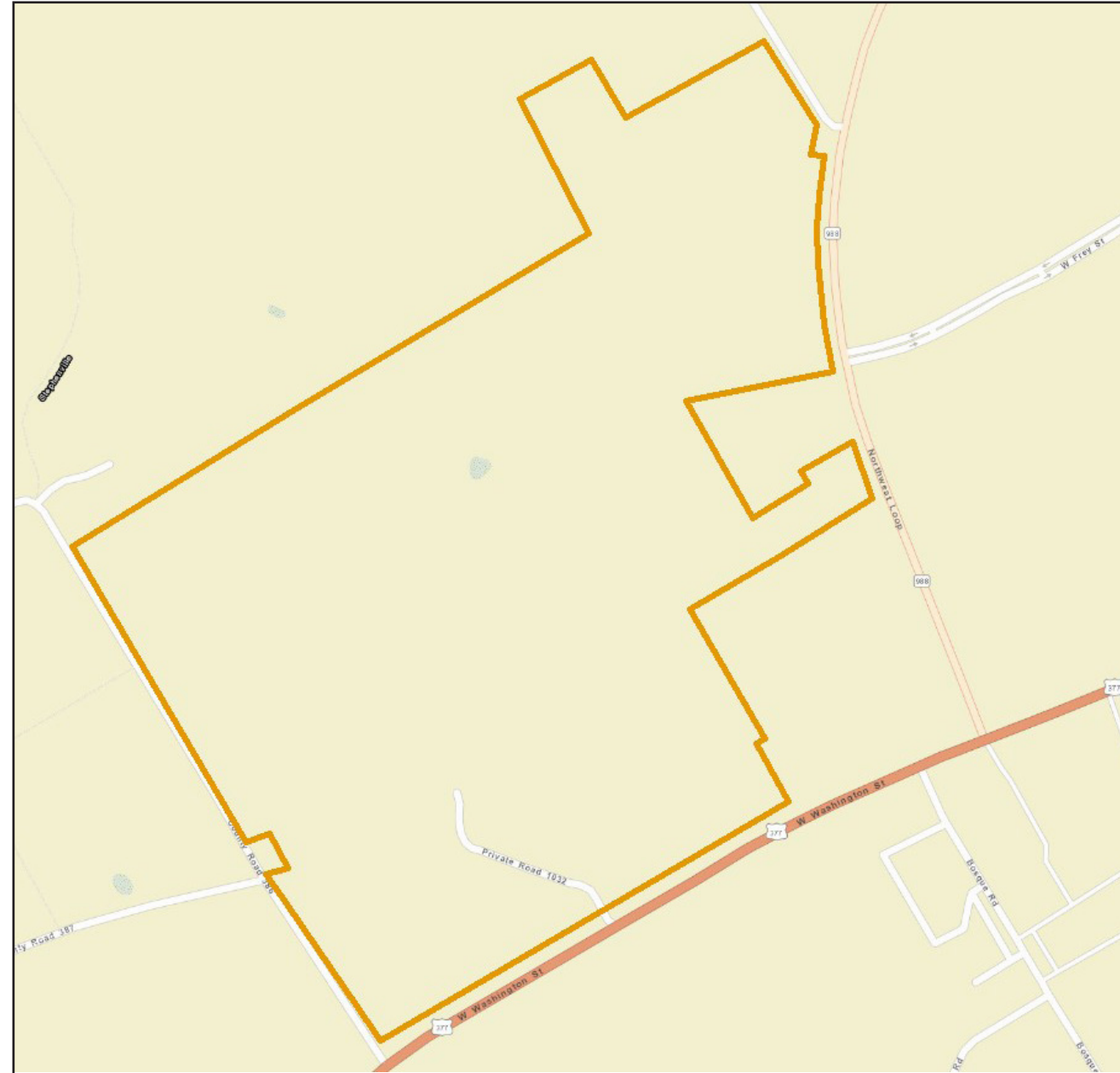
Boundary Description (Continued)

TIRZ #1D is located along N Lydia Avenue, from W Frye Street to W Washington Street, directly west of TIRZ #1A, and consists of approximately 8.23 acres.

TIRZ #1E is located north of W Washington Street, east of County Road 386, and west of Northwest Loop, and consists of approximately 166.68 acres.



 - TIRZ #1D Boundary




 - TIRZ #1E Boundary



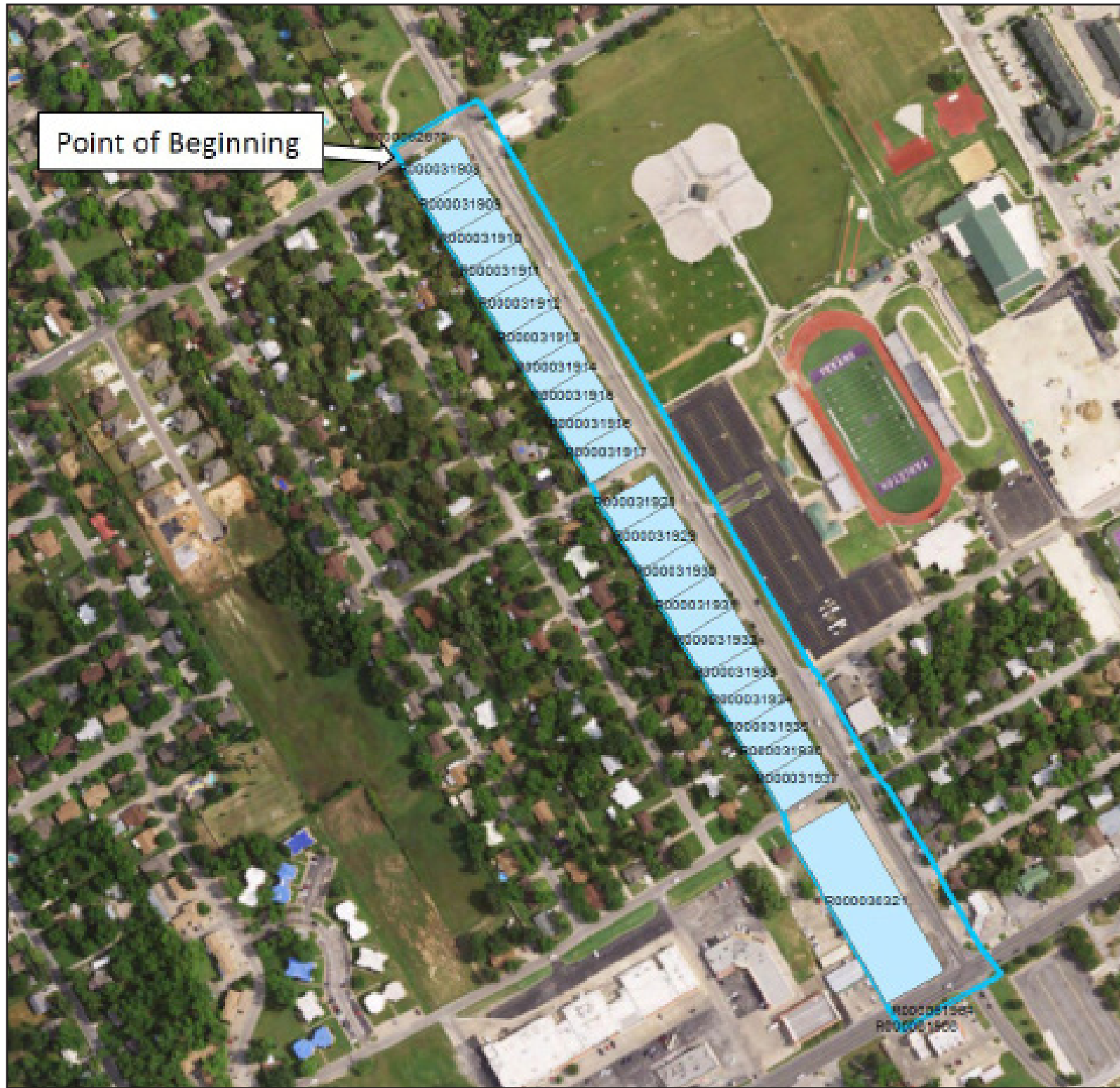


**Legal Description - TIRZ #1**

Beginning at the northwest corner of Property ID R000030517, thence  
 East along the northern boundary of Property ID R000030517 to the point it meets the northwest corner of  
 Property ID R000022388, thence  
 East along the northern boundary of Property ID R000022388 to the point it meets the northwest corner of  
 Property ID R000030519, thence  
 East along the northern boundary of Property ID R000030519, thence  
 South along the eastern boundary of Property ID R000030519 to the point it meets the northeast corner of  
 Property ID R000030525, thence  
 South along the eastern boundary of Property ID R000030525 to the point it meets the northeast corner of  
 Property ID R000030526, thence  
 South along the eastern boundary of Property ID R000030526 to the point it meets the northeast corner of  
 Property ID R000055614, thence  
 South along the eastern boundary of Property ID R000055614 to the point it meets the northeast corner of  
 Property ID R000022409, thence  
 South along the eastern boundary of Property ID R000022409 to the point it meets the northeast corner of  
 Property ID R000030523, thence  
 South along the eastern boundary of Property ID R000030523 to the point it meets the northeast corner of  
 Property ID R000075404, thence  
 South along the eastern boundary of Property ID R000075404 to the point it meets the northeast corner of  
 Property ID R000022352, thence  
 South along the eastern boundary of Property ID R000022352, thence  
 West along the southern boundary of Property ID R000022352 to the point it meets the southeast corner  
 of Property ID R000030524, thence  
 West along the southern boundary of Property ID R000030524 to the point it meets the southeast corner  
 of Property ID R000022363, thence  
 West along the southern boundary of Property ID R000022363 to the point it meets the southeast corner  
 of Property ID R000074390, thence  
 West along the southern boundary of Property ID R000074390 to the point it meets the southeast corner of  
 Property ID R000030517, thence  
 West along the southern boundary of Property ID R000030517, thence  
 North along the western boundary of Property ID R000030517 to the point it reaches the northwest corner  
 of Property ID R000030517, which is the point of beginning.

 - TIRZ #1 Boundary





 - TIRZ #1A Boundary

**Legal Description - TIRZ #1A**

Beginning at the southern boundary of Property ID R000062670 at the point it meets the northern right of way of W Frey Street, thence

East along the southern boundary of Property ID R000062670 to the point it meets the western right of way boundary of N Harbin Drive, thence

East across N Harbin Drive to the point the eastern right of way boundary meets the southwest corner of Property ID R000028934, thence

South along the eastern right of way boundary of N Harbin Drive across W Frey Street, thence

South along the eastern right of way boundary of N Harbin Drive to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to the point the southern right of way boundary meets the northwest corner of Property ID R000033482, thence

West across N Harbin Drive to the point the western right of way boundary meets the northeast corner of Property ID R000061964, thence

West across the northern boundary of Property ID R000061964 to the point it meets the northeast corner of Property ID R000061966, thence

West across the northern boundary of Property ID R000061966 then north across W Washington Street to the southwest corner of Property ID R000030321, thence

North along the western boundary of Property ID R000030321 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031937, thence

North along the western boundary of Property ID R000031937 to the point it meets the southwest corner of Property ID R000031936, thence

North along the western boundary of Property ID R000031936 to the point it meets the southwest corner of Property ID R000031935, thence

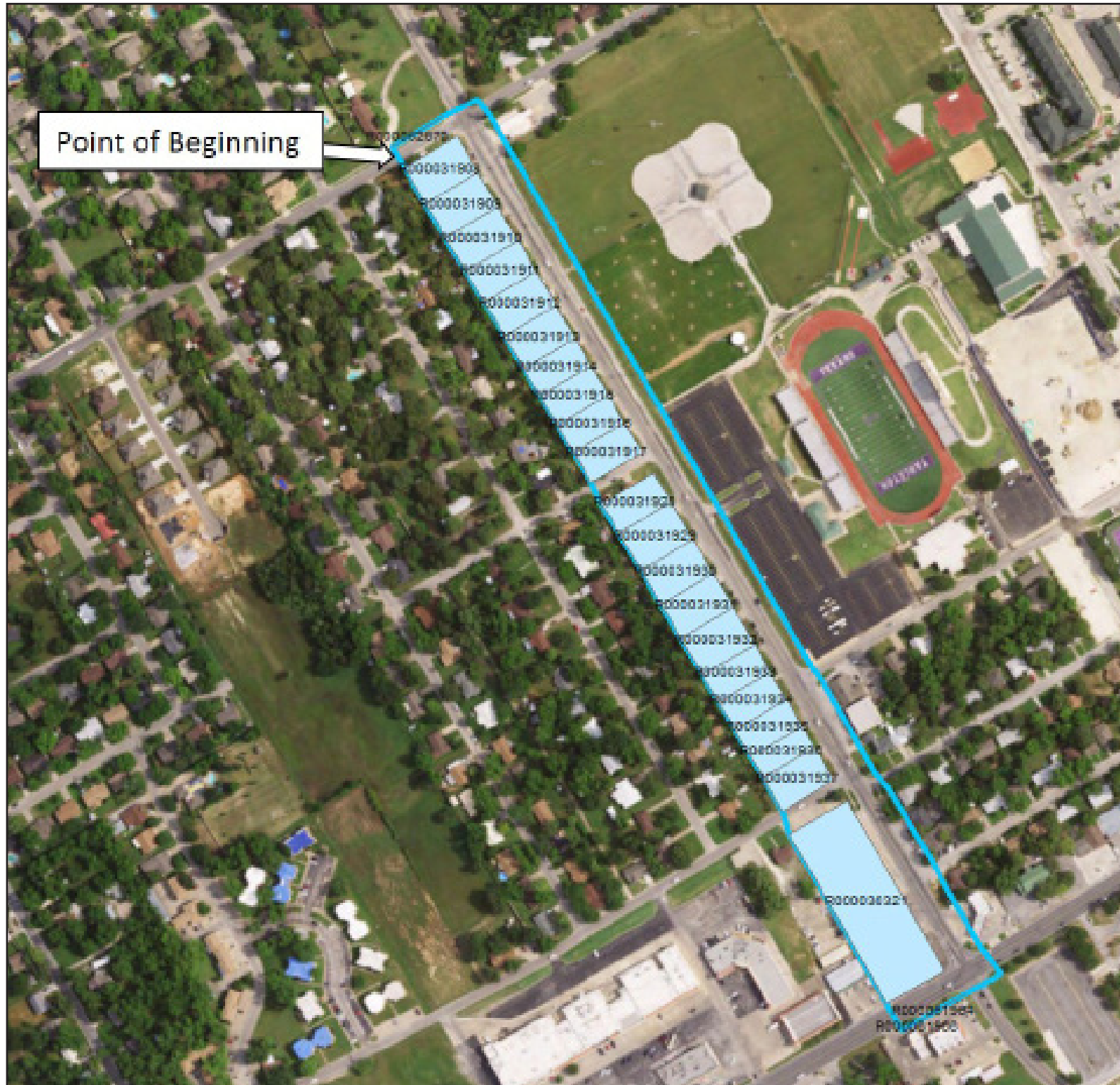
North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

North along the western boundary of Property ID R000031934 to the point it meets the southwest corner of Property ID R000031933, thence

North along the western boundary of Property ID R000031933 to the point it meets the southwest corner of Property ID R000031932, thence

North along the western boundary of Property ID R000031932 to the point it meets the southwest corner of Property ID R000031931, thence

North along the western boundary of Property ID R000031931 to the point it meets the southwest corner of Property ID R000031930, thence



**Legal Description - TIRZ #1A (Continued)**

North along the western boundary of Property ID R000031930 to the point it meets the southwest corner of Property ID R000031929, thence

North along the western boundary of Property ID R000031929 to the point it meets the southwest corner of Property ID R000031928, thence

North along the western boundary of Property ID R000031928 to the point it meets the southern right of way boundary of Phelps Street, thence

North across Phelps Street to the point the northern right of way boundary meets the southwest corner of Property ID R000031917, thence

North along the western boundary of Property ID R000031917 to the point it meets the southwest corner of Property ID R000031916, thence

North along the western boundary of Property ID R000031916 to the point it meets the southwest corner of Property ID R000031915, thence

North along the western boundary of Property ID R000031915 to the point it meets the southwest corner of Property ID R000031914, thence

North along the western boundary of Property ID R000031914 to the point it meets the southwest corner of Property ID R000031913, thence

North along the western boundary of Property ID R000031913 to the point it meets the southwest corner of Property ID R000031912, thence

North along the western boundary of Property ID R000031912 to the point it meets the southwest corner of Property ID R000031911, thence

North along the western boundary of Property ID R000031911 to the point it meets the southwest corner of Property ID R000031910, thence

North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

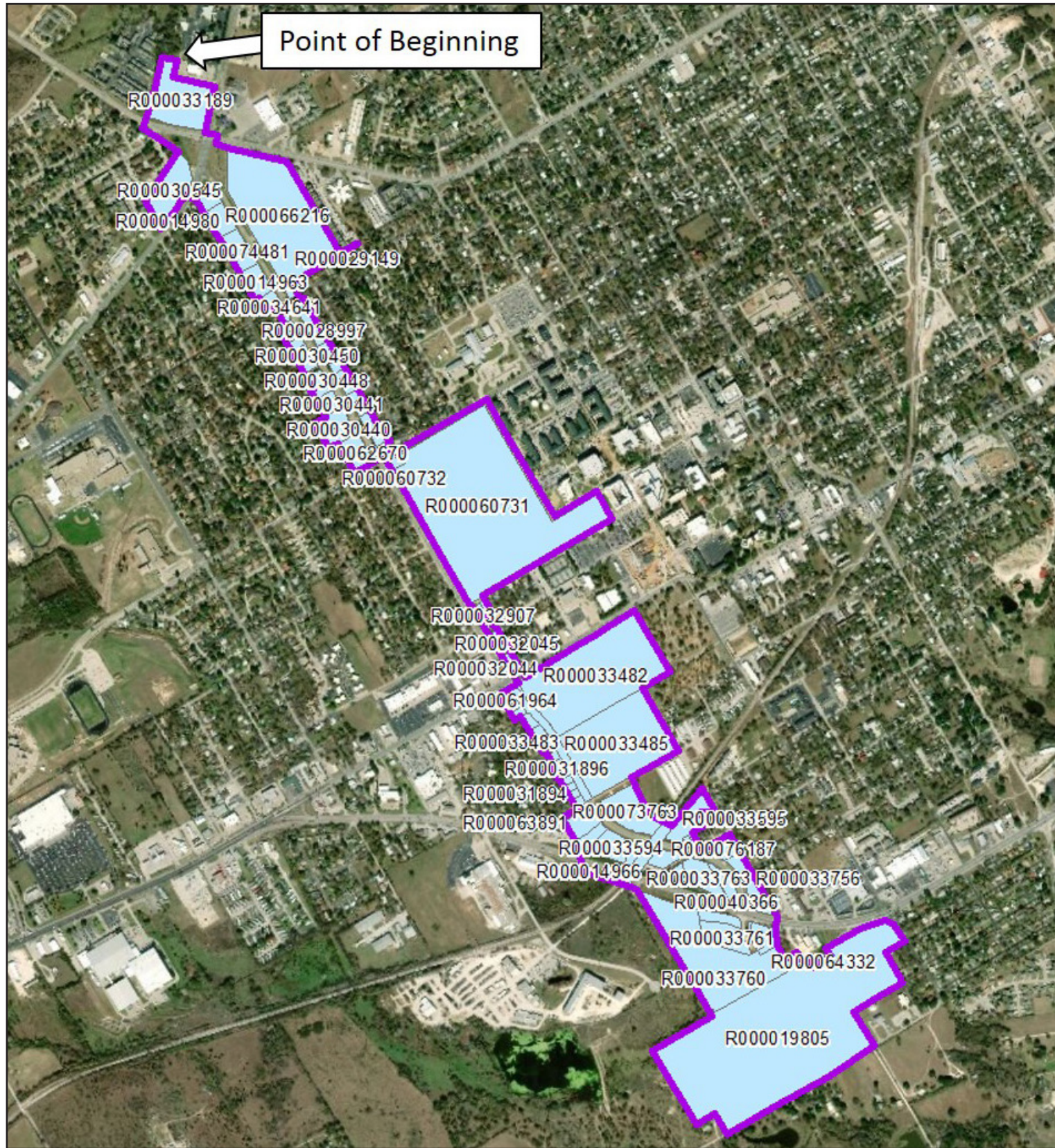
North along the western boundary of Property ID R000031909 to the point it meets the southwest corner of Property ID R000031908, thence

North along the western boundary of Property ID R000031908 to the point it meets the southern right of way boundary of W Frey Street, thence

North across W Frey Street to the point the northern right of way boundary meets the southern boundary of Property ID R000062670, which is the point of beginning.

 - TIRZ #1A Boundary





**Legal Description - TIRZ #1B**

Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it meets the western right of way boundary of River N Boulevard, thence

South along the western right of way boundary of River N Boulevard to the point it meets the northern right of way boundary of W Lingleville Road, thence

East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way boundary of River N Boulevard, thence

South to the southern right of way boundary of W Lingleville Road, thence

East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern corner of Property ID R000066216, thence

South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of Property ID R000029149, thence

East along the northern boundary of Property ID R000029149, continuing south then west along the property boundary to the point it meets the northeast corner of Property ID R000029148, thence

South along the eastern boundary of Property ID R000029148 to the point it meets the northern right of way boundary of W Overhill Drive, thence

South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000, thence

South along the eastern boundary of Property ID R000029000 to the point it meets Property ID R000028999, thence

South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997, thence

South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996, thence

South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995, thence


South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994, thence

South along the eastern boundary of Property ID R000028994 to the point it the northern right of way boundary of Mimosa Lane, thence

South across Mimosa Lane to the southern right of way boundary of Mimosa Lane to the point it meets Property ID R000028944, thence

South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943, thence

South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942, thence

 - TIRZ #1B Boundary



**Legal Description - TIRZ #1B (Continued)**

South along the eastern boundary of Property ID R000028942 to the point it meets Property ID R000028941, thence

South along the eastern boundary of Property ID R000028941 to the point it meets Property ID R000028940, thence

South along the eastern boundary of Property ID R000028940 to the point it meets Property ID R000028939, thence

South along the eastern boundary of Property ID R000028939 to the point it meets Property ID R000028938, thence

South along the eastern boundary of Property ID R000028938 to the point it meets Property ID R000028937, thence

South along the eastern boundary of Property ID R000028937 to the point it meets Property ID R000028936, thence

South along the eastern boundary of Property ID R000028936 to the point it meets Property ID R000028935, thence

South along the eastern boundary of Property ID R000028935 to the point it meets Property ID R000028934, thence

South along the eastern boundary of Property ID R000028934 to the point it meets the northern right of way boundary of W Frey Street, thence

South to the southern right of way of W Frey Street to the point it meets Property ID R000060732, thence

East along the northern boundary of Property ID R000060732 to the point it meets Property ID R000060731, thence

East along the northern boundary of Property ID R000060731, continuing along the boundary to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street, thence

South across W Sloan Street to the northeast corner of Property ID R000032907, thence

South along the eastern boundary of Property ID R000032907 to the point it meets Property ID R000032911, thence

South along the eastern boundary of Property ID R000032911 to the point it meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000032030, thence

South along the eastern boundary of Property ID R000032030 to the point it meets Property ID R000032029, thence

South along the eastern boundary of Property ID R000032029 to the point it meets Property ID R000032028, thence

South along the eastern boundary of Property ID R000032028 to the point it meets the northern right of way boundary of W Turner Street, thence

South across W Turner Street to the northeast corner of Property ID R000032045, thence

South along the eastern boundary of Property ID R000032045 to the point it meets Property ID R000032044, thence

South along the eastern boundary of Property ID R000032044 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street to Property ID R000033482, thence

East along the northern boundary of Property ID R000033482, continuing along the property boundary to the point it meets Property ID R000033485, thence

South along the eastern boundary of Property ID R000033485 to the point it meets the northern right of way boundary of W Swan Street, thence

West along the northern boundary of W Swan Street then south across W Swan Street to the northeast corner of Property ID R000073763, thence

South along the eastern boundary of Property ID R000073763 to the point it meets Property ID R000014966, thence

East along the boundary of Property ID R000014966 to the point it meets Property ID R000033595, thence

North along the boundary of Property ID R000033595, continuing along the property boundary until it meets Property ID R000033607, thence

South along the eastern boundary of Property ID R000033607 to the point it meets the northern right of way boundary of Groesbeck Street, thence

South across Groesbeck Street to the western corner of Property ID R000076187, thence

East along the northern boundary of Property ID R000076187 to the point it meets the western right of way boundary of S 6th Avenue, thence

South along the western right of way boundary of S 6th Avenue to the point it meets the northern right of way boundary of W South Loop 377, thence

South across W South Loop 377 to the northeast corner of Property ID R000064332, thence

South along the eastern boundary of Property ID R000064332 to the point it meets Property ID R000033760, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

South along the eastern boundary of Property ID R000033760 to the point it meets Property ID R000019805, thence

East along the northern boundary of Property ID R000019805, continuing along the boundary to the point it meets the southwest corner of Property ID R000033760, thence

North along the western boundary of Property ID R000033760 to the point it meets the southern right of way boundary of W South Loop 377, thence

West along the northern right of way boundary of W South Loop 377 then north across W South Loop 377 to the southwest corner of Property ID R000030481, thence

North along the western boundary of Property ID R000030481 to the point it meets the southern corner of Property ID R000063891, thence

**Legal Description - TIRZ #1B (Continued)**

North along the western boundary of Property ID R000063891 to the point it meets the southern right of way boundary of W Swan Street, thence

North across W Swan Street then east along the northern right of way boundary of W Swan Street to the point it meets the eastern right of way boundary of Greenview Drive, thence

North along the eastern right of way boundary of Greenview Drive to the point it meets the northwest corner of Property ID R000031896, thence

East along the northern boundary of Property ID R000031896 to the point it meets Property ID R000066500, thence

North along the western boundary of Property ID R000066500 to the point it meets the southern right of way of Blakeney Drive, thence

North across Blakeney Drive to the southwest corner of Property ID R000050629, thence

North along the western boundary of Property ID R000050629 to the point it meets Property ID R0000050628, thence

North along the western boundary of Property ID R0000050628 to the point it meets Property ID R0000050627, thence

North along the western boundary of Property ID R0000050627 to the point it meets Property ID R0000050626, thence

West then north along the western boundary of Property ID R0000050626 to the point it meets Property ID R0000050625, thence

North along the western boundary of Property ID R0000050625 to the point it meets Property ID R000061964, thence

North along the western boundary of Property ID R000061964 to the point it meets the southern right of way boundary of W Washington Street, thence

East along the southern right of way boundary of W Washington Street to the point it meets the northwest corner of Property ID R000033482, thence

North across W Washington Street to the point it meets the southwest corner of Property ID R000032044, thence

North along the eastern right of way boundary of N Harbin Road to the point it meets the southwest corner of Property ID R0000028934, thence

West across N Harbin Road to the southeast corner of Property ID R000062670, thence

West along the southern boundary of Property ID R000062670, continuing north along the western boundary to the point it meets Property ID R000030440, thence

West along the southern boundary of Property ID R000030440, continuing north along the western boundary to the point it meets Property ID R000030441, thence

North along the western boundary of Property ID R000030441, continuing east along the boundary to the point it meets Property ID R000030442, thence

North along the western boundary of Property ID R000030442 to the point it meets Property ID R000030444, thence

North along the western boundary of Property ID R000030444 to the point it meets Property ID R000030443, thence

North along the western boundary of Property ID R000030443 to the point it meets Property ID R000030448, thence

North along the western boundary of Property ID R000030448 to the point it meets the southern right of way boundary of Mimosa Lane, thence

North across Mimosa Lane to the point it meets R000030450, thence

North along the western boundary of Property ID R000030450 to the point it meets Property ID R000030453, thence

North along the western boundary of Property ID R000030453 to the point it meets Property ID R000030456, thence

North along the western boundary of Property ID R000030456 to the point it meets Property ID R000030455, thence

North along the western boundary of Property ID R000030455 to the point it meets Property ID R000030458, thence

North along the western boundary of Property ID R000030458, continuing east along the boundary to the point it meets Property ID R000034643, thence

North along the western boundary of Property ID R000034643 to the point it meets the southern right of way boundary of W Overhill Drive, thence

North across W Overhill Drive to the southern boundary of Property ID R000034641, thence

West across the southern boundary of Property ID R00003461, continuing north along the western boundary to the point it meets Property ID R000014963, thence

North along the western boundary of Property ID R000014963 to the point it meets Property ID R000074481, thence

North along the western boundary of Property ID R000074481 to the point it meets Property ID R000014980, thence

North along the western boundary of Property ID R000014980 to the point it meets Property ID R000014981, thence

North along the western boundary of Property ID R000014981 to the point it meets the eastern right of way of Northwest Loop 988, thence

Across Northwest Loop 988 to the southern right of way boundary of Property ID R000030545, thence

West along the southern boundary of Property ID R000030545, continuing north then east along the boundary to the point it meets the western right of way boundary of Lingleville Road, thence

North along the western right of way boundary of Lingleville Road to the point it meets the northern corner of Property ID R0000149988 thence

North across Lingleville Road to the western corner of Property ID R000033189, thence

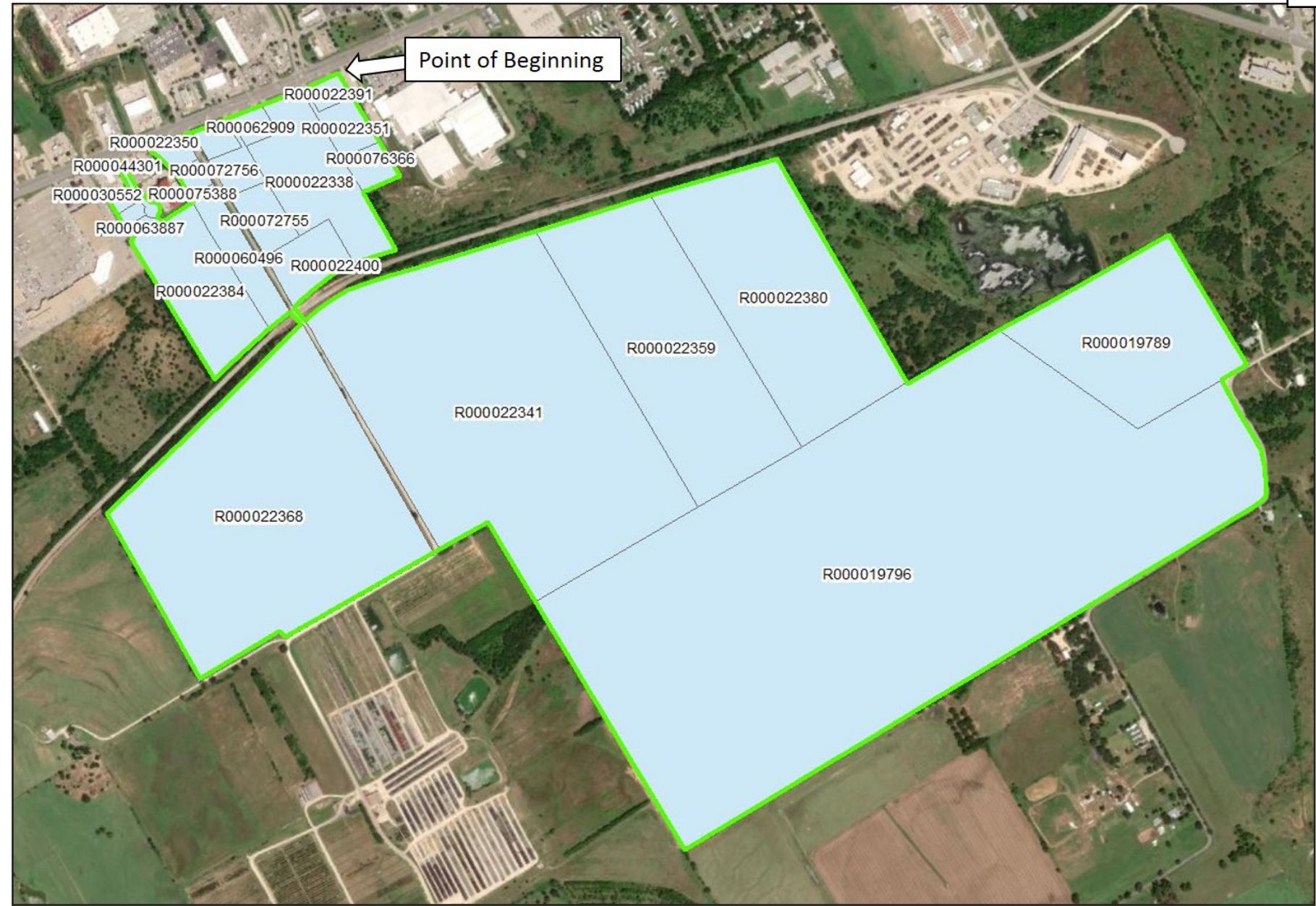
North along the western boundary of Property ID R000033189 to the point it meets the northwest corner of Property ID R000033189, which is the point of beginning.



### TIRZ Boundary

#### Legal Description - TIRZ #1C

Beginning at the northeast corner of Property ID R000022391, thence  
 South along the eastern boundary of Property ID R000022391 to the point it meets the  
 northeast corner of Property ID R000022351, thence  
 South along the eastern boundary of Property ID R000022351 to the point it meets the  
 northeast corner of Property ID R000076366, thence  
 South along the eastern boundary of Property ID R000076366, then west along the  
 southern boundary of Property ID R000076366 to the point it meets the eastern  
 boundary of Property ID R000022338, thence  
 South along the eastern boundary of Property ID R000022338, then west along the  
 southern boundary of Property ID R000022338 to the point it meets the southeast  
 corner of Property ID R000022400, thence  
 West along the southern boundary of Property ID R000022400 to the point it meets  
 the eastern right of way boundary of S Lockhart Road, thence  
 South along the eastern right of way boundary of S Lockhart Road to the northwest  
 corner of Property ID R000022341, thence  
 East along the northern boundary of Property ID R000022341 to the point it meets the  
 northwest corner of Property ID R000022359, thence  
 East along the northern boundary of Property ID R000022359 to the point it meets the  
 northwest corner of Property ID R000022380, thence  
 East along the northern boundary of Property ID R000022380, then south along  
 the eastern boundary of Property ID R000022380 to the point it meets the northern  
 boundary of Property ID R000019796, thence  
 East along the northern boundary of Property ID R000019796 to the point it meets the  
 northwest corner of Property ID R000019789, thence  
 East along the northern boundary of Property ID R000019789, then south along the  
 eastern boundary of Property ID R000019789, then west along the southern boundary  
 to the point it meets Property ID R000019796, thence  
 South, then west, then north along the boundary of Property ID R000019796 to the  
 point it meets the southwest corner of Property ID R000022341, thence  
 North then west along the boundary of Property ID R000022341 to the point it meets  
 the eastern right of way boundary of S Lockhart Road, thence  
 West across S Lockhart Road to the southeast corner of Property ID R000022368,  
 thence  
 West, then north, then east along the boundary of Property ID R000022368 to the  
 point it meets the western right of way boundary of S Lockhart Road, thence  
 North along the western right of way boundary of S Lockhart Road to the point it meets  
 the southeast corner of Property ID R000060496, thence



 - TIRZ #1C Boundary



TIRZ Boundary

**Legal Description - TIRZ #1C (Continued)**

West along the southern boundary of Property ID R000060496 to the point it meets the southeast corner of Property ID R000022384, thence

West, then north along the boundary of Property ID R000022384 to the point it meets the southwest corner of Property ID R000063887, thence

North along the western boundary of Property ID R000063887 to the point it meets the southwest corner of Property ID R000063888, thence

North along the western boundary of Property ID R000063888 to the point it meets the southwest corner of Property ID R000063889, thence

North, then east along the boundary of Property ID R000063889 to the point it meets Property ID R000030552, thence

North, east, then south along the boundary of Property ID R000030552 to the point it meets Property ID R000063887, thence

South along Property ID R000063887 to the point it meets the northern boundary of Property ID R000022384, thence

East along the northern boundary of Property ID R000022384 to the point it meets Property ID R000060496, thence

North along Property ID R000060496 to the point it meets Property ID R000075388, thence

North along Property ID R000075388 to the point it meets Property ID R000044301, thence

North then east along Property ID R000044301 to the point it meets the western right of way boundary of S Lockhart Road, thence

East across S Lockhart Road to the northwest corner of Property ID R000022350, thence

East along the northern boundary of Property ID R000022350 to the point it meets Property ID R000072756, thence

East along the northern boundary of Property ID R000072756 to the point it meets Property ID R000062909, thence

East along the northern boundary of Property ID R000062909 to the point it meets Property ID R0000022338, thence

East along the northern boundary of Property ID R0000022338 to the point it meets Property ID R0000022391, thence

East along the northern boundary of Property ID R0000022391 to the northeast corner of Property ID R0000022391, which is the point of beginning.



### TIRZ Boundary

#### Legal Description - TIRZ #1D

Beginning at the point where the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, thence

East along the northern right of way boundary of W Frey Street then south across W Frey Street to where the northeast corner of Property ID R000031927 meets the southern right of way boundary of W Frey Street, thence

South along the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031927 and continuing to Property ID R000031918, to the point the easement meets the northern right of way boundary of Phelps Street, thence

Continuing south across Phelps Street, to the eastern boundary of the easement that runs along the eastern boundaries of the parcels fronting N Lydia Ave, beginning with Property ID R000031948 and continuing to Property ID R000031938, to the point the easement meets the northern right of way boundary of W Tarleton Street, thence

South across W Tarleton Street to the northeast corner of Property ID R000030324, thence

South along the eastern boundary of Property ID R000030324 to the point it meets the northeast corner of Property ID R000030325, thence

South along the eastern boundary of Property ID R000030325 to the point it meets the northern right of way boundary of W Washington Street, thence

South across W Washington Street, thence

South along the southern right of way boundary of W Washington Street, thence

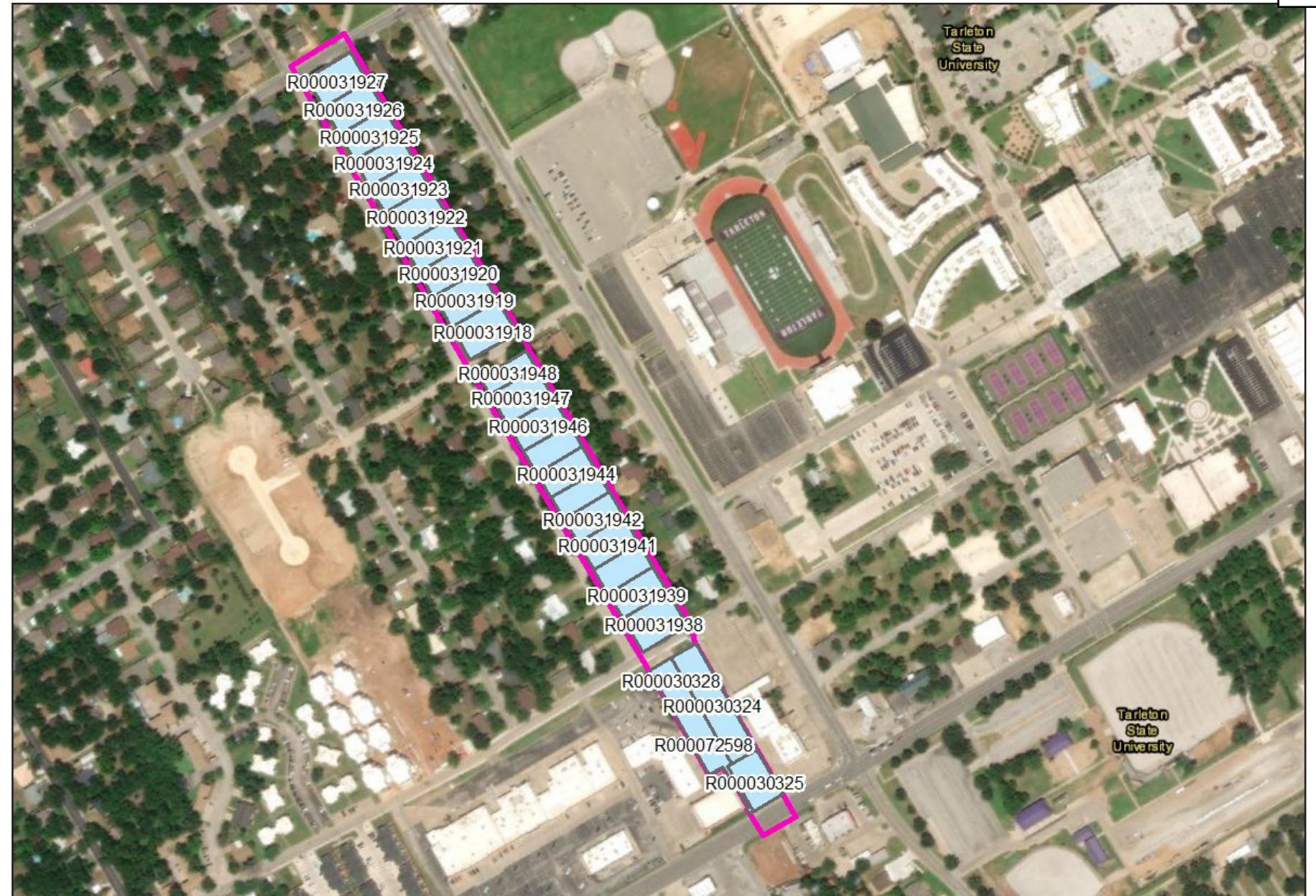
North across W Washington Street to the southwest corner of Property ID R000072598, thence


North along the western boundary of Property ID R000072598 to the point it meets the southwest corner of Property ID R000030328, thence

North along the western boundary of Property ID R000030328 to the point it meets the southern right of way boundary of W Tarleton Street, thence

North across W Tarleton Street to the point it meets the eastern right of way boundary of N Lydia Ave, thence

North along the eastern right of way boundary of N Lydia Ave, continuing across Phelps Street, to the point the eastern right of way boundary of N Lydia Ave meets the northern right of way boundary of W Frey Street, which is the point of beginning.



 - TIRZ #1D Boundary



### TIRZ Boundary

#### Legal Description - TIRZ #1E

Beginning at the point where the northeast corner of Property ID R000022427 meets the western right of way boundary of Northwest Loop, thence

West along the northern boundary of Property ID R000022427 to the point it meets Property ID R000067066, thence

West along the northern boundary of Property ID R000067066 to the point it meets Property ID R000023827, thence

West along the northern boundary of Property ID R000023827 to the point it meets Country Road 386, thence

South along the western boundary of Property ID R000023827 to the point it meets W Washington Street, thence

East along the northern right of way of W Washington Street to the point it meets the southeast corner of Property ID R000067066, thence

North along the eastern boundary of Property ID R000067066 to the point it meets the southwest corner of Property ID R000063719, thence


East along the boundary of Property ID R000063719, continuing to follow it until it reaches the eastern boundary of Property ID R000067066, thence

North along the eastern boundary of Property ID R000067066 to the point it meets Property ID R000063946, thence

East along the southern boundary of Property ID R000063946 to the point it meets the western right of way of Northwest Loop, thence

North along the western right of way of Northwest Loop to the point it meets the northeast corner of Property ID R000022427, which is the point of beginning.



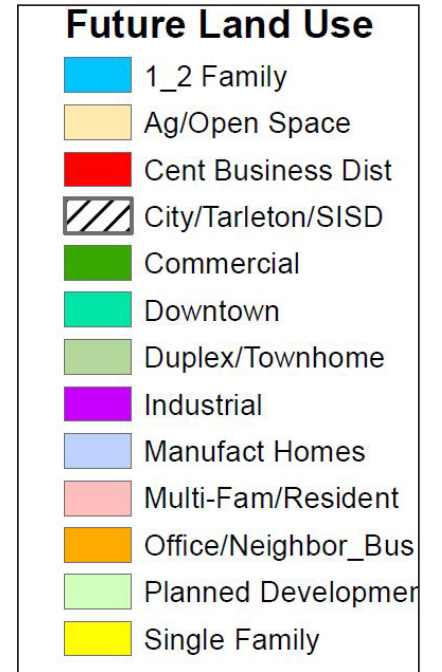
 - TIRZ #1E Boundary



**Land Use**

TIRZ #1 contains vacant land to the north, Plaza Mobile Home Park along the western boundary, and commercial uses along the southern boundary, including convenience stores, a bank, and two retail buildings. There are single family residences located along the eastern boundary. TIRZ#1A consists primarily of single family homes and one commercial tract improved with a bank building. TIRZ#1B consists of a variety of land uses, including single family homes, commercial properties, school facilities, and vacant land. TIRZ #1C is primarily vacant land, with some existing commercial uses along W Washington Street, including a hotel and retail uses, as well as a garden nursery off of S Lockhart Road. TIRZ#1D consists primarily of single family homes and one commercial tract improved with a small retail building. TIRZ #1E contains vacant land. TIRZ #1, #1A, #1B, #1C, #1D, and #1E is less than 30% residential.

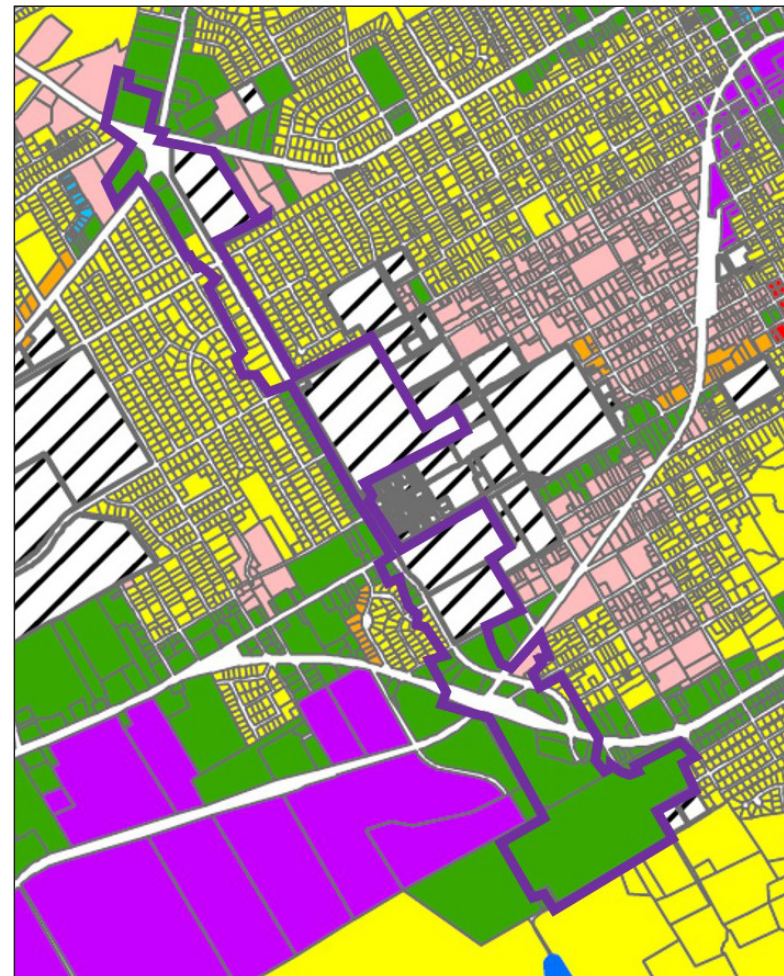
The Future Land Use Plan shows that the land within TIRZ #1 and TIRZ#1A is designated for Commercial (shaded in green). The land within TIRZ #1B is designated primarily for Commercial, in addition to Single Family (shaded in yellow) and City/Tarleton/SISD (shaded in black and white). The land within TIRZ #1C is designated for Commercial use (shaded in green), Single Family (shaded in yellow), and Industrial (shaded in purple).



- TIRZ #1 Boundary



- TIRZ #1A Boundary



- TIRZ #1B Boundary



- TIRZ #1C Boundary

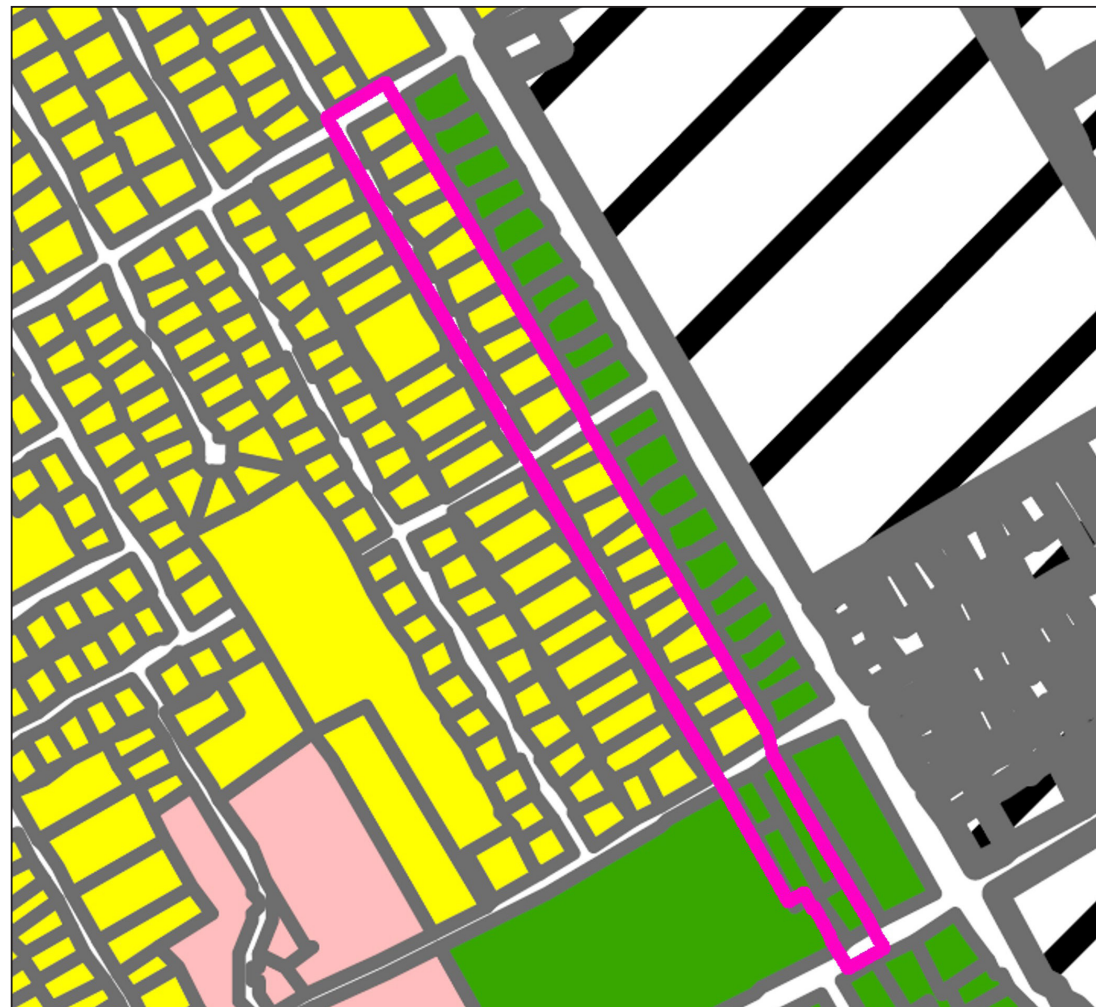



**Land Use (Continued)**

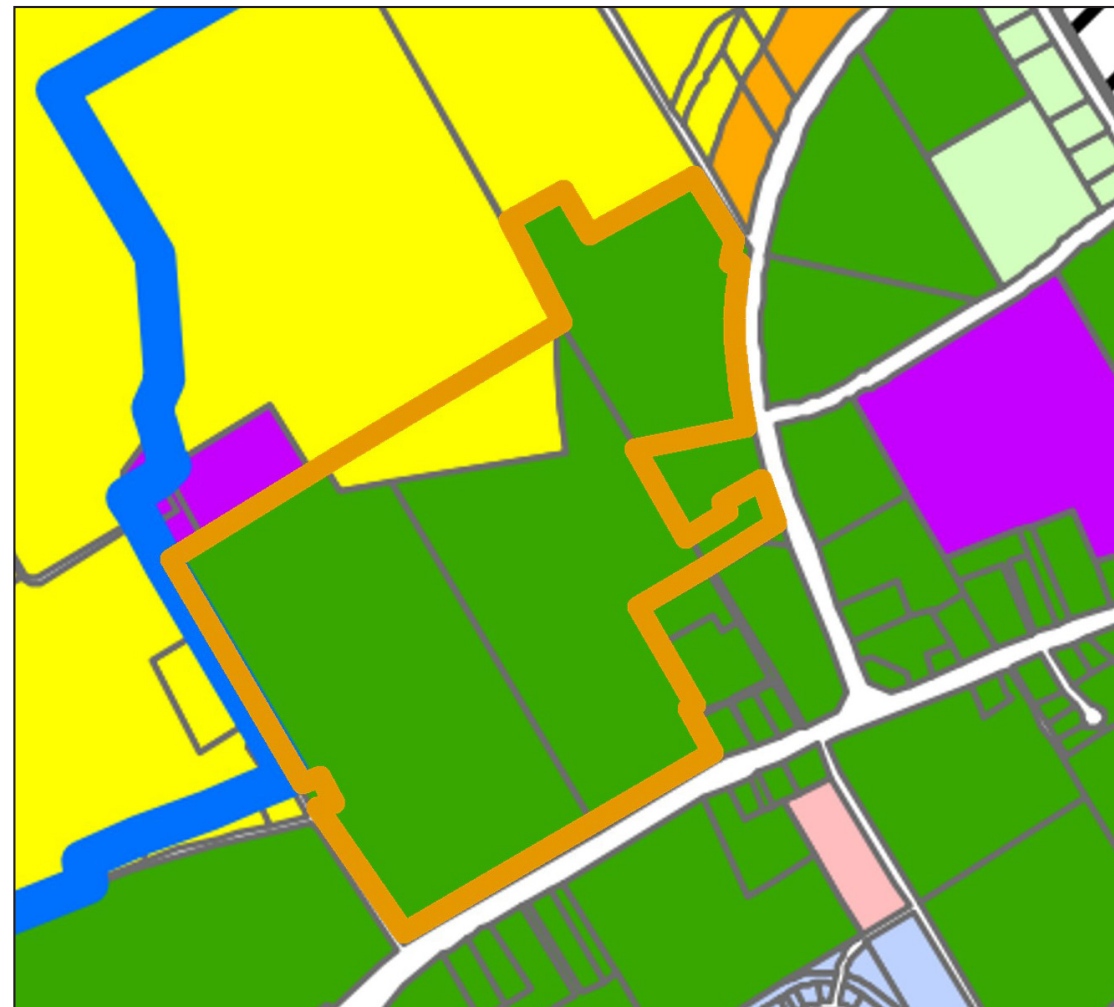
The Future Land Use Plan shows that the land within TIRZ #1D is designated primarily for Single Family (shaded in yellow) and Commercial (shaded in green). The land within TIRZ #1E is designated for Commercial use (shaded in green) and Single Family (shaded in yellow).


**Method of Relocating Persons to be Displaced**

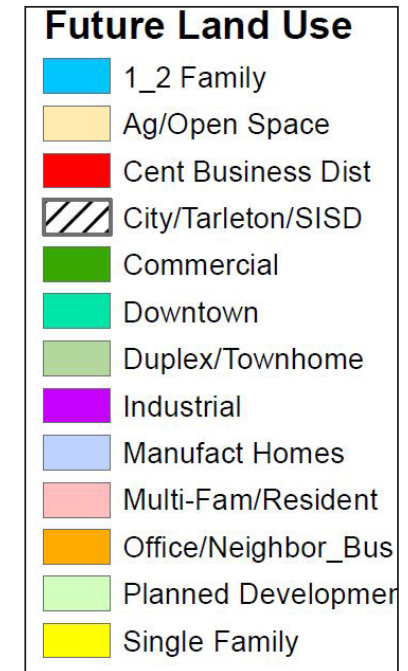
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



 - TIRZ #1D Boundary



 - TIRZ #1E Boundary



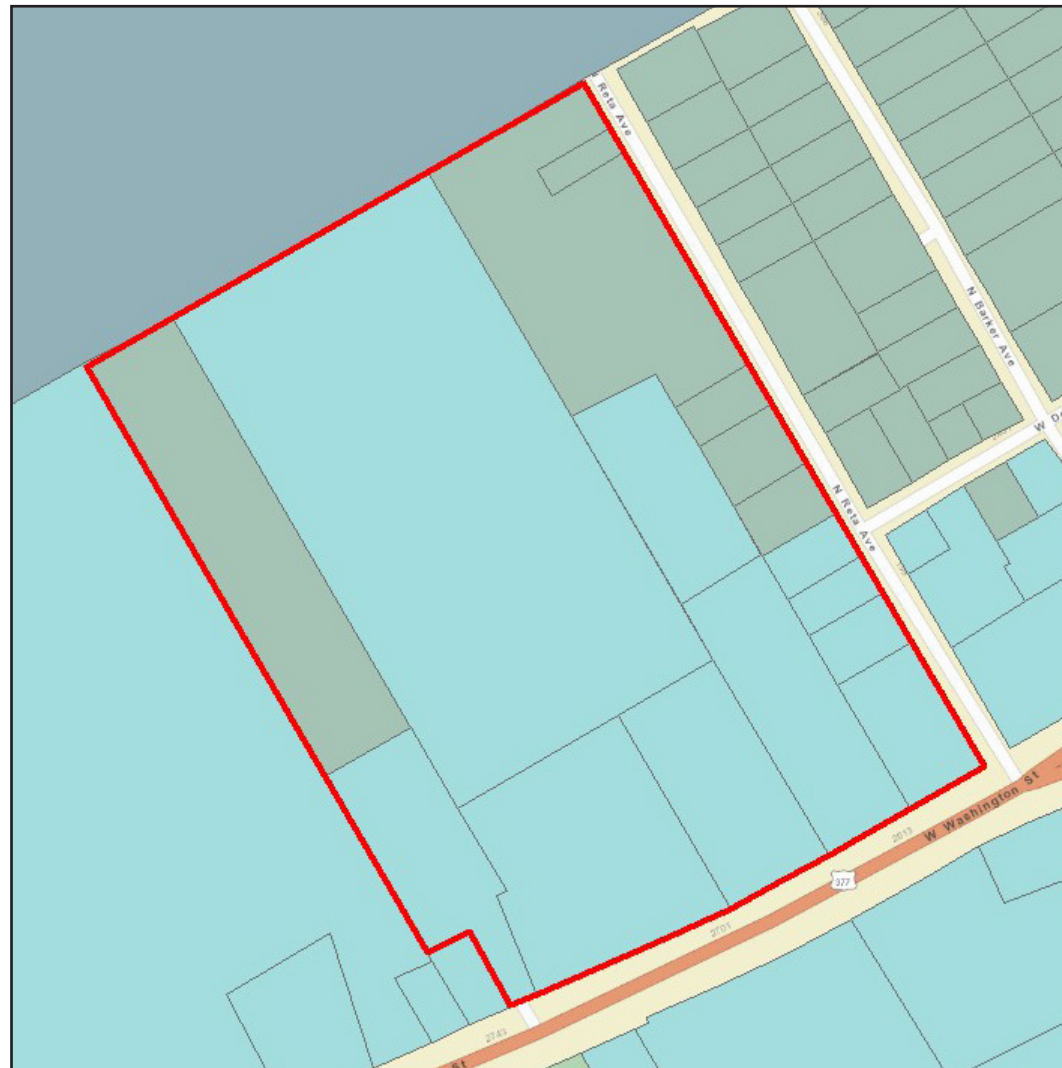



**Zoning**

The property within TIRZ#1 is currently zoned as B-2 Retail and Commercial Business and R-3 Multiple Family. The property within TIRZ#1A is primarily zoned as R-1 Single Family, with one tract zoned as B-2 Retail and Commercial Business.

The Retail and Commercial Business District provides areas for the grouping of retail shops and stores offering goods and services for the residents in general. These shopping areas will generally be more densely concentrated and more traffic intensive than allowed in the Neighborhood Business Districts. The Neighborhood Business District accommodates trade and personal services facilities that meet the needs and enhance the quality of life of residential neighborhoods throughout the city.

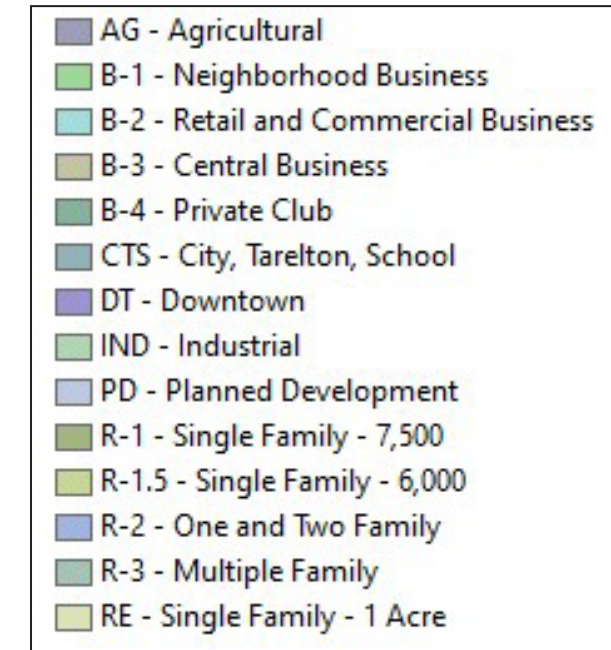
The Multiple Family District provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood. Recreational, religious and educational uses are also permitted so as to contribute to the natural elements of a convenient, balanced and attractive neighborhood. Development within this district is intended to be protected from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.



 - TIRZ #1 Boundary



 - TIRZ #1A Boundary



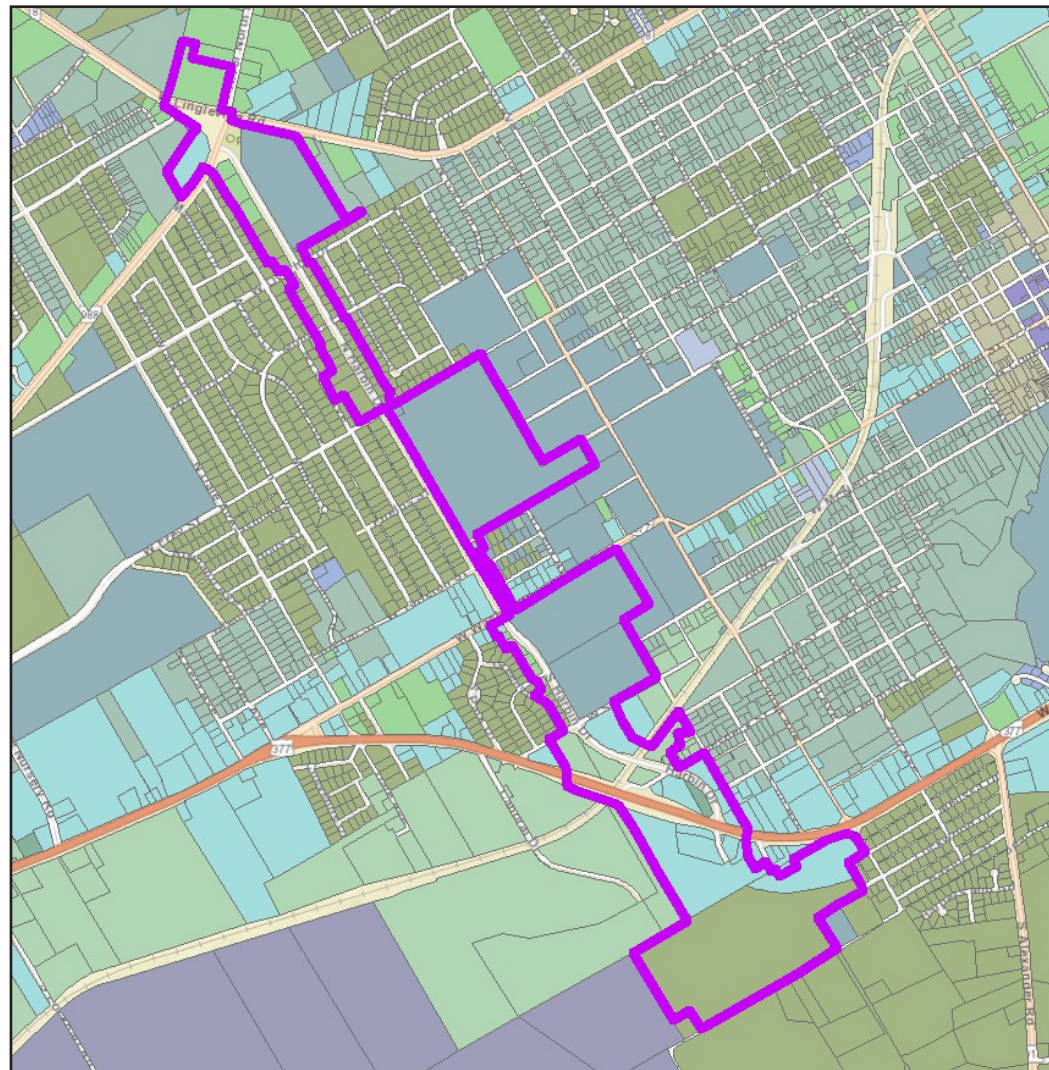


**Zoning**

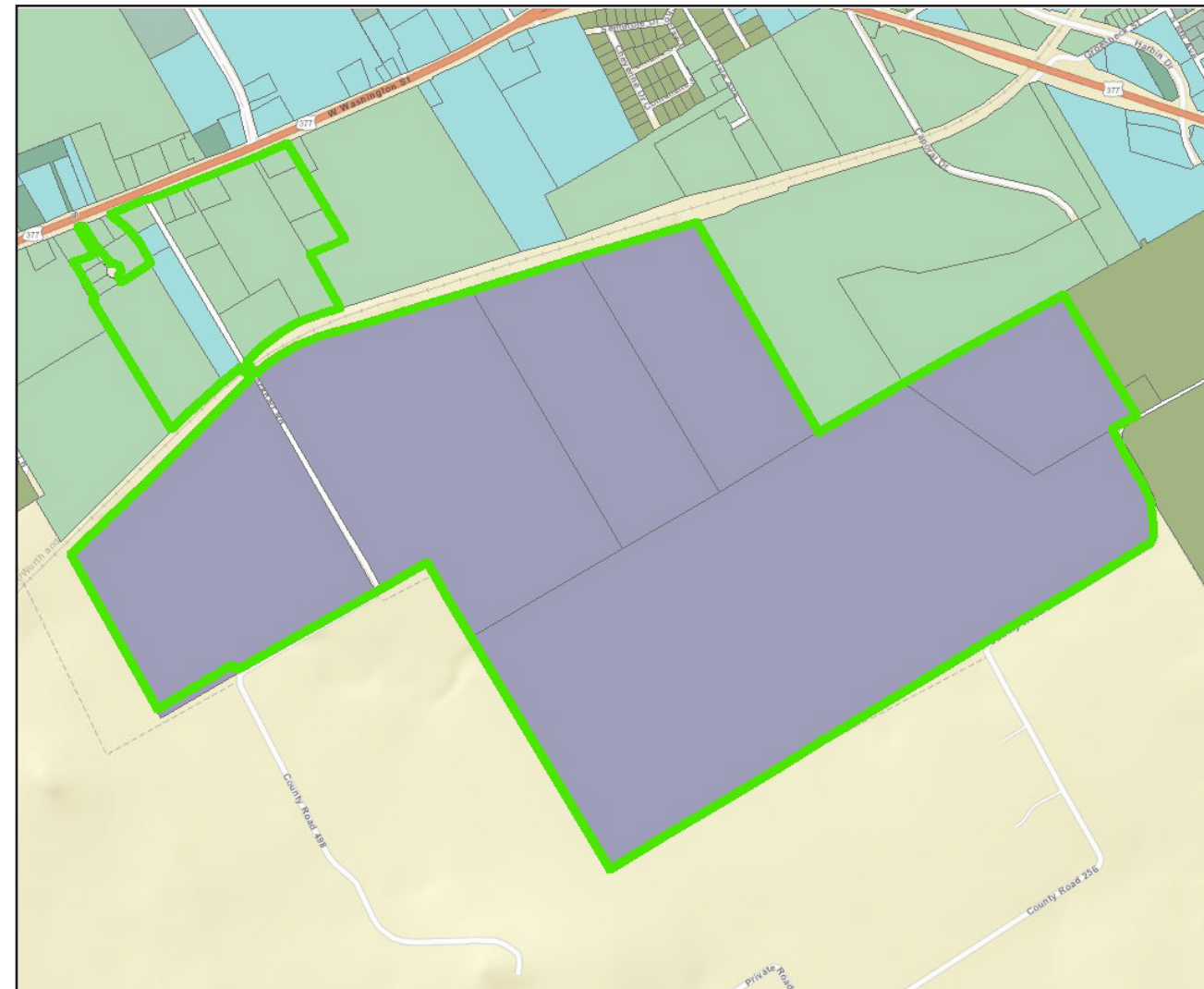
The Single-family residential district provides for a generally lesser density city neighborhood development. The primary land use allows for single-family dwelling development appropriate to a city-style neighborhood. Other uses within this district shall contribute to the nature of the neighborhood. Development within this district is intended to be separate from and protect from the encroachment of land activities that do not contribute to the esthetic and functional well being of the intended district environment.


The property within TIRZ#1B is zoned as R-1 Single Family, B-1 Neighborhood Business, B-2 Retail and Commercial Business, and CTS City, Tarleton, and School. The property within TIRZ #1C is primarily zoned AG - Agricultural District, with the portions closest to Washington Street zoned B-2 Retail and Commercial Business and IND - Industrial.

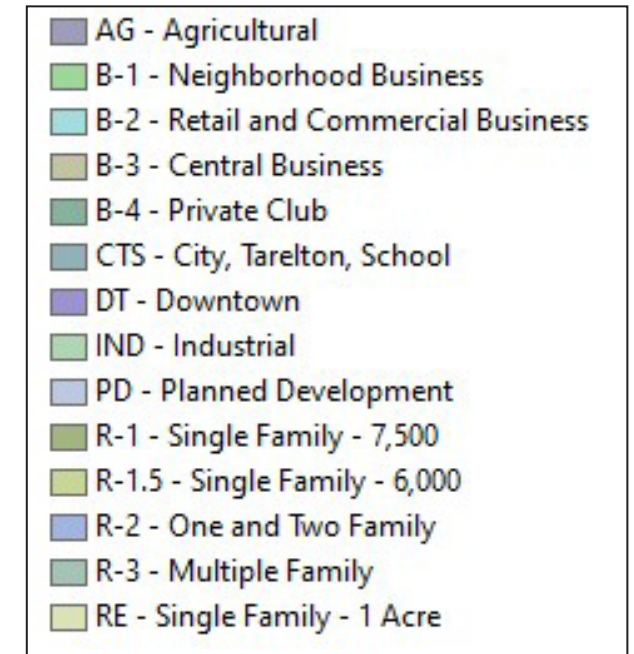
The Industrial District is intended to serve as the location for general industrial activities. The Agricultural district serves to provide a designation for undeveloped or vacant land located on the outer boundaries of the city and being used for agricultural purposes. The type of uses and the area and intensity of uses permitted in the District shall encourage and protect agricultural uses until urbanization is warranted.



 - TIRZ #1B Boundary



 - TIRZ #1C Boundary





**Zoning**

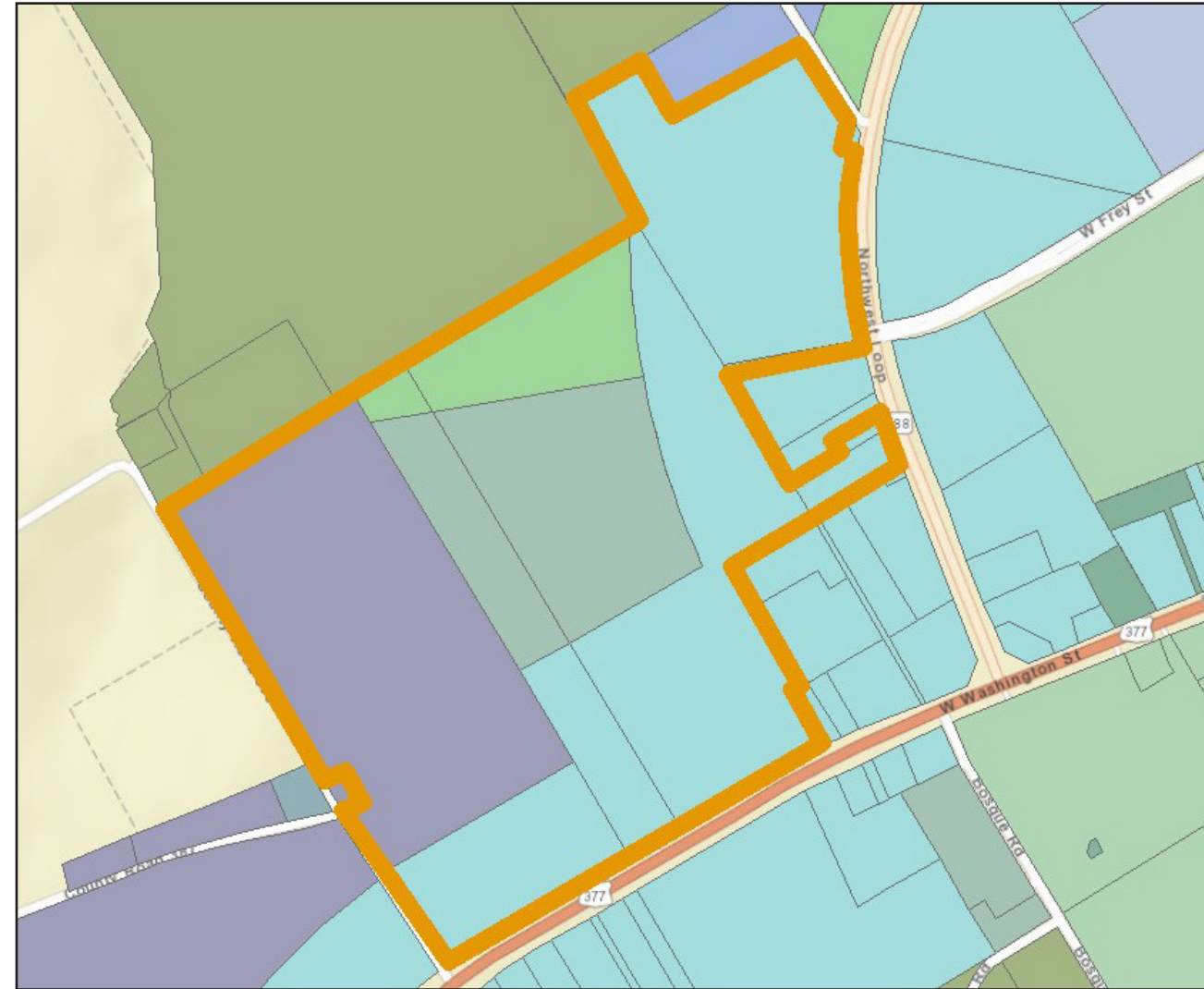
The property within TIRZ#1D is primarily zoned as R-1 Single Family, with one tract zoned as B-2 Retail and Commercial Business.


The property within TIRZ#1E is primarily zoned as B-2 Retail and Commercial Business. Property within TIRZ#1E is also zoned R-3 Multiple Family, B-1 Neighborhood Business, and AG Agricultural.

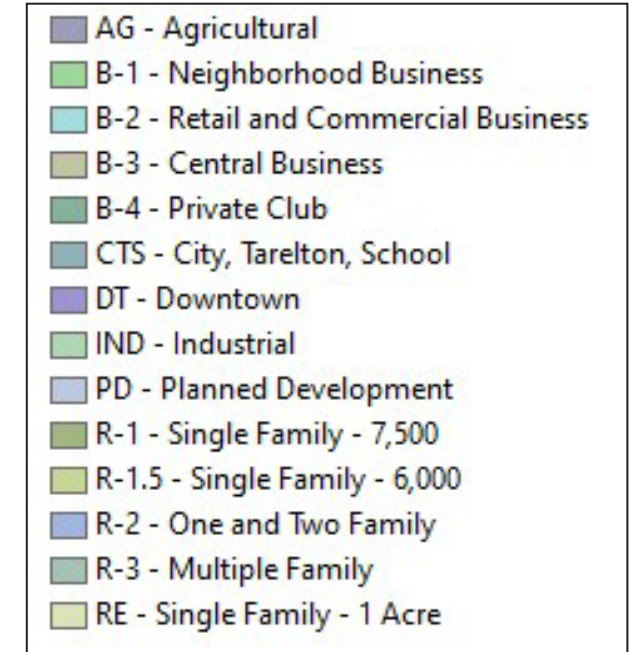
It is not anticipated there will be any changes to the City of Stephenville building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ. As development plans for the land within the TIRZ move forward, the Future Land Use Plan and zoning may be updated to accommodate the anticipated development.



 - TIRZ #1D Boundary



 - TIRZ #1E Boundary

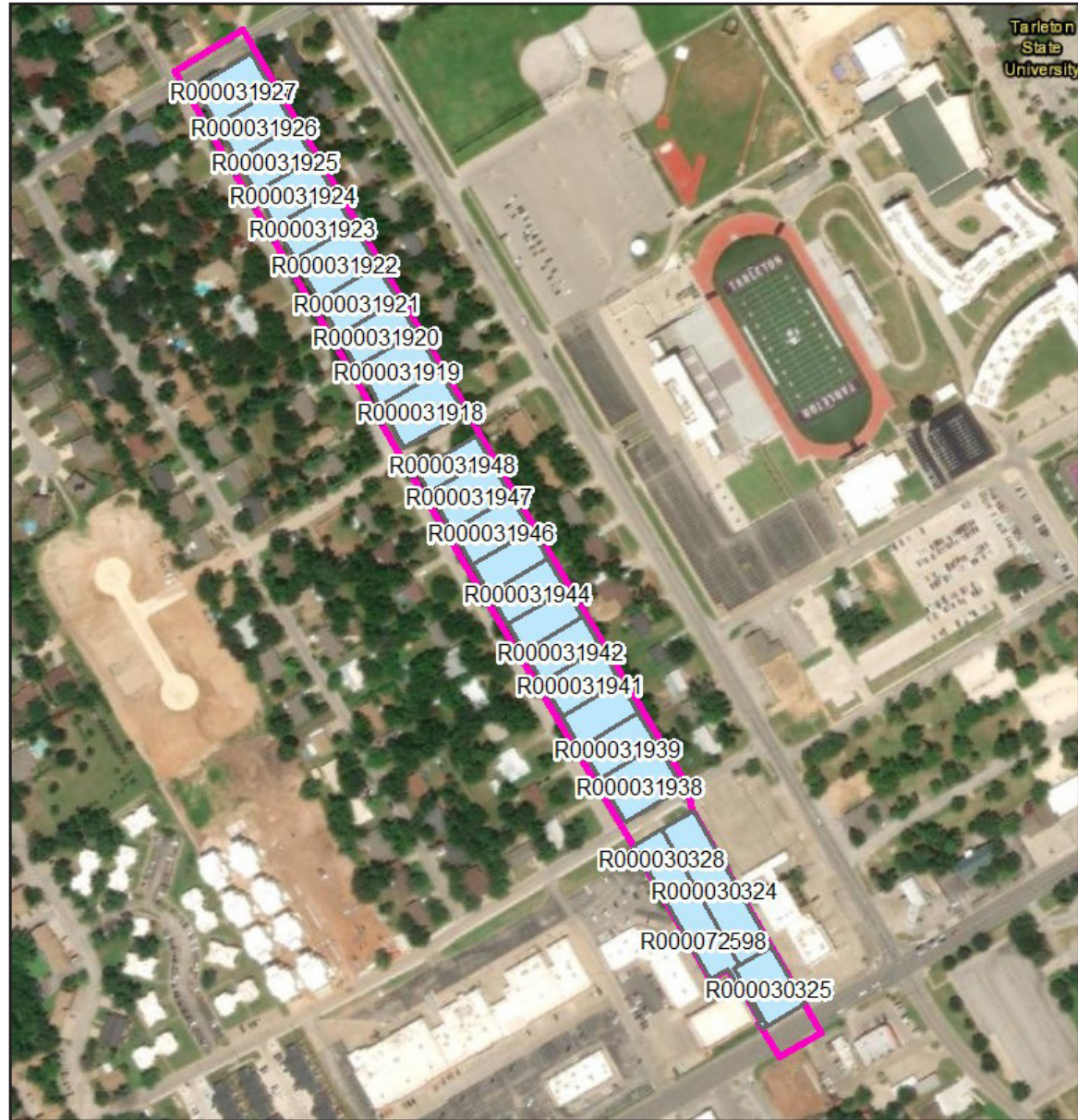




Current Parcel Information

There are currently 25 parcels within TIRZ #1E with an estimated 2022 taxable value of \$4,157,000. There are currently 5 parcels within TIRZ #1E with an estimated 2022 taxable value of \$351,770. The taxable values will be verified by Erath Central Appraisal District.

For further parcel details, including ownership information and historic taxable values for the existing boundaries of the TIRZ, see Appendix A.



 - TIRZ #1D Boundary



 - TIRZ #1E Boundary





Within the TIRZ #1 boundaries a retail development known as Washington Commons was built in what was projected to be Phase I. There are no proposed development plans available for the vacant land on the eastern half, but it is anticipated that the remaining area within TIRZ #1 will be built out with commercial uses in line with the future land use plan. For the purposes of this plan, this eastern area of the zone is designated as TIRZ #1 - Phase II.





Within the TIRZ #1C boundaries there is a proposed retail development along W Washington Street. For the purposes of this plan, this development is designated as TIRZ #1C - Phase I. It is anticipated that balance of property in the zone adjacent to W Washington will be built out with approximately 31,800 square feet of new commercial space, designated TIRZ #1C - Phase II.

There are no proposed development plans available for the vacant land within the southern portion of TIRZ #1C, but it is anticipated that it will be built out with single family uses. For the purposes of this plan, this southern area of the zone is designated as Phase III.



Anticipated Development

As outlined on pages 20 and 21, within the boundaries of TIRZ #1 and TIRZ #1C it is anticipated that there will be development constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. At this time there is no imminent planned new development within TIRZ #1A, TIRZ #1B, or TIRZ #1D. In TIRZ #1E, it is anticipated that the vacant land will be developed with retail uses.

The tables below provide an overview of the potential development that DPED projects will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>TIRZ 1 - PHASE II</b>						
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2024	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
<b>Total</b>		<b>75,000</b>		<b>\$ 7,500,000</b>		<b>\$ 15,000,000</b>
<b>TIRZ 1C - PHASE I</b>						
RETAIL	2023	4,000	\$ 300	\$ 1,200,000	\$ 750	\$ 3,000,000
RETAIL	2023	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2024	5,000	\$ 75	\$ 375,000	\$ 350	\$ 1,750,000
RETAIL	2024	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
RETAIL	2025	5,000	\$ 150	\$ 750,000	\$ 500	\$ 2,500,000
<b>Total</b>		<b>34,000</b>		<b>\$ 5,325,000</b>		<b>\$17,250,000</b>
<b>TIRZ 1C - PHASE II</b>						
RETAIL	2025	3,000	\$ 300	\$ 900,000	\$ 750	\$ 2,250,000
RETAIL	2027	4,500	\$ 150	\$ 675,000	\$ 500	\$ 2,250,000
RETAIL	2027	4,500	\$ 100	\$ 450,000	\$ 200	\$ 900,000
RETAIL	2029	5,000	\$ 100	\$ 500,000	\$ 200	\$ 1,000,000
RETAIL	2029	4,800	\$ 100	\$ 480,000	\$ 200	\$ 960,000
RETAIL	2029	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
<b>Total</b>		<b>31,800</b>		<b>\$ 4,005,000</b>		<b>\$9,360,000</b>
<b>TIRZ 1C - PHASE III</b>						
SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000	\$ 33,750,000	\$ -	\$ -
SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000	\$ 87,500,000	\$ -	\$ -
SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000	\$ 275,000,000	\$ -	\$ -
<b>Total</b>		<b>1,500</b>		<b>\$ 396,250,000</b>		<b>\$0</b>

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>TIRZ 1E</b>						
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2026	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2027	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2028	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2029	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2030	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2031	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2032	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2033	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2034	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2035	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2036	25,000	\$ 75	\$ 1,875,000	\$ 200	\$ 5,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2037	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2038	4,500	\$ 300	\$ 1,350,000	\$ 750	\$ 3,375,000
RETAIL	2039	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
<b>Total</b>		<b>229,500</b>		<b>\$ 30,975,000</b>		<b>\$73,125,000</b>

**Project Costs of the Zone**

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 6,250,733	15.0%
Sanitary Sewer Facilities and Improvements	\$ 6,250,733	15.0%
Storm Water Facilities and Improvements	\$ 6,250,733	15.0%
Transit/Parking Improvements	\$ 3,125,366	7.5%
Street and Intersection Improvements	\$ 6,250,733	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 4,167,155	10.0%
Economic Development Grants	\$ 8,334,310	20.0%
Administrative Costs	\$ 1,041,789	2.5%
<b>Total</b>	<b>\$ 41,671,551</b>	<b>100.0%</b>

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

**Method of Financing**

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 100% of its real property increment and 100% of the sales tax increment within the boundaries of TIRZ #1, #1A, #1B, and #1D. Within the boundaries of TIRZ #1C and TIRZ #1E the City of Stephenville will contribute 35% of its real property increment and 50% of the sales tax increment.

Stephenville Economic Development Authority (SEDA) will contribute 100% of its sales tax increment within the original boundaries, TIRZ #1, in accordance with the interlocal agreement with the City of Stephenville that was approved by SEDA on May 3, 2019 and the City Council on May 7, 2019.

**Debt Service**

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

**Economic Feasibility Study**

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 1, 1A, 1B, 1D	Real Property Tax - 2022 Rates		Participation	
	CITY OF STEPHENVILLE	0.39580000	100%	0.3958000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		<b>1.96240000</b>		<b>0.3958000</b>

TIRZ 1, 1A, 1B, 1C, 1D, 1E	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		<b>1.96240000</b>		<b>0.0000000</b>

	Sales Tax		Participation	
TIRZ 1, 1A, 1B, 1D	CITY OF STEPHENVILLE	0.01375000	100.00%	0.0137500
TIRZ 1	ECONOMIC DEVELOPMENT	0.00125000	100.00%	0.0012500
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		<b>0.02000000</b>		<b>0.01500000</b>

TIRZ 1C, 1E	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		<b>1.96240000</b>		<b>0.1385300</b>

TIRZ 1C, 1E	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	50.00%	0.0068750
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		<b>0.02000000</b>		<b>0.00687500</b>



INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	100%	0.39580000
ERATH COUNTY	0.31070000	0%	0.00000000
MIDDLE TRINITY WATER	0.00730000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.00000000
STEPHENVILLE ISD	1.14740000	0%	0.00000000
	1.96240000		0.39580000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.00000000
ERATH COUNTY	0.31070000	0%	0.00000000
MIDDLE TRINITY WATER	0.00730000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.00000000
STEPHENVILLE ISD	1.14740000	0%	0.00000000
	1.96240000		0.00000000

CITY OF STEPHENVILLE	0.0137500	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	2024	Junior Anchor	25,000	\$ 100.00 \$ 2,500,000	\$ -	\$ 200.00	\$ 5,000,000	
1	2024	Junior Anchor	25,000	\$ 100.00 \$ 2,500,000	\$ -	\$ 200.00	\$ 5,000,000	
1	2024	Smaller Tenant	15,000	\$ 100.00 \$ 1,500,000	\$ -	\$ 200.00	\$ 3,000,000	
1	2024	Smaller Tenant	10,000	\$ 100.00 \$ 1,000,000	\$ -	\$ 200.00	\$ 2,000,000	
<b>TOTAL</b>				<b>7,500,000</b>	<b>-</b>		<b>15,000,000</b>	

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	52.8% \$ 5,565,838	= \$ 700,286	+ \$ -	+ \$ 4,865,553
ERATH COUNTY	5.2% \$ 549,719	= \$ 549,719	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1% \$ 12,916	= \$ 12,916	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.7% \$ 179,052	= \$ 179,052	+ \$ -	+ \$ -
STEPHENVILLE ISD	19.2% \$ 2,030,086	= \$ 2,030,086	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	4.2% \$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY SALES	16.8% \$ 1,769,292	= \$ -	+ \$ -	+ \$ 1,769,292
	100.0% \$ 10,549,226	\$ 3,472,058	\$ -	\$ 7,077,168
	100.0%	32.9%	0.0%	67.1%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	92.6% \$ 5,565,838	= \$ 700,286	+ \$ -	+ \$ 4,865,553
ERATH COUNTY	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	7.4% \$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY SALES	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 6,008,161	\$ 700,286	\$ -	\$ 5,307,876
	100.0%	11.7%	0.0%	88.3%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	12.1% \$ 549,719	= \$ 549,719	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.3% \$ 12,916	= \$ 12,916	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	3.9% \$ 179,052	= \$ 179,052	+ \$ -	+ \$ -
STEPHENVILLE ISD	44.7% \$ 2,030,086	= \$ 2,030,086	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY SALES	39.0% \$ 1,769,292	= \$ -	+ \$ -	+ \$ 1,769,292
	100.0% \$ 4,541,065	\$ 2,771,773	\$ -	\$ 1,769,292
	100.0%	61.0%	0.0%	39.0%

**Tax Revenue Projections**

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
<b>TOTAL TAX REVENUE</b>																											
<b>REAL PROPERTY</b>	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV																										
	GROSS																										
CITY OF STEPHENVILLE	304,178	-	-	-	-	-	22,264	29,685	30,279	30,884	31,502	32,132	32,775	33,430	34,099	34,781	35,476	36,186	36,910	37,648	38,401	39,169	39,952	40,751	41,566	42,397	
ERATH COUNTY	238,778	-	-	-	-	-	17,477	23,303	23,769	24,244	24,729	25,223	25,728	26,242	26,767	27,303	27,849	28,406	28,974	29,553	30,144	30,747	31,362	31,989	32,629	33,282	
MIDDLE TRINITY WATER	5,610	-	-	-	-	-	411	548	558	570	581	593	604	617	629	641	654	667	681	694	708	722	737	752	767	782	
ERATH ROAD & BRIDGE	77,774	-	-	-	-	-	5,693	7,590	7,742	7,897	8,055	8,216	8,380	8,548	8,719	8,893	9,071	9,252	9,437	9,626	9,818	10,015	10,215	10,419	10,628	10,840	
STEPHENVILLE ISD	881,794	-	-	-	-	-	64,541	86,055	87,776	89,532	91,322	93,149	95,012	96,912	98,850	100,827	102,844	104,901	106,999	109,139	111,321	113,548	115,819	118,135	120,498	122,908	
<b>Total</b>	<b>1,508,134</b>	-	-	-	-	-	<b>110,385</b>	<b>147,180</b>	<b>150,124</b>	<b>153,126</b>	<b>156,189</b>	<b>159,312</b>	<b>162,499</b>	<b>165,749</b>	<b>169,064</b>	<b>172,445</b>	<b>175,894</b>	<b>179,412</b>	<b>183,000</b>	<b>186,660</b>	<b>190,393</b>	<b>194,201</b>	<b>198,085</b>	<b>202,047</b>	<b>206,088</b>	<b>210,209</b>	
<b>PERSONAL PROPERTY</b>	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV																										
	GROSS																										
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>SALES TAX</b>	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV																										
	GROSS																										
CITY OF STEPHENVILLE	-	-	-	-	-	-	154,688	206,250	210,375	214,583	218,874	223,252	227,717	232,271	236,916	241,655	246,488	251,418	256,446	261,575	266,806	272,142	277,585	283,137	288,800	294,576	
ECONOMIC DEVELOPMENT	-	-	-	-	-	-	14,063	18,750	19,125	19,508	19,898	20,296	20,702	21,116	21,538	21,969	22,408	22,856	23,313	23,780	24,255	24,740	25,235	25,740	26,255	26,780	
ERATH COUNTY SALES	-	-	-	-	-	-	56,250	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118	
<b>Total</b>	<b>3,258,505</b>	-	-	-	-	-	<b>225,000</b>	<b>300,000</b>	<b>306,000</b>	<b>312,120</b>	<b>318,362</b>	<b>324,730</b>	<b>331,224</b>	<b>337,849</b>	<b>344,606</b>	<b>351,498</b>	<b>358,528</b>	<b>365,698</b>	<b>373,012</b>	<b>380,473</b>	<b>388,082</b>	<b>395,844</b>	<b>403,761</b>	<b>411,836</b>	<b>420,072</b>	<b>428,474</b>	
<b>SUMMARY</b>	PV																										
	GROSS																										
CITY OF STEPHENVILLE	2,417,595	-	-	-	-	-	176,951	235,935	240,654	245,467	250,376	255,384	260,491	265,701	271,015	276,435	281,964	287,603	293,356	299,223	305,207	311,311	317,537	323,888	330,366	336,973	
ERATH COUNTY	238,778	-	-	-	-	-	17,477	23,303	23,769	24,244	24,729	25,223	25,728	26,242	26,767	27,303	27,849	28,406	28,974	29,553	30,144	30,747	31,362	31,989	32,629	33,282	
MIDDLE TRINITY WATER	5,610	-	-	-	-	-	411	548	558	570	581	593	604	617	629	641	654	667	681	694	708	722	737	752	767	782	
ERATH ROAD & BRIDGE	77,774	-	-	-	-	-	5,693	7,590	7,742	7,897	8,055	8,216	8,380	8,548	8,719	8,893	9,071	9,252	9,437	9,626	9,818	10,015	10,215	10,419	10,628	10,840	
STEPHENVILLE ISD	881,794	-	-	-	-	-	64,541	86,055	87,776	89,532	91,322	93,149	95,012	96,912	98,850	100,827	102,844	104,901	106,999	109,139	111,321	113,548	115,819	118,135	120,498	122,908	
ECONOMIC DEVELOPMENT	192,129	-	-	-	-	-	14,063	18,750	19,125	19,508	19,898	20,296	20,702	21,116	21,538	21,969	22,408	22,856	23,313	23,780	24,255	24,740	25,235	25,740	26,255	26,780	
ERATH COUNTY SALES	768,515	-	-	-	-	-	56,250	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118	
<b>Total</b>	<b>4,582,195</b>	-	-	-	-	-	<b>335,385</b>	<b>447,180</b>	<b>456,124</b>	<b>465,246</b>	<b>474,551</b>	<b>484,042</b>	<b>493,723</b>	<b>503,597</b>	<b>513,669</b>	<b>523,943</b>	<b>534,421</b>	<b>545,110</b>	<b>556,012</b>	<b>567,132</b>	<b>578,475</b>	<b>590,045</b>	<b>601,845</b>	<b>613,882</b>	<b>626,160</b>	<b>638,683</b>	
<b>PARTICIPATION</b>																											
<b>REAL PROPERTY</b>	Taxable Value	-	-	-	-	-	5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	
	PV																										
	GROSS																										
CITY OF STEPHENVILLE	322,429	-	-	-	-	-	22,264	29,685	30,279	30,884	31,502	32,132	32,775	33,430	34,099	34,781	35,476	36,186	36,910	37,648	38,401	39,169	39,952	40,751	41,566	42,397	
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	<b>322,429</b>	-	-	-	-	-	<b>22,264</b>	<b>29,685</b>	<b>30,279</b>	<b>30,884</b>	<b>31,502</b>	<b>32,132</b>	<b>32,775</b>	<b>33,430</b>	<b>34,099</b>	<b>34,781</b>	<b>35,476</b>	<b>36,186</b>	<b>36,910</b>	<b>37,648</b>	<b>38,401</b>	<b>39,169</b>	<b>39,952</b>	<b>40,751</b>	<b>41,566</b>	<b>42,397</b>	
<b>PERSONAL PROPERTY</b>	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										
	GROSS																										
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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1C	REAL PROPERTY TAX		PARTICIPATION	
	CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.1385300

1C	PERSONAL PROPERTY TAX		PARTICIPATION	
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		1.96240000		0.0000000

1C				
	CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
	ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
	ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE I		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR - Chik fil A - 5601 McPherson is the comp	2023	4,000	\$ 300.00	\$ 1,200,000			\$ 750.00	\$ 3,000,000
1C	Fast Casual - McAllisters	2023	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Convenience Store	2024	5,000	\$ 75.00	\$ 375,000			\$ 350.00	\$ 1,750,000
1C	Fast Casual	2024	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Fast Casual	2025	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
1C	Fast Casual	2025	5,000	\$ 150.00	\$ 750,000			\$ 500.00	\$ 2,500,000
			29,000		\$ 4,575,000				\$ 14,750,000

TIRZ 1C - PHASE II		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2025	3,000	\$ 300.00	\$ 900,000			\$ 750.00	\$ 2,250,000
1C	Fast Casual	2027	4,500	\$ 150.00	\$ 675,000			\$ 500.00	\$ 2,250,000
1C	Smaller Tenant	2027	4,500	\$ 100.00	\$ 450,000			\$ 350.00	\$ 1,575,000
1C	Smaller Tenant	2029	5,000	\$ 100.00	\$ 500,000			\$ 350.00	\$ 1,750,000
1C	Smaller Tenant	2029	4,800	\$ 100.00	\$ 480,000			\$ 350.00	\$ 1,680,000
1C	Smaller Tenant	2029	10,000	\$ 100.00	\$ 1,000,000			\$ 350.00	\$ 3,500,000
					\$ 4,005,000				\$ 13,005,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	57.4%	\$ 9,095,805	= \$ 748,790	+ \$ -	+ \$ 8,347,015
ERATH COUNTY	3.7%	\$ 587,794	= \$ 587,794	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1%	\$ 13,810	= \$ 13,810	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.2%	\$ 191,454	= \$ 191,454	+ \$ -	+ \$ -
STEPHENVILLE ISD	13.7%	\$ 2,170,696	= \$ 2,170,696	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	4.8%	\$ 758,820	= \$ -	+ \$ -	+ \$ 758,820
ERATH COUNTY SALES	19.1%	\$ 3,035,278	= \$ -	+ \$ -	+ \$ 3,035,278
	100.0%	\$ 15,853,658	\$ 3,712,545	\$ -	\$ 12,141,113
		100.0%	23.4%	0.0%	76.6%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 4,435,584	= \$ 262,076	+ \$ -	+ \$ 4,173,508
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY SALES	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 4,435,584	\$ 262,076	\$ -	\$ 4,173,508
		100.0%	5.9%	0.0%	94.1%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	40.8%	\$ 4,660,221	= \$ 486,713	+ \$ -	+ \$ 4,173,508
ERATH COUNTY	5.1%	\$ 587,794	= \$ 587,794	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.1%	\$ 13,810	= \$ 13,810	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	1.7%	\$ 191,454	= \$ 191,454	+ \$ -	+ \$ -
STEPHENVILLE ISD	19.0%	\$ 2,170,696	= \$ 2,170,696	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	6.6%	\$ 758,820	= \$ -	+ \$ -	+ \$ 758,820
ERATH COUNTY SALES	26.6%	\$ 3,035,278	= \$ -	+ \$ -	+ \$ 3,035,278
	100.0%	\$ 11,418,074	\$ 3,450,668	\$ -	\$ 7,967,606
		100.0%	30.2%	0.0%	69.8%





► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.1385300

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE III		Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1C	SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000.00	\$ 33,750,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000.00	\$ 87,500,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000.00	\$ 275,000,000	\$ -	\$ -	\$ -	\$ -
			1,500						
<b>TOTAL</b>					<b>396,250,000</b>		<b>-</b>		<b>-</b>

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	20.2%	\$ 27,779,325	= \$ 27,779,325	+	\$ -
ERATH COUNTY	15.8%	\$ 21,806,560	= \$ 21,806,560	+	\$ -
MIDDLE TRINITY WATER	0.4%	\$ 512,352	= \$ 512,352	+	\$ -
ERATH ROAD & BRIDGE	5.2%	\$ 7,102,748	= \$ 7,102,748	+	\$ -
STEPHENVILLE ISD	58.5%	\$ 80,530,566	= \$ 80,530,566	+	\$ -
	100.0%	\$ 137,731,552	\$ 137,731,552	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 9,722,764	= \$ 9,722,764	+	\$ -
ERATH COUNTY	0.0%	\$ -	= \$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+	\$ -
	100.0%	\$ 9,722,764	\$ 9,722,764	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	14.1%	\$ 18,056,562	= \$ 18,056,562	+	\$ -
ERATH COUNTY	17.0%	\$ 21,806,560	= \$ 21,806,560	+	\$ -
MIDDLE TRINITY WATER	0.4%	\$ 512,352	= \$ 512,352	+	\$ -
ERATH ROAD & BRIDGE	5.5%	\$ 7,102,748	= \$ 7,102,748	+	\$ -
STEPHENVILLE ISD	62.9%	\$ 80,530,566	= \$ 80,530,566	+	\$ -
	100.0%	\$ 128,008,788	\$ 128,008,788	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - TIRZ 1C - Single Family

Item 11.

Calendar Year 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

TOTAL TAX REVENUE

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
<b>SINGLE FAMILY (40' LOTS)</b>																								
Cumulative Units	-	-	-	-	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	150	150	150	150	150
Taxable Value Per Unit	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802
<b>Taxable Value</b>	-	-	-	-	<b>2,435,472</b>	<b>4,968,364</b>	<b>7,601,596</b>	<b>10,338,171</b>	<b>13,181,168</b>	<b>16,133,750</b>	<b>19,199,162</b>	<b>22,380,738</b>	<b>25,681,896</b>	<b>29,106,149</b>	<b>32,657,099</b>	<b>36,338,445</b>	<b>40,153,982</b>	<b>44,107,605</b>	<b>48,203,311</b>	<b>49,167,377</b>	<b>50,150,725</b>	<b>51,153,739</b>	<b>52,176,814</b>	<b>53,220,350</b>
<b>SINGLE FAMILY (50' LOTS)</b>																								
Cumulative Units	-	-	-	-	22	44	66	88	110	132	154	176	198	220	242	264	286	308	330	350	350	350	350	
Taxable Value Per Unit	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225
<b>Taxable Value</b>	-	-	-	-	<b>5,953,377</b>	<b>12,144,889</b>	<b>18,581,680</b>	<b>25,271,085</b>	<b>32,220,633</b>	<b>39,438,055</b>	<b>46,931,285</b>	<b>54,708,470</b>	<b>62,777,969</b>	<b>71,148,365</b>	<b>79,828,465</b>	<b>88,827,310</b>	<b>98,154,178</b>	<b>107,818,589</b>	<b>117,830,315</b>	<b>127,470,978</b>	<b>130,020,397</b>	<b>132,620,805</b>	<b>135,273,221</b>	<b>137,978,686</b>
<b>SINGLE FAMILY (60' LOTS)</b>																								
Cumulative Units	-	-	-	-	65	130	195	260	325	390	455	520	585	650	715	780	845	910	975	1,000	1,000	1,000	1,000	
Taxable Value Per Unit	275,000	280,500	286,110	291,832	297,669	303,622	309,695	315,889	322,206	328,650	335,223	341,928	348,766	355,742	362,857	370,114	377,516	385,066	392,768	400,623	408,636	416,808	425,144	433,647
<b>Taxable Value</b>	-	-	-	-	<b>19,348,475</b>	<b>39,470,889</b>	<b>60,390,460</b>	<b>82,131,025</b>	<b>104,717,057</b>	<b>128,173,678</b>	<b>152,526,877</b>	<b>177,802,526</b>	<b>204,028,399</b>	<b>231,232,185</b>	<b>259,442,512</b>	<b>288,688,759</b>	<b>319,001,078</b>	<b>350,410,415</b>	<b>382,948,525</b>	<b>400,623,072</b>	<b>408,635,534</b>	<b>416,808,245</b>	<b>425,144,409</b>	<b>433,647,298</b>

REAL PROPERTY	Taxable Value	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OF STEPHENVILLE	-	-	-	-	109,784	223,960	342,659	466,016	594,170	727,265	865,445	1,008,861	1,157,669	1,312,024	1,472,091	1,638,036	1,810,030	1,988,248	2,172,871	2,284,801	2,330,497	2,377,107	2,424,649	2,473,142	
ERATH COUNTY	-	-	-	-	86,180	175,807	268,985	365,819	466,419	570,897	679,368	791,949	908,761	1,029,929	1,155,581	1,285,846	1,420,860	1,560,760	1,705,688	1,793,551	1,829,422	1,866,011	1,903,331	1,941,398	
MIDDLE TRINITY WATER	-	-	-	-	2,025	4,131	6,320	8,595	10,959	13,413	15,962	18,607	21,352	24,199	27,151	30,211	33,384	36,671	40,076	42,140	42,983	43,843	44,719	45,614	
ERATH ROAD & BRIDGE	-	-	-	-	28,070	57,263	87,613	119,153	151,920	185,950	221,281	257,950	295,998	335,465	376,391	418,821	462,797	508,365	555,570	584,189	595,872	607,790	619,946	632,344	
STEPHENVILLE ISD	-	-	-	-	318,258	649,246	993,347	1,350,952	1,722,464	2,108,296	2,508,872	2,924,628	3,356,010	3,803,478	4,267,503	4,748,567	5,247,166	5,763,810	6,299,021	6,823,498	6,755,968	6,891,087	7,028,909	7,169,487	
<b>Total</b>	-	-	-	-	<b>226,059</b>	<b>461,161</b>	<b>705,576</b>	<b>959,583</b>	<b>1,223,469</b>	<b>1,497,526</b>	<b>1,782,056</b>	<b>2,077,368</b>	<b>2,383,779</b>	<b>2,701,617</b>	<b>3,031,214</b>	<b>3,372,914</b>	<b>3,727,070</b>	<b>4,094,043</b>	<b>4,474,205</b>	<b>4,704,681</b>	<b>4,798,774</b>	<b>4,894,750</b>	<b>4,992,645</b>	<b>5,092,498</b>	

<b>GROSS</b>	27,779,325
ERATH COUNTY	21,806,560
MIDDLE TRINITY WATER	612,352
ERATH ROAD & BRIDGE	7,102,748
STEPHENVILLE ISD	80,530,566
<b>Total</b>	57,200,939

PERSONAL PROPERTY	Taxable Value	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

<b>GROSS</b>	-
ERATH COUNTY	-
MIDDLE TRINITY WATER	-
ERATH ROAD & BRIDGE	-
STEPHENVILLE ISD	-
<b>Total</b>	-

SALES PF SALES TAX	Taxable Value	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

<b>GROSS</b>	-
ERATH COUNTY	-
MIDDLE TRINITY WATER	-
ERATH ROAD & BRIDGE	-
STEPHENVILLE ISD	-
<b>Total</b>	-

SUMMARY	Taxable Value	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OF STEPHENVILLE	-	-	-	-	109,784	223,960	342,659	466,016	594,170	727,265	865,445	1,008,861	1,157,669	1,312,024	1,472,091	1,638,036	1,810,030	1,988,248	2,172,871	2,284,801	2,330,497	2,377,107	2,424,649	2,473,142	
ERATH COUNTY	-	-	-	-	86,180	175,807	268,985	365,819	466,419	570,897	679,368	791,949	908,761	1,029,929	1,155,581	1,285,846	1,420,860	1,560,760	1,705,688	1,793,551	1,829,422	1,866,011	1,903,331	1,941,398	
MIDDLE TRINITY WATER	-	-	-	-	2,025	4,131	6,320	8,595	10,959	13,413	15,962	18,607	21,352	24,199	27,151	30,211	33,384	36,671	40,076	42,140	42,983	43,843	44,719	45,614	
ERATH ROAD & BRIDGE	-	-	-	-	28,070	57,263	87,613	119,153	151,920	185,950	221,281	257,950	295,998	335,465	376,391	418,821	462,797	508,365	555,570	584,189	595,872	607,790	619,946	632,344	
STEPHENVILLE ISD	-	-	-	-	318,258	649,246	993,347	1,350,952	1,722,464	2,108,296	2,508,872	2,924,628	3,356,010	3,803,478	4,267,503	4,748,567	5,247,166	5,763,810	6,299,021	6,823,498	6,755,968	6,891,087	7,028,909	7,169,487	
<b>Total</b>	-	-	-	-	<b>544,317</b>	<b>1,110,407</b>	<b>1,698,923</b>	<b>2,310,535</b>	<b>2,945,932</b>	<b>3,605,821</b>	<b>4,290,927</b>	<b>5,001,995</b>	<b>5,739,790</b>	<b>6,505,095</b>	<b>7,298,717</b>	<b>8,121,481</b>	<b>8,974,236</b>	<b>9,857,854</b>	<b>10,773,226</b>	<b>11,328,178</b>	<b>11,554,742</b>	<b>11,785,837</b>	<b>12,021,553</b>	<b>12,261,984</b>	

<b>GROSS</b>	27,779,325
ERATH COUNTY	21,806,560
MIDDLE TRINITY WATER	612,352
ERATH ROAD & BRIDGE	7,102,748
STEPHENVILLE ISD	80,530,566
<b>Total</b>	137,731,552

PARTICIPATION	Taxable Value	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
CITY OF STEPHENVILLE	-	-	-	-	38,425	78,386	119,931	163																	



Financial Feasibility Analysis - TIRZ 1E - Retail

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	35%	0.1385300
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.1385300

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	
1E	2026	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2026	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2027	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2028	RETAIL	25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2029	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2029	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2030	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2030	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2031	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2032	RETAIL	25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2033	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2033	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2034	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2034	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2035	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2036	RETAIL	25000	\$ 75.00	\$ 1,875,000	\$ -	\$ -	\$ 200.00	\$ 5,000,000
1E	2037	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2037	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
1E	2038	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2038	RETAIL	4500	\$ 300.00	\$ 1,350,000	\$ -	\$ -	\$ 750.00	\$ 3,375,000
1E	2039	RETAIL	15000	\$ 100.00	\$ 1,500,000	\$ -	\$ -	\$ 200.00	\$ 3,000,000
<b>TOTAL</b>					<b>30,975,000</b>				<b>73,125,000</b>

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	54.6%	\$ 14,778,522	\$ 1,592,015	\$ 13,186,507
ERATH COUNTY	4.6%	\$ 1,249,720	\$ 1,249,720	\$ -
MIDDLE TRINITY WATER	0.1%	\$ 29,363	\$ 29,363	\$ -
ERATH ROAD & BRIDGE	1.5%	\$ 407,054	\$ 407,054	\$ -
STEPHENVILLE ISD	17.0%	\$ 4,615,155	\$ 4,615,155	\$ -
ECONOMIC DEVELOPMENT	4.4%	\$ 1,198,773	\$ -	\$ 1,198,773
ERATH COUNTY SALES	17.7%	\$ 4,795,093	\$ -	\$ 4,795,093
	100.0%	\$ 27,073,681	\$ 7,893,307	\$ 19,180,374
	100.0%		29.2%	70.8%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 7,150,459	\$ 557,205	\$ 6,593,253
ERATH COUNTY	0.0%	\$ -	\$ -	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	\$ -	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	\$ -	\$ -
STEPHENVILLE ISD	0.0%	\$ -	\$ -	\$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	\$ -	\$ -
ERATH COUNTY SALES	0.0%	\$ -	\$ -	\$ -
	100.0%	\$ 7,150,459	\$ 557,205	\$ 6,593,253
	100.0%		7.8%	92.2%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	38.3%	\$ 7,628,064	\$ 1,034,810	\$ 6,593,253
ERATH COUNTY	6.3%	\$ 1,249,720	\$ 1,249,720	\$ -
MIDDLE TRINITY WATER	0.1%	\$ 29,363	\$ 29,363	\$ -
ERATH ROAD & BRIDGE	2.0%	\$ 407,054	\$ 407,054	\$ -
STEPHENVILLE ISD	23.2%	\$ 4,615,155	\$ 4,615,155	\$ -
ECONOMIC DEVELOPMENT	6.0%	\$ 1,198,773	\$ -	\$ 1,198,773
ERATH COUNTY SALES	24.1%	\$ 4,795,093	\$ -	\$ 4,795,093
	100.0%	\$ 19,923,222	\$ 7,336,102	\$ 12,587,120
	100.0%		36.8%	63.2%







ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

REVENUE YEAR	TAX BASE YEAR	2.00% DISCOUNT RATE		6.00% DISCOUNT RATE		REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX		REAL PROPERTY TAX		SALES TAX		TOTALS													
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
BASE YEAR (#1E)	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044			
CITY OF STEPHENVILLE				351,270	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770		
ERATH COUNTY					351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770	351,770		
MIDDLE TRINITY WATER																													
ERATH ROAD & BRIDGE																													
STEPHENVILLE ISD																													
TAXABLE VALUE				351,270	358,805	365,982	373,301	380,767	388,383	396,150	404,073	412,155	420,398	428,806	437,382	446,129	455,052	464,153	473,436	482,905	492,563	502,414	512,462	522,712	533,166	543,829			
TAXABLE VALUE INCREMENT				0	7,035	14,212	21,531	28,997	36,613	44,380	52,303	60,385	68,628	77,036	85,612	94,359	103,282	112,383	121,666	131,135	140,793	150,644	160,692	170,942	181,396	192,059			
REVENUE E TAXABLE VALUE GROWTH				0	0	0	28	56	85	115	145	176	207	239	272	305	339	373	409	445	482	519	557	596	636	677	718	760	
REVENUE 1 - TIRZ 1 - Phase II				0	0	0	0	0	0	5,825,000	7,500,000	7,850,000	7,803,000	7,359,060	8,118,241	8,280,806	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847
REVENUE 2 - TIRZ 1 - Phase I & II Sales				0	0	25,000,000	25,500,000	26,010,000	26,530,200	27,060,804	27,602,020	28,154,060	28,717,142	29,291,485	29,877,314	30,474,860	31,084,358	31,706,045	32,340,168	32,986,969	33,646,708	34,319,643	35,006,035	35,706,156	36,420,279	37,148,685	37,891,659		
REVENUE 3 - TIRZ 1C Retail				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE 4 - TIRZ 1C Retail Sales				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE 5 - TIRZ 1C Single Family				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE 6 - TIRZ 1E				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE 7 - TIRZ 1E Sales				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE A, B, C, D, E, 1, 2, 3, 4, 5, 6, 7				3,306	7,125	104,341	485,182	539,155	613,908	686,153	769,755	859,210	955,923	1,060,402	1,174,244	1,297,168	1,428,914	1,566,212	1,710,000	1,860,128	2,017,556	2,183,344	2,357,644	2,540,528	2,732,160	2,932,704	3,141,424	3,358,584	
Running Total				3,306	10,431	114,772	599,955	1,139,109	1,853,018	2,939,171	4,038,926	5,258,135	6,584,048	8,078,450	9,699,914	11,426,773	13,273,913	15,253,085	17,372,577	19,611,063	21,983,777	24,502,813	27,176,831	29,954,752	32,791,987	35,688,721	38,648,164	41,671,551	
GROSS				41,671,551																									
CITY OF STEPHENVILLE RP & BPP				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
CITY OF STEPHENVILLE SALES				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
ERATH COUNTY				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
MIDDLE TRINITY WATER				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
ERATH ROAD & BRIDGE				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
STEPHENVILLE ISD				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
ECONOMIC DEVELOPMENT				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
ERATH COUNTY SALES				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	
TOTAL				\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

REVENUE YEAR	TAX BASE YEAR	2.00% DISCOUNT RATE 6.00%																									TOTALS
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
BASE YEAR (#1 & #1A)	CITY OF STEPHENVILLE	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100
	MIDDLE TRINITY WATER	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100
	ERATH ROAD & BRIDGE	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100
	STEPHENVILLE SD	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100
	TAXABLE VALUE	12,478,390	13,443,310	28,040,890	28,017,708	29,173,742	29,757,217	30,352,361	30,959,408	31,578,597	32,210,168	32,854,372	33,511,459	34,181,688	34,865,322	35,562,629	36,273,881	36,999,359	37,739,346	38,494,133	39,264,016	40,049,296	40,850,282	41,667,287	42,500,633	43,350,646	44,218,100
BASE YEAR (#1B)	CITY OF STEPHENVILLE	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	
	MIDDLE TRINITY WATER	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	
	ERATH ROAD & BRIDGE	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	
	STEPHENVILLE SD	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	21,795,373	
	TAXABLE VALUE	21,607,640	26,159,310	26,682,496	27,216,146	27,760,469	28,315,678	28,881,992	29,459,632	30,048,824	30,649,801	31,262,797	31,888,053	32,525,814	33,176,330	33,839,857	34,516,654	35,206,987	35,911,127	36,629,349	37,361,936	38,109,175	38,871,359	39,648,786	40,441,761	41,254,815	
BASE YEAR (#1C)	CITY OF STEPHENVILLE	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	
	MIDDLE TRINITY WATER	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	
	ERATH ROAD & BRIDGE	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	
	STEPHENVILLE SD	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	4,853,360	
	TAXABLE VALUE	15,085,680	15,387,373	15,695,121	16,009,023	16,329,204	16,655,788	16,988,903	17,328,681	17,675,255	18,028,768	18,389,335	18,757,122	19,132,265	19,514,910	19,905,208	20,303,312	20,709,378	21,123,566	21,546,037	21,976,958	22,416,497	22,864,827	23,322,124	23,794,637	24,276,815	
BASE YEAR (#1D)	CITY OF STEPHENVILLE	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	
	MIDDLE TRINITY WATER	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	
	ERATH ROAD & BRIDGE	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	
	STEPHENVILLE SD	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	
	TAXABLE VALUE	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	5,600,300	

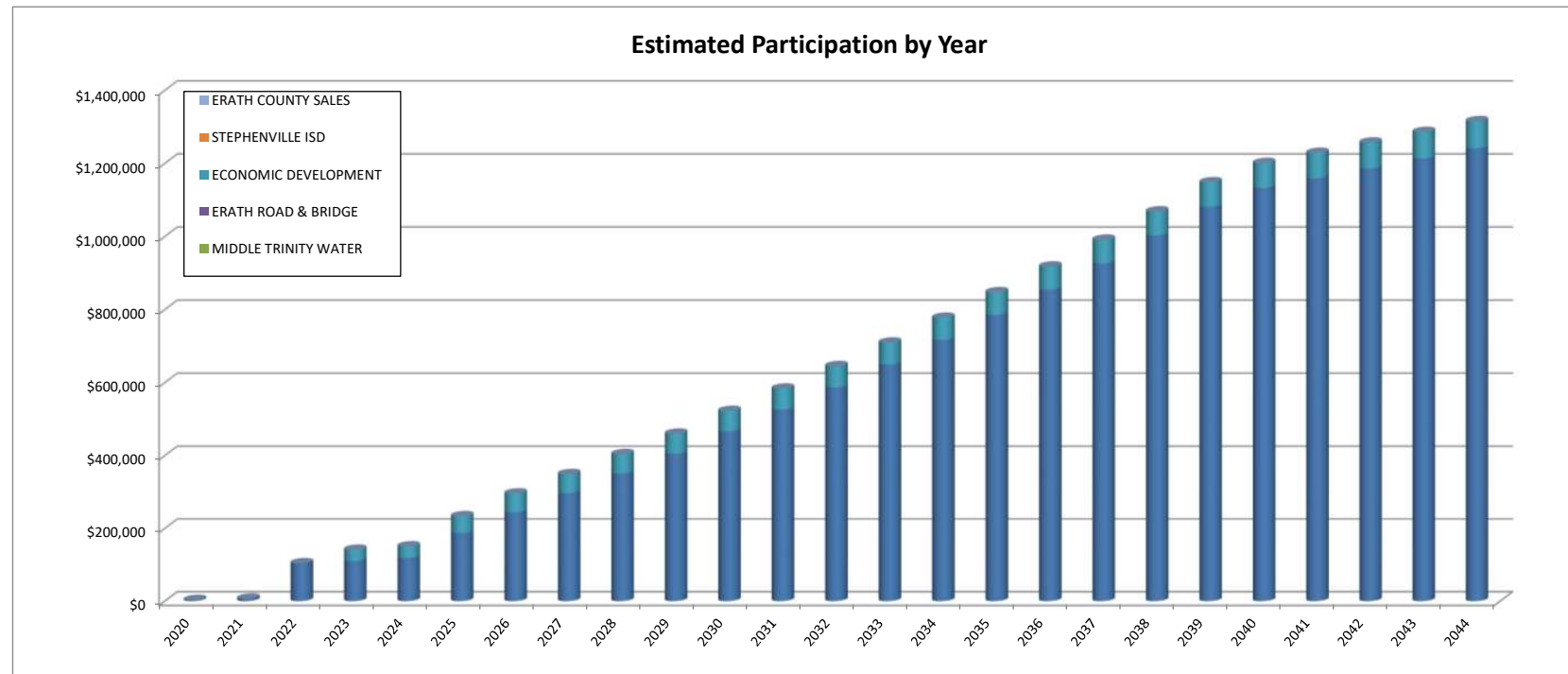
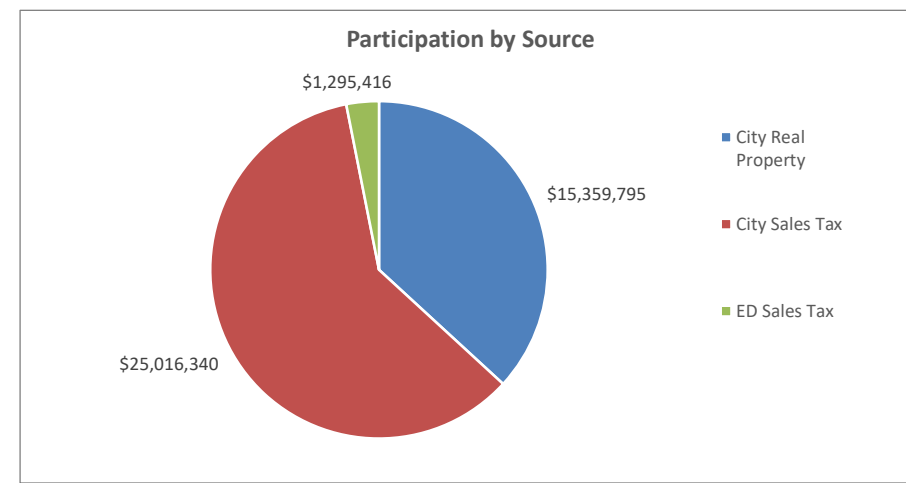
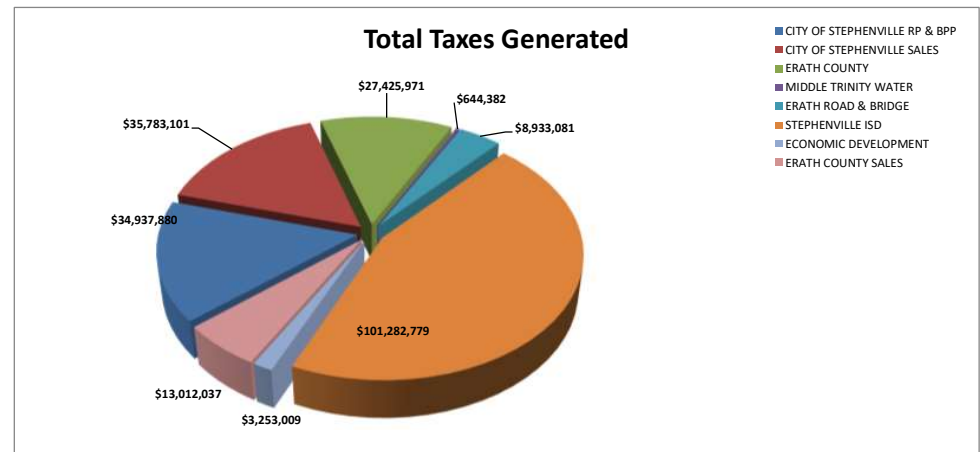
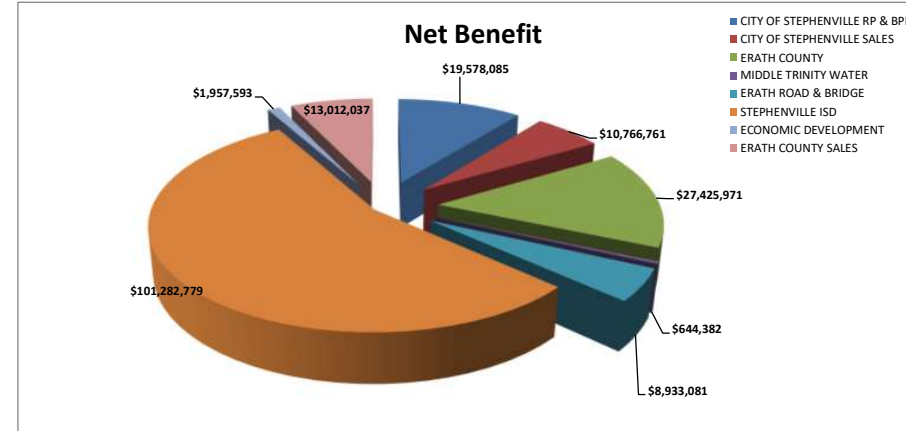




Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE RP & BPP	\$34,937,880	\$15,359,795	\$19,578,085
CITY OF STEPHENVILLE SALES	\$35,783,101	\$25,016,340	\$10,766,761
ERATH COUNTY	\$27,425,971	\$0	\$27,425,971
MIDDLE TRINITY WATER	\$644,382	\$0	\$644,382
ERATH ROAD & BRIDGE	\$8,933,081	\$0	\$8,933,081
STEPHENVILLE ISD	\$101,282,779	\$0	\$101,282,779
ECONOMIC DEVELOPMENT	\$3,253,009	\$1,295,416	\$1,957,593
ERATH COUNTY SALES	\$13,012,037	\$0	\$13,012,037
<b>Total</b>	<b>\$225,272,241</b>	<b>\$41,671,551</b>	<b>\$183,600,690</b>

City of Stephenville	Total Taxes Generated	Participation	Net Benefit
Real Property	\$173,224,094	\$15,359,795	\$157,864,299
Sales Tax	\$52,048,146	\$26,311,756	\$25,736,391
<b>Total</b>	<b>\$225,272,241</b>	<b>\$41,671,551</b>	<b>\$183,600,690</b>



**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

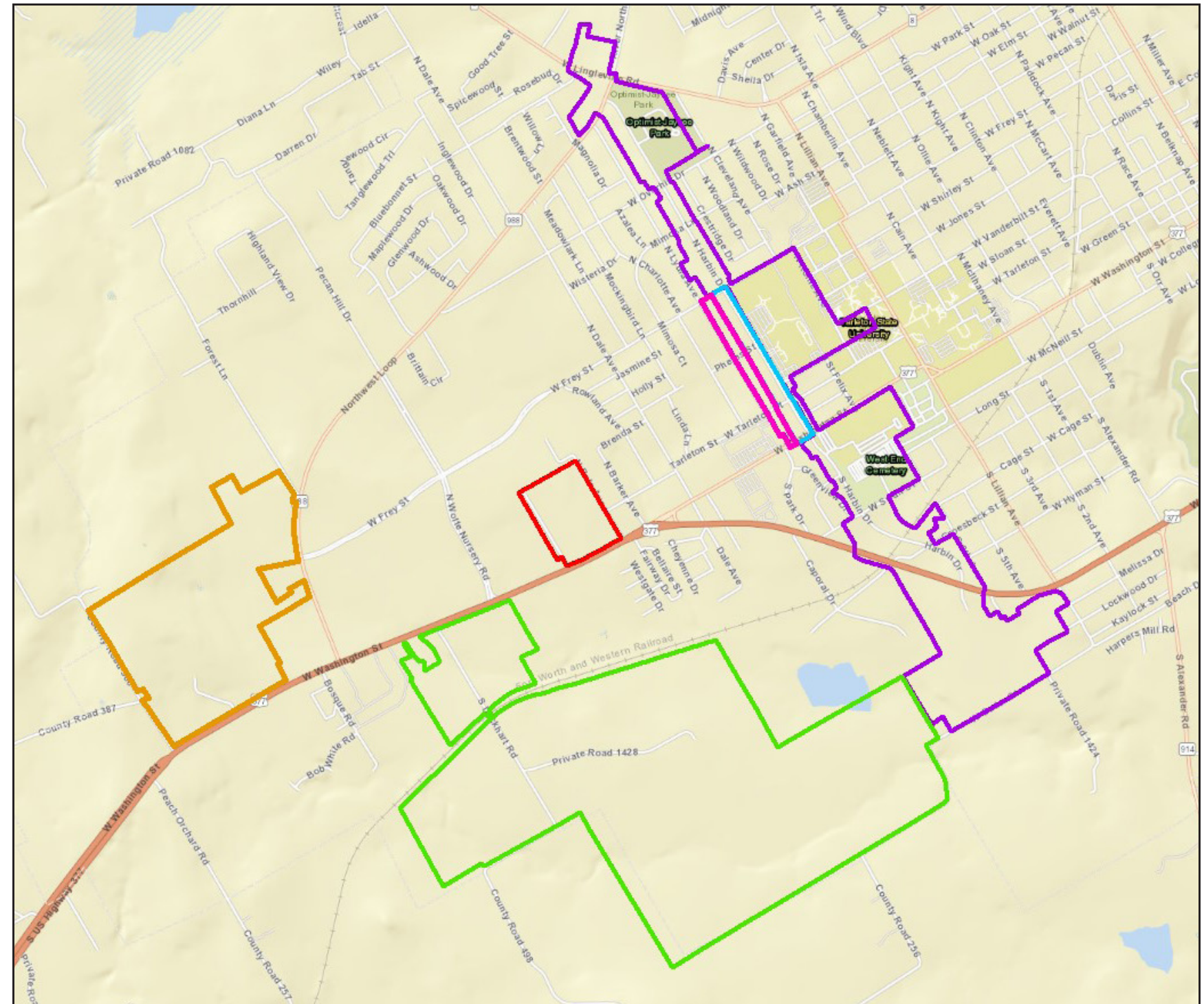
**Length of TIRZ #1 in Years:**

The TIRZ has a 26-year term and is scheduled to end on December 31, 2045.

**Powers and Duties of Board of Directors:**

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.



- TIRZ #1 Boundary
- TIRZ #1A Boundary
- TIRZ #1B Boundary
- TIRZ #1C Boundary

- TIRZ #1D Boundary
- TIRZ #1E Boundary



TIRZ #1D CURRENT PROPERTY OWNERSHIP

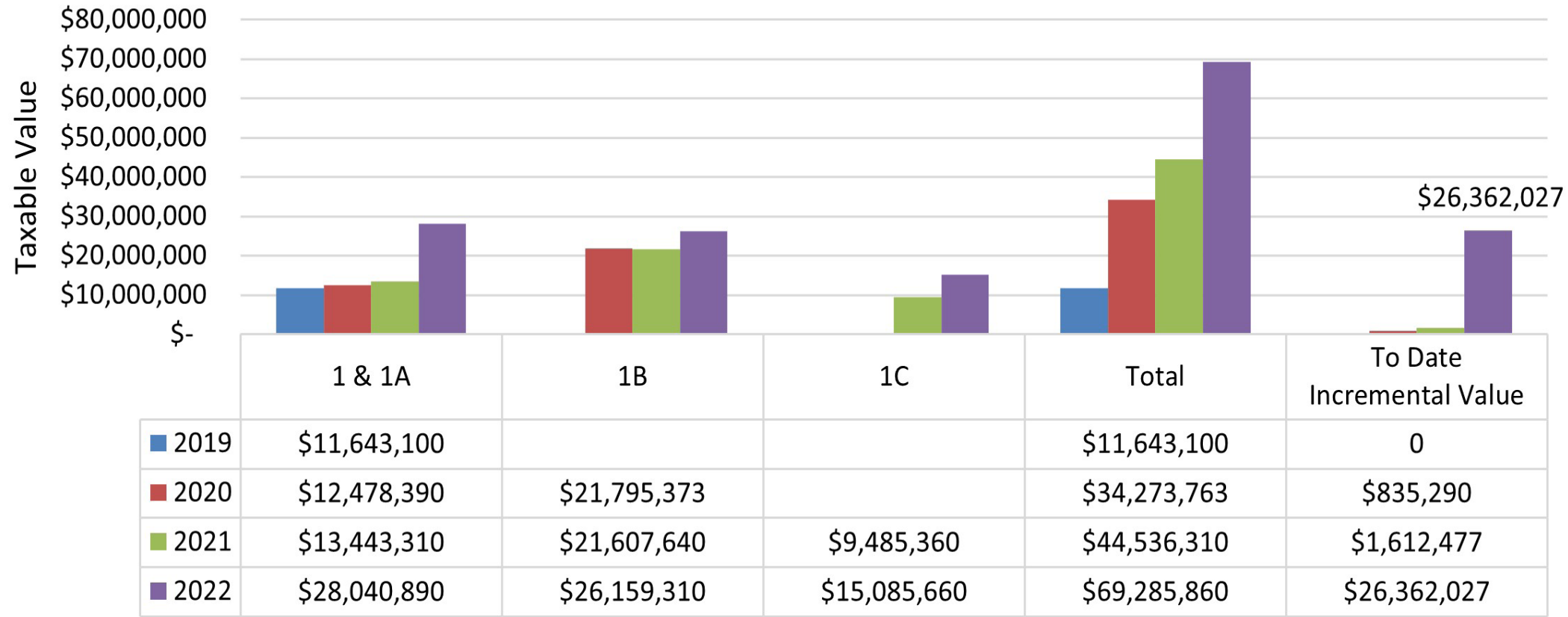
Property ID	Legal Description	Acres	Exemption	Address	Owner Name	2022 Taxable Value
R000030324	S2600 CITY ADDITION,, BLOCK 139,, LOT 2 & 3; (PT OF 3)	0.72		2080 W TARLETON	STEPHENVILLE INTERBANK	\$ 213,200
R000030325	S2600 CITY ADDITION,, BLOCK 139,, LOT 2 & 3,, (PTS OF 2 & 3)	0.36		2011 W WASHINGTON	BILLS VIRGINIA	\$ 333,510
R000030328	S2600 CITY ADDITION,, BLOCK 139,, LOT 3 (N PT)	0.25		2090 W TARLETON	STEPHENVILLE INTERBANK	\$ 44,400
R000031918	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 19 & 20; (S40 OF 20)	0.39		811 N LYDIA	FROST CHRISTIAAN	\$ 169,270
R000031919	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 20; 21 & 22 (N10 OF, 20 & S40 OF 22)	0.36		815 LYDIA	J & S FAMILY HOLDINGS LLC	\$ 224,170
R000031920	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 22;23;24; (N10 OF, 22 & 23 & S20 OF 24)	0.29		821 LYDIA	RODRIGUEZ JOSE N	\$ 124,510
R000031921	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 24;25;26 (N30 OF 24, & S10 OF 26)	0.32		831 N LYDIA	THURMAN-KIBLER SHELLBY LYNN	\$ 189,890
R000031922	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 26; 27 & 28, (N40 OF 26 & S15 OF 28)	0.37		841 LYDIA	GIBBONS DANA ELLEN	\$ 174,440
R000031923	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 28;29;30 (N35 OF 28, & 29 & S10 OF 30)	0.30		849 N LYDIA	GRIFFIN AMANDA SUE	\$ 189,100
R000031924	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 30 & 31 (N 40 OF 30)	0.30		859 LYDIA	HOWELL COLEY W	\$ 186,600
R000031925	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 32 & 33;(S 20 OF 33)	0.29		879 LYDIA	NELSON JOE & LAURA	\$ 138,690
R000031926	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 33;34;35,, (N30 OF 33 & S10 OF 35)	0.31		889 LYDIA	BURDICK REEVES	\$ 179,730
R000031927	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 35;36,, (N40 OF 35)	0.33		897 LYDIA	HALL MARY	\$ 190,920
R000031938	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 19 & 20 (S47.3 OF 20 & N52 OF 19)	0.38		405 LYDIA	RENFIELD LLC	\$ 170,220
R000031939	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 20;21;22; (N 2.7 OF, 20 & S 30 OF 22)	0.29		409 LYDIA	FAULKENBERRY THOMAS J & ELLEN E	\$ 187,300
R000031940	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 22;23;24,, (N20 OF 22 & S10 OF 24)	0.28		411 LYDIA	FOSTER LARRY & ELAINE	\$ 141,990
R000031941	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 24;25,, (N40 OF 24)	0.32		413 LYDIA	MOORE WILLIAM JAKE	\$ 169,430
R000031942	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 26 & 27 (S 30 OF 27)	0.28		517 LYDIA	STEPHENVILLE PROPERTIES LLC	\$ 143,080
R000031943	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 27 & 28 (N 20 OF 27)	0.25		521 LYDIA	ROUGHTON WILLIAM G II & TINA ROUGHTON	\$ 171,960
R000031944	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 29 & 30 (S 30 OF 30)	0.28		575 LYDIA	BENHAM JODY BLAKE	\$ 129,690
R000031945	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 30;31 & 32 (N20 OF, 30 & S5 OF 32)	0.27		581 LYDIA	HERRERA DELIA	\$ 124,010
R000031946	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 32 & 33(N45 OF 32 &, S42 OF 33)	0.31		585 LYDIA	NATIONS DAVID L	\$ 171,500
R000031947	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 33;34 & 35 (N8 OF 33, & S42 OF 35)	0.35		595 LYDIA	CLINE DON & DONNA K	\$ 152,170
R000031948	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 35 & 36 (N8 OF 35)	0.20		597 LYDIA	BBC RENTALS LLC	\$ 169,270
R000072598	S2600 CITY ADDITION,, BLOCK 139,, LOT 3 (S PT)	0.42		2090 W TARLETON	STEPHENVILLE INTERBANK	\$ 67,950
<b>TOTAL</b>		<b>8.23</b>				<b>\$ 4,157,000</b>

TIRZ #1E CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner Name	2022 Taxable Value
R000067066	A0613 PEARSON HENRY;	62.10		0 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	\$ 10,230
R000022427	A0613 PEARSON HENRY;	72.47		3041 W WASHINGTON	WHITEFIELD DONNA & LINDA HARDIN LIVING TRUST	\$ 12,640
R000063946	S2600 CITY ADDITION,, BLOCK 161,, PROPOSED FREY ST	0.81	G	0 NORTHWEST LOOP	CITY OF STEPHENVILLE	\$ -
R000063719	S2600 CITY ADDITION,, BLOCK 161,, LOT 1;	2.75		3015 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	\$ 320,770
R000022427	A0515 MOTLEY WILLIAM	28.55		0 NORTHWEST LOOP	ALLEN REAL PROPERTIES LTD ET AL	\$ 8,130
<b>TOTAL</b>		<b>166.68</b>				<b>\$ 351,770</b>



### TIRZ Historical Taxable Value



**CITY OF STEPHENVILLE, TEXAS**

**ORDINANCE NO. 2022-O-40**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, CITY OF STEPHENVILLE, TEXAS**

**WHEREAS**, the City of Stephenville, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, the Act provides that the governing body of a municipality by ordinance may designate a contiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

**WHEREAS**, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

**WHEREAS**, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Two, City of Stephenville*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

**WHEREAS**, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on November 5, 2022, which date is before the seventh (7th) day before the public hearing held on November 15, 2022; and

**WHEREAS**, at the public hearing on November 15, 2022, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

**WHEREAS**, evidence was received and presented at the public hearing on November 15, 2022, and in favor of the creation of the Zone; and

**WHEREAS**, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 15, 2022; and

**WHEREAS**, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

**WHEREAS**, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

**WHEREAS**, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEPHENVILLE, TEXAS, THAT:**

**SECTION 1. RECITALS INCORPORATED.**

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

**SECTION 2. FINDINGS.**

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the expansion of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  - 1. It is a geographic area located wholly within the City limits of the City; and
  - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the



proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

**SECTION 3. DESIGNATION AND NAME OF THE ZONE.**

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits “A” and “B” hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, City of Stephenville, Texas (hereinafter referred to as the “Zone”).

**SECTION 4. BOARD OF DIRECTORS.**

That a board of directors for the Zone (“Board”) is hereby created. The Board shall consist of nine (9) members comprised of City Council members from Places 1 through 8 and the Mayor.

The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed

upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone’s project plan and financing plan

**SECTION 3. DURATION OF THE ZONE.**

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2052 (with the final year’s tax increment to be collected by September 1, 2053); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

**SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.**

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2022, which is the year in which the Zone was designated as a reinvestment zone and the total sales generated in the Zone, subject to City sales tax for the year 2022, as defined by Section 311.0123.

The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, (ii) sixty percent (60%) of the City’s tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

**SECTION 5. TAX INCREMENT FUND.**

That there is hereby created and established a “Tax Increment Fund” for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to

and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

**SECTION 6. SEVERABILITY CLAUSE.**

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 7. OPEN MEETINGS.**

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**SECTION 8. EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this 15<sup>th</sup> day of November 2022.

**CITY OF STEPHENVILLE**

\_\_\_\_\_  
Doug Svien, Mayor

**ATTEST:**

\_\_\_\_\_  
Sarah Lockenour  
City Secretary



**APPROVED AS TO FORM:**

**APPROVED AS TO CONTENT:**

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Randy Thomas  
City Attorney

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Jason King  
City Manager

***EXHIBIT A***  
**BOUNDARY DESCRIPTION**

**TIRZ #2**

Beginning at the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, thence

East along the southern boundary of Property ID R000029920, continuing north along the eastern boundary of Property ID R000029920 to the point it meets the northwest corner of Property ID R000029908, thence

East along the northern boundary of Property ID R000029908 to the point it meets the western right of way of Clark Lane, thence

South along the western right of way of Clark Lane to the point it meets the northern right of way of E Washington Street, thence

South across E Washington Street to the southern right of way boundary, thence

East along the southern right of way boundary of E Washington Street to the point it meets S Lennox Avenue, thence

East across S Lennox Avenue to the eastern right of way boundary, thence

South along the eastern right of way boundary of S Lennox Avenue to the point it meets the southern right of way boundary of E Hook Street, thence

West along the southern right of way boundary of E Hook Street to the point it meets the northeast corner of Property ID R000028708, thence

South along the eastern boundary of Property ID R000028708, continuing south along the eastern boundary of Property ID R000028717, continuing south along the eastern boundary of Property ID R000028727, continuing south to the northern boundary of Property ID R000029842, thence

East along the northern boundary of Property ID R000029842 to the point it meets the western right of way boundary of S Lennox Avenue, thence

South along the western right of way boundary of S Lennox Avenue to the point it meets the southeast corner of Property ID R000029843, thence

West along the southern boundary of Property ID R000029843 to the point it meets the eastern boundary of Property ID R000029421, thence

Continuing south to the northeast corner of Property ID R000072022, thence

South along the eastern boundary of Property ID R000072022 to the point it meets Property ID R000030709, thence

South along the eastern boundary of Property ID R000030709 to the point it meets R000030683, thence

South along the eastern boundary of Property ID R000030683, continuing west along the southern boundary of Property ID R000030683, to the point it meets Property ID R000030684, continuing west to the southwest corner of Property ID R000030688, thence

North along the western boundary of Property ID R000030688 to the point it meets the southern boundary of Property ID R000030709, thence

West along the boundary of Property ID R000030709 to the point it meets Property ID R000072022, thence

West along the southern boundary of Property ID R000072022 to the point it meets Property ID R000030699, thence

South along the eastern boundary of Property ID R000030699 to the point it meets the northern right of way boundary of Riverside Drive, thence

West along the northern right of way boundary of Riverside Drive to the point it meets the eastern right of way boundary of S Graham Avenue, thence

North along the eastern right of way boundary of S Graham Avenue to the point it meets the southeast corner of Property ID R000029550, thence

West along the southern boundary of Property ID R000029550, continuing west to the eastern right of way boundary of S Belknap Avenue, thence

North along the eastern right of way boundary of S Belknap Avenue to the northwest corner of Property ID R000029546, thence

West across S Belknap Avenue and north along the western right of way boundary of S Belknap Avenue to the point it meets the southeast corner of Property ID R000029558, thence

West along the southern boundary of Property ID R000029558, then north along the eastern boundary of Property ID R000029558, continuing north to the southern right of way boundary of W Long Street, thence

West along the southern right of way boundary of W Long Street to the point it meets the eastern right of way boundary of S Orr Avenue, thence

North along the eastern right of way boundary of S Orr Avenue to the point it meets the southern right of way boundary of W College Street, thence

East along the southern right of way boundary of W College Street to the point it meets the eastern right of way boundary of S Erath Avenue, thence

North along S Erath Avenue to the point it meets the northern right of way boundary of W Tarleton Street, thence



East along the northern right of way boundary of W Tarleton Street to the point it meets the eastern right of way boundary of N Race Avenue, thence

North along the eastern right of way boundary of N Race Avenue to the point it meets the northern right of way boundary of W Sloan Street, thence

West along the northern right of way boundary of W Sloan Street to the point it meets the southwest corner of Property ID R000029670, thence

North then east along the boundary of Property ID R000029670 to the point it meets N Belknap Avenue, thence

East across N Belknap Avenue to the eastern right of way boundary of N Belknap Avenue, thence

North along the eastern right of way boundary of N Belknap Avenue to the point it meets the southern right of way boundary of W Collins Street, thence

East along the southern right of way boundary of W Collins Street to the point it meets the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, which is the point of beginning.



***EXHIBIT C***  
**PRELIMINARY PROJECT PLAN AND FINANCE PLAN**



# Tax Increment Reinvestment Zone #2

## City of Stephenville, Texas





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- Financial Feasibility Analysis ..... 10
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- Appendix A ..... 18



A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western heritage in a beautiful country setting along the Bosque River.

With its main campus in Stephenville, Tarleton State University offers the value of a Texas A&M University System degree with nearly 100 undergraduate and graduate degrees, as well as a doctorate in education, within seven colleges.

Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail center for a trade area population of approximately 80,000 Texans. As the 'Cowboy Capital of the World', Stephenville is uniquely home to more professional rodeo cowboys and cowgirls than any other place in the world. And the equine industry continues to grow throughout the surrounding County.

The 'City of Champions' designation reflects the commitment as a community to excellence in youth and civic organizations and Stephenville has been listed as one of 'The 100 Best Small Towns in America!' Stephenville is a special place that reflects pride in the community's rich heritage and commitment to the future.

**DISCLAIMER**

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.





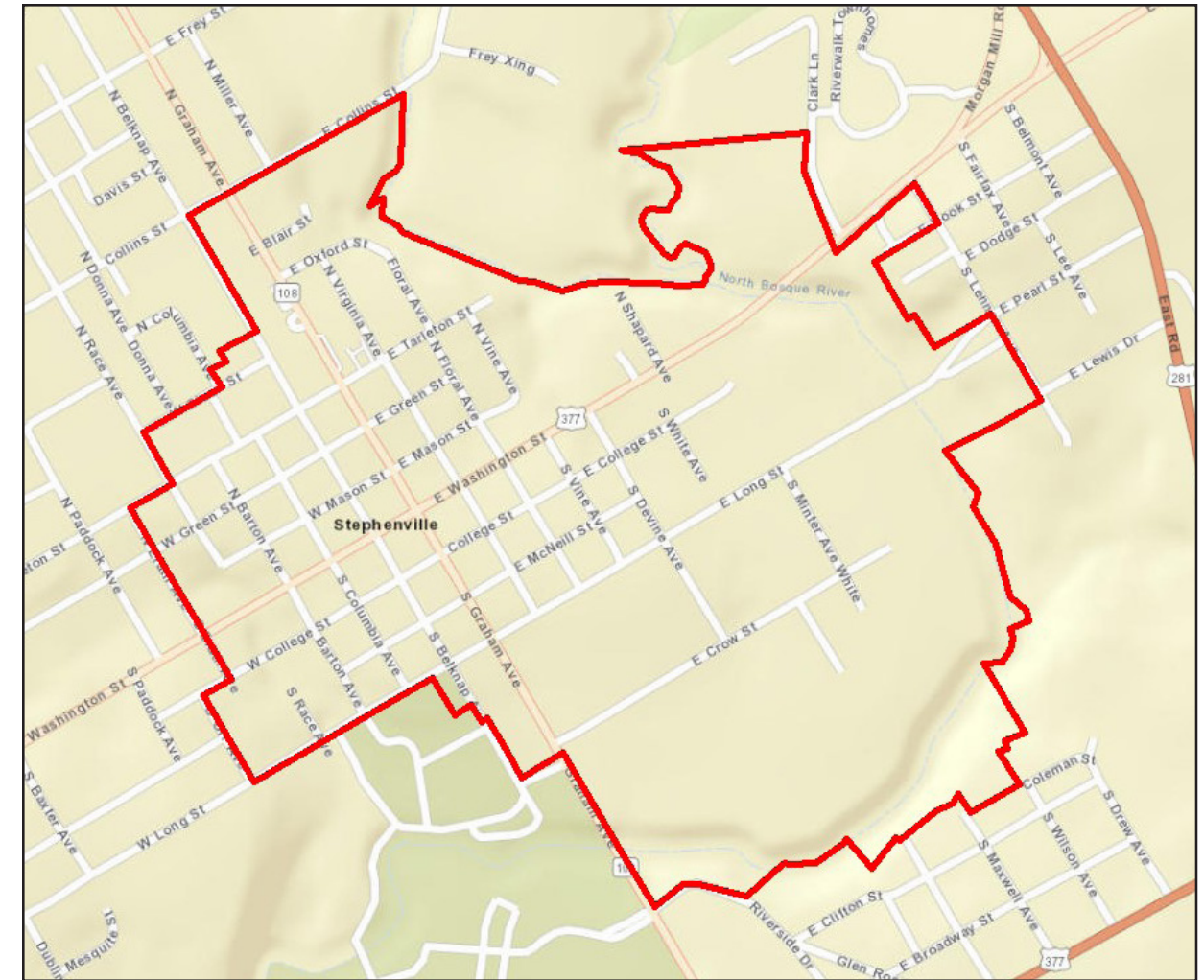


**Boundary Description**

The TIRZ is contiguous and encompasses approximately 244.3 acres.

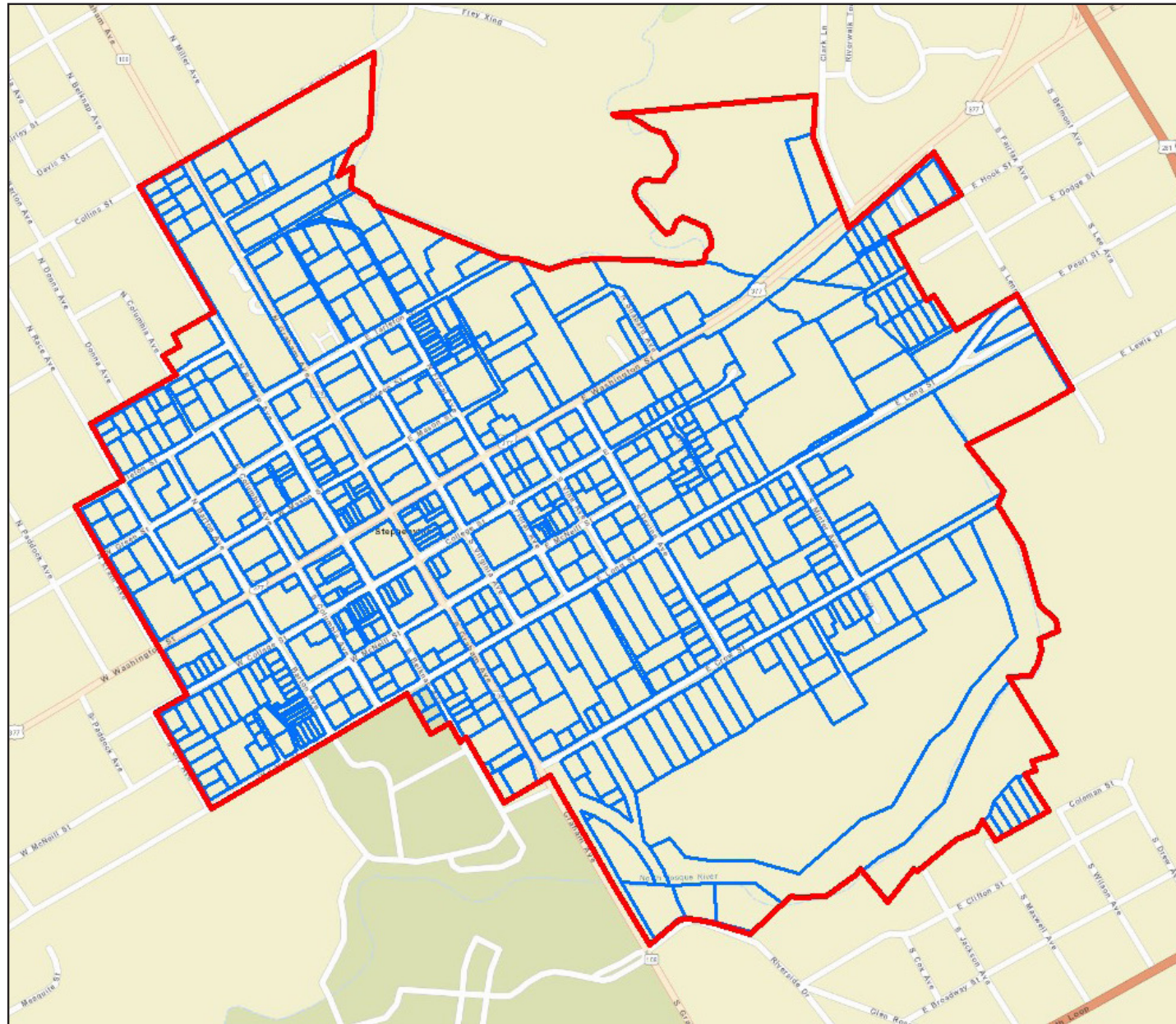
**Legal Description**


Beginning at the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, thence  
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 North along the western boundary of Property ID R000030688 to the point it meets the southern boundary of Property ID R000030709, thence  
 West along the boundary of Property ID R000030709 to the point it meets Property ID R000072022, thence



 - TIRZ #2 Boundary





 - TIRZ #2 Boundary

**Legal Description - TIRZ #2 (Continued)**

West along the southern boundary of Property ID R000072022 to the point it meets Property ID R000030699, thence

South along the eastern boundary of Property ID R000030699 to the point it meets the northern right of way boundary of Riverside Drive, thence

West along the northern right of way boundary of Riverside Drive to the point it meets the eastern right of way boundary of S Graham Avenue, thence

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North along the eastern right of way boundary of S Belknap Avenue to the northwest corner of Property ID R000029546, thence

West across S Belknap Avenue and north along the western right of way boundary of S Belknap Avenue to the point it meets the southeast corner of Property ID R000029558, thence

West along the southern boundary of Property ID R000029558, then north along the eastern boundary of Property ID R000029558, continuing north to the southern right of way boundary of W Long Street, thence

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North along the eastern right of way boundary of N Belknap Avenue to the point it meets the southern right of way boundary of W Collins Street, thence

East along the southern right of way boundary of W Collins Street to the point it meets the northeast corner of Property ID R000063036 where it meets the southern boundary of Property ID R000029920, which is the point of beginning.

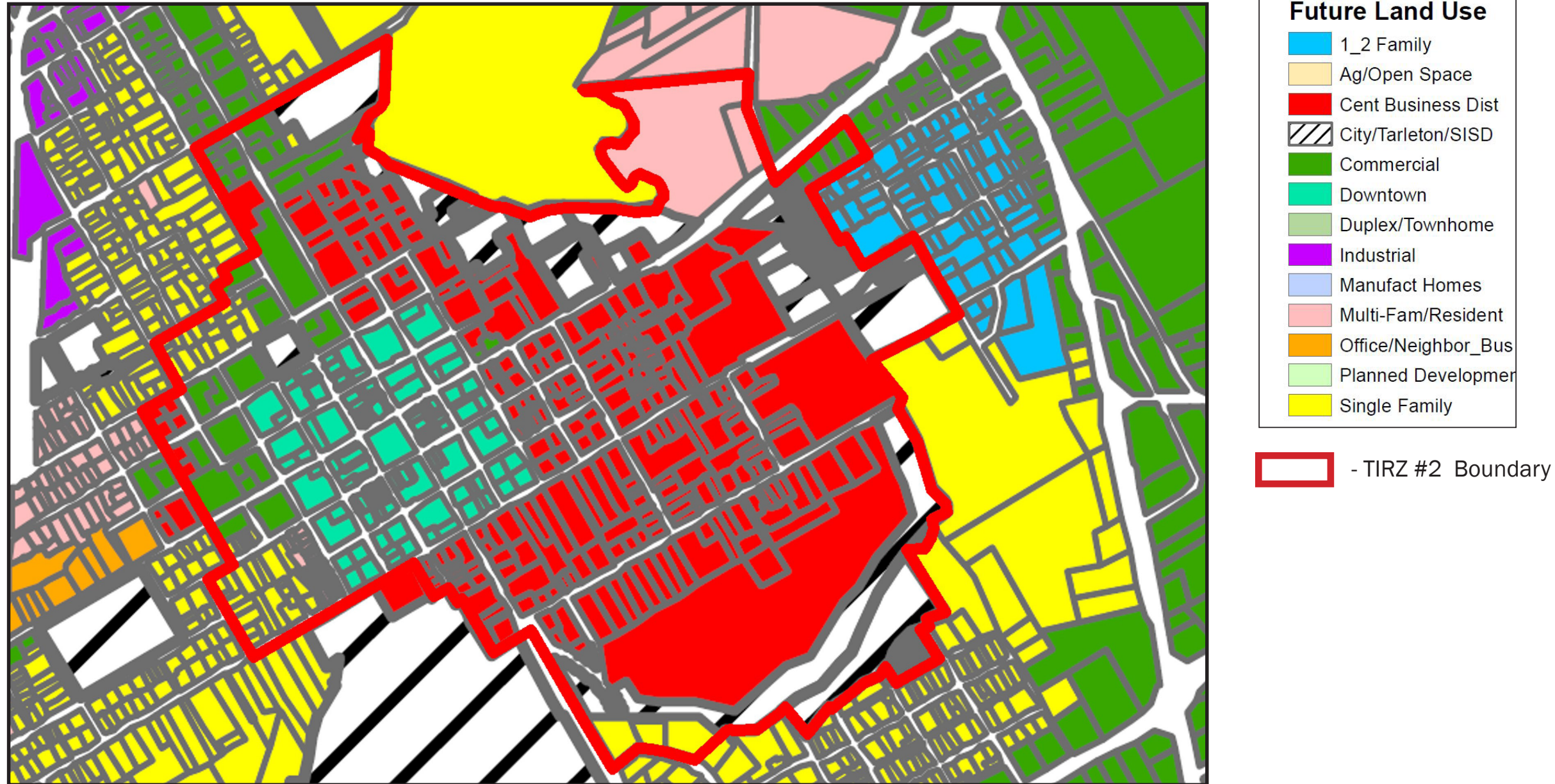


**Land Use**

TIRZ #2 is primarily built out with commercial uses, many of which are well positioned for redevelopment. TIRZ #2 is less than 30% residential. The Future Land Use Plan shows that the land within TIRZ #2 is primarily designated for Central Business District (shaded in red), with the balance being designated as Downtown, Commercial, Multifamily Residential, and City/Tarleton/SISD.

**Method of Relocating Persons to be Displaced**

It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

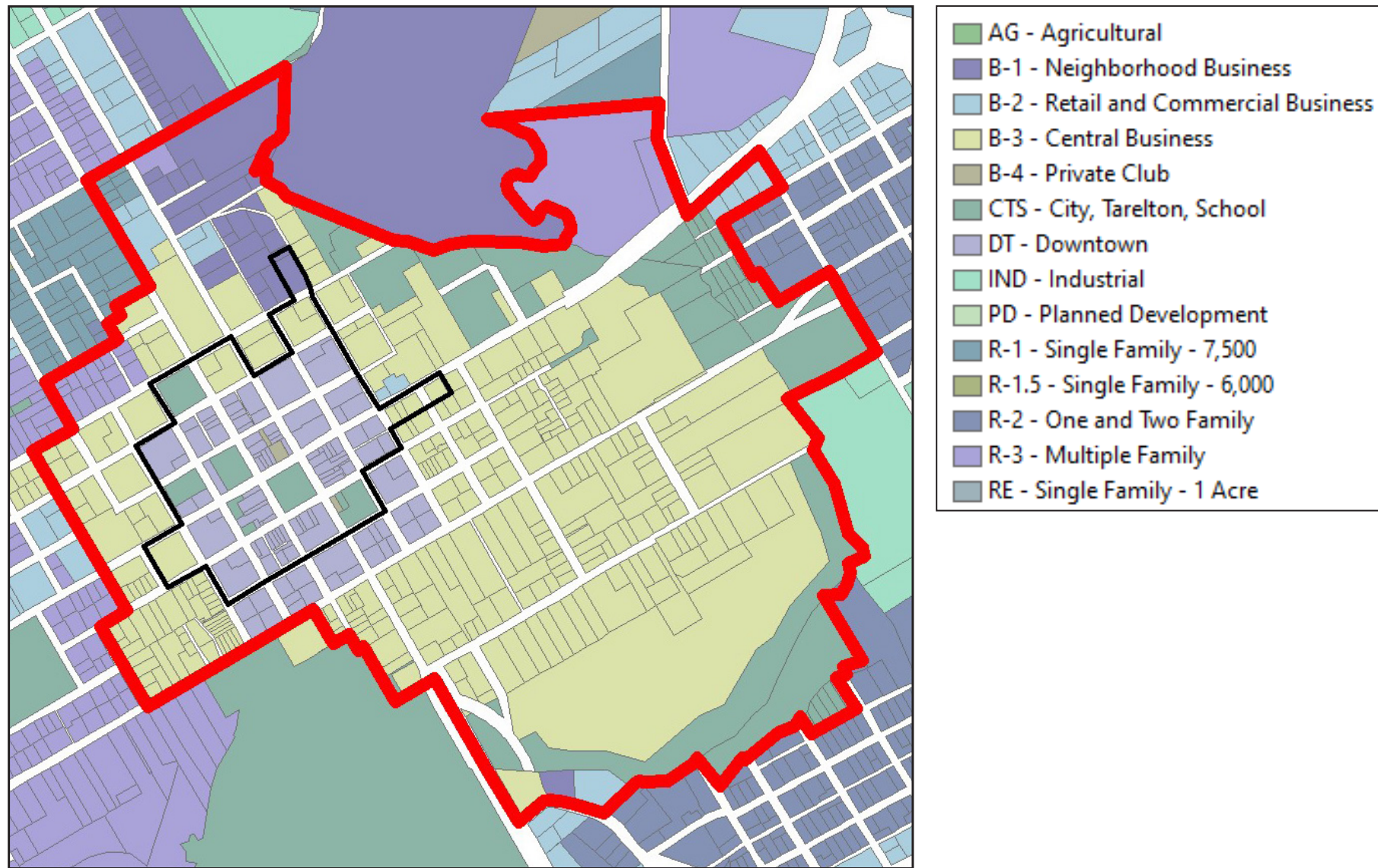




**Zoning**

Currently, the property within TIRZ#2 is primarily zoned as B-3 Central Business. The Central Business District is intended to encourage the redevelopment of the downtown business area, which includes the historic courthouse, all types of offices, retail business and residences. The varying land uses included in the Central Business District are compatible with existing uses to preserve the integrity of the Central Business District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential and citizens citywide. Property within the TIRZ is also zoned Downtown. The Downtown District is intended to encourage the redevelopment of the original township, which includes the historic courthouse, offices, retail business and residences. The varying land uses included in the Downtown District are compatible with existing uses to preserve the integrity of the area Downtown District and deter urban deterioration. This district also facilitates the maintenance of the area and provides for the vibrant interaction between retail, service, residential, government and public use.

The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Stephenville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

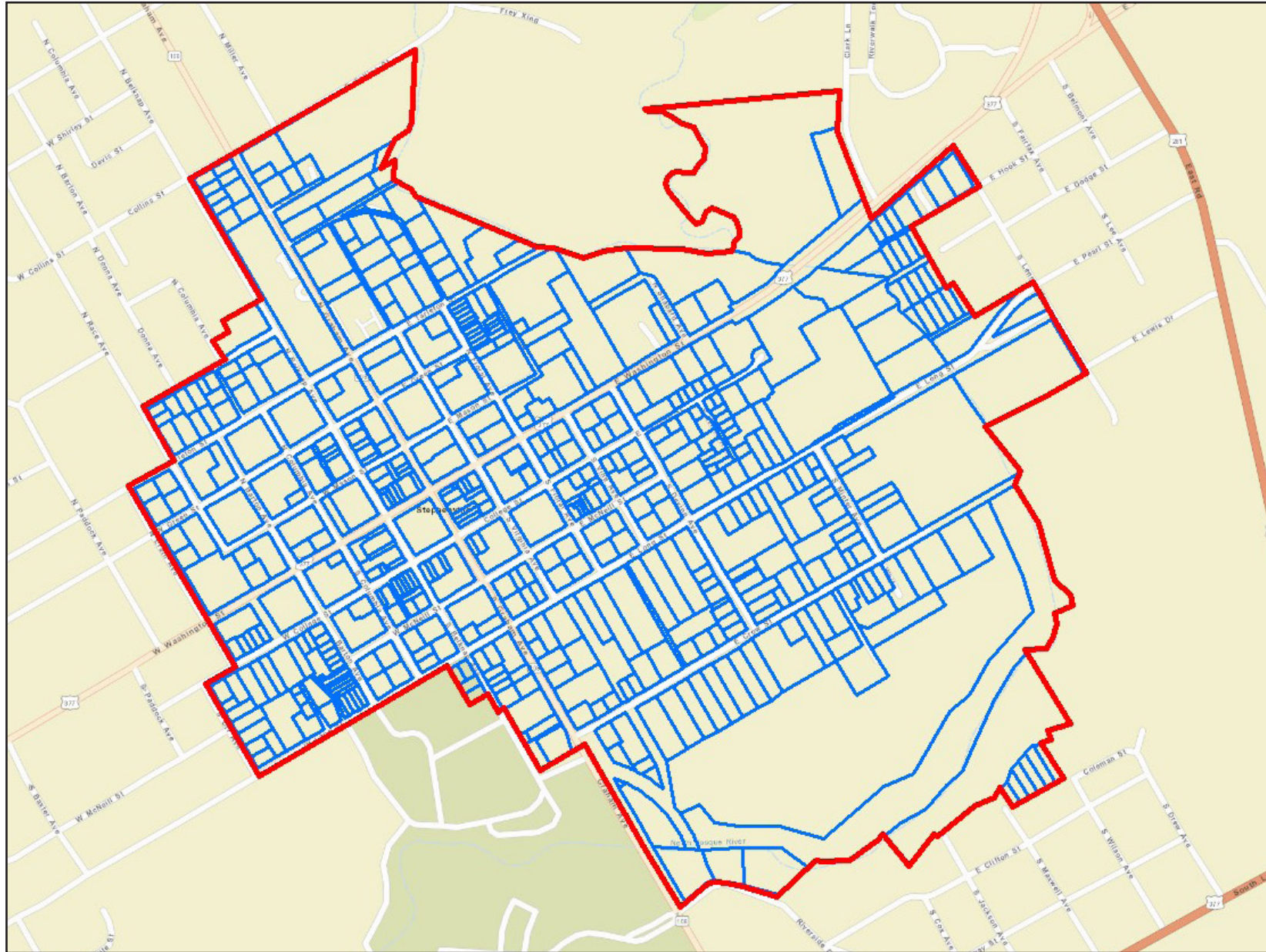


- TIRZ #2 Boundary      - Historic District Boundary

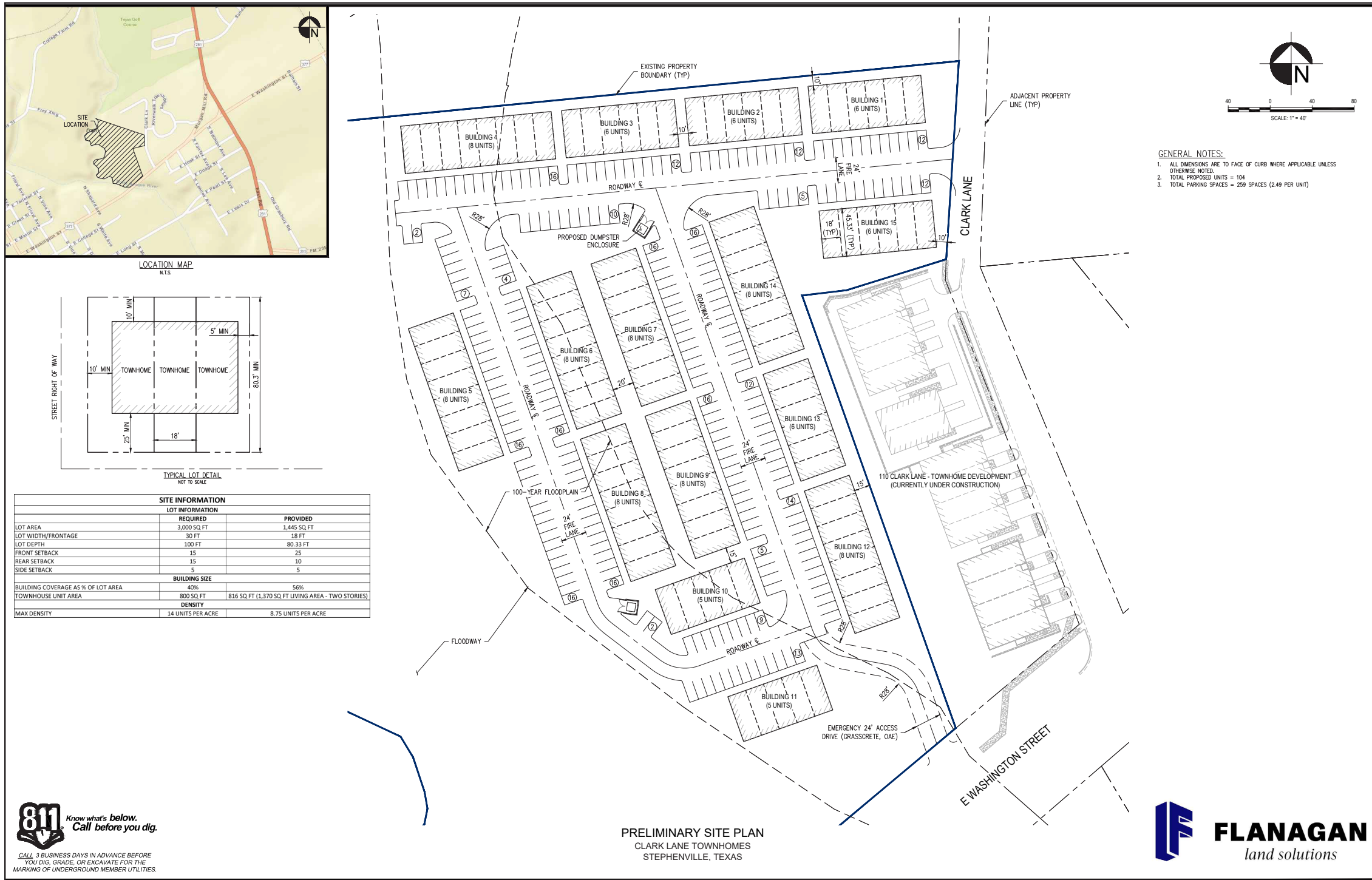


Current Parcel Information

There are currently 532 parcels within Tax Increment Reinvestment Zone #2, with various parcels being owned by the City of Stephenville. It is the City's desire to have the land developed, facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code. For further details of the parcels, including ownership information, see Appendix A.



 - TIRZ #2 Boundary



Proposed within the TIRZ #2 boundaries is a residential development including 104 townhomes. For the purposes of this plan, this development is included in what is referred to as TIRZ #2 - Phase I.



**Anticipated Development**

Within the boundaries of TIRZ #2 it is anticipated that there will be both residential and commercial development constructed in line with the Downtown Master Plan over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The tables below provide an overview of the potential development that DPED projects will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>TIRZ 2</b>						
<b>PHASE ONE</b>						
TOWNHOMES	2024	14	\$ 225,000	\$ 3,150,000	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000	\$ 250,000	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100	\$ 416,000	\$ -	
RESIDENTIAL	2025	14	\$ 125,000	\$ 1,750,000	\$ -	
COMMERCIAL	2025	5,000	\$ 100	\$ 500,000	\$ -	
TOWNHOMES	2026	104	\$ 225,000	\$ 23,400,000	\$ -	
COMMERCIAL	2026	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100	\$ 250,000	\$ 300	\$ 750,000
				<b>\$ 30,716,000</b>		<b>\$ 3,750,000</b>
<b>PHASE TWO</b>						
COMMERCIAL	2028	5,000	\$ 100	\$ 500,000	\$ 300	\$ 1,500,000
HOTEL	2028	80	\$ 125,000	\$ 10,000,000	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000	\$ 28,125,000	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000	\$ 11,250,000	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000	\$ 18,750,000	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000	\$ 16,875,000	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100	\$ 1,500,000	\$ 300	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000	\$ 26,250,000	\$ -	\$ -
				<b>\$ 114,250,000</b>		<b>\$ 9,000,000</b>
<b>Total</b>				<b>\$ 144,966,000</b>		<b>\$ 12,750,000</b>

**Project Costs of the Zone**

There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 1,962,671	15.0%
Sanitary Sewer Facilities and Improvements	\$ 1,962,671	15.0%
Storm Water Facilities and Improvements	\$ 1,962,671	15.0%
Transit/Parking Improvements	\$ 981,336	7.5%
Street and Intersection Improvements	\$ 1,962,671	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 1,308,448	10.0%
Economic Development Grants	\$ 2,616,895	20.0%
Administrative Costs	\$ 327,112	2.5%
<b>Total</b>	<b>\$ 13,084,477</b>	<b>100.0%</b>

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

**Method of Financing**

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 60% of its real property increment.

**Debt Service**

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

**Economic Feasibility Study**

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the tables on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 2	Real Property Tax - 2022 Rates	Participation		
	CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		<b>1.96240000</b>		<b>0.2374800</b>

TIRZ 2	Personal Property Tax	Participation		
	CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
	ERATH COUNTY	0.31070000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.0000000
		<b>1.96240000</b>		<b>0.0000000</b>

TIRZ 2	Sales Tax	Participation		
	CITY OF STEPHENVILLE	0.01375000	0.00%	0.0000000
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		<b>0.02000000</b>		<b>0.00000000</b>



INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	60%	0.2374800
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.2374800

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.39580000	0%	0.0000000
ERATH COUNTY	0.31070000	0%	0.0000000
MIDDLE TRINITY WATER	0.00730000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
STEPHENVILLE ISD	1.14740000	0%	0.0000000
	1.96240000		0.0000000

CITY OF STEPHENVILLE	0.0137500	0.00%	0.0000000
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
TOWNHOMES	2024	14	\$ 225,000.00	\$ 3,150,000	\$ -	\$ -	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000.00	\$ 250,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100.00	\$ 416,000	\$ 10.00	\$ 41,600	\$ -	\$ -
RESIDENTIAL	2025	14	\$ 125,000.00	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2025	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ -	\$ -
TOWNHOMES	2026	104	\$ 225,000.00	\$ 23,400,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2026	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100.00	\$ 250,000	\$ 10.00	\$ 25,000	\$ 300.00	\$ 750,000
COMMERCIAL	2028	5,000	\$ 100.00	\$ 500,000	\$ 10.00	\$ 50,000	\$ 300.00	\$ 1,500,000
HOTEL	2028	80	\$ 125,000.00	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000.00	\$ 28,125,000	\$ -	\$ -	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000.00	\$ 11,250,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100.00	\$ 1,000,000	\$ 10.00	\$ 100,000	\$ 300.00	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000.00	\$ 18,750,000	\$ -	\$ -	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000.00	\$ 16,875,000	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100.00	\$ 1,500,000	\$ 10.00	\$ 150,000	\$ 300.00	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000.00	\$ 26,250,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>144,966,000</b>		<b>516,600</b>		<b>12,750,000</b>

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	24.3%	\$ 25,353,263	=	\$ 19,248,264
ECONOMIC DEVELOPMENT	0.5%	\$ 550,496	=	\$ -
ERATH COUNTY	16.6%	\$ 17,350,615	=	\$ 15,109,741
MIDDLE TRINITY WATER	0.3%	\$ 355,922	=	\$ 355,008
ERATH ROAD & BRIDGE	4.7%	\$ 4,934,153	=	\$ 4,921,486
STEPHENVILLE ISD	53.5%	\$ 55,943,153	=	\$ 55,799,541
	100.0%	\$ 104,487,602		\$ 95,434,042
		100.0%		91.3%
				0.2%
				8.4%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 11,548,959	=	\$ 11,548,959
ECONOMIC DEVELOPMENT	0.0%	\$ -	=	\$ -
ERATH COUNTY	0.0%	\$ -	=	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	=	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	=	\$ -
STEPHENVILLE ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 11,548,959		\$ -
		100.0%		0.0%
				0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	14.9%	\$ 13,804,304	=	\$ 7,699,306
ECONOMIC DEVELOPMENT	0.6%	\$ 550,496	=	\$ -
ERATH COUNTY	18.7%	\$ 17,350,615	=	\$ 15,109,741
MIDDLE TRINITY WATER	0.4%	\$ 355,922	=	\$ 355,008
ERATH ROAD & BRIDGE	5.3%	\$ 4,934,153	=	\$ 4,921,486
STEPHENVILLE ISD	60.2%	\$ 55,943,153	=	\$ 55,799,541
	100.0%	\$ 92,938,643		\$ 83,885,083
		100.0%		90.3%
				0.3%
				9.5%

Tax Revenue Projections

		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
<b>TOTAL TAX REVENUE</b>																																
<b>REAL PROPERTY</b>		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
<b>PHASE ONE</b>																																
<b>TOWNHOMES</b>	Taxable Value Per Unit	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556
	Cumulative Units	-	3	10	14	40	66	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118	118
	Cumulative Taxable Value	-	688,500	2,340,900	3,342,805	9,741,889	16,395,600	29,899,612	30,497,604	31,107,557	31,729,708	32,364,302	33,011,588	33,671,820	34,345,256	35,032,161	35,732,804	36,447,460	37,176,410	37,919,938	38,678,337	39,451,903	40,240,941	41,045,760	41,866,675	42,704,009	43,558,089	44,429,251	45,317,836	46,224,193	47,148,677	48,091,650
<b>RESIDENTIAL</b>	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420
	Cumulative Units	-	-	-	7	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
	Cumulative Taxable Value	-	-	-	928,557	1,894,256	1,932,141	1,970,784	2,010,200	2,050,404	2,091,412	2,133,240	2,175,905	2,219,423	2,263,812	2,309,088	2,355,270	2,402,375	2,450,422	2,499,431	2,549,420	2,600,408	2,652,416	2,705,464	2,759,574	2,814,765	2,871,060	2,928,482	2,987,051	3,046,792	3,107,728	3,169,883
<b>COMMERCIAL</b>	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181
	Cumulative SF	-	-	-	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660
	Cumulative Taxable Value	-	-	-	706,785	720,900	735,318	750,024	765,025	780,325	795,932	811,850	828,087	844,649	861,542	878,773	896,348	914,275	932,561	951,212	970,236	989,641	1,009,434	1,029,622	1,050,215	1,071,219	1,092,644	1,114,496	1,136,786	1,159,522	1,182,713	1,206,367
<b>PHASE ONE TAXABLE VALUE</b>		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	32,620,421	33,272,829	33,938,286	34,617,051	35,309,392	36,015,580	36,735,892	37,470,810	38,220,022	38,984,422	39,764,111	40,559,393	41,370,581	42,197,992	43,041,952	43,902,791	44,780,847	45,676,464	46,589,993	47,521,793	48,472,229	49,441,674	50,430,507	51,439,117	52,467,900
<b>PHASE TWO</b>																																
<b>COMMERCIAL</b>	Taxable Value Per SF	100	102	104	106	108	110	113	115	117	120	122	124	127	129	132	135	137	140	143	146	149	152	155	158	161	164	167	171	174	178	181
	Cumulative SF	-	-	-	-	-	5,000	5,000	15,000	15,000	15,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
	Cumulative Taxable Value	-	-	-	-	-	563,081	574,343	1,757,489	1,792,639	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	4,370,434	4,457,842	4,546,999	4,637,939	4,730,698	4,825,312	4,921,818	5,020,254	5,120,659	5,223,073	5,327,534	5,434,085	
<b>HOTEL</b>	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420
	Cumulative Units	-	-	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
	Cumulative Taxable Value	-	-	-	-	-	11,261,624	11,486,857	11,716,594	11,950,926	12,189,944	12,433,743	12,682,418	12,936,066	13,194,788	13,458,683	13,727,857	14,002,414	14,282,462	14,568,112	14,859,474	15,156,663	15,459,797	15,768,993	16,084,372	16,406,060	16,734,181	17,068,865	17,410,242	17,758,447	18,113,616	
<b>RESIDENTIAL</b>	Taxable Value Per Unit	125,000	127,500	130,050	132,651	135,304	138,010	140,770	143,586	146,457	149,387	152,374	155,422	158,530	161,701	164,935	168,234	171,598	175,030	178,531	182,101	185,743	189,458	193,247	197,112	201,055	205,076	209,177	213,361	217,628	221,981	226,420
	Cumulative Units	-	-	-	-	-	225	225	375	375	375	375	375	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585	585
	Cumulative Taxable Value	-	-	-	-	-	31,673,318	32,306,784	54,921,533	56,019,964	57,140,363	58,283,171	92,740,181	94,594,985	96,486,885	98,416,622	100,384,955	102,392,654	104,440,507	106,529,317	108,659,903	110,833,101	113,049,763	115,310,759	117,616,974	119,969,313	122,368,700	124,816,074	127,312,395	129,858,643	132,455,816	
<b>TOWNHOMES</b>	Taxable Value Per SF	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802	361,898	369,136	376,519	384,049	391,730	399,565	407,556
	Cumulative Units	-	-	-	-	-	-	-	50	50	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
	Cumulative Taxable Value	-	-	-	-	-	-	-	13,181,168	13,444,791	34,284,218	34,969,902	35,669,300	36,382,686	37,110,340	37,852,547	38,609,598	39,381,790	40,169,426	40,972,814	41,792,271	42,628,116	43,480,678	44,350,292	45,237,298	46,142,044	47,064,884	48,006,182	48,966,306	49,945,632	50,944,545	
<b>PHASE TWO TAXABLE VALUE</b>		-	-	-	-	-	43,498,023	44,367,984	81,576,784	83,208,320	107,271,509	109,416,939	144,896,825	147,794,558	150,750,449	153,765,458	156,840,767	159,977,582	163,177,134	166,440,676	169,769,490	173,164,880	176,628,177	180,160,741	183,763,956	187,439,235	191,188,020	195,011,780	198,912,016	202,890,256	206,948,061	
<b>TOTAL TAXABLE VALUE</b>		-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	76,118,444	77,640,613	115,515,070	117,825,371	142,580,901	145,432,519	181,632,517	185,265,167	188,970,471	192,749,880	196,604,678	200,536,975	204,547,715	208,638,669	212,811,442	217,067,671	221,409,025	225,837,205	230,353,949	234,961,028	239,660,249	244,453,454	249,342,533	254,329,373	259,415,961
<b>PERSONAL PROPERTY</b>		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
	Taxable Value Per SF	10	10	10	11	11	11	11	12	12	12	12	13	13	13	13	13	14	14	14	15	15	15	15	16	16	16	17	17	18	18	
	Cumulative SF	-	-	-	6,660	6,660	6,660	11,660	11,660	21,660	21,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	36,660	
	Taxable Value	-	-	-	70,676	72,090	73,532	131,311	133,937	253,781	258,857	446,883	455,821	464,937	474,236	483,721	493,395	503,263	513,329	523,595	534,067	544,748	555,643	566,756	578,091	589,653	601,446	613,475	625,745	638,259	651,025	664,045
<b>PERSONAL PROPERTY TAXABLE VALUE</b>		-	-	-	70,676	72,090	73,532	131,311	133,937	253,781	258,857	446,883	455,821	464,937	474,236	483,721	493,395	503,263	513,329	523,595	534,067	544,748	555,643	566,756	578,091	589,653	601,446	613,475	625,745	638,259	651,025	664,045
<b>CITY OF STEPHENVILLE</b>	PV	17,138	-	-	280	285	291	520	530	1,004	1,769	1,804	1,840	1,877	1,915	1,953	1,992	2,032	2,072	2,114	2,156	2,199	2,243	2,288	2,334	2,381	2,428	2,477	2,526	2,577	2,628	
<b>ERATH COUNTY</b>	PV	13,453	-	-	220	224	228	408	416	788	804	1,388	1,416	1,445	1,473	1,503	1,533	1,564	1,595	1,627	1,659	1,693	1,728	1,761	1,796	1,832	1,869	1,906	1,944	1,983	2,023	2,063
<b>MIDDLE TRINITY WATER</b>	PV	316	-	-	5	5	5	10	10	19	19	33	33	34	35	35	36	37	37	38	39	40	41	41	42	43	44	45	46	47	48	48
<b>ERATH ROAD &amp; BRIDGE</b>	PV	4,382	-	-	72	73	74	133	136	257	262	452	461	471	480	490	509	519	530	540	551	562	574	585	597	609	621	633	646	659	672	684
<b>STEPHENVILLE ISD</b>																																

**Tax Revenue Projections**

	Calendar Year																																
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
SALES TAX	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052		
Sales Per SF	300	306	312	318	325	331	338	345	351	359	366	373	380	388	396	404	412	420	428	437	446	455	464	473	483	492	502	512	522	533	543		
Cumulative SF	12,500	12,500	17,500	17,500	27,500	27,500	27,500	27,500	27,500	27,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500	42,500			
Taxable Value	-	-	-	-	4,059,121	4,140,303	5,912,353	6,030,600	9,666,190	9,859,514	15,542,179	15,853,022	16,170,083	16,493,485	16,823,354	17,159,821	17,503,018	17,853,078	18,210,140	18,574,342	18,945,829	19,324,746	19,711,241	20,105,466	20,507,575	20,917,726	21,336,081	21,762,803	22,198,059	22,642,020	23,094,860		
CITY OF STEPHENVILLE	-	-	-	-	55,813	56,929	81,295	82,921	132,910	135,568	213,705	217,979	222,339	226,785	231,321	235,948	240,666	245,460	250,389	255,397	260,505	265,715	271,030	276,450	281,979	287,619	293,371	299,239	305,223	311,328	317,554		
ECONOMIC DEVELOPMENT	-	-	-	-	5,074	5,175	7,390	7,538	12,324	12,324	19,428	19,816	20,213	20,617	21,029	21,450	21,879	22,316	22,763	23,218	23,682	24,156	24,639	25,132	25,634	26,147	26,670	27,204	27,748	28,303	28,869		
ERATH COUNTY SALES	-	-	-	-	20,296	20,702	29,562	30,153	48,331	49,298	77,711	79,265	80,850	82,467	84,117	85,799	87,515	89,265	91,051	92,872	94,729	96,624	98,556	100,527	102,538	104,589	106,680	108,814	110,990	113,210	115,474		
<b>Total</b>	<b>3,261,830</b>	-	-	-	<b>81,182</b>	<b>82,806</b>	<b>118,247</b>	<b>120,612</b>	<b>193,324</b>	<b>197,190</b>	<b>310,844</b>	<b>317,060</b>	<b>323,402</b>	<b>329,870</b>	<b>336,467</b>	<b>343,196</b>	<b>350,060</b>	<b>357,062</b>	<b>364,203</b>	<b>371,487</b>	<b>378,917</b>	<b>386,495</b>	<b>394,225</b>	<b>402,109</b>	<b>410,151</b>	<b>418,355</b>	<b>426,722</b>	<b>435,256</b>	<b>443,961</b>	<b>452,840</b>	<b>461,897</b>		
<b>GROSS</b>																																	
<b>NET BENEFIT</b>																																	

**PARTICIPATION**

	Calendar Year																																	
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
REAL PROPERTY	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052			
Taxable Value	-	688,500	2,340,900	4,978,127	12,357,046	19,063,059	76,118,444	77,640,813	115,515,070	117,825,371	142,580,901	145,432,519	181,632,517	185,265,167	188,970,471	192,749,880	196,604,878	200,536,975	204,547,715	208,638,669	212,811,442	217,067,671	221,409,025	225,837,205	230,353,949	234,961,028	239,660,249	244,453,454	249,342,523	254,329,373	259,415,961			
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
ERATH COUNTY	-	1,635	5,559	11,822	29,346	45,271	180,766	184,381	274,325	279,812	338,601	345,373	431,341	439,968	448,767	457,742	466,897	476,235	485,760	495,475	505,385	515,492	525,802	536,318	547,045	557,985	569,145	580,528	592,139	603,981	616,061			
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>Total</b>	<b>3,977,726</b>	<b>1,635</b>	<b>5,559</b>	<b>11,822</b>	<b>29,346</b>	<b>45,271</b>	<b>180,766</b>	<b>184,381</b>	<b>274,325</b>	<b>279,812</b>	<b>338,601</b>	<b>345,373</b>	<b>431,341</b>	<b>439,968</b>	<b>448,767</b>	<b>457,742</b>	<b>466,897</b>	<b>476,235</b>	<b>485,760</b>	<b>495,475</b>	<b>505,385</b>	<b>515,492</b>	<b>525,802</b>	<b>536,318</b>	<b>547,045</b>	<b>557,985</b>	<b>569,145</b>	<b>580,528</b>	<b>592,139</b>	<b>603,981</b>	<b>616,061</b>			
<b>GROSS</b>																																		
<b>NET BENEFIT</b>																																		
PERSONAL PROPERTY	-	-	-	70,676	72,090	73,532	131,311	133,937	253,781	258,857	446,883	455,821	464,937	474,236	483,721	493,395	503,263	513,329	523,595	534,067	544,748	555,643	566,756	578,091	589,653	601,446	613,475	625,745	638,259	651,025	664,045			
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
MIDDLE TRINITY WATER	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>	<b>3,977,726</b>	<b>1,635</b>	<b>5,559</b>	<b>11,822</b>	<b>29,346</b>	<b>45,271</b>	<b>180,766</b>	<b>184,381</b>	<b>274,325</b>	<b>279,812</b>	<b>338,601</b>	<b>345,373</b>	<b>431,341</b>	<b>439,968</b>	<b>448,767</b>	<b>457,742</b>	<b>466,897</b>	<b>476,235</b>	<b>485,760</b>	<b>495,475</b>	<b>505,385</b>	<b>515,492</b>	<b>525,802</b>	<b>536,318</b>	<b>547,045</b>	<b>557,985</b>	<b>569,145</b>	<b>580,528</b>	<b>592,139</b>	<b>603,981</b>	<b>616,061</b>			
<b>GROSS</b>																																		
<b>NET BENEFIT</b>																																		
SALES TAX	-	-	-	-	4,059,121	4,140,303	5,912,353	6,030,600	9,666,190	9,859,514	15,542,179	15,853,022	16,170,083	16,493,485	16,823,354	17,159,821	17,503,018	17,853,078	18,210,140	18,574,342	18,945,829	19,324,746	19,711,241	20,105,466	20,507,575	20,917,726	21,336,081	21,762,803	22,198,059	22,642,020	23,094,860			
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CITY OF STEPHENVILLE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ECONOMIC DEVELOPMENT	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
ERATH COUNTY SALES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>	<b>3,977,726</b>	<b>1,635</b>	<b>5,559</b>	<b>11,822</b>	<b>29,346</b>	<b>45,271</b>	<b>180,766</b>	<b>184,381</b>	<b>274,325</b>	<b>279,812</b>	<b>338,601</b>	<b>345,373</b>	<b>431,341</b>	<b>439,968</b>	<b>448,767</b>	<b>457,742</b>	<b>466,897</b>	<b>476,235</b>	<b>485,760</b>	<b>495,475</b>	<b>505,385</b>	<b>515,492</b>	<b>525,802</b>	<b>536,318</b>	<b>547,045</b>	<b>557,985</b>	<b>569,145</b>	<b>580,528</b>	<b>592,139</b>	<b>603,981</b>	<b>616,061</b>			
<b>GROSS</b>																																		
<b>NET BENEFIT</b>																																		

**TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT**

	Calendar Year																															
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
SUMMARY	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	
PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF STEPHENVILLE	-	1,090	3,706	8,161	75,662	87,401	202,325	206,372	316,798	323,134	441,208	450,032	511,739	521,974	532,414	543,062	553,923	565,002	576,302	587,828	599,584	611,576	623,808	636,284	649,009	661,990	675,229	688,734	702,509	716,559	730,890	
ERATH COUNTY	-	2,139	7,273	15,687	38,617	59,457	238,908	241,646	359,694	366,888	444,387	453,275	565,777	577,092	588,634	600,407																

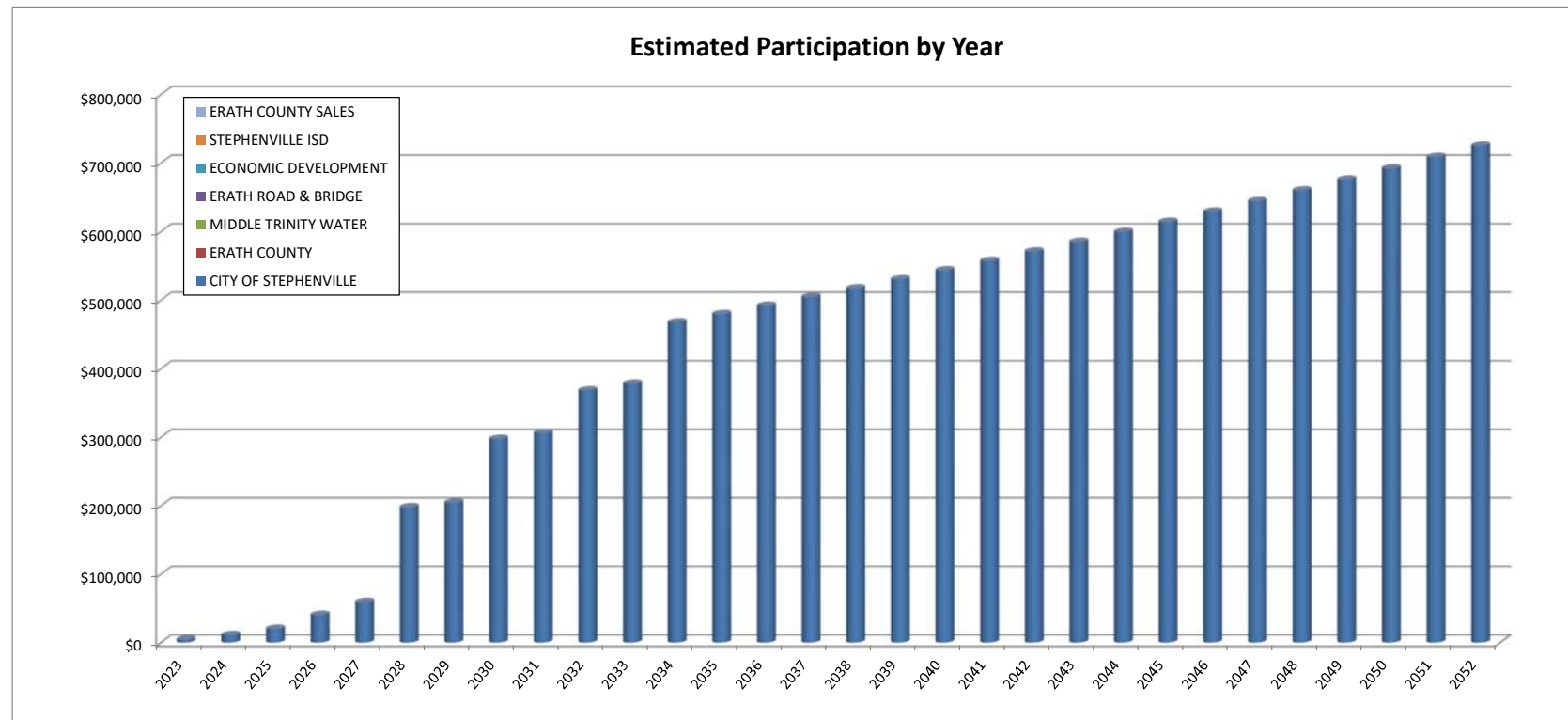
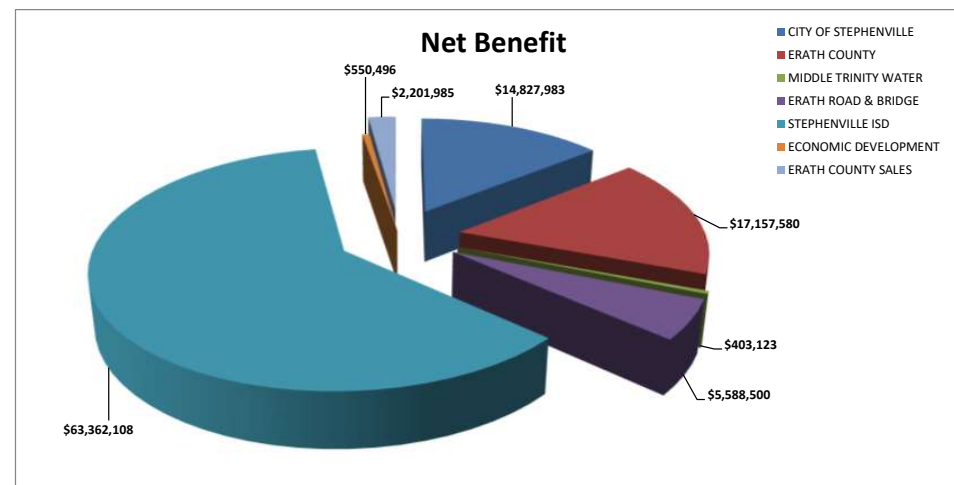
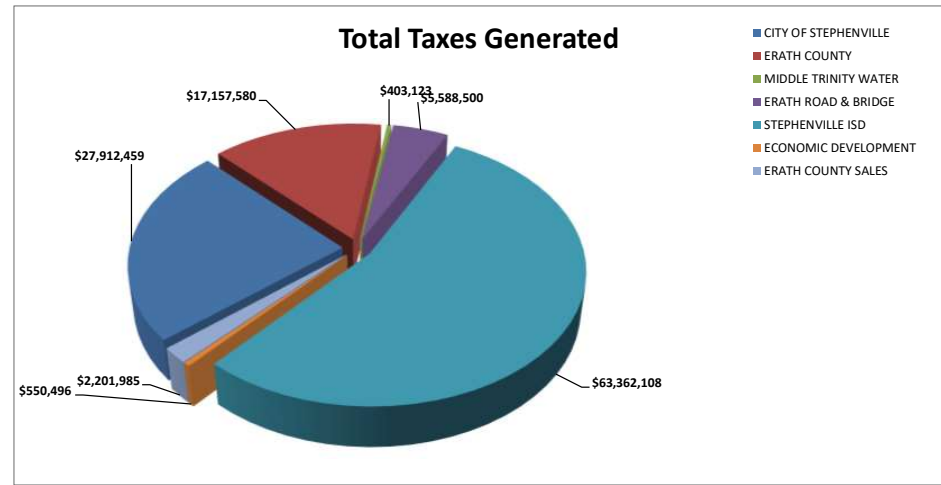






Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$27,912,459	\$13,084,477	\$14,827,983
ERATH COUNTY	\$17,157,580	\$0	\$17,157,580
MIDDLE TRINITY WATER	\$403,123	\$0	\$403,123
ERATH ROAD & BRIDGE	\$5,588,500	\$0	\$5,588,500
STEPHENVILLE ISD	\$63,362,108	\$0	\$63,362,108
ECONOMIC DEVELOPMENT	\$550,496	\$0	\$550,496
ERATH COUNTY SALES	\$2,201,985	\$0	\$2,201,985
<b>Total</b>	<b>\$117,176,252</b>	<b>\$13,084,477</b>	<b>\$104,091,775</b>





**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

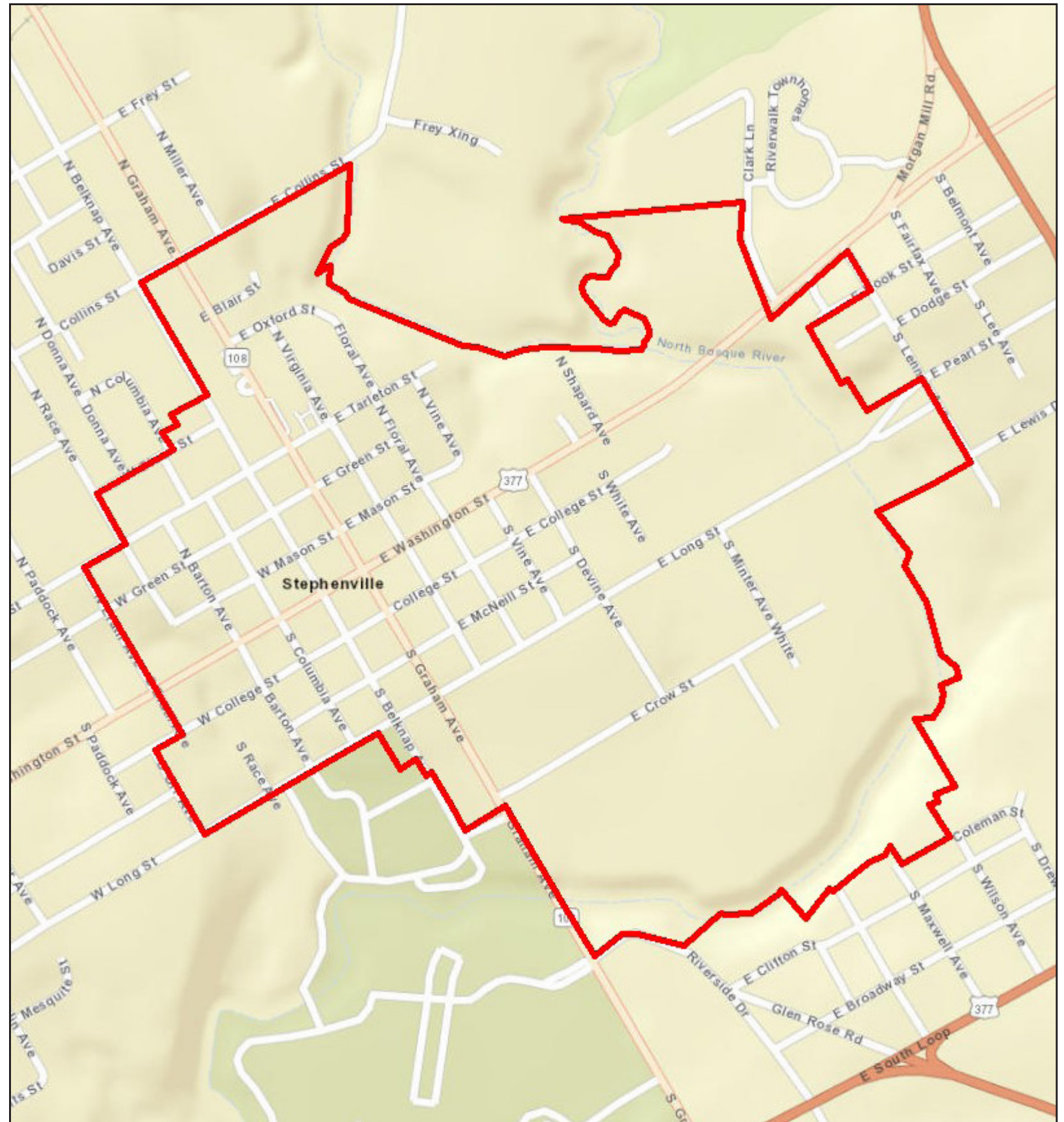
**Length of TIRZ #2 in Years:**

The TIRZ has a 30-year term and is scheduled to end on December 31, 2052.

**Powers and Duties of Board of Directors:**

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.



- TIRZ #2 Boundary

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000028696	S2100 BELMONT ADDITION, LOTS 62 & 63	0.45		814 E WASHINGTON	GODWIN GALEN	\$ 71,180
R000028697	S2100 BELMONT ADDITION;, LOT 64 & 65	0.41		812 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 106,910
R000028698	S2100 BELMONT ADDITION;, LOT 66 & 67 (PT OF 67)	0.36		808 E WASHINGTON	RODRIGUEZ JOSE G & DIANE	\$ 97,290
R000028699	S2100 BELMONT ADDITION;, LOT 67, 68 & 69 (PT OF 67)	0.34		805 E HOOK	MONK JACKIE & CARLA	\$ 52,750
R000028700	S2100 BELMONT ADDITION;, LOT 70	0.15	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028701	S2100 BELMONT ADDITION;, LOT 71	0.14	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028702	S2100 BELMONT ADDITION;, LOT 72	0.12	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000028704	S2100 BELMONT ADDITION; LOTS 73 & 74	0.41	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028705	S2100 BELMONT ADDITION;, LOT 75	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028706	S2100 BELMONT ADDITION;, LOT 76	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028707	S2100 BELMONT ADDITION;, LOT 77	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028708	S2100 BELMONT ADDITION;, LOT 78	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028717	S2100 BELMONT ADDITION;, LOT 93	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028718	S2100 BELMONT ADDITION;, LOT 94	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028719	S2100 BELMONT ADDITION;, LOT 95	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028720	S2100 BELMONT ADDITION;, LOT 96	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028721	S2100 BELMONT ADDITION;, LOT 97	0.21	G	0 DODGE	CITY OF STEPHENVILLE	\$ -
R000028722	S2100 BELMONT ADDITION;, LOT 98 (BOSQUE RIVER TRAIL)	0.15	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028723	S2100 BELMONT ADDITION;, LOT 99	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028724	S2100 BELMONT ADDITION;, LOT 100	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028725	S2100 BELMONT ADDITION;, LOT 101	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028726	S2100 BELMONT ADDITION;, LOT 102	0.20	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000028727	S2100 BELMONT ADDITION;, LOT 103	0.16	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029150	S2600 CITY ADDITION;, BLOCK 0;, LOT 0, COURT HOUSE	1.00	G	100 W WASHINGTON	ERATH COUNTY	\$ -
R000029151	S2600 CITY ADDITION;, BLOCK 1;, LOT A	0.08		190 W COLLEGE	RED FENCES LLC	\$ 262,220
R000029152	S2600 CITY ADDITION;, BLOCK 1;, LOT C	0.11		150 W COLLEGE	RENFIELD LLC	\$ 204,920
R000029153	S2600 CITY ADDITION;, BLOCK 1;, LOT D & E (PTS OF)	0.06		148 W COLLEGE	MILLS DEWAYNE KEITH & AMANDA	\$ 296,320
R000029154	S2600 CITY ADDITION;,BLOCK 1;,LOT D,E,F,G,H,I,J,(PTS OF D,E,F,G),COURT HOUSE ANNEX	0.68	G	298 S GRAHAM	ERATH COUNTY	\$ -
R000029156	S2600 CITY ADDITION;, BLOCK 2;, LOT A	0.07		104 E COLLEGE	WAGGONER BOYD	\$ 58,770
R000029157	S2600 CITY ADDITION;, BLOCK 2;, LOTS B & C; SENIOR CITIZENS CENTER	0.10	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029159	S2600 CITY ADDITION;, BLOCK 2;, LOTS D, E, F; SENIOR CITIZEN CENTER	0.77	G	164 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029162	S2600 CITY ADDITION;, BLOCK 3;, LOT A	0.08		193 S GRAHAM	WILSON-FRASER	\$ 173,000
R000029163	S2600 CITY ADDITION;, BLOCK 3;, LOTS B, M & C-1(PT OF C-1)	0.08		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 247,360
R000029164	S2600 CITY ADDITION;, BLOCK 3;, LOT C-1;, (PT OF)	0.08		159 S GRAHAM	72-WHO INC	\$ 254,150
R000029166	S2600 CITY ADDITION;, BLOCK 3;, LOT D & E & C-2(PT OF)	0.23		157 S GRAHAM	LOKI ENTERPRISES LLC	\$ 697,530
R000029168	S2600 CITY ADDITION;, BLOCK 3;, LOT F	0.11		119 S GRAHAM	COATS JIM & PATSY	\$ 264,970
R000029169	S2600 CITY ADDITION;, BLOCK 3;, LOT G (W 78 )	0.04		107 S GRAHAM	SHAHAN DEDRA	\$ 115,830
R000029170	S2600 CITY ADDITION;, BLOCK 3;, LOT G (E 26 )	0.02		148 E WASHINGTON	AMYX ANDREA & DEDRA SHAHAN	\$ 32,580
R000029171	S2600 CITY ADDITION;, BLOCK 3;, LOT H	0.05		154 E WASHINGTON	CLARKE KAREN MICHELLE	\$ 95,660
R000029172	S2600 CITY ADDITION;, BLOCK 3;, LOT I	0.05		160 E WASHINGTON	ZACHERY CHARON	\$ 61,370
R000029173	S2600 CITY ADDITION;, BLOCK 3;, LOT J (N 78.25 )	0.09		140 S VIRGINIA	NANCE JERRY C & KELIJON W	\$ 133,760
R000029174	S2600 CITY ADDITION;, BLOCK 3;, LOT J (S 26 )	0.06		144 S VIRGINIA	STEPHENVILLE RENTALS LLC	\$ 28,760
R000029175	S2600 CITY ADDITION;, BLOCK 4;, LOT A;B;C-1;C-2;C-3;C-4;D;E-1	0.53		115 N GRAHAM	BMF PROPERTIES LLC	\$ 997,420
R000029176	S2600 CITY ADDITION, BLOCK 4, LOT C	0.46		155 N GRAHAM	STEPHENVILLE PROPERTIES LLC	\$ 627,730
R000029177	S2600 CITY ADDITION;, BLOCK 5;, LOT A (W PT);	0.06	G	187 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE IN	\$ -
R000029178	S2600 CITY ADDITION;, BLOCK 5;, LOT B	0.06		171 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 184,310
R000029179	S2600 CITY ADDITION;, BLOCK 5;, LOT C	0.06		157 W WASHINGTON	STEPHENVILLE RENTALS LLC	\$ 38,030
R000029181	S2600 CITY ADDITION;, BLOCK 5;, LOTS E, D & F	0.18		133 W WASHINGTON	CAFE TRIFLES INC	\$ 405,160
R000029183	S2600 CITY ADDITION;, BLOCK 5;, LOT G	0.06		105 W WASHINGTON	BUTCHER ALLAN K JR	\$ 134,990
R000029184	S2600 CITY ADDITION;, BLOCK 5;, LOT H	0.05		154 N GRAHAM	STEPHENVILLE RENTALS LLC	\$ 78,220
R000029185	S2600 CITY ADDITION;, BLOCK 5;, LOT I	0.05		164 N GRAHAM	STEPHENVILLE RENTALS LLC & GEN-GRACE EQUITY LP	\$ 73,250
R000029186	S2600 CITY ADDITION;, BLOCK 5;, LOT J	0.10		188 N GRAHAM	TEXOR LLC	\$ 178,900
R000029187	S2600 CITY ADDITION;, BLOCK 5;, LOT K	0.06		0 MASON	CAFE TRIFLES INC	\$ 6,220
R000029188	S2600 CITY ADDITION;, BLOCK 5;, LOT L	0.13		199 N BELKNAP	K PENDRAY PROPERTIES LLC	\$ 232,370
R000029189	S2600 CITY ADDITION;, BLOCK 5;, LOT M & N	0.12		153 N BELKNAP	BURDICK RENEW W	\$ 186,140
R000029190	S2600 CITY ADDITION;, BLOCK 5;, LOT O	0.02		147 N BELKNAP	DOUBLE W INVESTMENTS LLC	\$ 114,390
R000029191	S2600 CITY ADDITION;, BLOCK 6;, LOT A, B, C, H, PARKING LOT & WALK OF FAME	0.79	G	200 MASON	CITY OF STEPHENVILLE	\$ -
R000029194	S2600 CITY ADDITION;, BLOCK 6;, LOT I	0.21		199 N COLUMBIA	STEPHENVILLE BANK & TRUST	\$ 106,120
R000029196	S2600 CITY ADDITION;, BLOCK 7;, LOT A	0.05		198 S BELKNAP	RED FENCES LLC	\$ 307,650
R000029198	S2600 CITY ADDITION, BLOCK 7, LOT B & C	0.29		166 S BELKNAP	THEMIS INVESTMENT PROPERTIES LLC AND	\$ 595,980
R000029199	S2600 CITY ADDITION;, BLOCK 7;, LOT D	0.07		150 S BELKNAP	EVATT INVESTMENTS	\$ 79,530
R000029201	S2600 CITY ADDITION;, BLOCK 7;, LOT E & F & G	0.24		128 S BELKNAP	COATS JIM & PATSY	\$ 410,750
R000029202	S2600 CITY ADDITION;, BLOCK 7;, LOT H	0.06		200 W WASHINGTON	CJW PARTNERS LLC	\$ 305,030
R000029204	S2600 CITY ADDITION;, BLOCK 7;, LOTS H-2 & I, CITY HALL	0.15	G	298 W WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029205	S2600 CITY ADDITION;, BLOCK 7;, LOT J;PARKING LOT.	0.08	G	0 W COLLEGE	CITY OF STEPHENVILLE	\$ -
R000029206	S2600 CITY ADDITION;, BLOCK 7;, LOT K	0.03		257 W COLLEGE	BOONE BOB	\$ 106,670
R000029207	S2600 CITY ADDITION;, BLOCK 7;, LOT L	0.01		231 W COLLEGE	BOONE BOB	\$ 86,620
R000029208	S2600 CITY ADDITION;, BLOCK 8;, LOT A (N 99.4 )	0.06		200 W COLLEGE	CARPENTER DARREN R & JAMES F KIMBEL	\$ 177,490
R000029209	S2600 CITY ADDITION;, BLOCK 8;, LOT A & I-2 (S 31.1 OF A)	0.08		254 S BELKNAP	GAISER LAURIE LORRAINE	\$ 83,930
R000029210	S2600 CITY ADDITION;, BLOCK 8;, LOT B	0.05		216 W COLLEGE	RENFIELD LLC	\$ 70,230
R000029211	S2600 CITY ADDITION;, BLOCK 8;, LOT C	0.04		230 W COLLEGE	MIB CELLAR LLC	\$ 147,470
R000029212	S2600 CITY ADDITION;, BLOCK 8;, LOT D	0.06		240 W COLLEGE	LIVINGSTON MARTIN	\$ 192,450
R000029213	S2600 CITY ADDITION;, BLOCK 8;, LOT E	0.05		250 W COLLEGE	MCDONALD RICHARD & JANE MCDONALD FAMILY TRUST	\$ 100,080
R000029214	S2600 CITY ADDITION;, BLOCK 8;, LOT F1	0.17		299 S COLUMBIA	MCKETHAN & BEAM PROPERTIES LLC	\$ 295,400
R000029215	S2600 CITY ADDITION;, BLOCK 8;, LOT G	0.05		290 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 117,060
R000029216	S2600 CITY ADDITION;, BLOCK 8;, LOT F2	0.13		270 W COLLEGE	PENDLETON ENTERPRISES LLC	\$ 305,600
R000029217	S2600 CITY ADDITION;, BLOCK 8;, LOT H	0.12		272 S BELKNAP	LET THE BIG DOG EAT LLC	\$ 87,330
R000029218	S2600 CITY ADDITION;, BLOCK 8;, LOT I	0.09		211 W MCNEILL	LET THE BIG DOG EAT LLC	\$ 315,700



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029219	S2600 CITY ADDITION;, BLOCK 9;, LOT 1	0.26		341 BARTON	PRICE KIMBERLY & RILEY PRICE	\$ 222,810
R000029220	S2600 CITY ADDITION;, BLOCK 9;, LOT 2	0.25		320 COLUMBIA	GREAT AMERICAN ENTERTAINMENT CO LLC	\$ 133,510
R000029221	S2600 CITY ADDITION;, BLOCK 9;, LOT 3	0.26		380 COLUMBIA	SUMPTER KIMBERLY JOYCE & WILLIAM SHANNON	\$ 82,280
R000029222	S2600 CITY ADDITION;, BLOCK 9;, LOT 4	0.26		379 LONG	GASKEY JERRY D & CAROL	\$ 75,360
R000029223	S2600 CITY ADDITION;, BLOCK 10;, LOT 1 (PT OF)	0.21		321 COLUMBIA	BRAMLETT PATRICIA & BARBIE GRAHAM &	\$ 150,170
R000029224	S2600 CITY ADDITION;, BLOCK 10;, LOT 1;2; (E 20 OF 1)	0.30		322 BELKNAP	MAYO BEAU & LAURA	\$ 185,380
R000029225	S2600 CITY ADDITION;, BLOCK 10;, LOT 3	0.26		374 BELKNAP	RENFIELD LLC	\$ 181,310
R000029226	S2600 CITY ADDITION;, BLOCK 10;, LOT 5	0.13		285 W LONG	COSTON KARLA M	\$ 82,930
R000029227	S2600 CITY ADDITION;, BLOCK 11;, LOT 1 & 2,PARKING LOT & STGS	0.72	G	0 W MCNEILL	ERATH COUNTY	\$ -
R000029228	S2600 CITY ADDITION;, BLOCK 11;, LOT 3	0.18		384 GRAHAM	SMITH TOMMY L	\$ 129,730
R000029229	S2600 CITY ADDITION;, BLOCK 11;, LOT 4	0.16		385 BELKNAP	LOHRMANN CHARLES JUSTUS	\$ 159,150
R000029230	S2600 CITY ADDITION;, BLOCK 12;, LOT 1	0.25		321 S GRAHAM	STOKES REAL ESTATE LP	\$ 334,880
R000029231	S2600 CITY ADDITION;, BLOCK 12;, LOT 2 (W 40 )	0.10		164 E MCNEILL	LYON JAY MARSHAL	\$ 91,410
R000029232	S2600 CITY ADDITION;, BLOCK 12;, LOT 2 (E 64 )	0.15		174 MCNEILL	HENRY TOMMY MACK TRUST	\$ 75,550
R000029233	S2600 CITY ADDITION;, BLOCK 12;, LOT 3 (W 52 )	0.13		147 LONG	BOWLES TYLER & CAREY	\$ 82,400
R000029234	S2600 CITY ADDITION;, BLOCK 12;, LOT 3; (E 52 )	0.12		179 LONG	COLE SARAH ELIZABETH & JOSHUA ANDREW COLE	\$ 122,840
R000029235	S2600 CITY ADDITION;, BLOCK 12;, LOT 4	0.25		389 S GRAHAM	TEA2GO STEPHENVILLE TEXAS INC	\$ 229,350
R000029236	S2600 CITY ADDITION;, BLOCK 13;, LOT 1	0.25	G	0 E MCNEILL	ERATH COUNTY	\$ -
R000029237	S2600 CITY ADDITION;, BLOCK 13;, LOT 2	0.25		270 E MCNEILL	BRAMLETT ELIZABETH ADELE	\$ 88,310
R000029238	S2600 CITY ADDITION;, BLOCK 13;, LOT 4	0.25	G	0 E LONG	ERATH COUNTY	\$ -
R000029239	S2600 CITY ADDITION;, BLOCK 14;, LOT 1;2;3;4	0.96	G	222 E COLLEGE	ERATH COUNTY	\$ -
R000029242	S2600 CITY ADDITION;, BLOCK 15;, LOT 2	0.24		240 E WASHINGTON	J & S FAMILY HOLDINGS LLC	\$ 488,920
R000029243	S2600 CITY ADDITION;, BLOCK 15;, LOT 3 (E 70 )	0.16		223 E COLLEGE	GONZALEZ ALVARO & CONSUELO	\$ 173,910
R000029244	S2600 CITY ADDITION;, BLOCK 15;, LOT 1, 3(P T OF), 4 & P T OF ALLEY	0.58		221 E COLLEGE	LONG STREET HOTEL LLC	\$ 389,240
R000029245	S2600 CITY ADDITION;, BLOCK 16;, LOT 1 & 2; PARKING LOT	0.46		0 N VIRGINIA	BMF PROPERTIES LLC	\$ 79,960
R000029247	S2600 CITY ADDITION;, BLOCK 16;, LOT 7	0.35		265 E WASHINGTON	RENFIELD LLC	\$ 410,910
R000029248	S2600 CITY ADDITION;, BLOCK 16;, LOT 6	0.12		129 N VIRGINIA	CANNADY SARAH	\$ 56,270
R000029249	S2600 CITY ADDITION;, BLOCK 17;, LOT 1	0.27		351 N VIRGINIA	BRAGG DAVID WAYNE	\$ 62,260
R000029250	S2600 CITY ADDITION;, BLOCK 17;, LOT 2; 3 & 4	0.80		241 MASON	BRAGG DAVID W	\$ 252,690
R000029251	S2600 CITY ADDITION;, BLOCK 18 (ALL OF)	1.06		281 N GRAHAM	TEXAS BANK	\$ 400,710
R000029252	S2600 CITY ADDITION;, BLOCK 19;, LOT 1	0.06		211 N BELKNAP	J BAR F RENTALS LLC	\$ 194,380
R000029253	S2600 CITY ADDITION;, BLOCK 19;, LOT 2 & 3	0.12		221 N BELKNAP	WOOLEY GEORGE ALLEN & KATHRYN WARD	\$ 152,100
R000029254	S2600 CITY ADDITION;, BLOCK 19;, LOT 4	0.06		241 N BELKNAP	WADE KAREN	\$ 76,270
R000029255	S2600 CITY ADDITION;, BLOCK 19;, LOT 5 & 6	0.12		245 N BELKNAP	KENGIF PROPERTIES LLC	\$ 244,070
R000029256	S2600 CITY ADDITION;, BLOCK 19;, LOT 7 & 8	0.11		299 N BELKNAP	KENGIF PROPERTIES LLC	\$ 249,660
R000029257	S2600 CITY ADDITION;, BLOCK 19;, LOTS 9,10,11,12,13,14,15 (N 6.75 OF 15);PARKING LOT.	0.38	R	0 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029262	S2600 CITY ADDITION;, BLOCK 19;, LOT 15;16; (S 19.25 OF 15)	0.13		202 N GRAHAM	KEUNG LEUNG YIP	\$ 211,020
R000029263	S2600 CITY ADDITION;, BLOCK 20;, LOT 1;2;3;4	0.23		234 N BELKNAP	KIRBO & STEWART LLC	\$ 236,610
R000029264	S2600 CITY ADDITION;, BLOCK 20;, LOT 6 (PT OF)	0.06		270 N BELKNAP	THOMPSON JOE TAB & TIMOTHY B	\$ 113,140
R000029265	S2600 CITY ADDITION;, BLOCK 20;, LOT 6;7;8; (N 8 OF 2.15, OF 6)	0.12		240 W GREEN	GLASGOW ISHAM & GLASGOW REAL ESTATE DEVELOPMENT	\$ 147,900
R000029266	S2600 CITY ADDITION;, BLOCK 20;, LOT 9;10;11; (2 OF LT 11)	0.12		280 N COLUMBIA	PARKER FRED BRUCE	\$ 75,540
R000029267	S2600 CITY ADDITION;, BLOCK 20;, LOTS 11;12;13;14;15;16; (S 24 OF LOT 11)	0.36		277 W MASON	HALE RICK	\$ 417,100
R000029268	S2600 CITY ADDITION;, BLOCK 21;, LOTS 1,2 & 4 (EDUCATIONAL BLDG)	0.92	R	334 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029270	S2600 CITY ADDITION;, BLOCK 21;, LOT 3	0.11		210 N COLUMBIA	UNITED TELEPHONE CO OF TEXAS	\$ 77,140
R000029273	S2600 CITY ADDITION;, BLOCK 22;, LOTS 1 & 2, LIBRARY	0.62	G	174 N COLUMBIA	CITY OF STEPHENVILLE	\$ -
R000029274	S2600 CITY ADDITION;, BLOCK 22;, LOT 3	0.18		309 W WASHINGTON	HARMONY CJC LLC	\$ 202,640
R000029275	S2600 CITY ADDITION;, BLOCK 22;, LOT 4	0.19		375 W WASHINGTON	HARMONY CJC LLC	\$ 194,370
R000029276	S2600 CITY ADDITION;, BLOCK 23;, LOTS 1,3,4,5	0.90	R	328 W WASHINGTON	FIRST UNITED METHODIST CHURCH-STEPH	\$ -
R000029277	S2600 CITY ADDITION;, BLOCK 23;, LOT 2	0.10	C	110 S COLUMBIA	KNIGHTS OF PYTHIAS	\$ -
R000029283	S2600 CITY ADDITION;, BLOCK 24;, LOT 2	0.21	C	244 S COLUMBIA	STEPHENVILLE LODGE NO 267	\$ -
R000029285	S2600 CITY ADDITION;, BLOCK 24;, LOTS 1, 3, 4, TAX OFFICE	0.75	G	320 W COLLEGE	ERATH COUNTY ANNEX II TAX OFFICE	\$ -
R000029286	S2600 CITY ADDITION;, BLOCK 25;, LOT 1	0.19	R	425 W WASHINGTON	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000029290	S2600 CITY ADDITION;, BLOCK 25;, LOT 2 & 3	0.53	R	0 BARTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029292	S2600 CITY ADDITION;, BLOCK 25;, LOTS 4 & 5	0.27	R	425 W WASHINGTON	FIRST BAPTIST CHURCH	\$ -
R000029296	S2600 CITY ADDITION;, BLOCK 26;, LOTS 1,2,3,4 (MAIN SANCTUARY)	1.01	R	478 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029297	S2600 CITY ADDITION;, BLOCK 27;, LOTS 1,2B & 4	0.64	R	450 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029298	S2600 CITY ADDITION;, BLOCK 27;, LOT 5	0.38	R	421 W GREEN	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029304	S2600 CITY ADDITION;, BLOCK 28;, LOT 10 (PARKING LOT)	1.00	R	350 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000029310	S2600 CITY ADDITION;, BLOCK 29	1.02	G	354 N BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029321	S2600 CITY ADDITION;, BLOCK 30;, LOT 1 (N 103 );PARKING LOT	0.24	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029322	S2600 CITY ADDITION;, BLOCK 30;, LOTS 1,2,3, 4 (S 55 OF 1)	0.74	R	312 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000029325	S2600 CITY ADDITION;, BLOCK 31;, LOT 1;2 HELICOPTER PAD	0.35	C	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029328	S2600 CITY ADDITION;, BLOCK 32;, LOT 1;3;4	0.74		351 E TARLETON	VANDEN BERGE KEVIN & KERI	\$ 851,780
R000029329	S2600 CITY ADDITION;, BLOCK 32;, LOT 2	0.24		291 TARLETON	WAGNER JASEN W	\$ 82,730
R000029330	S2600 CITY ADDITION;, BLOCK 33;, LOT 1;2;5A	0.15		306 E WASHINGTON	MONRREAL REYNALDO & JESUS	\$ 70,890
R000029331	S2600 CITY ADDITION;, BLOCK 33;, LOT 3;	0.25		0 E COLLEGE	ROACH KERRY JANE	\$ 33,530
R000029332	S2600 CITY ADDITION;, BLOCK 33;, LOT 4A; (W68 )	0.17		313 COLLEGE	BORGES MARY & JOE BORGES	\$ 138,060
R000029333	S2600 CITY ADDITION;, BLOCK 33;, LOT 4B	0.08		343 COLLEGE	ROACH KERRY JANE	\$ 22,840
R000029334	S2600 CITY ADDITION;, BLOCK 33;, LOT 5B & 6	0.10		374 E WASHINGTON	COLLIER HUGHBERT ARNOLD & GAIL WHITE	\$ 38,710
R000029335	S2600 CITY ADDITION;, BLOCK 33;, LOT 7;8;9 & 10, PARKING LOT.	0.24		354 E WASHINGTON	ROACH KERRY JANE	\$ 28,470
R000029336	S2600 CITY ADDITION;, BLOCK 34;, LOT 1	0.27		406 E WASHINGTON	ROACH KERRY JANE	\$ 115,390
R000029337	S2600 CITY ADDITION;, BLOCK 34;, LOT 2	0.27		476 E WASHINGTON	ROACH KERRY JANE	\$ 103,160
R000029338	S2600 CITY ADDITION;, BLOCK 34;, LOT 3 (E 88.4 )	0.23		479 COLLEGE	SUTTEN MARLENE K	\$ 109,660
R000029339	S2600 CITY ADDITION;, BLOCK 34;, LOT 3;4B; (W15.6 OF 3)	0.17		421 COLLEGE	ROACH KERRY JANE	\$ 102,550
R000029340	S2600 CITY ADDITION;, BLOCK 34;, LOT 4A	0.13		415 COLLEGE	PARHAM LARRY O	\$ 77,540
R000029341	S2600 CITY ADDITION;, BLOCK 35;, LOT 1A	0.10		414 COLLEGE	BRIGGS HALEY	\$ 105,530
R000029342	S2600 CITY ADDITION;, BLOCK 35;, LOT 1B	0.12		440 COLLEGE	W TARLETON PROPERTIES	\$ 85,370
R000029343	S2600 CITY ADDITION;, BLOCK 35;, LOT 1C & 4	0.27		421 E MCNEILL	KRUEGER KAREN & GLYNN	\$ 155,630



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029344	S2600 CITY ADDITION;, BLOCK 35;, LOT 2; DEVINE APARTMENTS	0.24		216 DEVINE	BORGES JOSEPH JOAQUIN	\$ 541,850
R000029345	S2600 CITY ADDITION;, BLOCK 35;, LOT 3A	0.12		272 DEVINE	RODRIGUEZ PATRICIA	\$ 97,660
R000029346	S2600 CITY ADDITION;, BLOCK 35;, LOT 3B; (N 1/2 OF)	0.12		252 DEVINE	KIRK TENA & JOHN S	\$ 88,360
R000029347	S2600 CITY ADDITION;, BLOCK 36;, LOT 1A;1C;2C	0.23		318 E COLLEGE	SKIPPER REAL ESTATE	\$ 80,780
R000029348	S2600 CITY ADDITION;, BLOCK 36;, LOT 1B;2A	0.10		356 COLLEGE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$ 15,020
R000029349	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (N PT OF)	0.12		370 COLLEGE	TUGGLE KENNETH	\$ 97,420
R000029350	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (S PT OF)	0.05		204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	\$ 74,330
R000029351	S2600 CITY ADDITION;, BLOCK 36;, LOT 3A	0.12		383 E MCNEILL	HALE PATRICIA LOUISE REVOCABLE TRUST	\$ 69,380
R000029352	S2600 CITY ADDITION;, BLOCK 36;, LOT 3B	0.12		351 MCNEILL	MENDOZA MISAE L & DEBORAH	\$ 81,800
R000029353	S2600 CITY ADDITION;, BLOCK 36 UNIT 1;, LOT 4	0.07		301 MCNEILL	HARGROVE ERIC & NATASHA	\$ 193,430
R000029354	S2600 CITY ADDITION;, BLOCK 36 UNIT 2;, LOT 4	0.04		303 MCNEILL	HARGROVE ERIC & NATASHA	\$ 153,360
R000029355	S2600 CITY ADDITION;, BLOCK 36 UNIT 3;, LOT 4	0.04		305 MCNEILL	HARGROVE ERIC & NATASHA	\$ 153,910
R000029356	S2600 CITY ADDITION;, BLOCK 36 UNIT 4;, LOT 4	0.06		307 MCNEILL	HARGROVE ERIC & NATASHA	\$ 151,960
R000029357	S2600 CITY ADDITION;, BLOCK 37;, LOT 1 & 2B	0.32		330 MCNEILL	GREAT AMERICAN ENTERTAINMENT CO LLC	\$ 249,420
R000029358	S2600 CITY ADDITION;, BLOCK 37;, LOT 2A	0.18		320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$ 170,340
R000029359	S2600 CITY ADDITION;, BLOCK 37;, LOT 3	0.25		375 LONG	GENTZEL CARROLL D	\$ 85,030
R000029360	S2600 CITY ADDITION;, BLOCK 37;, LOT 4	0.25		335 E LONG	SELF BOBBY & PAMELA J	\$ 209,220
R000029361	S2600 CITY ADDITION;, BLOCK 38;, LOT 1	0.25		424 E MCNEILL	HOGAN JOHN H	\$ 139,330
R000029362	S2600 CITY ADDITION;, BLOCK 38;, LOT 2; (N 80 )	0.19		470 E MCNEILL	RIPPETOE SARAH	\$ 167,170
R000029363	S2600 CITY ADDITION;, BLOCK 38;, LOT 2;3;(N 24 OF 2)	0.31		475 LONG	MUNCEY WILLIAM J & JENNIFER	\$ 182,080
R000029364	S2600 CITY ADDITION;, BLOCK 38;, LOT 4	0.25		425 LONG	BOWEN BENJAMIN C & DIANA C	\$ 122,690
R000029365	S2600 CITY ADDITION;, BLOCK 39;, LOT 1	0.13		153 CROW	GARRISON PROPERTIES LLC	\$ 25,000
R000029366	S2600 CITY ADDITION;, BLOCK 39;, LOT 2	0.13		143 CROW	TAEGEL LENNY DALE & JCLE GAYLE	\$ 101,300
R000029367	S2600 CITY ADDITION;, BLOCK 39;, LOT 3	0.54		194 LONG	HENNEKE JODENA N	\$ 311,160
R000029368	S2600 CITY ADDITION;, BLOCK 39;, LOT 4	0.15		409 S GRAHAM	HUNTINGTON TIMOTHY L & CONNIE G	\$ 144,860
R000029369	S2600 CITY ADDITION;, BLOCK 39;, LOT 5 & 6 (N3 OF E70 OF 6)	0.32		140 LONG	NELSON JOE & LAURA	\$ 127,670
R000029370	S2600 CITY ADDITION;, BLOCK 39;, LOT 15 & 6(W.66 OF)	0.15		439 S GRAHAM	EVATT INVESTMENTS	\$ 179,050
R000029371	S2600 CITY ADDITION;, BLOCK 39;, LOT 7	0.27		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$ 65,990
R000029372	S2600 CITY ADDITION;, BLOCK 39;, LOT 8	0.27		507 GRAHAM	SWENSON ROBERT L JR & REBECCA A	\$ 83,060
R000029373	S2600 CITY ADDITION;, BLOCK 39;, LOT 9, 12, 13, 14 & (16X200 STRIP KNOWN, AS HUNTER ST)	0.86		531 S GRAHAM	DOMINGUEZ PAUL C & JAMI N	\$ 165,490
R000029374	S2600 CITY ADDITION;, BLOCK 39;, LOT 10	0.26		539 S GRAHAM	JORDAN EDWARD ALLEN	\$ 58,860
R000029375	S2600 CITY ADDITION;, BLOCK 39;, LOT 11	0.45		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC	\$ 79,630
R000029378	S2600 CITY ADDITION, BLOCK 40, LOT 1A	0.44		240 E LONG	NORWOOD JAMES & MARGARET	\$ 102,070
R000029379	S2600 CITY ADDITION;, BLOCK 40;, LOT 1B & 8	1.10		218 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 161,230
R000029380	S2600 CITY ADDITION;, BLOCK 40;, LOT 2	0.83		284 LONG	RITCHIE KENNETH & ROBIN	\$ 161,450
R000029381	S2600 CITY ADDITION;, BLOCK 40;, LOT 3	1.31		326 E LONG	ROBERSON DREW ALLEN	\$ 183,370
R000029382	S2600 CITY ADDITION;, BLOCK 40;, LOT 4	0.46		0 CROW	ROBERSON DREW ALLEN	\$ 25,000
R000029383	S2600 CITY ADDITION;, BLOCK 40;, LOT 5	0.39		271 CROW	ROBERSON ENTERPRISES LLC	\$ 65,570
R000029384	S2600 CITY ADDITION;, BLOCK 40;, LOT 6	0.11		251 CROW	PHILLIPS WESLEY C	\$ 37,550
R000029385	S2600 CITY ADDITION;, BLOCK 40;, LOT 7	0.11		231 CROW	PHILLIPS WESLEY CARLENE	\$ 12,500
R000029386	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A; (N 210 )	0.47		480 E LONG	BOYKIN ISORA LEA	\$ 188,690
R000029387	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A (PT OF)	0.13		506 DEVINE	FINNEY JIMMY KEITH	\$ 60,090
R000029388	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A; (S 50 )	0.11		508 DEVINE	EUMANA JUAN	\$ 29,580
R000029389	S2600 CITY ADDITION;, BLOCK 41;, LOT 1B	0.17	R	510 DEVINE	IGLESIA PENTECOSTAL CRISTO ROCA ETERNA	\$ -
R000029390	S2600 CITY ADDITION;, BLOCK 41;, LOT 2	0.81		430 E LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 161,310
R000029391	S2600 CITY ADDITION;, BLOCK 41;, LOT 3 & 4; (E 93.6 OF 4)	0.82		396 E LONG	STARBIRD ALISA TERRELL	\$ 157,830
R000029392	S2600 CITY ADDITION;, BLOCK 41;, LOT 4;5;8; (W70 OF 4)	0.65		368 E LONG	SPOTZ LESLIE C	\$ 227,550
R000029393	S2600 CITY ADDITION;, BLOCK 41;, LOT 12	0.06		0 DEVINE	MCLEAREN JANICE L	\$ 6,250
R000029394	S2600 CITY ADDITION;, BLOCK 41;, LOT 13	0.14		520 DEVINE	MCLEAREN JANICE LYNN	\$ 73,460
R000029395	S2600 CITY ADDITION;, BLOCK 41;, LOT 14	0.14		0 DEVINE	MCLEAREN JANICE LYNN	\$ 12,500
R000029396	S2600 CITY ADDITION;, BLOCK 41;, LOT 15	0.15		499 CROW	MARTIN BETTINA MARGUERITE	\$ 83,670
R000029397	S2600 CITY ADDITION;, BLOCK 41;, LOT 16	0.14		0 CROW	FISHER JOHN R	\$ 12,500
R000029398	S2600 CITY ADDITION;, BLOCK 41;, LOT 17 & 18 (E PT OF 18)	0.21		0 CROW	FISHER JOHN R	\$ 25,000
R000029399	S2600 CITY ADDITION;, BLOCK 41;, LOT 18 & 19 (W30 OF 18)	0.21		401 E CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$ 113,620
R000029400	S2600 CITY ADDITION;, BLOCK 41;, LOT 20	0.53		401 CROW	JACKSON PHILLIP D (LIFE ESTATE)	\$ 15,540
R000029401	S2600 CITY ADDITION;, BLOCK 42;, LOT A	0.10	G	0 S GRAHAM (OFF)	CITY OF STEPHENVILLE	\$ -
R000029402	S2600 CITY ADDITION;, BLOCK 42;, LOT B (S PT OF) (BOSQUE RIVER TRAIL)	1.03	G	0 S GRAHAM	CITY OF STEPHENVILLE	\$ -
R000029404	S2600 CITY ADDITION;, BLOCK 43 (PT OF);, ARENA; SHED	1.02		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 26,460
R000029405	S2600 CITY ADDITION;, BLOCK 45;, LOT 1A	0.17		708 CROW	JAUQUSS DAVID	\$ 39,080
R000029406	S2600 CITY ADDITION;, BLOCK 45;, LOT 1B	0.17		700 CROW	JAUQUSS DAVID	\$ 73,820
R000029407	S2600 CITY ADDITION;, BLOCK 45;, LOT 1C & 1D (PTS OF);	0.22		622 CROW	TACKETT MORRIS	\$ 171,930
R000029408	S2600 CITY ADDITION;, BLOCK 45;, LOT 1D; (E 1/2)	0.15		664 CROW	JAUQUSS DAVID	\$ 41,420
R000029409	S2600 CITY ADDITION;, BLOCK 45;, LOT 1D;1E (PTS OF);	0.60		664 E CROW	JAUQUSS DAVID	\$ 58,590
R000029410	S2600 CITY ADDITION;, BLOCK 45;, LOT 1F & 1H	0.52		734 CROW	COX JACKIE S & JAMES L COX	\$ 62,950
R000029411	S2600 CITY ADDITION;, BLOCK 45;, LOT 1G	0.57		720 CROW	GOODLIFE PROPERTIES LLC	\$ 40,340
R000029413	S2600 CITY ADDITION;, BLOCK 45;, LOT 1E & 1H (PTS OF);	0.96		0 CROW (OFF)	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 25,000
R000029414	S2600 CITY ADDITION;, BLOCK 46;, LOT 1; (W 156.9 )	0.91		756 CROW	HOWELL SYLVESTER	\$ 40,000
R000029415	S2600 CITY ADDITION;, BLOCK 46;, LOT 1 (E 166.7 );	0.98		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 180
R000029419	S2600 CITY ADDITION;, BLOCK 47;, LOT 1 (PT OF);	0.31		449 MINTER	ANGEL GERARDO & YOLANDA	\$ 83,040
R000029421	S2600 CITY ADDITION;, BLOCK 47;, LOTS 1,2,3 (PTS OF 1 & 3)	8.32		479 MINTER	QUARLES MARY ANN	\$ 246,490
R000029423	S2600 CITY ADDITION;, BLOCK 47;, LOT 4	0.24		541 MINTER	MOSLEY TIMOTHY M	\$ 183,280
R000029424	S2600 CITY ADDITION;, BLOCK 47;, LOT 5	0.24		511 MINTER	ALVAREZ MARY NELL HUEY (TRANSFER ON DEATH)	\$ 48,530
R000029425	S2600 CITY ADDITION;, BLOCK 47;, LOT 6	0.22		459 MINTER	THE WRINKLE FAMILY TRUST	\$ 59,180
R000029426	S2600 CITY ADDITION;, BLOCK 48;, LOT 1 (SUB LOT 1)	1.63		516 LONG	WAGGONER BOYD	\$ 727,700
R000029427	S2600 CITY ADDITION;, BLOCK 48;, LOT 1 (SUB 2 OF 1)	0.24		542 LONG	WAGGONER BOYD	\$ 188,350
R000029428	S2600 CITY ADDITION;, BLOCK 48;, LOT 2 (SUB 1 OF 2)	0.16		592 E LONG	GOODWIN HEATHER	\$ 81,400
R000029429	S2600 CITY ADDITION;, BLOCK 48;, LOT 3	0.24		515 DEVINE	RUIZ MICHAEL	\$ 84,030
R000029430	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 1A)	0.21		670 LONG	PHILLIPS FRANCES E	\$ 72,400

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029431	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 1B)	0.10		688 LONG	WATKINS JIMMIE LORAIN (LIFE ESTATE)	\$ 64,200
R000029432	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 1C OF)	0.08		428 MINTER	TERRELL JOSEPH & DEBRA	\$ 55,320
R000029433	S2600 CITY ADDITION, BLOCK 48, LOT 4 & 6 (SUB 3 OF 4 &, SUB 1 OF 6)	0.33		510 MINTER	CLAUSEN CHENOA D & DANIEL R SAWYER	\$ 108,350
R000029434	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 4 OF)	0.14		658 LONG	POPKESS LARRY & ALYSSA POPKESS	\$ 114,000
R000029435	S2600 CITY ADDITION, BLOCK 48, LOT 4;6; (SUB 7 OF 4;5 &, 12B OF 6)	0.85		478 MINTER	PLUMLEE STEPHEN D & ROBIN M	\$ 136,010
R000029436	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 6 OF)	0.15		498 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,180
R000029437	S2600 CITY ADDITION, BLOCK 48, LOT 2;4;6; (2 OF 2; SUB, 12A OF 6; 8 OF 4)	0.43		608 E LONG	MEDRANO AMPARO & MARIA YARELI AVALOS MEDRANO	\$ 67,940
R000029438	S2600 CITY ADDITION, BLOCK 48, LOT 4 (SUB 2 & 9 OF)	0.32		640 LONG	EASON JO ANN	\$ 69,950
R000029439	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 1 OF)	0.17		589 DEVINE	PEREZ MARIA DE JESUS ZOILA	\$ 65,320
R000029440	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 2)	0.20		555 DEVINE	WAGGONER ALLEN BOYD	\$ 122,960
R000029441	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 3 OF)	0.27		535 DEVINE	HILL LEONARD & MARY ANN	\$ 63,130
R000029442	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 4 OF)	0.17		501 DEVINE	EUMANA LEONILA & JUANA	\$ 44,060
R000029443	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 5 OF)	0.12		547 CROW	JAUQUSS DAVID	\$ 89,890
R000029444	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 6 & 7 OF)	0.36		561 CROW	JAUQUSS DAVID	\$ 72,050
R000029445	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 8 OF)	0.18		577 CROW	JAY CALEB M	\$ 66,190
R000029446	S2600 CITY ADDITION, BLOCK 48, LOT 5 (SUB 9 OF)	0.61		511 DEVINE	EUMANA JUAN & AIDA	\$ 93,030
R000029447	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 2 & 11 OF)	0.68		552 MINTER	HARRELL STEPHEN & DIANN	\$ 90,160
R000029448	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 3 OF)	0.15		564 MINTER	GARCIA HORTENCIA	\$ 50,080
R000029449	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 4 OF)	0.15		578 MINTER	THE WRINKLE FAMILY TRUST	\$ 50,240
R000029450	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 5 & 6 OF)	0.21		588 MINTER	TUCKER ALEXIA L	\$ 55,170
R000029451	S2600 CITY ADDITION, BLOCK 48, LOT 6 (W45 OF SUB 5 & 6)	0.10		665 CROW	CEDILLO JOSE A	\$ 27,390
R000029452	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 7 & 8 OF)	0.30		661 CROW	MONRREAL MARY SUCIE & BERNARDO MONRREAL	\$ 168,370
R000029453	S2600 CITY ADDITION, BLOCK 48, LOT 6 (SUB 9 & 10 OF)	0.31		593 CROW	MARTINEZ EUGENIO & MARIA SOCORRO	\$ 63,610
R000029454	S2600 CITY ADDITION, BLOCK 48, LOT 7 (SUB 1 OF)	0.19		564 LONG	WAGGONER BOYD	\$ 178,040
R000029455	S2600 CITY ADDITION, BLOCK 48, LOT 7 (SUB 2 OF)	0.16		584 LONG	COMANCHE RENTALS LLC	\$ 116,040
R000029456	S2600 CITY ADDITION, BLOCK 49, LOT 1	0.41		325 S DEVINE	MUSGROVE AUDREY C & JOHN L MUSGROVE (LIFE ESTATE)	\$ 110,780
R000029457	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 1 OF)	0.22		563 LONG	CHILDERS HUBERT	\$ 42,260
R000029458	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 2 OF)	0.22		589 LONG	WRINKLE SARAH	\$ 56,440
R000029459	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 3 OF)	0.22		613 LONG	CARR STEVE ET AL	\$ 56,950
R000029460	S2600 CITY ADDITION, BLOCK 49, LOT 1 (SUB 4 OF)	0.47		375 DEVINE	SURLEY DAVID R & MARLENE DAWNE	\$ 159,550
R000029461	S2600 CITY ADDITION, BLOCK 49, LOT 2A; (W 116 )	0.34		249 DEVINE	MARQUEZ LAURA	\$ 175,940
R000029462	S2600 CITY ADDITION, BLOCK 49, LOT 35	0.34		285 DEVINE	HARRIS DONNA S	\$ 82,520
R000029463	S2600 CITY ADDITION, BLOCK 49, LOT 36	0.17		304 WHITE	CHAVARRIA GREGORIO & MARIA NIEVES BU	\$ 76,390
R000029464	S2600 CITY ADDITION, BLOCK 49, LOT 3	0.39		500 E WASHINGTON	ROACH KERRY JANE	\$ 122,530
R000029466	S2600 CITY ADDITION, BLOCK 49, LOT 4	0.80		536 E WASHINGTON	MINCK JONATHAN FREDERICK H & SUSAN R MINCK	\$ 317,480
R000029467	S2600 CITY ADDITION, BLOCK 49, LOT 5	0.43		586 E WASHINGTON	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 168,020
R000029468	S2600 CITY ADDITION, BLOCK 49, LOT 13	0.08		619 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029469	S2600 CITY ADDITION, BLOCK 49, LOT 6	0.34		185 DEVINE	SMALL TOWN TEXAS INC	\$ 105,540
R000029471	S2600 CITY ADDITION, BLOCK 49, LOT 7A (W 112 )	0.17		221 DEVINE	MILLER CONNIE	\$ 103,110
R000029472	S2600 CITY ADDITION, BLOCK 49, LOT 7A;7B (E 14 OF 7A)	0.10		552 COLLEGE	HOWELL COLEY	\$ 77,090
R000029473	S2600 CITY ADDITION, BLOCK 49, LOT 2A;8;9 (W 70 OF E 96, OF 2A & W 22 OF 9)	0.25		562 COLLEGE	GRIDER PATSY A	\$ 46,190
R000029474	S2600 CITY ADDITION, BLOCK 49, LOT 2A;9;10;18; (N7.6 OF, 2A; E26 OF 9 & 10; N7.6, OF 18)	0.09		590 COLLEGE	RAMSEY JESSE D & PATRICIA L	\$ 129,970
R000029475	S2600 CITY ADDITION, BLOCK 49, LOT 11	0.06		610 E COLLEGE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 20,000
R000029476	S2600 CITY ADDITION, BLOCK 49, LOT 12	0.06		0 COLLEGE	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 20,000
R000029477	S2600 CITY ADDITION, BLOCK 49, LOT 14	0.08		609 COLLEGE	CHAVARRIA GREG & MARIA	\$ 51,470
R000029478	S2600 CITY ADDITION, BLOCK 49, LOT 15	0.07		599 COLLEGE	LUNA RUBEN	\$ 30,410
R000029479	S2600 CITY ADDITION, BLOCK 49, LOT 16	0.06		581 COLLEGE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY	\$ 65,830
R000029480	S2600 CITY ADDITION, BLOCK 49, LOT 17	0.09		569 E COLLEGE	ANGEL ARTEMIO	\$ 48,600
R000029481	S2600 CITY ADDITION, BLOCK 49, LOT 2A;18 & 19, (S 72.4 OF E 26 OF 2A,, S 18.4 OF 18)	0.13		270 WHITE	MILLER UEL SCOTT	\$ 65,240
R000029482	S2600 CITY ADDITION, BLOCK 49, LOT 22	0.08		251 WHITE	CHAVARRIA MARIA NIEVES & YESENIA YVONNE CHAVARRIA	\$ 70,590
R000029483	S2600 CITY ADDITION, BLOCK 49, LOT 23	0.08		267 WHITE	MENDEZ PEDRO	\$ 44,610
R000029484	S2600 CITY ADDITION, BLOCK 49, LOT 24	0.08		289 WHITE	MARTINEZ MARIA	\$ 46,460
R000029485	S2600 CITY ADDITION, BLOCK 49, LOT 25	0.08		317 WHITE	PEREZ ATANACIO	\$ 42,260
R000029486	S2600 CITY ADDITION, BLOCK 49 & 50; LOTS 26 & 27A (BLK 49) & 6C (BLK 50)	0.42		323 WHITE	PEREZ ATANACIO	\$ 103,490
R000029487	S2600 CITY ADDITION, BLOCK 49, LOT 27B & 28	0.11		333 WHITE	MORALES SILVIA	\$ 45,790
R000029489	S2600 CITY ADDITION, BLOCK 49, LOT 29 (PT OF)	0.08		336 WHITE	PALACIOS AURELIO ANGEL	\$ 31,840
R000029490	S2600 CITY ADDITION, BLOCK 49, LOT 30 (PT OF)	0.12		330 WHITE	ANGEL GERARDO	\$ 34,350
R000029493	S2600 CITY ADDITION, BLOCK 50, LOT 1B	0.17		625 E COLLEGE	CASHEN-LUSK DEBORAH	\$ 89,590
R000029494	S2600 CITY ADDITION, BLOCK 50, LOT 1C (PT OF)	0.33		624 E COLLEGE	CARTER C T & GLENDA K	\$ 178,340
R000029495	S2600 CITY ADDITION, BLOCK 50, LOTS 2, 3, 9 (PTS PF 2 & 3)	1.00		658 E WASHINGTON	MCOM LLC	\$ 271,300
R000029496	S2600 CITY ADDITION, BLOCK 50, LOT 2B	0.46		626 COLLEGE	HALLMARK DAVID O	\$ 67,780
R000029500	S2600 CITY ADDITION, BLOCK 50, LOT 6A	0.25		649 LONG	ZACHERY CHARON L	\$ 49,540
R000029501	S2600 CITY ADDITION, BLOCK 50, LOT 6B	0.25		651 LONG	VILLANUELA EULALIO VELAZQUEZ & YOLANDA	\$ 68,790
R000029502	S2600 CITY ADDITION, BLOCK 50; LOT 7(P T OF) & BLOCK 51 LOTS 1(P T OF), 3,5	5.28		695 E LONG	JACOBI JOHN D & SARAH D	\$ 466,790
R000029503	S2600 CITY ADDITION, BLOCK 50, LOT 8	0.47		665 LONG	DAVIS JASON P	\$ 67,950
R000029506	S2600 CITY ADDITION, BLOCK 51, LOT 4 (BOSQUE RIVER TRAIL)	1.25	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029507	S2600 CITY ADDITION, BLOCK 51, LOT 2 (BOSQUE RIVER TRAIL)	1.21	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029508	S2600 CITY ADDITION, BLOCK 51, LOT 6 (BOSQUE RIVER TRAIL)	0.75	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000029511	S2600 CITY ADDITION, BLOCK 53 & 56, LOT 1 & 14	2.03		505 E WASHINGTON	RED FENCES LLC	\$ 196,060
R000029512	S2600 CITY ADDITION, BLOCK 53, LOT 2	0.53		201 VINE	RED FENCES LLC	\$ 53,410
R000029513	S2600 CITY ADDITION, BLOCK 53, LOT 3	0.28		467 E WASHINGTON	RED FENCES LLC	\$ 155,160
R000029514	S2600 CITY ADDITION, BLOCK 53, LOT 4A;4B;9	1.06		403 E WASHINGTON	CHAVIERS SHAWN	\$ 353,950
R000029515	S2600 CITY ADDITION, BLOCK 53, LOT 5	0.11		305 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 327,620
R000029516	S2600 CITY ADDITION, BLOCK 53, LOT 6	0.30		189 N FLORAL	BRINKERHOFF HARRY & KATHY	\$ 197,640
R000029518	S2600 CITY ADDITION, BLOCK 53 LOTS 7 & 8; BLOCK 56 LOTS 5 & 15	0.94		0 N FLORAL	ONCOR ELECTRIC DELIVERY COMPANY	\$ 117,760
R000029519	S2600 CITY ADDITION, BLOCK 53, LOT 10	0.25		367 E WASHINGTON	BURDICK RENDELL & JAMES E THURMAN IV	\$ 143,230
R000029520	S2600 CITY ADDITION, BLOCK 55, LOT 1A	0.25		405 N FLORAL	EDWARDS DOROTHY JEAN	\$ 59,670
R000029521	S2600 CITY ADDITION, BLOCK 55, LOT 1B	0.29		406 TARLETON	HUDSON TOMMY MR & MRS	\$ 25,470

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000029522	S2600 CITY ADDITION,, BLOCK 55,, LOT 2B (BOSQUE RIVER TRAIL)	0.94	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029523	S2600 CITY ADDITION,, BLOCK 55,, LOT 2A (BOSQUE RIVER TRAIL)	1.16	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029524	S2600 CITY ADDITION,, BLOCK 55,, LOT 3	0.34	G	0 E TARLETON	CITY OF STEPHENVILLE	\$ -
R000029525	S2600 CITY ADDITION,, BLOCK 55,, LOT 4	0.24		491 N FLORAL	GEER STEVE	\$ 94,090
R000029526	S2600 CITY ADDITION,, BLOCK 55,, LOT 5	0.46		406 FLORAL	GLASGOW ROBERT J	\$ 32,490
R000029527	S2600 CITY ADDITION,, BLOCK 55,, LOT 6; (BOSQUE RIVER TRAIL)	0.57	G	0 OXFORD	CITY OF STEPHENVILLE	\$ -
R000029528	S2600 CITY ADDITION,, BLOCK 56; LOT 28	0.35		345 FLORAL	LK CAPITAL INVESTMENTS LLC	\$ 35,040
R000029529	S2600 CITY ADDITION,, BLOCK 56,, LOT 2	0.22		415 E TARLETON	LANDERS JUSTIN D & TERESA A	\$ 34,310
R000029531	S2600 CITY ADDITION,, BLOCK 56,, LOT 4A	0.13		314 N FLORAL	ERATH CAPITAL INVESTMENTS LLC	\$ 31,830
R000029532	S2600 CITY ADDITION,, BLOCK 56,, LOT 4B	0.12		210 VINE	LARSON OWEN	\$ 44,840
R000029534	S2600 CITY ADDITION,, BLOCK 56,, LOT 6	0.41		0 VINE	RED FENCES LLC	\$ 44,230
R000029535	S2600 CITY ADDITION,, BLOCK 56,, LOT 7B;8;9;10;11;12;13; (BOSQUE RIVER TRAIL)	2.07	G	251 N VINE	CITY OF STEPHENVILLE	\$ -
R000029536	S2600 CITY ADDITION,, BLOCK 57,, LOT 8	0.40		460 S GRAHAM	EMMONS RICHARD & LAUREN	\$ 168,270
R000029537	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 1)	0.15		182 W LONG	SOILEAU CHARLES DAVID	\$ 186,250
R000029538	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 2 OF)	0.18		178 W LONG	MARTIN CHET & GINA	\$ 71,250
R000029539	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 3 OF)	0.10		421 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 44,970
R000029540	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 4 OF)	0.09		423 BELKNAP	THE WRINKLE FAMILY TRUST	\$ 48,020
R000029541	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 5 OF)	0.10		425 BELKNAP	SUMMIT77 ENTERPRISES LLC	\$ 72,560
R000029542	S2600 CITY ADDITION,, BLOCK 57,, LOT 1 (SUB 6 OF)	0.13		468 GRAHAM	BENNETT VANNESA R	\$ 93,690
R000029544	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (W 1/2)	0.21		437 BELKNAP	GOSNELL ROSA MARINA & ANTHONY	\$ 85,720
R000029545	S2600 CITY ADDITION,, BLOCK 57,, LOT 2 (E 1/2)	0.21		490 S GRAHAM	NISTLER TONY	\$ 241,790
R000029546	S2600 CITY ADDITION,, BLOCK 57; LOTS 3 & 4	0.72		522 S GRAHAM	SANCHEZ MANUEL & ROSALVA	\$ 91,100
R000029548	S2600 CITY ADDITION,, BLOCK 57,, LOT 5A	0.22		566 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 28,220
R000029549	S2600 CITY ADDITION,, BLOCK 57,, LOT 5B	0.05		555 S BELKNAP	VANDERGRIF ALLEN & CHAD VANDERGRIF &	\$ 41,610
R000029550	S2600 CITY ADDITION,, BLOCK 57,, LOT 6	0.48		620 S GRAHAM	ROBERSON ENTERPRISES LLC	\$ 152,200
R000029551	S2600 CITY ADDITION,, BLOCK 57,, LOT 7	0.28	G	0 S BELKNAP	CITY OF STEPHENVILLE	\$ -
R000029556	S2600 CITY ADDITION,, BLOCK 58,, LOT 3 (N 92.57 )	0.11		230 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 38,920
R000029557	S2600 CITY ADDITION,, BLOCK 58,, LOT 4 (N 92.57 )	0.11		214 LONG	GODWIN CYNTHIA A & GREGORY A	\$ 89,290
R000029558	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (S66.78 OF S120., 43 OF 3 & 4)	0.16		422 BELKNAP	COATS JIM & PATSY	\$ 67,370
R000029559	S2600 CITY ADDITION,, BLOCK 58,, LOT 3;4; (N53.65 OF S120., 43 OF 3 & 4)	0.13		420 BELKNAP	COATS JIM & PATSY	\$ 72,060
R000029560	S2600 CITY ADDITION,, BLOCK 59,, LOT 1	0.20		580 W TARLETON	AGUINAGA DAVID	\$ 220,870
R000029561	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 (N PT) (PARKING LOT)	0.23	R	520 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000029562	S2600 CITY ADDITION,, BLOCK 59,, LOT 2 & 3 (PT OF 2)	0.24		531 GREEN	RUSSELL PHILLIP ANDREW & MICAH SHAE RUSSELL	\$ 239,000
R000029563	S2600 CITY ADDITION,, BLOCK 59,, LOT 4	0.30		575 GREEN	DURHAM DONNA	\$ 214,630
R000029586	S2600 CITY ADDITION, BLOCK 63, LOT 1A (N 80 )	0.26		565 N GRAHAM	72-WHO INC	\$ 221,350
R000029588	S2600 CITY ADDITION,, BLOCK 63; LOT 20	0.98		561 N GRAHAM	EVANS WILLIAM R & NANETTE V	\$ 1,068,900
R000029589	S2600 CITY ADDITION,, BLOCK 63,, LOT 17	0.37		505 N GRAHAM	GLASGOW ROBERT J	\$ 339,960
R000029590	S2600 CITY ADDITION,, BLOCK 63,, LOT 3B;4;5	1.26	G	431 N GRAHAM	U S POSTAL SERVICE	\$ -
R000029591	S2600 CITY ADDITION,, BLOCK 63,, LOT 6A	0.20		455 VIRGINIA	SHIPP LEE D	\$ 151,220
R000029592	S2600 CITY ADDITION,, BLOCK 63,, LOT 6B	0.20		204 TARLETON	MUSGRAVE PATRICIA JOY	\$ 27,080
R000029593	S2600 CITY ADDITION,, BLOCK 63,, LOT 7	0.50		210 TARLETON	HAMMON KIMBERLY	\$ 50,290
R000029594	S2600 CITY ADDITION,, BLOCK 63,, LOT 8	0.45		525 N VIRGINIA	GLASGOW ROBERT J	\$ 67,550
R000029595	S2600 CITY ADDITION,, BLOCK 63,, LOT 9	0.45	C	557 N VIRGINIA	HARRIS METHODIST ERATH COUNTY	\$ -
R000029596	S2600 CITY ADDITION,, BLOCK 63,, LOT 10A	0.42		535 OXFORD	LANDERS JUSTIN C	\$ 90,600
R000029597	S2600 CITY ADDITION,, BLOCK 63,, LOT 10B	0.21		515 OXFORD	LANDERS JUSTIN C	\$ 50,470
R000029598	S2600 CITY ADDITION,, BLOCK 63,, LOT 10C	0.11		559 VIRGINIA	LANDERS JUSTIN C	\$ 14,380
R000029599	S2600 CITY ADDITION,, BLOCK 63,, LOT 11 & 12	0.51		560 N FLORAL	BARRERAS ROBERTO & REYNA REYES	\$ 77,800
R000029600	S2600 CITY ADDITION,, BLOCK 63,, LOT 13	0.25		410 N FLORAL	GLASGOW ROBERT J	\$ 89,220
R000029601	S2600 CITY ADDITION,, BLOCK 63,, LOT 14	0.14		0 N FLORAL	GLASGOW ROBERT J	\$ 18,380
R000029602	S2600 CITY ADDITION,, BLOCK 63,, LOT 18	0.49		252 E TARLETON	HAMMON KIMBERLY B	\$ 80,890
R000029603	S2600 CITY ADDITION,, BLOCK 64,, LOT 1B (PT OF)	0.13		684 N GRAHAM	REYNOLDS SHERRIE	\$ 89,910
R000029604	S2600 CITY ADDITION,, BLOCK 64,, LOT 1A;1B; (N2 OF 1B)	0.13		696 N GRAHAM	HOWARD DANA TERON	\$ 59,440
R000029605	S2600 CITY ADDITION,, BLOCK 64,, LOT 1D	0.13		693 BELKNAP	BECK PAUL JASON	\$ 68,590
R000029606	S2600 CITY ADDITION,, BLOCK 64,, LOT 1C	0.12		681 N BELKNAP	LEMUS EMMA G (ENHANCED LIFE ESTATE)	\$ 84,140
R000029607	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (E 1/2)	0.25		672 N GRAHAM	RENFIELD LLC	\$ 130,000
R000029608	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (SW 1/4)	0.12		667 BELKNAP	GODWIN LEONOR ELENA	\$ 67,850
R000029609	S2600 CITY ADDITION,, BLOCK 64,, LOT 2; (NW 1/4)	0.12		669 BELKNAP	WILSON HELEN	\$ 81,230
R000029610	S2600 CITY ADDITION,, BLOCK 64,, LOT 3; (E 115 )	0.26	C	652 N GRAHAM	HARRIS METHODIST ERATH COUNTY	\$ -
R000029611	S2600 CITY ADDITION,, BLOCK 64,, LOT 3 (PT OF)	0.21	C	655 N BELKNAP	TEXAS HEALTH RESOURCES	\$ -
R000029618	S2600 CITY ADDITION, BLOCK 64, LOT 7	0.43		613 N GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 111,860
R000029619	S2600 CITY ADDITION, BLOCK 64, LOT 19	0.99	C	635 N GRAHAM	TEXAS HEALTH RESOURCES	\$ -
R000029621	S2600 CITY ADDITION,, BLOCK 64, LOT 9	0.34		669 N GRAHAM	HERNANDEZ JONATHAN & SYLVIA HERNANDEZ	\$ 274,110
R000029622	S2600 CITY ADDITION,, BLOCK 64,, LOT 10 (W 110 )	0.16		671 N GRAHAM	STARRX PROPERTIES LLC	\$ 78,380
R000029624	S2600 CITY ADDITION,, BLOCK 64,, LOTS 10 & 11 (E 98 OF 10)	0.72		691 N GRAHAM	KEENE SHERRI	\$ 214,370
R000029626	S2600 CITY ADDITION,, BLOCK 64,, LOT 14 (W 92 )	0.27		107 BLAIR	JAQUESS DAVID	\$ 31,180
R000029627	S2600 CITY ADDITION,, BLOCK 64,, LOT 16(PT OF)	0.63		613 GRAHAM	TERRY STONE & ROBERT STONE & CODY STONE	\$ 8,710
R000029628	S2600 CITY ADDITION,, BLOCK 64,, LOT 17	0.24		103 E BLAIR	DURAN WALDO DANIEL	\$ 97,380
R000029670	S2600 CITY ADDITION,, BLOCK 68; LOTS 4, 5A, 5B & 9 PARKING LOT	0.88	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029697	S2600 CITY ADDITION,, BLOCK 70; LOT 3	1.04		101 RIVERSIDE	TRAFALGAR HOMES OF TEXAS,LLC	\$ 849,420
R000029842	S2600 CITY ADDITION,, BLOCK 78,, LOT 1	1.46	S	0 E LONG ST	STEPHENVILLE ISD	\$ -
R000029843	S2600 CITY ADDITION,, BLOCK 78,, LOT 2 & 3	4.07	S	804 E LONG	STEPHENVILLE ISD	\$ -
R000029895	S2600 CITY ADDITION,, BLOCK 82,, LOT ALL	0.70	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000029908	S2600 CITY ADDITION,, BLOCK 85,, LOT 1 & 2A (PTS OF)	11.87		200 CLARK LN	BERRICHE RIDHA & NEZIHA	\$ 249,850
R000030030	S2600 CITY ADDITION,, BLOCK 96,, LOT 11	3.92	C	411 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030032	S2600 CITY ADDITION,, BLOCK 97,, LOT 1; PARKING LOT	0.56	C	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000030033	S2600 CITY ADDITION,, BLOCK 97,, LOT 1 & 2 (N 4 OF 1 &, ALL OF 2), PARKING LOT	0.29	C	478 N BELKNAP	HARRIS METHODIST HEALTH FOUNDATION	\$ -
R000030034	S2600 CITY ADDITION,, BLOCK 97; LOTS 3 & 4 (PT OF 4)	0.37		277 W TARLETON	PYLANT MILES MARCUS	\$ 137,480
R000030035	S2600 CITY ADDITION,, BLOCK 97,, LOT 4 (PT OF)	0.11		264 SLOAN	CACTUS RIDGE LP	\$ 65,080



APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000030036	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (SE 1/4)	0.19		385 TARLETON	BOONE BOB L & SHARON K	\$ 109,760
R000030037	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (NW 1/4)	0.18		386 W SLOAN	SAMPLE JAYSON	\$ 147,630
R000030038	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (NE 1/4)	0.19		376 SLOAN	MCCRACKEN NEVA LOYCE	\$ 101,370
R000030039	S2600 CITY ADDITION;, BLOCK 98;, LOT 1 (SW 1/4)	0.19		403 TARLETON	BARCKHOFF REBECCA	\$ 141,470
R000030040	S2600 CITY ADDITION;, BLOCK 98;, LOT 2 (PT OF)	0.10		485 RACE	ROCKIN CP INVESTMENT GROUP INC	\$ 91,370
R000030041	S2600 CITY ADDITION;, BLOCK 98;, LOT 2 & 3B (E66.7 OF 2)	0.15		420 SLOAN	CHAMBERS SHEILA	\$ 132,080
R000030042	S2600 CITY ADDITION;, BLOCK 98;, LOT 3A	0.11		461 RACE	CACTUS RIDGE LP	\$ 64,700
R000030043	S2600 CITY ADDITION;, BLOCK 98;, LOT 4	0.32	R	445 W TARLETON	FIRST CHRISTIAN CHURCH-STEPHENVILLE	\$ -
R000030044	S2600 CITY ADDITION;, BLOCK 98;, LOT 5	0.27		477 TARLETON	WALTON CHARLES E & SHERRY J	\$ 161,910
R000030071	S2600 CITY ADDITION;, BLOCK 105;, LOTS 1 & 4 (N 9' OF 4)	0.27	R	580 GREEN	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000030072	S2600 CITY ADDITION;, BLOCK 105;, LOT 2 & 3	0.49	G	532 W GREEN	PECAN VALLEY FACILITIES INC	\$ -
R000030073	S2600 CITY ADDITION;, BLOCK 105;, LOT 4 (S 95')	0.22	R	209 ERATH	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000030088	S2600 CITY ADDITION;, BLOCK 110;, LOT 1;2;3 & 4;	1.42	R	555 W WASHINGTON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000030089	S2600 CITY ADDITION;, BLOCK 111;, LOT ALL	1.00	R	422 W WASHINGTON	FIRST UNITED METHODIST CHURCH OF STEPHENVILLE	\$ -
R000030090	S2600 CITY ADDITION;, BLOCK 112;, LOT D	0.08		557 W COLLEGE	SMALL TOWN TEXAS INC	\$ 127,700
R000030091	S2600 CITY ADDITION;, BLOCK 112;, LOT B	0.08		567 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$ 123,050
R000030092	S2600 CITY ADDITION;, BLOCK 112;, LOT 6	0.14		575 COLLEGE	COAN RICHARD D	\$ 25,000
R000030129	S2600 CITY ADDITION;, BLOCK 118;, LOT 1	0.35		582 W COLLEGE	HANSON STEPHEN	\$ 141,930
R000030130	S2600 CITY ADDITION;, BLOCK 118;, LOT 2	0.23		630 COLLEGE	ROE GARY & LISA ROE	\$ 125,440
R000030131	S2600 CITY ADDITION;, BLOCK 118;, LOT 3A	0.19		680 W COLLEGE	CHAVARRIA JOSE JUAN & MARIA C	\$ 68,760
R000030132	S2600 CITY ADDITION;, BLOCK 118;, LOT 3B	0.08		273 ORR	SAUNDERS BRAD & SHELLY	\$ 63,730
R000030133	S2600 CITY ADDITION;, BLOCK 118;, LOT 4	0.21		275 ORR	PHILLIPS FRANCES E	\$ 77,890
R000030134	S2600 CITY ADDITION;, BLOCK 119;, LOT 1	0.50		512 COLLEGE	SMITH DONALD PAUL & RUTH NELL	\$ 97,090
R000030135	S2600 CITY ADDITION;, BLOCK 119;, LOT 2; (W 54 OF)	0.25		560 COLLEGE	MEEKS JEREMIAH & SARAH	\$ 79,670
R000030136	S2600 CITY ADDITION;, BLOCK 119;, LOT 2B	0.23		534 COLLEGE	AUVENSHINE TREY	\$ 109,290
R000030137	S2600 CITY ADDITION;, BLOCK 120;, LOT 3 (PT OF)	0.10		406 COLLEGE	HOOVER JOEL B	\$ 109,470
R000030138	S2600 CITY ADDITION;, BLOCK 120;, LOT 2 & 3 (N PTS)	0.09		404 W COLLEGE	HOOVER JOEL B	\$ 109,470
R000030139	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (N PT OF); AKA TRACT C	0.09		400 COLLEGE	BLEDSEY CYNTHIA A	\$ 146,230
R000030140	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT D	0.08		310 BARTON	COATS JIM & PATSY	\$ 113,370
R000030141	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT E	0.07		320 BARTON	SCHOUTEN TOM & NANCY C JONES	\$ 120,210
R000030142	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF); AKA TRACT F	0.08		330 BARTON	SCHOUTEN TOM & NANCY JONES	\$ 120,140
R000030143	S2600 CITY ADDITION;, BLOCK 120 & 121;, LOT 1 & 2;, (PT OF BLK 120 & 3(PT OF), BLK 121) AKA G	0.07		360 S BARTON	HAMPTON 17X ENTERPRISES LLC	\$ 117,750
R000030144	S2600 CITY ADDITION;, BLOCK 121;, LOT 3 (PT OF); AKA TRACT H	0.06		362 BARTON	COATS JIM & PATSY	\$ 120,290
R000030145	S2600 CITY ADDITION;, BLOCK 120 & 121; LOTS I, J & M	0.26		340 BARTON	CARTWRIGHT LOUIS A & JANIS H	\$ 248,000
R000030149	S2600 CITY ADDITION;, BLOCK 121;, LOT 3; 0000030149 50.00%; (N33 OF S5 );AKA TRACT M, UNDIVIDED INTEREST 50%; (ESMT 591 SQ FT)	0.01	G	300 BARTON	CITY OF STEPHENVILLE TRUSTEE	\$ -
R000030151	S2600 CITY ADDITION;, BLOCK 120;, LOT 4	0.24		476 COLLEGE	STEWART BRUCE AND MARILYN SUE STEWART	\$ 68,720
R000030153	S2600 CITY ADDITION;, BLOCK 121;, LOT 1B & 8	0.08		328 S RACE	COMMUNITY OUTREACH HOUSING	\$ 44,200
R000030154	S2600 CITY ADDITION;, BLOCK 121;, LOT 6A	0.25		285 RACE	COMMUNITY OUTREACH HOUSING	\$ 25,000
R000030155	S2600 CITY ADDITION;, BLOCK 121, LOT 6B	0.20		511 LONG	ROBARDEY JEREMY L	\$ 77,380
R000030156	S2600 CITY ADDITION;, BLOCK 121;, LOT 9 & 10A	0.07		304 RACE	MILLER UEL	\$ 36,740
R000030157	S2600 CITY ADDITION;, BLOCK 121;, LOT 10B	0.05		314 RACE	MELTON LUAN	\$ 37,370
R000030158	S2600 CITY ADDITION;, BLOCK 123; LOT 1	0.18		605 LONG	NEWBY ROBERT W & TRACY L NEWBY	\$ 156,750
R000030159	S2600 CITY ADDITION;, BLOCK 122; LOT 1-R	0.83		581 LONG	LAMBERT JIM	\$ 200,800
R000030161	S2600 CITY ADDITION, BLOCK 123, LOT 2	0.15		685 LONG	GLOVER BERTHA	\$ 128,280
R000030162	S2600 CITY ADDITION, BLOCK 123, LOT 3	0.16		363 ORR	BERGAN DAWN & TERRY BERGAN	\$ 101,460
R000030163	S2600 CITY ADDITION;, BLOCK 123;, LOT 4A	0.26		329 ORR	GONZALES MARY LANELL	\$ 146,790
R000030164	S2600 CITY ADDITION;, BLOCK 123;, LOT 4B & 5	0.23		303 ORR	GOMEZ RALPH III	\$ 67,580
R000030563	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #1; (10.10% COMMON ELEMENTS)	0.06		421 W LONG	COATS JIM & PATSY	\$ 86,640
R000030564	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #2; (10.10% COMMON ELEMENTS)	0.07		417 LONG	COATS JIM & PATSY	\$ 83,650
R000030565	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #3; (10.10% COMMON ELEMENTS)	0.07		413 N LONG	COATS JIM & PATSY	\$ 83,770
R000030566	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #4; (9.85% COMMON ELEMENTS)	0.07		419 LONG	COATS JIM & PATSY	\$ 68,050
R000030567	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 2 & 7; BLDG A; UNIT #5; (9.85% COMMON ELEMENTS)	0.07		415 LONG	COATS JIM & PATSY	\$ 68,050
R000030568	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #1; (10.10% COMMON ELEMENTS)	0.06		378 BARTON	COATS JIM & PATSY	\$ 86,640
R000030569	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #2; (10.10% COMMON ELEMENTS)	0.06		374 BARTON	COATS PATSY G	\$ 84,030
R000030570	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #3; (10.10% COMMON ELEMENTS)	0.08		370 BARTON	COATS JAMES ROSEBURRA JR & PATSY GERDENE	\$ 84,030
R000030571	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #4; (9.85% COMMON ELEMENTS)	0.06		376 S BARTON	COATS JIM & PATSY	\$ 69,650
R000030572	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #4; (9.85% COMMON ELEMENTS)	0.01		376 S BARTON	COATS JIM & PATSY	\$ 69,650
R000030573	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.07		372 BARTON	COATS JIM & PATSY	\$ 69,650
R000030574	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.01		372 BARTON	COATS JIM & PATSY	\$ 69,650
R000030683	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 7	0.25	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030684	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 8	0.24	G	0 WILSON ST	CITY OF STEPHENVILLE	\$ -
R000030685	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 9	0.23	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030686	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 10	0.21	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030687	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 11	0.17	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030688	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 12	0.14	G	0 COLEMAN	CITY OF STEPHENVILLE	\$ -
R000030699	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOT 1 (PT OF)	1.29		705 RIVERSIDE	JUAREZ HOLDINGS LLC	\$ 90,250
R000030700	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 16, LOTS 1 & 3 (PT OF 1)	0.68		701 RIVERSIDE	DUNSON ON THE BOSQUE LLC	\$ 155,060
R000030709	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 17, LOT ALL	6.13	G	0 CLIFTON HEIGHTS	CITY OF STEPHENVILLE	\$ -
R000032176	S4200 HUME ADDITION, BLOCK 1, LOT 1A (PT OF)	0.41		588 CROW	COCHRAN JEREMY TODD	\$ 112,390
R000032177	S4200 HUME ADDITION;, BLOCK 1;, LOT 1A (PT OF)	0.29		586 CROW	COUNIHAN RYAN COLE	\$ 212,390
R000032178	S4200 HUME ADDITION;, BLOCK 1;, LOT 1B	0.38		600 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 65,320
R000032179	S4200 HUME ADDITION;, BLOCK 1; LOT 20	0.27		546 E CROW	CECILIO UBALDO ALEJANDRO & GABINNA CECILIO ORTIZ	\$ 81,250
R000032180	S4200 HUME ADDITION;, BLOCK 1; LOT 19	1.47		544 E CROW	BISSONNETTE ROBERT M & JUDY	\$ 129,480
R000032181	S4200 HUME ADDITION;, BLOCK 1;, LOT 4 (W PT OF)	0.53		442 CROW	BLACKWOOD J A	\$ 40,000
R000032182	S4200 HUME ADDITION;, BLOCK 1;, LOT 4 (E 1/2)	0.52		470 CROW	SPANGLER GARY & BILLY JOE CLARK	\$ 67,300
R000032183	S4200 HUME ADDITION;, BLOCK 1;, LOT 5;5B; (W PT OF)	0.47		382 CROW	PHILLIPS HOWARD LEWIS JR	\$ 77,160
R000032184	S4200 HUME ADDITION;, BLOCK 1;, LOT 5;6; (W PT OF 5 & 6)	0.53		350 CROW	PHILLIPS JOANN (LIFE ESTATE)	\$ 110,080
R000032185	S4200 HUME ADDITION;, BLOCK 1;, LOT 5; (E 1/2)	0.59		408 CROW	J N CARPENTRY INC	\$ 81,910

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Item 12.

Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
R000032186	S4200 HUME ADDITION, BLOCK 1, LOT 6B; (W 1/2)	0.53		336 CROW	LEGACY TRUST	\$ 128,570
R000032187	S4200 HUME ADDITION, BLOCK 1, LOT 18	0.69		306 CROW	PHILLIPS WESLEY C	\$ 125,330
R000032188	S4200 HUME ADDITION, BLOCK 1, LOT 17, & MH	0.82		238 CROW	PHILLIPS LESTER & FRANCES PHILLIPS	\$ 65,490
R000032189	S4200 HUME ADDITION, BLOCK 1, LOT 9	0.53		198 E CROW	DAB PROPERTIES & INVESTMENTS	\$ 91,720
R000032190	S4200 HUME ADDITION, BLOCK 1, LOT 9A	0.13		0 S GRAHAM (OFF)	WALKER RUSSELL D& LISA	\$ 3,030
R000032191	S4200 HUME ADDITION, BLOCK 4, LOT 10B; (PT OF)	0.02		611 S GRAHAM	GRAHAM CAROL A	\$ 36,990
R000032192	S4200 HUME ADDITION, BLOCK 1, LOT 10-D	0.23		156 CROW	DAB PROPERTIES & INVESTMENTS	\$ 85,510
R000032193	S4200 HUME ADDITION, BLOCK 1, LOT 10A;10C	0.18		609 S GRAHAM	WALKER RUSSELL D& LISA	\$ 55,850
R000032699	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 1 & 3 (S PT OF)	0.25	R	365 W TARLETON	FIRST BAPTIST CHURCH-STEPHENVILLE	\$ -
R000032701	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 3 & 5B (PTS OF)	0.15		450 COLUMBIA	THE WRINKLE FAMILY TRUST	\$ 177,010
R000032702	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOTS 2 & 4B	0.28		315 TARLETON	MCLEOD MELISSA	\$ 124,350
R000032704	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 4A & 6	0.15		461 COLUMBIA	PRICE BEVERLY ANN	\$ 67,100
R000032705	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5A,5B,7A (N10.5 OF E65, OF 5B)	0.13		354 SLOAN	SCHRANK MICHAEL & KATHRYN	\$ 133,630
R000032706	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 5C;7B & 5B (N 10.5 OF, W 35 OF 5B)	0.07		356 W SLOAN	BISSONNETTE DENNIS & LINDSAY BISSONNETTE	\$ 74,950
R000032707	S5300 OAKLAND PARK ADDITION, BLOCK 1, LOT 8	0.15		320 SLOAN	HALE RICKY G	\$ 89,790
R000033326	S5800 SHAPARD & PADDOCK, BLOCK 1, LOT 1;2;3A;4B;5;6	2.09	G	525 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033327	S5800 SHAPARD & PADDOCK, BLOCK 1, LOT 3B & 4A	0.25		595 E WASHINGTON	HICO PARTNERS LP	\$ 108,140
R000033328	S5800 SHAPARD & PADDOCK, BLOCK 2, LOT 1 & 2A (S PT) HOUSE SITE (STEPHENVILLE HISTORICAL MUSEUM)	0.46	G	619 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000033329	S5800 SHAPARD & PADDOCK, BLOCK 2, LOT 2A;2B;3B & 4 (7.2 OF, 4)	0.54		661 E WASHINGTON	DERRICK GREGORY W & MARCIA G	\$ 189,640
R000033336	S5800 SHAPARD & PADDOCK, BLOCK 3, LOTS 1A,1B,2A,2B,3A,3B; (BOSQUE RIVER TRAIL)	1.49	G	0 SHAPARD ST	CITY OF STEPHENVILLE	\$ -
R000038831	S2600 CITY ADDITION, BLOCK 50, LOT 1A	0.41		622 E WASHINGTON	LOVELL IRREVOCABLE TRUST	\$ 295,110
R000041197	S2600 CITY ADDITION, BLOCK 112, LOT A	0.52		544 W WASHINGTON	BACHUS JAMES O FAMILY TRUST	\$ 136,900
R000041422	S2600 CITY ADDITION, BLOCK 112, LOT E	0.08		555 COLLEGE	NORRIS MARCIA ANN EDGAR & ARLEN L EDGAR	\$ 122,210
R000041846	S4200 HUME ADDITION, BLOCK 1; LOT 21	0.43		562 CROW	BISSONNETTE ROBERT M & JUDY	\$ 35,110
R000042016	S2600 CITY ADDITION, BLOCK 112, LOT C	0.08		565 COLLEGE	COAN STEVEN STONE & LESLIE COAN ROCHA	\$ 123,450
R000043723	S2600 CITY ADDITION, BLOCK 5; LOT A (E PT);	0.04	G	183 W WASHINGTON	STEPHENVILLE CHAMBER OF COMMERCE INC	\$ -
R000044082	S2600 CITY ADDITION, BLOCK 50; LOTS 1B,1C,2,2B,3(PTS OF) (PT OF E COLLEGE ST) (ROADWAY)	0.31	G	0 E COLLEGE	CITY OF STEPHENVILLE	\$ -
R000044704	S2600 CITY ADDITION, BLOCK 3, LOT 2C;L&K (PT OF 2-C);	0.09		181 S GRAHAM	STEPHENVILLE RENTALS LLC	\$ 33,870
R000051112	S5800 SHAPARD & PADDOCK, BLOCK 2, LOT 6;7;8; & (PT OF 1;2A, 3A;4;5);BLOCK 3 LOT 4 (BOSQUE RIVER TRAIL)	3.08	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000052980	S2600 CITY ADDITION, BLOCK 56, LOT 7A	0.08	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000055758	S2600 CITY ADDITION, BLOCK 13, LOT 3	0.25	G	330 S FLORAL	ERATH COUNTY	\$ -
R000059588	S2600 CITY ADDITION, BLOCK 1, LOT B	0.05		160 W COLLEGE	COATS JIM R & PATSY TRICE	\$ 373,840
R000062622	S2600 CITY ADDITION, BLOCK 31, LOT 5	0.62	R	375 N GRAHAM	GRAHAM ST CHURCH OF CHRIST CORP	\$ -
R000063036	S2600 CITY ADDITION, BLOCK 64, LOTS 12,13,14 (PT OF 14) (BOSQUE RIVER TRAIL)	5.09	G	0 E COLLINS	CITY OF STEPHENVILLE	\$ -
R000063366	S2600 CITY ADDITION, BLOCK 85, LOT 1 & 2A (PTS OF)	1.28		110 CLARK LN	BOSQUE CLARK LLC	\$ 91,610
R000065212	S2600 CITY ADDITION, BLOCK 47, LOT 3 (PT OF)	0.85		569 MINTER	LEGACY TRUST	\$ 117,440
R000070026	S2600 CITY ADDITION, BLOCK 51, LOTS 7 & 8 (E PT) (BOSQUE RIVER TRAIL)	1.20	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ -
R000070120	S2600 CITY ADDITION, BLOCK 50 & 51 (PTS OF), LOTS 3,4,5,7,8 (PTS OF 3 7& 8)	2.42		660 E WASHINGTON	HICO PARTNERS LP	\$ 707,920
R000070927	S2600 CITY ADDITION, BLOCK 49, LOTS 1A & 31 (W 84' OF 31)	0.08		0 WHITE	RODRIGUEZ NICHOLAS	\$ 21,960
R000070928	S2600 CITY ADDITION, BLOCK 49, 2C,21 & 31 (S20X30 OF 2C & E 56 OF 31)	0.09		328 WHITE	BARRIENTOS IRMA YOLANDA	\$ 80,850
R000071059	S2600 CITY ADDITION, BLOCK 122, LOT 12	0.27		541 LONG	LOPEZ LORENZO & YOLANDA	\$ 117,330
R000072021	S2600 CITY ADDITION, BLOCK 43 & 44 (PT OF 43), BLOCK 45 (PT OF 1E & 1H), BLOCK 46 (PT OF 2 3 4)	24.34		0 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 3,640
R000072022	S2600 CITY ADDITION, BLOCK 43 & 44 (PT OF 43), PT OF 1E & 1H BLOCK 45, PT OF 2,3,4 BLOCK 46 (BOSQUE RIVER TRAIL)	10.77	G	0 E CROW (OFF)	CITY OF STEPHENVILLE	\$ -
R000072607	S2600 CITY ADDITION, BLOCK 10, LOT 6	0.12		359 S COLUMBIA	LITKE GRAHAM ROSS	\$ 69,840
R000072800	S2600 CITY ADDITION, BLOCK 50, LOT 7(PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)	0.17	G	0 E LONG	CITY OF STEPHENVILLE	\$ -
R000073255	S2600 CITY ADDITION, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)	0.14	G	0 N GRAHAM	CITY OF STEPHENVILLE	\$ -
R000073841	S2600 CITY ADDITION, BLOCK 49; LOT 29 & 30 (PTS OF)	0.05		332 WHITE	RODRIGUEZ NICHOLAS	\$ 31,730
R000075586	S2600 CITY ADDITION, BLOCK 64, LOT 16(PT OF) (BOSQUE RIVER TRAIL)	0.27	G	0 OXFORD ST	CITY OF STEPHENVILLE	\$ -
R000076275	S2600 CITY ADDITION, BLOCK 36; LOT 4 (COMMON AREA)	0.05		301 MCNEILL	HARGROVE ERIC & NATASHA	\$ 7,500
R000076693	S2600 CITY ADDITION, BLOCK 56; LOT 16R	0.06		317 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076694	S2600 CITY ADDITION, BLOCK 56; LOT 17R	0.06		325 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076695	S2600 CITY ADDITION, BLOCK 56; LOT 18R	0.06		333 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076696	S2600 CITY ADDITION, BLOCK 56; (ROW)	0.04	G	0 VINE	CITY OF STEPHENVILLE	\$ -
R000076792	S2600 CITY ADDITION, BLOCK 56; LOT 19R	0.06		341 N FLORAL	HUAHULU CYNTHIA & AVONITEILA HUAHULU	\$ 225,140
R000076793	S2600 CITY ADDITION, BLOCK 56; LOT 20	0.06		349 FLORAL	HORWATH TIM AND MELANIE LIVING TRUST	\$ 225,140
R000076794	S2600 CITY ADDITION, BLOCK 56; LOT 21	0.06		357 FLORAL	ESCALANTE MATTHEW & KAELAN B ESCALANTE	\$ 225,140
R000076795	S2600 CITY ADDITION, BLOCK 56; LOT 22	0.06		365 FLORAL	PATEL AJAY CHAMPKAL & KAREN G PATEL	\$ 225,140
R000076796	S2600 CITY ADDITION, BLOCK 56; LOT 23	0.06		373 FLORAL	FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS	\$ 225,140
R000076797	S2600 CITY ADDITION, BLOCK 56; LOT 24	0.06		381 FLORAL	WATTS DIONNE AND DEAN WATTS	\$ 225,140
R000076798	S2600 CITY ADDITION, BLOCK 56; LOT 25	0.05		220 VINE	MARTIN ROXANA B	\$ 210,610
R000076799	S2600 CITY ADDITION, BLOCK 56; LOT 26	0.05		232 VINE	FRETER JUSTIN & ABIGAIL FRETER	\$ 225,140
R000076800	S2600 CITY ADDITION, BLOCK 56; LOT 27	0.05		244 VINE	CARTER ROBERTA	\$ 225,140
R000076838	S2600 CITY ADDITION, BLOCK 15; PT OF 12 FT ALLEY (420 SQ FT)	0.01	G	0 S FLORAL	GONZALEZ ALVARO & CONSUELO	\$ -
R000076839	S2600 CITY ADDITION, BLOCK 15; PT OF ALLEY 12 FT ALLEY (624 SQ FT)	0.01		0 S FLORAL	J & S FAMILY HOLDINGS LLC	\$ 2,500
<b>TOTAL</b>		<b>244.30</b>				<b>\$ 56,820,750</b>

# City of Stephenville TIRZ #2

NOVEMBER 15, 2022



# TAX INCREMENT FINANCING

- Tax Increment Financing (TIF) is a tool that incentivizes economic development within a Tax Increment Reinvestment Zone (TIRZ)
- Governed by Tax Code, Chapter 311
- Hundreds of TIRZs have been created in TX
- Cities, alone or in partnership with other taxing units, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area

# TAX INCREMENT FINANCING

- Taxing entities contribute ad valorem taxes received from incremental value increases on property within the TIRZ.
- A TIRZ can pay for:
  - infrastructure;
  - public improvements; and
  - economic development grants.



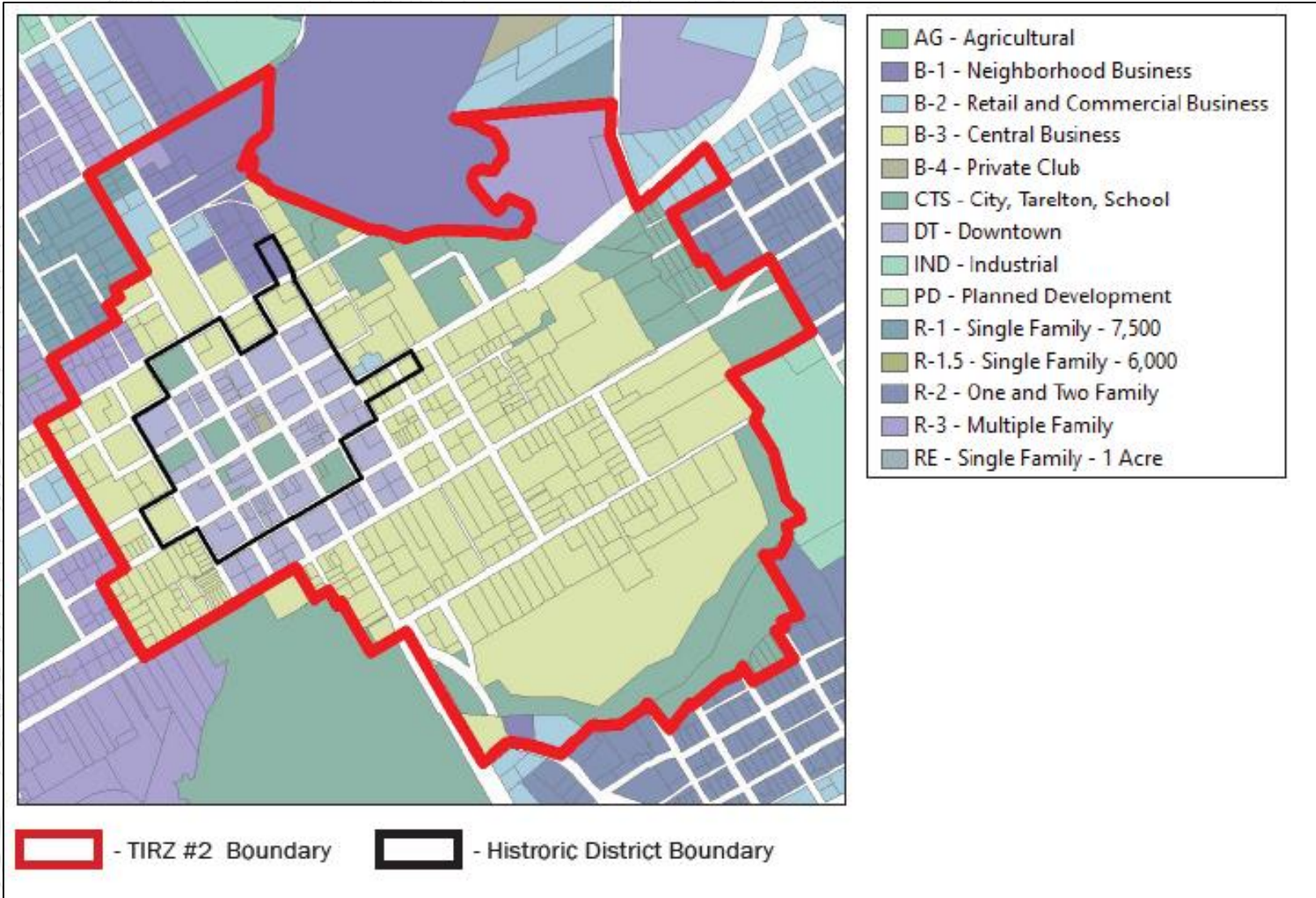
# TIRZ Amendment Process

- Chapter 311 outlines the various procedures for creating **and amending** a TIRZ. Two main documents:
  1. Amendment to the Creation ordinance; and
  2. Amended TIRZ Project and Financing Plan
- Creation ordinance establishes five key elements:
  - Boundary;
  - Term;
  - TIF Board;
  - City Participation and
  - Preliminary Project and Financing Plan
- Upon TIRZ amendment the Final Amended Project and Financing Plan is approved by the TIRZ Board and then the City Council by separate ordinance





# TIRZ #2 BOUNDARIES





# TIRZ #2 PROPOSED DEVELOPMENT



DAVID PETTIT  
Economic Development

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>TIRZ 2</b>						
<b>PHASE ONE</b>						
TOWNHOMES	2024	14	\$ 225,000	\$ 3,150,000	\$ -	\$ -
RESIDENTIAL	2024	2	\$ 125,000	\$ 250,000	\$ -	\$ -
COMMERCIAL	2024	4,160	\$ 100	\$ 416,000	\$ -	
RESIDENTIAL	2025	14	\$ 125,000	\$ 1,750,000	\$ -	
COMMERCIAL	2025	5,000	\$ 100	\$ 500,000	\$ -	
TOWNHOMES	2026	104	\$ 225,000	\$ 23,400,000	\$ -	
COMMERCIAL	2026	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100	\$ 250,000	\$ 300	\$ 750,000
				<b>\$ 30,716,000</b>		<b>\$ 3,750,000</b>
<b>PHASE TWO</b>						
COMMERCIAL	2028	5,000	\$ 100	\$ 500,000	\$ 300	\$ 1,500,000
HOTEL	2028	80	\$ 125,000	\$ 10,000,000	\$ -	\$ -
RESIDENTIAL	2028	225	\$ 125,000	\$ 28,125,000	\$ -	\$ -
TOWNHOMES	2030	50	\$ 225,000	\$ 11,250,000	\$ -	\$ -
COMMERCIAL	2030	10,000	\$ 100	\$ 1,000,000	\$ 300	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000	\$ 18,750,000	\$ -	\$ -
TOWNHOMES	2032	75	\$ 225,000	\$ 16,875,000	\$ -	\$ -
COMMERCIAL	2032	15,000	\$ 100	\$ 1,500,000	\$ 300	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000	\$ 26,250,000	\$ -	\$ -
				<b>\$ 114,250,000</b>		<b>\$ 9,000,000</b>
<b>Total</b>				<b>\$ 144,966,000</b>		<b>\$ 12,750,000</b>

TIRZ #2



# TIRZ #2 PROPOSED TIRZ REVENUE

- City of Stephenville contributing 60% of its real property increment
- 30-year term, to end on December 31, 2052



<b>Taxing Jurisdictions</b>	<b>Total Taxes Generated</b>	<b>Participation</b>	<b>Net Benefit</b>
CITY OF STEPHENVILLE	\$27,912,459	\$13,084,477	\$14,827,983
ERATH COUNTY	\$17,157,580	\$0	\$17,157,580
MIDDLE TRINITY WATER	\$403,123	\$0	\$403,123
ERATH ROAD & BRIDGE	\$5,588,500	\$0	\$5,588,500
STEPHENVILLE ISD	\$63,362,108	\$0	\$63,362,108
ECONOMIC DEVELOPMENT	\$550,496	\$0	\$550,496
ERATH COUNTY SALES	\$2,201,985	\$0	\$2,201,985
<b>Total</b>	<b>\$117,176,252</b>	<b>\$13,084,477</b>	<b>\$104,091,775</b>

## NEXT STEPS

- **November 15, 2022**
  - City Council to consider Creation Ordinance to create TIRZ #2
- **December 6, 2022**
  - TIRZ Board to consider recommending approval of the Project and Financing Plan
  - City Council to consider approval of the Project and Financing Plan, by ordinance