

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
- <u>3.</u> 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 15nd day of November, 2022.

Doug Svien, Mayor

Public Works Committee

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:

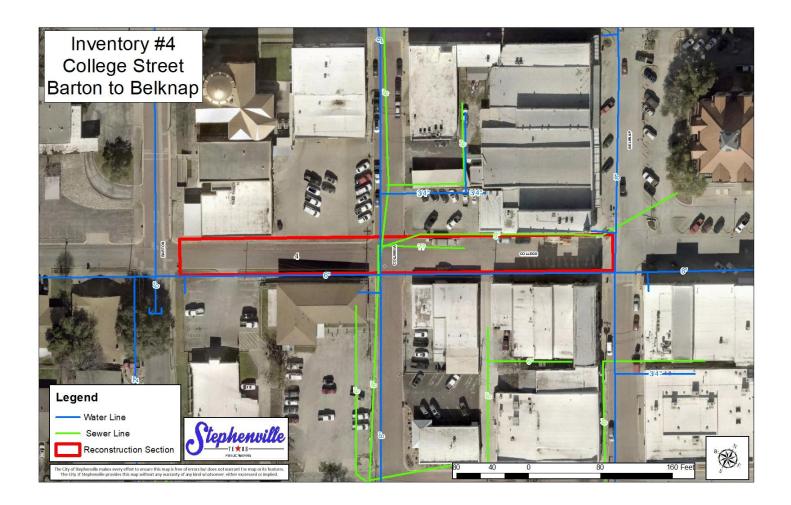
- 1. Recommending approval allows the design work to commence immediately.
- 2. Construction phase work requires written pre-approval.

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 <u>City of Stephenville</u>, whose address is <u>298 W. Washington, Stephenville, Texas 76401</u> hereinafter called **CLIENT**, and <u>Jacob & Martin, LLC</u>., whose address is <u>3465 Curry Lane, Abilene, Texas 79606</u>, 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 <u>Tristan King, P.E.</u> 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
X	Lump Sum - Basic Engineering Services - Design and Construction	Total Amount:	\$68,000
X	_ 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 1st 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 <u>5</u> 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 <u>150 calendar days</u> 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 <u>City of Stephenville</u> 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. <u>Basic Engineering Services</u>

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

ATTACHMENT "A"

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.

ATTACHMENT "A"

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 $\frac{33,000.00}{2}$.

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
Total Time to Completion	150 Calendar Days

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.

JACOB MARTIN 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 17



INTEGRITY **EXCELLENCE** TRUST

Item 2.

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

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

TBPE Firm #: 2448 | TBPELS Firm #: 10194493 - Abilene | TBPELS Firm #: 10194590 - Weatherford | TBAE Firm #: BR 2261

806.368.6375

Effective 01/01/2022

18

ATTACHMENT C TO MASTER CONTRACT FOR PROFESSIONAL SERVICES

INSURANCE

A. <u>Types of Insurance</u>. 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.

1.	<u>Type</u> Workers compensation (employer's liability statutory)	<u>Amount</u> \$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. <u>General Requirements</u>. **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











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,

in the

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.

Page 1 of 24

Item 3.



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, 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:
 - 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;
 - 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");

Page 5 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783



(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.	
Ву:	Ву:	
Print Doug Svien name:	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	Provenance Engineering, LLC.	
298 W Washington Street	401 Russell Lane	
Stephenville, Texas 76401	Weatherford, Texas 76087	
254.918.1223	817.775.7172	

IN DUPLICATE





EXHIBIT - A

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm#20783 provenanceengineering.com



EXHIBIT A SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

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:

<u>Basic Services</u> – 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
 - $\circ~$ Mechanical pump design, well head, isolation values and flow meter
 - o Civil well pad, fencing
 - o 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
 - \circ Instrumentation & Control basic site security measures including SCADA communication system
- New raw water transmission pipeline
 - $\circ~$ 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
 - \circ $\;$ Assist the OWNER by providing exhibits, figures, and OPCC $\;$
- Resident Project Representative Services
 - o Onsite representation during construction



``EXHIBIT A'' SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

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; ongoing 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:

Page 10 of 24



EXHIBIT A SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

- 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

Page 13 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783



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

Page 14 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783



Meetings:

EXHIBIT A SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

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.

Page 15 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783



EXHIBIT A SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

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

**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.

Estimated \$88,000.00



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

Page 18 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783

Item 3.



EXHIBIT A SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

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 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.

Phase 1 Design12 monthsPhase 2 Bidding3 monthsPhase 3 Construction15 months

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

Page 20 of 24

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783



``EXHIBIT A'' SCOPE OF SERVICES CITY OF STEPHENVILLE, TEXAS 536 WELL FIELD DEVELOPMENT

- 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

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm#20783 provenanceengineering.com



0.	CITY OF STEPHENVILLE			
tep	henville 536 WELL FIELD DEVELOPMENT	The second se		
	PROFESSIONAL SERVICE FEE SUMARY	PF	ROVENANCE ENGINEERING	
	Phase 1 - Design Phase Services	*		
	Task 1.100 - Project Management	\$	38,500	
	Task 1.200 - Preliminary Design	\$	77,000	
6	Task 1.300 - Detailed Design	\$	154,000	
ce	Task 1.400 - Permitting	\$	28,875	
Services	Task 1.500 - Final Design	\$	86,625	
1 Se	Sub-Total	\$	385,000	
Phase	Supplemental Services			
РЬ	Water Development Board Funding Supporting Services	\$	15,000	
	ASR Desktop Feasibilty Concept	\$	28,000	
	Sub-Total	\$	43,000	
	Total fee for Design Phase Services	\$	428,000	
S	Phase 2 Bid Phase Services	\$	22,000	
Services	Subtotal	\$	22,000	
3 Se	Phase 3 Construction Services			
	Engineering Construction Administration Serices	\$	88,000	
Phase	Subtotal	\$	88,000	
and	Supplemental Services			
2	Resident Project Repersenative - Estimated Services	\$	155,000	
Phase	Subtotal	\$	155,000	
٩				
	Base Services for 536 Well Field Fee	\$	495,000	
	Supplemental Services	\$	198,000	
	Total Fee Proposal	\$	693,000	
0	pinion of Probable Construction Cost 536 Well Field	\$!	5,429,000	

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783





EXHIBIT - C

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm#20783 provenanceengineering.com

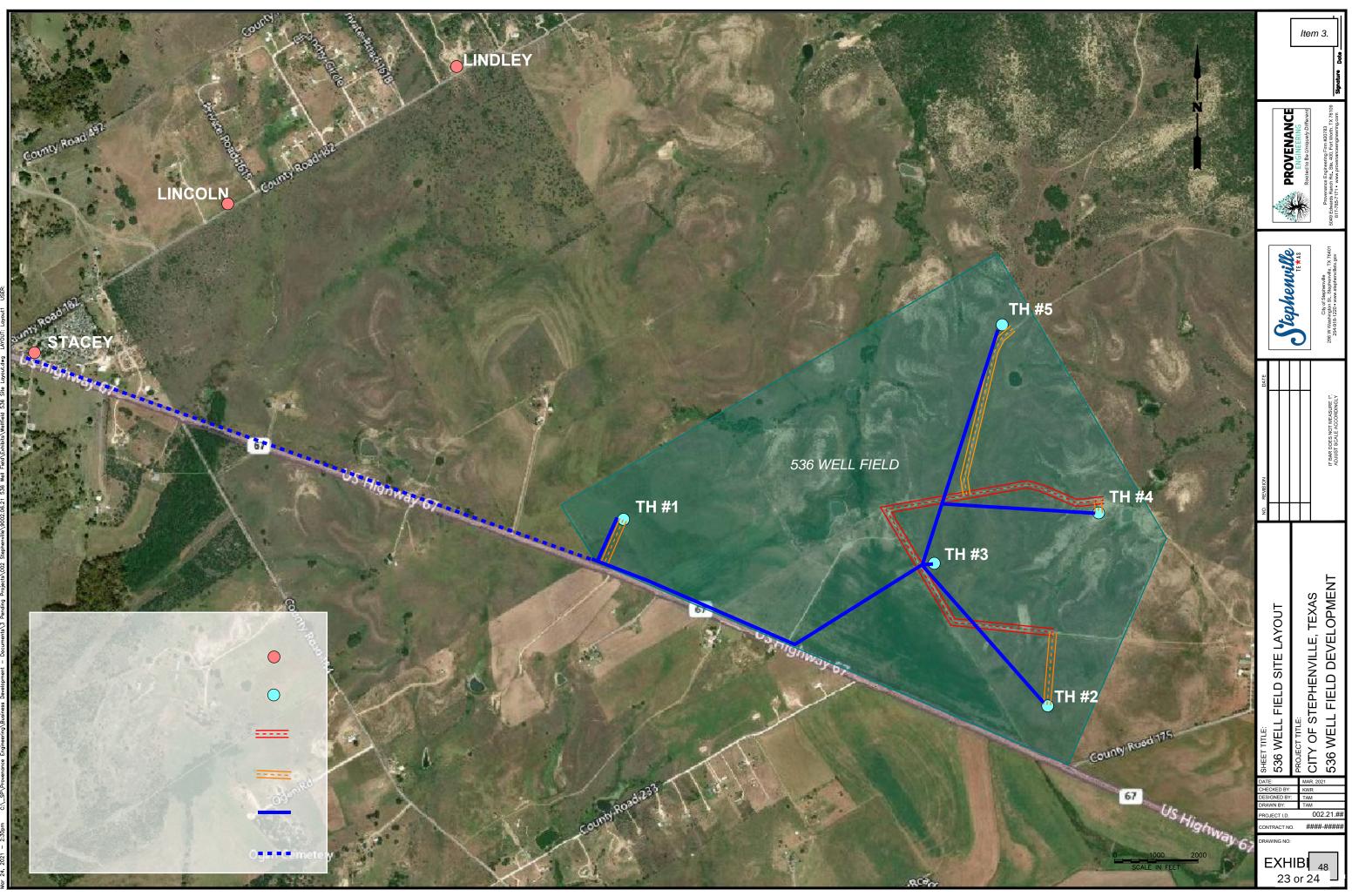






EXHIBIT - D

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm#20783 provenanceengineering.com



tephenville	536 WELL FIELD Opinion Of Probable Construction Cost									
	March 25, 2021 PROVENANCE									
-		21								
-				ENGINE						
	MATERIAL		UNIT		ITEM					
[DESCRIPTION	UNIT	COST	QUANTITY	COST					
General Conditions										
Mobilization/Demobilization (Not to Exceed 5% of CC)	LS	\$211,000	1	\$240,000					
SWPPP, TPDES Best manager	nent Practices	LS	\$10,000	1	\$10,000					
Well Construction (5 Total	Wells)									
Well Development with Casing	g, Screen, Gravel Pack	EA	\$140,000	40,000 5						
Furnish, Set & Pull Test Pump)	EA	\$26,500	5	\$132,500					
Pump Test		EA	\$12,000	5	\$60,000					
Sealing Block & Wellhead Fou	Indation	EA	\$8,000	5	\$40,000					
Install Pump assembly		EA	\$44,000	5	\$220,000					
Wellhead Piping, Valves, Fittir	EA	\$13,000	5	\$65,000						
Disinfection of Pump and Well			\$2,750	5	\$13,750					
Water Quality Analysis and Testing			\$6,000	5	\$30,000					
Electrical and Instrumentation per Well, Including Lightning Protection			\$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	on between sites	LS	\$15,000	1	\$15,000					
SUBTOTAL					\$1,862,000					
Well Collection Piping, Ro	ads, Pads & Electrical Distribution									
Service Roads installation		SY	\$22	7,000	\$154,000					
Road base for Well Pads	oad base for Well Pads			750	\$16,500					
Rehabilitate Existing Service F	Roads	SY	\$15	12,000	\$180,000					
Raw Road base		CY	\$30	15,000	\$450,000					
Electrical Power Distribution f	or Wells	LS	\$825,000	1	\$825,000					
Collection 6" C900 PVC Pipe		LF	\$45	7,700	\$346,500					
Raw Water Transmision 10" C900 PVC Pipe		LF	\$60	12,000	\$720,000					
SUBTOTAL					\$2,692,000					
COMBINED SUBTOTAL					\$4,804,000					
CONTINGENCY			13%		\$625,000					
TOTAL					\$5,429,000					

Item 3.

5049 Edwards Ranch Road, Suite 400 | Fort Worth, Texas 76109 | TBPE Firm #20783

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



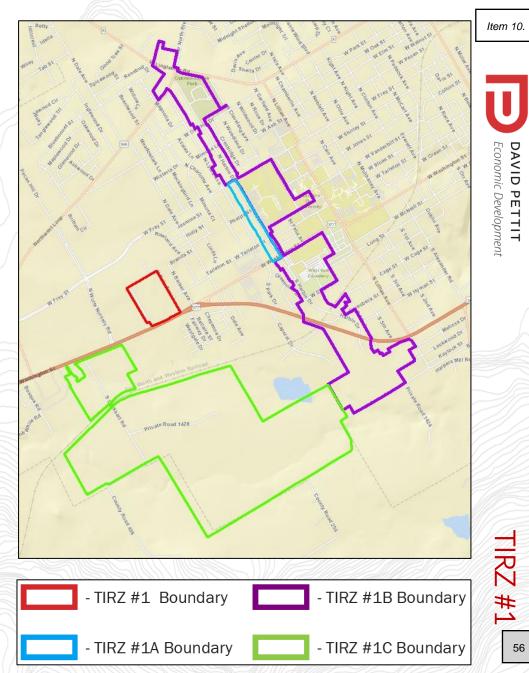
TIRZ Amendment Process

- 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

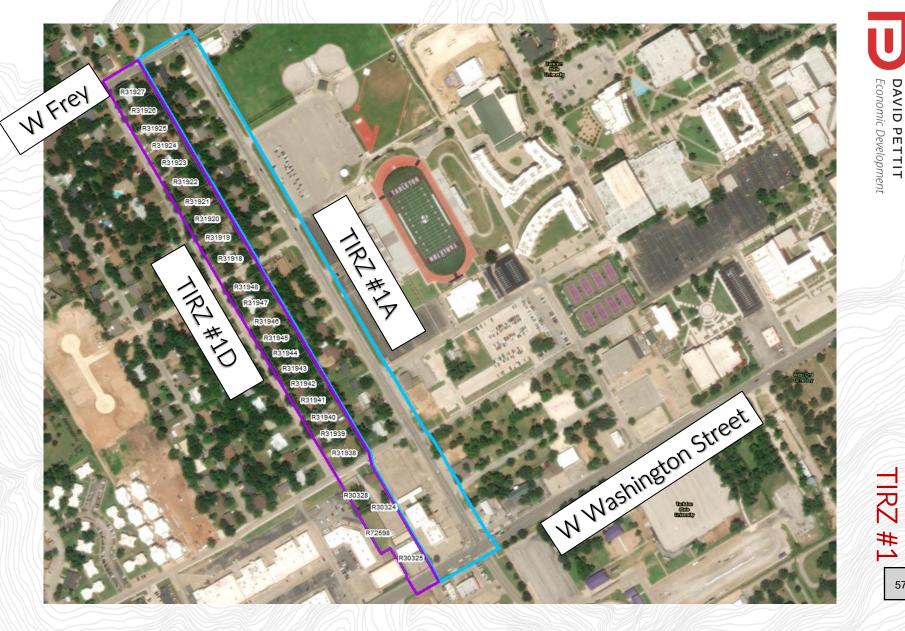
Item 10.

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 December31, 2045



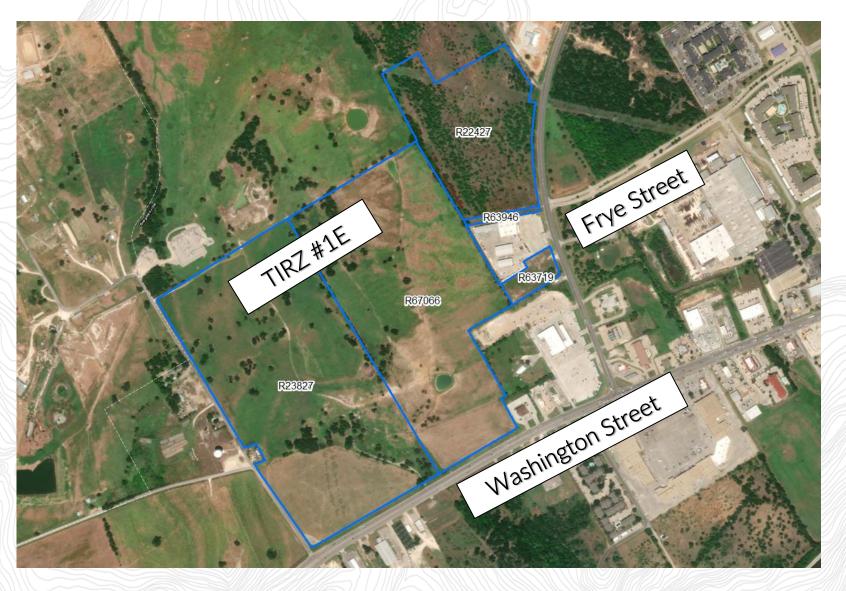
TIRZ #1D – Extension of Harbin Road Retail



Item 10.

57

TIRZ #1E – Frye Street Extension



Item 10.

58

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*

Item 10.

TIRZ

#1

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

	Projected Completion Date	Square Feet	v	ixable alue F/Unit	211	Incremental Value	iales PSF	Т	otal Sales
TIRZ 1E									
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
Total		229,500			\$	30,975,000		\$7	3,125,000

DAVID PETTIT Economic Development

TIRZ #1

Item 10.

TIRZ #1 PROPOSED TIRZ REVENUE

• No change to the term, terminating December31, 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		
Total	\$225,272,241	\$41,671,551	\$183,600,690		

DAVID

conomic Development PETTIT

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

TR

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 TIRZ, determined as of January 1, 2021, the year in which TIRZ 1C, is the total taxable value of all real property taxable in the TIRZ, determined as of January 1, 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 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 15th day of November 2022.

CITY OF STEPHENVILLE

Doug Svien, Mayor

ATTEST:

Sarah Lockenour City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Randy Thomas City Attorney 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

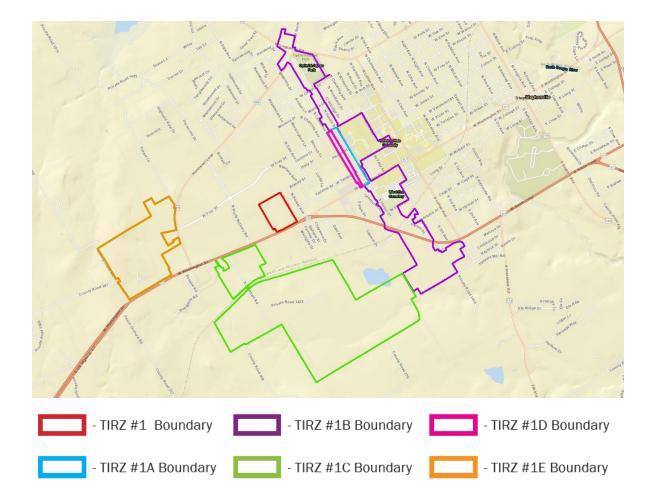
East along the boundary of Property ID R000063719, continuing to follow it until it reaches the eastern boundary of Property ID R000067066, thence

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



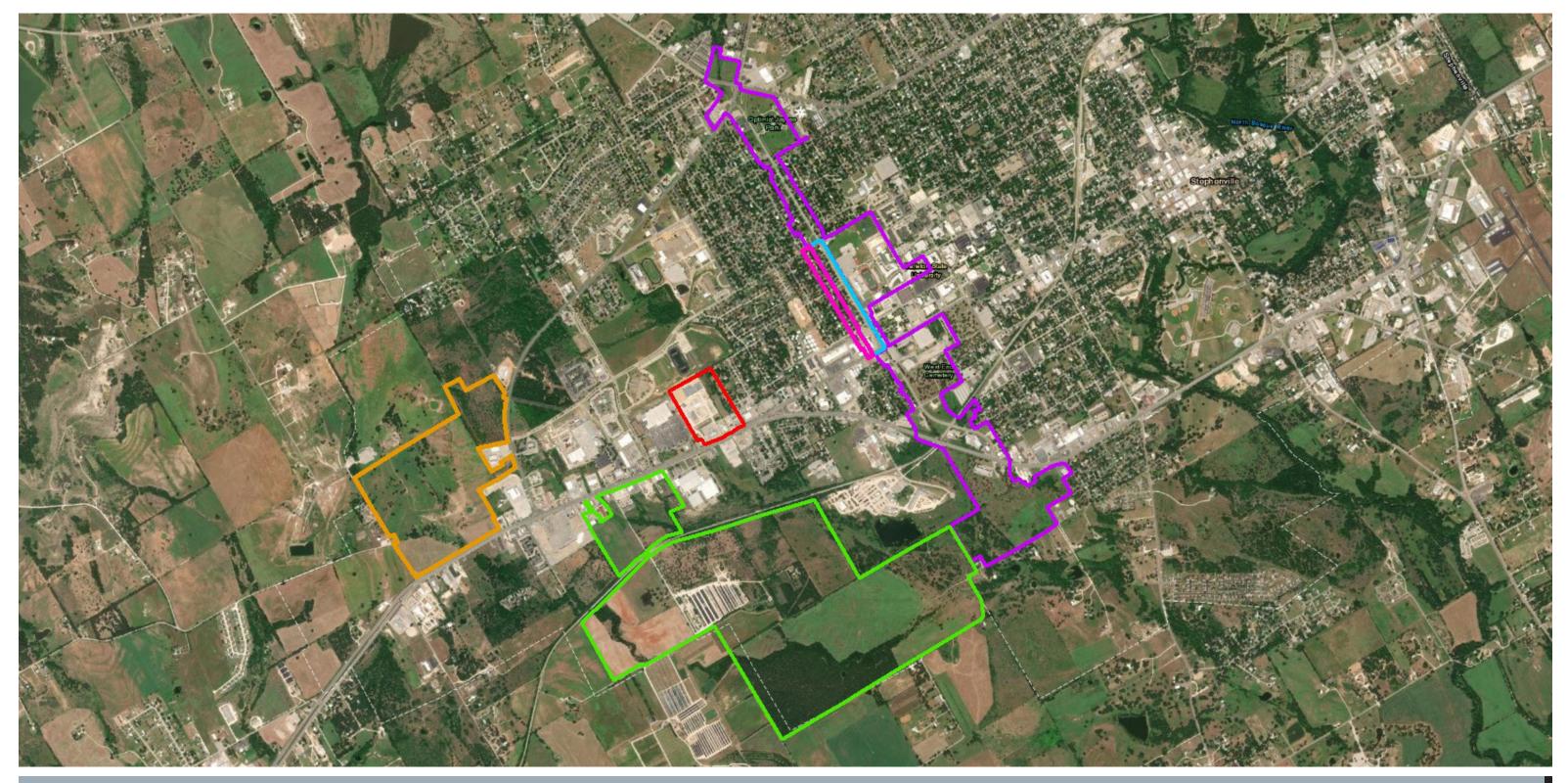
84

Item 11.

EXHIBIT C PRELIMINARY PROJECT PLAN AND FINANCE PLAN

85

Tax Increment Reinvestment Zone #1 City of Stephenville, Texas



AMENDED PROJECT AND FINANCING Item 11. NOVEMBER 2022





Stephenville







Table of Contents

Introduction	1
TIRZ Boundary	.2
Current Conditions	14
Proposed Development	20
Project Costs	.23
Financial Feasibility Analysis	.24
Terms and Conditions	38
Appendix A	39

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.

Item 11.



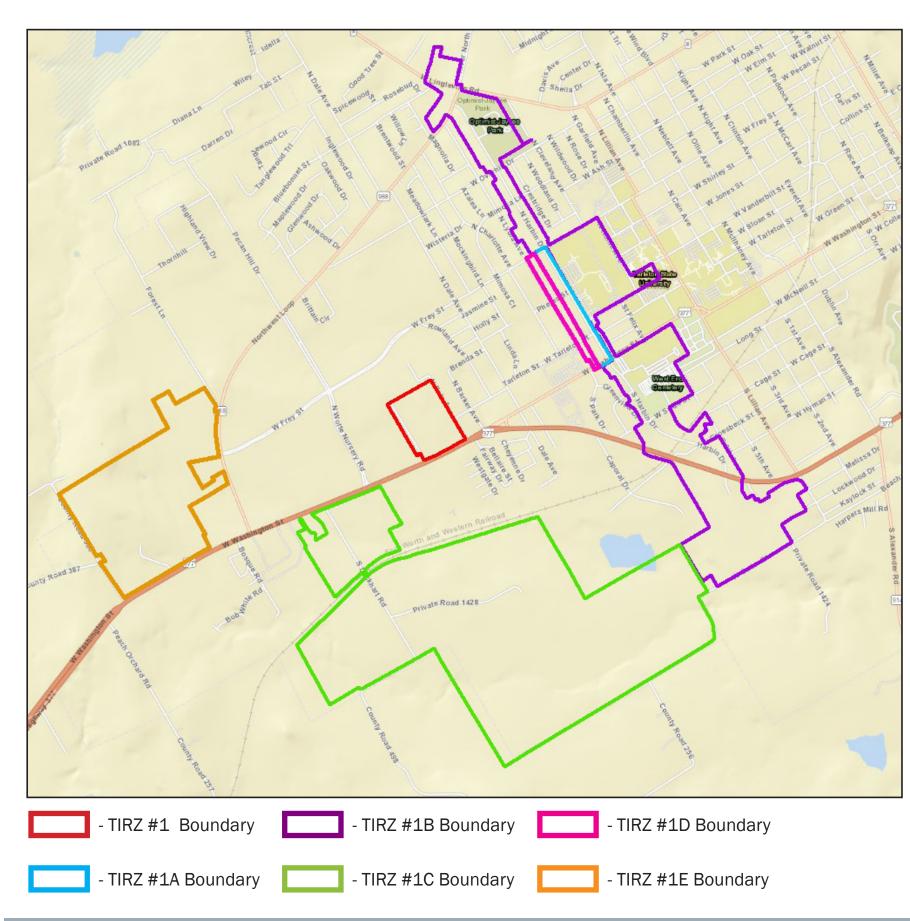
A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western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





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-O-14 on April 25, 2019. On July 23, 2019, the TIRZ boundary was expanded by Ordinance No. 2019-O-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 inlcude 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 growth of the municipality.



Amended Project and Financing Plan, TIRZ #1

Without the implementation of the TIRZ, the specified property would impair the sound



Boundary Description

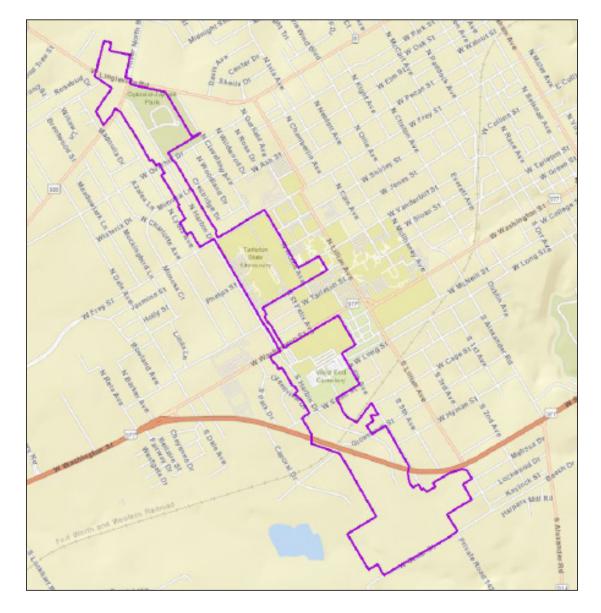
The expanded TIRZ is noncontiguous and consists of six areas, TIRZ #1, #1A, #1B, #1C, #1D, and #1E.

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.

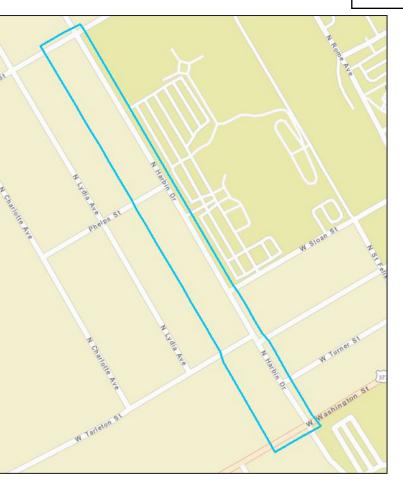
TIRZ #1B begins north of the intersection of W Lingleville Road and Northwest Loop, and runs along N Harbin Road, past W South Loop to County Road 257. TIRZ #1B encompasses approximately 245.23 acres.

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.









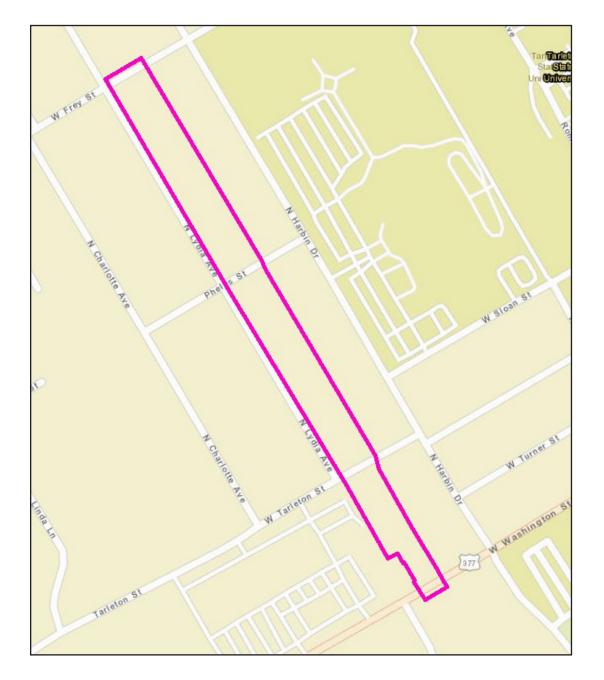
- TIRZ #1 Boundary
- TIRZ #1A Boundary
- TIRZ #1B Boundary
- TIRZ #1C Boundary

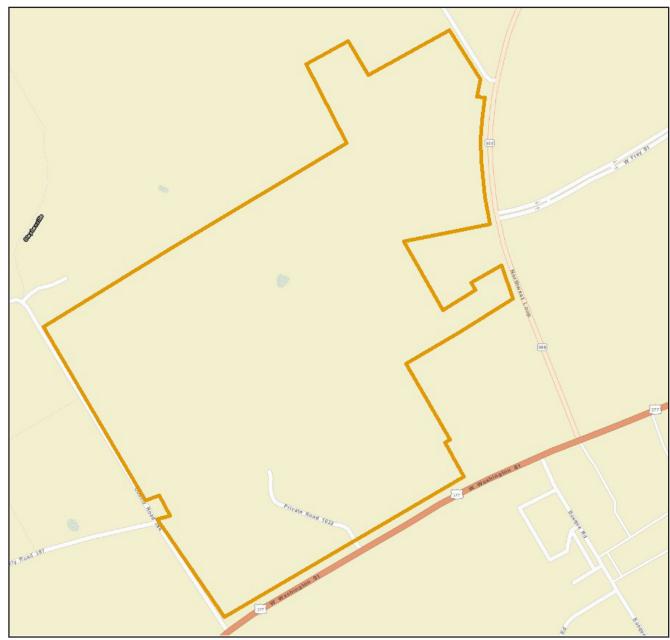


Boundary Description (Continued)

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



Amended Project and Financing Plan, TIRZ #1

ltem 11.





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

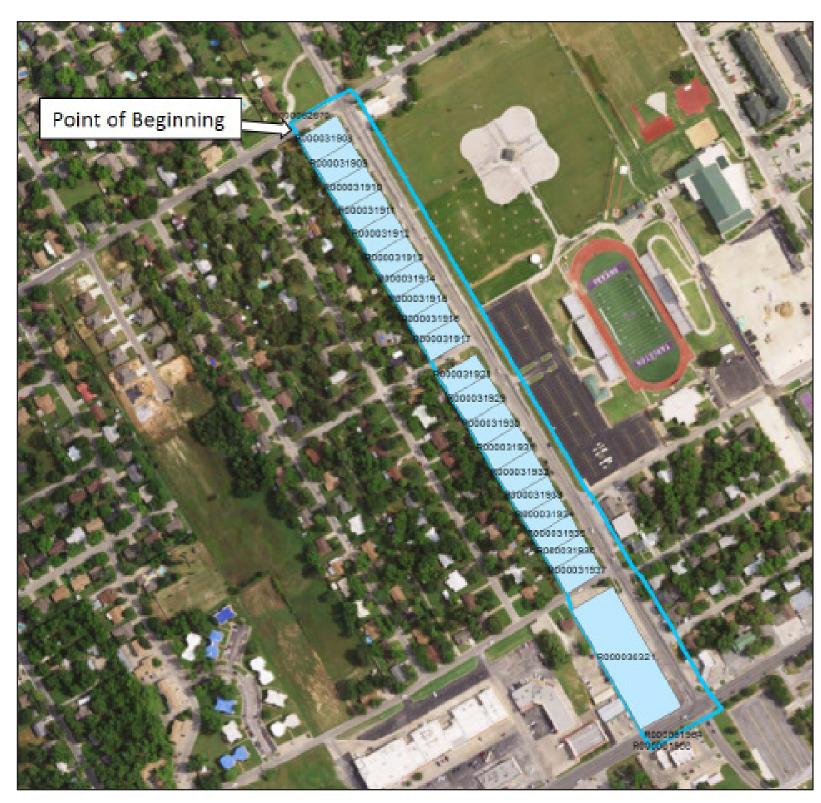
West along the southern boundary of Property ID R000030517, thence North along the western boundary of Property ID R000030517 to the point it reaches the northwest corner

of Property ID R000030517, which is the point of beginning.

- TIRZ #1 Boundary







- TIRZ #1A Boundary

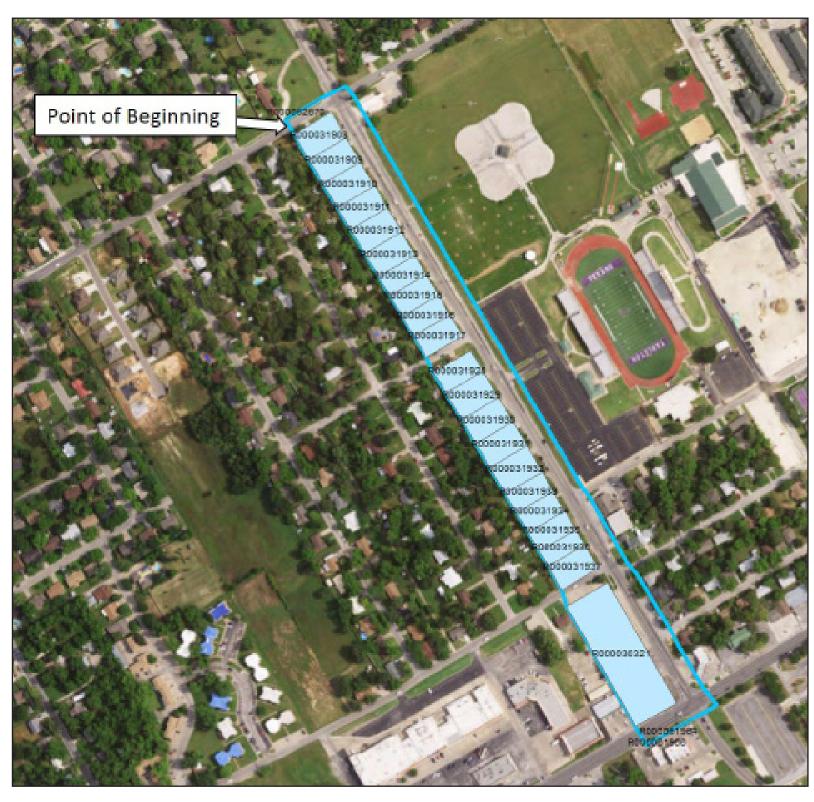
Legal Description - TIRZ #1A

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 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

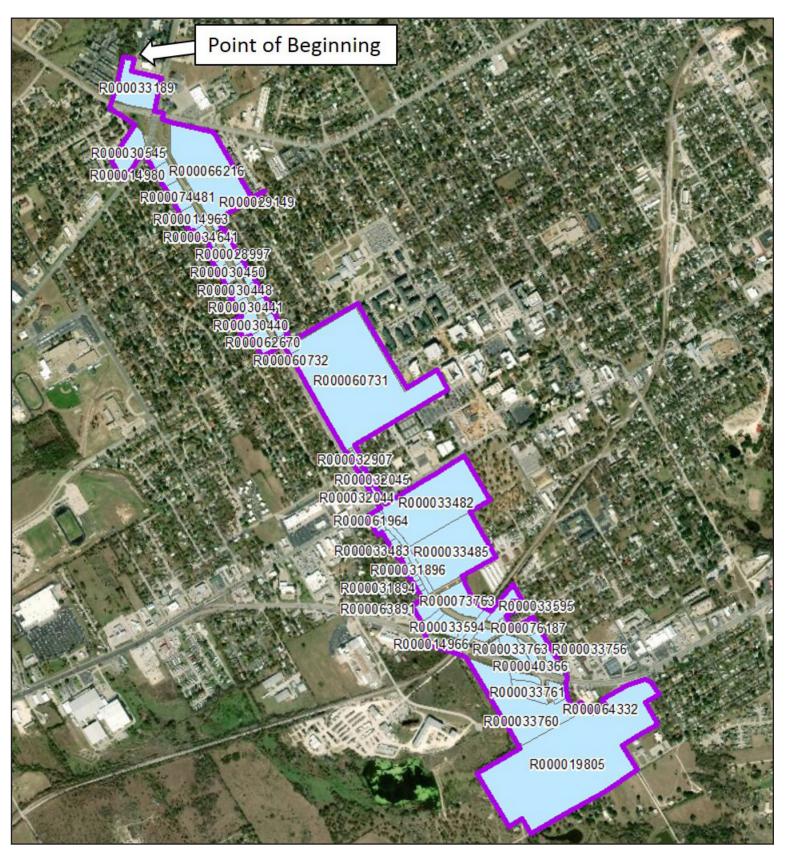
North along the western boundary of Property ID R000031916 to the point it meets the southwest corner of

Property ID R000062670, which is the point of beginning.

- TIRZ #1A Boundary



TIRZ #1B Boundary



Legal Description - TIRZ #1B

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

boundary of River N Boulevard, thence

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

corner of Property ID R000066216, thence

Property ID R000029149, thence

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

thence

thence

thence

thence

thence

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

thence

thence

- Beginning at the northwest corner of Property ID R000033189, following the northern boundary to the point it
- East along the northern right of way boundary of W Lingleville Road to the point it meets the eastern right of way
- East along the southern right of way boundary of W Lingleville Road to the point it meets the northeastern
- South along the eastern boundary of Property ID R000066216 to the point it meets the northern boundary of
- East along the northern boundary of Property ID R000029149, continuing south then west along the property
- South to the southern right of way boundary of W Overhill Drive to the point it meets Property ID R000029000,
- South along the eastern boundary of Property ID R0000290000 to the point it meets Property ID R000028999,
- South along the eastern boundary of Property ID R000028999 to the point it meets Property ID R000028997,
- South along the eastern boundary of Property ID R000028997 to the point it meets Property ID R000028996,
- South along the eastern boundary of Property ID R000028996 to the point it meets Property ID R000028995,
- South along the eastern boundary of Property ID R000028995 to the point it meets Property ID R000028994,
- South along the eastern boundary of Property ID R000028944 to the point it meets Property ID R000028943,
- South along the eastern boundary of Property ID R000028943 to the point it meets Property ID R000028942,



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.





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

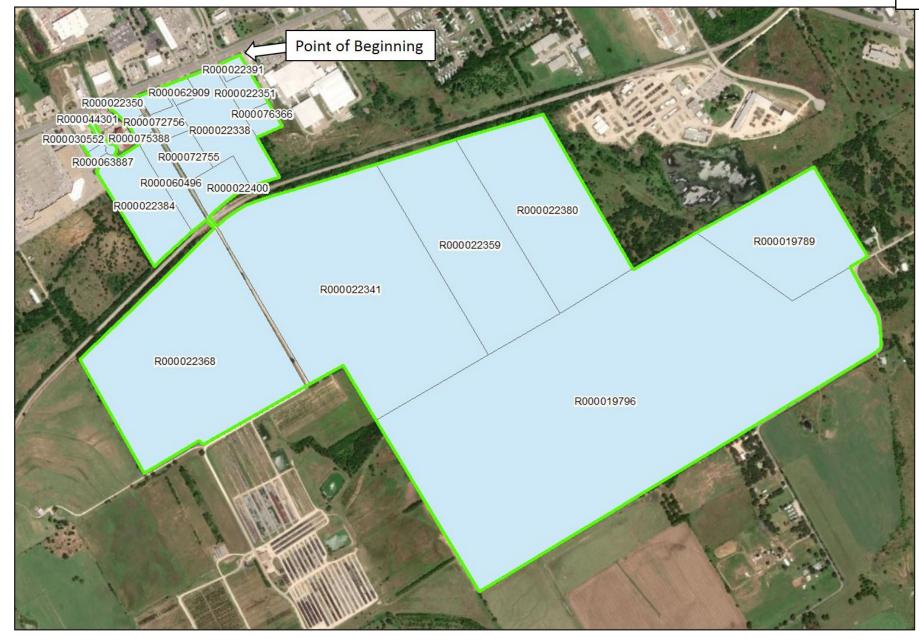
South, then west, then north along the boundary of Property ID R000019796 to the point it meets the southwest corner of Property ID R000022341, thence

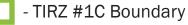
North then west along the boundary of Property ID R000022341 to the point it meets the eastern right of way boundary of S Lockhart Road, thence

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





Item 11.





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.

Item 11.





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

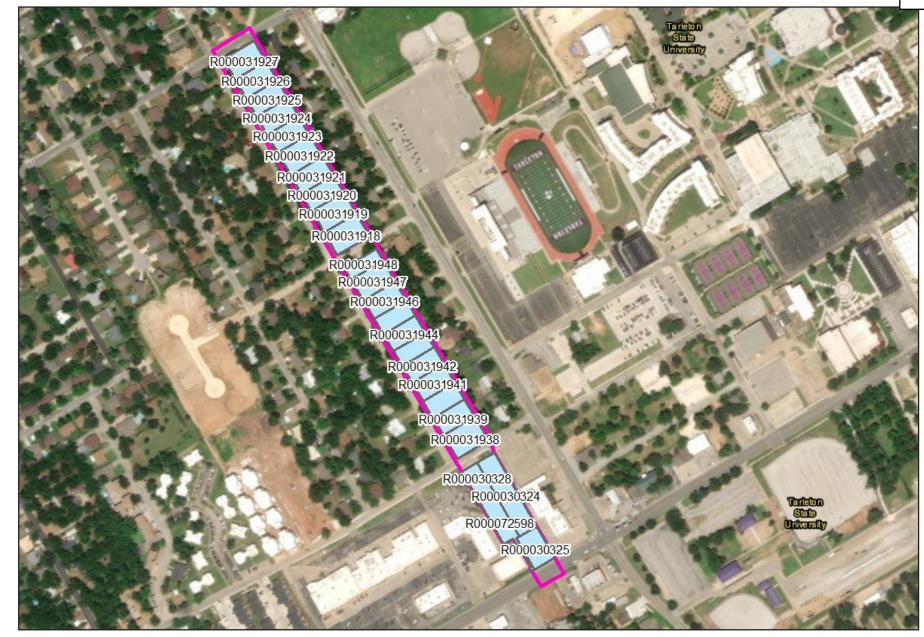
North across W Washington Street to the southwest corner of Property ID R000072598, thence

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.





Item 11.



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.



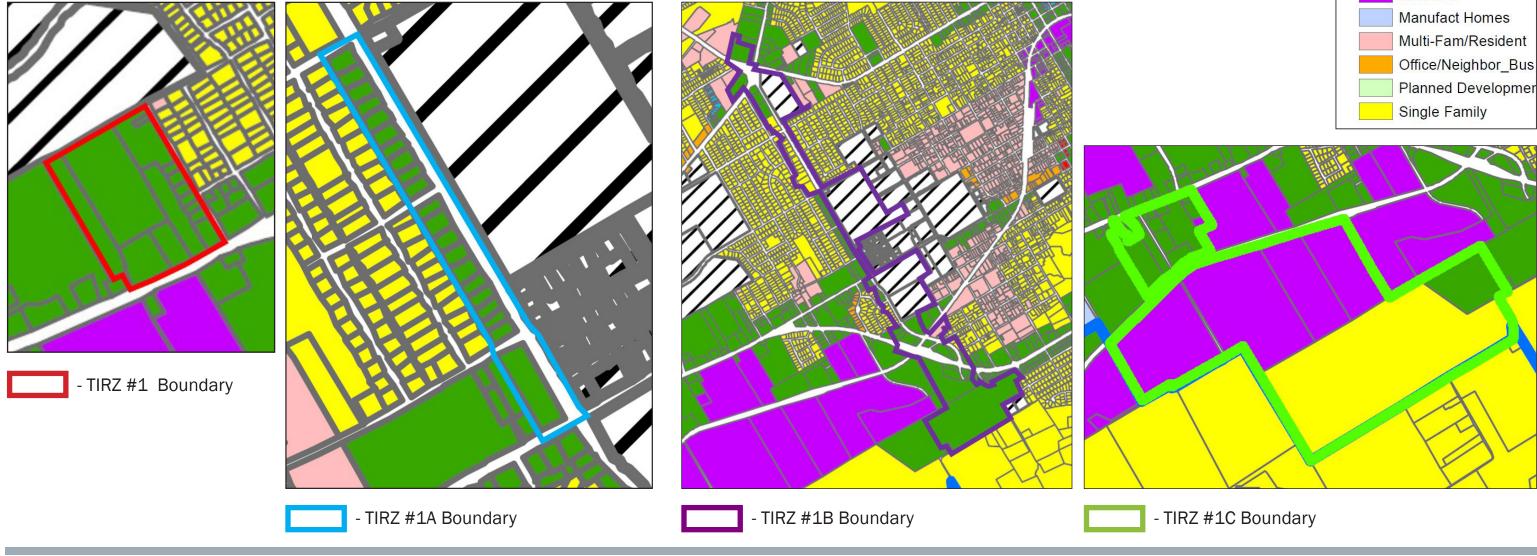




Land Use

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).



Amended Project and Financing Plan, TIRZ #1



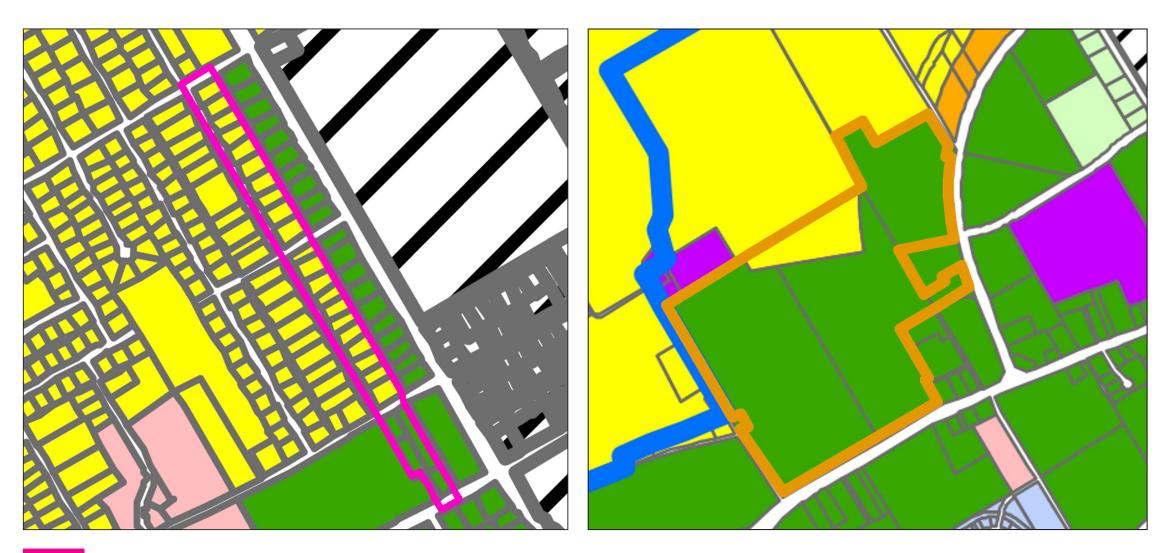


Land Use (Continued)

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.



AG - Agricultural B-1 - Neighborhood Business B-2 - Retail and Commercial Business B-3 - Central Business B-4 - Private Club CTS - City, Tarelton, School DT - Downtown IND - Industrial PD - Planned Development R-1 - Single Family - 7,500 R-1.5 - Single Family - 6,000 R-2 - One and Two Family R-3 - Multiple Family RE - Single Family - 1 Acre



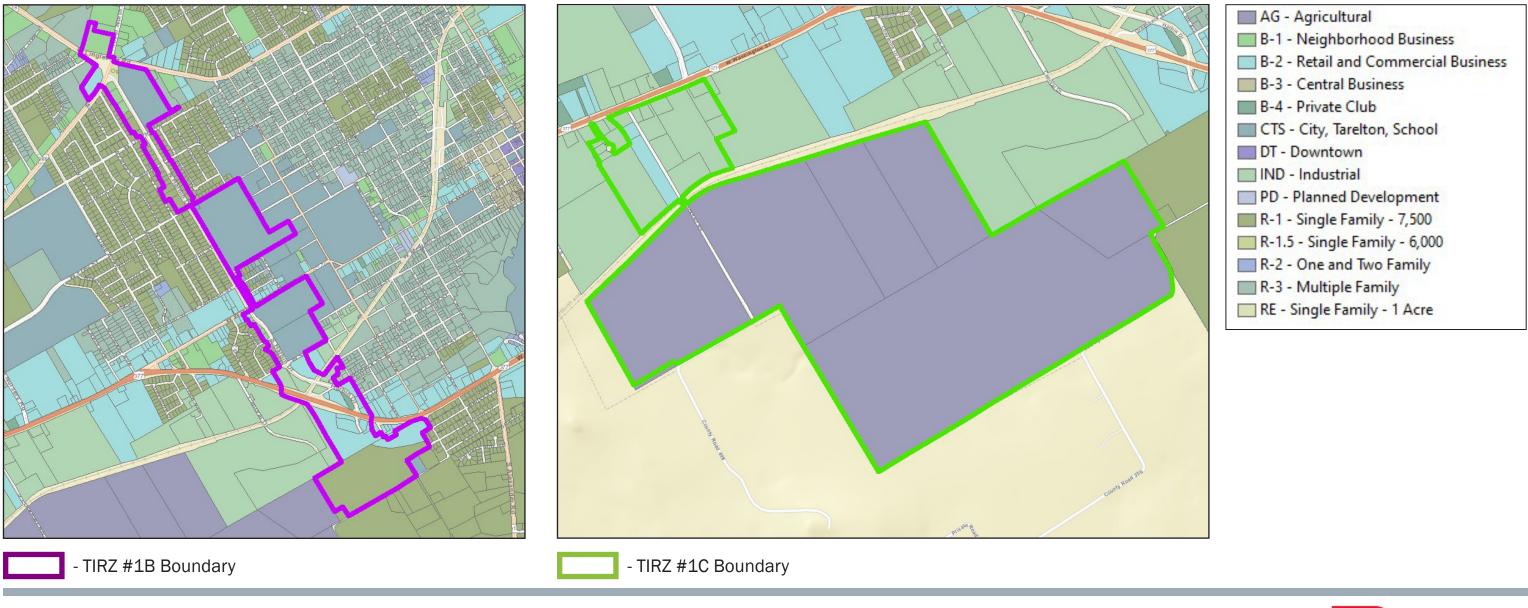


Zoning

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.



Amended Project and Financing Plan, TIRZ #1

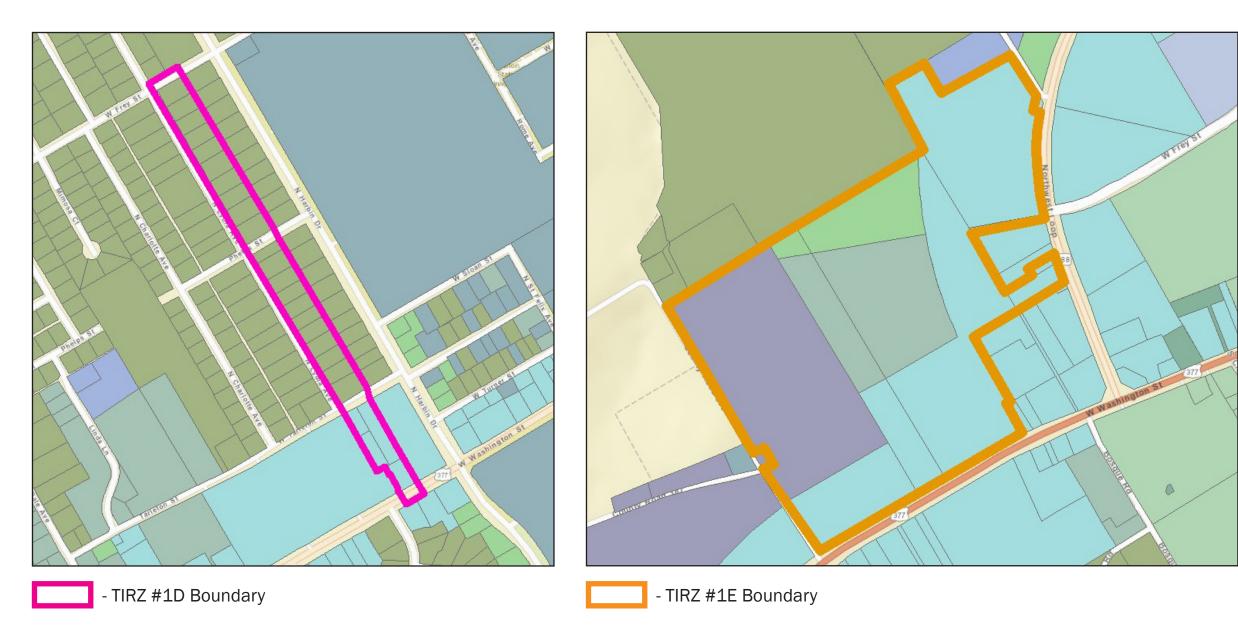


Zoning

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 accomodate the anticipated development.



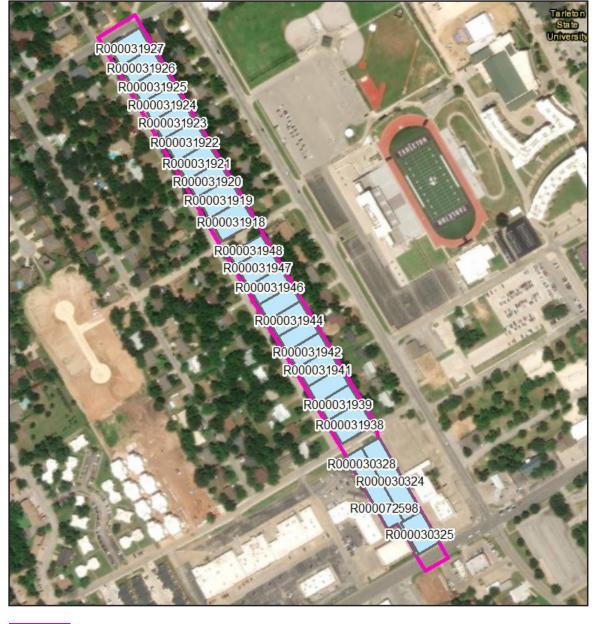
AG - Agricultural
B-1 - Neighborhood Business
B-2 - Retail and Commercial Business
B-3 - Central Business
B-4 - Private Club
CTS - City, Tarelton, School
DT - Downtown
IND - Industrial
PD - Planned Development
R-1 - Single Family - 7,500
R-1.5 - Single Family - 6,000
R-2 - One and Two Family
R-3 - Multiple Family - 1 Acre

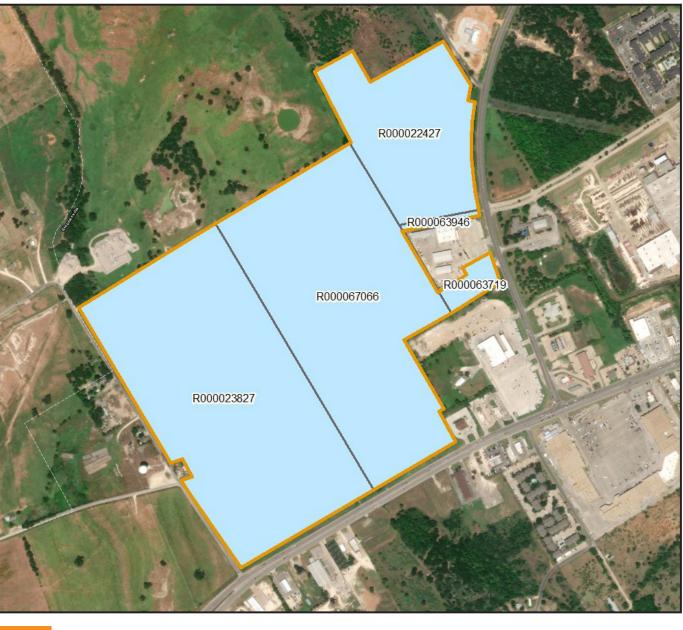


Current Parcel Information

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



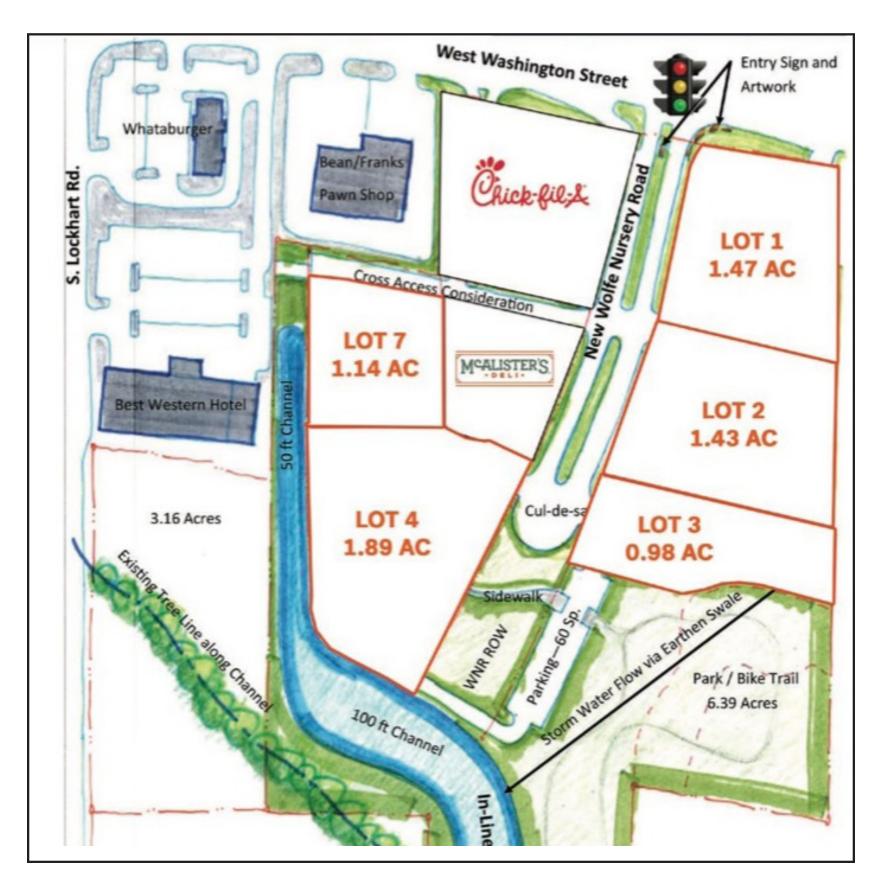


Within the TIRZ #1 boundaries a retail development known as Washington Commons was built in what was projected to be Phase I. There are no proposed development plans available for the vacant land on the eastern half, but it is anticipated that the remaining area within TIRZ #1 will be built out with 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.

ltem 11.







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 #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	ales 'SF	Т	otal Sales
TIRZ 1 - PHASE II							
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
Total		75,000		\$ 7,500,000		\$	15,000,000
TIRZ 1C - PHASE I							
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
Total		34,000		\$ 5,325,000		\$ ´	17,250,000
TIRZ 1C - PHASE II							
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
Total		31,800		\$ 4,005,000		\$	<mark>9,360,000</mark>
TIRZ 1C - PHASE III							
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	\$ -	\$	-
Total		1,500		\$ 396,250,000			<mark>\$0</mark>

	Projected Completion Date	Square Feet	v	axable ′alue F/Unit	Incremental Value	ales PSF	Т	otal Sales
TIRZ 1E								
RETAIL	2026	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2026	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2027	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2028	25,000	\$	75	\$ 1,875,000	\$ 200	\$	5,000,00
RETAIL	2029	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2029	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2030	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2030	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2031	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2032	25,000	\$	75	\$ 1,875,000	\$ 200	\$	5,000,00
RETAIL	2033	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2033	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2034	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2034	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2035	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2036	25,000	\$	75	\$ 1,875,000	\$ 200	\$	5,000,00
RETAIL	2037	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2037	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
RETAIL	2038	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2038	4,500	\$	300	\$ 1,350,000	\$ 750	\$	3,375,00
RETAIL	2039	15,000	\$	100	\$ 1,500,000	\$ 200	\$	3,000,00
Total		229,500			\$ 30,975,000		\$7	73,125,000



Project Costs

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	4		
Water Facilities and Improvements	Ş	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%
Total	\$	41,671,551	100.0%

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 originial 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	Real Property Tax - 2022 Rates		
	CITY OF STEPHENVILLE	0.39580000	100%	0.395800
	ERATH COUNTY	0.31070000	0%	0.000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.00000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.000000
	STEPHENVILLE ISD	1.14740000	0%	0.000000
		1.96240000		0.395800

TIRZ 1, 1A, 1B, 1C, 1D, 1E	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.39580000	0%	0.000000
	ERATH COUNTY	0.31070000	0%	0.000000
	MIDDLE TRINITY WATER	0.00730000	0%	0.000000
	ERATH ROAD & BRIDGE	0.10120000	0%	0.0000000
	STEPHENVILLE ISD	1.14740000	0%	0.000000
		1.96240000		0.000000

	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
		0.02000000		0.01500000

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
		1.96240000		0.1385300

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
		0.02000000		0.00687500



Financial Feasibility Analysis - TIRZ 1 - Phase II

INFLATION RATE	2.00%

DISCOUNT RATE

REAL PROPERTY TAX		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	
	1.96240000		0.3958000	

6.00%

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	100.00%	0.0137500
ECONOMIC DEVELOPMENT	0.0012500	100.00%	0.0012500
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

			AREA	REAL I	PROPE	ERTY	PERSONAL PROPERTY			SALES			
TIRZ		Year	SF/UNITS	\$ / SF	T/	AX VALUE	\$ / SF	T.	AX VALUE		\$ / SF		TAX VALUE
1	Junior Anchor	2024	25,000	\$ 100.00	\$	2,500,000		\$	-	\$	200.00	\$	5,000,000
1	Junior Anchor	2024	25,000	\$ 100.00	\$	2,500,000		\$	-	\$	200.00	\$	5,000,000
1	Smaller Tenant	2024	15,000	\$ 100.00	\$	1,500,000		\$	-	\$	200.00	\$	3,000,000
1	Smaller Tenant	2024	10,000	\$ 100.00	\$	1,000,000		\$	-	\$	200.00	\$	2,000,000
		TOTAL				7,500,000			-	-			15,000,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL	PROP	ERTY	PERSON	IAL PROPE	RTY		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	PRO	PERTY	PERSO	NAL PROPE	RTY		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%	\$ -	=	\$	-	+	\$	-	+	\$	-
1	100.0%	\$ 6,008,161		\$	700,286		\$	-		\$	5,307,876
		 100.0%	-		11.7%	-		0.0%	-		88.3%

NET BENEFIT		TOTAL	REAL	PROF	PERTY	PERSO	NAL PROPE	RTY		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
h	100.0%	\$ 4,541,065		\$	2,771,773		\$	-		\$	1,769,292
		 100.0%	-		61.0%	-	-	0.0%	-		39.0%





Financial Feasibility Analysis - TIRZ 1 - Phase II

Tax Revenue Pro	Djections 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
OTAL TAX REVENUE		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
AL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% 5,625,000	100% 7,500,000	100% 7,650,000	100% 7, <i>803,000</i>	100% 7,959,060	100% 8,118,241	100% 8,280,606	100% 8,446,218	100% 8,615,143	100% 8,787,445	100% 8,963,194	100% 9, <i>142,458</i>	100% 9,325,307	100% 9,511,813	100% 9,702,050	100% 9,896,091	100% 10,094,013	100% 10, 295, 893	100% 10,501,811	100% 10,711,847
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV 304.178 238.778 5.610 77.774 881.794 1,508,134	-	-	-	-		22.264 17.477 411 5.693 64.541 110,385	29,685 23.303 548 7.590 86.055 147,180	30.279 23.769 558 7.742 87.776 150,124	30.884 24.244 570 7.897 89.532 153,126	31,502 24,729 581 8,055 91,322 156,189	32,132 25,223 593 8,216 93,149 159,312	32.775 25.728 604 8.380 95.012 162,499	33,430 26.242 617 8,548 96,912 165,749	34.099 26.767 629 8.719 98.850 169,064	34.781 27.303 641 8.893 100.827 172,445	35.476 27.849 654 9.071 102.844 175,894	36,186 28.406 667 9,252 104.901 179,412	36,910 28.974 681 9,437 106,999 183,000	37.648 29.553 694 9,626 109.139 186,660	38,401 30.144 708 9,818 111.321 190,393	39,169 30,747 722 10,015 113,548 194,201	39,952 31.362 737 10,215 115,819 198,085	40.751 31.989 752 10.419 118.135 202,047	41.566 32.629 767 10.628 120.498 206,088	GROSS 42.397 700.286 33.282 549.719 782 12.916 10.840 179.052 122.908 2.030.086 210,209 3.472.058
RSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% -									
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV - - - - -	-	-	-	-		-	-	- - - -	-		-	-	-		-	-	-	-	-	-	-				GROSS
LES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100% 11,250,000	100% 15,000,000	100% 15,300,000	100% <i>15,606,000</i>	100% 15,918,120	100% 16,236,482	100% 16,561,212	100% 16,892,436	100% <i>17,230,285</i>	100% 17,574,891	100% 17,926,389	100% 18,284,916	100% 18,650,615	100% 19,023,627	100% 19,404,099	100% 19,792,181	100% 20, 188, 025	100% <i>20,591,78</i> 6	100% 21,003,621	100% 21,423,694
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		:	-	-	-	-	154,688 14,063 56,250	206,250 18,750 75,000	210,375 19,125 76,500	214,583 19,508 78,030	218,874 19,898 79,591	223,252 20,296 81,182	227,717 20,702 82,806	232,271 21,116 84,462	236,916 21,538 86,151	241,655 21,969 87,874	246,488 22,408 89,632	251,418 22,856 91,425	256,446 23,313 93,253	261,575 23,780 95,118	266,806 24,255 97,020	272, 142 24, 740 98, 961	277,585 25,235 100,940	283, 137 25, 740 102, 959	288,800 26,255 105,018	GROSS 294,576 26,780 107,118 1,769,292
Total	3,258,505	-	-	-	-		225,000	300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498	358,528	365,698	373,012	380,473	388,082	395,844	403,761	411,836	420,072	428,474 7,077,168
UMMARY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	PV 2.417.595 238.778 5.610 77.774 881.794 192.129 768.515 4.582.195					-	176.951 17.477 411 5.693 64.541 14.063 56.250 335,385	235.935 23.303 548 7.590 86.055 18.750 75.000 447,180	240.654 23,769 558 7,742 87,776 19,125 76,500 456,124	245.467 24.244 570 7.897 89.532 19.508 78.030 465,246	250.376 24.729 581 8.055 91.322 19.898 79.591 474,551	255.384 25,223 593 8,216 93,149 20,296 81,182 484,042	260.491 25,728 604 8,380 95,012 20,702 82,806 493,723	265.701 26,242 617 8,548 96,912 21,116 84,462 503,597	271.015 26.767 629 8.719 98.850 21.538 86,151 513,669	276.435 27.303 641 8,893 100,827 21.969 87,874 523,943	281.964 27.849 654 9,071 102.844 22.408 89,632 534,421	287.603 28,406 667 9,252 104,901 22,856 91,425 545,110	293.356 28.974 681 9,437 106.999 23.313 93.253 556,012	299.223 29.553 694 9.626 109.139 23.780 95.118 567,132	305.207 30,144 708 9,818 111,321 24,255 97,020 578,475	311.311 30,747 722 10,015 113,548 24,740 98,961 590,045	317.537 31.362 737 10,215 115,819 25,235 100,940 601,845	323.888 31,989 752 10,419 118,135 25,740 102,959 613,882	330.366 32.629 767 10.628 120.498 26.255 105.018 626,160	GROSS 336.973 5.565.838 33.282 549,719 782 12.916 10.840 179,052 22.908 2.030,086 26.780 442.323 107.118 1.769,292 638,683 10.549,226
RTICIPATION																										
AL PROPERTY	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 CROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	322,429			-			22,264 - - - - 22,264	29,685 - - - - 29,685	30.279 - - 30,279	30,884 - - - 30,884	31.502 - - 31,502	32,132 - - - 3 2,132	32,775 - - - 32,775	33,430 - - - 3 3,430	34.099 - - - 3 4,099	34.781 - - - 3 4,781	35,476 - - - 3 5,476	36,186 - - - 3 6,186	36,910 - - - 3 6,910	37.648 - - - - 37,648	38,401 - - - 3 8,401	39,169 - - - 39,169	39.952 - - 39,952	40.751 - - 40,751	41,566 - - - - 41,566	42.397 700.286 - - - - - - - - - - - - -
RSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV - - -	-	-	-	-		-	-	- - - -		- - - -	-	-	-	- - - -	-	-	-	-	-	-	-	- - - -	- - - -	-	GROSS
LES TAX	Taxable Value					-	11,250,000	15,000,000	15,300,000	15,606,000	15,918,120	16,236,482	16,561,212	16,892,436	17,230,285	17,574,891	17,926,389	18,284,916	18,650,615	19,023,627	19,404,099	19, 792, 181	20, 188, 025	20,591,786	21,003,621	21,423,694
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	- -	-	- -	154,688 14,063 -	206,250 18,750 -	210,375 19,125 -	214,583 19,508 -	218,874 19,898 -	223,252 20,296 -	227,717 20,702 -	232,271 21,116 -	236,916 21,538 -	241,655 21,969 -	246,488 22,408 -	251,418 22,856 -	256,446 23,313 -	261,575 23,780 -	266,806 24,255 -	272,142 24,740 -	277,585 25,235 -	283,137 25,740 -	288,800 26,255 -	294,576 26,780
Total	PV 2,175,043 725,546	-	-	-	-	-	168,750	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 5,307,876
IMMARY CITY OF STEPHENVILLE	PV 2,417,595						470.054	005 005	040.054	045 407	050.070	055 004	000 404	265,701	074.045	070 405	004.004	287,603	000.050	000.000	005 007	044.044	317,537	323,888	330,366	GROSS
ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	2,609,724	-	-	-	-	-	176.951 - - 14,063 - 191,014	235,935 - - - 18,750 - - 2 54,685	240.654 - - 19,125 - 2 59,779	245,467 - - 19,508 - 2 64,974	250.376 - - 19,898 - 270,274	255.384 - - 20,296 - 2 75,679	260.491 - - 20,702 - 2 81,193	205.707 - - 21,116 - 286,817	271.015 - - 21,538 - 292,553	276,435 - - 21,969 - 2 98,404	281,964 - - 22,408 - 304,372	201,000 - - 22,856 - 310,460	293,356 - - 23,313 - 316,669	299,223 - - 23,780 - 323,002	305.207 - - 24,255 - 329,462	311,311 - - 24,740 - 3 36,051	25,235 - 342,772	25,740 - - - - - - - - - - - - - - - - - - -	- - - 26,255 - 356,620	336.973 5,565,838 26,780 442.323 363,753 6,008,161
) TAL TAX REVENUE - PA							,2.4		,,,,	,		,0,0	,	,2	,_00	,		,	,	,	,	,	,***	,020	,,,,	
INMARY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	PV 238.778 5.610 77.774 881.794	- - - - -				-	- 17.477 411 5.693	- 23.303 548 7.590	- 23.769 558 7.742 87.776	- 24.244 570 7.897 89.532	- 24.729 581 8.055	- 25.223 593 8.216	- 25.728 604 8.380	- 26.242 617 8.548	- 26.767 629 8.719	- 27.303 641 8.893	- 27.849 654 9.071	- 28.406 667 9.252	- 28.974 681 9.437	- 29.553 694 9.626	- 30.144 708 9.818	- 30.747 722 10.015	- 31.362 737 10.215	- 31.989 752 10.419	- 32.629 767 10.628	GROSS - CITY OF 33.282 549.719 ERATHO 782 12.916 MIDDLE 10.840 179.052 ERATHO



Financial Feasibility Analysis - TIRZ 1C - Retail

► INPUT

INFLATION RATE	2.00%
T	
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICI	PATION
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		PARTICI	PATION
	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

		AREA REAL PROPERT				PERTY	PERSONAL	PROPERTY	<u>s</u>	ALE	<u>s</u>	
TIRZ	1C - PHASE I	Year	SF/UNITS	\$	/ SF	1	TAX VALUE	\$ / SF	TAX VALUE	\$ / 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 - McAlisters	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

			AREA	REAL	PRO	PERTY	PERSONAL	PROPERTY	<u>s</u>	ALE	<u>s</u>
TIRZ	1C - PHASE II	Year	SF/UNITS	\$ / SF	-	TAX VALUE	\$ / SF	TAX VALUE	\$ / 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	PRO	PERTY	PERSON	AL PROP	ERTY		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	PRO	PERTY	PERSO	NAL PROPEI	RTY		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	REA	l pro	PERTY	PERSC	NAL PROPE	RTY		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		\$	3,450,468		\$	-		\$	7,967,606
		 100.0%	-		30.2%	-		0.0%	-		69.8%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1C - Retail

Tax Revenue Pro	jections Calendar Year	1	2 2021	3	4	5	6	7	8	9 2028	10	11	12	13	14	15	16	17	18	19	20	21	22	23 2042	24	25	
OTAL TAX REVENUE		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	
AL PROPERTY	Taxable Value					1,950,000	3,114,000	5,576,280	5,687,806	6,926,562	7,065,093	9,186,395	9,370,123	9,557,525	9,748,676	9,943,649	10,142,522	10,345,373	10,552,280	10,763,326	10,978,592	11,198,164	11,422,127	11,650,570	11,883,581	12,121,253	
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER	PV 315.489 247.656 5.819	:	:	-	:	7.718 6.059 142	12.325 9.675 227	22.071 17.326 407	22.512 17.672 415	27.415 21.521 506	27.964 21.951 516	36.360 28.542 671	37.087 29.113 684	37.829 29.695 698	38.585 30.289 712	39.357 30.895	40.144 31.513 740	40.947 32.143 755	41.766 32.786 770	42.601 33.442 786	43.453 34.110 801	44.322 34.793 817	45.209 35.489 834	46.113 36.198 850	47.035 36.922 868	47.976 37.661 885	GROSS 748.790 587.794 13.810
ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	80,666 914,583 1,564,213	-	-	-	-	1,973 22,374 38,267	3,151 35,730 61,109	5,643 63,982 109,429	5,756 65,262 111,617	7,010 79,475 135,927	7,150 81,065 138,645	9,297 105,405 180,274	9,483 107,513 183,879	9,672 109,663 187,557	9,866 111,856 191,308	726 10.063 114.093 195,134	10,264 116,375 199,037	10,470 118,703 203,018	10.679 121.077 207,078	10,892 123,498 211,220	11,110 125,968 215,444	11,333 128,488 219,753	11,559 131,057 224,148	11,790 133,679 228,631	12.026 136.352 233,203	12.267 139.079 237,867	191,454 2,170,696 3,712,545
RSONAL PROPERTY	Taxable Value PV					0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total		-	-	- - - -		-	-	-			-	-	-	-												- - - -	
LES TAX	Taxable Value					5,500,000	9,860,000	17,307,200	17,653,344	21,831,411	22,268,039	29,643,400	30,236,268	30,840,993	31,457,813	32,086,969	32,728,709	33,383,283	34,050,949	34,731,968	35,426,607	36,135,139	36,857,842	37,594,999	38,346,899	39,113,837	02000
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-	75.625 6.875 27.500	135.575 12.325 49.300	237.974 21.634 86.536	242.733 22.067 88.267	300.182 27.289 109.157	306.186 27.835 111.340	407.597 37.054 148.217	415.749 37.795 151.181	424.064 38.551 154.205	432.545 39.322 157.289	441.196 40.109 160.435	450.020 40.911 163.644	459.020 41.729 166.916	468.201 42.564 170.255	477.565 43.415 173.660	487.116 44.283 177.133	496.858 45.169 180.676	506.795 46.072 184.289	516.931 46.994 187.975	527.270 47.934 191.734	537.815 48.892 195.569	8.347.015 758.820 3.035.278
Total	PV 5.097.071	-	-	-	-	110,000	197,200	346,144	353,067	436,628	445,361	592,868	604,725	616,820	629,156	641,739	654,574	667,666	681,019	694,639	708,532	722,703	737,157	751,900	766,938	782,277	12.141.113
IMMARY	PV																										CROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER	3.819.725 247.656 5.819	-	-	- -	-	83.343 6.059 142	147.900 9.675 227	260.045 17.326 407	265.246 17.672 415	327.597 21.521 506	334.149 21.951 516	443.956 28.542 671	452.836 29.113 684	461.892 29.695 698	471.130 30.289 712	480.553 30.895 726	490.164 31.513 740	499.967 32.143 755	509.966 32.786 770	520.166 33.442 786	530.569 34.110 801	541.180 34.793 817	552.004 35.489 834	563.044 36.198 850	574.305 36.922 868	585.791 37.661 885	9.095.805 587.794 13.810
ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT	80.666 914.583 318.567	-		-		1.973 22.374 6.875	3.151 35.730 12.325	5.643 63.982 21.634	5.756 65.262 22.067	7.010 79.475 27.289	7.150 81.065 27.835	9.297 105.405 37.054	9.483 107.513 37.795	9.672 109.663 38.551	9.866 111.856 39.322	10.063 114.093 40.109	10.264 116.375 40.911	10.470 118.703 41.729	10.679 121.077 42.564	10.892 123.498 43.415	11.110 125.968 44.283	11.333 128.488 45.169	11.559 131.057 46.072	11.790 133.679 46.994	12.026 136.352 47.934	12.267 139.079 48.892	191.454 2.170.696 758.820
ERATH COUNTY SALES Total	1,274,268 6,661,284	:	:	-	-	27,500 148,267	49,300 258,309	86,536 455,573	88,267 464,684	109,157 572,555	111,340 584,006	148,217 773,142	151,181 788,605	154,205 804,377	157,289 820,464	160,435 836,874	163,644 853,611	166,916 870,683	170,255 888,097	173,660 905,859	177,133 923,976	180,676 942,456	184,289 961,305	187,975 980,531	191,734 1,000,141	195,569 1,020,144	3,035,278 15,853,658
AL PROPERTY	Taxable Value PV	-	-	-	-	1,950,000	3,114,000	5,576,280	5,687,806	6,926,562	7,065,093	9,186,395	9,370,123	9,557,525	9,748,676	9,943,649	10,142,522	10,345,373	10,552,280	10,763,326	10,978,592	11,198,164	11,422,127	11,650,570	11,883,581	12,121,253	GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER	110,421 - -	-	-	-	-	2,701	4.314 - -	7,725	7.879 - -	9,595 - -	9.787 - -	12,726 - -	12,980 - -	13.240 - -	13.505 - -	13,775 - -	14,050 - -	14,331 - -	14,618 - -	14,910 - -	15.209 - -	15,513 - -	15.823 - -	16.140 - -	16,462 - -	16,792 - -	262,076
ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	110.421	-	-	-	-	- - 2,701	- 4,314	- - 7,725	- - 7,879	- - 9.595	- - 9,787	- - 12,726	- - 12,980	- - 13,240	- - 13,505	- - 13,775	- - 14,050	- - 14,331	- - 14,618	- - 14,910	- - 15,209	- - 15,513	- - 15,823	- - 16,140	- - 16,462	- - 16,792	262.076
RSONAL PROPERTY	Taxable Value				-	_,		-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-			
CITY OF STEPHENVILLE	PV		_																							. [GROSS
ERATH COUNTY MIDDLE TRINITY WATER	:	-	:	-	:	:	-	-	-	:		:	:	-	-	-	-	-	-	-	:	-	-	-	:	:	:
ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	-	-	-	-	-	-									-	-			-		-	-	-	-	-		
ALES TAX	Taxable Value				-	5,500,000	9,860,000	17,307,200	17,653,344	21,831,411	22,268,039	29,643,400	30,236,268	30,840,993	31,457,813	32,086,969	32,728,709	33,383,283	34,050,949	34,731,968	35,426,607	36,135,139	36,857,842	37,594,999	38,346,899	39,113,837	
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT		-	-	-	-	37.813	67,788	118.987	121.367	150.091	153.093	203.798	207.874	212.032	216.272	220,598	225.010	229.510	234.100	238,782	243.558	248,429	253,398	258,466	263,635	268,908	GROSS 4.173.508
ERATH COUNTY SALES	PV 1,652,942	-	•	-	-	- 37,813	- 67,788	- 118.987	- 121,367	- 150,091	- 153,093	- 203,798	- 207,874	- 212,032	- 216,272	- 220,598	- 225,010	- 229,510	- 234,100	- 238,782	- 243,558	- 248,429	- 253,398	- 258,466	- 263,635	- 268,908	4.173,508
UMMARY	429,987					,	,	-,	.,		,	,		_,	-,	-,	-,	-,	.,		-,	-,		,	,	,	
CITY OF STEPHENVILLE	PV 1,862,539			-		40.514	72,101	126,712	129,246	159,686	162.880	216,524	220.855	225,272	229,777	234,373	239.060	243,842	248,718	253,693	258.767	263,942	269,221	274,605	280.097	285.699	GROSS 4,435,584
ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
STEPHENVILLE ISD ECONOMIC DEVELOPMENT	-	-	1	-	1	1	1		-	-	1				-	:	-	-	-	-	-	1	-	:	:	1	1
ERATH COUNTY SALES Total	1.862.539	-	-	-	-	40,514	72,101	- 126,712	- 129,246	- 159,686	- 162,880	- 216,524	- 220,855	- 225,272	- 229,777	- 234,373	- 239,060	- 243,842	- 248,718	- 253,693	- 258,767	- 263,942	- 269,221	- 274,605	280,097	- 285,699	4.435.584
DTAL TAX REVENUE - P	PARTICIPATION =	NET BENEF	п																								
JMMARY CITY OF STEPHENVILLE	PV 1,957,186				-	42,829	75,799	133,333	136,000	167,911	171,269	227,432	231,981	236,620	241,353	246,180	251,104	256,126	261,248	266,473	271,803	277,239	282,783	288,439	294,208	300,092	GROSS 4,660,221 CITY OI
ERATH COUNTY MIDDLE TRINITY WATER	247,656 5,819	-	-	-	-	6,059 142	9.675 227	17,326 407	17.672 415	21,521 506	21,951 516	28,542 671	29,113 684	29,695 698	241,353 30,289 712	30,895 726	31,513 740	32,143 755	32.786 770	33.442 786	34,110 801	34,793 817	35,489 834	36,198 850	36,922 868	37,661 885	587,794 ERATH 13,810 MIDDLE
ERATH ROAD & BRIDGE STEPHENVILLE ISD	80,666 914,583 318,567	-	-	-	:	1,973 22,374	3,151 35,730	5,643 63,982	5,756 65,262	7,010 79,475	7,150 81,065	9,297 105,405	9,483 107,513 27,705	9,672 109,663	9,866 111,856 20,222	10,063 114,093	10,264 116,375	10,470 118,703	10,679 121,077	10,892 123,498	11,110 125,968	11,333 128,488 45,160	11,559 131,057 46,072	11,790 133,679	12,026 136,352	12,267 139,079 48,892	191,454 ERATH 2,170,696 STEPH
ECONOMIC DEVELOPMENT	210 567					6,875	12,325	21,634	22,067	27,289	27,835	37,054	37,795	38,551	39,322	40,109	40,911	41,729	42,564	43,415	44,283	45,169	46.072	46,994	47,934	18 802	758,820 ECONO

Financial Feasibility Analysis - TIRZ 1C - Single Family

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

DISCOUNT RATE

1C	REAL PROPERTY TAX		PARTICI	PATION
	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		PARTICI	PATION
	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

			AREA	REAL	PROPERTY		PERSONA	L PROPERTY		5	SALES	
TIRZ 1C -	- PHASE III	Year	SF/UNITS	\$ / 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									
		TOTAL			396,250,000	-			_			-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	R	EAL P	ROP	PERTY	PERSO	NAL PROPE	RTY		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	+	\$	-	+	\$	-
h	100.0%	\$ 137,731,552			\$	137,731,552		\$	-		\$	-
		100.0%	-	-		100.0%	•		0.0%	-		0.0%

TOTAL PARTICIPATION		TOTAL	REA	l proi	PERTY	PERSO	NAL PROPE	RTY		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	PRO	PERTY	PERSO	NAL PROPER	RTY		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%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1C - Single Family

		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
(40' LOTS) Cu	umulative Units	-	-	-	-	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	150	150	150	150	150	
Та	axable 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	
Ta	axable Value	-	-	-	-	2,435,472	4,968,364	7,601,596	10,338,171	13,181,168	16,133,750	19,199,162	22,380,738	25,681,896	29,106,149	32,657,099	36,338,445	40,153,982	44,107,605	48,203,311	49,167,377	50,150,725	51,153,739	52,176,814	53,220,350	
50' LOTS) Cu	umulative Units	-	-	-	-	22	44	66	88	110	132	154	176	198	220	242	264	286	308	330	350	350	350	350	350	
Та	axable 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	
	axable Value	-	-	-	-	5,953,377	12,144,889	18,581,680	25,271,085	32,220,633	39,438,055	46,931,285	54,708,470	62,777,969	71,148,365	79,828,465	88,827,310	98,154,178	107,818,589	117,830,315	127,470,978	130,020,397	132,620,805	135,273,221	137,978,686	
60' LOTS) Cu	umulative Units	-	-	-	-	65	130	195	260	325	390	455	520	585	650	715	780	845	910	975	1,000	1,000	1,000	1,000	1,000	
	axable 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	
Ta	axable Value	-	-	-	-	19,348,475	39,470,889	60,390,460	82,131,025	104,717,057	128,173,678	152,526,677	177,802,526	204,028,399	231,232,185	259,442,512	288,688,759	319,001,078	350,410,415	382,948,525	400,623,072	408,635,534	416,808,245	425,144,409	433,647,298	
_	Taxable Value	-	-	-	-	27,737,324 97	56.584.141 194	86,573,736 291	117,740,281 388	150,118,858 485	183,745,482 582	218.657.124 679	254,891,733 776	292,488,264 873	331,486,699 970	371,928,076	413.854.514 1,164	457,309,238 1,261	502,336,609 1,358	548,982,151 1,455	577,261,427 1,500	588,806,656 1,500	600,582,789 1,500	612,594,445 1,500	624,846,333 1,500	
PHENVILLE		-	-	-	-	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	GF	ROSS 27,779,325
NTY						86,180 2,025	175,807 4,131	268,985 6,320	365,819 8,595	466,419 10,959	570,897 13,413	679,368 15,962	791,949 18,607	908,761 21,352	1,029,929 24,199	1,155,581 27,151	1,285,846 30,211	1,420,860 33,384	1,560,760 36,671	1,705,688 40,076	1,793,551 42,140	1,829,422 42,983	1,866,011 43,843	1,903,331 44,719	1,941,398 45,614	21.806.560 512.352
& 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	7,102,748
LE ISD		-	-	-	-	318,258 226,059	649,246 461,161	993,347 705,576	1,350,952 959,583	1,722,464 1,223,469	2,108,296 1,497,526	2,508,872 1,782,056	2,924,628 2,077,368	3,356,010 2,383,779	3,803,478 2,701,617	4,267,503 3,031,214	4,748,567 3,372,914	5,247,166 3,727,070	5,763,810 4,094,043	6,299,021 4,474,205	6,623,498 4,704,681	6,755,968 4,798,774	6,891,087 4,894,750	7,028,909 4,992,645	7,169,487 5,092,498	80.530.566 57,200,986
ERTY	Taxable Value	-	-	-	-	-	-	-		-		-	-	-	-		-	-	-	-	-	-	-	-	-	
																									<u>_</u> G	GROSS
PHENVILLE		-		-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	- I 📔	
IITY WATER 0 & BRIDGE		-	-	-	-	-			-	-	-	-	-	-		-	-	-		-			-	-	: I	
		-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	1	
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PF	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	- E	GROSS -
PHENVILLE						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		GROSS 27.779.325
NTY		-				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	21,806,560
NITY WATER			-			2,025 28,070	4,131 57,263	6,320 87,613	8,595 119,153	10,959 151,920	13,413 185,950	15,962 221,281	18,607 257,950	21,352 295,998	24,199 335,465	27,151 376,391	30,211 418,821	33,384 462,797	36,671 508,365	40,076 555,570	42,140 584,189	42,983 595,872	43,843 607,790	44,719 619,946	45,614 632,344	512,352 7.102.748
LE 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	6,623,498	6,755,968	6,891,087	7,028,909	7,169,487	80,530,566
		-	-	-	-	544,317	1,110,407	1,698,923	2,310,535	2,945,932	3,605,821	4,290,927	5,001,995	5,739,790	6,505,095	7,298,717	8,121,481	8,974,236	9,857,854	10,773,226	11,328,178	11,554,742	11,785,837	12,021,553	12,261,984	137,731,552
DN .																										
	Taxable Value	-		-	-	27,737,324	56,584,141	86, 573, 736	117,740,281	150, 118, 858	183,745,482	218,657,124	254,891,733	292,488,264	331,486,699	371,928,076	413,854,514	457, 309, 238	502, 336, 609	548,982,151	577,261,427	588,806,656	600,582,789	612,594,445	624,846,333	
PHENVILLE			-	-		38,425	78,386	119,931	163,106	207,960	254,543	302,906	353,102	405,184	459,209	515,232	573,313	633,510	695,887	760,505	799,680	815,674	831,987	848,627	GF 865,600	ROSS 9.722.764
NTY				-	-	-	-			-		-		-	-					-				-		1
D & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		1
LE ISD		-	-	-	-	- 38,425	- 78,386	- 119,931	- 163,106	- 207,960	- 254,543	- 302,906	- 353,102	- 405,184	- 459,209	- 515,232	- 573,313	- 633,510	- 695,887	- 760,505	- 799,680	- 815,674	- 831,987	- 848,627	- 865,600	9,722,764
																	-		-	-						
ERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PHENVILLE																									G	GROSS
NTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- I	-
IITY WATER		-	-	-	-	-	-	-	1	-	1	-	1	-	-	-	-	-	-	-	-	-	-	-		1
LE ISD			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 📕	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
																									G	GROSS
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																									c	GROSS
		-	-	-	-	38,425	78,386	119,931	163,106	207,960	254,543	302,906	353,102	405,184	459,209	515,232	573,313	633,510	695,887	760,505	799,680	815,674	831,987	848,627	865,600	9.722.764
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	: I	1
		-	-	-	-	38,425	78,386	119,931	163,106	207,960	254,543	302,906	353,102	405,184	459,209	515,232	573,313	633,510	695,887	760,505	799,680	815,674	831,987	848,627	865,600	9,722,764
& BRIDGE	PARTICIPATION = N	<u>ET BENEFIT</u>																								
& BRIDGE	PARTICIPATION = N	ET BENEFIT																								
EVENUE - I	PARTICIPATION = N	ET BENEFIT				71.360	145 574	222 728	302 910	386 211	479 799	562 539	655 760	752 485	852 816	956 859	1.064 724	1,176,519	1,292,361	1.412.366	1,485,120	1.514 823	1.545 119	1.576 022	1.607 542 GF	ROSS
ITY WATER	PARTICIPATION = N	ET BENEFIT	-	- - -	-	71,360 86,180 2,025	145,574 175,807 4,131	222,728 268,985 6,320	302,910 365,819 8,595	386,211 466,419 10,959	472,722 570,897 13,413	562,539 679,368 15,962	655,760 791,949 18,607	752,485 908,761 21,352	852,816 1,029,929 24,199	956,859 1,155,581 27,151	1,064,724 1,285,846 30,211	1,176,519 1,420,860 33,384	1,292,361 1,560,760 36,671	1,412,366 1,705,688 40,076	1,485,120 1,793,551 42,140	1,514,823 1,829,422 42,983	1,545,119 1,866,011 43,843	1,576,022 1,903,331 44,719	1,607,542 1,941,398 45,614	ROSS 18.056.562 21,806,560 512.352 MID



Financial Feasibility Analysis - TIRZ 1E - Retail

► INPUT

2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICI	PATION
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		PARTICI	PATION
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

			AREA	R	EAL P	ROPERTY	PERSONA	L PROPERTY		5	SALES	3
TIRZ		Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF	TAX VALUE		\$ / SF		TAX VALUE
1E	RETAIL	2026	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2026	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2027	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2028	25000	\$ 75	5.00	\$ 1,875,000		\$-	\$	200.00	\$	5,000,000
1E	RETAIL	2029	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2029	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2030	4500	\$ 300	0.00	\$ 1,350,000		\$ -	\$	750.00	\$	3,375,000
1E	RETAIL	2030	4500	\$ 300	0.00	\$ 1,350,000		\$ -	\$	750.00	\$	3,375,000
1E	RETAIL	2031	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2032	25000	\$ 75	5.00	\$ 1,875,000		\$-	\$	200.00	\$	5,000,000
1E	RETAIL	2033	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2033	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2034	4500	\$ 300	0.00	\$ 1,350,000		\$ -	\$	750.00	\$	3,375,000
1E	RETAIL	2034	4500	\$ 300	0.00	\$ 1,350,000		\$ -	\$	750.00	\$	3,375,000
1E	RETAIL	2035	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2036	25000	\$ 75	5.00	\$ 1,875,000		\$-	\$	200.00	\$	5,000,000
1E	RETAIL	2037	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2037	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
1E	RETAIL	2038	4500	\$ 300	0.00	\$ 1,350,000		\$-	\$	750.00	\$	3,375,000
1E	RETAIL	2038	4500	\$ 300	0.00	\$ 1,350,000		\$ -	\$	750.00	\$	3,375,000
1E	RETAIL	2039	15000	\$ 100	0.00	\$ 1,500,000		\$-	\$	200.00	\$	3,000,000
		TOTAL				30,975,000			_			73,125,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL	. PRO	PERTY	PERSO	NAL PROPER	RTY		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%			0.0%			70.8%

TOTAL PARTICIPATION		TOTAL	REAL	PRO	PERTY	PERSON	AL PROPE	RTY		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%		-	0.0%	-		92.2%

NET BENEFIT		TOTAL	REAL	PROP	PERTY	PERSON	IAL PROPE	RTY		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%	-		0.0%	-		63.2%

Amended Project and Financing Plan, TIRZ #1





Financial Feasibility Analysis - TIRZ 1E - Retail

Tax Revenue Proj	jections Calendar Year	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 2041	23 2042	24 2043	25 2044
													10.005.010	10.057.007		10.101.500									07 50 4 000	
EAL PROPERTY	Taxable Value PV								2,700,000	4,104,000	6,061,080	9,182,302	12,065,948	13,657,267	15,805,412	19,121,520	22,203,951	23,998,030	26, 352, 990	29,880,050	33,177,651	35,341,204	36,048,028	36, 768, 989	37,504,368	38,254,456 GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	566.477 444,680 10,448 144.840 1,642,183 2,808,629	-	-	-	-		-		10.687 8,389 197 2.732 30,980 52,985	16.244 12.751 300 4.153 47.089 80,537	23.990 18.832 442 6.134 69.545 118,943	36.344 28,529 670 9.292 105,358 180,193	47.757 37.489 881 12.211 138.445 236,782	54.055 42,433 997 13.821 156.703 268,010	62.558 49,107 1,154 15.995 181,351 310,165	75.683 59,411 1,396 19,351 219,400 375,241	87.883 68,988 1,621 22,470 254,768 435,730	94.984 74,562 1,752 24,286 275,353 470,937	104.305 81.879 1,924 26.669 302.374 517,151	118.265 92,837 2,181 30.239 342,844 586,366	131.317 103,083 2,422 33,576 380,680 651,078	139.880 109.805 2,580 35.765 405.505 693,536	142.678 112,001 2,632 36,481 413,615 707,407	145.532 114,241 2,684 37.210 421,887 721,555	148.442 116.526 2.738 37.954 430.325 735,986	151.411 1.592.015 118.857 1.249.720 2.799 29.363 38.714 407.054 4.815.155 750,705 7.893.307
RSONAL PROPERTY	0% Taxable Value	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% -
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD Total	PV	-	-	-	-		-	- - - -		- - - -		-		-	-	-	-	-	-	-	-	-		- - -		GROSS
ALES TAX	0% Taxable Value	0%	0%	0%	0%	0%	0%	0%	0% 6,750,000	0% 10,260,000	0% 15,465,200	0% 21,774,504	0% 28,959,994	0% 32,914,194	0% 38,572,478	0% 45,343,927	0% 53,000,806	0% 57,435,822	0% 63,584,539	0% 70, 856, 229	0% 79,023,354	0% 83,603,821	0% 85,275,897	0% 86,981,415	0% 88,721,044	0% 90,495,464 GROSS
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-	-	-	-	92,813 8,438 33,750	141,075 12,825 51,300	212,647 19,332 77,326	299,399 27,218 108,873	398,200 36,200 144,800	452,570 41,143 164,571	530,372 48,216 192,862	623,479 56,680 226,720	728,761 66,251 265,004	789,743 71,795 287,179	874,287 79,481 317,923	974,273 88,570 354,281	1,086,571 98,779 395,117	1, 149, 553 104, 505 418, 019	1,172,544 106,595 426,379	1, 195, 994 108, 727 434, 907	1,219,914 110,901 443,605	1,244,313 113,186,507 113,119 452,477 4.795.093
Total	PV 7.253.362		-	-	-		-	-	135,000	205,200	309,304	435,490	579,200	658,284	771,450	906,879	1,060,016	1,148,716	1,271,691	1,417,125	1,580,467	1,672,076	1,705,518	1,739,628	1,774,421	1,809,909 19,180,374
UMMARY	PV																									GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES <i>Total</i>	5,270,899 444,680 10,448 144,840 1.642,183 427,675 1,770,699 9,651,423	-	-	-	-	-	-	-	103,499 8,389 197 2,732 30,980 8,438 33,750 187,985	157,319 12.751 300 4,153 47.089 12.825 51,300 285,737	236,636 18.832 442 6,134 69,545 19,332 77,326 428,247	335.743 28.529 670 9.292 105.358 27.218 108,873 615,684	445.957 37.489 881 12.211 138.445 36.200 144.800 815,982	506,626 42.433 997 13,821 156,703 41,143 164,571 926,294	592,929 49,107 1,154 15,995 181,351 48,216 192,862 1,081,615	699.162 59.411 1.396 19.351 219.400 56.680 226,720 1,282,119	816.644 68.988 1.621 22.470 254.768 66.251 265.004 1,495,746	884,727 74.562 1,752 24,286 275.353 71.795 287,179 1,619,654	978.593 81.879 1.924 26.669 302.374 79.481 317.923 1,788,842	1,092,538 92,837 2,181 30,239 342,844 88,570 354,281 2,003,491	1.217.888 103.083 2.422 33.576 380.680 98.779 395.117 2,231,545	1,289,433 109,805 2,580 35,765 405,505 104,505 418,019 2,365,612	1,315,222 112.001 2,632 36,481 413,615 106,595 426,379 2,412,924	1,341,526 114,241 2,684 37,210 421,887 108,727 434,907 2,461,183	1,368,357 116,526 2,738 37,954 430,325 110,901 443,605 2,510,407	1.395.724 14,778,522 118.857 1.249,720 2.739 29,363 38,714 407,054 438,932 4.616,155 113,119 1.198,773 452,477 4.795,093 2,560,615 27,073,687
ARTICIPATION	1																									
EAL PROPERTY	Taxable Value	-	-	-	-		-	-	2,700,000	4,104,000	6,061,080	9,182,302	12,065,948	13,657,267	15,805,412	19,121,520	22,203,951	23,998,030	26, 352, 990	29,880,050	33,177,651	35,341,204	36,048,028	36, 768, 989	37,504,368	38,254,456 GROSS
CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	210,163 - - - -	-	-				-		3.740 - - - -	5,685 - - - -	8,396 - - - -	12,720 - - - -	16,715 - - - -	18,919 - - - -	21,895 - - - -	26,489 - - - -	30,759 - - - -	33.244 - - - -	36,507 - - - -	41,393 - - - -	45,961 - - - -	48,958 - - - -	49,937 - - - -	50,936 - - - -	51,955 - - - - -	52,994 557,205
Total	210,163	-	-	-	-		-	-	3,740	5,685	8,396	12,720	16,715	18,919	21,895	26,489	30,759	33,244	36,507	41,393	45,961	48,958	49,937	50,936	51,955	52,994 557,205
ERSONAL PROPERTY	Taxable Value	-	-	-	-		-	-	-		-	-	-	-	-	-	-	-	-	-		-	-	-	-	- GROSS
CITY OF STEPHENVILLE ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ALES TAX	Taxable Value	-	-	-	-	-	-	-	6,750,000	10,260,000	15,465,200	21,774,504	28,959,994	32,914,194	38, 572, 478	45,343,927	53,000,806	57,435,822	63, 584, 539	70,856,229	79,023,354	83, 603, 821	85,275,897	86,981,415	88,721,044	90,495,464
CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-	-	-	-	46,406 -	70,538	106,323	149,700 - -	199,100 - -	226,285	265,186	311,740	364,381 - -	394,871 - -	437,144 - -	487,137 - -	543,286 -	574,776 - -	586,272 - -	597,997 - -	609,957 - -	622,156 6,593,253
Total	PV 2.219.067 138.051	-	-	-	-	-	-	-	46,406	- 70,538	106,323	149,700	- 199,100	- 226,285	- 265, 186	- 311,740	- 364,381	- 394,871	437,144	487,137	- 543,286	- 574,776	586,272	- 597,997	609,957	622,156 6,593,253
JMMARY	D\/																									GROSS
CITY OF STEPHENVILLE ERATH COUNTY	2,550,478	1	-	:	-	:	-	-	50,147 -	76.223 -	114,720	162,420 -	215,815	245,204	287.081	338,229	395,140 -	428,116	473.650	528,529 -	589,247 -	623,734	636.209	648.933 -	661,912	675,150 7,150,459
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		-	-	-	-	-	-	-		-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	
ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	2,550,478	-	-	-	-	-	-	-	- - 50,147	76,223	114,720	162,420	215,815	245,204	287,081	- - 338,229	395,140	428,116	473,650	- - 528,529	- - 589,247	623,734	636,209	648,933	661,912	675,150 7,150,459
OTAL TAX REVENUE - PA	ARTICIPATION = N	IET BENEFIT																								
UMMARY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES Total	PV 2.720.421 444.680 10.448 144.840 1.642,183 427.675 1.710.699 7.100.946	-	-	-	-		-		53.353 8.389 197 2.732 30.980 8.438 33.750 137.838	81.096 12,751 300 4.153 47,089 12,825 51.300 209,514	121.917 18,832 442 6.134 69,545 19.332 77.326 313,527	173.323 28,529 670 9.292 105,358 27.218 108.873 453,264	230.142 37.489 881 12.211 138.445 36.200 144.800 600,167	261.421 42.433 997 13.821 156,703 41.143 164.571 681,090	305.848 49,107 1.154 15.995 181,351 48,216 192.862 794,534	360.933 59.411 1.396 19.351 219.400 56.680 226.720 943,891	421.505 68.988 1.621 22.470 254.768 66.251 265.004 1,100.607	456.611 74.562 1.752 24.286 275.353 71.795 287.179 1,191,538	504.942 81,879 1.924 26,669 302,374 79,481 317,923 1,315,191	564.009 92,837 2.181 30.239 342,844 88.570 354.281 1,474,961	628.642 103.083 2.422 33.576 380.680 98.779 395.117 1,642,299	665.699 109.805 2.580 35.765 405.505 104.505 418.019 1,741,878	679.013 112.001 2.632 36.481 413.615 106.595 426.379 1,776,715	692.593 114.241 2.684 37.210 421.887 108.727 434.907 1,812,250	706.445 116.526 2.738 37.954 430.325 110.901 443.605 1.848.495	GROSS CITY 720.574 7.628.064 CITY 118.857 1.249.720 ERAT 2.793 29.363 MIDD 38.714 407.054 ERAT 438.932 4.615.155 STEP 113.119 1.198.773 ECON 1,885,465 1.923.2222 ECON

Amended Project and Financing Plan, TIRZ #1



Financial Feasibility Analysis - Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

	DISCOUNT RATE		6.00%																										
	CITY OF STEPHENVILLE FRATH COLINTY MIDDI F TRINITY WATER FRATH ROAD & RRINGE STEPHENVILLE ISD		REAL 0.3958000 0.3107000 0.0073000 0.1012000 1.012000 1.0624000	PROPERTY 7/ 100% 0% 0% 0%	0.3958000 0.0000000 0.0000000 0.0000000 0.3958000	FI MIDDI F T FRATH RO	STEPHENVILLE RATH COUNTY IRINITY WATER DAD & BRIDGE PHENVILLE ISD	BUSINESS PER 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	RSONAL PROP 0% 0% 0% 0%	PERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000		CITY OF STEPH ECONOMIC DEV ERATH COUNTY	FI OPMENT	0.0137500 0.012500 0.0050000	SALES TAX 100.00% 100.00% 0.00%	0.0137500 0.0012500 0.0000000		REA 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	L PROPERTY 1 35% 0% 0%	AX 0.1385300 0.0000000 0.0000000 0.0000000 0.1385300		CITY OF STEPHE ECONOMIC DEV ERATH COUNTY	/ELOPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 50.00% 0.00% 0.00%	0.0068750 0.000000 0.0000000			
REVENUE YEAR		TAX BASE YEAR 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 2041	23 2042	24 2043	25 2044	TOTALS	
BASE YEAR (#1 & #1	A) CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	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 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 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 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 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	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD CREMENT	•	12,478,390 12,478,390 12,478,390 12,478,390 12,478,390 12,478,390	13,443,310 13,443,310 13,443,310 13,443,310 13,443,310	28,040,890 28,040,890 28,040,890 28,040,890 28,040,890 28,040,890	28,601,708 28,601,708 28,601,708 28,601,708 28,601,708	29,173,742 29,173,742 29,173,742 29,173,742 29,173,742 29,173,742	29,757,217 29,757,217 29,757,217 29,757,217 29,757,217	30,352,361 30,352,361 30,352,361 30,352,361 30,352,361	30,959,408 30,959,408 30,959,408 30,959,408 30,959,408	31,578,597 31,578,597 31,578,597 31,578,597 31,578,597 31,578,597	32,210,168 32,210,168 32,210,168 32,210,168 32,210,168 32,210,168	32,854,372 32,854,372 32,854,372 32,854,372 32,854,372 32,854,372	33,511,459 33,511,459 33,511,459 33,511,459 33,511,459	34,181,688 34,181,688 34,181,688 34,181,688 34,181,688 34,181,688	34,865,322 34,865,322 34,865,322 34,865,322 34,865,322	35,562,629 35,562,629 35,562,629 35,562,629 35,562,629	36,273,881 36,273,881 36,273,881 36,273,881 36,273,881 36,273,881	36,999,359 36,999,359 36,999,359 36,999,359 36,999,359	37,739,346 37,739,346 37,739,346 37,739,346 37,739,346 37,739,346	38,494,133 38,494,133 38,494,133 38,494,133 38,494,133 38,494,133	39,264,016 39,264,016 39,264,016 39,264,016 39,264,016	40,049,296 40,049,296 40,049,296 40,049,296 40,049,296	40,850,282 40,850,282 40,850,282 40,850,282 40,850,282		42,500,633 42,500,633 42,500,633 42,500,633 42,500,633	43,350,646 43,350,646 43,350,646 43,350,646 43,350,646		
REVENUE A	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		835,290 835,290 835,290 835,290 835,290	1,800,210 1,800,210 1,800,210 1,800,210 1,800,210	16,397,790 16,397,790 16,397,790 16,397,790 16,397,790	16,958,608 16,958,608 16,958,608 16,958,608 16,958,608	17,530,642 17,530,642 17,530,642 17,530,642 17,530,642	18,114,117 18,114,117 18,114,117 18,114,117 18,114,117 18,114,117	18,709,261 18,709,261 18,709,261 18,709,261 18,709,261	19,316,308 19,316,308 19,316,308 19,316,308 19,316,308	19,935,497 19,935,497 19,935,497 19,935,497 19,935,497	20,567,068 20,567,068 20,567,068 20,567,068 20,567,068	21,211,272 21,211,272 21,211,272 21,211,272 21,211,272 21,211,272	21,868,359 21,868,359 21,868,359 21,868,359 21,868,359 21,868,359	22,538,588 22,538,588 22,538,588 22,538,588 22,538,588 22,538,588	23,222,222 23,222,222 23,222,222 23,222,222	23,919,529 23,919,529 23,919,529 23,919,529 23,919,529 23,919,529	24,630,781 24,630,781 24,630,781 24,630,781 24,630,781	25,356,259 25,356,259 25,356,259 25,356,259 25,356,259 25,356,259	26,096,246 26,096,246 26,096,246 26,096,246 26,096,246	26,851,033 26,851,033 26,851,033 26,851,033 26,851,033 26,851,033	27,620,916 27,620,916 27,620,916 27,620,916 27,620,916 27,620,916	28,406,196 28,406,196 28,406,196 28,406,196 28,406,196	29,207,182 29,207,182 29,207,182 29,207,182 29,207,182	30,024,187 30,024,187 30,024,187 30,024,187 30,024,187 30,024,187	30,857,533 30,857,533 30,857,533 30,857,533 30,857,533 30,857,533	31,707,546 31,707,546 31,707,546 31,707,546 31,707,546 31,707,546		
TAXABLE VALUE GR	OWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		3,306 0 0 0 0 3,306	7,125 0 0 0 0 7,125	64,902 0 0 0 0 0 64,902	67,122 0 0 0 0 67,122	69,386 0 0 0 0 0	71,696 0 0 0 0 0 71,696	74,051 0 0 0 0 74,051	76,454 0 0 0 0 7 6,454	78,905 0 0 0 0 7 8,905	81,404 0 0 0 0 8 1,404	83,954 0 0 0 0 8 3,954	86,555 0 0 0 0 8 6,555	89,208 0 0 0 0 8 9,208	91,914 0 0 0 0 91,914	94,673 0 0 0 0 9 4,673	97,489 0 0 0 0 97,489	100,360 0 0 0 0 100,360	103,289 0 0 0 0 0 0 103,289	106,276 0 0 0 0 106,276	109,324 0 0 0 0 0 109,324	112,432 0 0 0 0 0 112,432	115,602 0 0 0 0 0 115,602	118,836 0 0 0 0 118,836	122,134 0 0 0 0 122,134	125,498 0 0 0 0 0 0	2,151,896 0 0 0 0 2,151,896	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1B)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2021 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2022 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2023 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2024 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2025 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2026 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2027 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2028 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2029 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2030 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2031 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2032 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2033 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2034 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2035 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2036 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2037 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2038 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2039 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2040 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2041 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	21,795,373 21,795,373 21,795,373	2043 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2044 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373		
TAXABLE VALUE				21,607,640 21,607,640 21,607,640 21,607,640 21,607,640	26,159,310 26,159,310 26,159,310 26,159,310 26,159,310	26,682,496 26,682,496 26,682,496 26,682,496 26,682,496 26,682,496	27,216,146 27,216,146 27,216,146 27,216,146 27,216,146 27,216,146	27,760,469 27,760,469 27,760,469 27,760,469 27,760,469	28,315,678 28,315,678 28,315,678 28,315,678 28,315,678 28,315,678	28,881,992 28,881,992 28,881,992 28,881,992 28,881,992 28,881,992	29,459,632 29,459,632 29,459,632 29,459,632 29,459,632	30,048,824 30,048,824 30,048,824 30,048,824 30,048,824 30,048,824	30,649,801 30,649,801 30,649,801 30,649,801 30,649,801	31,262,797 31,262,797 31,262,797 31,262,797 31,262,797	31,888,053 31,888,053 31,888,053 31,888,053 31,888,053 31,888,053	32,525,814 32,525,814 32,525,814 32,525,814 32,525,814 32,525,814	33,176,330 33,176,330 33,176,330 33,176,330 33,176,330 33,176,330	33,839,857 33,839,857 33,839,857 33,839,857 33,839,857 33,839,857	34,516,654 34,516,654 34,516,654 34,516,654 34,516,654 34,516,654	35,206,987 35,206,987 35,206,987 35,206,987 35,206,987	35,911,127 35,911,127 35,911,127 35,911,127 35,911,127 35,911,127	36,629,349 36,629,349 36,629,349 36,629,349 36,629,349 36,629,349	37,361,936 37,361,936 37,361,936 37,361,936 37,361,936	38,109,175 38,109,175 38,109,175 38,109,175 38,109,175 38,109,175	38,871,359 38,871,359 38,871,359 38,871,359 38,871,359 38,871,359	39,648,786 39,648,786 39,648,786 39,648,786 39,648,786	40,441,761 40,441,761 40,441,761 40,441,761 40,441,761		
REVENUE B	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				4,363,937 4,363,937 4,363,937 4,363,937 4,363,937 4,363,937	4,887,123 4,887,123 4,887,123 4,887,123 4,887,123 4,887,123	5,420,773 5,420,773 5,420,773 5,420,773 5,420,773	5,965,096 5,965,096 5,965,096 5,965,096 5,965,096	6,520,305 6,520,305 6,520,305 6,520,305 6,520,305 6,520,305	7,086,619 7,086,619 7,086,619 7,086,619 7,086,619	7,664,259 7,664,259 7,664,259 7,664,259 7,664,259	8,253,451 8,253,451 8,253,451 8,253,451 8,253,451 8,253,451	8,854,428 8,854,428 8,854,428 8,854,428 8,854,428 8,854,428	9,467,424 9,467,424 9,467,424 9,467,424 9,467,424 9,467,424	10,092,680 10,092,680 10,092,680 10,092,680 10,092,680	10,730,441 10,730,441 10,730,441 10,730,441 10,730,441	11,380,957 11,380,957 11,380,957 11,380,957 11,380,957 11,380,957	12,044,484 12,044,484 12,044,484 12,044,484 12,044,484	12,721,281 12,721,281 12,721,281 12,721,281 12,721,281 12,721,281	13,411,614 13,411,614 13,411,614 13,411,614 13,411,614 13,411,614	14,115,754 14,115,754 14,115,754 14,115,754 14,115,754 14,115,754	14,833,976 14,833,976 14,833,976 14,833,976 14,833,976 14,833,976	15,566,563 15,566,563 15,566,563 15,566,563 15,566,563	16,313,802 16,313,802 16,313,802 16,313,802 16,313,802 16,313,802		17,853,413 17,853,413 17,853,413 17,853,413 17,853,413 17,853,413	18,646,388 18,646,388 18,646,388 18,646,388 18,646,388		
TAXABLE VALUE GR	XWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	17,272 0 0 0 0 17,272	19,343 0 0 0 0 19,343	21,455 0 0 0 0 21,455	23,610 0 0 0 23,610	25,807 0 0 0 0 25,807	28,049 0 0 0 0 2 8,049	30,335 0 0 0 0 0 30,335	32,667 0 0 0 0 0 32,667	35,046 0 0 0 0 3 5,046	37,472 0 0 0 0 0 37,472	39,947 0 0 0 0 0 39,947	42,471 0 0 0 0 42,471	45,046 0 0 0 0 4 5,046	47,672 0 0 0 0 4 7,672	50,351 0 0 0 0 0 50,351	53,083 0 0 0 0 5 3,083	55,870 0 0 0 0 5 5,870	58,713 0 0 0 0 58,713	61,612 0 0 0 0 0 61,612	64,570 0 0 0 0 64,570	67,587 0 0 0 0 0 67,587	70,664 0 0 0 0 70,664	73,802 0 0 0 0 7 3,802	1,002,446 0 0 0 0 1,002,446	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1C)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2022 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2023 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2024 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2025 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2026 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2027 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2028 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2029 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2030 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2031 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2032 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2033 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2034 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2035 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2036 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2037 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2038 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2039 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2040 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2041 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2042 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2043 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2044 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD CREMENT				15,085,660 15,085,660 15,085,660 15,085,660 15,085,660	15,387,373 15,387,373 15,387,373 15,387,373 15,387,373	15,695,121 15,695,121 15,695,121 15,695,121 15,695,121	16,009,023 16,009,023 16,009,023 16,009,023 16,009,023	16,329,204 16,329,204 16,329,204 16,329,204 16,329,204	16,655,788 16,655,788 16,655,788 16,655,788 16,655,788	16,988,903 16,988,903 16,988,903 16,988,903 16,988,903	17,328,681 17,328,681 17,328,681 17,328,681 17,328,681 17,328,681	17,675,255 17,675,255 17,675,255 17,675,255 17,675,255 17,675,255	18,028,760 18,028,760 18,028,760 18,028,760 18,028,760	18,389,335 18,389,335 18,389,335 18,389,335 18,389,335 18,389,335	18,757,122 18,757,122 18,757,122 18,757,122 18,757,122	19,132,265 19,132,265 19,132,265 19,132,265 19,132,265 19,132,265	19,514,910 19,514,910 19,514,910 19,514,910 19,514,910 19,514,910	19,905,208 19,905,208 19,905,208 19,905,208 19,905,208	20,303,312 20,303,312 20,303,312 20,303,312 20,303,312 20,303,312	20,709,378 20,709,378 20,709,378 20,709,378 20,709,378	21,123,566 21,123,566 21,123,566 21,123,566 21,123,566 21,123,566	21,546,037 21,546,037 21,546,037 21,546,037 21,546,037	21,976,958 21,976,958 21,976,958 21,976,958 21,976,958	22,416,497	22,864,827 22,864,827 22,864,827 22,864,827 22,864,827 22,864,827	23,322,124 23,322,124 23,322,124 23,322,124 23,322,124 23,322,124		
REVENUE C	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				5,600,300 5,600,300 5,600,300 5,600,300 5,600,300 5,600,300	5,902,013 5,902,013 5,902,013 5,902,013 5,902,013	6,209,761 6,209,761 6,209,761 6,209,761 6,209,761	6,523,663 6,523,663 6,523,663 6,523,663 6,523,663	6,843,844 6,843,844 6,843,844 6,843,844 6,843,844	7,170,428 7,170,428 7,170,428 7,170,428 7,170,428 7,170,428	7,503,543 7,503,543 7,503,543 7,503,543 7,503,543 7,503,543	7,843,321 7,843,321 7,843,321 7,843,321 7,843,321 7,843,321	8,189,895 8,189,895 8,189,895 8,189,895 8,189,895 8,189,895	8,543,400 8,543,400 8,543,400 8,543,400 8,543,400	8,903,975 8,903,975 8,903,975 8,903,975 8,903,975 8,903,975	9,271,762 9,271,762 9,271,762 9,271,762 9,271,762	9,646,905 9,646,905 9,646,905 9,646,905 9,646,905	10,029,550 10,029,550 10,029,550 10,029,550 10,029,550	10,419,848 10,419,848 10,419,848 10,419,848 10,419,848	10,817,952 10,817,952 10,817,952 10,817,952 10,817,952 10,817,952	11,224,018 11,224,018 11,224,018 11,224,018 11,224,018	11,638,206 11,638,206 11,638,206 11,638,206 11,638,206	12,060,677 12,060,677 12,060,677 12,060,677 12,060,677	12,491,598 12,491,598 12,491,598 12,491,598 12,491,598 12,491,598	12,931,137 12,931,137 12,931,137 12,931,137 12,931,137 12,931,137	13,379,467 13,379,467 13,379,467 13,379,467 13,379,467	13,836,764 13,836,764 13,836,764 13,836,764 13,836,764		
TAXABLE VALUE GR	OWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	22,166 0 0 0 0 22,166	23,360 0 0 0 0 23,360	24,578 0 0 0 0 24,578	25,821 0 0 0 0 25,821	27,088 0 0 0 0 0 27,088	28,381 0 0 0 0 28,381	29,699 0 0 0 0 0 29,699	31,044 0 0 0 0 31,044	32,416 0 0 0 0 32,416	33,815 0 0 0 0 0 33,815	35,242 0 0 0 0 0 35,242	36,698 0 0 0 0 0 36,698	38,182 0 0 0 0 0 38,182	39,697 0 0 0 0 0 39,697	41,242 0 0 0 0 0 41,242	42,817 0 0 0 0 42,817	44,425 0 0 0 0 44,425	46,064 0 0 0 0 46,064	47,736 0 0 0 0 47,736	49,442 0 0 0 0 0 49,442	51,181 0 0 0 0 51,181	52,956 0 0 0 0 0 5 2,956	54,766 0 0 0 0 5 4,766	858,815 0 0 0 0 858,815	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1D)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021	2022 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2023 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2024 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2025 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2026 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2027 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2028 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2029 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2030 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2031 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2032 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2033 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2034 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2035 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2036 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2037 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2038 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2039 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2040 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2041 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2042 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2043 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2044 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD CREMENT				4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	4,240,140 4,240,140 4,240,140 4,240,140 4,240,140	4,324,943 4,324,943 4,324,943 4,324,943 4,324,943	4,411,442 4,411,442 4,411,442 4,411,442 4,411,442	4,499,670 4,499,670 4,499,670 4,499,670 4,499,670	4,589,664 4,589,664 4,589,664 4,589,664 4,589,664	4,681,457 4,681,457 4,681,457 4,681,457 4,681,457 4,681,457	4,775,086 4,775,086 4,775,086 4,775,086 4,775,086	4,870,588 4,870,588 4,870,588 4,870,588 4,870,588 4,870,588	4,968,000 4,968,000 4,968,000 4,968,000 4,968,000	5,067,360 5,067,360 5,067,360 5,067,360 5,067,360	5,168,707 5,168,707 5,168,707 5,168,707 5,168,707	5,272,081 5,272,081 5,272,081 5,272,081 5,272,081	5,377,523 5,377,523 5,377,523 5,377,523 5,377,523	5,485,073 5,485,073 5,485,073 5,485,073 5,485,073	5,594,775 5,594,775 5,594,775 5,594,775 5,594,775	5,706,670 5,706,670 5,706,670 5,706,670 5,706,670	5,820,804 5,820,804 5,820,804 5,820,804 5,820,804	5,937,220 5,937,220 5,937,220 5,937,220 5,937,220	6,055,964 6,055,964 6,055,964 6,055,964 6,055,964	6,177,083 6,177,083 6,177,083 6,177,083 6,177,083	6,300,625 6,300,625 6,300,625 6,300,625 6,300,625	6,426,637 6,426,637 6,426,637 6,426,637 6,426,637		
REVENUE D	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				0 0 0 0	83,140 83,140 83,140 83,140 83,140	167,943 167,943 167,943 167,943 167,943	254,442 254,442 254,442 254,442 254,442 254,442	342,670 342,670 342,670 342,670 342,670	432,664 432,664 432,664 432,664 432,664	524,457 524,457 524,457 524,457 524,457 524,457	618,086 618,086 618,086 618,086 618,086	713,588 713,588 713,588 713,588 713,588 713,588	811,000 811,000 811,000 811,000 811,000	910,360 910,360 910,360 910,360 910,360	1,011,707 1,011,707 1,011,707 1,011,707 1,011,707	1,115,081 1,115,081 1,115,081 1,115,081 1,115,081 1,115,081	1,220,523 1,220,523 1,220,523 1,220,523 1,220,523	1,328,073 1,328,073 1,328,073 1,328,073 1,328,073	1,437,775 1,437,775 1,437,775 1,437,775 1,437,775	1,549,670 1,549,670 1,549,670 1,549,670 1,549,670 1,549,670	1,663,804 1,663,804 1,663,804 1,663,804 1,663,804	1,780,220 1,780,220 1,780,220 1,780,220 1,780,220	1,898,964 1,898,964 1,898,964 1,898,964 1,898,964	2,020,083 2,020,083 2,020,083 2,020,083 2,020,083 2,020,083	2,143,625 2,143,625 2,143,625 2,143,625 2,143,625 2,143,625	2,269,637 2,269,637 2,269,637 2,269,637 2,269,637		
TAXABLE VALUE GR	OWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	329 0 0 0 0 329	665 0 0 0 0 665	1,007 0 0 0 0 1,007	1,356 0 0 0 0 0	1,712 0 0 0 0 1,712	2,076 0 0 0 0 0	2,446 0 0 0 0 2,446	2,824 0 0 0 0 2,824	3,210 0 0 0 0 0 3,210	3,603 0 0 0 0 3,603	4,004 0 0 0 0 4,004	4,413 0 0 0 0 4,413	4,831 0 0 0 0 4,831	5,257 0 0 0 0 0 5,257	5,691 0 0 0 0 5,691	6,134 0 0 0 0 0	6,585 0 0 0 0 0 6,585	7,046 0 0 0 0 7,046	7,516 0 0 0 0 7 ,516	7,995 0 0 0 0 0 7,995	8,484 0 0 0 0 8,484	8,983 0 0 0 0 8,983	96,170 0 0 0 0 9 6,170	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNINTY WATER ERATH ROAD & BRADGE STEPHENVILLE ISD





Financial Feasibility Analysis - Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE	E YEAR GROWTH DISCOUNT RATE		2.00% 5.00%																										
	CITY OF STEPHENVILLE FRATH COLINITY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE RD		REAL 0.3958000 0.03107000 0.0173000 0.1012000 1.1474000 1.9624000	PROPERTY TA 10.0% 0% 0% 0% 0%	0.3958000 0.0000000 0.0000000 0.0000000 0.000000	MIDDLE TR ERATH ROA	EPHENVIIIE ATH COUNTY INITY WATER AD & BRIDGE ENVIIIE ISD	BUSINESS PER 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	SONAL PROPE 0% 0% 0% 0%	ERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000		CITY OF STEPHI ECONOMIC DEV ERATH COLINTY	/FI OPMENT	0.0132500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 0.00%	0.0132500 0.0012500 0.000000		REAL 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	0% 0%	AX 0.1385300 0.0000000 0.0000000 0.0000000 0.000000	E	ITY OF STEPHEI CONOMIC DEVE RATH COUNTY S	ELOPMENT	0.0132500 0.0012500 0.0050000	SALES TAX 50 00% 0 00%	n ansezsa n annonan n annonan			
REVENUE YEAR		TAX BASE YEAR 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 2041	23 2042	24 2043	25 2044	TOTALS	
BASE YEAR (#1E)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021	2022 351,770 351,770 351,770 351,770 351,770	2023 351,770 351,770 351,770 351,770 351,770	2024 351,770 351,770 351,770 351,770 351,770	2025 351,770 351,770 351,770 351,770 351,770	2026 351,770 351,770 351,770 351,770 351,770	2027 351,770 351,770 351,770 351,770 351,770	2028 351,770 351,770 351,770 351,770 351,770	2029 351,770 351,770 351,770 351,770 351,770	2030 351,770 351,770 351,770 351,770 351,770	2031 351,770 351,770 351,770 351,770 351,770	2032 351,770 351,770 351,770 351,770 351,770	2033 351,770 351,770 351,770 351,770 351,770	2034 351,770 351,770 351,770 351,770 351,770	2035 351,770 351,770 351,770 351,770 351,770	2036 351,770 351,770 351,770 351,770 351,770	2037 351,770 351,770 351,770 351,770 351,770	2038 351,770 351,770 351,770 351,770 351,770	2039 351,770 351,770 351,770 351,770 351,770	2040 351,770 351,770 351,770 351,770 351,770	2041 351,770 351,770 351,770 351,770 351,770	2042 351,770 351,770 351,770 351,770 351,770	2043 351,770 351,770 351,770 351,770 351,770	2044 351,770 351,770 351,770 351,770 351,770		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD REMENT				351,770 351,770 351,770 351,770 351,770	358,805 358,805 358,805 358,805 358,805 358,805	365,982 365,982 365,982 365,982 365,982 365,982	373,301 373,301 373,301 373,301 373,301 373,301	380,767 380,767 380,767 380,767 380,767	388,383 388,383 388,383 388,383 388,383 388,383	396,150 396,150 396,150 396,150 396,150	404,073 404,073 404,073 404,073 404,073	412,155 412,155 412,155 412,155 412,155 412,155	420,398 420,398 420,398 420,398 420,398	428,806 428,806 428,806 428,806 428,806	437,382 437,382 437,382 437,382 437,382 437,382	446,129 446,129 446,129 446,129 446,129	455,052 455,052 455,052 455,052 455,052	464,153 464,153 464,153 464,153 464,153	473,436 473,436 473,436 473,436 473,436	482,905 482,905 482,905 482,905 482,905	492,563 492,563 492,563 492,563 492,563	502,414 502,414 502,414 502,414 502,414	512,462 512,462 512,462 512,462 512,462 512,462	522,712 522,712 522,712 522,712 522,712 522,712	533,166 533,166 533,166 533,166 533,166	543,829 543,829 543,829 543,829 543,829 543,829		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				0 0 0 0	7,035 7,035 7,035 7,035 7,035 7,035	14,212 14,212 14,212 14,212 14,212 14,212	21,531 21,531 21,531 21,531 21,531 21,531	28,997 28,997 28,997 28,997 28,997	36,613 36,613 36,613 36,613 36,613 36,613	44,380 44,380 44,380 44,380 44,380	52,303 52,303 52,303 52,303 52,303	60,385 60,385 60,385 60,385 60,385	68,628 68,628 68,628 68,628 68,628 68,628	77,036 77,036 77,036 77,036 77,036	85,612 85,612 85,612 85,612 85,612	94,359 94,359 94,359 94,359 94,359	103,282 103,282 103,282 103,282 103,282 103,282	112,383 112,383 112,383 112,383 112,383 112,383	121,666 121,666 121,666 121,666 121,666	131,135 131,135 131,135 131,135 131,135 131,135	140,793 140,793 140,793 140,793 140,793	150,644 150,644 150,644 150,644 150,644	160,692 160,692 160,692 160,692 160,692	170,942 170,942 170,942 170,942 170,942 170,942	181,396 181,396 181,396 181,396 181,396	192,059 192,059 192,059 192,059 192,059		
REVENUE E TAXABLE VALUE GRO	WTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	0 0 0 0	28 0 0 0 0 28	56 0 0 0 0 56	85 0 0 0 0 85	115 0 0 0 0 115	145 0 0 0 0	176 0 0 0 0 1 76	207 0 0 0 0 207	239 0 0 0 0 239	272 0 0 0 0 272	305 0 0 0 0 305	339 0 0 0 0 3 39	373 0 0 0 0 0 373	409 0 0 0 0 409	445 0 0 0 0 445	482 0 0 0 0 482	519 0 0 0 0 5 19	557 0 0 0 0 557	596 0 0 0 0 596	636 0 0 0 0 636	677 0 0 0 0 677	718 0 0 0 0 718	760 0 0 0 0 760	8,138 0 0 0 0 8 ,138	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 1 - TIRZ 1 - I																													
BUSINES	REAL PROPERTY TAX IS PERSONAL PROPERTY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		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 0 0 0 0	0 0 0 0 0 0 0 0 0	5,625,000 0 22,264 0 0 0 0 0 22,264	7,500,000 0 29,685 0 0 0 0 0 29,685	7,650,000 0 30,279 0 0 0 0 0 0 30,279	7,803,000 0 30,884 0 0 0 0 0 0 0 0 0 0 0 0	7,959,060 0 31,502 0 0 0 0 31,502	8,118,241 0 32,132 0 0 0 0 0 32,132	8,280,606 0 32,775 0 0 0 0 0 32,775	8,446,218 0 33,430 0 0 0 0 0 33,430	8,615,143 0 34,099 0 0 0 0 0 34,099	8,787,445 0 34,781 0 0 0 0 0 34,781	8,963,194 0 35,476 0 0 0 0 0 35,476	9,142,458 0 36,186 0 0 0 0 0 36,186	9,325,307 0 36,910 0 0 0 0 0 36,910	9,511,813 0 37,648 0 0 0 0 0 37,648	9,702,050 0 38,401 0 0 0 0 38,401	9,896,091 0 39,169 0 0 0 0 39,169	10,094,013 0 39,952 0 0 0 0 0 39,952	10,295,893 0 40,751 0 0 0 0 0 40,751	10,501,811 0 41,566 0 0 0 0 0 41,566	10,711,847 0 42,397 0 0 0 0 0 42,397	700,286 0 0 0 0 700,286	CITY OF STEPHENVILLE ERATH COUNTY MIDLE TRAINT WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 2 - TIRZ 1 - I	Phase I & II Sales Phase I SALES Phase II SALES		0	0	0	25,000,000	25,500,000	26,010,000	26,530,200 15,000,000		27,602,020	28,154,060	28,717,142 16,236,482	29,291,485 16.561,212	29,877,314 16,892,436	30,474,860 17,230,285	31,084,358	31,706,045	32,340,166 18,284,916	32,986,969	33,646,708 19,023,627	34,319,643 19 404 099	35,006,035 19,792,181	35,706,156 20 188 025		37,148,685	37,891,659		
E	TIRZ 1 Sales CITY OF STEPHENVILLE CONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0 0	0 0 0 0	0 0 0	25.000.000 343,750 31,250 0 375,000	25.500.000 350,625 31,875 0 382,500	37.260.000 512,325 46,575 0 558,900	41.530.200 571,040 51,913 0 622,953	42.360.804 582,461 52,951 0 635,412	43.208.020 594,110 54,010 0 648,120	44.072.180 605,992 55,090 0 661,083	44.953.624 618,112 56,192 0 674,304	45.852.697 630,475 57,316 0 687,790	46.769.751 643,084 58,462 0 701,546	47.705.146 655,946 59,631 0 715,577	48.659.248 669,065 60,824 0 729,889	49.632.433 682,446 62,041 0 744,487	50.625.082 696,095 63,281 0 759,376	51.637.584 710,017 64,547 0 774,564	52.670.335 724,217 65,838 0 790,055	53.723.742 738,701 67,155 0 805,856	54.798.217 753.475 68.498 0 821,973	55.894.181 768,545 69,868 0 838,413	57.012.065 783,916 71,265 0 855,181		59.315.352 815,586 74,144 0 889,730	14,249,578 1,295,416 0 15,544,995	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 3 - TIRZ 1C	Retail REAL PROPERTY TAX SS PERSONAL PROPERTY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	,	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 0 0 0 0 0	1,950,000 0 2,701 0 0 0 0 0 0 0	3,114,000 0 4,314 0 0 0 0 0 0 0	5,576,280 0 7,725 0 0 0 0 0 0 7,725	5,687,806 0 7,879 0 0 0 0 0 0 0 0 7,879	6,926,562 0 9,595 0 0 0 0 0 9,595	7,065,093 0 9,787 0 0 0 0 0 9,787	9,186,395 0 12,726 0 0 0 0 0 12,726	9,370,123 0 12,980 0 0 0 0 0 12,980	9,557,525 0 13,240 0 0 0 0 0 13,240	9,748,676 0 13,505 0 0 0 0 0 13,505	9,943,649 0 13,775 0 0 0 0 0 0 13,775	10,142,522 0 14,050 0 0 0 0 14,050	10,345,373 0 14,331 0 0 0 0 0 14,331	10,552,280 0 14,618 0 0 0 0 0 14,618	10,763,326 0 14,910 0 0 0 0 0 14,910	10,978,592 0 15,209 0 0 0 0 0 15,209	11,198,164 0 15,513 0 0 0 0 0 15,513	11,422,127 0 15,823 0 0 0 0 0 0 15,823	11,650,570 0 16,140 0 0 0 0 0 16,140	11,883,581 0 16,462 0 0 0 0 0 16,462	12,121,253 0 16,792 0 0 0 0 0 0	262,076 0 0 0 0 262,076	CITY OF STEPHENVILLE ERATH COUNTY MIDLET TRUITY WATER ERATH ROAD & BROGE STEPHENVILLE ISD
REVENUE 4 - TIRZ 1C	Retail Sales SALES		0	0	0	0	5.500.000	9.860.000	17.307.200	17.653.344	21.831.411	22.268.039	29.643.400	30.236.268	30.840.993	31.457.813	32.086.969	32.728.709	33.383.283	34.050.949	34.731.968	35.426.607	36.135.139	36.857.842	37.594.999	38.346.899	39.113.837		
	CITY OF STEPHENVILLE CONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0	0 0 0	0 0 0	0 0 0	37,813 0 0 37,813	67,788 0 0 67,788	118,987 0 0 118,987	121,367 0 0 121,367	150,091 0 0 150,091	153,093 0 0 153,093	203,798 0 0 203,798	207,874 0 0 207,874	212,032 0 0 212,032	216,272 0 0 216,272	220,598 0 0 220,598	225,010 0 225,010	229,510 0 0 229,510	234,100 0 234,100	238,782 0 0 238,782	243,558 0 0 243,558	248,429 0 0 248,429	253,398 0 0 253,398	258,466 0 0 258,466	263,635 0 0 263,635	268,908 0 0 268,908	4,173,508 0 0 4,173,508	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 5 - TIRZ 1C BUSINES	Single Family REAL PROPERTY TAX SS PERSONAL PROPERTY			0 0	0 0	0 0	0	27,737,324 0	56,584,141 0	86,573,736 0	117,740,281 0	150,118,858 0	183,745,482 0	218,657,124 0	254,891,733 0	292,488,264 0	331,486,699 0	371,928,076 0	413,854,514 0	457,309,238 0	502,336,609 502,336,609 502,336,609 50	548,982,151 5 N	577,261,427 5	588,806,656 0	600,582,789 0	612,594,445 0	624,846,333 0		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	38,425 0 0 0 0 38,425	78,386 0 0 0 0 78,386	119,931 0 0 0 0 0 119,931	163,106 0 0 0 0 163,106	207,960 0 0 0 0 207,960	254,543 0 0 0 0 0 254,543	302,906 0 0 0 0 302,906	353,102 0 0 0 0 353,102	405,184 0 0 0 0 405,184	459,209 0 0 0 0 459,209	515,232 0 0 0 0 515,232	573,313 0 0 0 0 0 573,313	633,510 0 0 0 0 633,510	695,887 0 0 0 0 0 695,887	760,505 0 0 0 0 0 760,505	799,680 0 0 0 0 799,680	815,674 0 0 0 0 8 15,674	831,987 0 0 0 0 0 831,987	848,627 0 0 0 0 848,627	865,600 0 0 0 865,600	9,722,764 0 0 0 0 9,722,764	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 6 - TIRZ 1E BUSINES	REAL PROPERTY TAX		0	0 0	0 0	0 0	0 0	0 0	0 0	2,700,000 0	4,104,000 0	6,061,080 0	9,182,302 0	12,065,948 0	13,657,267 0	15,805,412 0	19,121,520 0	22,203,951 0	23,998,030 0	26,352,990 0	29,880,050 0	33,177,651 0	35,341,204 0	36,048,028 0	36,768,989 0	37,504,368 0	38,254,456 0		-
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		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 0 0 0 0	0 0 0 0 0	3,740 0 0 0 3,740	5,685 0 0 0 0 5,685	8,396 0 0 0 0 8,396	12,720 0 0 0 12,720	16,715 0 0 0 16,715	18,919 0 0 0 18,919	21,895 0 0 0 0 0 21,895	26,489 0 0 0 0 26,489	30,759 0 0 0 0 30,759	33,244 0 0 0 33,244	36,507 0 0 0 0 36,507	41,393 0 0 0 41,393	45,961 0 0 0 4 5,961	48,958 0 0 0 48,958	49,937 0 0 0 0 49,937	50,936 0 0 0 0 50,936	51,955 0 0 0 0 51,955	52,994 0 0 0 0 5 2,994	557,205 0 0 0 0 557,205	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 7 - TIRZ 1E	Sales CITY OF STEPHENVILLE CONOMIC DEVELOPMENT ERATH COUNTY 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 0 0	6.750.000 46,406 0 0 46,406	10.260.000 70,538 0 0 70,538	15.465.200 106,323 0 0 106,323	21.774.504 149,700 0 0 149,700	28.959.994 199,100 0 0 199,100	32.914.194 226,285 0 0 226,285	38.572.478 265,186 0 0 265,186	45.343.927 311,740 0 0 311,740	53.000.806 364,381 0 0 364,381	57.435.822 394,871 0 0 394,871	63.584.539 437,144 0 0 437,144	70.856.229 487,137 0 0 487,137	79.023.354 543,286 0 0 543,286	83.603.821 574,776 0 0 574,776	85.275.897 586,272 0 0 586,272	86.981.415 597,997 0 0 597,997	88.721.044 609,957 0 0 609,957	90.495.464 622,156 0 0 622,156	6,593,253 0 0 6,593,253	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE A. B. C. D. E Running Total	E. 1. 2. 3. 4. 5. 6. 7	41.671.551	3.306 3.306	7.125 10.431	104.341 114.772					4.038.926						13.273.917									35.689.721	38.649.164	3.022.387 41.671.551	41.671.551	1
CITY OF CITY	STEPHENVILLE RP & BPP OF STEPHENVILLE SALES ERATH COUNTY MIDDLE TRANTY WATER ERATH ROAD & BRIDGE STEPHERVILLE ISO CONOMIC DEVELOPMENT ERATH COUNTY SALES		2020 \$ 3,306 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	s - s - s - s -	\$ - 5 \$ - 5 \$ - 5 \$ - 5 \$ - 5	343,750 - - -	\$ 388,438 \$ - \$ - \$ - \$ - \$ -	\$ 580,113 \$ - \$ - \$ - \$ - \$ -	\$ 690,027 \$ - \$ - \$ -	\$ 750,234 \$ - 5 \$ - 5 \$ - 5 \$ - 5 \$ - 5	814,739 5 - 5 - 5 - 5 -	\$ 865,409 \$ - \$ - \$ - \$ - \$ - \$ -	\$ 971,610 \$ - \$ - \$ - \$ - \$ -	\$ 1,037,449 \$ - \$ - \$ - \$ - \$ -	\$ 1,081,401 \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	2033 5 650,108 5 1,137,404 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 -	\$ 1,201,402 \$ - \$ - \$ - \$ - \$ -	\$ 1,271,836 \$ - \$ \$ - \$ \$ - \$ \$ - \$	\$ 1,320,476 \$ - 5 \$ - 5 \$ - 5 \$ - 5 \$ - 5	\$ 1,381,261 \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	5 1,450,136 S - S - S 5 - S 5	1,525,545 \$ - \$ - \$ - \$ - \$ 67,155 \$	1,576,681 \$ - \$ - \$ - \$ - \$ 68,498 \$	1,608,214	2042 \$ 1,186,090 \$ \$ 1,640,379 \$ \$ - \$ \$	1,673,186 - 9 - 9 - 9 - 9 - 9 - 9 - 9 - 9 - 9 - 9	1,706,650	25,016,340 0 0 0 0 0	CITY OF STEPHENVILLE RP & BPP CITY OF STEPHENVILLE SALES ERATH-COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHERVILLE ISD ECONOME DEVELOPMENT ERATH COUNTY SALES TOTAL





Financial Feasibility Analysis - Total Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH DISCOUNT RATE 2.00%

TAXABLE BAS	DISCOUNT RATE		6.00%																										
	CITY OF STEPHENVILLE FRATH COLINTY MDDLE TRINITY WATER FRATH ROAD & RRIDGE STEPHENVILLE ISD		REAL 0 3958000 0 3107000 0 0073000 0 1012000 1 1474000 1 9624000	100% 100% 100% 100% 100%	0 3958000 0 3107000 0.0073000 0 1012000 1 1474000 1 9624000	FF MIDDLE TI FRATH RC	TEPHENVILLE RATH COLINTY RINITY WATER MAD & BRIDGE HENVILLE ISD	BUSINESS PER 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	250NAL PROP 100% 100% 100% 100% 100%	ERTY TAX 0 3958000 0 3107000 0.0073000 0 1012000 1 1474000 1 9624000		CITY OF STEPH ECONOMIC DE ERATH COUNT	VEI OPMENT	0.0137500 0.0012500 0.0050000	SALES TAX 100.00% 100.00%	0.0137500. 0.0012500. 0.0050000		REA 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	L PROPERTY 1 100% 100% 100% 100% 100%	AX 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000		CITY OF STEPH ECONOMIC DE ERATH COUNT	VELOPMENT	0.0132500 0.0012500 0.0050000	SALES TAX 100.00% 100.00% 100.00%	0.0137500. 0.0012500. 0.0050000			
REVENUE YEAR		TAX BASE YEAR 2019	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 2041	23 2042	24 2043	25 2044	TOTALS	
BASE YEAR (#1 & #1A	N CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	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 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 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 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 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	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD REMENT	1	12,478,390 12,478,390 12,478,390 12,478,390 12,478,390	13,443,310 13,443,310 13,443,310 13,443,310 13,443,310 13,443,310	28,040,890 28,040,890 28,040,890 28,040,890 28,040,890	28,601,708 28,601,708 28,601,708 28,601,708 28,601,708	29,173,742 29,173,742 29,173,742 29,173,742 29,173,742 29,173,742	29,757,217 29,757,217 29,757,217 29,757,217 29,757,217	30,352,361 30,352,361 30,352,361 30,352,361 30,352,361	30,959,408 30,959,408 30,959,408 30,959,408 30,959,408	31,578,597 31,578,597 31,578,597 31,578,597 31,578,597 31,578,597	32,210,168 32,210,168 32,210,168 32,210,168 32,210,168	32,854,372 32,854,372 32,854,372 32,854,372 32,854,372 32,854,372	33,511,459 33,511,459 33,511,459 33,511,459 33,511,459	34,181,688 34,181,688 34,181,688 34,181,688 34,181,688 34,181,688	34,865,322 34,865,322 34,865,322 34,865,322 34,865,322	35,562,629 35,562,629 35,562,629 35,562,629 35,562,629	36,273,881 36,273,881 36,273,881 36,273,881 36,273,881 36,273,881	36,999,359 36,999,359 36,999,359 36,999,359 36,999,359	37,739,346 37,739,346 37,739,346 37,739,346 37,739,346 37,739,346	38,494,133 38,494,133 38,494,133 38,494,133 38,494,133 38,494,133	39,264,016 39,264,016 39,264,016 39,264,016 39,264,016	40,049,296 40,049,296 40,049,296 40,049,296 40,049,296	40,850,282 40,850,282 40,850,282 40,850,282 40,850,282	41,667,287 41,667,287 41,667,287 41,667,287 41,667,287	42,500,633 42,500,633 42,500,633 42,500,633 42,500,633	43,350,646 43,350,646 43,350,646 43,350,646 43,350,646		
REVENUE A	CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		835,290 835,290 835,290 835,290 835,290	1,800,210 1,800,210 1,800,210 1,800,210 1,800,210	16,397,790 16,397,790 16,397,790 16,397,790 16,397,790	16,958,608 16,958,608 16,958,608 16,958,608 16,958,608	17,530,642 17,530,642 17,530,642 17,530,642 17,530,642	18,114,117 18,114,117 18,114,117 18,114,117 18,114,117 18,114,117	18,709,261 18,709,261 18,709,261 18,709,261 18,709,261	19,316,308 19,316,308 19,316,308 19,316,308 19,316,308	19,935,497 19,935,497 19,935,497 19,935,497 19,935,497 19,935,497	20,567,068 20,567,068 20,567,068 20,567,068 20,567,068	21,211,272 21,211,272 21,211,272 21,211,272 21,211,272 21,211,272	21,868,359 21,868,359 21,868,359 21,868,359 21,868,359 21,868,359	22,538,588 22,538,588 22,538,588 22,538,588 22,538,588 22,538,588	23,222,222 23,222,222 23,222,222 23,222,222	23,919,529 23,919,529 23,919,529 23,919,529 23,919,529 23,919,529	24,630,781 24,630,781 24,630,781 24,630,781 24,630,781	25,356,259 25,356,259 25,356,259 25,356,259 25,356,259 25,356,259	26,096,246 26,096,246 26,096,246 26,096,246 26,096,246	26,851,033 26,851,033 26,851,033 26,851,033 26,851,033	27,620,916 27,620,916 27,620,916 27,620,916 27,620,916	28,406,196 28,406,196 28,406,196 28,406,196 28,406,196	29,207,182 29,207,182 29,207,182 29,207,182 29,207,182 29,207,182	30,024,187 30,024,187 30,024,187 30,024,187 30,024,187 30,024,187	30,857,533 30,857,533 30,857,533 30,857,533 30,857,533 30,857,533	31,707,546 31,707,546 31,707,546 31,707,546 31,707,546 31,707,546		
TAXABLE VALUE GRC	MUTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		3,306 2,595 61 845 9,584 16,392	7,125 5,593 131 1,822 20,656 35,327	64,902 50,948 1,197 16,595 188,148 321,790	67,122 52,690 1,238 17,162 194,583 332,796	69,386 54,468 1,280 17,741 201,147 344,021	71,696 56,281 1,322 18,331 207,841 355,471	74,051 58,130 1,366 18,934 214,670 367,151	76,454 60,016 1,410 19,548 221,635 379,063	78,905 61,940 1,455 20,175 228,740 391,214	81,404 63,902 1,501 20,814 235,987 403,608	83,954 65,903 1,548 21,466 243,378 416,250	86,555 67,945 1,596 22,131 250,918 429,145	89,208 70,027 1,645 22,809 258,608 442,297	91,914 72,151 1,695 23,501 266,452 455,713	94,673 74,318 1,746 24,207 274,453 469,397	97,489 76,528 1,798 24,926 282,614 483,354	100,360 78,782 1,851 25,661 290,938 497,591	103,289 81,081 1,905 26,409 299,428 512,113	106,276 83,426 1,960 27,173 308,089 526,925	109,324 85,818 2,016 27,952 316,922 542,033	112,432 88,258 2,074 28,747 325,933 557,443	115,602 90,747 2,132 29,558 335,123 573,162	118,836 93,285 2,192 30,384 344,498 589,195	122,134 95,874 2,253 31,228 354,059 605,548	125,498 98,515 2,315 32,088 363,812 622,229	2,151,896 1,689,222 39,689 550,207 6,238,215 10,669,228	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1B)	CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2021 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2022 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2023 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2024 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2025 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2026 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2027 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2028 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2029 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2030 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2031 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2032 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2033 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2034 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2035 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2036 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2037 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2038 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2039 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2040 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2041 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2042 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2043 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373	2044 21,795,373 21,795,373 21,795,373 21,795,373 21,795,373		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			21,607,640 21,607,640 21,607,640 21,607,640 21,607,640	26,159,310 26,159,310 26,159,310 26,159,310 26,159,310	26,682,496 26,682,496 26,682,496 26,682,496 26,682,496	27,216,146 27,216,146 27,216,146 27,216,146 27,216,146 27,216,146	27,760,469 27,760,469 27,760,469 27,760,469 27,760,469	28,315,678 28,315,678 28,315,678 28,315,678 28,315,678	28,881,992 28,881,992 28,881,992 28,881,992 28,881,992 28,881,992	29,459,632 29,459,632 29,459,632 29,459,632 29,459,632	30,048,824 30,048,824 30,048,824 30,048,824 30,048,824	30,649,801 30,649,801 30,649,801 30,649,801 30,649,801	31,262,797 31,262,797 31,262,797 31,262,797 31,262,797 31,262,797	31,888,053 31,888,053 31,888,053 31,888,053 31,888,053 31,888,053	32,525,814 32,525,814 32,525,814 32,525,814 32,525,814	33,176,330 33,176,330 33,176,330 33,176,330 33,176,330 33,176,330	33,839,857 33,839,857 33,839,857 33,839,857 33,839,857 33,839,857	34,516,654 34,516,654 34,516,654 34,516,654 34,516,654	35,206,987 35,206,987 35,206,987 35,206,987 35,206,987	35,911,127 35,911,127 35,911,127 35,911,127 35,911,127	36,629,349 36,629,349 36,629,349 36,629,349 36,629,349 36,629,349	37,361,936 37,361,936 37,361,936 37,361,936 37,361,936 37,361,936	38,109,175 38,109,175 38,109,175 38,109,175 38,109,175 38,109,175	38,871,359 38,871,359 38,871,359 38,871,359 38,871,359 38,871,359	39,648,786 39,648,786 39,648,786 39,648,786 39,648,786	40,441,761 40,441,761 40,441,761 40,441,761 40,441,761		
REVENUE B	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				4,363,937 4,363,937 4,363,937 4,363,937 4,363,937	4,887,123 4,887,123 4,887,123 4,887,123 4,887,123 4,887,123	5,420,773 5,420,773 5,420,773 5,420,773 5,420,773 5,420,773	5,965,096 5,965,096 5,965,096 5,965,096 5,965,096	6,520,305 6,520,305 6,520,305 6,520,305 6,520,305 6,520,305	7,086,619 7,086,619 7,086,619 7,086,619 7,086,619 7,086,619	7,664,259 7,664,259 7,664,259 7,664,259 7,664,259	8,253,451 8,253,451 8,253,451 8,253,451 8,253,451 8,253,451	8,854,428 8,854,428 8,854,428 8,854,428 8,854,428 8,854,428	9,467,424 9,467,424 9,467,424 9,467,424 9,467,424	10,092,680 10,092,680 10,092,680 10,092,680 10,092,680	10,730,441 10,730,441 10,730,441 10,730,441 10,730,441	11,380,957 11,380,957 11,380,957 11,380,957 11,380,957 11,380,957	12,044,484 12,044,484 12,044,484 12,044,484 12,044,484	12,721,281 12,721,281 12,721,281 12,721,281 12,721,281 12,721,281	13,411,614 13,411,614 13,411,614 13,411,614 13,411,614 13,411,614	14,115,754 14,115,754 14,115,754 14,115,754 14,115,754 14,115,754	14,833,976 14,833,976 14,833,976 14,833,976 14,833,976 14,833,976	15,566,563 15,566,563 15,566,563 15,566,563 15,566,563	16,313,802 16,313,802 16,313,802 16,313,802 16,313,802 16,313,802	17,075,986 17,075,986 17,075,986 17,075,986 17,075,986 17,075,986	17,853,413 17,853,413 17,853,413 17,853,413 17,853,413 17,853,413	18,646,388 18,646,388 18,646,388 18,646,388 18,646,388 18,646,388		
TAXABLE VALUE GRO	WTH CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	17,272 13,559 319 4,416 50,072 85,638	19,343 15,184 357 4,946 56,075 95,905	21,455 16,842 396 5,486 62,198 106,377	23,610 18,534 435 6,037 68,444 117,059	25,807 20,259 476 6,599 74,814 127,954	28,049 22,018 517 7,172 81,312 139,068	30,335 23,813 559 7,756 87,940 150,403	32,667 25,643 603 8,352 94,700 161,966	35,046 27,511 646 8,961 101,596 173,759	37,472 29,415 691 9,581 108,629 185,789	39,947 31,358 737 10,214 115,803 198,059	42,471 33,339 783 10,859 123,121 210,574	45,046 35,361 831 11,518 130,585 223,340	47,672 37,422 879 12,189 138,198 236,361	50,351 39,525 929 12,874 145,964 249,642	53,083 41,670 979 13,573 153,885 263,190	55,870 43,858 1,030 14,285 161,964 277,008	58,713 46,089 1,083 15,012 170,205 291,102	61,612 48,365 1,136 15,753 178,611 305,478	64,570 50,687 1,191 16,510 187,185 320,142	67,587 53,055 1,247 17,281 195,930 335,099	70,664 55,471 1,303 18,068 204,850 350,355	73,802 57,934 1,361 18,870 213,949 365,917	1,002,446 786,912 18,489 256,310 2,906,029 4,970,185	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1C)	CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2022 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2023 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2024 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2025 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2026 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2027 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2028 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2029 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2030 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2031 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2032 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2033 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2034 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2035 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2036 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2037 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2038 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2039 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2040 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2041 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2042 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2043 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360	2044 9,485,360 9,485,360 9,485,360 9,485,360 9,485,360		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				15,085,660 15,085,660 15,085,660 15,085,660 15,085,660	15,387,373 15,387,373 15,387,373 15,387,373 15,387,373	15,695,121 15,695,121 15,695,121 15,695,121 15,695,121	16,009,023 16,009,023 16,009,023 16,009,023 16,009,023	16,329,204 16,329,204 16,329,204 16,329,204 16,329,204	16,655,788 16,655,788 16,655,788 16,655,788 16,655,788	16,988,903 16,988,903 16,988,903 16,988,903 16,988,903	17,328,681 17,328,681 17,328,681 17,328,681 17,328,681 17,328,681	17,675,255 17,675,255 17,675,255 17,675,255 17,675,255	18,028,760 18,028,760 18,028,760 18,028,760 18,028,760	18,389,335 18,389,335 18,389,335 18,389,335 18,389,335 18,389,335	18,757,122 18,757,122 18,757,122 18,757,122 18,757,122 18,757,122	19,132,265 19,132,265 19,132,265 19,132,265 19,132,265 19,132,265	19,514,910 19,514,910 19,514,910 19,514,910 19,514,910	19,905,208 19,905,208 19,905,208 19,905,208 19,905,208	20,303,312 20,303,312 20,303,312 20,303,312 20,303,312 20,303,312	20,709,378 20,709,378 20,709,378 20,709,378 20,709,378	21,123,566 21,123,566 21,123,566 21,123,566 21,123,566 21,123,566	21,546,037 21,546,037 21,546,037 21,546,037 21,546,037	21,976,958 21,976,958 21,976,958 21,976,958 21,976,958	22,416,497 22,416,497 22,416,497 22,416,497 22,416,497	22,864,827 22,864,827 22,864,827 22,864,827 22,864,827 22,864,827	23,322,124 23,322,124 23,322,124 23,322,124 23,322,124 23,322,124		
REVENUE C	CITYOF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				5,600,300 5,600,300 5,600,300 5,600,300 5,600,300	5,902,013 5,902,013 5,902,013 5,902,013 5,902,013 5,902,013	6,209,761 6,209,761 6,209,761 6,209,761 6,209,761	6,523,663 6,523,663 6,523,663 6,523,663 6,523,663	6,843,844 6,843,844 6,843,844 6,843,844 6,843,844	7,170,428 7,170,428 7,170,428 7,170,428 7,170,428 7,170,428	7,503,543 7,503,543 7,503,543 7,503,543 7,503,543	7,843,321 7,843,321 7,843,321 7,843,321 7,843,321 7,843,321	8,189,895 8,189,895 8,189,895 8,189,895 8,189,895 8,189,895	8,543,400 8,543,400 8,543,400 8,543,400 8,543,400	8,903,975 8,903,975 8,903,975 8,903,975 8,903,975 8,903,975	9,271,762 9,271,762 9,271,762 9,271,762 9,271,762	9,646,905 9,646,905 9,646,905 9,646,905 9,646,905 9,646,905	10,029,550 10,029,550 10,029,550 10,029,550 10,029,550	10,419,848 10,419,848 10,419,848 10,419,848 10,419,848 10,419,848	10,817,952 10,817,952 10,817,952 10,817,952 10,817,952 10,817,952	11,224,018 11,224,018 11,224,018 11,224,018 11,224,018 11,224,018	11,638,206 11,638,206 11,638,206 11,638,206 11,638,206	12,060,677 12,060,677 12,060,677 12,060,677 12,060,677	12,491,598 12,491,598 12,491,598 12,491,598 12,491,598 12,491,598	12,931,137 12,931,137 12,931,137 12,931,137 12,931,137 12,931,137	13,379,467 13,379,467 13,379,467 13,379,467 13,379,467 13,379,467	13,836,764 13,836,764 13,836,764 13,836,764 13,836,764		
TAXABLE VALUE GRO	WTH CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	22,166 17,400 409 5,668 64,258 109,900	23,360 18,338 431 5,973 67,720 115,821	24,578 19,294 453 6,284 71,251 121,860	25,821 20,269 476 6,602 74,853 128,020	27,088 21,264 500 6,926 78,526 134,304	28,381 22,279 523 7,256 82,273 140,712	29,699 23,314 548 7,594 86,096 147,250	31,044 24,369 573 7,937 89,994 153,917	32,416 25,446 598 8,288 93,971 160,719	33,815 26,544 624 8,646 98,027 167,656	35,242 27,665 650 9,011 102,164 174,732	36,698 28,807 677 9,383 106,384 181,949	38,182 29,973 704 9,763 110,689 189,311	39,697 31,162 732 10,150 115,079 196,820	41,242 32,374 761 10,545 119,557 204,479	42,817 33,611 790 10,948 124,125 212,291	44,425 34,873 819 11,359 128,784 220,260	46,064 36,160 850 11,778 133,537 228,388	47,736 37,473 880 12,205 138,384 236,679	49,442 38,811 912 12,641 143,329 245,135	51,181 40,177 944 13,086 148,372 253,761	52,956 41,570 977 13,540 153,516 262,559	54,766 42,991 1,010 14,003 158,763 271,533	858,815 674,163 15,840 219,586 2,489,652 4,258,055	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
BASE YEAR (#1D)	CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	2019	2020	2021	2022 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2023 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2024 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2025 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2026 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2027 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2028 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2029 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2030 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2031 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2032 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2033 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2034 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2035 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2036 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2037 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2038 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2039 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2040 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2041 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2042 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2043 4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	2044 4,157,000 4,157,000 4,157,000 4,157,000		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				4,157,000 4,157,000 4,157,000 4,157,000 4,157,000	4,240,140 4,240,140 4,240,140 4,240,140 4,240,140	4,324,943 4,324,943 4,324,943 4,324,943 4,324,943 4,324,943	4,411,442 4,411,442 4,411,442 4,411,442 4,411,442 4,411,442	4,499,670 4,499,670 4,499,670 4,499,670 4,499,670	4,589,664 4,589,664 4,589,664 4,589,664 4,589,664	4,681,457 4,681,457 4,681,457 4,681,457 4,681,457	4,775,086 4,775,086 4,775,086 4,775,086 4,775,086	4,870,588 4,870,588 4,870,588 4,870,588 4,870,588	4,968,000 4,968,000 4,968,000 4,968,000 4,968,000	5,067,360 5,067,360 5,067,360 5,067,360 5,067,360	5,168,707 5,168,707 5,168,707 5,168,707 5,168,707	5,272,081 5,272,081 5,272,081 5,272,081 5,272,081	5,377,523 5,377,523 5,377,523 5,377,523 5,377,523	5,485,073 5,485,073 5,485,073 5,485,073 5,485,073	5,594,775 5,594,775 5,594,775 5,594,775 5,594,775	5,706,670 5,706,670 5,706,670 5,706,670 5,706,670	5,820,804 5,820,804 5,820,804 5,820,804 5,820,804 5,820,804	5,937,220 5,937,220 5,937,220 5,937,220 5,937,220	6,055,964 6,055,964 6,055,964 6,055,964 6,055,964	6,177,083 6,177,083 6,177,083 6,177,083 6,177,083	6,300,625 6,300,625 6,300,625 6,300,625 6,300,625	6,426,637 6,426,637 6,426,637 6,426,637 6,426,637		
	REMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD				0 0 0 0	83,140 83,140 83,140 83,140 83,140	167,943 167,943 167,943 167,943 167,943	254,442 254,442 254,442 254,442 254,442	342,670 342,670 342,670 342,670 342,670	432,664 432,664 432,664 432,664 432,664	524,457 524,457 524,457 524,457 524,457	618,086 618,086 618,086 618,086 618,086 618,086	713,588 713,588 713,588 713,588 713,588 713,588	811,000 811,000 811,000 811,000 811,000	910,360 910,360 910,360 910,360 910,360	1,011,707 1,011,707 1,011,707 1,011,707 1,011,707 1,011,707	1,115,081 1,115,081 1,115,081 1,115,081 1,115,081 1,115,081	1,220,523 1,220,523 1,220,523 1,220,523 1,220,523	1,328,073 1,328,073 1,328,073 1,328,073 1,328,073	1,437,775 1,437,775 1,437,775 1,437,775 1,437,775	1,549,670 1,549,670 1,549,670 1,549,670 1,549,670	1,663,804 1,663,804 1,663,804 1,663,804 1,663,804	1,780,220 1,780,220 1,780,220 1,780,220 1,780,220	1,898,964 1,898,964 1,898,964 1,898,964 1,898,964	2,020,083 2,020,083 2,020,083 2,020,083 2,020,083	2,143,625 2,143,625 2,143,625 2,143,625 2,143,625 2,143,625	2,269,637 2,269,637 2,269,637 2,269,637 2,269,637		
REVENUE D TAXABLE VALUE GRO	WTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	329 258 6 84 954 1,632	665 522 12 170 1,927 3,296	1,007 791 19 257 2,919 4,993	1,356 1,065 25 347 3,932 6,725	1,712 1,344 32 438 4,964 8,491	2,076 1,629 38 531 6,018 10,292	2,446 1,920 45 626 7,092 12,129	2,824 2,217 52 722 8,188 14,003	3,210 2,520 59 821 9,305 15,915	3,603 2,828 66 921 10,445 17,865	4,004 3,143 74 1,024 11,608 19,854	4,413 3,465 81 1,128 12,794 21,882	4,831 3,792 89 1,235 14,004 23,952	5.257 4.126 97 1.344 15,238 26,062	5,691 4,467 105 1,455 16,497 28,215	6,134 4,815 113 1,568 17,781 30,411	6,585 5,169 121 1,684 19,090 32,650	7,046 5,531 130 1,802 20,426 34,935	7,516 5,900 139 1,922 21,789 37,265	7,995 6,276 147 2,044 23,178 39,642	8,484 6,660 156 2,169 24,596 42,066	8,983 7,052 166 2,297 26,042 44,539	96,170 75,492 1,774 24,589 278,790 476,814	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINTY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD





Financial Feasibility Analysis - Total Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH 2.00% DISCOUNT RATE 6.00%

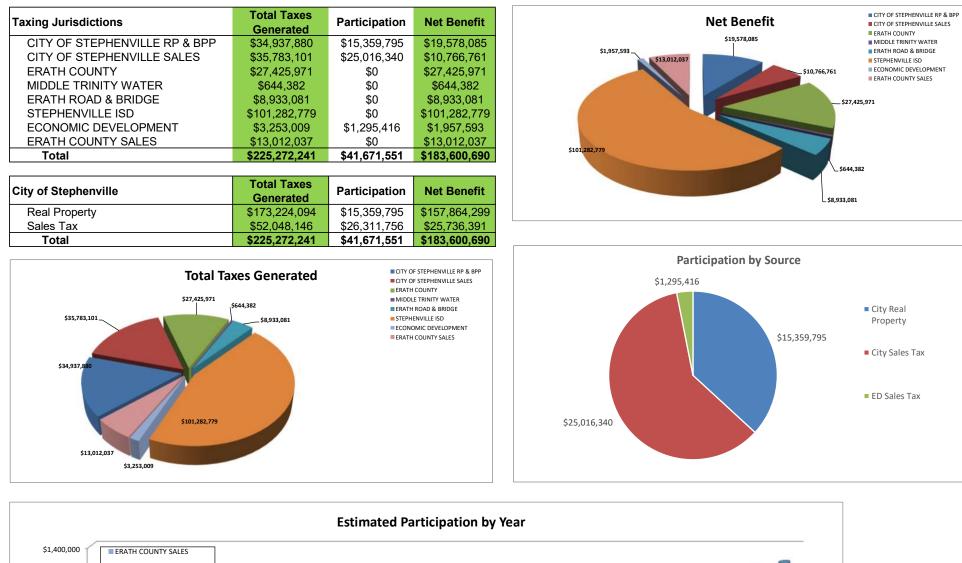
	E YEAR GROWTH DISCOUNT RATE CITY OF STEPHENVI I F FRATH COUNTY MIDI F TRNITY WATER ERATH ROAD & BRIDGE STEPHENVII F ISD		2.00% 6.00% 0.3958 0.3107 0.0073 0.1012 1.1474 1.0624	7000 100% 3000 100% 2000 100% 4000 100%	4 0 4 0 6 0 4 1	3958000 3107000 0073000 1012000 1474000 9624000	MIDDLE TRI	PHENVILLE TH COUNTY NTY WATER	USINESS PER 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	SONAL PROP 100% 100% 100% 100% 100%	ERTY TAX 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	F	TTY OF STEPHE CONOMIC DEV RATH COUNTY		0.0137500 0.0012500 0.0050000	SALES TAX 100 00% 100 00% 100 00%	0.0137500 0.0015500 0.0050000		REAL 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	PROPERTY T. 100% 100% 100% 100%	0.3107000 0.0073000 0.1012000 1.1474000 1.0624000	E	CITY OF STEPHE CONOMIC DEV RATH COUNTY	ELOPMENT SALES	0.0132500 0.0012500 0.0050000	SALES TAX 100 00% 100 00%	0.0137500 0.0012600 0.0050000			
REVENUE YEAR		TAX BASE YEAR 2019 2019			2 021 021	3 2022 2022	4 2023 2023	5 2024 2024	6 2025 2025	7 2026 2026	8 2027 2027	9 2028 2028	10 2029 2029	11 2030 2030	12 2031 2031	13 2032 2032	14 2033 2033	15 2034 2034	16 2035 2035	17 2036 2036	18 2037 2037	19 2038 2038	20 2039 2039	21 2040 2040	22 2041 2041	23 2042 2042	24 2043 2043	25 2044 2044	TOTALS	
BASE YEAR (#1E)	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD					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	351,770 351,770 351,770 351,770 351,770	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	351,770 351,770 351,770 351,770 351,770	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	351,770 351,770 351,770 351,770 351,770	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	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	351,770 351,770 351,770 351,770 351,770		
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD					351,770 351,770 351,770 351,770 351,770 351,770	358,805 358,805 358,805 358,805 358,805 358,805	365,982 365,982 365,982 365,982 365,982 365,982	373,301 373,301 373,301 373,301 373,301 373,301	380,767 380,767 380,767 380,767 380,767	388,383 388,383 388,383 388,383 388,383 388,383	396,150 396,150 396,150 396,150 396,150	404,073 404,073 404,073 404,073 404,073	412,155 412,155 412,155 412,155 412,155 412,155	420,398 420,398 420,398 420,398 420,398	428,806 428,806 428,806 428,806 428,806	437,382 437,382 437,382 437,382 437,382 437,382	446,129 446,129 446,129 446,129 446,129 446,129	455,052 455,052 455,052 455,052 455,052	464,153 464,153 464,153 464,153 464,153	473,436 473,436 473,436 473,436 473,436	482,905 482,905 482,905 482,905 482,905	492,563 492,563 492,563 492,563 492,563	502,414 502,414 502,414 502,414 502,414	512,462 512,462 512,462 512,462 512,462	522,712 522,712 522,712 522,712 522,712 522,712	533,166 533,166 533,166 533,166 533,166 533,166	543,829 543,829 543,829 543,829 543,829 543,829		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD					0 0 0 0	7,035 7,035 7,035 7,035 7,035 7,035	14,212 14,212 14,212 14,212 14,212 14,212	21,531 21,531 21,531 21,531 21,531 21,531	28,997 28,997 28,997 28,997 28,997	36,613 36,613 36,613 36,613 36,613 36,613	44,380 44,380 44,380 44,380 44,380	52,303 52,303 52,303 52,303 52,303 52,303	60,385 60,385 60,385 60,385 60,385	68,628 68,628 68,628 68,628 68,628 68,628	77,036 77,036 77,036 77,036 77,036	85,612 85,612 85,612 85,612 85,612 85,612	94,359 94,359 94,359 94,359 94,359 94,359	103,282 103,282 103,282 103,282 103,282	112,383 112,383 112,383 112,383 112,383 112,383	121,666 121,666 121,666 121,666 121,666	131,135 131,135 131,135 131,135 131,135 131,135	140,793 140,793 140,793 140,793 140,793	150,644 150,644 150,644 150,644 150,644	160,692 160,692 160,692 160,692 160,692	170,942 170,942 170,942 170,942 170,942 170,942	181,396 181,396 181,396 181,396 181,396 181,396	192,059 192,059 192,059 192,059 192,059 192,059		
REVENUE E TAXABLE VALUE GROI	WTH CITY OF STEPHENVILLE ERATH COUNTY MIDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			0 0 0 0 0	0 0 0 0	0 0 0 0	28 22 1 7 81	56 44 1 14 163	85 67 2 22 247	115 90 2 29 333	145 114 3 37 420	176 138 3 45 509	207 163 4 53 600	239 188 4 61 693	272 213 5 69 787	305 239 6 78 884	339 266 6 87 982	373 293 7 95 1,083	409 321 8 105 1,185	445 349 8 114 1,289	482 378 9 123 1,396	519 407 10 133 1,505	557 437 10 142 1,615	596 468 11 152 1,728	636 499 12 163 1,844	677 531 12 173 1,961	718 564 13 184 2,081	760 597 14 194 2,204	8,138 6,388 150 2,081 23,591	CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 1 - TIRZ 1 - F	Phace II			0	0	0	138	279	423	569	718	871	1,026	1,185	1,347	1,512	1,680	1,852	2,027	2,205	2,388	2,573	2,763	2,956	3,153	3,355	3,560	3,769	40,349	
	REAL PROPERTY TAX SS PERSONAL PROPERTY CITY OF STEPHENVILLE ERATH COUNTY MDDLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			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 0 0	0 0 0 0 0 0 0	5,625,000 0 22,264 17,477 411 5,693 64,541	7,500,000 0 29,685 23,303 548 7,590 86,055	7,650,000 0 30,279 23,769 558 7,742 87,776	7,803,000 0 30,884 24,244 570 7,897 89,532	7,959,060 0 31,502 24,729 581 8,055 91,322	8,118,241 0 32,132 25,223 593 8,216 93,149	8,280,606 0 32,775 25,728 604 8,380 95,012	8,446,218 0 33,430 26,242 617 8,548 96,912	8,615,143 0 34,099 26,767 629 8,719 98,850	8,787,445 0 34,781 27,303 641 8,893 100,827	8,963,194 0 35,476 27,849 654 9,071 102,844	9,142,458 0 36,186 28,406 667 9,252 104,901	9,325,307 0 36,910 28,974 681 9,437 106,999	9,511,813 0 37,648 29,553 694 9,626 109,139	9,702,050 0 38,401 30,144 708 9,818 111,321	9,896,091 0 39,169 30,747 722 10,015 113,548	10,094,013 0 39,952 31,362 737 10,215 115,819	10,295,893 0 40,751 31,989 752 10,419 118,135	10,501,811 0 41,566 32,629 767 10,628 120,498	10,711,847 0 42,397 33,282 782 10,840 122,908	700,286 549,719 12,916 179,052 2,030,086	CITY OF STEPHENVILLE ERATH COUNTY MODLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 2 - TIRZ 1 - F	Phase I SALES			0	0	0	0 25,000,000	0 25,500,000	110,385 26,010,000		150,124 27,060,804	153,126 27,602,020	156,189 28,154,060	159,312 28,717,142	162,499 29,291,485	165,749 29,877,314			175,894 31,706,045		183,000 32,986,969	186,660 33,646,708		194,201 35,006,035	198,085 35,706,156	202,047 36,420,279	206,088 37,148,685	210,209 37,891,659	3,472,058	1
E	Phase II SALES TIRZ1 Sales CITY OF STEPHENVLLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES			0 0 0 0	0 0 0 0	0 2 0 0 0	0 25.000.000 343,750 31,250 125,000 500.000	0 25.500.000 350,625 31,875 127,500 510,000	11 250 000 37.260.000 512,325 46,575 186,300 745.200	15 000 000 41.530.200 571,040 51,913 207,651 830,604	15 300 000 42.360.804 582,461 52,951 211,804 847,216	15 606 000 43.208.020 594,110 54,010 216,040 864,160	15 918 120 44.072.180 605,992 55,090 220,361 881,444	16 236 482 44.953.624 618,112 56,192 224,768 899,072	16 561 212 45.852.697 630,475 57,316 229,263 917,054	16 892 436 46.769.751 643.084 58,462 233,849 935,395	17 230 285 47.705.146 655.946 59.631 238.526 954.103	17 574 891 48.659.248 669,065 60,824 243,296 973,185	17 926 389 49.632.433 682,446 62,041 248,162 992,649	18 284 916 50.625.082 696,095 63,281 253,125 1,012,502	18 650 615 51.637.584 710,017 64,547 258,188 1,032,752	19 023 627 52.670.335 724,217 65,838 263,352 1,053,407	19 404 099 53.723.742 738,701 67,155 268,619 1.074.475	19 792 181 54.798.217 753,475 68,498 273,991 1.095.964	20 188 025 55.894.181 768,545 69,868 279,471 1.117.884	20 591 786 57.012.065 783,916 71,265 285,060 1,140,241	58.152.306 799,594 72,690 290,762	21 423 694 59.315.352 815,586 74,144 296,577 1,186,307	14,249,578 1,295,416 5,181,665 20,726,659	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 3 - TIRZ 1C	Retail REAL PROPERTY TAX SS PERSONAL PROPERTY	ŕ		0	0	0	0	1,950,000 0	3,114,000 0	5,576,280 0	5,687,806 0	6,926,562 0	7,065,093	9,186,395 0	9,370,123 0	9,557,525 0	9,748,676 0			10,345,373 0	10,552,280 0	10,763,326 0			11,422,127 0	11,650,570 0		12,121,253 0		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	7,718 6,059 142 1,973 22,374 38,267	12,325 9,675 227 3,151 35,730 61,109	22,071 17,326 407 5,643 63,982 109,429	22,512 17,672 415 5,756 65,262 111,617	27,415 21,521 506 7,010 79,475 135,927	27,964 21,951 516 7,150 81,065 138,645	36,360 28,542 671 9,297 105,405 180,274	37,087 29,113 684 9,483 107,513 183,879	37,829 29,695 698 9,672 109,663 187,557	38,585 30,289 712 9,866 111,856 191,308	39,357 30,895 726 10,063 114,093 195,134	40,144 31,513 740 10,264 116,375 199,037	40,947 32,143 755 10,470 118,703 203,018	41,766 32,786 770 10,679 121,077 207,078	42,601 33,442 786 10,892 123,498 211,220	43,453 34,110 801 11,110 125,968 215,444	44,322 34,793 817 11,333 128,488 219,753	45,209 35,489 834 11,559 131,057 224,148	46,113 36,198 850 11,790 133,679 228,631	47,035 36,922 868 12,026 136,352 233,203	47,976 37,661 885 12,267 139,079 237,867	748,790 587,794 13,810 191,454 2,170,696 3,712,545	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 4 - TIRZ 1C	Retail Sales SALES			0	0	0	0	5.500.000	9.860.000	17.307.200	17.653.344	21.831.411		29.643.400	30.236.268	30.840.993	31.457.813	32.086.969	32.728.709	33.383.283 459.020	34.050.949 468.201	34.731.968	35.426.607	36.135.139 496.858	36.857.842	37.594.999	38.346.899	<u>39.113.837</u> 537.815	8.347.015	CITY OF STEPHENVILLE
E	ECONOMIC DEVELOPMENT ERATH COUNTY SALES			0	0	0	0	6,875 27,500	12,325 49,300	21,634 86,536 346,144	242,733 22,067 88,267 353,067	27,289 109,157 436,628	306,186 27,835 111,340 445,361	37,054 148,217 592,868	415,749 37,795 151,181 604,725	424,064 38,551 154,205 616,820	432,545 39,322 157,289 629,156	441,196 40,109 160,435 641,739	450,020 40,911 163,644 654,574	459,020 41,729 166,916 667,666	488,201 42,564 170,255 681,019	477,565 43,415 173,660 694,639	487,116 44,283 177,133 708,532	496,636 45,169 180,676 722,703	46,072 184,289 737,157	46,994 187,975 751,900	47,934 191,734 766,938	48,892 195,569 782,277	3,035,278	ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE 5 - TIRZ 1C : BUSINES	Single Family REAL PROPERTY TAX SS PERSONAL PROPERTY				0	0 0	0	0 0	27,737,324 0	56,584,141 0	86,573,736 N	117,740,281 0	150,118,858 N	183,745,482 N	218,657,124 N	254,891,733 0	292,488,264 0	331,486,699 N	371,928,076 0	413,854,514 N	457,309,238 N	502,336,609 N	548,982,151 N	577,261,427 0	588,806,656 0	600,582,789 0	612,594,445 (624,846,333 0		1
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			0 0 0 0 0	0 0 0 0 0	0 0 0 0	0 0 0 0 0	0 0 0 0	109,784 86,180 2,025 28,070 318,258 544,317	223,960 175,807 4,131 57,263 649,246 1,110,407	342,659 268,985 6,320 87,613 993,347 1,698,923	466,016 365,819 8,595 119,153 1,350,952 2,310,535		727,265 570,897 13,413 185,950 2,108,296 3,605,821	865,445 679,368 15,962 221,281 2,508,872 4,290,927	1,008,861 791,949 18,607 257,950 2,924,628 5,001,995				1,638,036 1,285,846 30,211 418,821 4,748,567 8,121,481		1,988,248 1,560,760 36,671 508,365 5,763,810 9,857,854		2,284,801 1,793,551 42,140 584,189 6,623,498 11,328,178		2,377,107 1,866,011 43,843 607,790 6,891,087 11,785,837	1	2,473,142 1,941,398 45,614 632,344 7,169,487 12,261,984	27,779,325 21,806,560 512,352 7,102,748 80,530,566 137,731,552	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 6 - TIRZ 1E BUSINES	REAL PROPERTY TAX SS PERSONAL PROPERTY			0 0	0 0	0 0	0 0	0 0	0 0	0 0	2,700,000 0	4,104,000 0	6,061,080 0	9,182,302 0	12,065,948 0	13,657,267 0	15,805,412 0	19,121,520 0	22,203,951 0	23,998,030 0	26,352,990 0	29,880,050 0	33,177,651 0	35,341,204 0	36,048,028 0	36,768,989 0	37,504,368 0	38,254,456 0		J
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD			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 0 0 0	0 0 0 0	10,687 8,389 197 2,732 30,980 52,985	16,244 12,751 300 4,153 47,089 80,537	23,990 18,832 442 6,134 69,545 118,943	36,344 28,529 670 9,292 105,358 180,193	47,757 37,489 881 12,211 138,445 236,782	54,055 42,433 997 13,821 156,703 268,010	62,558 49,107 1,154 15,995 181,351 310,165	75,683 59,411 1,396 19,351 219,400 375,241	87,883 68,988 1,621 22,470 254,768 435,730	94,984 74,562 1,752 24,286 275,353 470,937	104,305 81,879 1,924 26,669 302,374 517,151	118,265 92,837 2,181 30,239 342,844 586,366	131,317 103,083 2,422 33,576 380,680 651,078	139,880 109,805 2,580 35,765 405,505 693,536	142,678 112,001 2,632 36,481 413,615 707,407	145,532 114,241 2,684 37,210 421,887 721,555	148,442 116,526 2,738 37,954 430,325 735,986	151,411 118,857 2,793 38,714 438,932 750,705	1,592,015 1,249,720 29,363 407,054 4,615,155 7,893,307	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRDGE STEPHENVILLE ISD
REVENUE 7 - TIRZ 1E	Sales SALES	k		0	0	0	0	0	0	0	6.750.000	10.260.000	15.465.200	21.774.504	28.959.994	32.914.194	38.572.478 530.372	45.343.927	53.000.806	57.435.822	63.584.539	70.856.229	79.023.354	83.603.821	85.275.897	86.981.415	88.721.044	90.495.464	13 186 507	
REVENUE A. B. C. D. E	ECONOMIC DEVELOPMENT ERATH COUNTY SALES		16.	0 0 0 392 35.	0 0 0 327	0 0 0 517.328	0 0 0 1.046.291	0 0 0 1.234.100	0 0 0 2.264.178	0 0 0 3.180.466	8,438 33,750 135,000	12,825 51,300 205,200	212,647 19,332 77,326 309,304 5.728.464	27,218 108,873 435,490	36,200 144,800 579,200	452,570 41,143 164,571 658,284 8.668.274	48,216 192,862 771,450	56,680 226,720 906,879	66,251 265,004 1,060,016	71,795 287,179 1,148,716	79,481 317,923 1,271,691	88,570 354,281 1,417,125	98,779 395,117 1,580,467	104,505 418,019 1,672,076	106,595 426,379 1,705,518	108,727 434,907 1,739,628	110,901 443,605 1,774,421	113,119 452,477 1,809,909	1,198,773 4,795,093 19,180,374	ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE A. B. C. D. E Running Total GROSS		225.272.241	16.3	392 51.												<u>46.187.815</u> 2032													223.272.241	-
CITY	STEPHENVILLE RP & BPP OF STEPHENVILLE SALES ERATH COUNTY MIDLLE TRNITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD CONOMIC DEVELOPMENT ERATH COUNTY SALES		\$ 3; \$ 2,5 \$ 8 \$ 9,5 \$	306 \$ 7, - \$ 595 \$ 5, 61 \$ 845 \$ 1, 584 \$ 20, - \$ - \$	125 \$ - \$ 593 \$ 131 \$ 822 \$ 656 \$ - \$ - \$	104,341 \$ - \$ 81,907 \$ 1,924 \$ 26,678 \$ 302,478 \$ - \$		123,859 \$ 426,250 \$ 97,228 \$ 2,284 \$ 31,669 \$ 359,060 \$ 38,750 \$ 155,000 \$	266,592 5 647,900 5 209,273 5 4,917 5 68,163 5 772,833 5 5 58,900 235,600 5	\$ 404,134 \$ 809,014 \$ 317,242 \$ 7,454 \$ 103,331 \$ 1,171,558	\$ 540,877 \$ 918,007 \$ 424,585 \$ 9,976 \$ 138,294	681,750 1,035,367 535,168 12,574 5174,313	\$ 825,395 \$ 1,124,825 \$ 647,929 \$ 15,223 \$ 211,041 \$ 2,392,769 \$ 102,257 \$ 409,027	\$ 986,579 \$ 1,325,109 \$ 774,457 \$ 18,196 \$ 2,860,032 \$ 120,464 \$ 481,858	\$ 1,144,387 \$ 1,444,423 \$ 898,335 \$ 21,107 \$ 292,602 \$ 3,317,508	\$ 1,302,480 \$ \$ 1,519,718 \$ \$ 1,022,437 \$ \$ 24,023 \$ \$ 333,024 \$ \$ 3,775,811 \$ \$ 138,156 \$ \$ 552,625 \$	1,468,336 5 1,618,862 5 1,152,632 5 27,081 5 375,431 5 4,256,616 5 5,146,169 5 5,588,677 5	\$ 1,644,534 \$ 1,733,739 \$ 1,290,947 \$ 30,331 \$ 420,482 \$ 4,767,403 \$ 157,613 \$ 630,451	\$ 1,825,692 \$ \$ 1,861,227 \$ \$ 1,433,155 \$ \$ 33,672 \$ \$ 466,802 \$ \$ 5,292,570 \$	\$ 2,007,807 \$ 1,944,858 \$ 1,576,113 \$ 513,366 \$ 5,820,510 \$ 176,805 \$ 707,221	\$ 2,198,372 \$ 2,052,505 \$ 1,725,706 \$ 40,546 \$ 562,090 \$ 6,372,947 \$ 186,591 \$ 746,365 \$	\$ 2,399,986 \$ 2,176,055 \$ 1,883,971 \$ 44,265 \$ 613,640 \$ 6,957,414 \$ 6957,414 \$ 791,293	\$ 2,607,286 \$ 2,312,388 \$ 2,046,699 \$ 48,088 \$ 666,643 \$ 7,558,361 \$ 210,217 \$ 840,869 \$	\$ 2,737,595 \$ \$ 2,399,886 \$ \$ 2,148,991 \$ \$ 50,491 \$ \$ 699,961 \$ \$ 7,936,120 \$	\$ 2,796,102 \$ 2,447,884 \$ 2,194,919 \$ 51,570 \$ 714,920 \$ 8,105,728 \$ 222,535 \$ 890.140	\$ 2,855,778 \$ 2,496,842 \$ 2,241,764 \$ 52,671 \$ 730,179 \$ 730,179 \$ 226,986 \$ 907,942 \$	\$ 2,916,649 \$ \$ 2,546,778 \$ \$ 2,289,547 \$ \$ 53,794 \$ \$ 745,742 \$ \$ 8,455,186 \$ \$ 231,525 \$ \$ 926,101 \$	2,597,714 2,338,286 54,939 761,617 8,635,175 236,156 944,623	34,937,880 35,783,101 27,425,971 644,382 8,933,081 101,282,779 3,253,009 13,012,037 225,272,241	ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES

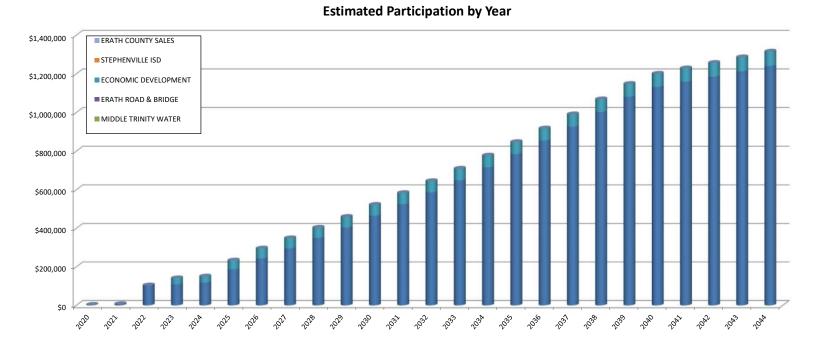




Financial Feasibility Analysis - Summary

Revenue Summary





Amended Project and Financing Plan, TIRZ #1





Terms and Conditions

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:

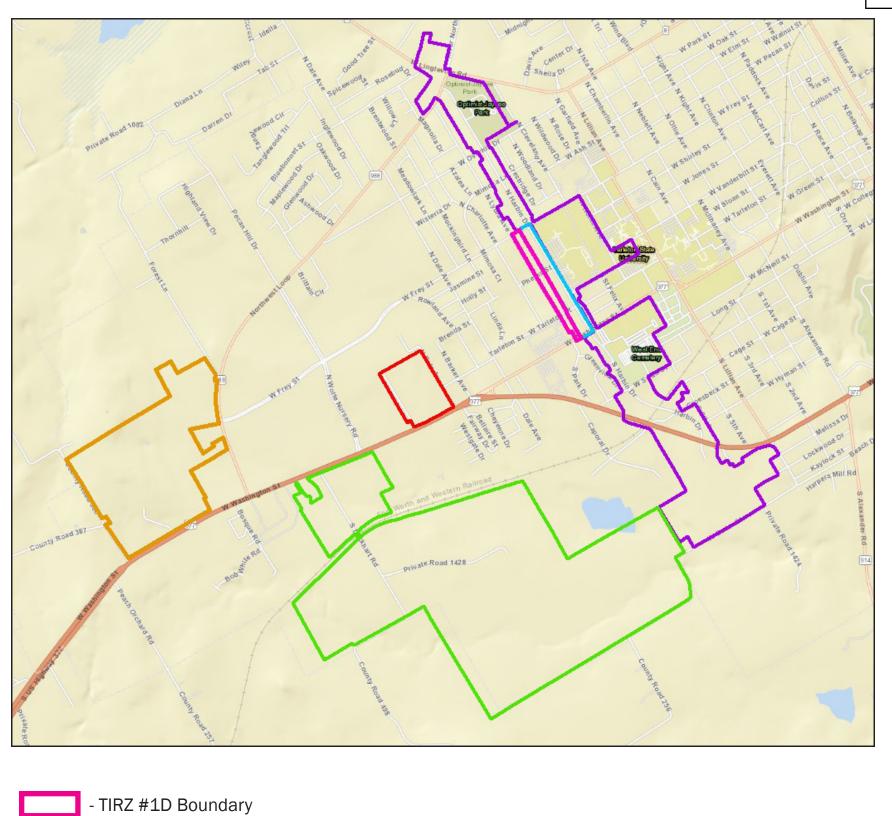
The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.





Amended Project and Financing Plan, TIRZ #1

- TIRZ #1E Boundary



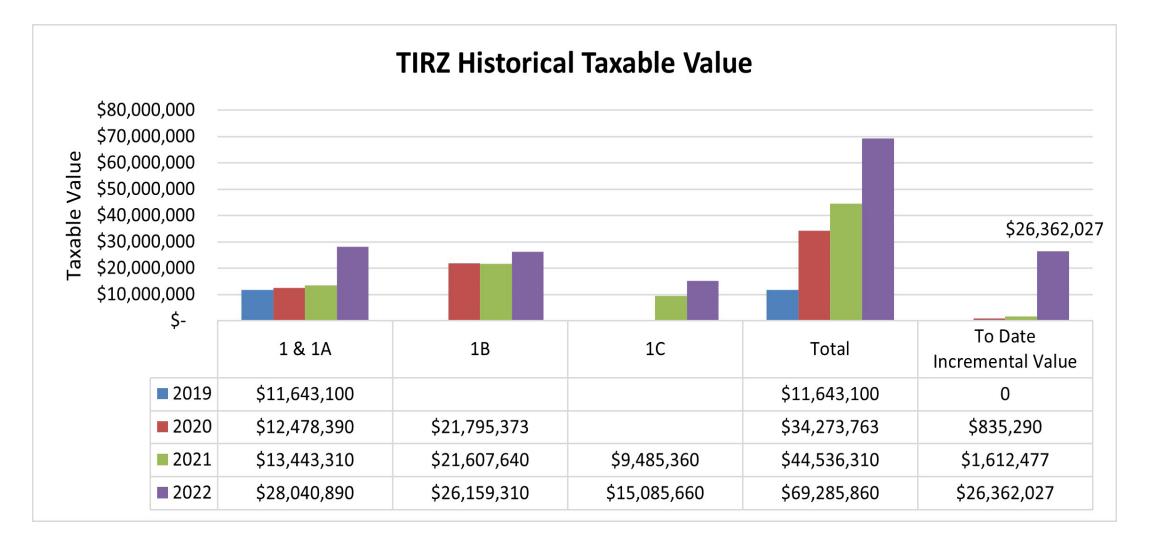
TIRZ #1D CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptio	n Address	Owner Name	2022 Ta	axable 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
	TOTAL		8.23			\$	4,157,000

TIRZ #1E CURRENT PROPERTY OWNERSHIP

Property ID	Legal Description	Acres	Exemptions	Address	Owner Name	2022 Tax	able 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
	TOTAL	166.68	3			\$	351,770





Amended Project and Financing Plan, TIRZ #1

ltem 11.





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 15th day of November 2022.

CITY OF STEPHENVILLE

Doug Svien, Mayor

ATTEST:

Sarah Lockenour City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Randy Thomas City Attorney 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

Item 12.

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

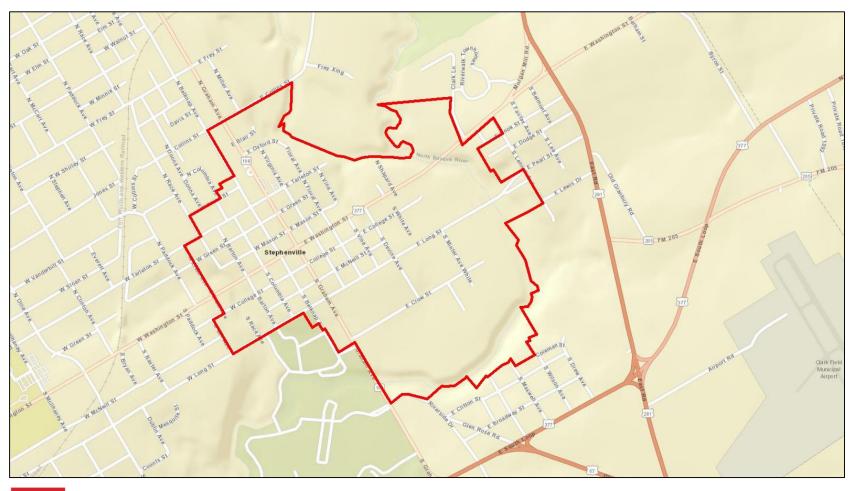
East across N Belknap Avenue to the eastern right of way boundary of N Belknap Avenue, thence

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 B

BOUNDARY MAP



Item 12.

EXHIBIT C PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #2 City of Stephenville, Texas



PRELIMINARY PROJECT AND FINANCING Item 12. NOVEMBER 2022





Stephenville







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.

Table of Contents

Introduction	.1
TIRZ Boundary	.2
Current Conditions	.4
Proposed Development	7
Project Costs	.9
Financial Feasibility Analysis	.10
Terms and Conditions	17
Appendix A	.18

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.



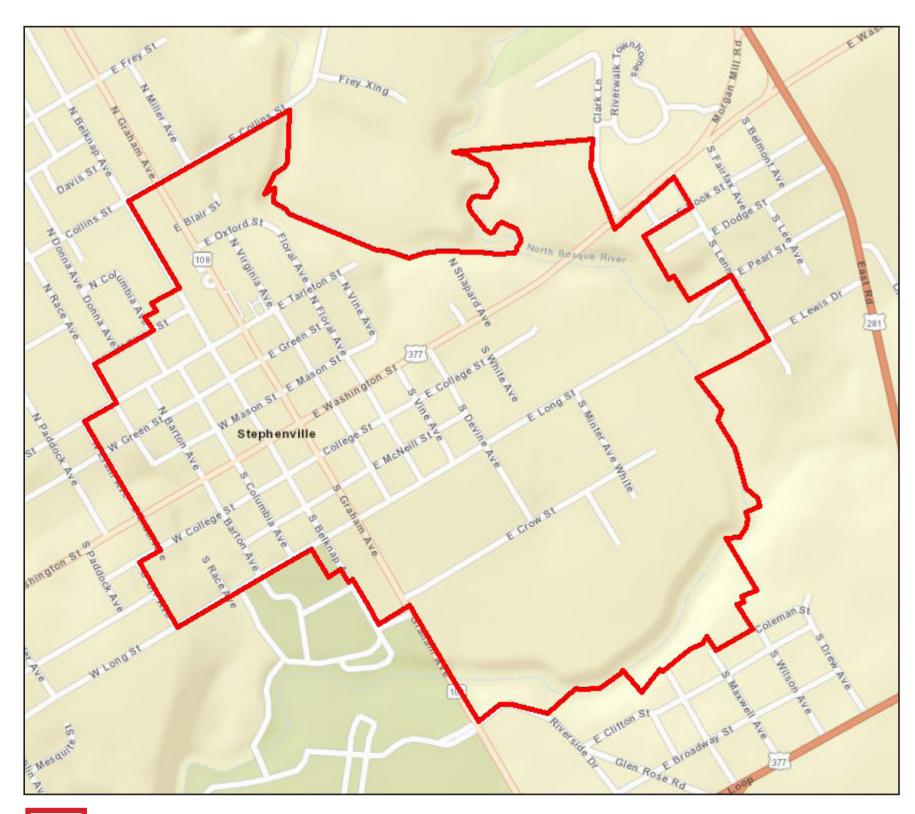


A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is an inviting, gracious community with a rich western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

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.





Tax Increment Reinvestment Zone #2, City of Stephenville

The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) 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 #2 will promote the creation of development consisting of commercial and residential uses.

On November 1, 2022, the City Council of the City of Stephenville will consider an ordinance to creat TIRZ #2. This preliminary project and financing plan outlines the funding of \$13,084,477 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 within the Zone.

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



- TIRZ #2 Boundary



TIRZ Boundary

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

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

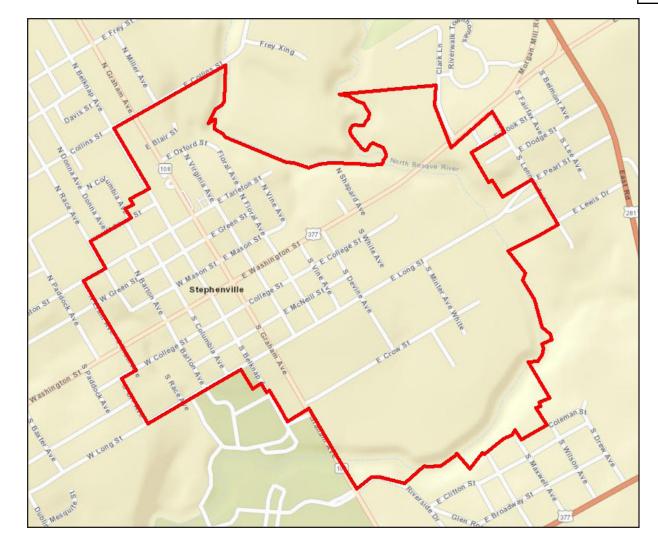
South along the eastern boundary of Property ID R000072022 to the point it meets Property ID R000030709, thence

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

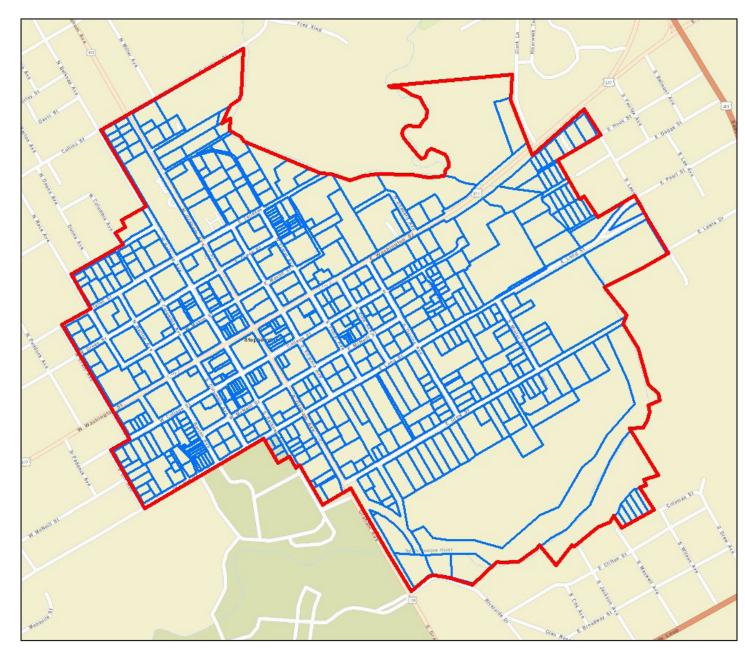
North along the western boundary of Property ID R000030688 to the point it meets the southern boundary of Property ID R000030709, thence

West along the boundary of Property ID R000030709 to the point it meets Property ID R000072022, thence









- 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

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

East along the northern right of way boundary of W Tarleton St 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.



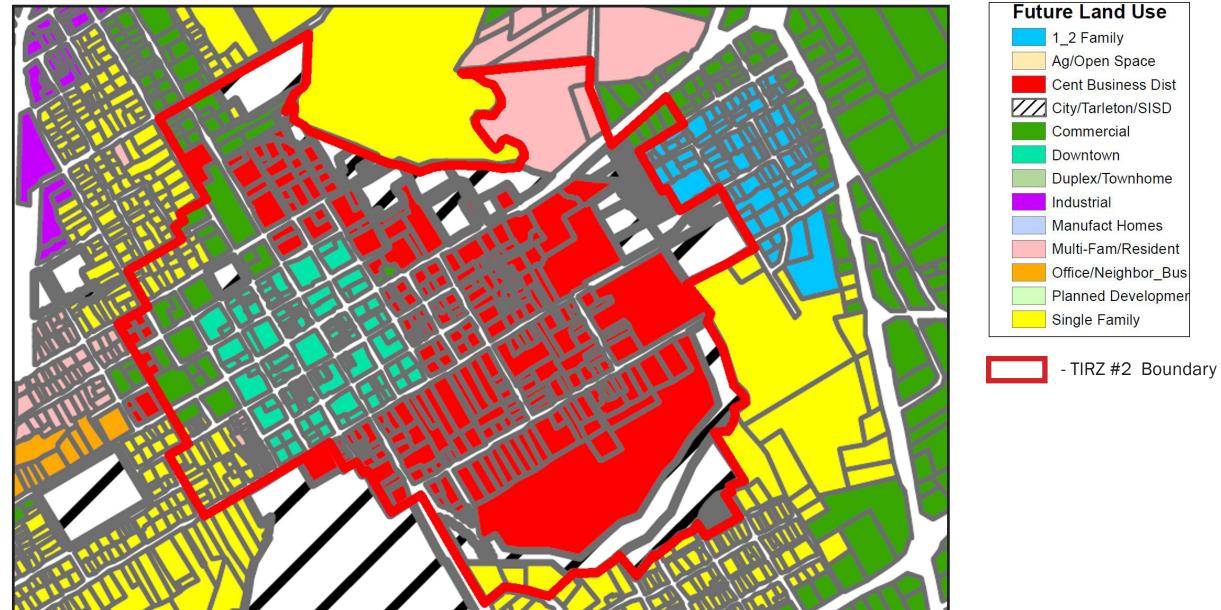
Current Conditions

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.



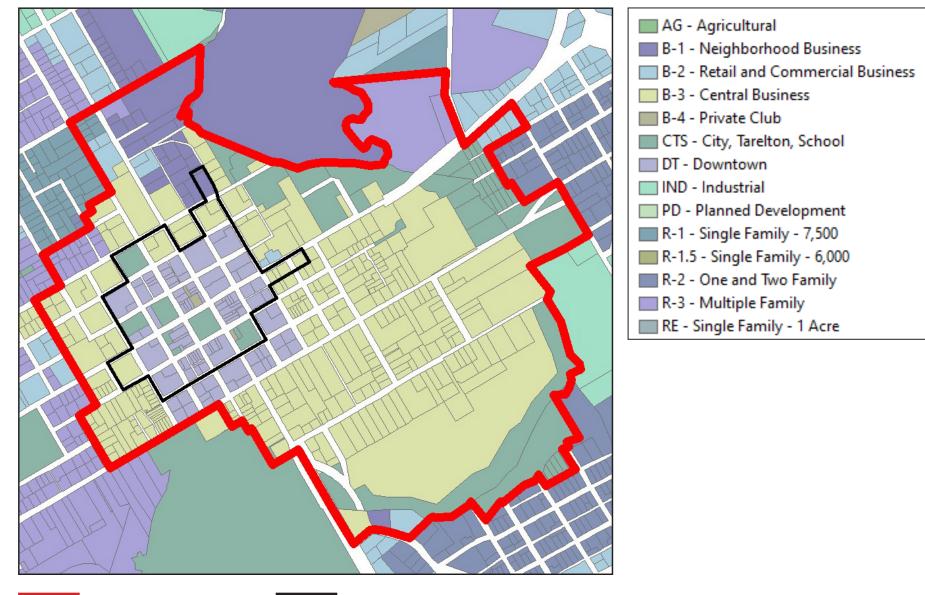


Current Conditions

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 Downtown District and deter urban deterioration. This district also facilitates the maintenance 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, government and provides for the vibrant interaction between retail, government and public use.

The property may need to be rezoned to accomodate 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

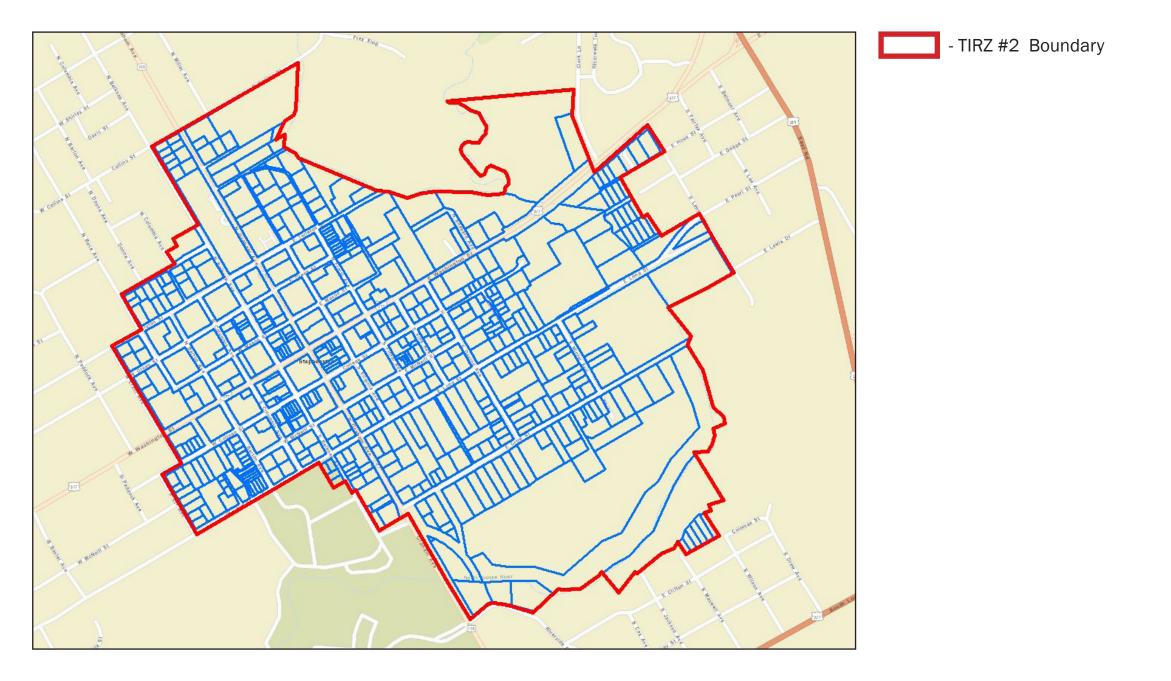
- Histroric District Boundary



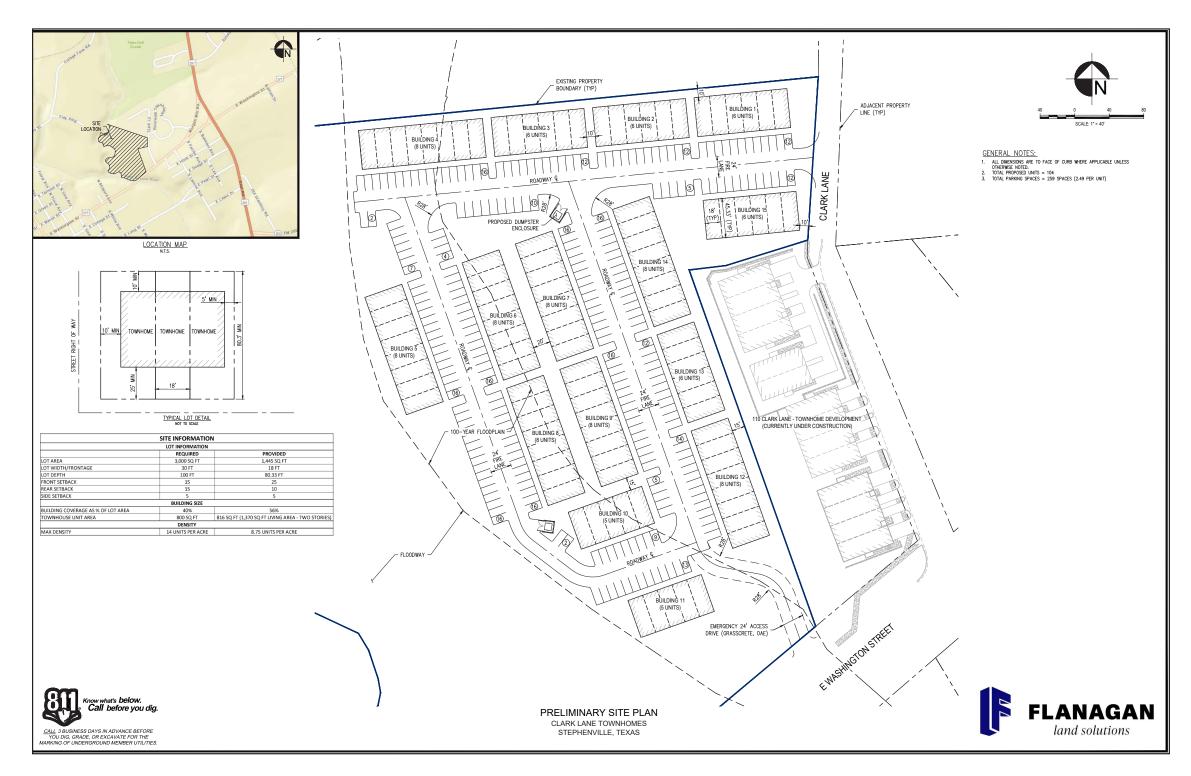
Current Conditions

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.







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.

ltem 12.





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		ntal Sales PSF		otal Sales	
TIRZ 2									
PHASE ONE									
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	
				\$	30,716,000		\$	3,750,000	
PHASE TWO									
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	\$-	\$	-	
				\$	114,250,000		\$	9,000,000	
Total				\$	144,966,000		\$	12,750,000	



Project Costs

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.

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%
Total	\$ 13,084,477	100.0%

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
		1.96240000		0.2374800

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%	0.000000
		1.96240000		0.0000000

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
		0.02000000		0.00000000



Financial Feasibility Analysis - TIRZ #2

INFLATION RATE	2.00%

DISCOUNT RATE

6.00%

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

TOTAL

		AREA	REAL PROPERTY			PERSONAL	SALES			
	Year	SF/UNITS	\$ / SF	TAX VALUE		\$ / SF	TAX VALUE	\$ / SF		TAX VALUE
TOWNHOMES	2024	14	\$ 225,000.00	\$ 3,150,000	\$	-	\$-	\$	- 3	\$-
RESIDENTIAL	2024	2	\$ 125,000.00	\$ 250,000	\$	-	\$-	\$	- 3	\$-
COMMERCIAL	2024	4,160	\$ 100.00	\$ 416,000	\$	10.00	\$ 41,600	\$	- 1	\$-
RESIDENTIAL	2025	14	\$ 125,000.00	\$ 1,750,000	\$	-	\$-	\$	- 9	\$-
COMMERCIAL	2025	5,000	\$ 100.00	\$ 500,000	\$	10.00	\$ 50,000	\$	- 1	\$-
TOWNHOMES	2026	104	\$ 225,000.00	\$ 23,400,000	\$	-	\$-	\$	- 1	\$-
COMMERCIAL	2026	10,000	\$ 100.00	\$ 1,000,000	\$	10.00	\$ 100,000	\$ 30	00.00	\$ 3,000,000
COMMERCIAL	2026	2,500	\$ 100.00	\$ 250,000	\$	10.00	\$ 25,000	\$ 30	00.00	\$ 750,000
COMMERCIAL	2028	5,000	\$ 100.00	\$ 500,000	\$	10.00	\$ 50,000	\$ 30	00.00	\$ 1,500,000
HOTEL	2028	80	\$ 125,000.00	\$ 10,000,000	\$	-	\$-	\$	- 3	\$-
RESIDENTIAL	2028	225	\$ 125,000.00	\$ 28,125,000	\$	-	\$-	\$	- 1	\$-
TOWNHOMES	2030	50	\$ 225,000.00	\$ 11,250,000	\$	-	\$-	\$	- 3	\$-
COMMERCIAL	2030	10,000	\$ 100.00	\$ 1,000,000	\$	10.00	\$ 100,000	\$ 30	0.00	\$ 3,000,000
RESIDENTIAL	2030	150	\$ 125,000.00	\$ 18,750,000	\$	-	\$-	\$	- 1	\$-
TOWNHOMES	2032	75	\$ 225,000.00	\$ 16,875,000	\$	-	\$-	\$	- 9	\$-
COMMERCIAL	2032	15,000	\$ 100.00	\$ 1,500,000	\$	10.00	\$ 150,000	\$ 30	0.00	\$ 4,500,000
RESIDENTIAL	2034	210	\$ 125,000.00	\$ 26,250,000	\$	-	\$-	\$	- !	\$-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	R	EAL P	ROP	ERTY	PERSONAL PROPERTY			SAL	ES	
CITY OF STEPHENVILLE	24.3%	\$ 25,353,263	=		\$	19,248,264	+	\$	49,540	+	\$	6,055,459
ECONOMIC DEVELOPMENT	0.5%	\$ 550,496	=				+	\$	-	+	\$	550,496
ERATH COUNTY	16.6%	\$ 17,350,615	=		\$	15,109,741	+	\$	38,888	+	\$	2,201,985
MIDDLE TRINITY WATER	0.3%	\$ 355,922	=		\$	355,008	+	\$	914	+	\$	-
ERATH ROAD & BRIDGE	4.7%	\$ 4,934,153	=		\$	4,921,486	+	\$	12,667	+	\$	-
STEPHENVILLE ISD	53.5%	\$ 55,943,153	=		\$	55,799,541	+	\$	143,612	+	\$	-
	100.0%	104,487,602			\$	95,434,042		\$	245,620]	\$	8,807,940
		 100.0%	-	_		91.3%			0.2%	-		8.4%

144,966,000

516,600

12,750,000

TOTAL PARTICIPATION		TOTAL	REAL	PRO	PERTY	PERSO	NAL PROPER	RTY		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		\$	11,548,959		\$			\$	-
		100.0%			100.0%			0.0%			0.0%

NET BENEFIT		TOTAL	REA	AL PF	ROPE	RTY	PERSONA	L PRO	OPERTY		SA	LES
CITY OF STEPHENVILLE	14.9%	\$ 13,804,304	=	:	\$	7,699,306	+	\$	49,540	+		\$ 6,055,459
ECONOMIC DEVELOPMENT	0.6%	\$ 550,496	=	:	\$	-	+	\$	-	+		\$ 550,496
ERATH COUNTY	18.7%	\$ 17,350,615	=	:	\$	15,109,741	+	\$	38,888	+		\$ 2,201,985
MIDDLE TRINITY WATER	0.4%	\$ 355,922	=	:	\$	355,008	+	\$	914	+		\$-
ERATH ROAD & BRIDGE	5.3%	\$ 4,934,153	=	:	\$	4,921,486	+	\$	12,667	+		\$-
STEPHENVILLE ISD	60.2%	\$ 55,943,153	=	;	\$	55,799,541	+	\$	143,612	+		\$-
	100.0%	\$ 92,938,643		1	\$	83,885,083		\$	245,620			\$ 8,807,940
		 100.0%	-			90.3%			0.3%	-		9.5%





Financial Feasibility Analysis - TIRZ #2

Tax Revenue Projections

lax Revenue Proj	Calendar Year	0		2	2		F	6	7		0	10	11	10	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
	Carendar Year	0	1	2	3	4	5	0	/	a	9	10		12	13	14	15	10	17	18	19	20	21	22	23	24	20	20	27	28	29	30
TAL TAX REVENUE																																
AL 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
ASE ONE																																
WNHOMES	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
SIDENTIAL	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
OMMERCIAL	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	-	-	-	706,765	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
	PHASE ONE TAXABLE VALUE		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	37,470,610	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
ASE TWO		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
OMMERCIAL	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	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
DTEL	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
	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
SIDENTIAL	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	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
WNHOMES	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	220,000	220,000	201,000	200,772	210,017	210,110	200,007	200,101	50	50	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
	Cumulative Taxable Value										12 444 791	34,284,218					37,852,547			40.169.426	40.972.814	41,792,271			44.350.292			47.064.884	48.006.182		49.945.632	50.944.545
	PHASE TWO TAXABLE VALUE							42 498 022	44 367 984																					198,912,016		
	Taxable Value		688 500	2 340 900	4.978.127	12.357.046																	217.067.671							249.342.523		
	PV		000,000	2,0-10,000																												<u></u>
CITY OF STEPHENVILLE ERATH COUNTY	6,629,543 5,204,141		2,725 2,139	9,265 7,273	19,703 15,467	48,909 38,393	75,452 59,229	301,277 236,500	307,302 241,230	457,209 358,905	466,353 366,083	564,335 442,999	575,622 451,859	718,902 564,332	733,280 575,619	747,945 587,131	762,904 598,874	778,162 610,851	793,725 623,068	809,600 635,530	825,792 648,240	842,308 661,205	859,154 674,429	876,337 687,918	893,864 701,676	911,741 715,710	929,976 730,024	948,575 744,624	967,547 759,517	986,898 774,707	1,006,636 790,201	1,026,768 806,005
MIDDLE TRINITY WATER	R 122,273		50	171	363	902	1,392	5,557	5,668	8,433	8,601	10,408	10,617	13,259	13,524	13,795	14,071	14,352	14,639	14,932	15,231	15,535	15,846	16,163	16,486	16,816	17,152	17,495	17,845	18,202	18,566	18,937
ERATH ROAD & BRIDGE STEPHENVILLE ISD	1,695,073 19,218,639	-	697 7.900	2,369 26,859	5,038 57,119	12,505 141,785	19,292 218,730	77,032 873,383	78,573 890,851	116,901 1,325,420	119,239 1,351,928	144,292 1,635,973	147,178 1,668,693	183,812 2,084,051	187,488 2,125,733	191,238 2,168,247	195,063 2,211,612	198,964 2,255,844	202,943 2,300,961	207,002 2,346,980	211,142 2,393,920	215,365 2,441,798	219,672 2,490,634	224,066 2,540,447	228,547 2,591,256	233,118 2,643,081	237,781 2,695,943	242,536 2,749,862	247,387 2,804,859	252,335 2,860,956	257,381 2,918,175	262,529 2,976,539
Total	32,869,667	-	13,511	45,938	97,691	242,495	374,093	1,493,748	1,523,623	2,266,868	2,312,205	2,798,008	2,853,968	3,564,357	3,635,644	3,708,357	3,782,524	3,858,174	3,935,338	4,014,044	4,094,325	4,176,212	4,259,736	4,344,931	4,431,829	4,520,466	4,610,875	4,703,093	4,797,155	4,893,098	4,990,960	5,090,779
RSONAL PROPERTY		2022	2023	2024	2025	2026	2027	2028	2029	20.30	2031	2032	20.3.3	20.34	2035	2036	2037	20.38	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	11	12	12	12	12	13	13	13	13	14	14	14	15	15	15	15	16	16	16	17	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	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
																																_
	PV																1 953	1,992	2.032	2,072	2 114	2.156	2,199	2,243	2.288	2 334	2 381	2.428				2.628
CITY OF STEPHENVILLE			-		280	285	291	520	530	1,004	1,025	1,769	1,804	1,840	1,877	1,915										_,	_,		2,477	2,526	2,577	
ERATH COUNTY	13,453	-	-	-	280 220	285 224	291 228	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	1,726	1,761	1,796	1,832	1,869	1,906	1,944	1,983	2,023	2,063
ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	13,453 316 4,382	-	-	-	220 5 72	224 5 73	228 5 74	408 10 133	416 10 136	788 19 257	804 19 262	1,388 33 452	1,416 33 461	1,445 34 471	1,473 35 480	1,503 35 490	1,533 36 499	1,564 37 509	1,595 37 519	1,627 38 530	1,659 39 540	1,693 40 551	1,726 41 562	1,761 41 574	1,796 42 585	43 597	44 609	1,906 45 621	1,944 46 633	1,983 47 646	2,023 48 659	2,063 48 672
ERATH COUNTY MIDDLE TRINITY WATER	13,453 316	-	-	-	220 5	224 5	228 5	408 10	416 10	788 19	804 19	1,388 33	1,416 33	1,445 34	1,473 35	1,503 35	1,533	1,564 37	1,595 37	1,627 38	1,659 39	1,693 40	1,726 41	1,761 41	1,796 42	43	44	1,906 45	1,944 46	1,983 47	2,023 48	2,063 48

ltem 12.



Financial Feasibility Analysis - TIRZ #2

Tax Revenue Projections

S TAX	Calendar Year	0 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	<u>30</u> 2052
s	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
c	Cumulative SF					12,500	12,500	17,500	17,500	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	42,500
CITY OF STEPHENVILLE	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	10,020,000	11,100,021	11,000,010	17,853,078 245,480	18,210,140	18,574,342	10,040,020	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
ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-	55,813 5,074 20,296	56,929 5,175 20,702	81,295 7,390 29,562	82,921 7,538	132,910 12,083	135,568 12,324	213,705 19,428 77,711	217,979 19,816 79,265	222,339 20,213	226,785 20,617 82,467	231,321 21,029	235,948 21,450	240,666 21,879	22,316	250,389 22,763	255,397 23,218	260,505 23,682	265,715 24,156	271,030 24,639	276,450 25,132	281,979 25,634	287,619 26,147	293,371 26,670	299,239 27,204	305,223 27,748 110,990	311,328 28,303 113,210	317,554 6,055,4 28,869 550,4 115,474 2,201,9
	PV 3.261.330	-	-	-	-				30,153	48,331	49,298			80,850		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	443.961	452.840	115,474 2,201,9 GROSS 461,897 8,807,9
Total	3,261,330	-		-		81,182	82,806	118,247	120,612	193,324	197,190	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	402,109	410,151	418,355	426,722	435,256	443,961	,	
IARY	51/	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
CITY OF STEPHENVILLE ERATH COUNTY	PV 8,761,930 5,217,594	-	2,725 2,139	9,265 7,273	19,983 15,687	105,007 38,617	132,672 59,457	383,091 236,908	390,753 241,646	591,123 359,694	602,946 366,888	779,809 444,387	795,405 453,275	943,080 565,777	961,942 577,092	981,181 588,634	1,000,804 600,407	1,020,821 612,415	1,041,237 624,663	1,062,062 637,157	1,083,303 649,900	1,104,969 662,898	1,127,068 676,156	1,149,610 689,679	1,172,602 703,472	1,196,054 717,542	1,219,975 731,893	1,244,375 746,530	1,269,262 761,461	1,294,647 776,690	1,320,540 792,224	GROSS 1,346,951 25,353,2 808,069 15,148,6
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	5,217,594 122,589 1,699,454	-	2,139 50 697	171 2,369	369 5,109	907 12,578	1,397 19,366	236,908 5,566 77,165	5,678 78,708	8,451 117,158	8,620 119,501	444,387 10,441 144,744	453,275 10,650 147,639	13,293 184,283	13,559 187,968	13,830 191,728	14,107 195,562	14,389 199,473	14,677 203,463	14,970 207,532	15,270 211,683	15,575 215,916	15,887 220,235	16,204 224,639	16,528 229,132	16,859 233,715	17,196 238,389	17,540 243,157	17,891 248,020	18,249 252,981	18,614 258,040	18,986 355, 263,201 4,934,
STEPHENVILLE ISD	19,268,321	-	7,900	2,369 26,859	5,109	142,612	219,573	874,890	892,387	1,328,332	1,354,898	1,641,101	1,673,923	2,089,386	2,131,174	2,173,797	2,217,273	2,261,619	2,306,851	2,352,988	2,400,048	2,448,049	2,497,010	2,546,950	2,597,889	2,649,847	2,702,844	2,756,901	2,812,039	2,868,279	2,925,645	2,984,158 55,943,
ECONOMIC DEVELOPMENT ERATH COUNTY SALES	192,295 769,182		1		-	5,074 20,296	5,175 20,702	7,390 29,562	7,538 30,153	12,083 48,331	12,324 49,298	19,428 77,711	19,816 79,265	20,213 80,850	20,617 82,467	21,029 84,117	21,450 85,799	21,879 87,515	22,316 89,265	22,763 91,051	23,218 92,872	23,682 94,729	24,156 96,624	24,639 98,556	25,132 100,527	25,634 102,538	26,147 104,589	26,670 106,680	27,204 108,814	27,748 110,990	28,303 113,210	28,869 550,4 115,474 2,201,9
Total	36.031.365	-	13,511	45,938	99,078	325,092	458,343	1,614,572	1,646,864	2,465,172	2,514,475	3,117,621	3,179,973	3,896,882	3,974,820	4,054,316	4,135,402	4,218,111	4,302,473	4,388,522	4,476,293	4,565,818	4,657,135	4,750,278	4,845,283	4,942,189	5,041,033	5,141,853	5,244,690	5,349,584	5,456,576	5,565,707 104,487.0
PROPERTY	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
CITY OF STEPHENVILLE	PV 3,977,726		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	GROSS 616,061 11,548,9
ERATH COUNTY MIDDLE TRINITY WATER	:	-	1	:	-	:	:	-	:	1	:	:	:	:		-	:	-	:	-	:	:	-		-	-	:	-		:	:	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	:	-	-	-	-	-	-	:	-	-	-	-	-	-	-	-	-	-	-	-	:	-	-	-	-	-	-	-	-	-	-	
Total	3.977.726		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 11.548.9
NAL PROPERTY	Taxable Value PV	-			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 GROSS
CITY OF STEPHENVILLE ERATH COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER	-	-	-	-	-	-	-		-	-	-	-	-	-		-		-	-	-		-	-	-	-	-		-	-	-	-	
ERATH ROAD & BRIDGE STEPHENVILLE ISD	-	-	-	-	-	-			-	1	-	-	-	-	-	-	-	-	-	-		1	-	-	-	-	-	-	-	-	-	
Total	-	•	-	-	-	-	-	•	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	•	•	-	-	-	-	
TAX CITY OF STEPHENVILLE	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
ECONOMIC DEVELOPMENT ERATH COUNTY SALES		-	-	-	-		-	-		-		-	-	-		-		-	-	-		-	-	-	-	-	-	-	-	-	-	
Total	PV -		-	-		-				-	-		-						-			-									-	
27																																
CITY OF STEPHENVILLE	PV 3,977,726	-	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	GROSS 616,061 11,548,9
ERATH COUNTY MIDDLE TRINITY WATER	:	-	1	:	-	:		-	:	1	:	:	:	:		-	:	-	:	-	:	:	-		-	-	:	-		:	:	1
ERATH ROAD & BRIDGE	-	-	-	-	-	-	-		-	-	-	-	-	-		-		-	-	-	:	-	-	-	-	-	-	-	-	-	-	
CONOMIC DEVELOPMENT RATH COUNTY SALES		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	3,977,726		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 11,548,9
	RTICIPATION = NET BEN	EFIT																														
ARY	PV																															GROSS
CITY OF STEPHENVILLE ERATH COUNTY	4,784,204 5,217,594	-	1,090 2,139	3,706 7,273	8,161 15,687	75,662 38,617	87,401 59,457	202,325 236,908	206,372 241,646	316,798 359,694	323,134 366,888	441,208 444,387	450,032 453,275	511,739 565,777	521,974 577,092	532,414 588,634	543,062 600,407	553,923 612,415	565,002 624,663	576,302 637,157	587,828 649,900	599,584 662,898	611,576 676,156	623,808 689,679	636,284 703,472	649,009 717,542	661,990 731,893	675,229 746,530	688,734 761,461	702,509 776,690	716,559 792,224	730,890 13,804,3 808,069 15,148,6
MIDDLE TRINITY WATER ERATH ROAD & BRIDGE	122,589 1,699,454	:	50 697	171 2,369	369 5,109	907 12,578	1,397 19,366	5,566 77,165	5,678 78,708	8,451 117,158	8,620 119,501	10,441 144,744	10,650 147,639	13,293 184,283	13,559 187,968	13,830 191,728	14,107 195,562	14,389 199,473	14,677 203,463	14,970 207,532	15,270 211,683	15,575 215,916	15,887 220,235	16,204 224,639	16,528 229,132	16,859 233,715	17,196 238,389	17,540 243,157	17,891 248,020	18,249 252,981	18,614 258,040	18,986 355,9 263,201 4,934,1
STEPHENVILLE ISD	19,268,321 192,295	-	7,900	26,859	57,930	142,612 5,074	219,573 5,175	874,890 7,390	892,387 7,538	1,328,332 12,083	1,354,898 12,324	1,641,101 19,428	1,673,923 19,816	2,089,386 20,213	2,131,174	2,173,797 21,029	2,217,273 21,450	2,261,619 21,879	2,306,851 22,316	2,352,988 22,763	2,400,048 23,218	2,448,049	2,497,010 24,156	2,546,950 24,639	2,597,889 25,132	2,649,847	2,702,844	2,756,901 26.670	2,812,039 27,204	2,868,279	2,925,645 28,303	2,984,158 55,943,1 28,869 550,4
ERATH COUNTY SALES Total	769,182 32,053,640	-	11,876	40,379	- 87,256	20,296 295,746	20,702 413,072	29,562 1,433,806	30,153 1,462,482	48,331 2,190,847	49,298 2,234,663	77,711 2,779,020	79,265 2.834.600	80,850 3,465,541	82,467 3,534,852	84,117 3,605,549	85,799 3.677.660	87,515 3,751,213	89,265 3,826,238	91,051 3.902.762	92,872 3,980,818	94,729 4,060,434	96,624 4,141,643	98,556 4,224,475	100,527 4,308,965	102,538 4.395,144	104,589 4.483.047	106,680 4,572,708	108,814 4.664.162	110,990 4,757,445	113,210 4.852.594	115,474 2,201,9 4,949,646 92,938,6
Iotai	32,033,040	-	11,070	40,319	07,200	290,740	413,072	1,433,000	1,402,402	2,130,047	2,234,003	2,119,020	2,034,000	3,400,047	3,034,002	3,000,049	3,077,000	3,101,213	3,020,238	3,902,702	3,300,010	-,000,434	4,141,043	+,224,410	+,300,303	4,390,144	4,403,047	4,572,708	4,004,102	4,101,440	-,002,034	-,343,040 32,380



ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH 2.00%

	DISCOUNT RATE	6.0																																
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH AOAD & BRIOGE STEPHENVILLE ISD		REAL 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	PROPERTY TA 60% 0% 0% 0% 0%	0.2374800 0.0000000 0.0000000 0.0000000 0.000000	EI MIDDLE TF ERATH RO	TEPHENVILLE RATH COUNTY RINITY WATER DAD & BRIDGE HENVILLE ISD	0.3107000	RSONAL PROPE 0% 0% 0% 0%	RTY TAX 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000	1	CITY OF STEPHI ECONOMIC DEV ERATH COUNTY	ELOPMENT	0.0137500 0.0012500 0.0050000 0.0200000	SALES TAX 0.00% 0.00% 0.00%	0.0000000 0.0000000 0.0000000																		
REVENUE YEAR	T/	AX BASE YEAR 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052	TOTALS	
BASE YEAR	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750		56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750		56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750	56,820,750 56,820,750 56,820,750			
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		57,957,165 57,957,165 57,957,165 57,957,165 57,957,165 57,957,165	59,116,308 59,116,308 59,116,308 59,116,308 59,116,308	60,298,634	61,504,607 61,504,607 61,504,607 61,504,607 61,504,607	62,734,699	63,989,393 63,989,393 63,989,393 63,989,393 63,989,393 63,989,393	65,269,181 65,269,181 65,269,181	66,574,565 66,574,565 66,574,565	67,906,056 67,906,056 67,906,056	69,264,177 69,264,177 69,264,177	70,649,461 70,649,461 70,649,461	72,062,450 72,062,450 72,062,450	73,503,699 73,503,699	74,973,773 74,973,773 74,973,773	76,473,248 76,473,248 76,473,248	78,002,713 78,002,713 78,002,713	79,562,768 79,562,768 79,562,768	81,154,023 81,154,023 81,154,023	82,777,103 82,777,103 82,777,103	84,432,646 84,432,646	86,121,298 86,121,298 86,121,298	87,843,724 87,843,724 87,843,724 87,843,724 87,843,724	89,600,599	91,392,611 91,392,611 91,392,611	93,220,463 93,220,463 93,220,463 93,220,463 93,220,463	95,084,872 95,084,872 95,084,872 95,084,872 95,084,872	96,986,570 96,986,570 96,986,570	98,926,301	100,904,827 100,904,827 100,904,827	102,922,924 102,922,924		
TAXABLE VALUE I	NCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		1,136,415 1,136,415 1,136,415 1,136,415 1,136,415 1,136,415	2,295,558 2,295,558 2,295,558 2,295,558 2,295,558 2,295,558	3,477,884 3,477,884 3,477,884 3,477,884 3,477,884 3,477,884	4,683,857 4,683,857 4,683,857 4,683,857 4,683,857	5,913,949 5,913,949 5,913,949 5,913,949 5,913,949 5,913,949	7,168,643 7,168,643 7,168,643 7,168,643 7,168,643	8,448,431 8,448,431 8,448,431 8,448,431 8,448,431 8,448,431	9,753,815 9,753,815 9,753,815	11,085,306 11,085,306	12,443,427 12,443,427 12,443,427	13,828,711 13,828,711 13,828,711	15,241,700 15,241,700	16,682,949 16,682,949 16,682,949 16,682,949 16,682,949 16,682,949	18,153,023 18,153,023	19,652,498 19,652,498 19,652,498	21,181,963 21,181,963 21,181,963	22,742,018 22,742,018 22,742,018	24,333,273 24,333,273 24,333,273	25,956,353 25,956,353 25,956,353	27,611,896 27,611,896 27,611,896 27,611,896 27,611,896	29,300,548 29,300,548 29,300,548	31,022,974 31,022,974 31,022,974	32,779,849 32,779,849 32,779,849	34,571,861 34,571,861 34,571,861	36,399,713	38,264,122 38,264,122	40,165,820 40,165,820 40,165,820	42,105,551 42,105,551	44,084,077	46,102,174		
REVENUE A TAXABLE VALUE G	ROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIOGE STEPHENVILLE ISD		2,699 0 0 0 0 0	5,451 0 0 0 0 5,451	8,259 0 0 0 0 8,259	11,123 0 0 0 0 11,123	14,044 0 0 0 14,044	17,024 0 0 0 0 1 7,024	20,063 0 0 0 0 20,063	23,163 0 0 0 0 23,163	26,325 0 0 0 0 26,325	29,551 0 0 0 0 29,551	32,840 0 0 0 0 0 32,840	36,196 0 0 0 0 3 6,196	39,619 0 0 0 39,619	43,110 0 0 0 43,110	46,671 0 0 0 0 46,671	50,303 0 0 0 0 50,303	54,008 0 0 0 0 54,008	57,787 0 0 0 0 57,787	61,641 0 0 0 0 61,641	65,573 0 0 0 0 0 6 5,573	69,583 0 0 0 0 0 69,583	73,673 0 0 0 0 7 3,673	77,846 0 0 0 0 77,846	82,101 0 0 0 8 2,101	86,442 0 0 0 8 6,442	90,870 0 0 0 0 90,870	95,386 0 0 0 9 5,386	99,992 0 0 0 0 9 9,992	104,691 0 0 0 0 104,691	109,483 0 0 0 0 109,483	0 0 0	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINTY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 1 - DOWN																																		
BUSINE	REAL PROPERTY TAX SS PERSONAL PROPERTY		688,500 0	2,340,900 0	4,978,127 70.676	12,357,046 72.090	19,063,059 73.532	76,118,444 131.311	77,640,813 133.937	115,515,070 253.781	117,825,371 258.857	142,580,901 446.883	145,432,519 455.821	181,632,517 464.937		188,970,471 483.721	192,749,880 493.395	196,604,878 503.263	200,536,975 513.329	204,547,715 523.595		212,811,442 544.748	217,067,671 555.643	221,409,025 566.756		230,353,949 589.653			244,453,454 625.745	249,342,523 638.259	254,329,373 651.025	259,415,961 664.045		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		1,635 0 0 0	5,559 0 0 0 0	11,822 0 0 0 0	29,346 0 0 0 0	45,271 0 0 0 0	180,766 0 0 0 0	184,381 0 0 0 0	274,325 0 0 0 0 0	279,812 0 0 0 0 0	338,601 0 0 0 0	345,373 0 0 0 0 0	431,341 0 0 0 0	439,968 0 0 0 0 0	448,767 0 0 0 0	457,742 0 0 0 0 0	466,897 0 0 0 0 0	476,235 0 0 0 0 0	485,760 0 0 0 0 0	495,475 0 0 0 0 0	505,385 0 0 0 0 0	515,492 0 0 0 0 0	525,802 0 0 0 0 0	536,318 0 0 0 0 0	547,045 0 0 0 0	557,985 0 0 0 0	569,145 0 0 0 0	580,528 0 0 0 0	592,139 0 0 0 0 0	603,981 0 0 0 0	616,061 0 0 0 0	0	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 2 - DOWN			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	11,548,959	
REVENUE 2 - DOWN	SALES		0	0	0	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		
E	CITY OF STEPHENVILLE CONOMIC DEVELOPMENT ERATH COUNTY 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 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 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	0 0 0	0 0 0	0 0 0	0 0 0	0	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE A. B. 1. 2			4.334	11.011	20.081	40.469	59.315	197.790	204.445	297.489	306.137	368.152	378.214	467.537	479.586	491.877	504.413	517.200	530.243	543.547	557.116	570.957	585.075	599.476	614.164	629.146	644.427	660.015	675.914	692.131	708.672	725.544	13.084.477	
Running Total			4 33 4	15 244	25 425	75 905	125 240	322.000	537.445	834 022	1 141 070	1 500 222	1 887 426	2 354 972	2 834 550	3 336 436	3 830 940	4 342 040	4 879 202	5 4 24 9 20	5 972 955	6 549 942	7 134 000	7 734 462	8 349 637	8 977 772	9 622 200	10 222 245	10 959 420	11 650 260	12 359 022	13 084 477		
Kummu rotal			4.034	10.044	33.420	/ 0.095	135.210	333.000	007.440	034.333	1.141.070	1.009.222	1.007.430	2.004.313	2.004.009	3.320.430	3.030.049	4.340.049	4.010.232	3.421.039	J.310.300	0.043.312	7.134.300	1.134.403	3.340.027	3.311.113	3.822.200	10.202.215	10.500.129	11.000.200	12.300.932	13.004.417		
GROSS		13.084.477	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		
E	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIOGE STEPHENVILLE ISD CONOMIC DEVELOPMENT ERATH COUNTY SALES	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,334 - - - - - - - - - -	\$ - \$ - \$ -	s - s - s -	\$ -	\$- \$- \$-	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ - \$ - \$ -	\$- \$- \$-		\$ - 5	5 - 1 5 - 1	s - s - s -	\$- \$-	\$ -	\$ -	\$ - \$ - \$ -	\$-	\$- \$- \$-	\$ -	\$- \$-	s - :	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ -		\$ - \$ - \$ -	\$ - \$ - \$ -	\$ - \$ - \$ -	\$ -	\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	13,084,477 0 0 0 0 0 0 0 13,084,477	CITY OF STEPHENVILLE 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 TAXABLE BASE YEAR GROWTH 2.00%

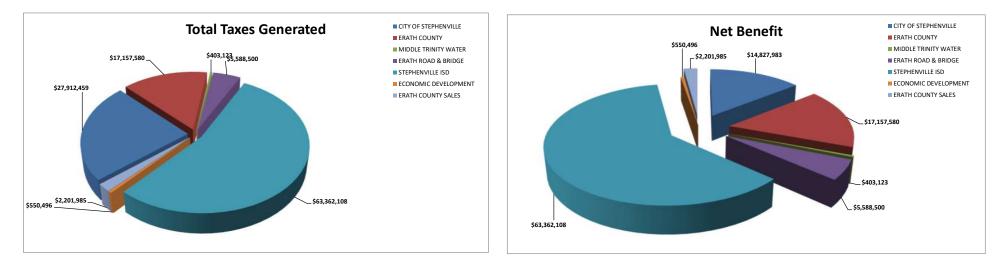
	DISCOUNT RATE	6.0	0%																															
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		REAL F 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	PROPERTY TA 100% 100% 100% 100% 100%	x 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	ER MIDDLE TR ERATH RO	EPHENVILLE ATH COUNTY INITY WATER AD & BRIDGE IENVILLE ISD	BUSINESS PER 0.3958000 0.3107000 0.0073000 0.1012000 1.1474000 1.9624000	RSONAL PROPE 100% 100% 100% 100% 100%	Constraint Constraint <thconstraint< th=""> Constraint Constra</thconstraint<>		CITY OF STEPH ECONOMIC DE\ ERATH COUNTY	/ELOPMENT	0.0137500 0.0012500 0.0050000 0.0200000		0.0137500 0.0012500 0.0050000																		
REVENUE YEAR	ľ	AX BASE YEAR 2022	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042	21 2043	22 2044	23 2045	24 2046	25 2047	26 2048	27 2049	28 2050	29 2051	30 2052	TOTALS	
BASE YEAR	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750		56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750		56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750		56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750	56,820,750 56,820,750 56,820,750 56,820,750 56,820,750			56,820,750 56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750	56,820,750	56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750		56,820,750 56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750 56,820,750				56,820,750 56,820,750 56,820,750 56,820,750 56,820,750 56,820,750	56,820,750 56,820,750			
TAXABLE VALUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		57,957,165 57,957,165 57,957,165 57,957,165 57,957,165 57,957,165		60,298,634 60,298,634 60,298,634	61,504,607 61,504,607 61,504,607 61,504,607 61,504,607	62,734,699 62,734,699 62,734,699 62,734,699 62,734,699	63,989,393 63,989,393	65,269,181 65,269,181 65,269,181	66,574,565 66,574,565 66,574,565	67,906,056 67,906,056	69,264,177 69,264,177 69,264,177	70,649,461 70,649,461 70,649,461	72,062,450 72,062,450	73,503,699 73,503,699 73,503,699 73,503,699 73,503,699	74,973,773 74,973,773 74,973,773 74,973,773 74,973,773	76,473,248 76,473,248 76,473,248	78,002,713 78,002,713	79,562,768 79,562,768 79,562,768	81,154,023 81,154,023 81,154,023	82,777,103	84,432,646 84,432,646 84,432,646	86,121,298 86,121,298	87,843,724 87,843,724		91,392,611 91,392,611 91,392,611	93,220,463 93,220,463	95,084,872 95,084,872 95,084,872 95,084,872 95,084,872	96,986,570 96,986,570 96,986,570	98,926,301 98,926,301	100,904,827 100,904,827 100,904,827 100,904,827 100,904,827	102,922,924 102,922,924		
TAXABLE VALUE	INCREMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		1,136,415 1,136,415 1,136,415 1,136,415 1,136,415 1,136,415	2,295,558 2,295,558 2,295,558 2,295,558 2,295,558 2,295,558	3,477,884 3,477,884 3,477,884 3,477,884 3,477,884	4,683,857 4,683,857 4,683,857 4,683,857 4,683,857	5,913,949 5,913,949 5,913,949 5,913,949 5,913,949 5,913,949	7,168,643 7,168,643 7,168,643 7,168,643 7,168,643 7,168,643	8,448,431 8,448,431 8,448,431 8,448,431 8,448,431 8,448,431	9,753,815 9,753,815 9,753,815	11,085,306	12,443,427 12,443,427 12,443,427	13,828,711 13,828,711	15,241,700		18,153,023	19,652,498 19,652,498 19,652,498	21,181,963 21,181,963	22,742,018 22,742,018 22,742,018	24,333,273 24,333,273 24,333,273	25,956,353 25,956,353 25,956,353		29,300,548 29,300,548 29,300,548	31,022,974 31,022,974 31,022,974	32,779,849	34,571,861 34,571,861 34,571,861	36,399,713 36,399,713	38,264,122	40,165,820 40,165,820 40,165,820	42,105,551 42,105,551	44,084,077 44,084,077 44,084,077			
REVENUE A TAXABLE VALUE (GROWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		4,498 3,531 83 1,150 13,039 22,301	9,086 7,132 168 2,323 26,339 45,048	13,765 10,806 254 3,520 39,905 68,250	18,539 14,553 342 4,740 53,743 91,916	23,407 18,375 432 5,985 67,857 116,055	28,373 22,273 523 7,255 82,253 140,677	33,439 26,249 617 8,550 96,937 165,792	38,606 30,305 712 9,871 111,915 191,409	43,876 34,442 809 11,218 127,193 217,538	49,251 38,662 908 12,593 142,776 244,190	54,734 42,966 1,009 13,995 158,671 271,375	60,327 47,356 1,113 15,425 174,883 299,103	66,031 51,834 1,218 16,883 191,420 327,386	71,850 56,401 1,325 18,371 208,288 356,235	77,785 61,060 1,435 19,888 225,493 385,661	83,838 65,812 1,546 21,436 243,042 415,675	90,013 70,659 1,660 23,015 260,942 446,289	96,311 75,603 1,776 24,625 279,200 477,516	102,735 80,646 1,895 26,268 297,823 509,367	109,288 85,790 2,016 27,943 316,819 541,856	115,972 91,037 2,139 29,652 336,194 574,994	122,789 96,388 2,265 31,395 355,958 608,795	129,743 101,847 2,393 33,173 376,116 643,272	136,835 107,415 2,524 34,987 396,678 678,438	144,070 113,094 2,657 36,837 417,650 714,308	151,449 118,887 2,793 38,723 439,043 750,895	158,976 124,795 2,932 40,648 460,863 788,214	166,654 130,822 3,074 42,611 483,119 826,279	174,485 136,969 3,218 44,613 505,821 865,106	182,472 143,239 3,365 46,655 528,976 904,709	2,008,950 47,201 654,347 7,418,955	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 1 - DOW																																		
BUSINI	REAL PROPERTY TAX ESS PERSONAL PROPERTY CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 2,725 2,139 50 697 7,900	9,265 7,273 171 2,369 26,859	70.676 19,983 15,687 369 5,109 57,930	72.090 49,195 38,617 907 12,578 142,612	73.532 75,743 59,457 1,397 19,366 219,573	131.311 301,797 236,908 5,566 77,165 874,890	133.937 307,832 241,646 5,678 78,708 892,387	253.781 458,213 359,694 8,451 117,158 1,328,332	258.857 467,377 366,888 8,620 119,501 1,354,898	446.883 566,104 444,387 10,441 144,744 1,641,101	455.821 577,426 453,275 10,650 147,639 1,673,923	464.937 720,742 565,777 13,293 184,283 2,089,386	474.236 735,157 577,092 13,559 187,968 2,131,174	483.721 749,860 588,634 13,830 191,728 2,173,797	493.395 764,857 600,407 14,107 195,562 2,217,273	503.263 780,154 612,415 14,389 199,473 2,261,619	513.329 795,757 624,663 14,677 203,463 2,306,851	523.595 811,672 637,157 14,970 207,532 2,352,988	534.067 827,906 649,900 15,270 211,683 2,400,048	212,811,442 544,748 844,464 662,898 15,575 215,916 2,448,049	555.643 861,353 676,156 15,887 220,235 2,497,010	566.756 878,580 689,679 16,204 224,639 2,546,950	578.091 896,152 703,472 16,528 229,132 2,597,889	589.653 914,075 717,542 16,859 233,715 2,649,847	601.446 932,356 731,893 17,196 238,389 2,702,844	613.475 951,003 746,530 17,540 243,157 2,756,901	625.745 970,023 761,461 17,891 248,020 2,812,039	638.259 989,424 776,690 18,249 252,981 2,868,279	651.025 1,009,212 792,224 18,614 258,040 2,925,645	664.045 1,029,397 808,069 18,986 263,201 2,984,158	15,148,630 355,922 4,934,153 55,943,153	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD
REVENUE 2 - DOW			13,511	45,938	99,078	243,909	375,536	1,496,325	1,526,252	2,271,848	2,317,285	2,806,777	2,862,913	3,573,480	3,644,950	3,717,849	3,792,206	3,868,050	3,945,411	4,024,319	4,104,806	4,186,902	4,270,640	4,356,053	4,443,174	4,532,037	4,622,678	4,715,132	4,809,434	4,905,623	5,003,735	5,103,810	95,679,662	<u> </u>
	SALES SALES CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	4,059,121 55,813 5,074 20,296 81,182	4,140,303 56,929 5,175 20,702 82,806	5,912,353 81,295 7,390 29,562 118,247	6.030.600 82,921 7,538 30,153 120,612	9,666,190 132,910 12,083 48,331 193,324	9.859.514 135,568 12,324 49,298 197,190	15,542,179 213,705 19,428 77,711 310,844	15,853,022 217,979 19,816 79,265 317,060	16.170.083 222,339 20,213 80,850 323,402	16.493.485 226,785 20,617 82,467 329,870	16.823.354 231,321 21,029 84,117 336.467	17,159,821 235,948 21,450 85,799 343,196	17.503.018 240,666 21,879 87,515 350.060	17.853.078 245,480 22,316 89,265 357,062	18.210.140 250,389 22,763 91,051 364,203	18.574.342 255,397 23,218 92,872 371.487	18.945.829 260,505 23,682 94,729 378,917	19.324.746 265,715 24,156 96,624 386,495	19,711,241 271,030 24,639 98,556 394,225	20,105,466 276,450 25,132 100,527 402,109	20,507,575 281,979 25,634 102,538 410,151	20,917,726 287,619 26,147 104,589 418,355	21,336,081 293,371 26,670 106,680 426,722	21.762.803 299,239 27,204 108,814 435,256	22,198,059 305,223 27,748 110,990 443,961	22,642,020 311,328 28,303 113,210 452,840	23.094.860 317,554 28,869 115,474 461,897	550,496 2,201,985	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES
REVENUE A. B. 1.	2		35.812	90.986	167.328																	5.107.674												
																																		-
Running Total			35.812	126.798	294.126	711.133	1.285.531	3.040.781	4.853.437	7.510.017	10.242.031	13.603.841	17.055.189	21.251.174	25.553.380	29.963.931	34.484.994	39.118.780	43.867.542	48.733.580	53.719.240	58.826.915	64.059.043	69.418.116	74.906.671	80.527.297	86.282.638	92.175.386	98.208.291	104.384.154	110.705.836	117.176.252		
GROSS		117.176.252	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		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	7,223 5,670 133 1,847 20,939 - 35,812	\$ 18,351 \$ 14,405 \$ 338 \$ 4,692	\$ 33,749 \$ 26,492 \$ 622 \$ 8,629 \$ 97,835 \$ - \$ -	\$ 123,546 \$ 53,170 \$ 1,249 \$ 17,318 \$ 196,354 \$ 5,074 \$ 20,296	\$ 156,079 \$ 77,832 \$ 1,829 \$ 25,351 \$ 287,430 \$ 5,175 \$ 20,702	\$ 411,465 \$ 259,181 \$ 6,090 \$ 84,419 \$ 957,143 \$ 7,390 \$ 29.562	\$ 424,192 \$ 267,895 \$ 6,294 \$ 87,258 \$ 989,325 \$ 7,538 \$ 30,153	\$ 629,729 \$ 389,999 \$ 9,163 \$ 127,029 \$ 1,440,247 \$ 12,083 \$ 48.331	\$ 646,821 \$ 401,330 \$ 9,429 \$ 130,720 \$ 1,482,091 \$ 12,324 \$ 49,298	\$ 829,060 \$ 483,049 \$ 11,349 \$ 157,337 \$ 1,783,877 \$ 19,428 \$ 77,711	\$ 850,139 \$ 496,241 \$ 11,659 \$ 161,634 \$ 1,832,593 \$ 19,816 \$ 79,265	\$ 1,003,407 \$ 613,133 \$ 14,406 \$ 199,707 \$ 2,264,269 \$ 20,213 \$ 80.850	\$ 628,926 \$ 14,777 \$ 204,851 \$ 2,322,594 \$ 20,617 \$ 82,467	\$ 1,053,030 \$ 645,036 \$ 15,155 \$ 210,099 \$ 2,382,085 \$ 21,029 \$ 84,117	\$ 661,467 \$ 15,541 \$ 215,451 \$ 2,442,766 \$ 21,450 \$ 85.799	\$ 1,104,659 \$ 678,227 \$ 15,935 \$ 220,910 \$ 2,504,661 \$ 21,879 \$ 87,515	\$ 1,131,250 \$ 695,323 \$ 16,337 \$ 226,478 \$ 2,567,793 \$ 22,316 \$ 89,265	\$ 1,158,373 \$ 712,760 \$ 16,747 \$ 232,157 \$ 2,632,188 \$ 22,763 \$ 91.051	\$ 1,186,038 \$ 730,546 \$ 17,164 \$ 237,951 \$ 2,697,871 \$ 23,218 \$ 92,872	\$ 1,214,257 \$ 748,688 \$ 17,591 \$ 243,860 \$ 2,764,868 \$ 23,682 \$ 94,729	\$ 1,243,040 \$ 767,192 \$ 18,025 \$ 249,887 \$ 2,833,204 \$ 24,156 \$ 96,624	\$ 1,272,399 \$ 786,067 \$ 18,469 \$ 256,035 \$ 2,902,908 \$ 24,639 \$ 98,556	\$ 1,302,345 \$ 805,319 \$ 18,921 \$ 262,305 \$ 2,974,005 \$ 25,132 \$ 100.527	\$ 824,957 \$ 19,383 \$ 268,702 \$ 3,046,524 \$ 25,634 \$ 102,538	\$ 1,364,045 \$ 844,987 \$ 19,853 \$ 275,226 \$ 3,120,494 \$ 26,147 \$ 104,589	\$ 865,417 \$ 20,333 \$ 281,880 \$ 3,195,943 \$ 26,670 \$ 106,680	\$ 1,428,238 \$ 886,256 \$ 20,823 \$ 288,668 \$ 3,272,901 \$ 27,204 \$ 108,814	\$ 907,512 \$ 21,322 \$ 295,591 \$ 3,351,399 \$ 27,748 \$ 110,990	\$ 1,495,025 \$ 929,193 \$ 21,832 \$ 302,653 \$ 3,431,466 \$ 28,303 \$ 113,210	\$ 951,308 \$ 22,351 \$ 309,856 \$ 3,513,134 \$ 28,869 \$ 115,474	17,157,580 403,123 5,588,500 63,362,108 550,496	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT ERATH COUNTY SALES TOTAL

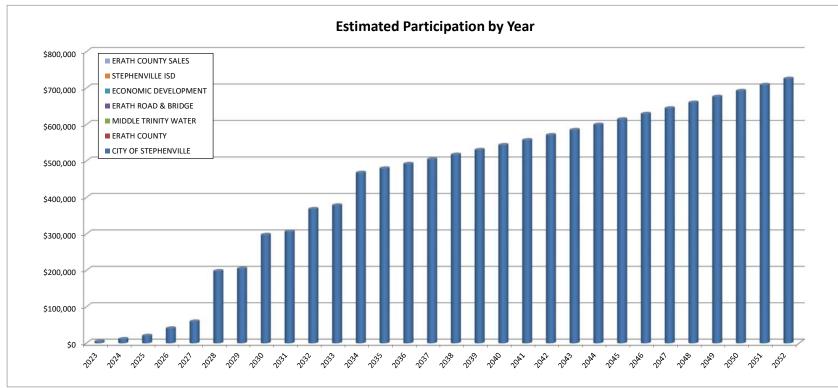


Financial Feasibility Analysis - Summary

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
Total	\$117,176,252	\$13,084,477	\$104,091,775





Preliminary Project and Financing Plan, TIRZ #2





Terms and Conditions

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:

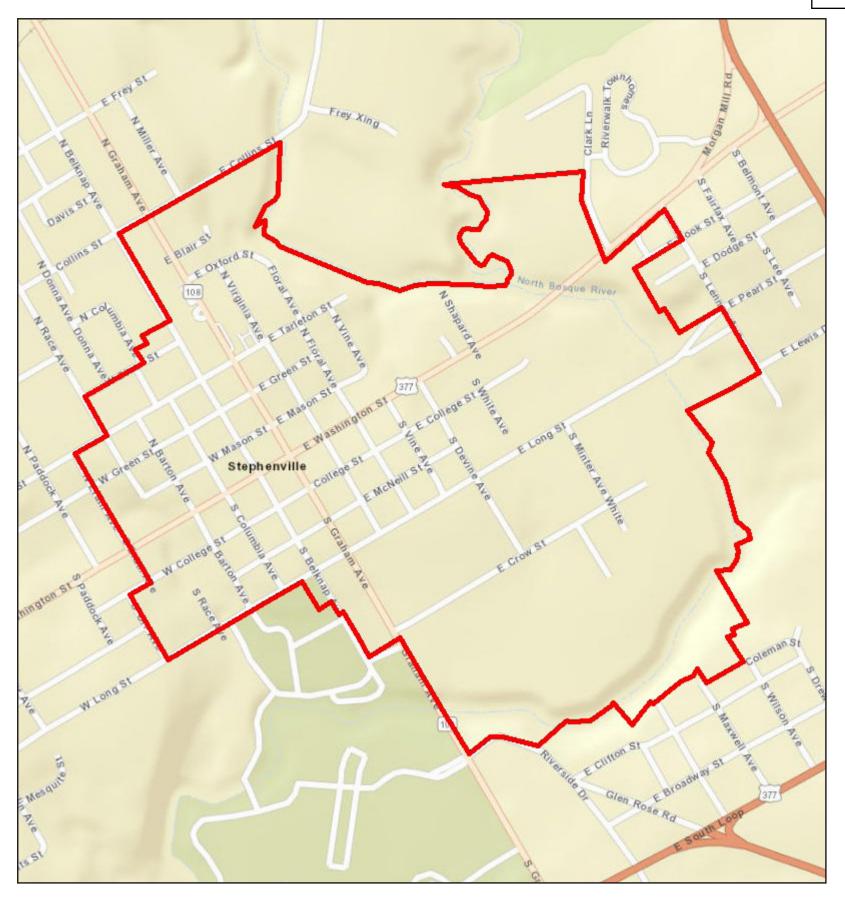
The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.





Preliminary Project and Financing Plan, TIRZ #2



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	6	805 E HOOK	MONK JACKIE & CARLA	\$ 52,750
R000028700 R000028701	S2100 BELMONT ADDITION;, LOT 70 S2100 BELMONT ADDITION;, LOT 71	0.15 0.14	G	0 E WASHINGTON 0 E WASHINGTON	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	> - ¢
R000028701	S2100 BELMONT ADDITION;, LOT 71 S2100 BELMONT ADDITION;, LOT 72	0.14	G	0 E WASHINGTON	CITY OF STEPHENVILLE	\$ \$
R000028704	52100 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 R000028719	S2100 BELMONT ADDITION;, LOT 94 S2100 BELMONT ADDITION;, LOT 95	0.17 0.17	G G	0 DODGE 0 DODGE	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	> - ¢
R000028720	S2100 BELMONT ADDITION;, LOT 96	0.17	G	0 DODGE	CITY OF STEPHENVILLE	\$ <u>-</u>
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 G	0 E LONG 0 E LONG	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	\$ - ¢
R000028727 R000029150	S2100 BELMONT ADDITION;, LOT 103 S2600 CITY ADDITION;, BLOCK 0;, LOT 0, COURT HOUSE	0.16 1.00	G	100 W WASHINGTON		\$ - \$ -
R000029151	S2600 CITY ADDITION;, BLOCK 1;, LOT A	0.08	0	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	\$ - t 173.000
R000029162 R000029163	S2600 CITY ADDITION;, BLOCK 3;, LOT A S2600 CITY ADDITION;, BLOCK 3;, LOTS B, M & C-1(PT OF C-1)	0.08 0.08		193 S GRAHAM 181 S GRAHAM	WILSON-FRASER STEPHENVILLE RENTALS LLC	\$ 173,000 \$ 247,360
R000029164	S2600 CITY ADDITION;, BLOCK 3;, LOT S B, M & C-L(F) OF C-L; 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		\$ 61,370 \$ 123,760
R000029173 R000029174	S2600 CITY ADDITION;, BLOCK 3;, LOT J (N 78.25) S2600 CITY ADDITION;, BLOCK 3;, LOT J (S 26)	0.09 0.06		140 S VIRGINIA 144 S VIRGINIA	NANCE JERRY C & KELIJON W STEPHENVILLE RENTALS LLC	\$ 133,760 \$ 28,760
R000029175	S2600 CITY ADDITION;, BLOCK 4;, LOT A;B;C-1;C-2;C-3;C-4;D;E;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			STEPHENVILLE RENTALS LLC	\$ 184,310
R000029179	S2600 CITY ADDITION;, BLOCK 5;, LOT C	0.06			STEPHENVILLE RENTALS LLC	\$ 38,030
R000029181 R000029183	S2600 CITY ADDITION;, BLOCK 5;, LOTS E, D & F	0.18 0.06		133 W WASHINGTON 105 W WASHINGTON		\$ 405,160 \$ 134,990
R000029185	S2600 CITY ADDITION;, BLOCK 5;, LOT G 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 RENEE 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 0.21	G	200 MASON	CITY OF STEPHENVILLE	\$ - \$ 106,120
R000029194 R000029196	S2600 CITY ADDITION;, BLOCK 6;, LOT I S2600 CITY ADDITION;, BLOCK 7;, LOT A	0.21		199 N COLUMBIA 198 S BELKNAP	STEPHENVILLE BANK & TRUST RED FENCES LLC	\$ 307,650
R000029198	2600 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		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 R000029208	S2600 CITY ADDITION;, BLOCK 7;, LOT L S2600 CITY ADDITION;, BLOCK 8;, LOT A (N 99.4)	0.01 0.06		231 W COLLEGE 200 W COLLEGE	BOONE BOB CARPENTER DARREN R & JAMES F KIMBEL	\$ 86,620 \$ 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
R000029209	S2600 CITY ADDITION;, BLOCK 8;, LOT A & P2 (3 51.1 OF A)	0.08		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 R000029218	S2600 CITY ADDITION;, BLOCK 8;, LOT H S2600 CITY ADDITION;, BLOCK 8;, LOT I	0.12 0.09		272 S BELKNAP 211 W MCNEILL	LET THE BIG DOG EAT LLC LET THE BIG DOG EAT LLC	\$ 87,330 \$ 315,700
1000023210		0.05		211 W WICHLILL		- 315,700

Preliminary Project and Financing Plan, TIRZ #2





NUMBER11 <th>Property ID</th> <th>Legal Description</th> <th>Acres</th> <th>Exemptions</th> <th>Address</th> <th>Owner</th> <th>2022 Taxable Value</th>	Property ID	Legal Description	Acres	Exemptions	Address	Owner	2022 Taxable Value
NNNNEImage: Section of the section of th							
NAMENA							
SCHEMESCHEME SCHEMESCHEME SCHEMESCHEME SCHEMESCHEME SCHEME<	R000029221	S2600 CITY ADDITION;, BLOCK 9, LOT 3	0.26		380 COLUMBIA	SUMPTER KIMBERLY JOYCE & WILLIAM SHANNON	\$ 82,280
NameN							
NameNa							
SUMDEDSUMD							
IMMEI							
NUMBESummer Summer				G			\$ -
INDECTINDE							\$ 129,730
NBCLEDSIDE OF MARCINE SIDE LUT DY ALTSIDE AND ALT	R000029229	S2600 CITY ADDITION;, BLOCK 11;, LOT 4	0.16		385 BELKNAP	LOHRMANN CHARLES JUSTUS	\$ 159,150
NEURONNUCLEAR SUM LINES, NULL PART (NULL PART AUX NULL PART A							
NEURISENUME <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>							
NUMBERNUMB							
NEMENESUBJECT WORK, MUCH, SUL, SUL, SUL, SUL, SUL, SUL, SUL, SUL							. ,
BREDUMSOUTHONE, BLUTCH, BLUT							
NEXTEDCALL <th< td=""><td></td><td></td><td></td><td>G</td><td></td><td></td><td>\$ -</td></th<>				G			\$ -
NBMENOPNORTON MURLEND (100 (1)) (1)NAME	R000029237	S2600 CITY ADDITION;, BLOCK 13;, LOT 2	0.25		270 E MCNEILL	BRAMLETT ELIZABETH ADELE	\$ 88,310
INDERSONDONDER YANDER, BERLY, BE		S2600 CITY ADDITION;, BLOCK 13;, LOT 4				ERATH COUNTY	\$ -
BERDER BERDER				G			\$ -
NUMBER NUMBER							
IMMEDIANIMMEDI							
NEXCOMPCLCC INCOMPCUNCTUNCTUNCTUNCTUNCTUNCTUNCTUNCTUNCTUNC							
NEXCESSSUGUTANOME, SUCJ. (J.T.)SUGUA AND PARASUGUA AND PARASUG							
NEXCOMPSIGNED ADDRESSSIGNED ADDRE	R000029248	S2600 CITY ADDITION;, BLOCK 16;, LOT 6	0.12		129 N VIRGINIA	CANNADY SARAH	\$ 56,270
NONDERSENONCOMMENDER, BOD, SPLUOPSPLUUP <t< td=""><td>R000029249</td><td>S2600 CITY ADDITION;, BLOCK 17;, LOT 1</td><td>0.27</td><td></td><td>351 N VIRGINIA</td><td>BRAGG DAVID WAYNE</td><td>\$ 62,260</td></t<>	R000029249	S2600 CITY ADDITION;, BLOCK 17;, LOT 1	0.27		351 N VIRGINIA	BRAGG DAVID WAYNE	\$ 62,260
NoticetySolic Privations, Loc Crig. Or 1Solic Privations, Loc Crig. Or 1Sol							
NUMBERStateStateStateStateStateStateNUMBERStateSta							
NUMBERNUMBE							
NBXXXXXXXXSYS & SYS & S							
INERDEDSURG DIV ADDRED, BLC 128, UT 34, MARCH 36, SO 153 ADDRED, DEC 36, DIV 34, MARCH 36, SO 153 ADDRED, ADDRED, SO 153 ADDRED, ADDRED, SO 153 ADDRED, ADDRE							
INCOMPORT <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
NONDEXEDSize OL (**) ADDITON, BLOCK 28, UT 14 (**)Size A BLEAMINDURSAULT UT SCAL, UT 54, (**)Size A BLEAMSize A BLE	R000029257	\$2600 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	\$ -
Name<							
INDECODESEGO CIT ADDITIONE, BLOCK 20, LOT \$3, LIL \$3, LIL \$3, KI \$3 NO CITCILSIGN CITSIGN							
IRR002500Side OFT MODITYS, INDEX, RUCK 21, UT I J L I (EUCATIONAL LUC) I (J L I LUC) I (J L LUC) I (J							
ROUGE 2000 SAUGO CHADORITON, SUCCE 20, USD 31, 24 SULS, SUG 20 COLUMINA UNDER TOURCE STEPHENALLE 9 41.2 ROUGE 2000 SUG CHADORITON, SUCCE 21, USD 3, 24 UBARY 0.1 10 0.1 10.4 0.1 0.1 ROUGE 2000 SUG CHADORITON, SUCCE 21, USD 3, 24 UBARY 0.1 10.4 10.4 0.1 0.1 0.1 ROUGE 2000 SUG CHADORITON, SUCCE 21, USD 3, 24 UBARY 0.1 10.4 10.4 0.1 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
R00002790SOUCD * ADDITION, LADOR 21, LOS 13, A 4 4 UDULATIONAL BLOD, *9009009101000000000000000000000000000000000000							
R00002374S2000 CTM ADDITION, BLOCK 22, LOTS 14 & LIBBAPYS1S1S1R00002375S2000 CTM ADDITION, BLOCK 22, LOTS 1, ASC1875 W MASHINCTMMAMAGY CLI LLS134R00002376S2000 CTM ADDITION, BLOCK 22, LOTS 1, ASC19C135 CLUBAPAS10 UTED METHODS 1 CURLCH 21CHS134R00002377S2000 CTM ADDITION, BLOCK 21, LOTS 1, ASC1C1C115 S CLUBAPAS10 UTED METHODS 1 CURLCH 21CHS1-R0002378S2000 CTM ADDITION, BLOCK 21, LOTS 1, AS, ADDITION, BLOCK 21, LOTS 1, LOTS 1, ADDITION, BLOCK 21, LOTS 1, ADDITI,				R			\$ -
k00002297Sk00 (17 ADDITION, BLOC 22, LOT 3Sk00 (17 ADDITION, BLOC 23, LOT 3, LASSk00 (17 ADDITION, BLOC 23, LOT 3, LASSk00 (17 ADDITION, BLOC 23, LOT 3, LASSk00 (17 ADDITION, BLOC 24, LOT 2, LASSk00 (17 ADDITION, BLOC 24, LOT 24, LASSk00 (17 ADDITION, BLOC 24, LOT	R000029270	S2600 CITY ADDITION;, BLOCK 21;, LOT 3	0.11		210 N COLUMBIA	UNITED TELEPHONE CO OF TEXAS	\$ 77,140
RENDER2PSSIND OF MODUNE, BLOCK 22, CDT 4.SIND MODUNE, BLOCK 22, CDT 4. <td></td> <td></td> <td></td> <td>G</td> <td></td> <td></td> <td>\$ -</td>				G			\$ -
IRRND20275SARD UT ADDITION, BLOCK 2, LOTS 3, 4, STORESARDSARDSTOL WITED MET IDMET IDM							
R00002297S280 CT ADDITION; BLOCX 3L, OT 2S280 CT ADDITION; BLOCX 3L, OT 2.S280 CT ADDITION; BLOCX 3L, OT 1.S280 CT ADDITION; BLOCX 3L, OT 1.<				D			\$ 194,370 ¢
Renormaly and set of Aborn Mann, Block 24, Or 2Since Area Structure Marken							ş - \$ -
8 2600 CTY ADDITIONE, BLOCK 25; LOT 1 1 1 425 W VASHINGTN HIST APRITS CHURCH OF STEPHENVILLE TASS 5 - 800002320 2500 CTY ADDITIONE, BLOCK 25; LOT 2 Å 3 5 - - - 800002320 2500 CTY ADDITIONE, BLOCK 25; LOTS 4 Å 5 - - - - 800002320 2500 CTY ADDITIONE, BLOCK 25; LOTS 1,2,8 Å 4 -				C			\$
R00002329S2600 CTY ADDITIONE, BLOCK 25, LOT 2.8 a1S167 A BR040 PARTIN C HURCH-STEPHENVLLES-R00002320S2600 CTY ADDITIONE, BLOCK 25, LOT 3.2, 8 ALS2600 CTY ADDITIONE, BLOCK 25, LOT 1.2, 8 ALS2600 CTY ADDITIONE, BLOCK 25, LOT 1.103 JPASKING LOTS2600 CTY ADDITIONE, BLOCK 25, LOT 1.103 JPASKING LOTS2600 CTY ADDITIONE, BLOCK 25, LOT 1.2, 2 ALS2600 CTY ADDITIONE, BLOCK 25, LOT 1.2	R000029285	S2600 CITY ADDITION;, BLOCK 24;, LOTS 1, 3, 4, TAX OFFICE	0.75	G	320 W COLLEGE	ERATH COUNTY ANNEX II TAX OFFICE	\$ -
R00002920SPACUTY ADDITIONE, BLCCX 25, LOTY A & SS <td>R000029286</td> <td>S2600 CITY ADDITION;, BLOCK 25;, LOT 1</td> <td>0.19</td> <td>R</td> <td>425 W WASHINGTON</td> <td>FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS</td> <td>\$ -</td>	R000029286	S2600 CITY ADDITION;, BLOCK 25;, LOT 1	0.19	R	425 W WASHINGTON	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R00002929 S200 CTY ADDITION, BLOCK 23, LOTS 1,28, 44 (MAIN SANCTUARY) 10 R 478 V GREEN IRST EAPTIST CHURCH-STEPHENVILE 5				R			\$ -
R000029297S2000 CTY ADDITIONE, BLOCK 27, LOTS 1, 28, 4GeAR450 W TARLETOMFIRST APATIST CHURCH-STEPHENVILLESR000029300S2000 CTY ADDITIONE, BLOCK 28, LOT 10 (PARKING LOT)100R350 W TARLETOMFIRST APATIST CHURCH-STEPHENVILLESR000023310S2000 CTY ADDITIONE, BLOCK 28, LOT 11 (13) (PARKING LOT)100R350 W TARLETOMFIRST APATIST CHURCH-STEPHENVILLESR000023321S2000 CTY ADDITIONE, BLOCK 38, LOT 1, 103) (PARKING LOT)24C6262.0 KGAHAMHARRING HODDIST. STEPHENVILLESR000023322S2000 CTY ADDITIONE, BLOCK 31, LOT 1, 2, HLICOPTER PAD0,74R31.2 N GRAHAMGRAHAMST CHURCH OF CHIST CORPSR00002332S2000 CTY ADDITIONE, BLOCK 31, LOT 1, 2, HLICOPTER PAD0,74SS1.2 N GRAHAMHARRING METODIST - STEPHENVILLESR00002332S2000 CTY ADDITIONE, BLOCK 31, LOT 1, 2, HLICOPTER PAD0,74SS1.2 N GRAHAMHARRING METODIST - STEPHENVILLESR00002333S2000 CTY ADDITIONE, BLOCK 31, LOT 1, 2, HLICOPTER PAD0,74SS1.2 N GRAHAMKRING KRING KRINGSR00002333S2000 CTY ADDITIONE, BLOCK 31, LOT 1, 2, HLICOPTER PAD0,74SS1.2 N GRAHAMKRING KRING K							\$ -
R00002393S2600 CTY ADDITION; BLOCK 27, LOT 50.38R421 W GRENFIRST BAPTIST CHURCH-STEPHENVILLES-R00002393S2600 CTY ADDITION; BLOCK 30, LOT 1 (N 33, JPARKING LOT1.02G354 N BELKNAPCITY OF STEPHENVILLES-R000023931S2600 CTY ADDITION; BLOCK 30, LOT 1 (N 13), JPARKING LOT0.24C623 N 50 ANAHAMGRANAM CTHORIST CHURCH-STEPHENVILLES-R000023925S2600 CTY ADDITION; BLOCK 30, LOT 1 (N 3), JPARKING LOT0.74C623 N 60 ANAHAMGRANAM CTHORIST CHURCH STEPHENVILLES-R000023926S2600 CTY ADDITION; BLOCK 31, LOT 1, 21 ELICOPTER PAD0.74C625 N 60 ANAHAMGRANAM CTHORIST CHURCH STEPHENVILLES-R000023927S2600 CTY ADDITION; BLOCK 32, LOT 1, 3:AC0.74S51 E TARLETONVANDER RECK EVIN X BURCH X2, LOT 2R00002330S2600 CTY ADDITION; BLOCK 32, LOT 1, 3:AS76 ANAHAMS82.730R000023920S2600 CTY ADDITION; BLOCK 33, LOT 3;AC0.74S91 ARLETONVANDER REVNALDO BEORGE EVIN X BURCH X3, LOT 3;A78 ANAHAM78 ANAHAMAM78 ANAHAMAMAMAMAMAMAMAMAMAMAMAMAMAMAMAMA							> - ć
R000029304S2600 CITY ADDITION; BLOCK 32; IDT 19 (PARKING LOT)IS 0RS50 Y TARLETONFIRST BAPTIS CHURCH-STEPHENVILLES-R00002931S2600 CITY ADDITION;, BLOCK 30;, IDT 14 (103)PARKING LOT0.24CGSN GAHAMHARRIS METHODIST-STEPHENVILLES-R000029321S2600 CITY ADDITION;, BLOCK 30;, IDT 12, JA, 45 SD F1)0.24CGSN GAHAMGRAHAMS INCHIDOUST CORPS-R000029325S2600 CITY ADDITION;, BLOCK 32;, IDT 12, HLOCPTER PARGSN GAHAMGRAHAMS INCHIDOUST CORPS-R000029326S2600 CITY ADDITION;, BLOCK 32;, IDT 12, SLAGSN GATAMAGRAHAMS INCHIDOUST CORPSS52, 720R00002937S2600 CITY ADDITION;, BLOCK 32;, IDT 12, SLAGSN GATAMAGSN GAHAMGRAHAMS INCHIDOUST CORPSS52, 720R000029330S2600 CITY ADDITION; BLOCK 33;, IDT 3;GSN GATAMAGSN GATAMAGSN GARS MAREN METHODISTS70, 890R000029331S2600 CITY ADDITION; BLOCK 33;, IDT 4; (M6S)GSN GATAMAGSN GARS MAREN MARENS335, 893R000029333S2600 CITY ADDITION; BLOCK 33;, IDT 4; (M6S)GSN GARSGSN GARS MAREN MARENS338, 983R000029334S2600 CITY ADDITION; BLOCK 33;, IDT 3; (M14; GARSGSN GARSS343, 984343, 984R00002935S2600 CITY ADDITION; BLOCK 33;, IDT 3; (M14; GARSGSN GARSS343, 984343, 984R00002935S2600 CITY ADDITION; BLOCK 34;, IDT 3GSN GARSGSN GARSS350, 934R00002935S2600 CITY ADDITION; BLOCK 34;, IDT 3							\$
R000029321 S2500 CTY ADDITION; BLOCK 30;, LOT 1 (N 13) }; ARKING LOT 9 - R000029322 S2500 CTY ADDITION; BLOCK 30;, LOT 1, 2, 3, 4 (S 5 0 F 1) 0,74 R 312 N GRAHAM GRAHAM ST CHURCH OF CHRIST CORP \$ - R000029322 S2500 CTY ADDITION; BLOCK 31;, LOT 1; 2, 1 HELLCOPTER PAD 0,74 R 0,74 NADE REGRE KEW & KERI \$ - R000029325 S2500 CTY ADDITION; BLOCK 31;, LOT 1; 2, HELLCOPTER PAD 0,74 S1 E TARLETON WADE REGRE KEW & KERI \$ 85,70 R000029325 S2500 CTY ADDITION; BLOCK 31;, LOT 1; 2, HELLCOPTER PAD 0,74 S1 E TARLETON WADE REGRE KEW & KERI \$ 85,70 R000029330 S2500 CTY ADDITION; BLOCK 33;, LOT 4; X(W68) 0,74 S0 E WASHINGTON MORREAL REYNAND & JESUS \$ 70,800 R000029331 S2600 CTY ADDITION; BLOCK 33;, LOT 4; X(W68) 0,7<				R			\$
R00002932S2600 CTY ADDITIONS, BLOCK 33., LOT 32, 4(SS 50 F1)0,74R312 N GRAHAMGRAHAM ST CHURCH OF CHRIST CORPS-R00002932S2600 CTY ADDITIONS, BLOCK 33., LOT 12, HELCOPTER PAD0,74S1E TARLETONHARRIS METHODIS PSRC KEVIN & KERIS55,170R000029329S2600 CTY ADDITIONS, BLOCK 33., LOT 12, S4C0,74S1E TARLETONWACNER JASEN W KERIS8,273R000029320S2600 CTY ADDITIONS, BLOCK 33., LOT 12, SAC0,14SS63,312 </td <td></td> <td></td> <td></td> <td>G</td> <td></td> <td></td> <td>\$ -</td>				G			\$ -
R000029325 S2600 CITY ADDITION, BLOCK 32;, LOT 1,2 HELICOPTER PAD 0.35 C 652. N GRAHAM HARRS METHODIST - STEPHENVILLE 5 - R000029328 S2600 CITY ADDITION, BLOCK 32;, LOT 1,3;4 C 351. E TARLETON VADE REGK EXVIN & KERI \$ 851.87.07 R000029330 S2600 CITY ADDITION, BLOCK 32;, LOT 1,2;5A C 0.24 91.1 RALETON WADER PLASEN W \$ 70.890 R000029310 S2600 CITY ADDITION, BLOCK 33;, LOT 4A; (W68) C 0.15 306 E WASHINGTON MONREAL REYNALDO & JESUS \$ 70.890 R000029331 S2600 CITY ADDITION, BLOCK 33;, LOT 4A; (W68) C 0.17 313.0 LEGE RORGES MARY & JOE BORGES \$ 33.800 R000029332 S2600 CITY ADDITION, BLOCK 33;, LOT 4A; (W68) C 0.17 313.0 LEGE RORGES MARY & JOE BORGES \$ 38.700 R000029333 S2600 CITY ADDITION, BLOCK 33;, LOT 4A; (W68) C 0.27 343 COLEGE ROACH KERY JANE \$ 38.700 R000029337 S2600 CITY ADDITION, BLOCK 34, LOT 1 C 24 344 WASHINGTON ROACH KERY JANE \$	R000029321	S2600 CITY ADDITION;, BLOCK 30;, LOT 1 (N 103);PARKING LOT	0.24	С	652 N GRAHAM	HARRIS METHODIST - STEPHENVILLE	\$ -
R00002932S2600 CTY ADDITION, BLOCK 32,, LOT 1,3;4S6S51,780R000029329S2600 CTY ADDITION, BLOCK 32,, LOT 2SSS </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\$ -</td>							\$ -
R00002930S2600 CITY ADDITION;, BLOCK 32,, LOT 2S2600 CITY ADDITION;, BLOCK 33,, LOT 1,2;SAS2600 CITY ADDITION;, BLOCK 33,, LOT 1,2;SAS2600 CITY ADDITION;, BLOCK 33,, LOT 1,2;SAS2600 CITY ADDITION;, BLOCK 33,, LOT 4,2;MGBS2700 CITY ADDITION;, BLOCK 33,, LOT 4,2;MGBS2700 CITY ADDITION;, BLOCK 33,, LOT 4,2;MGBS2600 CITY ADDITION;, BLOCK 33,, LOT 4,8;MGBS2600 CITY ADDITION;, BLOCK 33,, LOT 4,8;MGBS2600 CITY ADDITION;, BLOCK 33,, LOT 4,8;MGBS2600 CITY ADDITION;, BLOCK 33,, LOT 5,8; & GS2600 CITY ADDITION;, BLOCK 34,, LOT 1S2600 CITY ADDITION;, BLOCK 34,, LOT 1,8; & S4,0)S2600 CITY ADDITION;, BLOCK 34,, LOT 1S2600 CITY ADDITION;, BLOCK 34,, LOT 1S2600 CITY ADDITION;, BLOCK 34,, LOT 3 (E 8,4)S2600 CITY ADDITION;, BLOCK 34,, LOT 3 (E 8,4)S2600 CITY ADDITION;, BLOCK 34, LOT 3 (E 8,4)<				С			\$ - ¢ 051 700
R00002331 S2600 CITY ADDITION; BLOCK 33; LOT 1;2;5A 0.15 306 E WASHINGTON MONREAL REYNALDO & JESUS 5 70,890 R00002331 S2600 CITY ADDITION; BLOCK 33; LOT 3; G MACH KERY JANE \$ 335,00 R00002332 S2600 CITY ADDITION; BLOCK 33;, LOT 4A; (W68) G M36,000 313 COLLEGE R0ACH KERY JANE \$ 328,000 R00002333 S2600 CITY ADDITION; BLOCK 33;, LOT 4A; (W68) G M36,000 343 COLLEGE R0ACH KERY JANE \$ 22,840 R00002333 S2600 CITY ADDITION; BLOCK 33;, LOT 58, & 6 0.10 374 E WASHINGTON ROLIE HUGHBERT ARNOLD & GAIL WHITE \$ 38,710 R00002333 S2600 CITY ADDITION; BLOCK 33;, LOT 58, & 6 0.10 374 E WASHINGTON ROACH KERY JANE \$ 28,470 R00002333 S2600 CITY ADDITION; BLOCK 34;, LOT 1 DAGAT KERY JANE \$ 38,710 R00002333 S2600 CITY ADDITION; BLOCK 34;, LOT 2 0.27 406 E WASHINGTON ROACH KERY JANE \$ 10,310 R00002334 S2600 CITY ADDITION; BLOCK 34;, LOT 3 (E 88.4) 0.23 476 CWASHINGTON ROACH KERY							
R000029331S2600 CITY ADDITION; BLOCK 33; LOT 3;S2600 CITY ADDITION; BLOCK 33; LOT 44; (W68)S2600 CITY ADDITION; BLOCK 33; LOT 44; (W68)S3600 CITY ADDITION; BLOCK 33; LOT 38 &S2600 CITY ADDITION; BLOCK 33; LOT 38 &S2600 CITY ADDITION; BLOCK 33; LOT 58 &S3600 CITY ADDITION; BLOCK 33; LOT 78; 98 LO, PARKING LOT.S374 CMASHINGTONCOLLIEF MUGHBERT ARNOLD & GAIL WHITES360 CITY ADDITION; BLOCK 33; LOT 78; 98 LO, PARKING LOT.S374 CMASHINGTONROACH KERRY JANES3600 CITY ADDITION; BLOCK 33; LOT 78; 98 LO, PARKING LOT.S360 CITY ADDITION; BLOCK 33; LOT 78; 98 LO, PARKING LOT.S360 CITY ADDITION; BLOCK 34; LOT 1COLD ARK SCAL ARY JANES360 CITY ADDITION; BLOCK 34; LOT 1S360 CITY ADDITION; BLOCK 34; LOT 1S360 CITY ADDITION; BLOCK 34; LOT 3 (E 88.4)S3600 CITY ADDITION; BLOCK 34; LOT 3							
R000029332S2600 (ITY ADDITION;, BLOCK 33;, LOT 4A; (W68))0.17313 COLLEGEBORGES MARY & JOE BORGES\$138, 000R000029333S2600 (ITY ADDITION;, BLOCK 33;, LOT 4B0.08343 COLLEGEROACH KERRY JANE\$22,840R000029334S2600 (ITY ADDITION;, BLOCK 33;, LOT 5B & 60.10374 E WASHINGTONCOLLIER HUGHBERT ARNOLD & GAIL WHITE\$38,710R000029335S2600 (ITY ADDITION;, BLOCK 33;, LOT 78,9 & 10, PARKING LOT.0.24354 E WASHINGTONROACH KERRY JANE\$115,390R000029336S2600 (ITY ADDITION;, BLOCK 34;, LOT 10.27406 E WASHINGTONROACH KERRY JANE\$103,160R000029337S2600 (ITY ADDITION;, BLOCK 34;, LOT 20.27476 E WASHINGTONROACH KERRY JANE\$103,160R000029338S2600 (ITY ADDITION;, BLOCK 34;, LOT 3 (E 88.4)0.23479 COLLEGESUTTEN MARLENE K109,660R000029339S2600 (ITY ADDITION;, BLOCK 34;, LOT 3 (E 88.4)0.17421 COLLEGEROACH KERRY JANE\$109,660R000029340S2600 (ITY ADDITION;, BLOCK 34;, LOT 3,4B; (W15.6 OF 3)0.13415 COLLEGEPARHAM LARRY O\$102,550R000029341S2600 (ITY ADDITION;, BLOCK 34;, LOT 1A0.13415 COLLEGEPARHAM LARRY O\$105,530R000029341S2600 (ITY ADDITION;, BLOCK 34;, LOT 4A0.13415 COLLEGEPARHAM LARRY O\$105,530R000029341S2600 (ITY ADDITION;, BLOCK 35;, LOT 1A0.12440 COLLEGEW TARLETON PROPERTIES\$\$55,307R0							
R000029334S2600 CITY ADDITION,, BLOCK 33,, LOT 5B & 60.1037 E WASHINGTONCOLLIER HUGHBERT ARNOLD & GAIL WHITE\$38,710R000029335S2600 CITY ADDITION,, BLOCK 33,, LOT 7,8;9 & 10, PARKING LOT.0.24354 E WASHINGTONROACH KERRY JANE28,470R000029336S2600 CITY ADDITION, BLOCK 34,, LOT 10.27406 E WASHINGTONROACH KERRY JANE115,390R000029337S2600 CITY ADDITION, BLOCK 34, LOT 20.27476 E WASHINGTONROACH KERRY JANE103,160R000029338S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.23479 COLLEGESUTTEN MARLENE K109,660R000029339S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.13412 COLLEGEROACH KERRY JANE102,550R000029340S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3)0.13415 COLLEGEPARHAM LARRY O\$77,540R000029341S2600 CITY ADDITION, BLOCK 35, LOT 1A0.10414 COLLEGEBRIGGS HALEY\$105,530R000029342S2600 CITY ADDITION, BLOCK 35, LOT 1A0.12400 COLLEGEW TARLETON PROPERTIES\$53,370		\$2600 CITY ADDITION;, BLOCK 33;, LOT 4A; (W68)				BORGES MARY & JOE BORGES	
R000029335S2600 CITY ADDITION, BLOCK 33, LOT 7;8;9 & 10, PARKING LOT.0.24354 E WASHINGTONROACH KERRY JANE\$828,470R000029336S2600 CITY ADDITION, BLOCK 34, LOT 10.27406 E WASHINGTONROACH KERRY JANE\$115,390R000029337S2600 CITY ADDITION, BLOCK 34, LOT 20.27476 E WASHINGTONROACH KERRY JANE\$103,160R000029338S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.23479 COLLEGESUTEN MARLENE K\$109,665R000029339S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.17421 COLLEGEROACH KERRY JANE\$102,550R000029340S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3)0.13415 COLLEGEPARHAM LARRY O\$77,540R000029341S2600 CITY ADDITION, BLOCK 35, LOT 1A0.10414 COLLEGEBRIGGS HALEY\$105,530R000029342S2600 CITY ADDITION, BLOCK 35, LOT 1B0.12440 COLLEGEW TARLETON PROPERTIES\$\$53,370		S2600 CITY ADDITION;, BLOCK 33;, LOT 4B					
R000029336S2600 CITY ADDITION, BLOCK 34, LOT 10.27406 E WASHINGTONROACH KERRY JANE\$115,390R000029337S2600 CITY ADDITION, BLOCK 34, LOT 20.27476 E WASHINGTONROACH KERRY JANE\$103,160R000029338S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.23479 COLLEGESUTTEN MARLENE K\$109,660R000029339S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3)0.17421 COLLEGEROACH KERRY JANE\$102,550R000029340S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3)0.17421 COLLEGEROACH KERRY JANE\$102,550R000029340S2600 CITY ADDITION, BLOCK 35, LOT AA0.10415 COLLEGEBRIGGS HAM LARRY O\$77,540R000029341S2600 CITY ADDITION, BLOCK 35, LOT 1A0.10414 COLLEGEBRIGGS HALEY\$105,530R000029342S2600 CITY ADDITION, BLOCK 35, LOT 1B0.12440 COLLEGEW TARLETON PROPERTIES\$85,370							
R000029337S2600 CITY ADDITION, BLOCK 34, LOT 20.27476 E WASHINGTONROACH KERRY JANE\$103,160R000029338S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.23479 COLLEGESUTTEN MARLENE K\$109,660R000029339S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3)0.17421 COLLEGEROACH KERRY JANE\$102,550R000029340S2600 CITY ADDITION, BLOCK 34, LOT 4A0.13415 COLLEGEPARHAM LARRY O\$77,540R000029341S2600 CITY ADDITION, BLOCK 35, LOT 1A0.10414 COLLEGEBRIGGS HALEY\$105,530R000029342S2600 CITY ADDITION, BLOCK 35, LOT 1B0.12440 COLLEGEW TARLETON PROPERTIES\$85,370							
R00029338S2600 CITY ADDITION, BLOCK 34, LOT 3 (E 88.4)0.23479 COLLEGESUTTEN MARLENE K\$109,660R00029339S2600 CITY ADDITION, BLOCK 34, LOT 3;4B; (W15.6 OF 3)0.17421 COLLEGEROACH KERRY JANE\$102,550R00029340S2600 CITY ADDITION, BLOCK 34, LOT 4A0.13415 COLLEGEPARHAM LARRY O\$77,540R00029341S2600 CITY ADDITION, BLOCK 35, LOT 1A0.10414 COLLEGEBRIGGS HALEY\$105,530R00029342S2600 CITY ADDITION, BLOCK 35, LOT 1B0.12440 COLLEGEW TARLETON PROPERTIES\$85,370							
R00029339 S2600 CITY ADDITION, BLOCK 34, LOT 3,4B; (W15.6 OF 3) 0.17 421 COLLEGE ROACH KERRY JANE \$ 102,550 R00029340 S2600 CITY ADDITION, BLOCK 34, LOT 4A 0.13 415 COLLEGE PARHAM LARRY O \$ 77,540 R00029341 S2600 CITY ADDITION, BLOCK 35, LOT 1A 0.10 414 COLLEGE BRIGGS HALEY \$ 105,530 R00029342 S2600 CITY ADDITION, BLOCK 35, LOT 1B 0.12 440 COLLEGE W TARLETON PROPERTIES \$ 85,370							
R00029340 S2600 CITY ADDITION,, BLOCK 34,, LOT 4A 0.13 415 COLLEGE PARHAM LARRY O \$ 77,540 R00029341 S2600 CITY ADDITION,, BLOCK 35,, LOT 1A 0.10 414 COLLEGE BRIGGS HALEY \$ 105,530 R00029342 S2600 CITY ADDITION,, BLOCK 35,, LOT 1B 0.12 440 COLLEGE W TARLETON PROPERTIES \$ 85,370							
R00029341 \$2600 CITY ADDITION, BLOCK 35,, LOT 1A 0.10 414 COLLEGE BRIGGS HALEY \$ 105,530 R00029342 \$2600 CITY ADDITION, BLOCK 35,, LOT 1B 0.12 440 COLLEGE W TARLETON PROPERTIES \$ 85,370							
			0.10		414 COLLEGE	BRIGGS HALEY	\$ 105,530
R000029343 \$2600 CITY ADDITION;, BLOCK 35;, LOT 1C & 4 0.27 421 E MCNEILL KRUEGER KAREN & GLYNN \$ 155,630							
	RUUU029343	52600 CITY ADDITION;, BLOCK 35;, LOT 1C & 4	0.27		421 E MCNEILL	KKUEGEK KAKEN & GLYNN	> 155,630





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	Ş	88,360
R000029347 R000029348	S2600 CITY ADDITION;, BLOCK 36;, LOT 1A;1C;2C S2600 CITY ADDITION;, BLOCK 36;, LOT 1B;2A	0.23 0.10		318 E COLLEGE 356 COLLEGE	SKIPPER REAL ESTATE SKIPPER ELLEN & ANNALYNN SKIPPER	\$ ¢	80,780 15,020
R000029349	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (N PT OF)	0.10		370 COLLEGE	TUGGLE KENNETH	\$	97,420
R000029350	S2600 CITY ADDITION;, BLOCK 36;, LOT 2B; (NT OF)	0.05		204 VINE	ARRAMBIDE AMANDA & MILDRED TANKERSLEY	Ś	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 MISAEL & 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	Ş	153,910
R000029356 R000029357	S2600 CITY ADDITION;, BLOCK 36 UNIT 4;, LOT 4 S2600 CITY ADDITION;, BLOCK 37;, LOT 1 & 2B	0.06 0.32		307 MCNEILL 330 MCNEILL	HARGROVE ERIC & NATASHA GREAT AMERICAN ENTERTAINMENT CO LLC	\$ ¢	151,960 249,420
R000029357	S2600 CITY ADDITION;, BLOCK 37;, LOT 1 & 2B	0.32		320 VINE	SKIPPER ELLEN & ANNALYNN SKIPPER	\$ \$	249,420 170,340
R000029359	S2600 CITY ADDITION, BLOCK 37, LOT 3	0.25		375 LONG	GENTZEL CARROLL D	Ś	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	Ş	122,690
R000029365 R000029366	S2600 CITY ADDITION;, BLOCK 39;, LOT 1	0.13		153 CROW 143 CROW		\$	25,000
R000029366 R000029367	S2600 CITY ADDITION;, BLOCK 39;, LOT 2 S2600 CITY ADDITION;, BLOCK 39;, LOT 3	0.13 0.54		143 CROW 194 LONG	TAEGEL LENNY DALE & JCLE GAYLE HENNEKE JODENA N	\$ \$	101,300 311,160
R000029368	S2600 CITY ADDITION;, BLOCK 39;, LOT 3	0.15		409 S GRAHAM	HUNTINGTON TIMOTHY L & CONNIE G	\$	144,860
R000029369	22600 CITY ADDITION,, BLOCK 39,, LOT 5 & 6 (N3 OF E70 OF 6)	0.32		140 LONG	NELSON JOE & LAURA	\$	127,670
R000029370	\$2600 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	Ş	58,860
R000029375	S2600 CITY ADDITION;, BLOCK 39;, LOT 11	0.45 0.44		465 S GRAHAM	STEPHENVILLE ASSN OF REALTORS INC NORWOOD JAMES & MARGARET	\$	79,630 102,070
R000029378 R000029379	S2600 CITY ADDITION, BLOCK 40, LOT 1A S2600 CITY ADDITION;, BLOCK 40;, LOT 1B &8	1.10		240 E LONG 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	Ś	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	Ş	188,690
R000029387 R000029388	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A (PT OF)	0.13 0.11		506 DEVINE	FINNEY JIMMY KEITH	\$	60,090 29,580
R000029388	S2600 CITY ADDITION;, BLOCK 41;, LOT 1A; (S 50) S2600 CITY ADDITION;, BLOCK 41;, LOT 1B	0.11	R	508 DEVINE 510 DEVINE	EUMANA JUAN IGLESIA PENTECOSTAL CRISTO ROCA ETERNA	\$ \$	29,560
R000029390	S2600 CITY ADDITION;, BLOCK 41;, LOT 2	0.81		430 E LONG	NEWBY ROBERT W & TRACY L NEWBY	Ś	161,310
R000029391	\$2600 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	Ş	12,500
R000029396	S2600 CITY ADDITION;, BLOCK 41;, LOT 15 S2600 CITY ADDITION;, BLOCK 41;, LOT 16	0.15 0.14		499 CROW 0 CROW	MARTIN BETTINA MARGUERITE	\$	83,670 12,500
R000029397 R000029398	S2600 CITY ADDITION;, BLOCK 41;, LOT 17 & 18 (E PT OF 18)	0.14		0 CROW	FISHER JOHN R 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)	Ś	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	JAQUESS DAVID	Ş	39,080
R000029406	S2600 CITY ADDITION;, BLOCK 45;, LOT 1B	0.17		700 CROW	JAQUESS DAVID	\$	73,820
R000029407 R000029408	S2600 CITY ADDITION;, BLOCK 45;, LOT 1C & 1D (PTS OF); S2600 CITY ADDITION;, BLOCK 45;, LOT 1D; (E 1/2)	0.22 0.15		622 CROW 664 CROW	TACKETT MORRIS JAQUESS DAVID	\$ ¢	171,930 41,420
R000029409	S2600 CITY ADDITION;, BLOCK 45;, LOT 1D; (E 1/2) S2600 CITY ADDITION;, BLOCK 45;, LOT 1D;1E (PTS OF);	0.60		664 E CROW	JAQUESS DAVID	\$	58,590
R000029410	2600 CITY ADDITION; BLOCK 45; LOT 1F & 1H	0.52		734 CROW	COX JACKIE S & JAMES L COX	Ś	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	Ş	246,490
R000029423	S2600 CITY ADDITION;, BLOCK 47;, LOT 4	0.24		541 MINTER	MOSLEY TIMOTHY M	ç	183,280
R000029424 R000029425	S2600 CITY ADDITION;, BLOCK 47;, LOT 5 S2600 CITY ADDITION;, BLOCK 47;, LOT 6	0.24 0.22		511 MINTER 459 MINTER	ALVAREZ MARY NELL HUEY (TRANSFER ON DEATH) THE WRINKLE FAMILY TRUST	ې د	48,530 59,180
R000029425 R000029426	S2600 CITY ADDITION;, BLOCK 47,, LOT 0 S2600 CITY ADDITION;, BLOCK 48;, LOT 1 (SUB LOT 1)	1.63		516 LONG	WAGGONER BOYD	Ś	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

Preliminary Project and Financing Plan, TIRZ #2





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 LORAINE (LIFE ESTATE)	\$ 64,200
R000029432	2600 CITY ADDITION; BLOCK 48; LOT 4 (SUB 1C OF)	0.08	428 MINTER	TERRELL JOSEPH & DEBRA	\$ 55,320
R000029433	\$2600 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	22600 CITY ADDITION;, BLOCK 48;, LCT 4;6; (SUB 7 OF 4;5 &, 12B OF 6)	0.85	478 MINTER	PLUMLEE STEPHEN D & ROBIN M	\$ 136,010
R000029436 R000029437	S2600 CITY ADDITION;, BLOCK 48;, LOT 4 (SUB 6 OF) S2600 CITY ADDITION;, BLOCK 48;, LOT 2;4;6; (2 OF 2; SUB, 12A OF 6; 8 OF 4)	0.15 0.43	498 MINTER 608 E LONG	THE WRINKLE FAMILY TRUST MEDRANO AMPARO & MARIA YARELI AVALOS MEDRANO	\$ 50,180 \$ 67,940
R000029437 R000029438	S2600 CITY ADDITION;, BLOCK 48,, LOT 2,4,6, (2 OF 2, 306, 12A OF 6, 8 OF 4) S2600 CITY ADDITION;, BLOCK 48,, LOT 4 (SUB 2 & 9 OF)	0.43	640 LONG	EASON JO ANN	\$ 69,950
R000029439	\$2600 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 R000029444	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 5 OF) S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 6 & 7 OF)	0.12 0.36	547 CROW 561 CROW	JAQUESS DAVID JAQUESS DAVID	\$ 89,890 \$ 72,050
R000029444	S2600 CITY ADDITION;, BLOCK 48;, LOT 5 (SUB 8 0F)	0.18	577 CROW	JAY CALEB M	\$ 66,190
R000029446	22600 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 R000029451	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 5 & 6 OF) S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (W45 OF SUB 5 & 6)	0.21 0.10	588 MINTER 665 CROW	TUCKER ALEXIA L CEDILLO JOSE A	\$ 55,170 \$ 27,390
R000029451	S2600 CITY ADDITION;, BLOCK 48;, LOT 6 (SUB 7 & 8 OF)	0.30	661 CROW	MONRREAL MARY SUCIE & BERNARDO MONRREAL	\$ 168,370
R000029453	\$2600 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	52600 CITY ADDITION;, BLOCK 49;, LOT 1	0.41	325 S DEVINE	MUSGROVE AUDREY C & JOHN L MUSGROVE (LIFE ESTATE)	\$ 110,780
R000029457 R000029458	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 1 OF)	0.22 0.22	563 LONG		\$ 42,260 \$ 56,440
R000029458	S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 2 OF) S2600 CITY ADDITION;, BLOCK 49;, LOT 1 (SUB 3 OF)	0.22	589 LONG 613 LONG	WRINKLE SARAH CARR STEVE ET AL	\$ 56,950 \$
R000029460	2600 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	52600 CITY ADDITION;, BLOCK 49;, LOT 36	0.17	304 WHITE	CHAVARRIA GREGORIO & MARIA NIEVES BU	\$ 76,390
R000029464 R000029466	S2600 CITY ADDITION;, BLOCK 49;, LOT 3 S2600 CITY ADDITION;, BLOCK 49;, LOT 4	0.39 0.80	500 E WASHINGTON 536 E WASHINGTON	ROACH KERRY JANE MINCK JONATHAN FREDERICK H & SUSAN R MINCK	\$ 122,530 \$ 317,480
R000029466 R000029467	S2600 CITY ADDITION;, BLOCK 49;, LOT 4 S2600 CITY ADDITION;, BLOCK 49;, LOT 5	0.43	586 E WASHINGTON	CARTER C T & GLENDA K REVOCABLE LIVING TRUST	\$ 517,480 \$ 168,020
R000029468	52600 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 R000029474	S2600 CITY ADDITION;, BLOCK 49;, LOT 2A;8;9 (W 70 OF E 96, OF 2A & W 22 OF 9) S2600 CITY ADDITION;, BLOCK 49;, LOT 2A;9;10;18; (N7.6 OF, 2A; E26 OF 9 & 10; N7.6, OF 18)	0.25 0.09	562 COLLEGE 590 COLLEGE	GRIDER PATSY A RAMSEY JESSE D & PATRICIA L	\$ 46,190 \$ 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 R000029480	S2600 CITY ADDITION;, BLOCK 49;, LOT 16 S2600 CITY ADDITION;, BLOCK 49;, LOT 17	0.06 0.09	581 COLLEGE 569 E COLLEGE	SCHOROVSKY KRISTINE & KYLE SCHOROVSKY ANGEL ARTEMIO	\$ 65,830 \$ 48,600
R000029480	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 R000029487	S2600 CITY ADDITION;, BLOCK 49 & 50; LOTS 26 & 27A (BLK 49) & 6C (BLK 50) S2600 CITY ADDITION;, BLOCK 49;, LOT 27B & 28	0.42 0.11	323 WHITE 333 WHITE	PEREZ ATANACIO MORALES SILVIA	\$ 103,490 \$ 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) S2600 CITY ADDITION;, BLOCK 50;, LOT 2B	1.00 0.46	658 E WASHINGTON	MCOM LLC HALLMARK DAVID O	\$ 271,300 \$ 67,780
R000029496 R000029500	S2600 CITY ADDITION;, BLOCK 50;, LOT 6A	0.25	626 COLLEGE 649 LONG	ZACHERY CHARON L	\$ 67,780 \$ 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(PT OF) & BLOCK 51 LOTS 1(PT 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 R000029508	S2600 CITY ADDITION;, BLOCK 51;, LOT 2 (BOSQUE RIVER TRAIL) S2600 CITY ADDITION;, BLOCK 51;, LOT 6 (BOSQUE RIVER TRAIL)	1.21 G 0.75 G	0 E LONG 0 E LONG	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	ې - خ -
R000029511	S2600 CITY ADDITION;, BLOCK 53 & 56;, LOT 1 & 14	2.03	505 E WASHINGTON		\$ 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 S2600 CITY ADDITION; BLOCK 53; LOT 5	0.11	305 E WASHINGTON		\$ 327,620 \$ 197,640
R000029516 R000029518	S2600 CITY ADDITION;, BLOCK 53;, LOT 6 S2600 CITY ADDITION;, BLOCK 53 LOTS 7 & 8; BLOCK 56 LOTS 5 & 15	0.30 0.94	189 N FLORAL 0 N FLORAL	BRINKERHOFF HARRY & KATHY ONCOR ELECTRIC DELIVERY COMPANY	\$ 197,640 \$ 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

Preliminary Project and Financing Plan, TIRZ #2





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 R000029524	S2600 CITY ADDITION;, BLOCK 55;, LOT 2A (BOSQUE RIVER TRAIL) S2600 CITY ADDITION;, BLOCK 55;, LOT 3	1.16 0.34	G G	0 E TARLETON 0 E TARLETON	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	Ş -
R000029525	S2600 CITY ADDITION;, BLOCK 55;, LOT 3 S2600 CITY ADDITION;, BLOCK 55;, LOT 4	0.34	9	491 N FLORAL	GEER STEVE	\$ \$ 94,090
R000029526	2600 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 R000029531	S2600 CITY ADDITION;, BLOCK 56;, LOT 2	0.22 0.13		415 E TARLETON 314 N FLORAL	LANDERS JUSTIN D & TERESA A ERATH CAPITAL INVESTMENTS LLC	\$ 34,310 \$ 31,830
R000029531 R000029532	S2600 CITY ADDITION;, BLOCK 56;, LOT 4A S2600 CITY ADDITION;, BLOCK 56;, LOT 4B	0.13		210 VINE	LARSON OWEN	\$ 31,830 \$ 44,840
R000029534	2600 CITY ADDITION;, BLOCK 56, LOT 6	0.41		0 VINE	RED FENCES LLC	\$ 44,230
R000029535	\$2600 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 R000029539	S2600 CITY ADDITION;, BLOCK 57;, LOT 1 (SUB 2 OF) S2600 CITY ADDITION;, BLOCK 57;, LOT 1 (SUB 3 OF)	0.18 0.10		178 W LONG 421 BELKNAP	MARTIN CHET & GINA THE WRINKLE FAMILY TRUST	\$ 71,250 \$ 44,970
R000029540	\$2600 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 R000029545	S2600 CITY ADDITION;, BLOCK 57;, LOT 2 (W 1/2) S2600 CITY ADDITION;, BLOCK 57;, LOT 2 (E 1/2)	0.21 0.21		437 BELKNAP 490 S GRAHAM	GOSNELL ROSA MARINA & ANTHONY NISTLER TONY	\$ 85,720 \$ 241,790
R000029546	S2600 CITY ADDITION; BLOCK 57; LOT 2 (E 1/2) S2600 CITY ADDITION; BLOCK 57; LOT 3 & 4	0.21		522 S GRAHAM	SANCHEZ MANUEL & ROSALVA	\$ 241,750
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	VANDERGRIFF ALLEN & CHAD VANDERGRIFF &	\$ 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		\$ - ¢
R000029556 R000029557	S2600 CITY ADDITION;, BLOCK 58;, LOT 3 (N 92.57) S2600 CITY ADDITION;, BLOCK 58;, LOT 4 (N 92.57)	0.11 0.11		230 LONG 214 LONG	GODWIN CYNTHIA A & GREGORY A GODWIN CYNTHIA A & GREGORY A	\$ 38,920 \$ 89,290
R000029558	2600 CITY ADDITION, BLOCK 58, LOT 3/4 (566.78 OF 5120., 43 OF 3 & 4)	0.16		422 BELKNAP	COATS JIM & PATSY	\$ 67,370
R000029559	\$2600 CITY ADDITION;, BLOCK 58;, LOT 3;4; (N53.65 OF \$120., 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 R000029563	S2600 CITY ADDITION;, BLOCK 59;, LOT 2 & 3 (PT OF 2) S2600 CITY ADDITION;, BLOCK 59;, LOT 4	0.24 0.30		531 GREEN 575 GREEN	RUSSELL PHILLIP ANDREW & MICAH SHAE RUSSELL DURHAM DONNA	\$ 239,000 \$ 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 R000029592	S2600 CITY ADDITION;, BLOCK 63;, LOT 6A S2600 CITY ADDITION;, BLOCK 63;, LOT 6B	0.20 0.20		455 VIRGINIA 204 TARLETON	SHIPP LEE D MUSGRAVE PATRICIA JOY	\$ 151,220 \$ 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	С	557 N VIRGINIA	HARRIS METHODIST ERATH COUNTY	\$ -
R000029596 R000029597	S2600 CITY ADDITION;, BLOCK 63;, LOT 10A S2600 CITY ADDITION;, BLOCK 63;, LOT 10B	0.42 0.21		535 OXFORD 515 OXFORD	LANDERS JUSTIN C LANDERS JUSTIN C	\$ 90,600 \$ 50,470
R000029598	S2600 CITY ADDITION;, BLOCK 63;, LOT 100 S2600 CITY ADDITION;, BLOCK 63;, LOT 10C	0.21		559 VIRGINIA	LANDERS JUSTIN C	\$ 14,380
R000029599	\$2600 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 R000029603	S2600 CITY ADDITION;, BLOCK 63;, LOT 18 S2600 CITY ADDITION;, BLOCK 64;, LOT 1B (PT OF)	0.49 0.13		252 E TARLETON 684 N GRAHAM	HAMMON KIMBERLY B REYNOLDS SHERRIE	\$ 80,890 \$ 89,910
R000029603	S2600 CITY ADDITION;, BLOCK 64;, LOT 1A;1B; (N2 OF 1B)	0.13		696 N GRAHAM	HOWARD DANA TERON	\$ 59,44(
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 R000029609	S2600 CITY ADDITION;, BLOCK 64;, LOT 2; (SW 1/4) S2600 CITY ADDITION;, BLOCK 64;, LOT 2; (NW 1/4)	0.12 0.12		667 BELKNAP 669 BELKNAP	GODWIN LEONOR ELENA WILSON HELEN	\$ 67,850 \$ 81,230
R000029610	S2600 CITY ADDITION;, BLOCK 64;, LOT 2; (E 115)	0.12	С	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	С	635 N GRAHAM	TEXAS HEALTH RESOURCES	\$ -
R000029621	S2600 CITY ADDITION;, BLOCK 64, LOT 9	0.34		669 N GRAHAM	HERNANDEZ JONATHAN & SYLVIA HERNANDEZ STARRX PROPERTIES LLC	\$ 274,110
R000029622 R000029624	S2600 CITY ADDITION;, BLOCK 64;, LOT 10 (W 110) S2600 CITY ADDITION;, BLOCK 64;, LOTS 10 & 11 (E 98 OF 10)	0.16 0.72		671 N GRAHAM 691 N GRAHAM	KEENE SHERRI	\$ 78,380 \$ 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	С	0 N BELKNAP	HARRIS METHODIST - STEPHENVILLE	\$ -
R000029697 R000029842	S2600 CITY ADDITION;, BLOCK 70; LOT 3 S2600 CITY ADDITION;, BLOCK 78;, LOT 1	1.04 1.46	S	101 RIVERSIDE 0 E LONG ST	TRAFALGAR HOMES OF TEXAS,LLC STEPHENVILLE ISD	\$ 849,420 \$ -
R000029842	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 R000030033	S2600 CITY ADDITION;, BLOCK 97;, LOT 1; PARKING LOT S2600 CITY ADDITION;, BLOCK 97;, LOT 1 & 2 (N 4 OF 1 &, ALL OF 2), PARKING LOT	0.56 0.29	C C	0 N BELKNAP 478 N BELKNAP	HARRIS METHODIST - STEPHENVILLE HARRIS METHODIST HEALTH FOUNDATION	ې - د
R000030033	S2600 CITY ADDITION;, BLOCK 97;, LOT 1 & 2 (N 4 OF 1 &, ALL OF 2), PARKING LOT S2600 CITY ADDITION;, BLOCK 97; LOTS 3 & 4 (PT OF 4)	0.29	L	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

Preliminary Project and Financing Plan, TIRZ #2





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 ROCKIN CP INVESTMENT GROUP INC	\$ 141,470 \$ 01,370
R000030040 R000030041	S2600 CITY ADDITION;, BLOCK 98;, LOT 2 (PT OF) S2600 CITY ADDITION;, BLOCK 98;, LOT 2 & 3B (E66.7 OF 2)	0.10 0.15		485 RACE 420 SLOAN	CHAMBERS SHEILA	\$ 91,370 \$ 132,080
R000030041	S2600 CITY ADDITION;, BLOCK 98;, LOT 3A	0.13		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 R	209 ERATH	FIRST BAPTIST CHURCH OF STEPHENVILLE TEXAS	\$ -
R000030088 R000030089	S2600 CITY ADDITION;, BLOCK 110;, LOT 1;2;3 & 4; S2600 CITY ADDITION;, BLOCK 111;, LOT ALL	1.42 1.00	R	555 W WASHINGTON 422 W WASHINGTON	FIRST BAPTIST CHURCH-STEPHENVILLE FIRST UNITED METHODIST CHURCH OF STEPHENVILLE	> - ¢ _
R000030090	S2600 CITY ADDITION;, BLOCK 112;, LOT D	0.08	N	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 \$ 63,730
R000030132 R000030133	S2600 CITY ADDITION;, BLOCK 118;, LOT 3B S2600 CITY ADDITION;, BLOCK 118;, LOT 4	0.08 0.21		273 ORR 275 ORR	SAUNDERS BRAD & SHELLY PHILLIPS FRANCES E	\$ 63,730 \$ 77,890
R000030134	S2600 CITY ADDITION;, BLOCK 110;, LOT 1	0.50		512 COLLEGE	SMITH DONALD PAUL & RUTH NELL	\$ 97,090
R000030135	\$2600 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	BLEDSOE CYNTHIA A	\$ 146,230
R000030140 R000030141	S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF);, AKA TRACT D S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF);, AKA TRACT E	0.08 0.07		310 BARTON 320 BARTON	COATS JIM & PATSY	\$ 113,370 \$ 120,210
R000030141 R000030142	S2600 CITY ADDITION,, BLOCK 120,, LOT 1 & 2 (PT OF),, ANA TRACT E S2600 CITY ADDITION;, BLOCK 120;, LOT 1 & 2 (PT OF);, AKA TRACT F	0.07		330 BARTON	SCHOUTEN TOM & NANCY C JONES SCHOUTEN TOM & NANCY JONES	\$ 120,210 \$ 120,140
R000030143	2600 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 R000030154	S2600 CITY ADDITION;, BLOCK 121;, LOT 1B & 8 S2600 CITY ADDITION;, BLOCK 121;, LOT 6A	0.08 0.25		328 S RACE 285 RACE	COMMUNITY OUTREACH HOUSING COMMUNITY OUTREACH HOUSING	\$ 44,200 \$ 25,000
R000030155	S2600 CITY ADDITION, BLOCK 121, LOT 6B	0.25		511 LONG	ROBARDEY JEREMY L	\$ 25,000 \$ 77,380
R000030156	2600 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 BERGAN DAWN & TERRY BERGAN	\$ 128,280
R000030162 R000030163	S2600 CITY ADDITION, BLOCK 123, LOT 3 S2600 CITY ADDITION;, BLOCK 123;, LOT 4A	0.16 0.26		363 ORR 329 ORR	GONZALES MARY LANELL	\$ 101,460 \$ 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 R000030569	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #1; (10.10% COMMON ELEMENTS) S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #2; (10.10% COMMON ELEMENTS)	0.06 0.06		378 BARTON 374 BARTON	COATS JIM & PATSY COATS PATSY G	\$ 86,640 \$ 84,030
R000030570	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #2; (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
R000030571	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
R000030572	S2601 PARK VILLAGE CONDOMINIUMS; LOTS 4 & 5; BLDG B, UNIT #5; (9.85% COMMON ELEMENTS)	0.07		372 BARTON	COATS JIM & PATSY	\$ 69,650
R000030572	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 R000030685	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 8 S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 9	0.24 0.23	G G	0 WILSON ST 0 WILSON	CITY OF STEPHENVILLE CITY OF STEPHENVILLE	> - ¢ _
R000030686	S2700 CLIFTON HEIGHTS ADDITION, BLOCK 13, LOT 10	0.21	G	0 WILSON	CITY OF STEPHENVILLE	\$ -
R000030687	52700 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	c	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	> - 6 443.200
R000032176 R000032177	S4200 HUME ADDITION, BLOCK 1, LOT 1A (PT OF) S4200 HUME ADDITION;, BLOCK 1;, LOT 1A (PT OF)	0.41 0.29		588 CROW 586 CROW	COCHRAN JEREMY TODD COUNIHAN RYAN COLE	\$ 112,390 \$ 212,390
R000032177 R000032178	S4200 HUME ADDITION;, BLOCK 1;, LOT 1A (PT OF)	0.29		600 CROW	HAMPTON BARBARA (REVOCABLE LIFE ESTATE)	\$ 212,390
R000032179	S4200 HUME ADDITION;, BLOCK 1; LOT 10	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 R000032185	S4200 HUME ADDITION;, BLOCK 1;, LOT 5;6;, (W PT OF 5 & 6) S4200 HUME ADDITION;, BLOCK 1;, LOT 5; (E 1/2)	0.53 0.59		350 CROW 408 CROW	PHILLIPS JOANN (LIFE ESTATE) J N CARPENTRY INC	\$ 110,080 \$ 81,910
		0.00				- 51,910

Preliminary Project and Financing Plan, TIRZ #2





INCENCESCHEMEMA MODINE, SCHELDINE INFO (1974)SCHEMEMA MODINE, SCHELDINE INFO (1974)SCHEMEMA MODINE, SCHEMEMA MODINE	2 Taxable Value
NEXED NOT<	128,570
INCOMEScheman Androms, March LuorisScheman AndromsScheman A	125,330
INCOMU2EMODE MADE MADE MADE MADE MADE MADE MADE MA	65,490
NAMENA	91,720 3,030
NUMBERSold (NUM SUBJICS, LOU ZALC)Sold (NUM SUBJICS	36,990
NEXKEDSAUCH MAR ADDITONE, BLOCK L, DIT SLOTZANDASL	85,510
BIXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	55,850
INCRUMENTSINCE ONLY AND	
INDEXENUMBERNUMB	177,010
BODD2000SD300 DAMA ADD TONE, BLOCK 1, LUT 3, LUT 3, SA, NUAS OFER, OF 30)DSTSPA SUMSPA SUMSUM SUM ADM ASK ADD TONE, BLOCK 2, LUT 3, SA, SA, SA, SA, SA, SA, SA, SA, SA, SA	124,350
INCOMENDAMESINC OMARAM PARA ADDRED, BLACK LUT ST. AS AND MODE WISSON WITTESINC MARAM PARAMEDRE WISSON WITTESINC MARAM PARAMEDRE WISSON WITTESINC MARAM PARAMEDRE WISSON WITTESINC MARAM PARAMEDRE WISSON	67,100
BR0002370SUBD MARK ADDRIAN MARK ADDRIAN, BLOCK LUTS ASUBD MARK BSUBD MARK BMICHONGSUBD MARK BMICHONGMICHONGSUBD MARK BMICHONGMICHONGSUBD MARK BMICHONG <th< td=""><td>133,630</td></th<>	133,630
NEXCOMENDASAME MALANDA DE ADADOCE, BLOCE, LI, DE 2, JALAS, SA, MARTANI, ALLAS, SA, MARTANI, MARTANI, ALLAS, SA, MARTANI, M	74,950
NONDERSESEG WARNEDNO CARTHES IPSEG WARNEDNO CARTHES IPSNONDERSESEG WARNEDNO CARTHES IPS	89,790
NUCLUSSSAUDS SHAMAD & PADDOCE, BLOCZ, LOT 34, AG YFT MULLISS ME [EPREMENUL BASING MADDES, BLOCZ, LOT 34, AG YFT MULLISS ME [EXAMPS94969	-
IRENDEDSERD SAMPAGE APADDACE, LICT X12, LIDT X12, LIDT X12, LIDT X12, LIDT X14, LIDT X144, LIDT X144, LIDT X14,	108,140
80000358Stable SAMD A MADOCC, BLOCS J, OTS J, LEJ, ZA, SA, SA, BLOCUER RUTE RTAIL980000358SOBO TY ADDITOR, BLOCS J, LOTS J, LEJ, ZA, SA, SA, BLOCUER AND THE RUTCOLLE	- 189,640
NOCKERSENSADE CY MONTONE, NOCK 10, CY TACY LINE VOLUME TRUSTS 22 WORNING TO ALCHER TRUSTS 3NOCKEL12SADE CY MONTONE, NOCK 12, LI OF 1SADE CY MONTONE, NOCK 12, LI OF 2SS COLLEGENORKE MARCA ANN EDOR RA ALLEL FUGARSNOCKEL12SADE CY MONTONE, NOCK 12, LI OF 2SS COLLEGENORKE MARCA ANN EDOR RA ALLEL FUGARSNORKEL12SADE CY MONTONE, NOCK 12, LI OF 2SS COLLEGECON STENK STORE & LI LU CON HOCK ANDSNORKEL12SADE CY MONTONE, NOCK 12, CY TA, SA STENK STORE & LI LU CON HOCK ANDSSNORKEL12SADE CY MONTONE, NOCK 12, CY TA, SA STENK STORE & LU CON HOCK ANDSSNORKEL12SS COLLEGECON STENK STOLE & LU CON STENK STOLE	189,640
R0000142SR00 CTV ADDITON, BLOCK 12, CIF A.SR00 CTV ADDITON, BLOCK 11, CIF TSR00 CTV ADDITON, BLOCK 11, CIF T	295,110
R0000148 R00001480S200 UND R000018, BLCX 1; UPT ES200 UPL R000018, BLCX 1; UPT E <th< td=""><td>136,900</td></th<>	136,900
Remote Add Price Add	122,210
R0000478S280 CTY ADDITION; BLOCK S; LOT ALE TP1;CP1 CALLEGE ST (R0ADWAY)OIAGEFFENDMENDE OF CONMERCE INC CAMARER (F C CAMARER (F C C AMARER C C CAMARER C INC AMARER C C CAMARER (F C C AMARER C C C A C C C C C C C C C C C C C C C	35,110
R00004/CS2800 CTADDITORS, BLOCK 30, DIS, LC, 23, RUPS OF JOP OF DE CLORE AT JOP OF DE PARAMELAR STATUS DE CASA DE CAS	123,450
R000007110 S2600 CTY ADDITONE, BLOCK 31, LOT 2-LOK XPT OF 2-LOK ADDITONE, BLOCK 31, LOT 4, SLUBLOCK 31 OF 4 (BLOCKUE RIVER TRAIL) 0.88 6 0 VINE CITY OF STEPHENVILLE SER R000005112 S2600 CTY ADDITONE, BLOCK 31, LOT 5 XF OF 17, ADDITONE, BLOCK 31, LOT 5 SER SER <td>-</td>	-
R0000512S1800 ArAD 0 A PADDOCK, BLOCK 2, LOT 5/2, 84, 47, 0 FL2A;, 34, 45, SLBOCK 3 LOT 4 (BOSQUE RIVER TAAL)S18GDD TO * D FEPRIEVNULES1R00005258S200 (LT A DDITON, BLOCK 15, LOT 3SCD 17A DDITON, BLOCK 15, LOT 3SCD 17A DDITON, BLOCK 15, LOT 3SCD 17A DDITON, BLOCK 15, LOT 5SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 15, LOT 16 AJ (BTOSQUE RIVER TAAL)SCD 17A DDITON, BLOCK 14, LOT 14, AJ (BTOS 15, AJ 31, MAY OF 33, LOT 14, AJ (MAY OF 33)SCD 17A DDITON, BLOCK 14, LOT 14, AJ (MAY OF 33, LOT 14, AJ (MAY AJ (MA	-
R00007589 S2800 CTY ADDITIONE, BLOCK SE, LOT 7A CPT ADDITIONE, BLOCK SE, LOT 7A S G 30 S FLORAL CPT ADDITIONE, BLOCK SE, LOT 7A S S R00005578 S2800 CTY ADDITIONE, BLOCK SL, LOT B CORDANCE CPT ADDITIONE, BLOCK SL, LOT B S S S S	33,870
IRONOCRASSSOLOT ADDITION:, BLOCK 13, LOT 3CATH COLINTYREATH COLINTY	-
IND0055358S2600 CTY ADDITIONE, BLOCK 1; LOT 5GOT Y ADDITIONE, BLOCK 1; LOT 1; AD Y (PT 6+1) (BOSQUE RIVER TRAIL)S269GGGE CULINSCIT Y GF STEPHENVILLES269GIT NO STEPHENVILLEGIT NO STEPHENVILLEGIT NO STEPHENVILLEGIT NO STEPHENVILLEGIT NO STEPHENVILLEGIT NO STEPHENVILLE <td>-</td>	-
INDODE222S2500 CTY ADDITIONE, BLOCK 31; LOTS 23, 14/PT OF 14] (BOSQUE RIVET TAUL)062R37.N GRAHAMGRAHAM TCHURCH OF CHINST CORR5INDODE3360S2600 CTY ADDITIONE, BLOCK 45, LOTS 12, 31, 4/PT OF 14] (BOSQUE RIVET TAUL)128100 CARK LIN050UE CLARK LLC5INDODE3320S2600 CTY ADDITIONE, BLOCK 45, LOTS 14, 31, 4/PT OF 14] (BOSQUE RIVER TAUL)12055100 CARK LIN050UE CLARK LLC5R00007020S2600 CTY ADDITIONE, BLOCK 51, LOTS A 5, 1/PT SOF 37&8242501 KCD ARTIRES LE100 CARK LIN5R00007027S2600 CTY ADDITIONE, BLOCK 40, CTS IA 8.1 (WA CF 31)0.9100 CARK LIN000 CHINST BAR LINK SL DATA AND LI	- 272.040
Ind000336S2600 CTY ADDITIONE, BLOCK 64, LOTS 12,124 (PT OF 14) BLOGQUE RIVER TRAIL)S09GCC C C LURNC D STCPHENVILLESR00003362S2600 CTY ADDITIONE, BLOCK 47, LOT3 (PT OF)S2600 CTY ADDITIONE, BLOCK 35, LOTS 76 BL PT MILESS <td>373,840</td>	373,840
100003366 S260 CTY ADDITION, BLOCK 45, ICT 1 & 2A (PTS OF) 128 110 CLARK IN BOSQUE CLARK ILC S R0000302 S260 CTY ADDITION, BLOCK 45, ICT 3 V & SI (PT OF) 0.85 59 MINTER LEGACY TRUST S R00007020 S260 CTY ADDITION, BLOCK 51, ICT 3 X & J, TS A, R (PTS OT 3 X & S, TA R) 2.42 600 VMHTER R000 PMHTER R00070020 S260 CTY ADDITION, BLOCK 49, ICT 3 X & S1, R (PTS OT 3 X & S, TA R) S S 600 VMHTE R0007020 S260 CTY ADDITION, BLOCK 49, ICT 3 X & S1, R (PTS OT 3 X & S, TA R) S S R0007020 S260 CTY ADDITION, BLOCK 49, ICT 1 X & S1, W & OT 3 J S S R0007020 S260 CTY ADDITION, BLOCK 49, ICT 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 2 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC XA & F (PT OF 1 X & S1, ILC	
INDOD05212S2600 CTY ADDITION, BLOCK 47, LOT 3 (BY CDF)ICE GAY TRUSTLEGAY TRUSTSINDOD070120S2600 CTY ADDITION, BLOCK 50, LIDT 3 & B(TP) (BOSQUE RIVER TRAIL)120G0 EV ASHINGTONHICO PARTNERS JSINDOD070217S2600 CTY ADDITION, BLOCK 40, LOTS 1A, S, 78, (PT SO F 3 7& 8)2.42600 E WASHINGTONHICO PARTNERS JSINDOD070217S2600 CTY ADDITION, BLOCK 40, LOTS 1A, 8, 11 W 84' OF 31)0.092.42WHITEROBGUEZ NICHOLASSINDOD070217S2600 CTY ADDITION, BLOCK 40, LOTS 1A, 8, 11 W 84' OF 31)0.072.32WHITEROBGUEZ NICHOLASSINDOD070220S2600 CTY ADDITION, BLOCK 38, 44 (PT OF 43), BLOCK 45, PT OF 1.2 & 1H, BLOCK 46 (PT OF 2.3 4)2.43O CROWHICO PARTNERS IE REVOLABLE LIFE ESTATE)SINDOD072020S2600 CTY ADDITION, BLOCK 38, 44 (PT OF 43), PT OF 1.E & 1H, BLOCK 46 (PT OF 2.3 4)2.43O CROW (DFF)CTY OF STEPHENVILESINDOD072020S2600 CTY ADDITION, BLOCK 35, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)1.77GO CROWGTY OF STEPHENVILESINDOD072020S2600 CTY ADDITION, BLOCK 45, LOT 29, AUCCA 46 (BOSQUE RIVER TRAIL)0.12395 SCIUCHA CONTONGTY OF STEPHENVILESINDOD072030S2600 CTY ADDITION, BLOCK 46, LOT 29, BOSQUE RIVER TRAIL)0.17G0.06SSSINDOD072030S2600 CTY ADDITION, BLOCK 46, LOT 29, BOSQUE RIVER TRAIL)0.14G0.06SSSSSINDOD072030S2600 CTY ADDITION, BLOCK 46, LOT 29, BOSQUE RIVER TRAIL)0.14 <td>91,610</td>	91,610
INDOD0710120 S2600 CTY ADDITION, BLOCK 50 & 51 (PTS OF), LOTS 34, 53, 57, 8(PTS OF 37 & 8) 242 606 E WASHINGTON HODP ARTINERS LP S7 R0000070527 S2600 CTY ADDITION, BLOCK 40, LOTS 1A & 31 (SXX30 OF 22 & E 56 OF 31) 0.08 0WHTE BARRIENTOS INAN VOLANDA S7 R0000070529 S2600 CTY ADDITION, BLOCK 43, 2.21 & S1 (SXX30 OF 22 & E 56 OF 31) 0.72 541 LONG HAMPTON BARBARA (REVOCABLE LFE ESTATE) S7 R0000072021 S2600 CTY ADDITION, BLOCK 43, 44 (PT OF 43), BLOCK 45 (PT OF 2, 3.4) 0.12 S7 0.6 E CROW (OFF) CTY OF STEPHENVILLE S7 S7 R000007202 S2600 CTY ADDITION, BLOCK 43, 44 (PT OF 43), PT OF 1E & 1H BLOCK 45 (PT OF 2, 3.4 BLOCK 46 (BOSQUE RIVER TRAIL) 0.12 S55 COLUMBAIN ITT OF STEPHENVILLE S7 R000072050 S2600 CTY ADDITION, BLOCK 44, LOT 16 (PT OF) (BOSQUE RIVER TRAIL) 0.12 S55 COLUMBAIN CTY OF STEPHENVILLE S7 R000072051 S2600 CTY ADDITION, BLOCK 64, LOT 16 (PT OF) (BOSQUE RIVER TRAIL) 0.12 S55 COLUMBAIN CTY OF STEPHENVILLE S7 S7 R000075550 S2600 CTY ADDITION, BLOCK 64, LOT 16 (PT OF) (BOSQUE RIVER TRAIL) 0.14 G 0.05 CTY ADDITION, BLOCK 54, LOT 18 (PT OF) (BOSQUE RIVER TRAIL) S7 S7 S7 S7	117,440
IR000070927 S2600 CTY ADDITION; BLOCK 49, CCJ 18 31 (W3 OF 31) 0.08 0 WHTE BODRIGUEZ NICHOAS S R000070928 S2600 CTY ADDITION; BLOCK 49, CCJ 18 31 (S0X30 07 2.6 & E 5 OF 31) 0.09 328 WHTE BARIENTOS IRM AYOLANDA S R0000710927 S2600 CTY ADDITION; BLOCK 43, 24 (JPT OF 43), BLOCK 45 (PT OF 2.8 4H), BLOCK 46 (PT OF 2.3 4) 24.34 0.08 LOPE2 LOPENZO & YOLANDA S R000072021 S2600 CTY ADDITION; BLOCK 43, 84 (JPT OF 43), PT OF 1.8 4 H), BLOCK 46 (PT OF 2.3 4) 24.34 0.07 G 0.02 CROW (OFF) UTY OF STEPHENVILLE S R000072800 S2600 CTY ADDITION; BLOCK 40, LOT 2 (PT OF) & BLOCK 45, PT OF 2,3,4 BLOCK 46 (BOSQUE RIVER TRAIL) 0.17 G 0 C CROW (OFF) UTY OF STEPHENVILLE S R000072800 S2600 CTY ADDITION; BLOCK 40, LOT 2 (PT OF) & BLOCK 45, LOT 1 (PT OF) (BOSQUE RIVER TRAIL) 0.17 G G 0.10 G S2800 CTY ADDITION; BLOCK 49, LOT 2 9 & 30 (PTS OF) S R000073811 S2600 CTY ADDITION; BLOCK 49, LOT 2 9 & 30 (PTS OF) S2600 CTY ADDITION; BLOCK 49, LOT 2 9 & 30 (PTS OF) S S R000075865 S2600 CTY ADDITION; BLOCK 56; LOT 16 PC (BOSQUE RIVER TRAIL) 0.05 S10 MONE LINE 4AANANDIEL S R000076693 S2600 CTY ADDITION; BLOCK 56; LOT 16 PC (BOSQUE RIVER TRAIL)	-
R000070928 S2600 CTY ADDITIONS, BLOCK 43, 2C,2L & 31 (S20X3 OF 2C & E 56 OF 31) 0.9 S28 WHTE BARRIENDS (INMA YOLANDA \$ R000071059 S2600 CTY ADDITIONS, BLOCK 43, 2C,2L & 31 (S20X3 OF 2C & E 56 OF 31) 0.7 \$14 I LONG LOPEZ LORENZO & YOLANDA \$ R000072020 S2600 CTY ADDITIONS, BLOCK 43, 84 (PT OF 43), BLOCK 45 (PT OF 2, 34 BLOCK 46 (PT OF 2, 34) 10.7 G 0.6 C ROW (OFF) CTY OF STEPHENVILLE \$ R000072020 S2600 CTY ADDITIONS, BLOCK 43, 84 (PT OF 43), PT OF 1E & 1H) BLOCK 46 (PT OF 2, 34 BLOCK 46 (BOSQUE RIVER TRAIL) 1.7 G 0.6 C ROW (OFF) CTY OF STEPHENVILLE \$ R00007255 S2600 CTY ADDITIONS, BLOCK 43, LOT 2 (BOSQUE RIVER TRAIL) 1.17 G 0.6 LONG CTY OF STEPHENVILLE \$ R000073255 S2600 CTY ADDITIONS, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.17 G 0.6 LONG CTY OF STEPHENVILLE \$ R000075586 S2600 CTY ADDITIONS, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.4 G 0.05 S 322 MITE RODRIGUE2 NICHOLAS \$ R000076591 S2600 CTY ADDITIONS, BLOCK 56, LOT 16 (BOSQUE RIVER TRAIL) 0.6 310 MCNELL HUAHULU CYNTHIA & AVONITELA HUAHULU <td>707,920</td>	707,920
R000071059 \$2600 CTY ADDITION, BLOCK 122, LOT 12 \$41 LONG LOPEZ LORENZO & YOLANDA \$ R000072021 \$2600 CTY ADDITION, BLOCK 343, 44 (PT OF 43), PT OF 18, & 1H BLOCK 45 (PT OF 2 3, 4 BLOCK 46 (BOSQUE RIVER TRAIL) 10.7 G CROW (OFF) CTT OF STEPHENVILLE \$ R000072607 \$2600 CTY ADDITION, BLOCK 34, 34 (PT OF 13), PT OF 18, & 1H BLOCK 45, PT OF 2,3, 4 BLOCK 46 (BOSQUE RIVER TRAIL) 0.17 G DE COW (OFF) CTT OF STEPHENVILLE \$ R000072607 \$2600 CTY ADDITION, BLOCK 50, LOT 7 (PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL) 0.17 G D E LONG CTT OF STEPHENVILLE \$ R000073841 \$2600 CTY ADDITION, BLOCK 64, LOT 26 (BOSQUE RIVER TRAIL) 0.17 G D CRAHAM CTT OF STEPHENVILLE \$ R000073841 \$2600 CTY ADDITION, BLOCK 64, LOT 26 (BOSQUE RIVER TRAIL) 0.14 G D CRAHAM CTT OF STEPHENVILLE \$ R000075856 \$2600 CTY ADDITION, BLOCK 64, LOT 16 (PT OF) (BOSQUE RIVER TRAIL) 0.05 332 WHITE RORGUES RICK ANATASHA \$ R000076693 \$2600 CTY ADDITION, BLOCK 56, LOT 16 (ROMMON AREA) 0.06 317 N FLORAL HUAHUU CYNTHIA & AVONITEILA HUAHULU \$ R000076693 \$2600 CTY ADDITION, BLOCK 56, (DOT 18 R <td< td=""><td>21,960</td></td<>	21,960
R00007202 S2600 CTY ADDITION; BLOCK 43 & 44 (PT OF 43), PT OF 1E & 1H BLOCK 46 (PT OF 2 3 4) 24.34 0 CROW OPC CROW (OFF) CTY OF STEPHENVILLE 5 R00007202 S2600 CTY ADDITION; BLOCK 43 & 44 (PT OF 43), PT OF 1E & 1H BLOCK 45, PT OF 2,3, A BLOCK 46 (BOSQUE RIVER TRAIL) 10.77 G 0 CROW (OFF) CTY OF STEPHENVILLE 5 R00007202 S2600 CTY ADDITION; BLOCK 50; LOT 7(PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL) 0.17 G 0 RCAHAM CTY OF STEPHENVILLE 5 R00007225 S2600 CTY ADDITION; BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.14 G 0 RCAHAM CTY OF STEPHENVILLE 5 R00007255 S2600 CTY ADDITION; BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.14 G 0 RCAHAM CTY OF STEPHENVILLE 5 R00007525 S2600 CTY ADDITION; BLOCK 64; LOT 16 (PT OF) (BOSQUE RIVER TRAIL) 0.5 332 WHTE RODRIGUE RIVER RIVEL 5 R00007627 S2600 CTY ADDITION; BLOCK 65; LOT 16 (CMMON AREA) S260 CTY OP STEPHENVILLE S 5 R000076695 S2600 CTY ADDITION; BLOCK 56; LOT 17R G 0.6 310 MCNEIL HUAHULU CYNTHIA & AVONITEILA HUAHULU 5 R000076695 S2600 CTY ADDITION; BLOCK 56; LOT 18R G	80,850
R000072022 \$2600 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 52600 CITY ADDITION; BLOCK 50, LOT 10 (PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL) 0.12 G DOB COLMGIA CITY OF STEPHENVILLE \$ R000073255 52600 CITY ADDITION; BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.14 G O N GRAHAM CITY OF STEPHENVILLE \$ R000073841 52600 CITY ADDITION; BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.14 G O N GRAHAM CITY OF STEPHENVILLE \$ R000073841 52600 CITY ADDITION; BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL) 0.5 320 WHITE RODARGOVE RIVER TRAIL \$ R000076535 52600 CITY ADDITION; BLOCK 64, LOT 20 & S0 (PTS OF) S01 MCNEILL HARGROVE ERIC & NATASHA \$ R000076635 52600 CITY ADDITION; BLOCK 56; LOT 16R 0.6 317 N FLORAL HUAHULU CYNTHIA & AVONTELIA HUAHULU \$ R000076635 52600 CITY ADDITION; BLOCK 56; LOT 178 0.6 317 N FLORAL HUAHULU CYNTHIA & AVONTELIA HUAHULU \$ R000076635 52600 CITY ADDITION; BLOCK 56; LOT 178 0.6 317 N FLORAL HUAHULU CYNTHI	117,330
R000072607S2600 CITY ADDITION;, BLOCK 10;, LOT 60.12359 S COLUMBIALITKE GRAHAM ROSS\$R000072800S2600 CITY ADDITION;, BLOCK 50, LOT 7 (PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.17G0 E LORGA HAMCITY OF STEPHENVILLE\$R000073255S2600 CITY ADDITION;, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)0.14G0 N GRAHAMCITY OF STEPHENVILLE\$R000075586S2600 CITY ADDITION;, BLOCK 64; LOT 29 & 30 (PTS OF)0.532 WHITERODRIGUEZ NICHOLAS\$R000075586S2600 CITY ADDITION;, BLOCK 64; LOT 16PT OF) (BOSQUE RIVER TRAIL)0.27G0 OKFORD STCITY OF STEPHENVILLE\$R000076275S2600 CITY ADDITION;, BLOCK 56; LOT 16 (CMMON AREA)0.05301 MCIRLLHUARGROVE ERIC & NATASHA\$R000076694S2600 CITY ADDITION;, BLOCK 56; LOT 15R0.06325 N FLORALHUAHULU CYNTHIA & AVONITELA HUAHULU\$R000076695S2600 CITY ADDITION;, BLOCK 56; LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITELA HUAHULU\$R000076695S2600 CITY ADDITION;, BLOCK 56; LOT 19R0.06340 FLORALHUAHULU CYNTHIA & AVONITELA HUAHULU\$R000076793S2600 CITY ADDITION;, BLOCK 56; LOT 200.06340 FLORALHORWATH TIM AND MELANE LIVING TRUST\$R000076795S2600 CITY ADDITION;, BLOCK 56; LOT 210.06375 FLORALHORWATH TIM AND MELANE ESCALANTE\$R000076795S2600 CITY ADDITION;, BLOCK 56; LOT 230.06375 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELLO RNELAS\$R000076	3,640
R000072800S2600 CITY ADDITION;, BLOCK 50;, LOT 7(PT OF) & BLOCK 51, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.17G0 E LONGCITY OF STEPHENVILLE\$R000073255S2600 CITY ADDITION, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)0.14G0 N GRAHAMCITY OF STEPHENVILLE\$R000073841S2600 CITY ADDITION, BLOCK 64, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.05320 WHITEROTY OF STEPHENVILLE\$R000075255S2600 CITY ADDITION, BLOCK 64, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.05301 MCNEILLHARGROVE ERIC & NATASHA\$R000076275S2600 CITY ADDITION, BLOCK 64, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.05301 MCNEILLHARGROVE ERIC & NATASHA\$R000076693S2600 CITY ADDITION, BLOCK 56, LOT 1 (PT OF) (BOSQUE RIVER TRAIL)0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076693S2600 CITY ADDITION, BLOCK 56, LOT 17R0.06313 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076695S2600 CITY ADDITION, BLOCK 56, IOT 18R0.04G0.14G\$R000076793S2600 CITY ADDITION, BLOCK 56, LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56, LOT 200.06349 FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076794S2600 CITY ADDITION, BLOCK 56, LOT 210.06349 FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076795S2600 CITY ADDITION, BLOCK 56, LOT 230.06355 FLORALPATEL AJAY CHAMPAKLAL & KAREN B PATEL\$ <td>-</td>	-
R000073225S2600 CITY ADDITION, BLOCK 64, LOT 20 (BOSQUE RIVER TRAIL)0.14G0 N GRAHAMCITY OF STEPHENVILLE\$R000073841S2600 CITY ADDITION, BLOCK 64, LOT 20 & 30 (PTS OF)0.5332 WHITERODRIGUEZ NICHOLAS\$R000072558S2600 CITY ADDITION, BLOCK 64, LOT 16(PT OF) (BOSQUE RIVER TRAIL)0.27G0 OXFORD STCITY OF STEPHENVILLE\$R000076757S2600 CITY ADDITION, BLOCK 64, LOT 16(PT OF) (BOSQUE RIVER TRAIL)0.05301 MCNEILLHARGOVE ERIC & NATASHA\$R000076693S2600 CITY ADDITION, BLOCK 56, LOT 16R0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076694S2600 CITY ADDITION, BLOCK 56, LOT 17R0.06325 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076695S2600 CITY ADDITION, BLOCK 56, LOT 18R0.06325 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076792S2600 CITY ADDITION, BLOCK 56, ICOT 19R0.04G0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56, LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56, LOT 200.06341 N FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION, BLOCK 56, LOT 210.06357 FLORALHORWATH TIM AND MELANE B ESCALANTE MARLAN B ESCALANTE MARLEN B ESCALANTE MARLEN R PATEL\$R000076795S2600 CITY ADDITION, BLOCK 56, LOT 230.06357 FLORALFLORAL & FLARAC M ARELA	69,840
R000073841S2600 CITY ADDITION,, BLOCK 49; LOT 29 & 30 (PTS OF)0.05332 WHITERODRIGUEZ NICHOLAS\$R000075586S2600 CITY ADDITION,, BLOCK 64;, LOT 16(PT OF) (BOSQUE RIVER TRAIL)0.27G0.0X FORD STCITY OF STEPHENVILLE\$R000076275S2600 CITY ADDITION,, BLOCK 36; LOT 16(PT OF) (BOSQUE RIVER TRAIL)0.05310 NCNEILLHARGROVE ERIC & NATASHA\$R000076693S2600 CITY ADDITION, BLOCK 56; LOT 16R0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076694S2600 CITY ADDITION, BLOCK 56; LOT 17R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076695S2600 CITY ADDITION, BLOCK 56; LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076792S2600 CITY ADDITION, BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56; LOT 200.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION, BLOCK 56; LOT 210.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076795S2600 CITY ADDITION, BLOCK 56; LOT 220.06373 FLORALHATEL AVA CHAMPAKLAL & KAREN E SCALANTE\$R000076796S2600 CITY ADDITION, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELLORNELAS\$R000076796S2600 CITY ADDITION, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELLORNELAS\$	-
R000075586S2600 CITY ADDITION,, BLOCK 54,, LOT 16(PT OF) (BOSQUE RIVER TRAIL)0.27G0.05 NO AFORD STCITY OF STEPHENVILLE\$R000076275S2600 CITY ADDITION,, BLOCK 56, LOT 4 (COMMON AREA)0.05301 MCNEILLHARGROVE ERIC & NATASHA\$R000076693S2600 CITY ADDITION, BLOCK 56, LOT 15R0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076694S2600 CITY ADDITION, BLOCK 56, LOT 17R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076695S2600 CITY ADDITION, BLOCK 56, LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076696S2600 CITY ADDITION, BLOCK 56, ICOT 19R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56, ICOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56, ICOT 200.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION, BLOCK 56, ICOT 210.06357 FLORALESCALANTE MATTHEW & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION, BLOCK 56, ICOT 230.06357 FLORALESCALANTE MATTHEW & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION, BLOCK 56, ICOT 230.06357 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$R000076796S2600 CITY ADDITION, BLOCK 56, ICOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	31,730
R000076275S2600 CITY ADDITION;, BLOCK 36; LOT 4 (COMMON AREA)0.05301 MCNEILLHARGROVE ERIC & NATASHA\$R000076693S2600 CITY ADDITION;, BLOCK 56; LOT 16R0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076694S2600 CITY ADDITION;, BLOCK 56; LOT 17R0.06325 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076695S2600 CITY ADDITION;, BLOCK 56; LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076696S2600 CITY ADDITION;, BLOCK 56; LOT 19R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076792S2600 CITY ADDITION;, BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION;, BLOCK 56; LOT 200.06349 FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076794S2600 CITY ADDITION;, BLOCK 56; LOT 210.06357 FLORALESCALANTE MATTHEW K KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION;, BLOCK 56; LOT 230.06357 FLORALPATEL AJAY CHAMPAKLAL & KAREN G PATEL\$R000076796S2600 CITY ADDITION;, BLOCK 56; LOT 230.06357 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$R000076796S2600 CITY ADDITION;, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	-
R00076693S2600 CITY ADDITION;, BLOCK 56; LOT 16R0.06317 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076694S2600 CITY ADDITION;, BLOCK 56; LOT 17R0.06325 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076695S2600 CITY ADDITION;, BLOCK 56; LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076796S2600 CITY ADDITION;, BLOCK 56; LOT 19R0.060.04G0.14 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076793S2600 CITY ADDITION;, BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076794S2600 CITY ADDITION; BLOCK 56; LOT 200.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R00076794S2600 CITY ADDITION; BLOCK 56; LOT 210.06357 FLORALESCALANTE MATTHEW K KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION; BLOCK 56; LOT 220.06357 FLORALPATEL JAY CHAMPAKLAL & KAREN G PATEL\$R000076796S2600 CITY ADDITION; BLOCK 56; LOT 230.06357 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	7,500
R000076694S2600 CITY ADDITION, BLOCK 56; LOT 17R0.06325 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU5R000076695S2600 CITY ADDITION; BLOCK 56; LOT 18R0.06333 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076696S2600 CITY ADDITION; BLOCK 56; LOT 19R0.04G0.140CITY 0F STEPHENVILLE\$R000076792S2600 CITY ADDITION; BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION; BLOCK 56; LOT 200.06349 FLORALHORWATH TIM AND AVONITEILA HUAHULU\$R000076794S2600 CITY ADDITION; BLOCK 56; LOT 210.06357 FLORALHORWATH TIM ATH ME & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION; BLOCK 56; LOT 230.06355 FLORALPATEL AJAY CHAMPAKLA & KAREN G PATEL\$R000076796S2600 CITY ADDITION; BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	225,140
R000076696S2600 CITY ADDITION, BLOCK 56; (ROW)0.04G0.17 OF STEPHENVILLE\$R000076792S2600 CITY ADDITION, BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION, BLOCK 56; LOT 200.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION, BLOCK 56; LOT 210.06357 FLORALESCALANTE MATTHEW & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION, BLOCK 56; LOT 220.06365 FLORALPATEL AJAY CHAMPAKLAL & KAREN G PATEL\$R000076796S2600 CITY ADDITION, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	225,140
R000076792S2600 CITY ADDITION,, BLOCK 56; LOT 19R0.06341 N FLORALHUAHULU CYNTHIA & AVONITEILA HUAHULU\$R000076793S2600 CITY ADDITION,, BLOCK 56; LOT 200.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION,, BLOCK 56; LOT 210.06357 FLORALESCALANTE MATTHEW & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION,, BLOCK 56; LOT 220.06355 FLORALPATEL AJAY CHAMPAKLAL & KAREN G PATEL\$R000076796S2600 CITY ADDITION,, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	225,140
R000076793S2600 CITY ADDITION;, BLOCK 56; LOT 200.06349 FLORALHORWATH TIM AND MELANIE LIVING TRUST\$R000076794S2600 CITY ADDITION;, BLOCK 56; LOT 210.06357 FLORALESCALANTE MATTHEW & KAELAN B ESCALANTE\$R000076795S2600 CITY ADDITION;, BLOCK 56; LOT 220.06365 FLORALPATEL AJAY CHAMPAKLAL & KAREN G PATEL\$R000076796S2600 CITY ADDITION;, BLOCK 56; LOT 230.06373 FLORALFLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS\$	-
R000076794 S2600 CITY ADDITION;, BLOCK 56; LOT 21 0.06 357 FLORAL ESCALANTE MATTHEW & KAELAN B ESCALANTE \$ R000076795 S2600 CITY ADDITION;, BLOCK 56; LOT 22 0.06 365 FLORAL PATEL AJAY CHAMPAKLAL & KAREN G PATEL \$ R000076796 S2600 CITY ADDITION;, BLOCK 56; LOT 23 0.06 373 FLORAL FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS \$	225,140
R000076795 \$2600 CITY ADDITION, BLOCK 56; LOT 22 0.06 365 FLORAL PATEL AJAY CHAMPAKLAL & KAREN G PATEL \$ R000076796 \$2600 CITY ADDITION, BLOCK 56; LOT 23 0.06 373 FLORAL FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS \$	225,140
R000076796 \$2600 CITY ADDITION;, BLOCK 56; LOT 23 0.06 373 FLORAL FLANAGAN NICHOLAS P & BROOKE D MACCONNELL ORNELAS \$	225,140
	225,140
	225,140
R00076797 \$2600 CITY ADDITION;, BLOCK 56; LOT 24 0.06 381 FLORAL WATTS DIONNE AND DEAN WATTS \$ R00076798 \$2600 CITY ADDITION;, BLOCK 56; LOT 25 0.05 220 VINE MARTIN ROXANA B \$	225,140 210,610
R000076799 S2600 CITY ADDITION;, BLOCK 56; LOT 26 0.05 220 VINE MARTIN ROAMA B \$ R00076799 S2600 CITY ADDITION;, BLOCK 56; LOT 26 0.05 232 VINE FRETER JUSTIN & ABIGAIL FRETER \$	210,810 225,140
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 \$	
8000076839 52600 CITY ADDITION, BLOCK 15, PT OF ALLEY 12 FT ALLEY (624 SQ FT) 0.01 0.5 FLORAL J & S FAMILY HOLDINGS LLC \$	2,500
TOTAL 244.30 \$	56,820,750





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

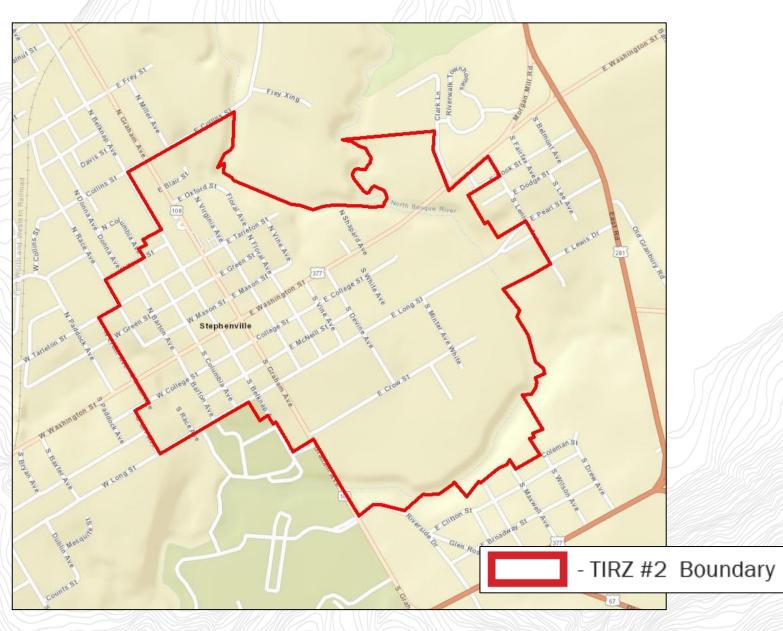
- Taxing entities contribute ad valorem taxes received from incremental value increases on property within the TIRZ.
- A TIRZ can pay for:
 - infrastructure;
 - public improvements; and
 - economic development grants.

Item 12

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

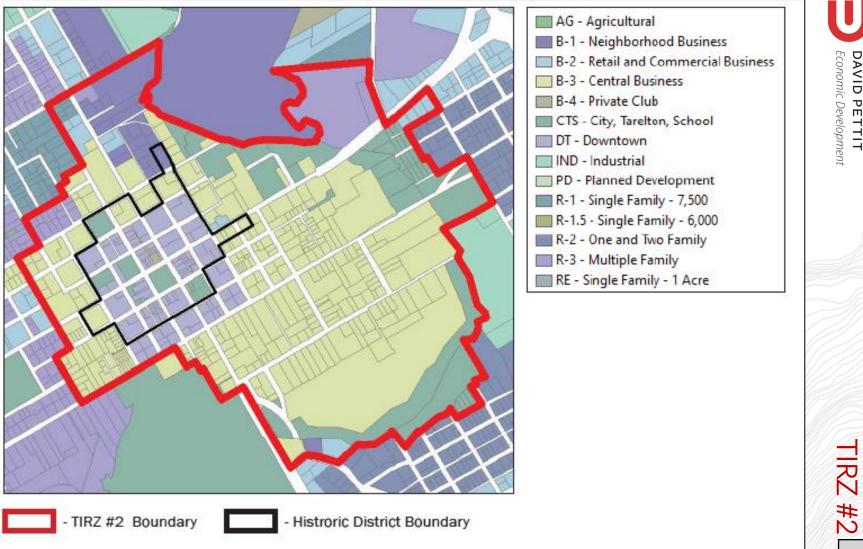


Item 12.

169

TIRZ #2

TIRZ #2 BOUNDARIES



170

TIRZ #2 PROPOSED DEVELOPMENT

	Initial Completion Date	Square Feet/Units	Taxable Incrementa Value Value PSF/Unit Value			otal Sales	
TIRZ 2							
PHASE ONE							
TOWNHOMES	2024	14	\$ 225,000	\$ 3,150),000 \$ -	\$	-
RESIDENTIAL	2024	2	\$ 125,000	\$ 250),000 \$ -	\$	-
COMMERCIAL	2024	4,160	\$ 100	\$ 416	5,000 \$ -		
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	0,000 \$ 300	\$	750,000
				\$ 30,716	5,000	\$	3,750,000
PHASE TWO							
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	5,000 \$ -	\$	-
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	5,000 \$ -	\$	-
COMMERCIAL	2032	15,000	\$ 100	\$ 1,500),000 \$ 300	\$	4,500,000
RESIDENTIAL	2034	210	\$ 125,000	\$ 26,250),000 \$ -	\$	
				\$ 114,250),000	\$	9,000,000
Total				\$ 144,96	6,000	\$ '	12,750,000

TIRZ #2 171

TIRZ #2 PROPOSED TIRZ REVENUE

- City of Stephenville contributing 60% of its real property increment
- 30-year term, to end on December 31, 2052

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
Total	\$117,176,252	\$13,084,477	\$104,091,775

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

Item 12

TIRZ