

# Tax Increment Reinvestment Zone #5

## Bay City, Texas

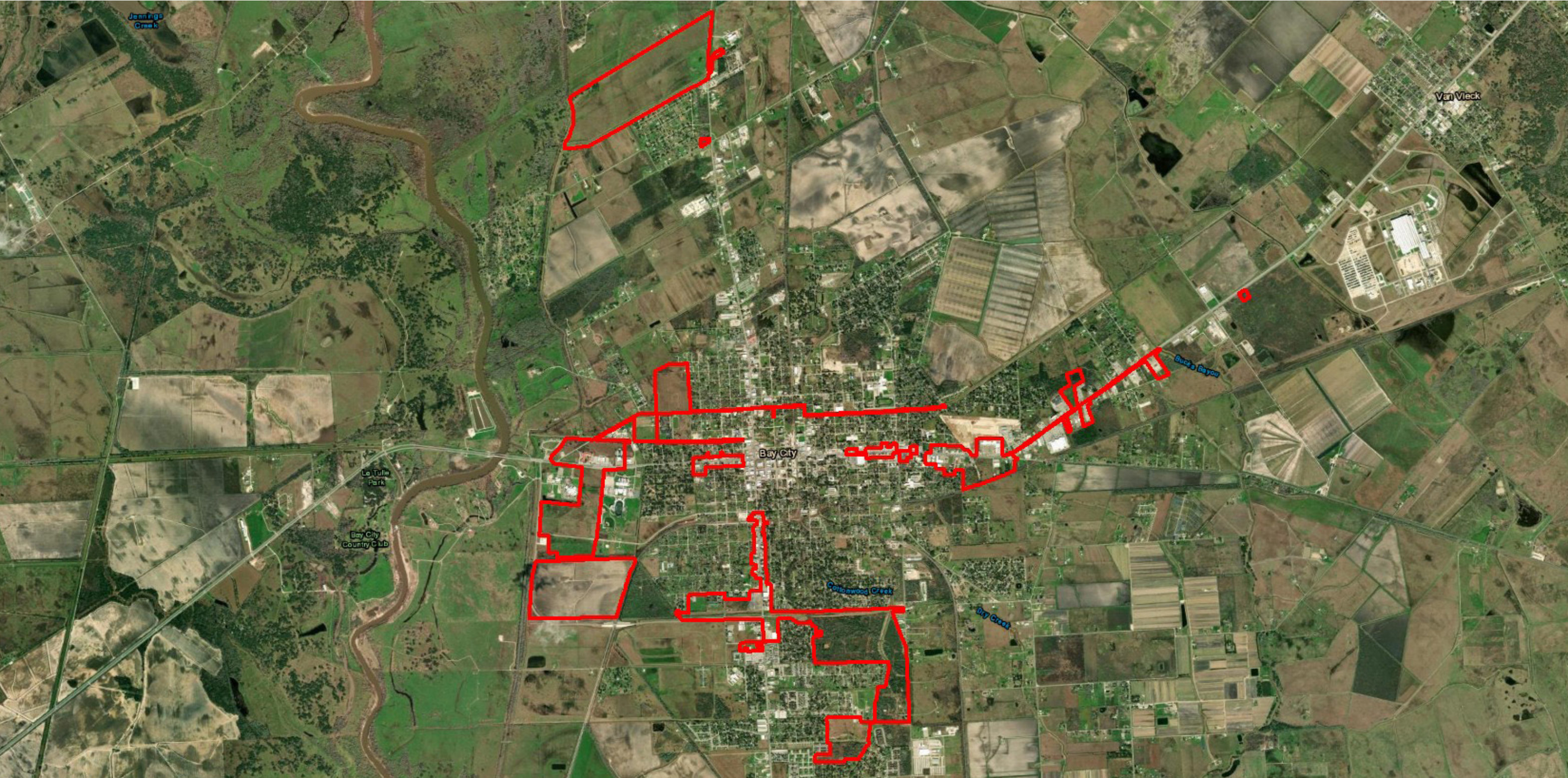


Table of Contents

- Introduction ..... 1
- TIRZ Boundary ..... 2
- Current Conditions & Ownership ..... 3
- Proposed Development ..... 4
- Project Costs ..... 5
- Financial Feasibility Analysis ..... 6
- Terms and Conditions ..... 12
- Appendix A ..... 13
- Appendix B ..... 20



Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.

The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.



**DISCLAIMER**

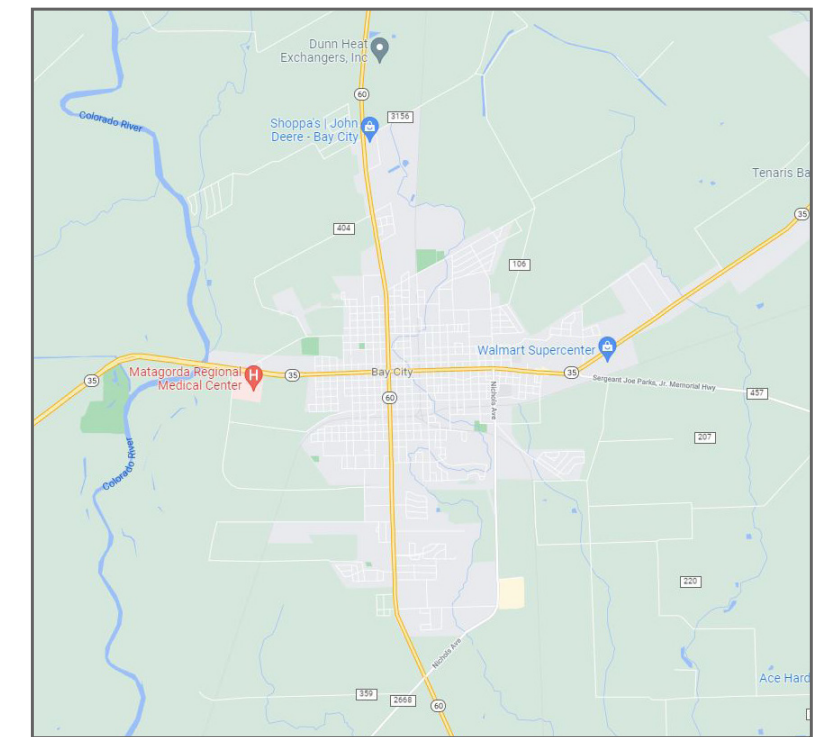
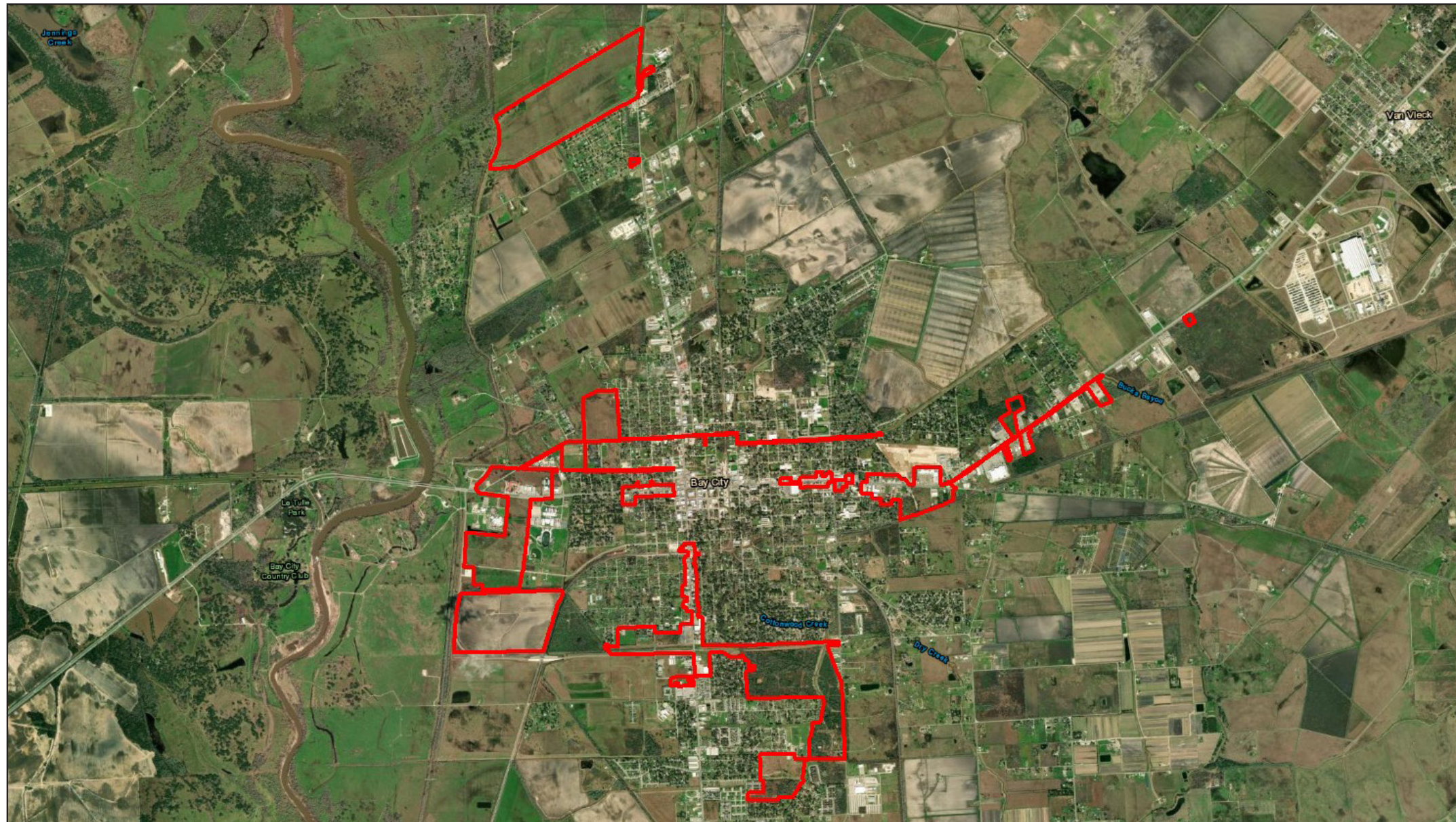
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market 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.

**Tax Increment Reinvestment Zone #5, Bay City**

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ). On December 10, 2024 the City Council of the City of Bay City, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a noncontiguous geographic area within the City limits as Reinvestment Zone Number Five, City of Bay City, Texas. The goal of Tax Increment Reinvestment Zone #5 (TIRZ #5) 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.

This preliminary project and financing plan outlines the funding of \$105,810,430 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Bay City. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

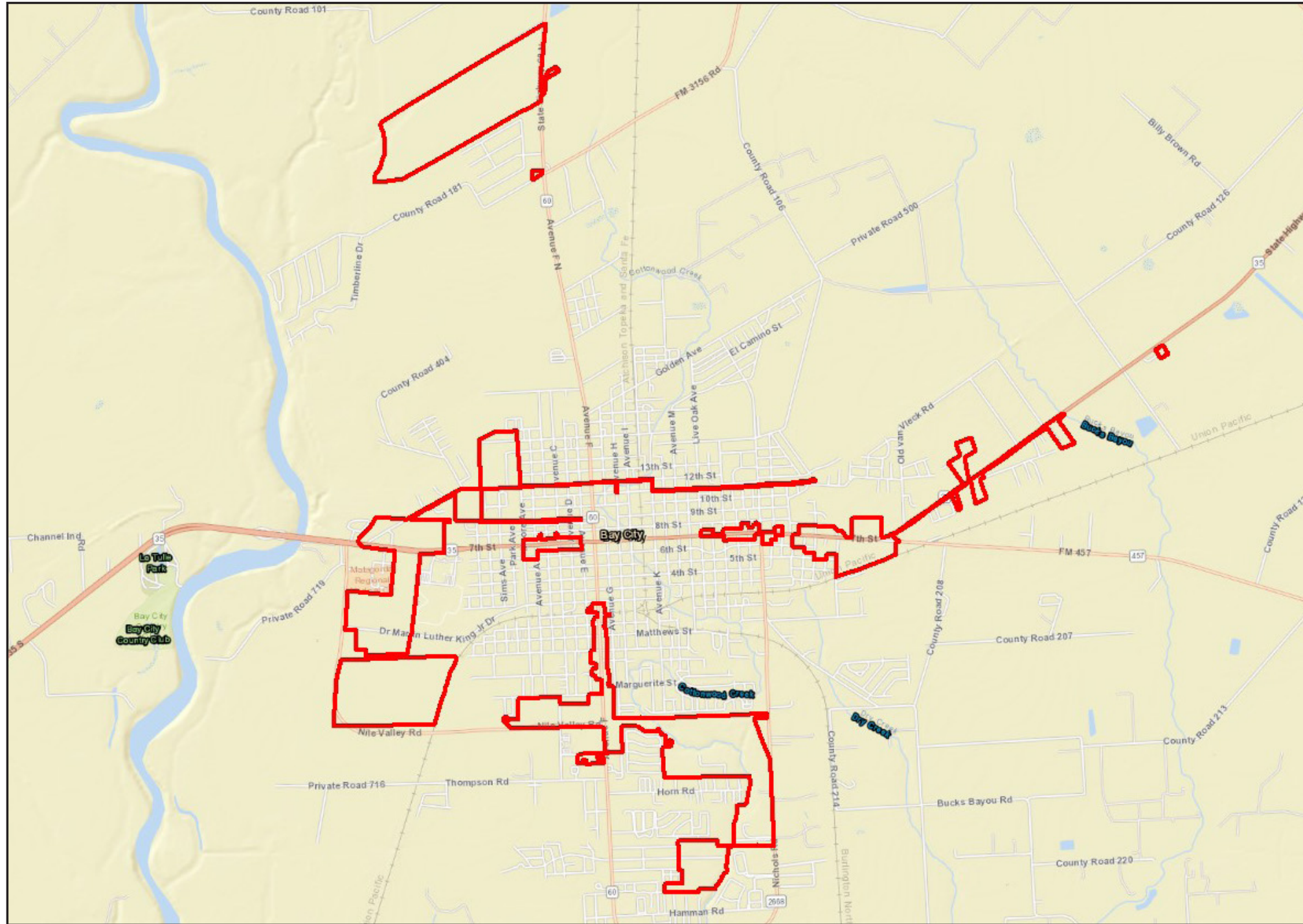


 - TIRZ #5 Boundary

# TIRZ Boundary

## Boundary Description

Bay City TIRZ #5 consists of approximately 1,193 acres within nine noncontiguous areas within the City limits and the City's extraterritorial jurisdiction. Please see Appendix A for detailed legal descriptions of each area.



 - TIRZ #5 Boundary

## Current Conditions

### Land Use

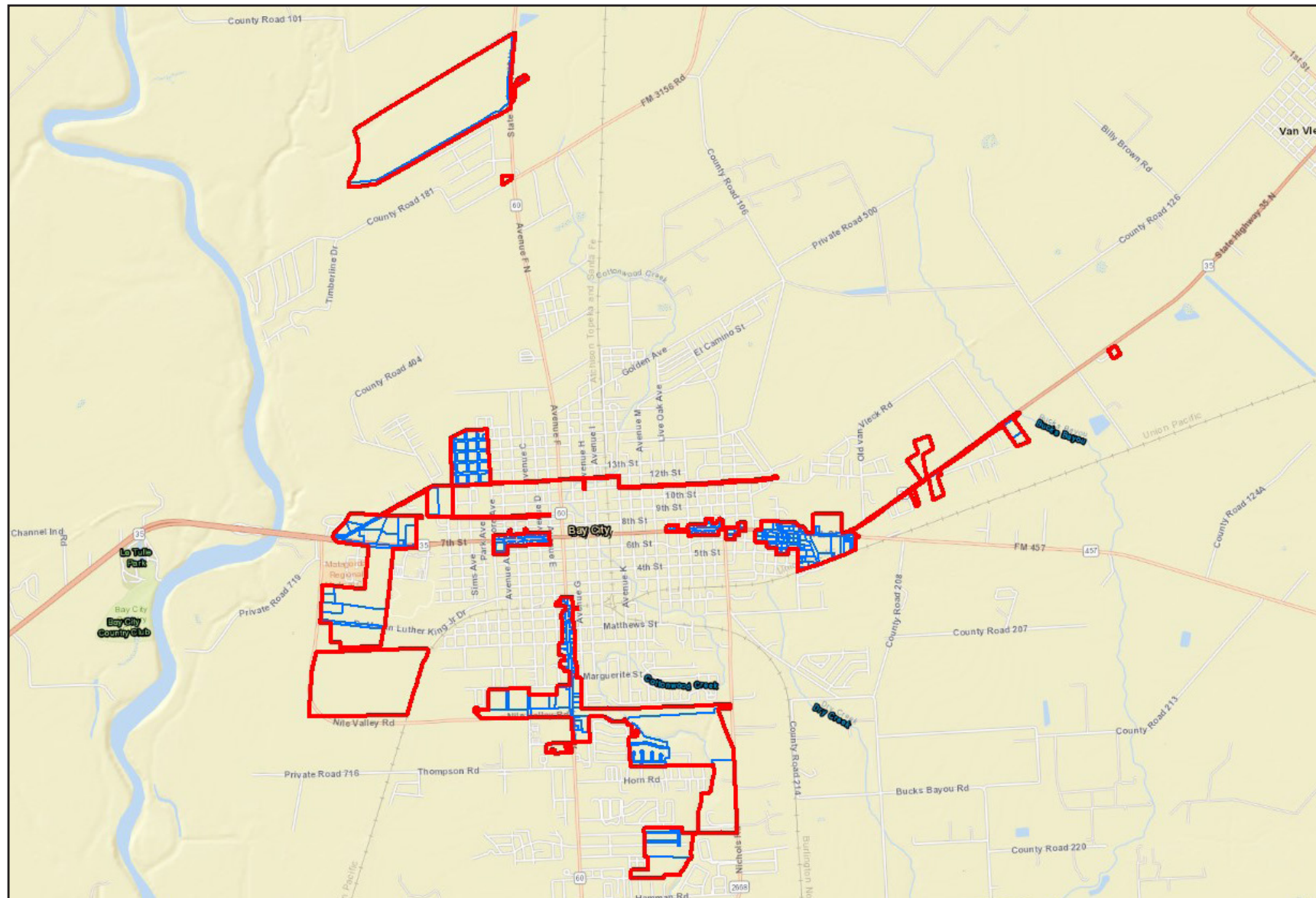
The land within the boundaries of the zone is developed primarily with commercial property well positioned for redevelopment, or vacant.

### 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 the implementation of the TIRZ.

### Current Ownership Information

There are currently 230 parcels within the TIRZ #5 boundaries, listed in Appendix B. The 2024 estimated base taxable value is estimated at \$55,498,540 and will need to be verified with the Matagorda County Appraisal District.



Proposed Development

Anticipated Development

The land within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	SF/Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
<b>TIRZ #5</b>				
Multifamily	124	2026	\$125,000	\$15,500,000
Retail Redevelopment	127,916	2026	\$70	\$8,954,120
QSR	3,500	2026	\$200	\$700,000
QSR	3,500	2026	\$200	\$700,000
QSR	3,500	2026	\$200	\$700,000
Restaurant	5,000	2027	\$200	\$1,000,000
Retail	10,000	2027	\$200	\$2,000,000
Single Family	94	2027	\$250,000	\$23,500,000
QSR	3,500	2028	\$200	\$700,000
Single Family	97	2029	\$250,000	\$24,250,000
QSR	3,500	2029	\$200	\$700,000
QSR	3,500	2029	\$200	\$700,000
Hotel	80	2030	\$100,000	\$8,000,000
Townhomes for Rent	125	2030	\$125,000	\$15,625,000
Single Family	225	2032	\$250,000	\$56,250,000
<b>Total</b>				<b>\$159,279,120</b>

## Project Costs

### Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #5 that will be financed in part by incremental real property tax generated within the TIRZ.

<b>Proposed Project Costs - TIRZ #5</b>		
Water Facilities and Improvements	\$ 15,871,564	15.0%
Sanitary Sewer Facilities and Improvements	\$ 15,871,564	15.0%
Storm Water Facilities and Improvements	\$ 21,162,086	20.0%
Street and Intersection Improvements	\$ 21,162,086	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 10,051,991	9.5%
Economic Development Grants	\$ 21,162,086	20.0%
Administrative Costs	\$ 529,052	0.5%
<b>Total</b>	<b>\$ 105,810,430</b>	<b>100.0%</b>

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The scope of the projects and costs are estimates and may be revised, and are not meant to limit future TIRZ projects. Savings from one line item may be applied to a cost increase in another line item. The \$105,810,430 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, 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 page, Bay City will contribute 75% of its real property increment within the zone generated within the TIRZ. Per separate yet to be negotiated interlocal agreements, Matagorda County, Matagorda County Hospital District, and the Port of Bay City may each contribute 75% of their real property increment within the zone generated within the TIRZ.

**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 unit and SF counts and the anticipated taxable values can be found on Page 4.

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.

Real Property Tax - 2024 Rates		Participation	
Bay City	0.56916000	75%	0.4268700
Matagorda County	0.34033000	75%	0.2552475
Matagorda County Hospital District	0.23995000	75%	0.1799625
Port of Bay City	0.04743000	75%	0.0355725
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.8976525</b>

Personal Property Tax - 2024 Rates		Participation	
Bay City	0.56916000	0%	0.0000000
Matagorda County	0.34033000	0%	0.0000000
Matagorda County Hospital District	0.23995000	0%	0.0000000
Port of Bay City	0.04743000	0%	0.0000000
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	<b>2.25514000</b>		<b>0.0000000</b>

Sales Tax		Participation	
City	0.0150000	0.00%	0.0000000
CDC	0.0050000	0.00%	0.0000000
	<b>0.0200000</b>		<b>0.0000000</b>



# Financial Feasibility Analysis

## INPUT

INFLATION RATE	3.50%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX	PARTICIPATION		
Bay City	0.56916000	75%	0.4268700
Matagorda County	0.34033000	75%	0.2552475
Matagorda County Hospital District	0.23995000	75%	0.1799625
Port of Bay City	0.04743000	75%	0.0355725
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	2.25514000		0.8976525

PERSONAL PROPERTY TAX	PARTICIPATION		
Bay City	0.56916000	0%	0.0000000
Matagorda County	0.34033000	0%	0.0000000
Matagorda County Hospital District	0.23995000	0%	0.0000000
Port of Bay City	0.04743000	0%	0.0000000
Cons & Recl District	0.00733000	0%	0.0000000
Coastal Plains GW District	0.00309000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.01338000	0%	0.0000000
	2.25514000		0.0000000

SALES TAX	PARTICIPATION		
City	0.01500000	0.00%	0.00000000
CDC	0.00500000	0.00%	0.00000000
	0.02000000		0.00000000

TIRZ #5	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY \$ / SF	PERSONAL PROPERTY TAX VALUE	SALES \$ / SF	SALES TAX VALUE
Multifamily	2026	124	\$ 125,000.00	\$ 15,500,000	\$ -	\$ -	\$ -	\$ -
Retail Redevelopment	2026	127,916	\$ 70.00	\$ 8,954,120	\$ -	\$ -	\$ -	\$ -
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2026	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Restaurant	2027	5,000	\$ 200.00	\$ 1,000,000	\$ 50.00	\$ 250,000	\$ 500.00	\$ 2,500,000
Retail	2027	10,000	\$ 200.00	\$ 2,000,000	\$ 50.00	\$ 500,000	\$ 250.00	\$ 2,500,000
Single Family	2027	94	\$ 250,000.00	\$ 23,500,000	\$ -	\$ -	\$ -	\$ -
QSR	2028	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Single Family	2029	97	\$ 250,000.00	\$ 24,250,000	\$ -	\$ -	\$ -	\$ -
QSR	2029	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
QSR	2029	3,500	\$ 200.00	\$ 700,000	\$ 50.00	\$ 175,000	\$ 500.00	\$ 1,750,000
Hotel	2030	80	\$ 100,000.00	\$ 8,000,000	\$ -	\$ -	\$ -	\$ -
Townhomes for Rent	2030	125	\$ 125,000.00	\$ 15,625,000	\$ -	\$ -	\$ -	\$ -
Single Family	2032	225	\$ 250,000.00	\$ 56,250,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>159,279,120</b>		<b>1,800,000</b>		<b>15,500,000</b>

## OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	29.4%	\$ 72,063,047	\$ 56,347,339	\$ 484,323
Matagorda County	13.8%	\$ 33,982,570	\$ 33,692,968	\$ 289,602
Matagorda County Hospital District	9.8%	\$ 23,959,444	\$ 23,755,260	\$ 204,184
Port of Bay City	1.9%	\$ 4,735,972	\$ 4,695,612	\$ 40,360
Cons & Recl District	0.3%	\$ 731,914	\$ 725,676	\$ 6,237
Coastal Plains GW District	0.1%	\$ 308,542	\$ 305,913	\$ 2,629
Drainage District #1	1.4%	\$ 3,441,892	\$ 3,412,560	\$ 29,332
Bay City ISD	41.2%	\$ 101,187,838	\$ 100,325,509	\$ 862,330
CDC	2.1%	\$ 5,077,128	\$ -	\$ -
	100.0%	\$ 245,488,348	\$ 223,260,838	\$ 1,918,998
		100.0%	90.9%	0.8%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	47.6%	\$ 42,260,504	\$ 42,260,504	\$ -
Matagorda County	28.4%	\$ 25,269,726	\$ 25,269,726	\$ -
Matagorda County Hospital District	20.0%	\$ 17,816,445	\$ 17,816,445	\$ -
Port of Bay City	4.0%	\$ 3,521,709	\$ 3,521,709	\$ -
Cons & Recl District	0.0%	\$ -	\$ -	\$ -
Coastal Plains GW District	0.0%	\$ -	\$ -	\$ -
Drainage District #1	0.0%	\$ -	\$ -	\$ -
Bay City ISD	0.0%	\$ -	\$ -	\$ -
CDC	0.0%	\$ -	\$ -	\$ -
	100.0%	\$ 88,868,385	\$ 88,868,385	\$ -
		100.0%	100.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
Bay City	19.0%	\$ 29,802,542	\$ 14,086,835	\$ 484,323
Matagorda County	5.6%	\$ 8,712,844	\$ 8,423,242	\$ 289,602
Matagorda County Hospital District	3.9%	\$ 6,142,999	\$ 5,938,815	\$ 204,184
Port of Bay City	0.8%	\$ 1,214,263	\$ 1,173,903	\$ 40,360
Cons & Recl District	0.5%	\$ 731,914	\$ 725,676	\$ 6,237
Coastal Plains GW District	0.2%	\$ 308,542	\$ 305,913	\$ 2,629
Drainage District #1	2.2%	\$ 3,441,892	\$ 3,412,560	\$ 29,332
Bay City ISD	64.6%	\$ 101,187,838	\$ 100,325,509	\$ 862,330
CDC	3.2%	\$ 5,077,128	\$ -	\$ -
	100.0%	\$ 156,619,963	\$ 134,392,453	\$ 1,918,998
		100.0%	85.8%	1.2%



# Financial Feasibility Analysis - Projected TIRZ Revenue

## ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH			3.50% DISCOUNT RATE		6.00%																																	
REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX		SALES TAX																																	
City	Rate	Value	City	Rate	City	Rate																																
Bay City	0.5691600	75%	0.4268700	0%	0.0000000	0%																																
Matagorda County	0.3403300	75%	0.2552475	0%	0.0000000	0%																																
Matagorda County Hospital District	0.2395000	75%	0.1796225	0%	0.0000000	0%																																
Port of Bay City	0.0474300	75%	0.0355725	0%	0.0000000	0%																																
Cons & Rec District	0.0073300	0%	0.0000000	0%	0.0000000	0%																																
Coastal Plains GW District	0.0039000	0%	0.0000000	0%	0.0000000	0%																																
Drainage District #1	0.0344700	0%	0.0000000	0%	0.0000000	0%																																
Bay City ISD	1.0133800	0%	0.0000000	0%	0.0000000	0%																																
	2.2551400	0%	0.8976525	0%	0.0000000	0%																																
City	0.0150000	0.00%	0.0000000	0.00%	0.0000000	0.00%																																
City	0.0050000	0.00%	0.0000000	0.00%	0.0000000	0.00%																																
City	0.0200000	0.00%	0.0000000	0.00%	0.0000000	0.00%																																
REVENUE YEAR	BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	TOTALS
2024	2024	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	2053	2054	2055	2056	2057	2058	2059	
BASE YEAR																																						
TAXABLE VALUE																																						
TAXABLE VALUE INCREMENT																																						
REVENUE A																																						
TAXABLE VALUE GROWTH																																						
REVENUE #1																																						
TIRZ #5 - Increment																																						
REAL PROPERTY TAX																																						
BUSINESS PERSONAL PROPERTY TAX																																						
SALES TAX																																						
REVENUE #2																																						
Sales Tax																																						
REVENUE A, 1, 2																																						
Running Total																																						
GROSS																																						

# Financial Feasibility Analysis - 100% of Tax Revenue Generated

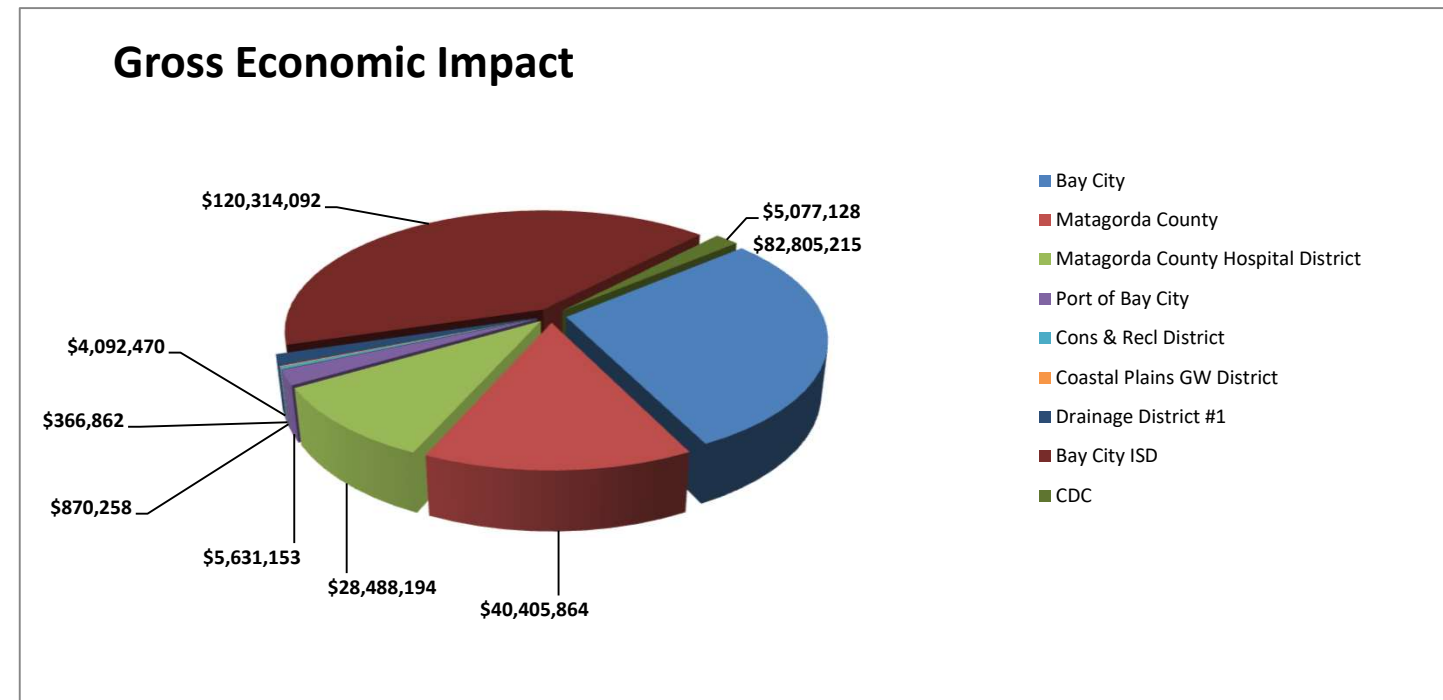
## ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

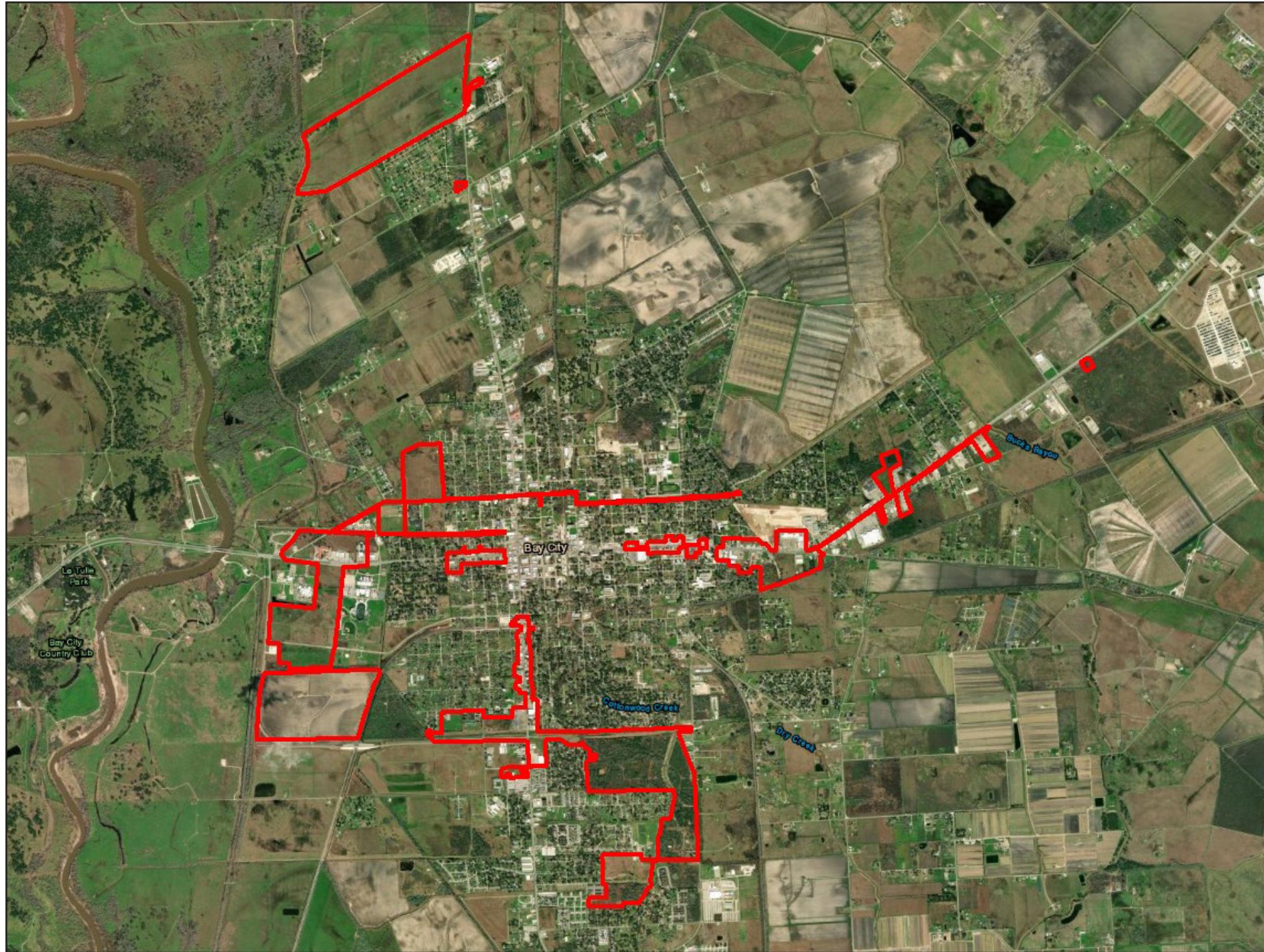
TAXABLE BASE YEAR GROWTH		3.50% DISCOUNT RATE		6.00%																																		
REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX																																		
Bay City	Matagorda County	Bay City	Matagorda County	City	CDC																																	
0.5691600	0.3403300	0.5691600	0.3403300	0.0150000	0.0150000																																	
100%	100%	100%	100%	100.00%	100.00%																																	
0.2395000	0.2395000	0.2395000	0.2395000	0.0050000	0.0050000																																	
100%	100%	100%	100%	100.00%	100.00%																																	
0.0474300	0.0474300	0.0474300	0.0474300	0.0200000	0.0200000																																	
100%	100%	100%	100%	100.00%	100.00%																																	
0.0073300	0.0073300	0.0073300	0.0073300																																			
100%	100%	100%	100%																																			
0.0030900	0.0030900	0.0030900	0.0030900																																			
100%	100%	100%	100%																																			
0.0344700	0.0344700	0.0344700	0.0344700																																			
100%	100%	100%	100%																																			
1.0133800	1.0133800	1.0133800	1.0133800																																			
100%	100%	100%	100%																																			
2.2551400	2.2551400	2.2551400	2.2551400																																			
REVENUE YEAR	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	2053	2054	2055	2056	2057	2058	2059	TOTALS	
<b>BASE YEAR</b>	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	55,498,540	
<b>TAXABLE VALUE</b>	55,498,540	57,440,989	59,451,424	61,532,223	63,685,851	65,914,856	68,221,876	70,609,642	73,080,979	75,638,813	78,286,172	81,026,188	83,862,104	86,797,278	89,835,183	92,979,414	96,233,694	99,601,873	103,087,938	106,696,016	110,430,377	114,295,440	118,295,780	122,436,133	126,721,397	131,156,646	135,747,129	140,498,278	145,415,718	150,505,268	155,772,953	161,225,006	166,867,881	172,708,257	178,753,046	185,009,403		
<b>TAXABLE VALUE INCREMENT</b>		1,942,449	3,952,884	6,033,683	8,187,311	10,416,316	12,723,336	15,111,102	17,582,439	20,140,273	22,787,632	25,527,648	28,363,564	31,298,738	34,336,643	37,480,874	40,735,154	44,103,333	47,589,398	51,197,476	54,931,837	58,796,900	62,797,240	66,937,593	71,222,857	75,658,106	80,248,589	84,999,738	89,917,178	95,006,728	100,274,413	105,726,466	111,369,341	117,209,717	123,254,506	129,510,863		
<b>REVENUE A</b>		11,056	22,498	34,341	46,599	59,286	72,416	86,008	100,072	114,630	129,698	145,293	161,434	178,140	195,430	213,326	231,848	251,019	270,860	291,396	312,650	334,648	357,417	380,962	405,372	430,616	456,743	483,785	511,773	540,740	570,722	601,753	633,870	667,111	701,515	737,124	10,742,168	
<b>TAXABLE VALUE GROWTH</b>		0.6111	13.453	20.534	27.864	35.450	43.301	51,428	59,838	68,543	77,553	86,876	96,530	106,519	116,858	127,559	138,634	150,097	161,961	174,240	186,950	200,103	213,718	227,809	242,387	257,467	273,110	289,280	306,015	323,336	341,264	359,819	379,023	398,900	419,472	440,764	6,423,254	
<b>REVENUE #1</b>		0	0	26,441,027	60,880,823	63,843,032	97,607,937	131,081,813	135,669,676	159,583,859	185,006,839	212,011,868	240,681,686	240,105,545	267,824,239	266,848,087	276,187,771	285,854,342	295,856,244	306,214,318	316,931,819	328,024,433	339,505,288	351,387,973	363,686,552	376,415,881	389,590,127	403,225,781	417,338,684	431,945,537	447,063,631	462,710,858	478,905,738	495,667,439	513,015,800	530,971,353	15,231,384	
<b>REVENUE #2</b>		0	0	5,820,769	11,762,111	14,252,236	19,053,458	19,720,329	20,410,540	21,124,909	21,864,281	22,629,531	23,421,564	25,089,765	25,967,907	26,876,774	27,817,471	28,791,083	29,798,770	30,841,727	31,921,188	33,038,429	34,194,774	35,391,592	36,630,297	37,912,358	39,239,290	40,612,665	42,034,109	43,505,302	45,027,988	46,603,968	48,235,106	49,923,335	51,670,652	15,231,384		
<b>Running Total</b>		0	43,805	89,143	929,546	1,812,881	1,985,142	2,905,232	3,729,561	3,902,865	4,515,485	5,164,674	5,852,241	6,580,076	6,854,186	7,137,887	7,431,618	7,735,426	8,049,971	8,375,525	8,712,473	9,061,215	9,422,162	9,795,743	10,182,399	10,582,588	10,996,783	11,425,476	11,869,172	12,328,398	12,803,697	13,295,631	13,804,784	14,331,756	14,877,172	15,441,678	16,025,942	288,051,238
<b>GROSS</b>		0	43,805	132,948	1,062,494	2,875,375	4,860,517	7,765,749	11,494,309	15,397,175	19,912,659	25,077,333	30,929,574	37,509,652	44,363,838	51,501,725	58,933,243	66,688,669	74,716,641	83,094,166	91,806,639	100,867,854	110,290,016	120,085,759	130,268,158	140,850,746	151,847,529	163,273,005	175,142,177	187,470,675	200,274,273	213,569,904	227,374,688	241,706,443	256,583,616	272,025,294	288,051,238	
<b>NET</b>		0	43,805	89,143	900,443	1,754,070	1,913,881	2,809,964	3,629,969	3,800,813	4,409,860	5,055,352	5,739,093	6,462,970	6,732,979	7,012,438	7,301,679	7,601,042	7,910,884	8,231,570	8,563,480	8,907,006	9,262,556	9,630,551	10,014,425	10,405,630	10,813,632	11,235,914	11,672,976	12,125,335	12,593,527	13,076,105	13,579,644	14,098,736	14,635,997	15,192,062	15,767,589	288,051,238

### Preliminary Project and Financing Plan, TIRZ #3



Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$82,805,215	\$50,317,131	\$32,488,084
Matagorda County	\$40,405,864	\$30,087,197	\$10,318,667
Matagorda County Hospital District	\$28,488,194	\$21,213,008	\$7,275,187
Port of Bay City	\$5,631,153	\$4,193,094	\$1,438,058
Cons & Recl District	\$870,258	\$0	\$870,258
Coastal Plains GW District	\$366,862	\$0	\$366,862
Drainage District #1	\$4,092,470	\$0	\$4,092,470
Bay City ISD	\$120,314,092	\$0	\$120,314,092
CDC	\$5,077,128	\$0	\$5,077,128
<b>Total</b>	<b>\$288,051,236</b>	<b>\$105,810,430</b>	<b>\$182,240,806</b>





**Projects Cost Estimates:**

All project costs listed in the project plan shall be considered estimates.

**Length of TIRZ #5 in Years:**

The TIRZ has a 35 year term and is scheduled to end on December 31, 2059 (with the final year's tax increment to be collected by September 1, 2060).

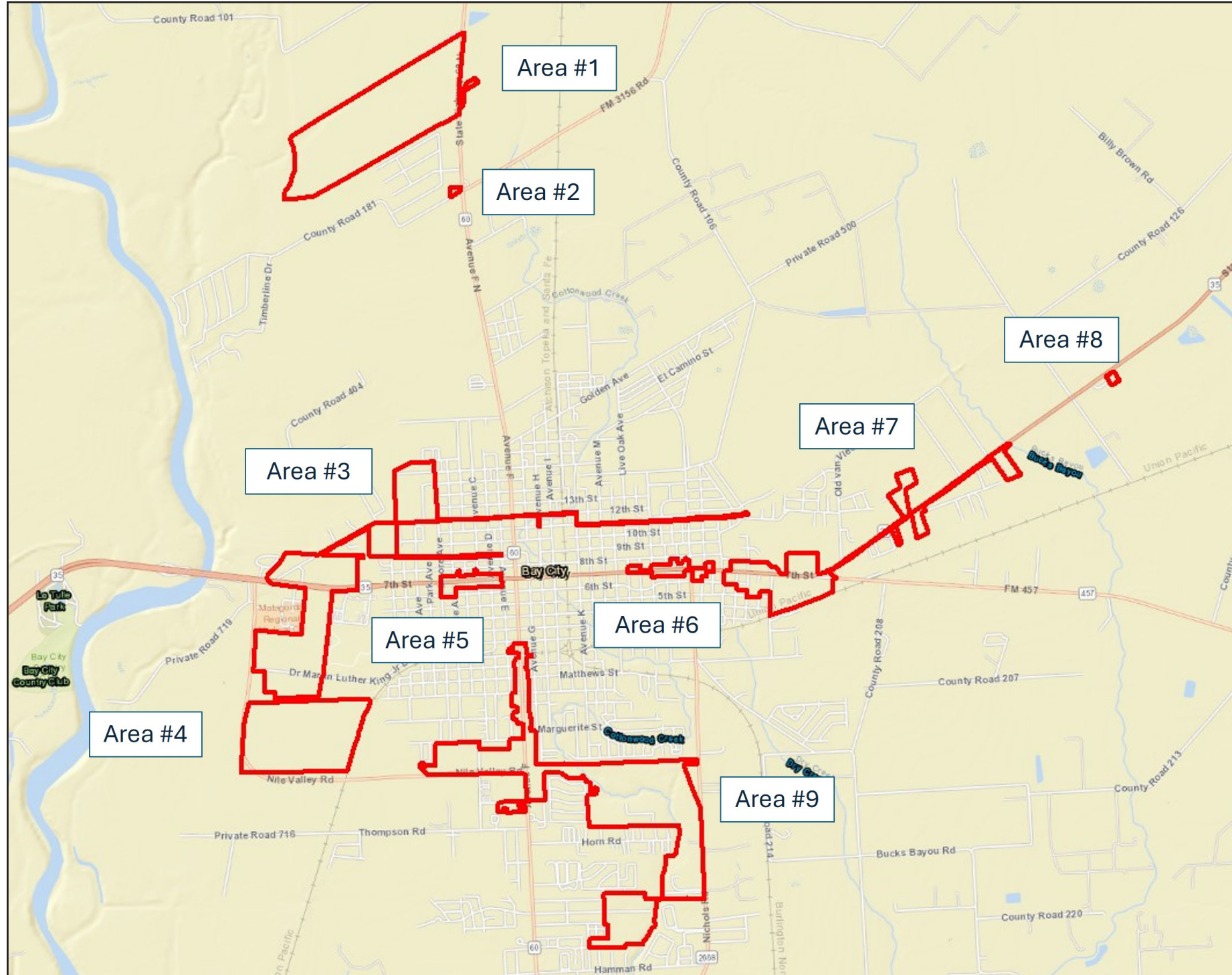
**Powers and Duties of Board of Directors:**

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.

**Legal Description**

Bay City TIRZ #5 consists of nine noncontiguous areas within the City limits and the City's extraterritorial jurisdiction. The following pages described each of the areas labeled below.



**Area #1**

Beginning at the northwest corner of Property ID 10399, thence East across the northern boundary of Property ID 10399 to the point the northeast corner of Property ID 10399 meets the western right of way boundary of State Highway 60, thence East across State Highway 60 to the point the northwest corner of Property ID 10381 meets the eastern right of way boundary of State Highway 60, thence South along the eastern right of way boundary of State Highway 60 to the point it meets the southern point of Property ID 10381, thence North along the southern boundary of Property ID 10381 to the point it meets the northeast corner of Property ID 131904, thence South along the eastern boundary of Property ID 131904 to the point it meets the northern boundary of the easement directly north of Property ID 10393, thence South across the easement to the northern boundary of Property ID 10392, thence West along the southern boundary of the easement, continuing along the boundary of Property ID 10393 to the point the southwest corner of Property ID 10393 meets the eastern right of way boundary of State Highway 60, thence West across State Highway 60 to the point where the northeast corner of Property ID 128242 meets the southern boundary of the easement directly south of Property ID 10399, thence West along the southern boundary of the easement directly south of Property ID 10399 to the point it meets Property ID 10688, thence North to the southwest corner of Property ID 10399, thence North along the western boundary of Property ID 10399 to the northwest corner of Property ID 10399, which is the point of beginning.

**Area #2**

Consisting of Property ID 27207, legally described as BAY WAY ESTATE, RESERVE A, ACRES 1.67.

## Appendix A: TIRZ Boundary

### Area #3

Beginning at the point where the northeast corner of Property ID 10682 meets the northern right of way boundary of 12th Street, thence

East along the northern right of way boundary of 12th Street, continuing east along the northern right of way boundary of County Road 12 to the point it meets the southwest corner of Property ID 43390, thence

North along the western boundary of Property ID 43390, continuing north to the western boundary of Property ID 43392, thence

Continuing east along the northern boundary of Property ID 43392, continuing east along the northern boundary of Property ID 43390, thence

South along the eastern boundary of Property ID 43390, then south along the eastern boundary of Property ID 43472, then continuing south again along the eastern boundary of Property ID 43390 to the point it meets the northern right of way boundary of 12th Street, thence

East along the northern right of way boundary of 12th Street to the point it meets the eastern right of way Avenue K, thence

South along the eastern right of way Avenue K to the point it meets the southwest corner of Property ID 25612, thence

East along the southern boundary of Property ID 25612, continuing west crossing Avenue L, Avenue M, Cottonwood Avenue, Sycamore Street, Nichols Avenue, and Mary Avenue, to the southwest corner of Property ID 38296, thence

South to the northeast corner of Property ID 27604, thence

West along the northern boundary of Property ID 27604, continuing west crossing Mary Avenue, Nichols Avenue, Sycamore Street, Cottonwood Avenue, Avenue M, and Avenue L, to the point the western right of way boundary of Avenue K meets the northeast corner of Property ID 25571, thence

North along the western right of way boundary of Avenue K to the point it meets the southern right of way boundary of 12th Street, thence

West along the southern right of way boundary of County Road 12 to the point it meets the eastern right of way boundary of Avenue H, thence

South along the eastern right of way boundary of Avenue H to the point it meets the southern right of way boundary of 11th Street, thence

West across Avenue H to the western right of way boundary of Avenue H, thence

North along the western right of way boundary of Avenue H to the point it meets the southern right of way boundary of 12th Street, thence

West along the southern right of way boundary of 12th Street, continuing west along the southern right of way boundary of County Road 12 to the point it meets the northeast corner of Property ID 15120, thence

South along the eastern boundary of Property ID 15120 to the point it meets the northern right of way boundary of 9th Street, thence

East along the northern right of way boundary of 9th Street to the point it meets the western right of way boundary Avenue E, thence

South to the southern right of way boundary of 9th Street, thence

West along the southern right of way boundary of 9th Street to the point it meets Property ID 118754, thence

North across the right of way of 9th Street to the southwest corner of Property ID 15100, thence

North along the western boundary of Property ID 15100 to the point it meets the southern right of way boundary of County Road 12, thence

West along the southern right of way boundary of County Road 12 to the point it meets the northwest boundary of Property ID 15132, thence

East along the northern boundary of Property ID 15132, continuing south along the boundary of Property ID 15132 to the point it meets Property ID 15103, thence

South along the eastern boundary of Property ID 15103 to the point it meets the northern right of way boundary of 7th Street, thence

South across 7th Street to the point the southern right of way boundary of 7th Street meets the northern boundary of Property ID 15110, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 15104, thence

South along the eastern boundary of Property ID 15104 to the point it meets Property ID 88601, thence

South along the eastern boundary of Property ID 88601 to the point it meets the northern right of way boundary of Dr. Martin Luther King Jr. Drive, thence

South across Dr. Martin Luther King Jr. Drive to the northeast corner of Property ID 12257, thence

South along the eastern boundary of Property ID 12257, continuing west and then north along the boundary of Property ID 12257 to the point the northwest corner of Property ID 12257 meets the southern right of way boundary of Martin Luther King Jr. Drive, thence

West along the southern right of way boundary of Martin Luther King Jr. Drive to the point it meets the eastern right of way boundary of Nile Valley Drive, thence

North along the eastern right of way boundary of Nile Valley Road to the point it meets the northwest corner of Property ID 115403, thence

East along the northern boundary of Property ID 115403 to the point it meets Property ID 15104, thence

East and then north along the boundary of Property ID 15104 to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northwest corner of Property ID 88576, thence

North across 7th Street to the southwest corner of Property ID 10684, thence

North along the western boundary of Property ID 10684 to the point it meets the western corner of Property ID 10683, thence



**Area #3 (Continued)**

Continuing north to the western boundary of Property ID 10682, continuing north and then east along the boundary of Property ID 10682 to the northeast corner of Property ID 10682 where it meets the northern right of way boundary of County Road 12, which is the point of beginning.

**Area #4:**

Consisting of Property ID 12265, legally described as AB 0045, E HALL, ACRES 174.184, (NEW SURVEY) (DEED SAVES & EXCEPTS 1.1689 AC & 5.627 AC FOR ROW) (NILE VALLEY).

**Area #5:**

Beginning at the point where the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7th Street, thence

North along the western right of way boundary of Moore Avenue to the northeast corner of Property ID 43502, thence

East across Moore Avenue to the northwest corner of Property ID 24478, thence

East along the northern boundaries of Property IDs 24478 and 24479 to the point the northeast corner of Property ID 24479 meets the western right of way boundary of Avenue A, thence

East across Avenue A to the northwest corner of Property ID 24577, thence

East and then north along the northern boundary of Property ID 24577, continuing south to the point it meets the northern boundary of Property ID 24582, thence

East along the northern boundary of Property ID 24582 to the point it meets the western right of way boundary of Avenue B, thence

North along the western right of way boundary of Avenue B to the point it meets the northeast corner of Property ID 24581, thence

East across Avenue B to the northwest corner of Property ID 24739, thence

East across the northern boundaries of Property IDs 24739, 24740, 24741, and 24744, to the point the northeast corner of Property ID 24744 meets the western right of way boundary of Avenue C, thence

South along the western right of way boundary of Avenue C, thence

East across Avenue C to the point the southwest corner of Property ID 24855 meets the northern boundary of the easement separating Property ID 24855 and Property ID 24846, thence

East across the northern boundary of the easement, continuing east across Avenue D, to the point the easement meets the western right of way boundary of Avenue E, thence

South along the western right of way boundary of Avenue E to the point where the northeast corner of Property ID 24963 meets the southern boundary of the easement separating Property ID 24963 and Property ID 24964, thence

West along the southern boundary of the easement to the point it meets the eastern right of way boundary of Avenue C, thence

West across Avenue C to the southeast corner of Property ID 24736, thence

West along the southern boundaries of Property IDs 24736 and 24738, to the point where the southwest corner of Property ID 24738 meets the eastern right of way boundary of Avenue B, thence

West across Avenue B to the southeast corner of Property ID 24586, thence

West along the southern boundaries of Property IDs 24586, 24587, 24588, and 24589, to the point where the southwest corner of Property ID 24589 meets the eastern right of way boundary of Avenue A, thence

South along the eastern right of way boundary of Avenue A to the point it meets the southern right of way boundary of 6th Street, thence

West along the southern right of way boundary of 6th Street to the point it meets the western right of way Moore Avenue, thence

North along the western right of way Moore Avenue to the point the western right of way boundary of Moore Avenue meets the southern right of way boundary of 7th Street, which is the point of beginning.

**Area #6**

Beginning at the point where the western right of way boundary of Live Oak Avenue meets the southern right of way boundary of 7th Street, thence

North along the western right of way boundary of Live Oak Avenue to the point it meets the northeast corner of Property ID 46901, thence

East across Live Oak Avenue to the northwest corner of Property ID 46908, thence

East across the northern boundaries of Property IDs 46908, 46909, and 46911 to the point the northeast corner of Property ID 46911 meets the western right of way boundary of Elm Avenue, thence

East across Elm Avenue to the northwest corner of Property ID 46916, thence

South along the eastern right of way boundary of Elm Avenue to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the western right of way boundary of Sycamore Street, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southwest corner of 46916, thence

East across Sycamore Street to the northwest corner of Property ID 37820, thence

East across the northern boundary of Property IDs 37820 and 37821 to the point the northeast corner of Property ID 37821 meets the western right of way boundary of Cypress Avenue, thence

East across Cypress Avenue to the northwest corner of Property ID 37822, thence

## Appendix A: TIRZ Boundary

### Area #6 (Continued)

East across the northern boundary of Property ID 37822 to the northwest corner of Property ID 37823, thence

North to the southwest corner of Property ID 37837, thence

North along the western boundary of Property ID 37837 to the point it meets the southern right of way boundary of 8th Street, thence

East along the southern right of way boundary of 8th Street to the point it meets the eastern right of way boundary of Peach Avenue, thence

South along the eastern right of way boundary of Peach Avenue to the point it meets the northwest corner of Property ID 37826, thence

East along the northern boundaries of Property IDs 37826, 37828, and 37830, to the point the northeast corner of Property ID 37830 meets the western right of way boundary of Nichols Road, thence

South along the western right of way boundary of Nichols Road to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 40030, thence

North and then east along the boundary of Property ID 40030 to the point it meets the northwest corner of Property ID 123268, thence

East then south along the boundary of Property ID 123268 to the point the southeast corner of Property ID 123268 meets the northern right of way boundary of 7th Street, thence

South across 7th street to the point the southern right of way boundary of 7th Street meets the western right of way boundary of Katy Avenue, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 40981, thence

South along the eastern right of way boundary of Property ID 40981, continuing west along the boundary to the point it meets the eastern right of way boundary of Mary Avenue, thence

West across Mary Avenue to the southeast corner of Property ID 40980, thence

South along the western right of way boundary of Mary Avenue to the point it meets the northern right of way boundary of 6th Street, thence

West along the northern right of way boundary of 6th Street to the point it meets the eastern right of way boundary of Nichols Road, thence

North along the eastern right of way boundary of Nichols Road to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 43690, thence

South along the eastern boundary of Property ID 43690, continuing west along the southern boundary to the point it meets the eastern right of way boundary of Peach Avenue, thence

West across Peach Avenue to the southeast corner of Property ID 43681, thence

West along the southern boundaries of Property IDs 43681, 118337, 118339, and 118335, to the point the southwest corner of Property ID 118335 meets the eastern right of way boundary of Cypress Avenue, thence

West across Cypress Avenue to the southeast corner of Property ID 43673, thence

West along the southern boundaries of Property IDs 43673, 43672, 43671, and 43670, to the point the southwest corner of Property ID 43670 meets the eastern right of way boundary of Sycamore Street, thence

West across Sycamore Street to the southeast corner of Property ID 40887, thence

North along the western right of way boundary of Sycamore Street to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the western right of way boundary of Live Oak Avenue, which is the point of beginning.

### Area #7

Beginning at the northwest corner of Property ID 19984 where it meets the southern right of way boundary of Rose Street, thence

East along the southern right of way boundary of Rose Street to the point it meets the northeast corner of Property ID 46563, thence

South along the eastern boundary of Property ID 46563 to the point it meets the northwest corner of Property ID 19987, thence

East then south along the boundary of Property ID 19987 to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 19989, thence

North along the western boundary of Property ID 19989 to the point it meets the western boundary of Property ID 19991, thence

Continuing north along the western boundary of Property ID 19991, continuing east then south along the boundary of Property ID 19991 to the point it meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southwest corner of Property ID 20169, thence

North along the western boundary of Property ID 20169, continuing to follow the boundary of Property ID 20169 to the point the southeast corner of Property ID 20169 meets the northern right of way boundary of 7th Street, thence

East along the northern right of way boundary of 7th Street to the point it meets the southeast corner of Property ID 28419, thence

South across 7th Street to the point the southern right of way boundary of 7th Street meets the northeast corner of Property ID 20984, thence

## Appendix A: TIRZ Boundary

### Area #7 (Continued)

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 20982, thence

South along the eastern boundary of Property ID 20982 to the point it meets the northeast corner of Property ID 20981, thence

South along the eastern boundary of Property ID 20981, continuing to follow the boundary of Property ID 20981 to the point the western corner of Property ID 20981 meets the southern corner of Property ID 20982, thence

North along the western boundary of Property ID 20982 to the point the western corner of Property ID 20982 meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the eastern boundary of Property ID 20202, thence

South along the eastern boundary of Property ID 20202, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the northeast corner of Property ID 122096, thence

South along the eastern boundary of Property ID 122096, continuing to follow the boundary west and then north, to the point it meets the southern right of way boundary of 7th Street, thence

West along the southern right of way boundary of 7th Street to the point it meets the western right of way boundary of FM 457, thence

South along the western right of way boundary of FM 457 to the point it meets the southern right of way boundary of Sargent Ct, thence

West along the southern right of way boundary of Sargent Ct to the point it meets the northeast corner of Property ID 20010, thence

South along the eastern boundary of Property ID 20010 to the point the southeast corner of Property ID 20010 meets the northern right of way boundary of the Union Pacific railroad, thence

West along the northern right of way boundary of the Union Pacific railroad to the point it meets the western right of way boundary of Norvell Avenue, thence

North along the western right of way boundary of Norvell Avenue to the point it meets the northeast corner of Property ID 41001, thence

West along the northern boundary of Property ID 41001, continuing west along the northern boundary of Property ID 41003 to the northwest corner of Property ID 41003, thence

Continuing south along the western boundary of Property ID 41003 to the point the eastern right of way boundary of Waldron Avenue meets the southern right of way boundary of 5th Street, thence

West along the southern right of way boundary of 5th Street to the point it meets the western right of way boundary of Clover Avenue, thence

North along the western right of way boundary of Clover Avenue to the point it meets the southeast corner of Property ID 41029, thence

West along the southern boundary of Property ID 41029 to the point it meets the southeast corner of Property ID 41028, thence

West along the southern boundary of Property ID 41028 to the point it meets the eastern right of way boundary of Helen Avenue, thence

North along the eastern right of way boundary of Helen Avenue to the point it meets the southern right of way boundary of 6th Street, thence

West along the southern right of way boundary of 6th Street to the point it meets the western right of way boundary of Gloria Avenue, thence

North along the western right of way boundary of Gloria Avenue to the point it meets the northeast corner of Property ID 40988, thence

North across 7th Street to the southern boundary of Property ID 19983, thence

East along the southern boundary of Property ID 19983 to the point it meets the southwest corner of Property ID 19984, thence

North along the western boundary of Property ID 19984 to the point the northwest corner of Property ID 19984 meets the southern right of way boundary of Rose Street, which is the point of beginning.

### Area #8

Consisting of Property ID 131895, legally described as AB 0151, JOHN DUNCAN, ACRES 2.0, AB 151 & AB 150 (VAN VLECK ISD -AG SITE).

### Area #9

Beginning at the point where the southern right of way boundary of Whitson Street meets the eastern right of way boundary of Roberts Road, thence

South along the eastern right of way boundary of Roberts Road to the point it meets the northwest corner of Property ID 48989, thence

East across the northern boundary of Property ID 48989, continuing east along the northern boundary of Property ID 48984, to the point it meets the western boundary of Property ID 48986, thence

East and then north along western boundary of Property ID 48986, to the point it meets the southern right of way boundary of Whitson Street, thence

North across Whitson Street to the southwestern corner of Property ID 48981, thence

East along the northern right of way boundary of Whitson Street to the point it meets the western right of way boundary of Avenue F, thence

## Appendix A: TIRZ Boundary

### Area #9 (Continued)

North along the western right of way boundary of Avenue F to the point it meets the southeast corner of Property ID 48977, thence

West along the southern boundary of Property ID 48977, continuing north along the western boundary to the point it meets the southern boundary of Property ID 48976, thence

West along the southern boundary of Property ID 48976, continuing north along the western boundary of Property ID 48976 to the point it meets the southern right of way boundary of Helen Street, thence

North across Helen Street to the southern boundary of Property ID 12344, thence

West along the southern boundary of Property ID 12344, continuing north along the western boundary to the point it meets the southwest corner of Property ID 12346, thence

North and then east along the boundary of Property ID 12346 to the point it meets the southwest corner of Property ID 43736, thence

North along the western boundaries of Property IDs 43736, 43735, and 12350 to the point the northwest corner of Property ID 12350 meets the southern right of way boundary of Austin Street, thence

North across Austin Street, continuing east along the northern right of way boundary of Austin Street to the point it meets the southwest corner of Property ID 40734, thence

North along the western boundaries of Property IDs 40734, 40731, and 126118 to the point the northwest corner of Property ID 126118 meets the southern right of way boundary of Matthews Street, thence

North across Matthews Street to the southwest corner of Property ID 40746, thence

North along the western boundaries of Property IDs 40746, 40745, 40744, and 40743 to the point the northwest corner of Property ID 40743 meets the southern right of way boundary of Rugeley Street, thence

North across Rugeley Street to the southwest corner of Property ID 25130, thence

North along the western boundaries of Property IDs 25130, 25129, and 25127 continuing east along the northern boundary of Property ID 25127 to the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the southeast corner of Property ID 25115, thence

West along the southern boundary of Property ID 25115, continuing north and then east along the boundary to the point it meets the southwest corner of Property ID 25122, thence

North along the western boundaries of Property IDs 25122, 25121, and 25120 to the point the northwest corner of Property ID 25120 meets the southern right of way boundary of 2nd Street, thence

East along the southern right of way boundary of 2nd Street to the point it meets the northeast corner of Property ID 25140, thence

South along the eastern boundary of Property ID 25140 to the point it meets the northern right of way boundary of the Union Pacific Railroad, thence

South across the Union Pacific Railroad to the northern boundary of Property ID 25135, thence

East along the northern boundary of Property ID 25135 to the northeast corner of Property ID 25135, thence

South along the eastern boundaries of Property IDs 25135, 25134, 25133, and 25131, to the point the southeast corner of Property ID 25131 meets the northern right of way boundary of Rugely Street, thence

South across Rugely Street to the northern boundary of Property ID 40717, thence

West along the southern right of way boundary of Rugely Street to the northeast corner of Property ID 40718, thence

South along the eastern boundaries of Property IDs 40718, 40716, and 40715 to the point the southeast corner of Property ID 40715 meets the northern right of way boundary of Matthews Street, thence

South across Matthews Street to the northeast corner of Property ID 40729, thence

South along the eastern boundaries of Property IDs 40729, 40728, 40727, 40725, and 40723 to the point the southeast corner of Property ID 40723 meets the northern right of way boundary of Austin Street, thence

South across Austin Street to the northeast corner of Property ID 37451, thence

South along the eastern boundaries of Property IDs 37451, 37452, 37454, and 37455 to the point the southeast corner of Property ID 37455 meets the northern right of way boundary of Pearl Street, thence

South across Pearl Street to the northeast corner of Property ID 37459, thence

South along the eastern boundaries of Property IDs 37459, 37460, 37461, 37462, 12371, 12374, and 12375 to the point the southeast corner of Property ID 12375 meets the northern right of way boundary of Marguerite Street, thence

South across Marguerite Street to the northern boundary of Property ID 12391, thence

East along the southern right of way boundary of Marguerite Street to the northeast corner of Property ID 12391, thence

South along the eastern boundary of Property ID 12391, to the point it meets Property ID 12392, continuing south along the eastern boundary of Property IDs 12392, 12394, and 12393, to the point the southeast corner of Property ID 12393 meets the northern boundary of Property ID 12495, thence

East along the northern boundary of Property ID 12495, continuing south and then west along the boundary to the point it meets Property ID 12494, thence

South along the eastern boundary of Property ID 12494 to the point it meets the western right of way boundary of Nichols Road, thence

South along the western boundary of Nichols Road to the point it meets the southeast corner of Property ID 12510, thence

West along the southern right of way boundary of Property ID 12510 to the point it meets the northeast corner of Property ID 12517, thence

South along the eastern boundary of Property ID 12517 to the point it meets the northeast corner of Property ID 12526, thence

## Appendix A: TIRZ Boundary

### Area #9 (Continued)

South along the eastern boundary of Property ID 12526, continuing west and then north along the boundary to the point the northwest corner of Property ID 12526 meets the southern boundary of Property ID 12517, thence

West along the southern boundary of Property ID 12517 to the point it meets the eastern right of way boundary of Mulberry Street, thence

North along the eastern right of way boundary of Mulberry Street to the point it meets the northwest corner of Property ID 12518, thence

East along the northern boundary of Property ID 12518 to the point it meets the western boundary of Property ID 12509, thence

South and then east along the boundary of Property ID 12509 to the point it meets the southwest corner of Property ID 12510, thence

North along the western boundary of Property ID 12510 to the point it meets the southern boundary of Property ID 12494, thence

West along the southern boundary of Property ID 12494 to the point it meets the southeast corner of Property ID 12496, thence

West along the southern boundary of Property ID 12496 to the point it meets the southeast corner of Property ID 27466, thence

North along the western boundary of Property ID 12496 to the point it meets the eastern right of way boundary of Kettering Drive, thence

North along the eastern right of way boundary of Kettering Drive to the point it meets the southern right of way boundary of Sandlewood Drive, thence

East along the southern right of way boundary of Sandlewood Drive, continuing along the right of way boundary of Sandlewood Drive to the southeast corner of Property ID 27329, thence

North along the eastern boundaries of Property IDs 27329, 27328, 27327, and 27326, to the point the northern corner of Property ID 27326 meets the eastern corner of the easement directly south of Property ID 12495, thence

West along the southern boundary of the easement directly south of Property ID 12495, to the point the northwest corner of Property ID 27313 meets the northeast corner of Property ID 12498, thence

South along the eastern boundaries of Property IDs 12498 and 12501, to the point the southeast corner of Property ID 12501 meets the northern right of way boundary of Baywood Drive, thence

West along the northern right of way boundary of Baywood Drive to the point it meets the eastern right of way boundary of Avenue F, thence

South across Baywood Drive to the northwest corner of Property ID 12502, thence

West across Avenue F to the northeast corner of Property ID 12274, thence

West along the southern right of way boundary of Baywood Drive to the point it meets the northeast corner of Property ID 87321, thence

South along the eastern boundary of Property ID 87321, continuing west and then north along the boundary to the point the northwest corner of Property ID 87321 meets the southern right of way boundary of Baywood Drive, thence

North across Baywood Drive to the southern boundary of Property ID 12275, thence

East along the northern right of way boundary of Baywood Drive to the point it meets the western right of way boundary of Avenue F, thence

North along the western right of way boundary of Avenue F to the point it meets the southeast corner of Property ID 12336, thence

West along the southern boundary of Property ID 12336 to the point it meets the eastern right of way boundary of Roberts Road, thence

West across Roberts Road to the southeast corner of Property ID 49029, thence

West along the southern boundary of Property ID 49029, continuing to follow the boundary of Property ID 49029 to the point it meets the southwest corner of Property ID 49019, thence

North along the western boundary of Property ID 49019 to the point where the northwest corner of Property ID 49019 meets the southern right of way boundary of Whitson Street, thence

East along the southern right of way boundary of Whitson Street to the point it meets the eastern right of way boundary of Roberts Road, which is the point of beginning.

Appendix B - Property ID's

Property ID	Owner	Acres	Legal Description	Address	Estimated 2024 Taxable Value
10399	IRONWOOD 60 LLC	248.71	AB 0009, BOMAN & WILLIAMS, ACRES 248.71, (NEW SURVEY) 15% UND INT	HWY 60 N	\$ 23,410
10682	BAREY SYED YUSUF & BABY NUSRAT BARI	5.24	AB 0009, BOMAN & WILLIAMS, ACRES 5.237	70 12TH ST	\$ 114,060
10684	ANUM4EVER LLC	1.41	SRMA 7TH S/D, LOT 2, 1.41 AC (REPLAT AB 09 3.91 AC)	107 12TH ST	\$ 166,780
12257	GCA VENTURES LLC	26.59	AB 0045, E HALL, ACRES 26.594, (TR S OF MLK JR DR)	DR MARTIN LUTHER KING JR DR	\$ 1,780
12265	LEDWIG JULIUS JR & CAROL & SCOTT & CHERYL	174.18	AB 0045, E HALL, ACRES 174.184, (NEW SURVEY) (DEED SAVES & EXCEPTS 1.1689 AC & 5.627 AC FOR ROW) (NILE VALLEY)	NILE VALLEY	\$ 70,820
12336	WARD E PROPERTIES #2 LTD LLP	0.23	AB 0045, E HALL, ACRES 0.226, (70 X 141 SPIC & SPAN)	3612-A AVE F	\$ 72,100
12344	DEPENDABLE MACHINE INC	1.09	E HALL AB 45 165X286.8 (1.086 AC)	3124 AVE F	\$ 196,020
12346	VAUGHAN WATTS R SR	0.17	E HALL AB 45 .168 AC (50X146.8)	3122 AVE F	\$ 13,320
12350	GWP PROPERTIES LLC	0.95	AB 0045, E HALL, TR 59 146 X 282	3000 AVE F	\$ 342,070
12371	JONES KRISTA LYNN	0.62	E HALL AB 45 TRS 78 & 79 48.3 X 212.5 & 85 X 109 (.236 AC) & (.213 AC) + FAIRVIEW SD LT 8 BLK 2	3201 AVE F	\$ 189,000
12373	PIERSON FIVE PROPERTIES LLC	0.21	E HALL AB 45 85'X107' (.208 AC)	3203 AVE F	\$ 120,220
12374	SHAH SATISHCHANDRA & SHITAL	0.56	E HALL AB 45 108.25X225.4 (.56 AC)	3211 AVE F	\$ 147,600
12375	SHAH SHITAL & SATISH	0.31	AB 0045, E HALL, ACRES .307, (97 X 138)	3217 AVE F	\$ 172,410
12391	AHMED BUSINESS INC	3.32	AB 0045, E HALL, ACRES 3.317, 507' X 285'	3333 AVE F	\$ 1,850,000
12392	OUK JOHNDY	0.87	E HALL AB 45 133X285 (.870 AC)	3404 AVE F	\$ 157,150
12393	WARD E PROPERTIES #3 LTD LLP	1.06	E HALL AB 45 162.5 X 285' (1.0579 AC)	3507 AVE F	\$ 234,020
12394	WARD E PROPERTIES #2 LTD LLP	1.19	E HALL AB 45 1.1908 ACRES 182' X 285'	3501 AVE F	\$ 434,180
12494	RUSK ENERGY CORPORATION	94.51	AB 0045, E HALL, ACRES 94.508	FM 2668 NICHOLS RD	\$ 516,160
12495	CITY OF BAY CITY	33.06	AB 0045, E HALL, ACRES 33.058, (EAST SIDE OF NILE VALLEY LOOP)-NEW SURVEY	3588 NICHOLS RD	\$ -
12496	RUSK ENERGY CORPORATION	20.36	E HALL AB 45 20.357 AC BEHIND BAYWOOD S/D	BAY CITY	\$ 97,280
12497	RUSK ENERGY CORPORATION	10.90	E HALL AB 45 10.9 AC BEHIND BAYWOOD S/D	BAYWOOD DR	\$ 44,650
12498	WARD E PROPERTIES #1 LTD LLP	3.69	AB 0045, E HALL, ACRES 3.693	3605 AVE F	\$ 154,430
12500	D V SUBWAY LP	0.42	AB 0045, E HALL, ACRES .416	3611 AVE F	\$ 98,490
12501	CITY OF BAY CITY	3.87	AB 0045, E HALL, ACRES 3.873, 383 X 500.2	3701 AVE F	\$ -
12510	RUSK ENERGY CORPORATION	55.00	AB 0045, E HALL, ACRES 55.0	4268 FM 2668 NICHOLS RD	\$ 407,230
12517	CITY OF BAY CITY	16.99	E HALL AB 45 16.99 ACRES (BEHIND COTTONWOOD S/D)	SPRUCE	\$ -
12518	CITY OF BAY CITY	17.00	E HALL AB 45 17.0 AC (PALM VILLAGE SEC 3)	4701 MULBERRY	\$ -
12526	AMERICAN REALTY SERVICES INC	22.10	AB 0045, E HALL, ACRES 22.1	5001 MISTY LANE	\$ 275,290
15100	CITY OF BAY CITY	2.82	R P T STONE AB 92 SUR 1 2.82 AC	12TH ST	\$ -
15103	JAYNEIL CORPORATION	5.01	AB 0092, RPT STONE, ACRES 5.01	407 7TH ST	\$ 1,200,000
15104	MALONEY JAMES VINCENT & JAMES GRANT ALLISON	47.14	AB 0092, RPT STONE, ACRES 47.1425	7TH ST	\$ 16,530
15120	CITY OF BAY CITY	10.41	AB 0092, RPT STONE, ACRES 10.41, SURVEY 1	600 B 12TH ST	\$ -
15124	GAVRANOVIC WILLIAM JOSEPH SR	2.88	AB 0092, RPT STONE, ACRES 2.88, (7TH & 12TH ST), (NEW SURVEY=TR 26-2.39 AC + TR 26A-.49 AC)	97 7TH ST	\$ 136,990
15129	CITY OF BAY CITY	4.57	R P T STONE AB 92 TR 5 4.574 AC HWY 35 WEST	201 7TH ST	\$ -
15130	CTX RESTAURANTS INC	0.52	AB 0092, RPT STONE, ACRES .516	301 7TH ST	\$ 158,330
15132	BULLDOG DEVELOPERS INC	8.26	AB 0092, RPT STONE, ACRES 8.255	515 7TH ST	\$ 197,770
15136	CITY OF BAY CITY	5.50	AB 0092, RPT STONE, ACRES 5.501	12TH ST	\$ -
15138	HAPPY BAY LLC	6.00	AB 0092, RPT STONE, ACRES 6.0	101 7TH ST	\$ 710,700
19984	JJ & K BUSINESS INC	2.84	AB 0271, I & G N RR CO, ACRES 2.837, 430 X 297.6	3501 7TH ST	\$ 474,610
19985	SWFDM BAY CITY LLC	0.96	I & G N AB 271 125' X 335.93' (.964 AC)	3521 7TH ST	\$ 759,780
19987	MOLNITA KAN	0.84	AB 0271, I & G N RR CO, ACRES .84, 184.4 X 263	3729 7TH ST	\$ 424,080
19989	MARTIN GARY	0.77	I & G N AB 271 130X259.3 (.774 AC)	3915 7TH ST	\$ 294,330
19990	GONZALES NANCY	0.50	AB 0271, I & G N RR CO, ACRES 0.502, 105 X 210.67	3921 7TH ST	\$ 187,850
19991	ROCK HARD REAL ESTATE LLC	13.56	AB 0271, I & G N RR CO, ACRES 13.559	4001 7TH ST	\$ 5,000,000
20007	KHOV SIVLEANG	0.57	AB 0271, I & G N RR CO, ACRES .574	4206 7TH ST	\$ 144,380
20010	ALVARADO CECILIO J	1.14	AB 0271, I & G N RR CO, ACRES 1.14, S	4206 SARGENT COURT	\$ 174,870
20010	ALVARADO CECILIO J	1.14	AB 0271, I & G N RR CO, ACRES 1.14, S	4206 SARGENT COURT	\$ 174,870
20011	VACEK CODY W & BRITTANY M	0.20	AB 0271, I & G N RR CO, ACRES .197, (NEW SURVEY)	4100 SARGENT CT	\$ 80,300
20012	BULLARD LONNIE & ELISA G	1.35	AB 0271, I & G N RR CO, ACRES 1.346	4020 SARGENT CT	\$ 89,120
20013	VACEK CODY W & BRITTANY M	2.46	AB 0271, I & G N RR CO, ACRES 2.46, (NEW SURVEY),	4024 SARGENT CT	\$ 124,840
20015	GRAND YANG AND LIN PROPERTIES INC	3.64	AB 0271, I & G N RR CO, ACRES 3.64	4020 7TH ST	\$ 2,350,000
20017	HAMER REAL ESTATE HOLDINGS LLC	0.92	AB 0271, I & G N RR CO, ACRES 0.92, REPLAT RESERVE "A"	3800 7TH ST	\$ 124,230
20018	CASH RANDY K & CELESTE N	1.81	AB 0271, I & G N RR CO, ACRES 1.812	NORVELL RD	\$ 52,150
20057	KIC INVESTMENTS LLC	6.89	AB 0271, I & G N RR CO, ACRES 6.89	3900 7TH ST	\$ 420,180
20130	ANUM4EVER LLC	8.46	AB 0273, I & G N RR CO, ACRES 8.46	5421 7TH ST	\$ 230,660
20169	PATEL PANKAJ T	13.49	I & GN AB 274/273 13.49 ACRES	4849 7TH ST	\$ 464,230
20170	KORTLAND INVESTMENTS LLC	10.83	I & GN AB 274/273 10.831 ACRES	4715 7TH ST	\$ 1,718,000
20172	CITY OF BAY CITY	11.62	I & GN AB 274/273 11.621 ACRES	457	\$ -
20202	SUTHERLAND LUMBER SOUTHWEST	6.61	I & G N AB 274 6.612 ACRES	5000 7TH ST	\$ 1,101,270
20203	BK MEHTA PROPERTIES LLC	4.37	I & G N AB 274 4.369 ACRES	5020 7TH ST	\$ 1,965,710

Appendix B - Property ID's

Property ID	Owner	Acres	Legal Description	Address	Estimated 2024 Taxable Value
20981	DEVEENA ENTERPRISE INC	3.94	AB 0339, I & G N RR CO, ACRES 3.94, AB 339/273 (ACREAGE OUTSIDE CITY LIMITS)	5900 7TH ST	\$ 162,200
20982	DEVEENA ENTERPRISE INC	5.04	AB 0339, I & G N RR CO, ACRES 5.04, AB 339/273, (ACREAGE LOCATED INSIDE THE CITY LIMITS)	5900 7TH ST	\$ 506,430
24476	CITY OF BAY CITY	2.06	BAY CITY ORIGINAL TOWNSITE, BLOCK 7, LOT 1-12	1100 7TH STREET	\$ -
24478	MASTERS ROBERT R & PEGGY ELAINE	0.49	BAY CITY ORIGINAL TOWNSITE, BLOCK 8, LOT 1-3	1105 7TH STREET	\$ 75,600
24479	DUKE ELMO JR & MARIANNE	0.49	BAY CITY ORIGINAL TOWNSITE, BLOCK 8, LOT 4-6	2100 AVE A	\$ 126,230
24577	REYES CARLOS ENRIQUE & CARLOS E REYES JR & ALBERTO REYES	0.64	BAY CITY ORIGINAL TOWNSITE, BLOCK 21, LOT 1 & 2 (W-100') + ALL OF LT 3 & S-10' LOT 4 +, E-80' LOTS 4-6	1201 7TH ST	\$ 55,120
24582	AIRGAS USA LLC	0.45	BAY CITY ORIGINAL TOWNSITE, BLOCK 21, LOT 11-12 + E-50' LOTS 1 & 2	1221 7TH ST	\$ 209,460
24586	BALDERAS JUAN D SR	0.34	BAY CITY ORIGINAL TOWNSITE, BLOCK 22, LOT 7-8	1220 7TH ST	\$ 73,250
24587	COLESIO JORGE & SIGRID	0.17	BAY CITY ORIGINAL TOWNSITE, BLOCK 22, LOT 9	1212 7TH ST	\$ 106,630
24588	GREEN WILLIAM F III	0.17	BAY CITY ORIGINAL TOWNSITE, BLOCK 22, LOT 10	1206 7TH ST	\$ 18,730
24589	GREEN WILLIAM F III	0.34	BAY CITY ORIGINAL TOWNSITE, BLOCK 22, LOT 11-12	1204 7TH ST	\$ 101,130
24736	WILLIAMS SHERRY R & GARY C	0.42	BAY CITY ORIGINAL TOWNSITE, BLOCK 35, LOT 7-8 & E/2 LOT 9	1320 7TH ST	\$ 277,410
24738	GJOKA ILIR	0.59	BAY CITY ORIGINAL TOWNSITE, BLOCK 35, LOT 9 (W/2) & LOT 10-12	1300 7TH ST	\$ 363,800
24739	TENDER YEARS ENRICHMENT LEARNING	0.25	BAY CITY ORIGINAL TOWNSITE, BLOCK 36, LOT 1-3 (W-50')	1301 7TH ST	\$ 184,350
24740	BAY CITY PORT AUTHORITY	0.11	BAY CITY ORIGINAL TOWNSITE, BLOCK 36, LOT 1-3 (CENTER 50')	1305 7TH ST	\$ -
24741	PORT OF BAY CITY AUTHORITY	0.39	BAY CITY ORIGINAL TOWNSITE, BLOCK 36, LOT 1-3 (E-50') & LOTS 10-12 (W-45')	1317 7TH ST	\$ -
24744	THAT LUBE & MOUNT SHOP INC	0.51	BAY CITY ORIGINAL TOWNSITE, BLOCK 36, LOT 7-12 (E-100')	1317 7TH ST	\$ 204,300
24846	CRACKER BARREL PARTNERSHIP LTD	0.24	BAY CITY ORIGINAL TOWNSITE, BLOCK 49, LOT 1-3	2029 AVE C	\$ 26,250
24848	CRACKER BARREL PARTNERSHIP LTD	0.24	BAY CITY ORIGINAL TOWNSITE, BLOCK 49, LOT 4-6	1409 7TH ST	\$ 26,250
24850	CRACKER BARREL PARTNERSHIP LTD	0.32	BAY CITY ORIGINAL TOWNSITE, BLOCK 49, LOT 7-12	1417 7TH ST	\$ 617,889
24850	CRACKER BARREL PARTNERSHIP LTD	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 49, LOT 7-12	1417 7TH ST	\$ 617,889
24860	SPILLERS GARY MICHAEL	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 50, LOT 13-14	1420 7TH ST	\$ 315,990
24861	JAIN SHASHANK	0.48	BAY CITY ORIGINAL TOWNSITE, BLOCK 50, LOT 15-20 & N-80' LOTS 21-24	1400 7TH ST	\$ 591,550
24862	JAIN SHASHANK	0.32	BAY CITY ORIGINAL TOWNSITE, BLOCK 50, LOT 21-24 (S-60')	2109 AVE C	\$ 15,000
24964	FLORES DAVID & DENISE	0.21	BAY CITY ORIGINAL TOWNSITE, BLOCK 63, LOT 13-17 (S-50')	2108 AVE E	\$ 93,730
24965	EVANS SYSTEMS INC	0.18	BAY CITY ORIGINAL TOWNSITE, BLOCK 63, LOT 13-17 (N-90')	1518 7TH ST	\$ 50,350
24966	CUMBIE BERNARD ALLEN	0.19	BAY CITY ORIGINAL TOWNSITE, BLOCK 63, LOT 18-19 & E/2 LOT 20	1514 7TH ST	\$ 192,150
24967	SANDERS BARBARA C	0.21	BAY CITY ORIGINAL TOWNSITE, BLOCK 63, LOT 21-22 & W/2 LOT 20 & 5.3' LOT 23	1504 7TH ST	\$ 94,480
24968	SANDERS BARBARA C	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 63, LOT 24 & PT LOT 23	1500 7TH ST	\$ 130,300
24969	COOK CHIROPRACTIC INC	0.40	BAY CITY ORIGINAL TOWNSITE, BLOCK 64, LOT 1-5	1507 7TH ST	\$ 354,560
24970	COOK CHIROPRACTIC INC	0.24	BAY CITY ORIGINAL TOWNSITE, BLOCK 64, LOT 6-8	1511 7TH ST	\$ 26,250
24971	SANCHEZ ALEJANDRO & MARICRUZ ZAMORA	0.32	BAY CITY ORIGINAL TOWNSITE, BLOCK 64, LOT 9-12	1521 7TH ST	\$ 75,920
25115	CARROLL ENTERPRISES LLC	1.01	BAY CITY ORIGINAL TOWNSITE, BLOCK 83, LOT 1-3 & 10-12	2620 AVE F	\$ 85,660
25120	ANDERSON HARLIN D	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 83, LOT 7	2600 AVE F	\$ 106,480
25121	GALVEZ PROSCILLA ANN & JUAN ANTONIO JR	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 83, LOT 8	2604 AVE F	\$ 75,490
25122	CONFIDENT GROUP INVESTORS LLC	0.16	BAY CITY ORIGINAL TOWNSITE, BLOCK 83, LOT 9	2608 AVE F	\$ 80,270
25127	PINGREE 2000 REAL ESTATE HOLDINGS LLC	0.23	BAY CITY ORIGINAL TOWNSITE, BLOCK 84, LOT 8-9 (E-100')	2704 AVE F	\$ 131,990
25129	CHARLES HAGEMAN	0.17	BAY CITY ORIGINAL TOWNSITE, BLOCK 84, LOT 10	2708 AVE F	\$ 50,970
25130	PHILLIPS WILLIAM T & JOSHUA M PHILLIPS	0.33	BAY CITY ORIGINAL TOWNSITE, BLOCK 84, LOT 11-12	2710 AVE F	\$ 87,190
25131	SILVA RAUL & MYRTHALA	0.34	BAY CITY ORIGINAL TOWNSITE, BLOCK 85, LOT 1-2	2721 AVE F	\$ 71,260
25133	COURAGE WITH GRACE MINISTRIES	0.17	BAY CITY ORIGINAL TOWNSITE, BLOCK 85, LOT 3	2707 AVE F	\$ 186,970
25134	CHIU HO KUEN	0.34	BAY CITY ORIGINAL TOWNSITE, BLOCK 85, LOT 4-5	2705 AVE F	\$ 247,760
25135	CITY OF BAY CITY	0.34	BAY CITY ORIGINAL TOWNSITE, BLOCK 85, LOT 6-7	1708 1ST ST	\$ -
25140	NEEDVILLE SDI LP	1.02	BAY CITY ORIGINAL TOWNSITE, BLOCK 86, LOT 1-6	2601 AVE F	\$ 320,200
27207	LE NAM VAN #IRA051676	1.67	BAY WAY ESTATE, RESERVE A, ACRES 1.67	HWY 60 N	\$ 52,860
37451	MARSEP BUSINESS INC	0.39	FAIRVIEW S/D LOTS 1, 2 & N 25' LOT 3 BLK 1	3001 AVE F	\$ 127,850
37452	WARD E PROPERTIES #2 LTD LLP	0.24	FAIRVIEW, BLOCK 1, LOT 4 & S/25' LT 3	3007 AVE F	\$ 182,760
37454	ARAGON LUIS R JR	0.16	FAIRVIEW S/D LOT 5 BLK 1	3017 AVE F	\$ 59,300
37455	SITZ REBECCA M	0.16	FAIRVIEW S/D LOT 6 BLK 1	3021 AVE F	\$ 176,250
37459	WOMEN'S PREGNANCY CENTER OF MATAGORDA COUNTY	0.48	FAIRVIEW, BLOCK 2, LOT 1, 2 & 3	3107 AVE F	\$ -
37460	WARD E PROPERTIES #3 LTD LLP	0.22	FAIRVIEW S/D LOT 4 & N 20' LOT 5 BLK 2	3115 AVE F	\$ 137,930
37461	WARD E PROPERTIES #3 LTD LLP	0.21	FAIRVIEW S/D S 30' LOT 5 & N 35' LOT 6 BLK 2	3117 AVE F	\$ 108,220
37462	MIDDLETON WENDELL OWEN ESTATE	0.21	FAIRVIEW S/D S 15' LOT 6 & ALL LOT 7 BLK 2	3121 AVE F	\$ 233,220
37820	SF INVESTMENT PROPERTIES LLC	0.46	FRY S/D LOTS 1, 2, & 3 BLK 1	2801 7TH STREET	\$ 388,080
37821	NGUYEN LINH HUU & VAN THUY DANG	0.67	FRY S/D LOTS 4-7 BLK 1	2809 7TH STREET	\$ 645,000
37822	SVETLIK ROSIE TOMASEK	0.33	FRY S/D, BLOCK 2, LOT 1,2	2901 7TH STREET	\$ 186,590
37823	BIGGERSTAFF JO ETTA BOYSEN TR	0.64	FRY S/D LOTS 3-6 BLK 2	2921 7TH STREET	\$ 327,970
37826	MARDIS AUTO PARTS INC	0.33	FRY S/D S 140' LOTS 1 & 2 BLK 3	3001 7TH STREET	\$ 346,110
37828	MARDIS AUTO PARTS INC	0.75	FRY S/D S/2 LOTS 3, 4 & ALL LOT 5 BLK 3	3009 7TH STREET	\$ 110,320
37830	GROUND BREAKING LUBE PITSTOP LLC	0.52	FRY S/D S/2 LOTS 6 & 7 BLK 3	3021 7TH STREET	\$ 140,600

Appendix B - Property ID's

Property ID	Owner	Acres	Legal Description	Address	Estimated 2024 Taxable Value
37837	BIGGERSTAFF JO ETTA BOYSEN TR	0.61	FRY S/D - EXTENSIION, BLOCK 2, LOT 7-10	2917 7TH STREET	\$ 391,490
40030	LAM KENNY & WANDA	0.32	MEADOWLAWN S/D LOTS 9-11 BLK 11	3201 7TH STREET	\$ 127,300
40715	HUERTA JOSEPH	0.51	MOORES 2ND LOTS 7-9 BLK 13	2815 AVE F	\$ 156,650
40716	MEMON SHAKOOR & SABRINA	0.25	MOORES 2ND LOT 10 & S/2 LOT 11 BLK 13	2809 AVE F	\$ 96,470
40718	HUERTA RAYMOND III	0.15	MOORES 2ND W90' LOT 12 & NW25X90' LOT 11 BLK 13	2803 AVE F	\$ 97,570
40723	LOPEZ JESUS I & LUZ M	0.37	MOORE 2ND, BLOCK 14, LOT 9 & 10	2921 AVE F	\$ 164,330
40725	NAVARRO GABRIEL	0.51	MOORE 2ND, BLOCK 14, LOT 11-13	2915 AVE F	\$ 214,070
40727	NAVARRO GABRIEL	0.17	MOORES 2ND LOT 14 BLK 14	2909 AVE F	\$ 79,890
40728	SF INVESTMENT PROPERTIES LLC	0.17	MOORES 2ND ALL LT 15 & PT LT 16 (6.5'X140' & 43.5'X90') BLOCK 14	2905 AVE F B STE A,B,C	\$ 144,830
40729	DAVANT JAMES E & SANDRA W	0.17	MOORES 2ND E 50' LOT 16 BLK 14 (50' X 43.5')	1712 MATTHEW	\$ 88,950
40731	TIDRICK FAMILY TRUST	0.75	MOORE 2ND, BLOCK 15, LOT 3A REPLAT (PT LT 2 & 3-6)	2912 AVE F	\$ 306,150
40733	LOPEZ EVELIO & LUZ MARIA	0.27	MOORES 2ND E 110' LOTS 7 & 8 BLK 15	2920 AVE F	\$ 108,920
40734	LOPEZ EVELIO & LUZ MARIA	0.09	MOORES 2ND W 40' LOTS 7 & 8 BLK 15	2922 AVE F	\$ 15,630
40743	DAVIS ENTERPRISES	0.31	MOORES 2ND LOT 1 & N 43' LOT 2 BLK 16	2802 AVE F	\$ 297,650
40744	DAVIS BROTHERS ENTERPRISES	0.19	MOORES 2ND S 7' LOT 2 & ALL LOT 3 BLK 16	2802 AVE F	\$ 49,850
40745	DAVIS BROTHERS ENTERPRISES	0.17	MOORES 2ND N 45.7' LOT 4 BLK 16	2812 AVE F	\$ 41,880
40746	ADDON ENTERPRISES LLC	0.33	MOORES 2ND S 4.3' LOT 4 & ALL LOTS 5 & 6 BLK 16	2820 AVE F	\$ 186,300
40980	SADAKAH ENTERPRISE LLC	1.93	NICHOLS & NORVELL LOTS 1-12 BLK 1 (STORE #6)	3100 7TH STREET	\$ 2,243,510
40981	AYMAN HOLDINGS LLC	0.30	NICHOLS & NORVELL LOTS 1 & 2 BLK 2	3202 7TH STREET	\$ 160,200
40990	KORENEK ALLEN J & ARLENE	0.64	NICHOLS & NORVELL LOTS 1-4 BLK 4	3408 7TH STREET	\$ 289,570
40991	PASS CHRISTIAN INC	0.21	NICHOLS & NORVELL, BLOCK 4, LOT 5 & 6, + 20' X 100' ALLEY ABANDONMENT	3420 7TH STREET	\$ 660,000
40992	GONZALEZ DIEGO & JESSICA O	0.32	NICHOLS & NORVELL LOT 7 & 8 BLK 4	3421 6TH ST	\$ 239,170
40993	CALVARY BAPTIST CHURCH	0.64	NICHOLS & NORVELL LTS 9-12 BLK 4	3415 7TH STREET	\$ 40,000
40994	CRAFT FRANK S JR & JEAN ANN FINLAY	1.93	NICHOLS & NORVELL LOTS 1-12 BLK 5	3512 7TH STREET	\$ 1,057,332
40995	CRAFT FRANK S JR & JEAN ANN FINLAY	0.80	NICHOLS & NORVELL, BLOCK 6, LOT 3 & 9-10	7TH STREET	\$ 112,700
40996	CRAFT FRANK S JR & JEAN ANN FINLAY	0.32	NICHOLS & NORVELL LOTS 4 & 5 BLK 6 (INC PT OF ALLEY)	3612 7TH STREET	\$ 74,620
40997	AMBAJI ENTERPRISES INC	0.48	NICHOLS & NORVELL, BLOCK 6, LOT 6-8, PLUS 30' ROAD ROW, PT OF ALLEY, PART OF 6TH ST	3620 7TH STREET	\$ 605,150
40998	FF&L REAL ESTATE LLC	0.48	NICHOLS & NORVELL LOTS 1,2 & W1/2 LOT 3 BLK 7 (PLUS 30' OF ROAD & PT ALLEY)	3716 7TH STREET	\$ 394,410
40999	FERNANDEZ JOSE L	0.96	NICHOLS & NORVELL LOTS 4-6 & N 100' LOTS 7-9 BLK 7 (150X250')	3720 7TH STREET	\$ 422,770
41000	OM SHIVAY PPD ENTERPRISES LLC	1.45	NICHOLS & NORVELL LTS 10-12 & S29.93'LTS 7-9 BLK 7 + LTS 1-6 BLK 8 + 6TH ST R.O.W.	3712 7TH STREET	\$ 471,130
41004	CRAFT FRANK S JR & JEAN ANN FINLAY	0.48	NICHOLS & NORVELL LOTS 1-3 BLK 9 (INC PT 6TH ST & PT CLOVER ST)	3600 6TH ST	\$ 46,130
41005	AMBAJI ENTERPRISES INC	0.48	NICHOLS & NORVELL, BLOCK 9, LOT 4-6, PLUS 30' WALDRON ROW & 30' 6TH ST ROW	3620 6TH ST	\$ 36,540
41006	VEGA BALTAZAR & GLORIA	0.48	NICHOLS & NORVELL LOTS 7-9 BLK 9	3619 5TH ST	\$ 67,540
41007	GONZALES JUAN A JR & MARIA	0.16	NICHOLS & NORVELL LOT 10 BLK 9	3611 5TH ST	\$ 68,800
41008	VICTORIA'S INVESTMENT GROUP LLC	0.32	NICHOLS & NORVELL LOTS 11 & 12 BLK 9	3601 5TH ST	\$ 153,450
41009	PREMIER BAYWASH LLC	0.80	NICHOLS & NORVELL, REPLAT RESERVE "B", ACRES .8	3800 7TH STREET	\$ 910,950
41010	CASH RANDY K & CELESTE N	1.16	NICHOLS & NORVELL PT LOT B 1.0 AC APPROX 128 X 338'	2105 NORVELL	\$ 87,070
41011	DAVIS ALVIN C JR	0.86	NICHOLS & NORVELL BLK C (.86 AC) 2201 NORVELL	2201 NORVELL	\$ 13,070
41012	HERNANDEZ LIVORIO & GUADALUPE	0.85	NICHOLS & NORVELL BLK C	2203 NORVELL	\$ 125,710
41013	BELL DEREK & STEPHANIE	1.10	NICHOLS & NORVELL BLK PT C & D 1 ACRE	2217 NORVELL	\$ 58,430
41014	GARCIA MARY	0.26	NICHOLS & NORVELL BLK 60X150' OF PT OF C & D	2205 NORVELL	\$ 79,200
41015	DAVIS ALVIN C JR	0.98	NICHOLS & NORVELL BLK D .98 AC	2207 NORVELL	\$ 6,200
41016	DAVIS ALVIN C JR	1.66	NICHOLS & NORVELL BLK E 1.6577 AC	2209 NORVELL	\$ 48,080
41017	CUELLAR MANUEL & MARIA	0.17	NICHOLS & NORVELL BLK E .168 ACRES	2305 NORVELL	\$ 95,950
41018	RAMIREZ MARIA	0.39	NICHOLS & NORVELL BLK E .3903 AC	2301 NORVELL	\$ 199,970
41019	MUSKIET LAWRENCE M & PAMELA M	0.22	NICHOLS & NORVELL PT OF LT E & F .215 AC (.082 AC ""E"" & .133 AC ""F"")	2309 NORVELL	\$ 70,500
41020	DAVIS ALVIN C JR	1.50	NICHOLS & NORVELL PT BLK F 1.502 ACRES	2313 NORVELL	\$ 43,930
41021	CUELLAR MANUEL & MARIA	0.29	NICHOLS & NORVELL BLK F .29 AC	2313 NORVELL	\$ 86,630
41022	GARZA MELINDA M & CHRISTOPHER	0.55	NICHOLS & NORVELL BLK G (.55 AC)	2401 NORVELL	\$ 100,720
41028	CRAFT FRANK S JR & JEAN ANN FINLAY	0.32	NICHOLS & NORVELL, BLOCK 10, LOT 1-2	3500 6TH ST	\$ 20,000
41029	CRAFT FRANK S JR & JEAN ANN FINLAY	0.64	NICHOLS & NORVELL, BLOCK 10, LOT 3-6 INC PT 6TH ST(60X200)	3512 6TH ST	\$ 293,770
43390	BAY CITY 50 LLC	49.40	PARK ADDITION, BLOCK ALL BLKS 12-15 & 17-21 & 46-55, (LESS LTS 10-12 BLK 51), ACRES 49.395	12TH ST	\$ 7,160
43392	CITY OF BAY CITY	0.40	PARK ADDITION, BLOCK 16, LOT 1-6	711 GRACE	\$ -
43472	CITY OF BAY CITY	0.52	PARK ADDITION, BLOCK 51, LOT 10-12	GRACE	\$ -
43670	ANDERSON IRA T	0.49	PARKER S/D, BLOCK 1, LOT 1-3	2804 7TH ST	\$ 288,850
43671	MUECKE INVESTMENT LTD	0.16	PARKER S/D, BLOCK 1, LOT 4	2808 7TH ST	\$ 113,850
43672	DENN MANUEL & HELEN M ESTATE	0.16	PARKER S/D, BLOCK 1, LOT 5	2816 7TH ST	\$ 111,250
43673	DENN MANUEL & HELEN M ESTATE	0.32	PARKER S/D, BLOCK 1, LOT 6-7	2824 7TH ST	\$ 237,620
43681	GRANBERRY KELSEY WALLACE & BETTIE W	0.31	PARKER S/D, BLOCK 2, LOT 5-6	2916 7TH ST	\$ 416,000
43690	MUECKE INVESTMENT LTD	0.46	PARKER S/D, BLOCK 3, LOT 1-3	3004 7TH ST	\$ 122,800



Appendix B - Property ID's

Property ID	Owner	Acres	Legal Description	Address	Estimated 2024 Taxable Value
43734	MOBERLEY OSCAR R TESTAMENTARY TRUST	0.18	PARRISH ADDITION LOT 1 BLK 1	3012 AVE F	\$ 79,090
43735	LOPORTO ROY A & JENNIFER N TRUST	1.32	JAMES & HUITT S/D, BLOCK 1, RESERVE A (REPLAT OF PT OF AB 45 & PARRISH S/D LTS 2-7)	3104 AVE F	\$ 761,490
43736	HUITT HANK E	0.54	JAMES & HUITT S/D, BLOCK 1, RESERVE C (REPLAT OF PT OF AB 45 & PARRISH S/D LTS 2-7)	3120 AVE F	\$ 216,970
43737	VAUGHAN WATTS R SR	0.16	PARRISH ADDITION LOT 8 BLK 1	3122 AVE F	\$ 39,860
46554	SVETLIK JAMES	0.52	JAMES SVETLIK S/D, BLOCK 1, LOT 3-4 & W 38.30' LOT 2	3717-21 7TH ST	\$ 173,070
46555	INAC PROPERTIES 2 LLC	0.52	JAMES SVETLIK S/D, BLOCK 1, LOT 5-7	3709 7TH ST	\$ 150,200
46556	SVETLIK JAMES J JR	0.69	JAMES SVETLIK S/D, BLOCK 1, LOT 8-11	3625 7TH ST	\$ 159,510
46558	FORREST MONIKA	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 12	3605 7TH ST	\$ 50,630
46559	FORREST MONIKA	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 13	3605 7TH ST	\$ 91,230
46560	TYLER RICHARD E & MARGARET	0.17	JAMES SVETLIK S/D, BLOCK 1, LOT 14	3601 7TH STREET	\$ 139,520
46561	SVETLIK JAMES J JR ETAL	0.26	JAMES SVETLIK S/D, BLOCK 1, LOT 15 & LOT 16 (W/2)	2001 SVETLIK	\$ 54,650
46562	SVETLIK JAMES J JR	1.36	JAMES SVETLIK S/D, BLOCK 1, LOT 17-24 & LOT 16 (E/2), ACRES .0	3608 ROSE	\$ 83,650
46563	SVETLIK JAMES J JR ETAL	0.39	JAMES SVETLIK S/D, BLOCK 1, LOT 25	3716 ROSE	\$ 11,730
46908	DELGADILLO PATRICIA	0.34	TOWELLS S/D, BLOCK 2, LOT 1-2	2601 7TH ST	\$ 89,380
46909	DELGADILLO PATRICIA	0.33	TOWELLS S/D, BLOCK 2, LOT 3-4	2615 & 2627 7TH ST	\$ 101,690
46911	DELGADILLO PATRICIA	0.34	TOWELLS S/D, BLOCK 2, LOT 5-6	2024 ELM AVE	\$ 76,220
48976	JOHS DAVID	0.26	WHITSON S/D, BLOCK 1, NE 66'X158'	3200 AVE F	\$ 70,510
48977	YANEZ RAUL I	0.25	WHITSON S/D, BLOCK 1, LOT 10 (SE 75' X 140')	3208 AVE F	\$ 82,690
48984	BAY CITY INDEPENDENT SCHOOL DISTRICT	1.95	WHITSON S/D, BLOCK 2 (PT), (EAST GATE), ACRES 1.945	WHITSON ST	\$ -
48986	SAL HOLDINGS LLC	7.28	WHITSON ADDITION, BLOCK 2, LOT A & B, ACRES 7.282	3500 AVE F	\$ 600,000
48987	SKY07 ENTERPRISES LLC	0.20	WHITSON S/D, BLOCK 2, 76' X 114' PLUS 210 SQ FT, (8860 SQ FT), ACRES 0.203	3400 AVE F	\$ 142,540
48989	BAY CITY INDEPENDENT SCHOOL DISTRICT	7.23	WHITSON S/D, BLOCK 4 (PT), ACRES 7.23	3511 ROBERTS ROAD	\$ -
49018	BAY CITY I S D	11.10	WHITSON S/D, LOT 6, (582' X 100') (11.1 AC), ACRES 11.1	1200 WHITSON	\$ -
49019	CITY OF BAY CITY	10.06	WHITSON S/D, BLOCK 8, ACRES 10.06	1000 WHITSON	\$ -
49020	BAY CITY I S D	0.96	WHITSON S/D, BLOCK 8 (E-61.99'), ACRES 0.96	WHITSON ST ST	\$ -
49029	GIVENS WANDA FAYE WILLIAMS	11.16	WHITSON HEIGHTS S/D, BLOCK 1, LOT 10	800 WILLOWBY	\$ 15,410
82919	BRUNE KEITH E	1.14	AB 0271, I & G N RR CO, ACRES 1.14	4200 SARGENT CT	\$ 119,060
83493	HUITT JAMES FRED & CONNIE L	0.26	JAMES SVETLIK S/D, BLOCK 1, LOT 1 & E 11.70' LT 2	3725 7TH ST	\$ 270,140
84063	SAN MIGUEL SERGIO & JANIE R	0.11	NICHOLS & NORVELL S' 50' OF LOTS 5 & 6 BLK 11	2200 HELEN	\$ 102,450
87321	BAY CITY COMMUNITY DEVELOPMENT CORP	4.72	AB 0045, E HALL, ACRES 4.72	ROBERTS SCHOOL RD	\$ 108,490
88594	FIRST STATE BANK OF LOUISE	0.32	NICHOLS & NORVELL, BLOCK 6, LOT 1-2 & 11-12 + 60' X 500' CLOVER ST, + 10' X 100' 6TH ST	3600 7TH ST	\$ 1,110,160
88601	GCA VENTURES LLC	23.24	AB 0092, RPT STONE, ACRES 23.238, (TR N OF 2ND ST SPUR)	DR MARTIN LUTHER KING JR DR	\$ 1,560
89424	BULLDOG DEVELOPERS INC	4.95	AB 0092, RPT STONE, ACRES 4.95	ST HWY 35 W	\$ 111,130
113434	ROSE IRA S JR & FRANCES ROSE	23.96	I & G N AB 273 23.91612 AC	OLD VAN VLECK RD	\$ 1,610
115403	DADA M ATIQ & UZMA RAHAT	2.50	AB 0092, RPT STONE, ACRES 2.50	NILE VALLEY RD	\$ 125,240
115865	MOHAMMED ATIQ DADA	3.10	AB 0092, RPT STONE, ACRES 3.0975	NILE VALLEY DR	\$ 141,670
118335	UDI	0.16	PARKER S/D, BLOCK 2, LOT 1	2900 7TH ST	\$ 47,810
118337	UDI	0.31	PARKER S/D, BLOCK 2, LOT 3-4	2910-12 7TH ST	\$ 177,250
118339	UDI	0.16	PARKER S/D, BLOCK 2, LOT 2	2908 7TH ST	\$ 80,440
118717	BELL TIMOTHY E & M KATHLEEN & WILLIAM M JR	0.33	AB 0271, I & G N RR CO, ACRES 0.33, (TOWER SITE)	7th	\$ 10,000
122092	UDI	3.48	AB 0271, I & G N RR CO, ACRES 3.48	7TH ST	\$ 90,060
122096	UDI	2.00	I & G N AB 274 2.0 ACRES	7TH ST	\$ 238,260
123268	WELLS CARLA	0.77	MEADOWLAWN S/D, BLOCK 11, LOT 12-17	3211 7TH STREET	\$ 204,120
126118	CC LAVA LLC	0.26	MOORE 2ND, BLOCK 15, LOT 1A REPLAT (LT 1 & PT N-2)	AVE F	\$ 59,080
127548	ROBBINS TRAVIS W	0.11	JAMES SVETLIK S/D, BLOCK 1, LOT LOT 24 (S/2)	3712 ROSE ST	\$ 196,160
127746	MITTAL INVESTMENTS LLC	1.36	AB 0045, E HALL, ACRES 1.363	3609 AVE F	\$ 714,840
130858	URSERY JACK TRAVIS &	6.80	AB 0273, I & G N RR CO, LOT 3 (REPLAT FOLSE S/D), ACRES 6.8	OLD VAN VLECK RD	\$ 65,550
131895	CITY OF BAY CITY	2.00	AB 0151, JOHN DUNCAN, ACRES 2., AB 151 & AB 150 (VAN VLECK ISD -AG SITE)	HWY 35	\$ -
131904	CITY OF BAY CITY	1.12	AB 0009, BOMAN & WILLIAMS, ACRES 1.121	HWY 60	\$ -
132308	BC DEVELOPMENT GROUP LLC	5.00	AB 0092, RPT STONE, ACRES 5.001, (TR N OF 2ND ST SPUR)	2400 NILE VALLEY RD	\$ 50,010