

CITY OF LAVON, TEXAS
ORDINANCE NO. 2021-10-07

Creation of Reinvestment Zone Number Two, City of Lavon

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE EXTRATERRITORIAL JURISDICTION AND CORPORATE LIMITS OF THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the extraterritorial jurisdiction and corporate limits of 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 or noncontiguous geographic area that is in the corporate limits of the municipality, in the extraterritorial jurisdiction of the municipality, or in both 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 of the City (the “City Council”) desires for the City to consider the creation of a tax increment reinvestment zone with the parcels included within the Zone identified on *Exhibit A*, attached hereto, and more generally depicted in *Exhibit B* attached hereto (the “Zone”); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Two, City of Lavon, Texas Preliminary Project and Financing Plan*, dated October 19, 2021, 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 the official newspaper of the City on or before October 12, 2021, which date is the seventh (7th) day before the public hearing held on October 19, 2021; and

WHEREAS, on October 19, 2021, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and 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; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 19, 2021; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; 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 publicly 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 LAVON, 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 and are incorporated and adopted as part of this Ordinance for all purposes.

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 creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That 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 described and depicted in *Exhibit A* and *Exhibit 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 within the extraterritorial jurisdiction of the City; and
 2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and
- (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 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; and
- (g) That the development or redevelopment of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

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 *Exhibit A* and *Exhibit B* hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Two, City of Lavon** (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of six (6) members all appointed by the City Council. Council Members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.

- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be six members and the following shall be members:
 - 1. Mayor
 - 2. City Councilmember, Place 1
 - 3. City Councilmember, Place 2
 - 4. City Councilmember, Place 3
 - 5. City Councilmember, Place 4
 - 6. City Councilmember, Place 5

The City Council hereby appoints Mayor to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. 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, 2071; or (ii) 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; or (iii) at a time designated by subsequent ordinance.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2021, of all real property

taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). That consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is forty-five percent (45%), of real property taxes levied, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the City or other taxing unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a "Tax Increment Fund" for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes 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 shall be maintained 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 to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone, however excess funds may be transferred to the City's general fund as determined by the City.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, 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 of Lavon hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. 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 the Texas Open Meetings Act, 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

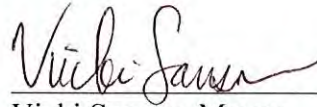
discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10.

EFFECTIVE DATE.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THIS THE 19TH DAY OF OCTOBER, 2021.



Vicki Sanson, Mayor

ATTEST:

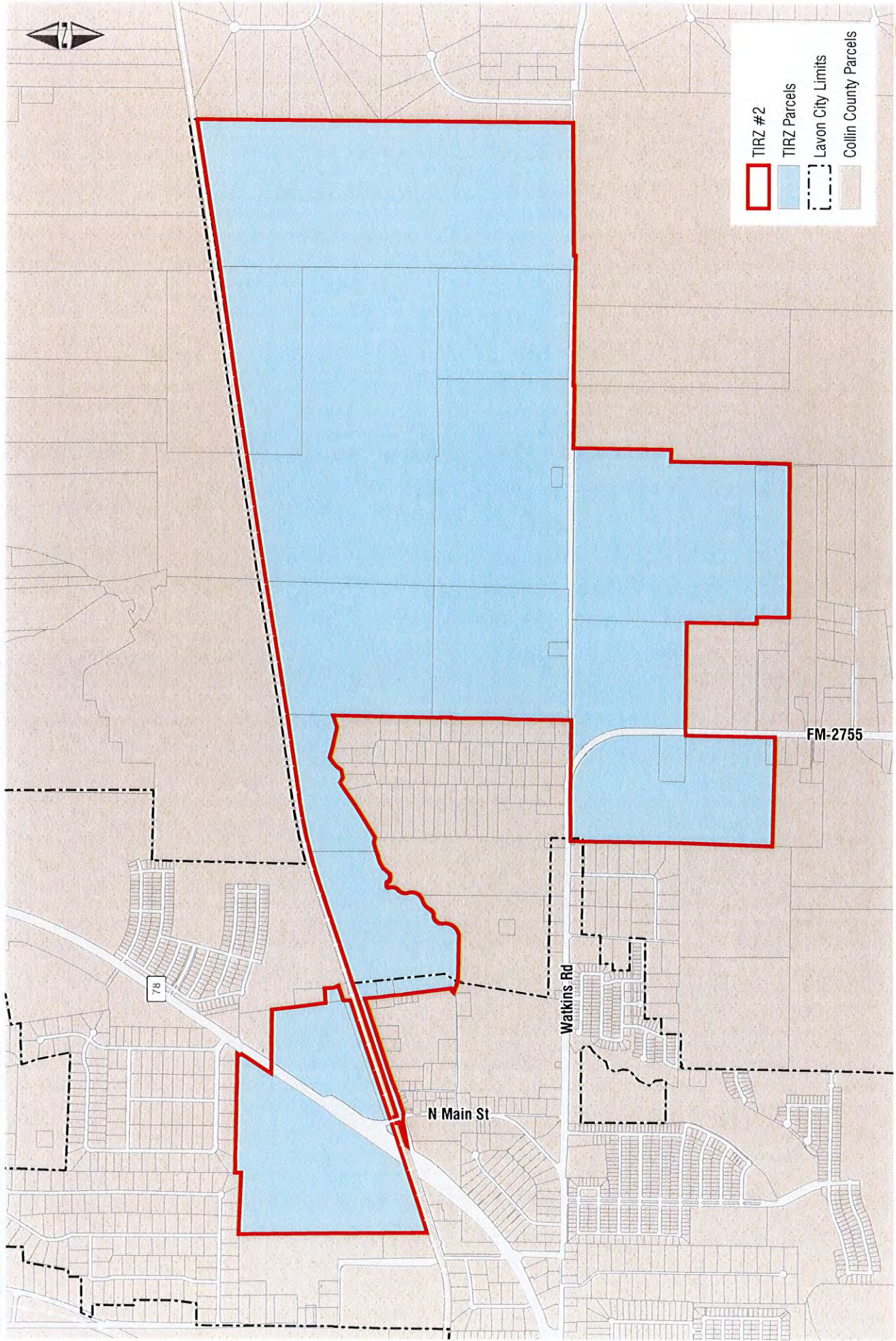


Rae Norton, City Secretary



Exhibit A
Parcel Identification

Property ID	Legal Description
1287164	ABS A0249 J P DAVIS SURVEY, SHEET 1, TRACT 2, 119.391 ACRES
1287173	ABS A0249 J P DAVIS SURVEY, SHEET 1, TRACT 3, 20.005 ACRES
1290034	ABS A0740 S M RAINER SURVEY, SHEET 6, TRACT 8, 216.85 ACRES
1290132	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 18, 60.0 ACRES
1290141	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 19, .5 ACRES
1290150	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 20, 72.0 ACRES
1290169	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 21, 191.21 ACRES
1290178	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 22, 86.87 ACRES
1290203	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 25, 55.66 ACRES
1290392	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 41, 23.9915 ACRES
1290506	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 51, 54.0 ACRES
1290515	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 52, 1.5 ACRES
1290533	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 54, 0.906 ACRES
2017567	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 26, 1.05 ACRES
2032794	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 19-9, 107.839 ACRES
2542828	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 148, 87.2935 ACRES
2542829	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 149, 31.3507 ACRES
2543097	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 75, 79.324 ACRES
2543098	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 52, 54.348 ACRES
2638134	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 103, .285 ACRES
2638135	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 153, 3.504 ACRES
2638136	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 154, 2.302 ACRES
2638137	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 155, .271 ACRES
2719973	WYLIE SWITCHYARD ADDITION (GCN), BLK 1, LOT 1
2806279	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 97, 1.00 ACRES



- TIRZ #2
- TIRZ Parcels
- Lavon City Limits
- Collin County Parcels



Estimated acreage includes all roads and right of way within the boundary of the Zone.



Exhibit C
Preliminary Project Plan and Finance Plan



REINVESTMENT ZONE NUMBER TWO,
CITY OF LAVON, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN
OCTOBER 19, 2021

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SECTION 1: INTRODUCTION

1.1 Authority and Purpose

The City of Lavon, Texas, a Texas general law municipality (the “City”) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the governing body of the City (the “City Council”) has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 Proposed Zone

The City Council intends to create a tax increment reinvestment zone to be known as “*Reinvestment Zone Number Two, City of Lavon, Texas*” (the “Zone”) that includes approximately 1,299.50 acres of land within the corporate limits and extraterritorial jurisdiction of the City, with parcels identified on **Exhibit H** and depicted on **Exhibit A** (the “Property”). The Property is primarily owned by Petro-Hunt, LLC, a Texas limited liability company, Far East Lavon, LP, a Texas limited partnership, 78 Straddle, LP, a Texas limited partnership, East Lavon Partners, LP, a Texas limited partnership, and World Land Developers, LP, a Texas limited liability company (collectively the “Owners”) and will be transferred to MA Elevon 429, LLC, a Texas limited liability company, an affiliate of MA Partners, LLC, (the “Master Developer”) and other homebuilder developers the “Builder Developers”). The City, the Owners, and the Master Developer have entered into that certain Elevon Development Agreement detailing the obligations for the Zone (the “Development Agreement”). The portions of the Property that are currently within the City limits are currently

zoned agricultural, and single family. The Property will be zoned a planned development district upon annexation of the Property pursuant to the Development Agreement. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the public improvements, and other projects are financed as contemplated by this Preliminary Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, Collin County, (the "County"), a quality master planned residential and commercial development.

1.4 Preliminary Plan and Hearing

Before the City Council adopts the ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons are given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property will be given a reasonable opportunity to protest the inclusion of their Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan dated October 19, 2021 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed will be determined by the Final Plan and by the TIRZ Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations

After the creation of the Zone, the Board will review this Preliminary Plan and approve and recommend to the City Council a “*Reinvestment Zone Number Two, City of Lavon, Texas, Final Project and Finance Plan*” (the “Final Plan”), and an agreement between the Master Developer, Board, and City (the “TIRZ Agreement”) pursuant to which the City will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the “Tax Increment”) into a tax increment fund created by the City and segregated from all other funds of the City (the “TIRZ Fund”) to pay to the Master Developer or its assigns, in accordance with the TIRZ Agreement, the costs of public improvements and other projects benefiting the Zone.

1.7 Council Action

The City Council will take into consideration the recommendations of the Board and will consider approval of the Final Plan, the TIRZ Agreement, and, if applicable the County Participation Agreement. If the TIRZ Agreement is approved, the City Council will authorize and direct its execution. If the County Participation Agreement is approved by the County, the City Council will authorize and direct its execution.

SECTION 2: DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located within the corporate limits and extraterritorial jurisdiction of the City and the portion of the Property located within the City limits is zoned agricultural and single family, in accordance with the City’s zoning ordinance. The Property is anticipated to be zoned a planned development district upon annexation of the portion of the Property located within the extraterritorial jurisdiction pursuant to the Development Agreement. The Property is undeveloped, and there is no or limited public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown on **Exhibit A**.

2.2 Proposed Uses

The proposed uses of the Property are expected to be single family residential, commercial, business park, and mixed-uses, as shown on **Exhibit I**.

2.3 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 3: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits and extraterritorial jurisdiction of the City and shall be subject to the City’s zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property located within the City limits, and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. Changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned as contemplated in the Concept Plan attached as **Exhibit I**, and made effective with annexation and zoning.

SECTION 4: RELOCATION OF DISPLACED PERSONS

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

SECTION 5: ESTIMATED NON-PROJECT COSTS

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs is shown on **Exhibit B** and are estimated to be approximately \$1.1 billion.

SECTION 6: PROPOSED PUBLIC IMPROVEMENTS

6.1 Categories of Public Improvements

The proposed public improvements to be financed by the Zone include roads, water, storm drainage, sanitary sewer, principal and interest on public improvement districts bonds, and professional services (the “Public Improvements”), as described in **Exhibit C**. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

6.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 7: ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs for projects in the Zone, which includes the costs to construct and finance the Public Improvements and administer the Zone, currently estimated to be \$230.1 million (the “Project Costs”), as shown on **Exhibit C**. The Project Costs include principal and interest payments for future debt service payments on obligations issued to finance the Public Improvements via Chapter 372 Texas Local Government Code.

7.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements within the Zone are \$228.6 million, as shown on **Exhibit C**. It is anticipated that additional Public Improvements will be constructed in the future and the City Council may amend the Final Plan to include those costs of Public Improvements.

7.3 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the “Administrative Costs”). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the Preliminary Plan and Final Plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are estimated to begin in 2022 and escalate at two percent (2%) thereafter.

7.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the Project Costs will be incurred between calendar years 2022 and 2071, as shown on **Exhibit D** and **Exhibit E**.

SECTION 8: ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone, as shown on **Exhibit F** (the “Feasibility Study”). This evaluation focuses on only direct financial benefits (i.e., ad valorem tax revenues from the development of Public Improvements in the Zone). Based on **Table 1** below, during the term of the Zone, new development (which

would not have occurred but for the Zone) will generate approximately \$509.7 million in total new real property tax revenue.

Table 1

	Gross AV Revenue	TIRZ Contribution	Net AV Revenue
City	\$ 377,327,676	\$ 169,783,628	\$ 207,544,048
County	\$ 132,421,093	\$ 59,584,640	\$ 72,836,453
Total	\$ 509,748,769	\$ 229,368,267	\$ 280,380,501

The City, as a participant, will benefit from the new development within the Zone and will retain approximately \$207.5 million in net additional real property tax revenue.

The County, as a participant, will benefit from the new development with the Zone and will retain approximately \$72.8 million in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

The Feasibility Study shows a portion of the new real property tax revenue generated by the Zone will be retained by the City and the County. The remainder of the new real property tax revenue generated within the Zone will be available to pay Project Costs, until the term expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 9: ESTIMATED BONDED INDEBTEDNESS

The City reserves the right, at its sole discretion, to issue bonded indebtedness to fund its obligations identified within the Development Agreement, pursuant to the Act.

SECTION 10: APPRAISED VALUE

10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is estimated at \$128,301, which represents the Tax Increment Base, (the “Tax Increment Base”) of the Property and shall be confirmed by the Collin County Appraisal District in accordance with Section 311.012(c) of the Act.

10.2 Estimated Captured Appraised Value

The amount of the Tax Increment for a year during the term of the Zone is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the

Property less the Tax Increment Base of the Property, (the “Captured Appraised Value”). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as described in **Section 10.1** above. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$3.1 billion, as shown on **Exhibit F**. The actual Captured Appraised Value, as certified by the Collin County Appraisal District will, for each year, be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan.

SECTION 11: METHOD OF FINANCING

11.1 Financing Mechanisms

Pursuant to the Development Agreement, the Master Developer has paid, and will in the future pay, those Project Costs attributable to the Public Improvements and will construct or cause to be constructed the Public Improvements. A portion of the Public Improvements may be financed by the City of Lavon Elevon Public Improvement District (the “Elevon PID”), as allowed by Chapter 372 Local Government Code, including the issuance of public improvement district bonds, which, if applicable, shall be described in detail in the Elevon PID Service and Assessment Plan (the “SAP”).

Pursuant to the Development Agreement and TIRZ Reimbursement Agreement, the Zone may fund the principal and interest on the Public Improvements in the form of an annual deposit to the Elevon PID (the “TIRZ Credit”).

The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to forty-five percent (45%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. For example, in FY 2022, the City tax rate is \$0.478956 per \$100 of assessed value, therefore the City will contribute \$0.21553 per \$100 of the Captured Appraised Value in the Zone levied and collected.

If applicable, the County Participation Agreement shall obligate the County to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to forty-five percent (45%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. For example, in FY 2022, the County tax rate is \$0.168087 per \$100 of assessed value, therefore the County will contribute \$0.075639 per \$100 of the Captured Appraised Value in the Zone levied and collected.

11.2 TIRZ Fund Bifurcation

Pursuant to the Development Agreement, the City shall bifurcate the TIRZ Fund into multiple accounts within the TIRZ Fund that correspond to residential property (the “Residential Account”), and the commercial, business park, and mixed-use portion of the Property (the

“Commercial Account”). The residential development of the Zone is anticipated to occur in various phases, and each phase shall have a corresponding subaccount within the Residential Account of the TIRZ Fund (for example, revenue generated from Elevon PID Phase 1 of the residential development shall be deposited first in the Elevon PID Phase 1 Residential – TIRZ Account).

Pursuant to the Development Agreement, the Residential Account shall have the following priority of funds:

(i) First, to pay the Administrative Costs relating to the TIRZ, including any reasonable third-party Administrative Costs; and

(ii) Second, to the Residential Account corresponding to each Elevon PID Phase and used for the following purposes in the following order of priority:

A. To subsidize Assessments for each Elevon PID Phase from the Residential Account in order to lower the Annual Installments of the Assessments in each Elevon PID Phase by allocating TIRZ funds from the Residential Account such phase to offset Assessments for each parcel within the Elevon PID Phase on a parcel-by-parcel basis as defined in the Service and Assessment Plan; and then

1. the Improvement Area Improvements Public Improvement Project Costs allocable to each Elevon PID Phase that are not assessed for in that same Elevon PID Phase, subject to the limitations detailed in the Development Agreement in accordance with the TIRZ Act pursuant to a TIRZ Reimbursement Agreement.

2. the Zone Improvements Public Improvement Project Costs allocable to each Elevon PID Phase, that are not assessed for in that same Elevon PID Phase, subject to the limitations detailed in the Development Agreement in accordance with the TIRZ Act pursuant to a TIRZ Reimbursement Agreement.

3. The Major Improvements Public Improvement Project Costs allocable to each Elevon PID Phase that are not assessed for in that same Elevon PID Phase, subject to the limitations detailed in the Development Agreement in accordance with the TIRZ Act pursuant to a TIRZ Reimbursement Agreement.

Pursuant to the Development Agreement, the Commercial Account shall have the following priority of funds:

(i) First, to pay the City administrative costs relating to the TIRZ, including any reasonable third-party administrative costs; and

(ii) Second, to reimburse Public Improvement Project Costs attributable to the commercial, business park, and mixed-use portions of the Property in accordance with the TIRZ Act pursuant to a TIRZ Reimbursement Agreement; and

(iii) Third, to provide an economic development grant to the Master Developer to incentivize commercial development as set forth in an economic development agreement pursuant to Chapter 380, Texas Local Government Code, as amended.

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the governing body, and the TIRZ Fund shall only be used to pay the Project Costs in accordance with the Final Plan and the TIRZ Agreement(s). The City may amend the Final Plan in compliance with the Development Agreement, the TIRZ Agreement(s), and the Service and Assessment Plan including but not limited to what is considered a Project Cost.

SECTION 12: DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue for fifty (50) years, with the last payment due by January 31, 2072, unless otherwise terminated in accordance with the Creation Ordinance of the Zone.

12.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Project Costs have been fully funded, according to the Final Plan. If upon expiration of the stated term of the Zone, the Project Costs have not been fully funded, the City and County shall have no obligation to pay the shortfall and the term shall not be extended. The provisions of this section shall be included in the TIRZ Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Costs – Residential Account
Exhibit E	Estimated Timeline of Incurred Costs – Commercial Account
Exhibit F	Feasibility Study
Exhibit G	Map of the Public Improvements
Exhibit H	Parcel Identification
Exhibit I	Proposed Uses of the Property

EXHIBIT A – MAP OF THE ZONE

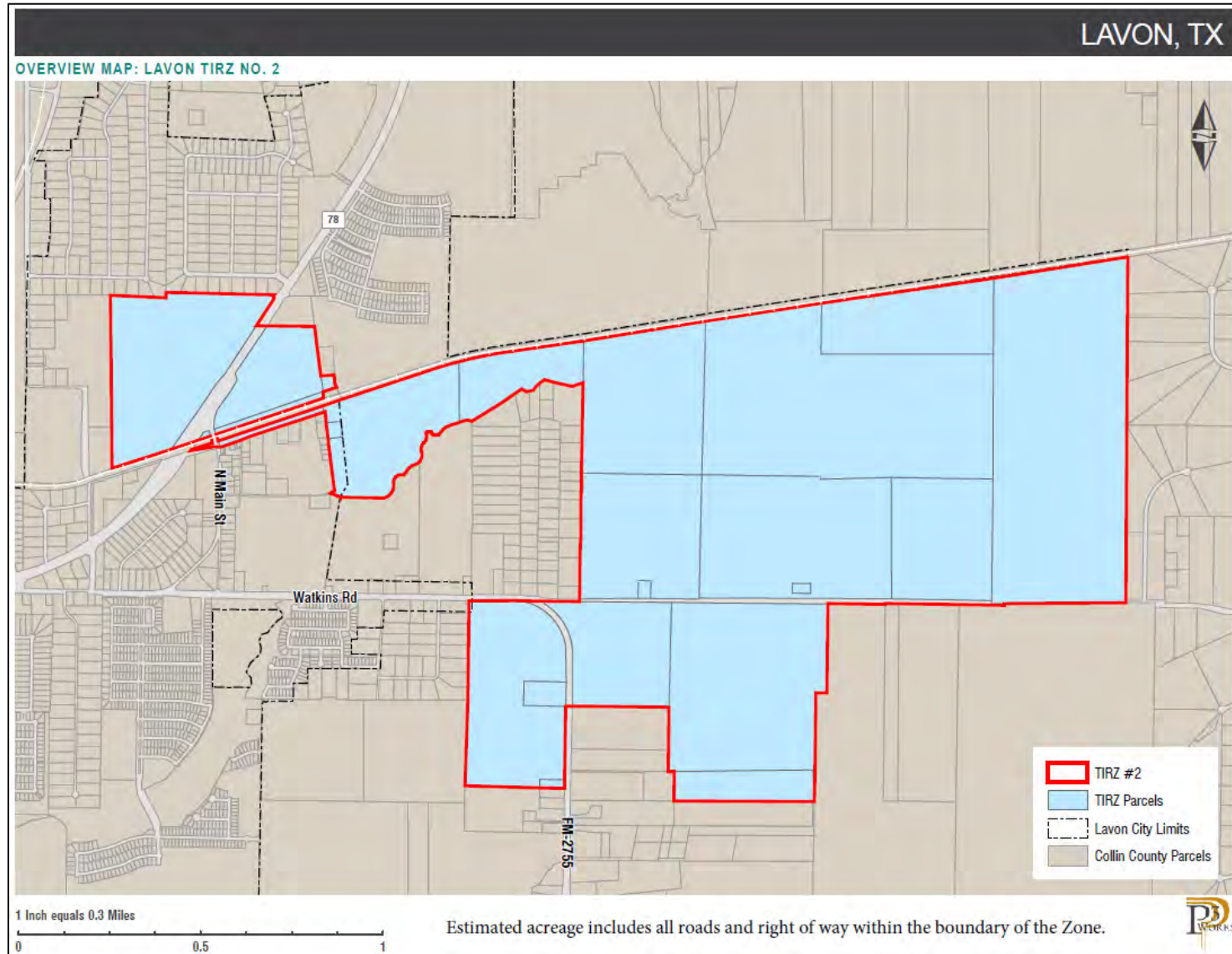


EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Two, City of Lavon							
Non-Project Costs							
Lot Type	Unit	Lot Value		Buildout Value		Non-Project Costs	
		Per Unit	Total	Per Unit	Total		
30's	76	\$ 39,000	\$ 2,964,000	\$ 195,000	\$ 14,820,000	\$ 11,856,000	
40's	475	\$ 54,800	\$ 26,030,000	\$ 274,000	\$ 130,150,000	\$ 104,120,000	
45's	100	\$ 65,000	\$ 6,500,000	\$ 325,000	\$ 32,500,000	\$ 26,000,000	
50's	455	\$ 68,400	\$ 31,122,000	\$ 342,000	\$ 155,610,000	\$ 124,488,000	
60's	214	\$ 78,000	\$ 16,692,000	\$ 390,000	\$ 83,460,000	\$ 66,768,000	
70's	68	\$ 91,000	\$ 6,188,000	\$ 455,000	\$ 30,940,000	\$ 24,752,000	
Future Residential	2,263	\$ 66,033	\$ 149,433,433	\$ 330,167	\$ 747,167,167	\$ 597,733,733	
Future Commercial	392,800	\$ 40	\$ 15,712,000	\$ 200	\$ 78,560,000	\$ 62,848,000	
Future Residential Rental	600	\$ 50,000	\$ 30,000,000	\$ 250,000	\$ 150,000,000	\$ 120,000,000	
Future Business Park	900,000	\$ 11	\$ 9,540,000	\$ 53	\$ 47,700,000	\$ 38,160,000	
Total			\$ 294,181,433		\$ 1,470,907,167	\$ 1,176,725,733	

EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number Two, City of Lavon Project Costs		
Project Costs¹		
Public Improvements		
Roads	\$	87,439,797
Water (ROW)	\$	42,155,644
Sewer	\$	23,815,101
Storm Drainage	\$	31,554,813
Soft Costs	\$	43,731,115
Public Improvements Subtotal	\$	228,696,469
<i>Administrative Costs</i>	<i>\$</i>	<i>1,454,315</i>
Total Project Costs	\$	230,150,784

(1) Based on data provided by the Developer.
 (2) The Final Plan shall identify those certain commercial Project Costs.

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED COSTS – RESIDENTIAL ACCOUNT

Reinvestment Zone Number Two, City of Lavon Residential Account - Timeline to Incur Costs						
TIRZ Term	Calendar Year	TIRZ Fund Beginning Balance	Administrative Costs	TIRZ Credit to PID	TIRZ Obligation	TIRZ Fund Ending Balance
Base	2021	\$ -	\$ -	\$ -	\$ -	\$ -
1	2022	\$ -	\$ 10,000	\$ -	\$ -	\$ (10,000)
2	2023	\$ (9,992)	\$ 10,200	\$ -	\$ -	\$ (20,192)
3	2024	\$ 82,344	\$ 10,404	\$ -	\$ 71,940	\$ -
4	2025	\$ 210,333	\$ 10,612	\$ -	\$ 199,721	\$ -
5	2026	\$ 350,247	\$ 10,824	\$ -	\$ 339,423	\$ -
6	2027	\$ 495,674	\$ 11,041	\$ -	\$ 484,633	\$ -
7	2028	\$ 600,516	\$ 11,262	\$ -	\$ 589,255	\$ -
8	2029	\$ 714,510	\$ 11,487	\$ -	\$ 703,024	\$ -
9	2030	\$ 837,974	\$ 11,717	\$ -	\$ 826,258	\$ -
10	2031	\$ 948,382	\$ 11,951	\$ -	\$ 936,431	\$ -
11	2032	\$ 1,030,327	\$ 12,190	\$ -	\$ 1,018,137	\$ -
12	2033	\$ 1,141,987	\$ 12,434	\$ -	\$ 1,129,553	\$ -
13	2034	\$ 1,234,144	\$ 12,682	\$ -	\$ 1,221,462	\$ -
14	2035	\$ 1,348,143	\$ 12,936	\$ -	\$ 1,335,207	\$ -
15	2036	\$ 1,469,327	\$ 13,195	\$ -	\$ 1,456,132	\$ -
16	2037	\$ 1,631,260	\$ 13,459	\$ -	\$ 1,617,801	\$ -
17	2038	\$ 1,909,411	\$ 13,728	\$ -	\$ 1,895,683	\$ -
18	2039	\$ 2,198,035	\$ 14,002	\$ -	\$ 2,184,033	\$ -
19	2040	\$ 2,497,440	\$ 14,282	\$ -	\$ 2,483,158	\$ -
20	2041	\$ 2,752,877	\$ 14,568	\$ -	\$ 2,738,309	\$ -
21	2042	\$ 3,008,314	\$ 14,859	\$ -	\$ 2,993,455	\$ -
22	2043	\$ 3,329,034	\$ 15,157	\$ -	\$ 3,313,877	\$ -
23	2044	\$ 3,661,379	\$ 15,460	\$ -	\$ 3,645,919	\$ -
24	2045	\$ 4,005,686	\$ 15,769	\$ -	\$ 3,989,917	\$ -
25	2046	\$ 4,362,300	\$ 16,084	\$ -	\$ 4,346,216	\$ -
26	2047	\$ 4,731,577	\$ 16,406	\$ -	\$ 4,715,171	\$ -
27	2048	\$ 5,113,880	\$ 16,734	\$ -	\$ 5,097,146	\$ -
28	2049	\$ 5,308,591	\$ 17,069	\$ -	\$ 5,291,522	\$ -
29	2050	\$ 5,414,771	\$ 17,410	\$ -	\$ 5,397,360	\$ -
30	2051	\$ 5,414,771	\$ 17,758	\$ -	\$ 5,397,012	\$ -
31	2052	\$ 5,414,771	\$ 18,114	\$ -	\$ 5,396,657	\$ -
32	2053	\$ 5,523,074	\$ 18,476	\$ -	\$ 5,504,598	\$ -
33	2054	\$ 5,633,542	\$ 18,845	\$ -	\$ 5,614,697	\$ -
34	2055	\$ 5,746,221	\$ 19,222	\$ -	\$ 5,726,999	\$ -
35	2056	\$ 5,861,153	\$ 19,607	\$ -	\$ 5,841,546	\$ -
36	2057	\$ 5,978,383	\$ 19,999	\$ -	\$ 5,958,384	\$ -
37	2058	\$ 6,097,959	\$ 20,399	\$ -	\$ 6,077,560	\$ -
38	2059	\$ 6,219,925	\$ 20,807	\$ -	\$ 6,199,118	\$ -
39	2060	\$ 6,344,331	\$ 21,223	\$ -	\$ 6,323,108	\$ -
40	2061	\$ 6,344,331	\$ 21,647	\$ -	\$ 6,167,342	\$ 155,342
41	2062	\$ 6,499,673	\$ 22,080	\$ -	\$ -	\$ 6,477,593
42	2063	\$ 12,948,818	\$ 22,522	\$ -	\$ -	\$ 12,926,296
43	2064	\$ 19,526,954	\$ 22,972	\$ -	\$ -	\$ 19,503,981
44	2065	\$ 26,236,659	\$ 23,432	\$ -	\$ -	\$ 26,213,228
45	2066	\$ 33,080,567	\$ 23,901	\$ -	\$ -	\$ 33,056,666
46	2067	\$ 40,061,360	\$ 24,379	\$ -	\$ -	\$ 40,036,981
47	2068	\$ 47,181,776	\$ 24,866	\$ -	\$ -	\$ 47,156,910
48	2069	\$ 54,444,608	\$ 25,363	\$ -	\$ -	\$ 54,419,245
49	2070	\$ 61,852,705	\$ 25,871	\$ -	\$ -	\$ 61,826,834
50	2071	\$ 69,260,294	\$ 26,388	\$ -	\$ -	\$ 69,233,906
		\$	\$ 845,794	\$	\$ 124,227,763	

**EXHIBIT E – ESTIMATED TIMELINE OF INCURRED COSTS – COMMERCIAL
ACCOUNT**

Reinvestment Zone Number Two, City of Lavon Commercial Account - Timeline to Incur Costs					
TIRZ Term	Calendar Year	TIRZ Fund		Administrative	
		Beginning Balance	Costs	TIRZ Obligation	TIRZ Fund Ending Balance
21	2042	\$ 77,366	\$ 15,000	\$ 62,366	\$ -
22	2043	\$ 178,739	\$ 15,300	\$ 163,439	\$ -
23	2044	\$ 284,136	\$ 15,606	\$ 268,530	\$ -
24	2045	\$ 431,279	\$ 15,918	\$ 415,361	\$ -
25	2046	\$ 484,289	\$ 16,236	\$ 468,052	\$ -
26	2047	\$ 752,793	\$ 16,561	\$ 736,231	\$ -
27	2048	\$ 985,665	\$ 16,892	\$ 968,773	\$ -
28	2049	\$ 1,227,552	\$ 17,230	\$ 1,210,322	\$ -
29	2050	\$ 1,252,103	\$ 17,575	\$ 1,234,528	\$ -
30	2051	\$ 1,252,103	\$ 17,926	\$ 1,234,177	\$ -
31	2052	\$ 1,252,103	\$ 18,285	\$ 1,233,818	\$ -
32	2053	\$ 1,277,145	\$ 18,651	\$ 1,258,494	\$ -
33	2054	\$ 1,302,688	\$ 19,024	\$ 1,283,664	\$ -
34	2055	\$ 1,328,742	\$ 19,404	\$ 1,309,338	\$ -
35	2056	\$ 1,355,317	\$ 19,792	\$ 1,335,524	\$ -
36	2057	\$ 1,382,423	\$ 20,188	\$ 1,362,235	\$ -
37	2058	\$ 1,410,071	\$ 20,592	\$ 1,389,480	\$ -
38	2059	\$ 1,438,273	\$ 21,004	\$ 1,417,269	\$ -
39	2060	\$ 1,467,038	\$ 21,424	\$ 1,445,615	\$ -
40	2061	\$ 1,467,038	\$ 21,852	\$ 1,445,186	\$ -
41	2062	\$ 1,467,038	\$ 22,289	\$ 1,444,749	\$ -
42	2063	\$ 1,496,379	\$ 22,735	\$ 1,473,644	\$ -
43	2064	\$ 1,526,307	\$ 23,190	\$ 1,503,117	\$ -
44	2065	\$ 1,556,833	\$ 23,653	\$ 1,533,179	\$ -
45	2066	\$ 1,587,969	\$ 24,127	\$ 1,563,843	\$ -
46	2067	\$ 1,619,729	\$ 24,609	\$ 1,595,120	\$ -
47	2068	\$ 1,652,123	\$ 25,101	\$ 1,627,022	\$ -
48	2069	\$ 1,685,166	\$ 25,603	\$ 1,659,562	\$ -
49	2070	\$ 1,718,869	\$ 26,115	\$ 1,692,754	\$ -
50	2071	\$ 1,718,869	\$ 26,638	\$ 1,692,231	\$ -
			\$ 608,521	\$ 36,027,623	

EXHIBIT F – FEASIBILITY STUDY

Reinvestment Zone Number Two, City of Lavon Feasibility Study																
TIRZ Term	Calendar Year	Growth / Year	Annual New Value ¹	Net Taxable Value	Incremental Value	City TIRZ Fund Contribution				County TIRZ Fund Contribution ²				TIRZ Fund		
						Rate	%	Annual	Cumulative	Rate	%	Annual	Cumulative	Annual	Cumulative	
Base	2021			\$ 128,301	\$ -	0.478956	45%	\$ -	\$ -	0.168087	45%	\$ -	\$ -	\$ -	\$ -	
1	2022	2.0%		\$ 130,867	\$ 2,566	0.478956	45%	\$ -	\$ -	0.168087	45%	\$ -	\$ -	\$ -	\$ -	
2	2023	2.0%	\$ 34,970,000	\$ 35,103,484	\$ 34,975,183	0.478956	45%	\$ 6	\$ 6	0.168087	45%	\$ 2	\$ 2	\$ 7	\$ 7	
3	2024	2.0%	\$ 36,067,200	\$ 71,872,754	\$ 71,744,453	0.478956	45%	\$ 75,382	\$ 75,388	0.168087	45%	\$ 26,455	\$ 26,457	\$ 101,837	\$ 101,844	
4	2025	2.0%	\$ 46,287,396	\$ 119,597,605	\$ 119,469,304	0.478956	45%	\$ 154,631	\$ 230,019	0.168087	45%	\$ 54,267	\$ 80,724	\$ 208,898	\$ 310,742	
5	2026	2.0%	\$ 47,213,144	\$ 169,202,701	\$ 169,074,400	0.478956	45%	\$ 257,492	\$ 487,511	0.168087	45%	\$ 90,366	\$ 171,089	\$ 347,858	\$ 658,600	
6	2027	2.0%	\$ 32,377,711	\$ 204,964,466	\$ 204,836,165	0.478956	45%	\$ 364,406	\$ 851,917	0.168087	45%	\$ 127,886	\$ 298,976	\$ 492,293	\$ 1,150,893	
7	2028	2.0%	\$ 34,784,066	\$ 243,847,821	\$ 243,719,520	0.478956	45%	\$ 441,484	\$ 1,293,401	0.168087	45%	\$ 154,936	\$ 453,912	\$ 596,420	\$ 1,747,313	
8	2029	2.0%	\$ 37,236,560	\$ 285,961,338	\$ 285,833,037	0.478956	45%	\$ 525,289	\$ 1,818,690	0.168087	45%	\$ 184,347	\$ 638,259	\$ 709,637	\$ 2,456,950	
9	2030	0.00%	\$ 37,659,997	\$ 323,621,335	\$ 323,493,034	0.478956	45%	\$ 616,057	\$ 2,434,747	0.168087	45%	\$ 216,202	\$ 854,461	\$ 832,258	\$ 3,289,208	
10	2031	0.00%	\$ 27,951,351	\$ 351,572,686	\$ 351,444,385	0.478956	45%	\$ 697,225	\$ 3,131,972	0.168087	45%	\$ 244,687	\$ 1,099,149	\$ 941,913	\$ 4,231,121	
11	2032	2.0%	\$ 31,055,866	\$ 389,660,006	\$ 389,531,705	0.478956	45%	\$ 757,469	\$ 3,889,441	0.168087	45%	\$ 265,830	\$ 1,364,978	\$ 1,023,298	\$ 5,254,419	
12	2033	2.0%	\$ 23,641,743	\$ 421,094,949	\$ 420,966,648	0.478956	45%	\$ 839,558	\$ 4,728,999	0.168087	45%	\$ 294,638	\$ 1,659,617	\$ 1,134,197	\$ 6,388,616	
13	2034	2.0%	\$ 30,462,910	\$ 459,979,758	\$ 459,851,457	0.478956	45%	\$ 907,310	\$ 5,636,310	0.168087	45%	\$ 318,416	\$ 1,978,032	\$ 1,225,726	\$ 7,614,342	
14	2035	2.0%	\$ 32,136,350	\$ 501,315,703	\$ 501,187,402	0.478956	45%	\$ 991,119	\$ 6,627,428	0.168087	45%	\$ 347,828	\$ 2,325,860	\$ 1,338,946	\$ 8,953,288	
15	2036	2.0%	\$ 45,209,090	\$ 556,551,107	\$ 556,422,806	0.478956	45%	\$ 1,080,210	\$ 7,707,639	0.168087	45%	\$ 379,094	\$ 2,704,954	\$ 1,459,304	\$ 10,412,592	
16	2037	2.0%	\$ 83,746,233	\$ 651,428,362	\$ 651,300,061	0.478956	45%	\$ 1,199,259	\$ 8,906,898	0.168087	45%	\$ 420,873	\$ 3,125,827	\$ 1,620,133	\$ 12,032,725	
17	2038	2.0%	\$ 85,421,158	\$ 749,878,087	\$ 749,749,786	0.478956	45%	\$ 1,403,748	\$ 10,310,646	0.168087	45%	\$ 492,638	\$ 3,618,465	\$ 1,896,386	\$ 13,929,111	
18	2039	2.0%	\$ 87,129,581	\$ 852,005,230	\$ 851,876,929	0.478956	45%	\$ 1,615,937	\$ 11,926,583	0.168087	45%	\$ 567,104	\$ 4,185,569	\$ 2,183,042	\$ 16,112,153	
19	2040	0.00%	\$ 87,129,581	\$ 939,134,811	\$ 939,006,510	0.478956	45%	\$ 1,836,052	\$ 13,762,635	0.168087	45%	\$ 644,352	\$ 4,829,922	\$ 2,480,405	\$ 18,592,557	
20	2041	0.00%	\$ 113,519,156	\$ 1,052,653,967	\$ 1,052,525,666	0.478956	45%	\$ 2,023,843	\$ 15,786,478	0.168087	45%	\$ 710,257	\$ 5,540,178	\$ 2,734,099	\$ 21,326,656	
21	2042	2.0%	\$ 122,922,642	\$ 1,196,629,688	\$ 1,196,501,387	0.478956	45%	\$ 2,268,511	\$ 18,054,989	0.168087	45%	\$ 796,121	\$ 6,336,300	\$ 3,064,632	\$ 24,391,289	
22	2043	2.0%	\$ 125,381,094	\$ 1,345,943,376	\$ 1,345,815,075	0.478956	45%	\$ 2,578,822	\$ 20,633,810	0.168087	45%	\$ 905,023	\$ 7,241,323	\$ 3,483,845	\$ 27,875,134	
23	2044	2.0%	\$ 140,714,928	\$ 1,513,577,171	\$ 1,513,448,870	0.478956	45%	\$ 2,900,638	\$ 23,534,448	0.168087	45%	\$ 1,017,963	\$ 8,259,286	\$ 3,918,601	\$ 31,793,735	
24	2045	2.0%	\$ 109,451,271	\$ 1,653,299,985	\$ 1,653,171,684	0.478956	45%	\$ 3,261,939	\$ 26,796,388	0.168087	45%	\$ 1,144,760	\$ 9,404,046	\$ 4,406,699	\$ 36,200,434	
25	2046	2.0%	\$ 184,480,855	\$ 1,870,846,840	\$ 1,870,718,539	0.478956	45%	\$ 3,563,084	\$ 30,359,472	0.168087	45%	\$ 1,250,445	\$ 10,654,491	\$ 4,813,529	\$ 41,013,963	
26	2047	2.0%	\$ 172,419,430	\$ 2,080,683,206	\$ 2,080,554,905	0.478956	45%	\$ 4,031,963	\$ 34,391,435	0.168087	45%	\$ 1,414,996	\$ 12,069,487	\$ 5,446,959	\$ 46,460,922	
27	2048	2.0%	\$ 107,309,935	\$ 2,229,606,805	\$ 2,229,478,504	0.478956	45%	\$ 4,484,224	\$ 38,875,660	0.168087	45%	\$ 1,573,714	\$ 13,643,201	\$ 6,057,938	\$ 52,518,861	
28	2049	2.0%	\$ -	\$ 2,274,198,941	\$ 2,274,070,640	0.478956	45%	\$ 4,805,199	\$ 43,680,859	0.168087	45%	\$ 1,686,359	\$ 15,329,560	\$ 6,491,558	\$ 59,010,419	
29	2050	0.00%	\$ -	\$ 2,274,198,941	\$ 2,274,070,640	0.478956	45%	\$ 4,901,309	\$ 48,582,168	0.168087	45%	\$ 1,720,088	\$ 17,049,647	\$ 6,621,397	\$ 65,631,815	
30	2051	0.00%	\$ -	\$ 2,274,198,941	\$ 2,274,070,640	0.478956	45%	\$ 4,901,309	\$ 53,483,477	0.168087	45%	\$ 1,720,088	\$ 18,769,735	\$ 6,621,397	\$ 72,253,212	
31	2052	2.0%	\$ -	\$ 2,319,682,920	\$ 2,319,554,619	0.478956	45%	\$ 4,901,309	\$ 58,384,786	0.168087	45%	\$ 1,720,088	\$ 20,489,823	\$ 6,621,397	\$ 78,874,609	
32	2053	2.0%	\$ -	\$ 2,366,076,579	\$ 2,365,948,278	0.478956	45%	\$ 4,999,341	\$ 63,384,127	0.168087	45%	\$ 1,754,491	\$ 22,244,314	\$ 6,753,832	\$ 85,628,441	
33	2054	2.0%	\$ -	\$ 2,413,398,110	\$ 2,413,269,809	0.478956	45%	\$ 5,099,333	\$ 68,483,460	0.168087	45%	\$ 1,789,583	\$ 24,033,897	\$ 6,888,916	\$ 92,517,357	
34	2055	2.0%	\$ -	\$ 2,461,666,072	\$ 2,461,537,771	0.478956	45%	\$ 5,201,325	\$ 73,684,785	0.168087	45%	\$ 1,825,377	\$ 25,859,274	\$ 7,026,702	\$ 99,544,059	
35	2056	2.0%	\$ -	\$ 2,510,899,394	\$ 2,510,771,093	0.478956	45%	\$ 5,305,357	\$ 78,990,142	0.168087	45%	\$ 1,861,886	\$ 27,721,160	\$ 7,167,244	\$ 106,711,303	
36	2057	2.0%	\$ -	\$ 2,561,117,382	\$ 2,560,989,081	0.478956	45%	\$ 5,411,470	\$ 84,401,612	0.168087	45%	\$ 1,899,126	\$ 29,620,286	\$ 7,310,596	\$ 114,021,898	
37	2058	2.0%	\$ -	\$ 2,612,339,729	\$ 2,612,211,428	0.478956	45%	\$ 5,519,705	\$ 89,921,317	0.168087	45%	\$ 1,937,110	\$ 31,557,397	\$ 7,456,815	\$ 121,478,714	
38	2059	2.0%	\$ -	\$ 2,664,586,524	\$ 2,664,458,223	0.478956	45%	\$ 5,630,105	\$ 95,551,422	0.168087	45%	\$ 1,975,855	\$ 33,533,251	\$ 7,605,959	\$ 129,084,673	
39	2060	0.00%	\$ -	\$ 2,664,586,524	\$ 2,664,458,223	0.478956	45%	\$ 5,742,712	\$ 101,294,134	0.168087	45%	\$ 2,015,374	\$ 35,548,625	\$ 7,758,086	\$ 136,842,758	
40	2061	0.00%	\$ -	\$ 2,664,586,524	\$ 2,664,458,223	0.478956	45%	\$ 5,742,712	\$ 107,036,846	0.168087	45%	\$ 2,015,374	\$ 37,563,998	\$ 7,758,086	\$ 144,600,844	
41	2062	2.0%	\$ -	\$ 2,717,878,254	\$ 2,717,749,953	0.478956	45%	\$ 5,742,712	\$ 112,779,558	0.168087	45%	\$ 2,015,374	\$ 39,579,372	\$ 7,758,086	\$ 152,358,930	
42	2063	2.0%	\$ -	\$ 2,772,235,819	\$ 2,772,107,518	0.478956	45%	\$ 5,857,572	\$ 118,637,130	0.168087	45%	\$ 2,055,683	\$ 41,635,055	\$ 7,913,255	\$ 160,272,185	
43	2064	2.0%	\$ -	\$ 2,827,680,536	\$ 2,827,552,235	0.478956	45%	\$ 5,974,729	\$ 124,611,859	0.168087	45%	\$ 2,096,799	\$ 43,731,853	\$ 8,071,527	\$ 168,343,712	
44	2065	2.0%	\$ -	\$ 2,884,234,147	\$ 2,884,105,846	0.478956	45%	\$ 6,094,229	\$ 130,706,088	0.168087	45%	\$ 2,138,736	\$ 45,870,590	\$ 8,232,965	\$ 176,576,678	
45	2066	2.0%	\$ -	\$ 2,941,918,830	\$ 2,941,790,529	0.478956	45%	\$ 6,216,119	\$ 136,922,207	0.168087	45%	\$ 2,181,513	\$ 48,052,103	\$ 8,397,632	\$ 184,974,310	
46	2067	2.0%	\$ -	\$ 3,000,757,206	\$ 3,000,628,905	0.478956	45%	\$ 6,340,447	\$ 143,262,654	0.168087	45%	\$ 2,225,145	\$ 50,277,248	\$ 8,565,592	\$ 193,539,902	
47	2068	2.0%	\$ -	\$ 3,060,772,350	\$ 3,060,644,049	0.478956	45%	\$ 6,467,261	\$ 149,729,915	0.168087	45%	\$ 2,269,650	\$ 52,546,898	\$ 8,736,912	\$ 202,276,814	
48	2069	2.0%	\$ -	\$ 3,121,987,797	\$ 3,121,859,496	0.478956	45%	\$ 6,596,612	\$ 156,326,528	0.168087	45%	\$ 2,315,045	\$ 54,861,944	\$ 8,911,657	\$ 211,188,471	
49	2070	0.00%	\$ -	\$ 3,121,987,797	\$ 3,121,859,496	0.478956	45%	\$ 6,728,550	\$ 163,055,078	0.168087	45%	\$ 2,361,348	\$ 57,223,292	\$ 9,089,898	\$ 220,278,369	
50	2071	0.00%	\$ -	\$ 3,121,987,797	\$ 3,121,859,496	0.478956	45%	\$ 6,728,550	\$ 169,783,628	0.168087	45%	\$ 2,361,348	\$ 59,584,640	\$ 9,089,898	\$ 229,368,267	
			\$ 1,916,679,246			\$ 169,783,628				\$ 59,584,640				\$ 229,368,267		

Assumptions	
Base Taxable Value	\$ 128,301

(1) Based on data provided by the Master Developer.
(2) County has not yet agreed to participate, and is shown for illustrative purposes only.

EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS

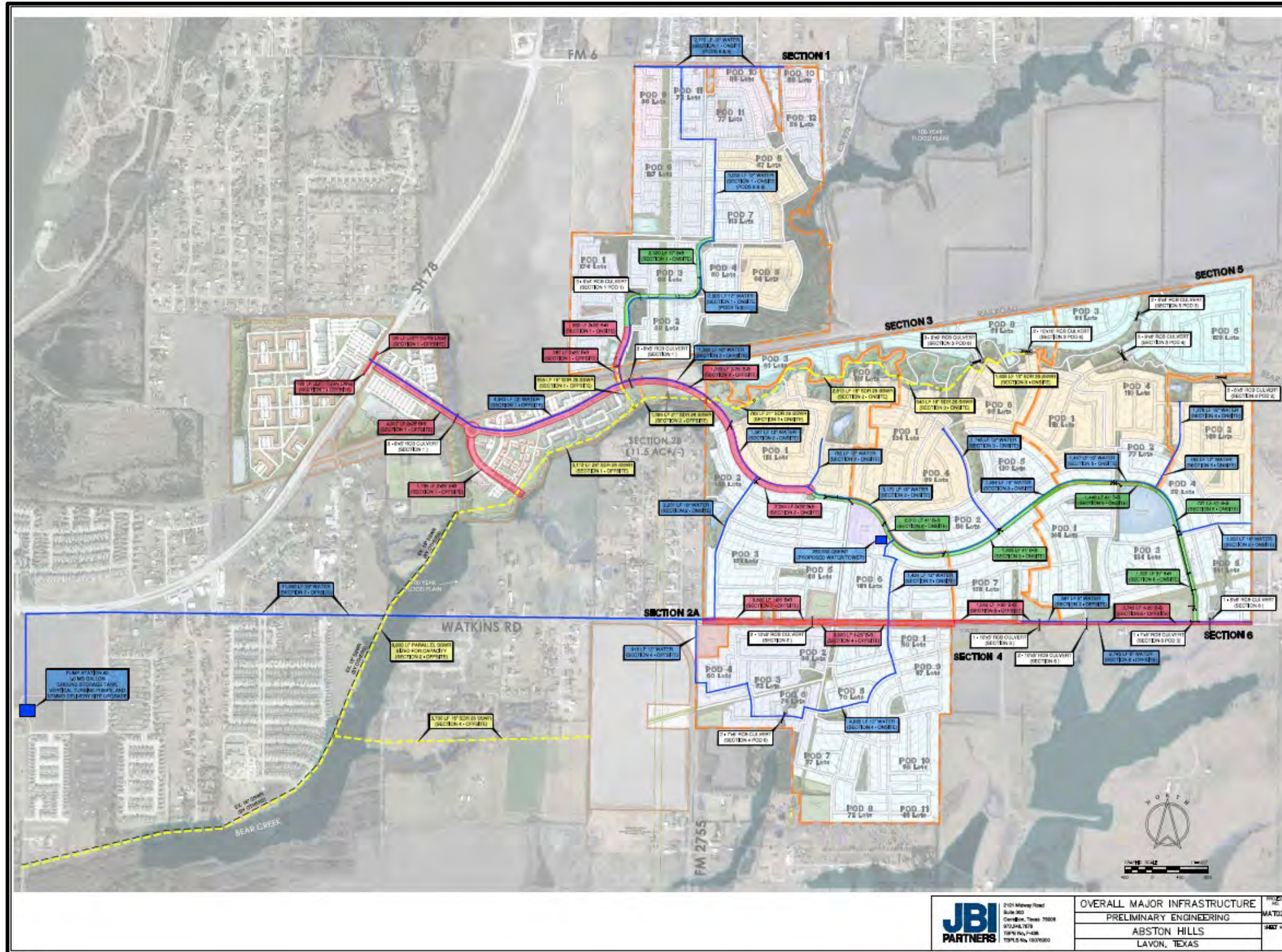


EXHIBIT H – PARCEL IDENTIFICATION

Property ID	Legal Description
1287164	ABS A0249 J P DAVIS SURVEY, SHEET 1, TRACT 2, 119.391 ACRES
1287173	ABS A0249 J P DAVIS SURVEY, SHEET 1, TRACT 3, 20.005 ACRES
1290034	ABS A0740 S M RAINER SURVEY, SHEET 6, TRACT 8, 216.85 ACRES
1290132	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 18, 60.0 ACRES
1290141	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 19, .5 ACRES
1290150	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 20, 72.0 ACRES
1290169	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 21, 191.21 ACRES
1290178	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 22, 86.87 ACRES
1290203	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 25, 55.66 ACRES
1290392	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 41, 23.9915 ACRES
1290506	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 51, 54.0 ACRES
1290515	ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 52, 1.5 ACRES
1290533	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 54, 0.906 ACRES
2017567	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 26, 1.05 ACRES
2032794	ABS A0740 S M RAINER SURVEY, SHEET 3, TRACT 19-9, 107.839 ACRES
2542828	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 148, 87.2935 ACRES
2542829	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 149, 31.3507 ACRES
2543097	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 75, 79.324 ACRES
2543098	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 52, 54.348 ACRES
2638134	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 103, .285 ACRES
2638135	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 153, 3.504 ACRES
2638136	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 154, 2.302 ACRES
2638137	ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 155, .271 ACRES
2719973	WYLIE SWITCHYARD ADDITION (GCN), BLK 1, LOT 1
2806279	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 97, 1.00 ACRES

EXHIBIT I – PROPOSED USES OF THE PROPERTY

