Tax Increment Reinvestment Zone #3 Bay City, Texas

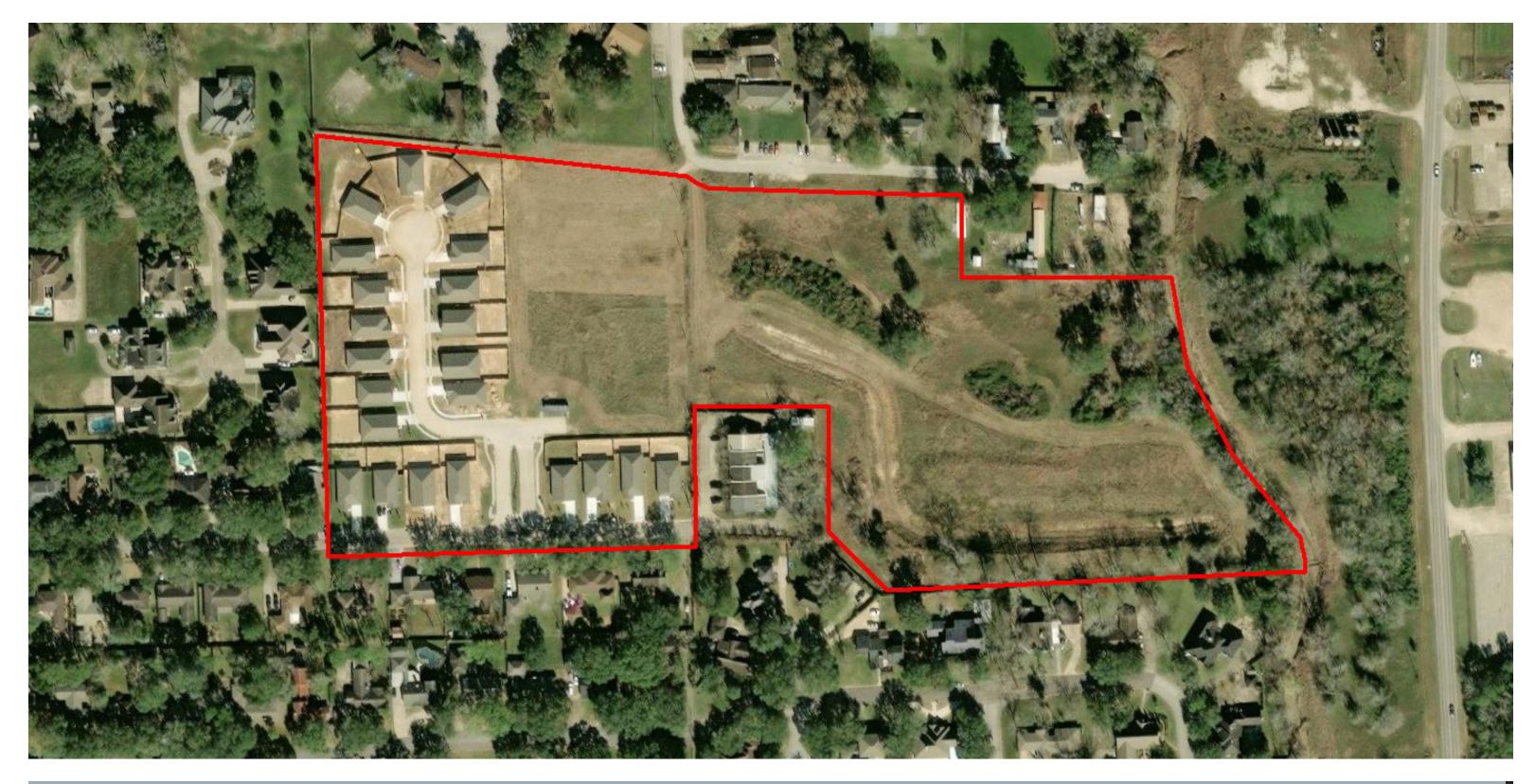


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DISCLAIMER

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.









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.





Tax Increment Reinvestment Zone #3, Bay City

Tax Increment Reinvestment Zone #3 (TIRZ) was created in 2017 by Ordinance 1590 and 1593 with the goals of funding the construction of needed public infrastructure and encouraging private development that will yield additional tax revenue to all local taxing jurisdictions. This project and financing plan outlines the funding of \$3,220,560 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, and utilities and street lighting. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

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





- TIRZ #3 Boundary



Boundary Description

Bay City TIRZ #3 consists of approximately 20 acres fronting Marguerite Street, and is generally bound by Carrington Oaks subdivision to the west, Pearl Street to the north, Cottonwood Creek to the east, and Valhalla Subdivision to the south. The following pages have a more detailed legal description.





TIRZ Boundary

Legal Description

A METES & BOUNDS description of an 20 acre tract of land in the Elisha Hall League, Abstract 45, City of Bay City, Matagorda County, Texas, being that certain called 8.42 acre tract recorded under County Clerk's File Number 2016-1883, Official Records, Matagorda County, Texas, that certain called 1.40 acre tract and called 4.8152 acre tract recorded under County Clerk's File Number 083836, Official Records, Matagorda County, Texas, that certain called 4.5739 acre tract (Tract One) recorded under County Clerk's File Number 031250, Official Records, Matagorda County, Texas, and a portion of Marguerite Street, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at a 1-inch iron pipe found in the north right-of-way line of Marguerite Street (60-feet wide) for the southwest corner of said called 8.42 acre tract, same being the southeast corner of Lot 39 of the adjoining Oak Grove Subdivision, according to map or plat thereof recorded in Volume 2, Page 57, Plat Records, Matagorda County, Texas, being in the west line and Place of Beginning of the herein described tract;

Thence North 02 degrees 19 minutes 10 seconds West along the west line of the herein described tract and said called 8.42 acre tract, same being the east line of said adjoining Oak Grove Subdivision, 139.87 feet to a 1-inch iron pipe found under a wood fence for an angle point in the west line of the herein described tract, said point being the northeast corner of said adjoining Oak Grove Subdivision, same being the southeast corner of Lot 9 of the adjoining Carrington Oaks Subdivision, according to map or plat thereof recorded under Slide Number 405A&B, Plat Records, Matagorda County, Texas;

Thence North 01 degree 57 minutes 49 seconds West along the west line of the herein described tract and said called 8.42 acre tract, same being the east line of said adjoining Carrington Oaks Subdivision, 446.27 feet to a 5/8 Inch Iron rod with cap marked "G & W Engineering" found on said line for angle point;

Thence North 01 degree 53 minutes 53 seconds West continuing along said line, 60.01 feet to a 5/8 inch iron rod with cap marked "G & W Engineering" found for the northwest corner of the herein described tract and said called 8.42 acre tract, same being the southwest corner of an adjoining called 10.00 acre tract recorded in Volume 217, Page 474, Deed Records, Matagorda County, Texas;

Thence South 84 degrees 35 minutes 41 seconds East along the upper north line of the herein described tract and the north line of said called 8.42 acre tract, same being the south line of said adjoining called 10.0 acre tract, at 574.80 feet pass a 5/8 inch iron rod found on said line at its intersection with the west right-of-way line of Pearl Street (width varies), and continuing for a total distance of 610.13 feet to a 5/8 inch iron rod found for angle point, being the northeast corner of said called 8.42 acre tract, same being the northwest corner of said called 1.40 acre tract;

Thence South 88 degrees 06 minutes 40 seconds East (called South 86 degrees 50 minutes 20 seconds East) along the upper north line of the herein described tract and the north line of said called 1.40 acre tract, as located in Pearl Street, 410.15 feet (called 407.86 feet) to a Mag nail set with shiner for the upper northeast corner of the herein described tract and said called 1.40 acre tract;

Thence South 01 degree 47 minutes 48 seconds West (called South 03 degrees 09 minutes 40 seconds West) along the upper east line of the herein described tract and the east line of said called 1.40 acre tract, same being the west line of an adjoining called 0.285 acre tract recorded under County Clerk's File Number 2013-127798, Official Records, Matagorda County, Texas, at 21.10 feet pass a 5/8 inch iron rod with cap marked "Jones I Carter" set on said line at its intersection with the south right-of-way line of Pearl Street, and continuing for a total distance of 151.10 feet (called 150.00 feet) to a ½ inch iron pipe found for a reentry corner to the herein described tract, same being the southeast corner of said called 1.40 acre tract, and the southwest corner of said adjoining called 0.285 acre tract, said point being in the north line the aforementioned called 4.8152 acre tract;

Thence South 88 degrees 10 minutes 05 seconds East (called South 86 degrees 46 minutes 28 seconds East) along the lower north line of the herein described tract and the north line of said called 4.8152 acre tract, same being the south line of said adjoining called 0.285 acre tract, the south line of an adjoining called 0.347 acre tract recorded under County Clerk's File Number 060836, Official Records, Matagorda County, Texas, and the south line of an adjoining called 0.59 acre tract recorded in Volume 440, Page 713, Official Records, Matagorda County, Texas, at 315.88 feet pass a 5/8 inch iron rod found 1.20 feet north of said line, at 339.15 feet pass a ½ inch iron pipe found on said line, and continuing for a total distance of 405.58 feet (called 408.23 feet) to a point in the centerline of Cottonwood Creek for the lower northeast corner of the herein described tract and the northeast corner of said called 4.8152 acre tract, same being the southeast corner of said adjoining called 0.59 acre tract, and being in the west line of the adjoining residue of a called 10.69 acre tract recorded in Volume 86, Page 323, Deed Records, Matagorda County, Texas;

Thence along the centerline of Cottonwood Creek, being the lower east line of the herein described tract, same being the west line of said adjoining residue of a called 10.69 acre tract, the west line of an adjoining called 1.1069 acre tract (Tract 3) recorded under County Clerk's File Number 083363, Official Records, Matagorda County, Texas, and the west line of an adjoining called 7.82 acre tract recorded under County Clerk's File Number 107018, Official Records, Matagorda County, Texas, with the following meanders:

South 10 degrees 55 minutes 35 seconds East, 141.71 feet;

South 24 degrees 56 minutes 42 seconds East, 90.45 feet;

South 30 degrees 19 minutes 32 seconds East, 70.11 feet;

South 37 degrees 23 minutes 42 seconds East, 86.69 feet:

South 37 degrees 38 minutes 35 seconds East, 101.32 feet;



TIRZ Boundary

Legal Description (Continued)

South 16 degrees 33 minutes 53 seconds East, 59.16 feet to a point for the most easterly southeast corner of the herein described tract and the aforementioned called 4.5739 acre tract, same being the northeast corner of the adjoining Valhalla Subdivision, according to map or plat thereof recorded under Slide Number 328- A, Plat Records, Matagorda County, Texas;

Thence South 86 degrees 30 minutes 30 seconds West (called South 87 degrees 58 minutes 56 seconds West) along a south line of the herein described tract and said called 4.5739 acre tract, same being the north line of said adjoining Valhalla Subdivision, at 53.35 feet pass a 5/8 inch iron rod found on said line, at 205.39 feet pass a $\frac{1}{2}$ inch iron pipe found 1.20 feet south of said line, at 378.99 feet pass a $\frac{1}{2}$ inch iron rod found 0.65 feet south of said line, at 497.89 feet pass a $\frac{1}{2}$ inch iron rod found on said line, and continuing for a total distance of 713.18 feet (called 713.18 feet) to a $\frac{1}{2}$ inch iron rod found for the lower southwest corner of the herein described tract and said called 4.5739 acre tract, same being a reentry corner to said adjoining Valhalla Subdivision:

Thence North 47 degrees 27 minutes 53 seconds West (called North 46 degrees 08 minutes 27 seconds West) along a southwest line of the herein described tract, same being a northeast line of said adjoining Valhalla Subdivision, 130.65 feet (called 130.65 feet) to a ½ inch iron rod found for angle point, said point being the upper northeast corner of said adjoining Valhalla Subdivision, same being the southeast corner of the adjoining residue of a called 1.00 acre tract recorded in Volume 603, Page 257, Deed Records, Matagorda County, Texas;

Thence North 02 degrees 54 minutes 45 seconds West (called North 01 degree 28 minutes 13 seconds West) along the lower west line of the herein described tract and the west line of said called 4.5739 acre tract, same being the east line of said adjoining residue of a called 1.00 acre tract, and the east line of an adjoining called 4,325.529 square-foot tract recorded under County Clerk's File Number 100103, Official Records, Matagorda County, Texas, 209.53 feet (called 209.50 feet) to a ½ inch iron rod found for a reentry corner to the herein described tract, said point being the northwest corner of said called 4.5739 acre tract, same being the northeast corner of said adjoining called 4,325.529 square-foot tract, and being in the south line of the aforementioned called 4.8152 acre tract;

Thence North 88 degrees 13 minutes 48 seconds West (called North 86 degrees 53 minutes 44 seconds West) along the upper south line of the herein described tract and the south line of said called 1.40 acre tract, same being the north line of said adjoining called 4,325.529 square-foot tract, and the north line of the adjoining Townhomes East Subdivision, according to map or plat thereof recorded in Volume 8, Page 13, Plat Records, Matagorda County, Texas, at 209.00 feet pass a 1-1/4 inch iron pipe found on said line, and continuing for a total distance of 210.07 feet (called 208.80 feet) to a point for corner, said point being in the east line of the aforementioned adjoining called 8.42 acre tract;

Thence South 01 degree 55 minutes 40 seconds East along an east line of the herein described tract and the east line of said called 8.42 acre tract, being the west line of said adjoining Townhomes East Subdivision, at 162.75 feet pass a 5/8 inch iron rod found for the most westerly southeast corner of said called 8.42 acre tract, said point being in the north right-of-way line of Marguerite Street, and continuing for a total distance of 222.68 feet to a point in the south right of-way line of Marguerite Street;

Thence South 87 degrees 58 minutes 52 seconds West along the south right-of-way line of Marguerite Street, 603.36 feet to a point for the southwest corner of the herein described tract;

Thence North 02 degrees 19 minutes 10 seconds West along the west line of the herein described tract, crossing Marguerite Street, 60.00 feet to the Place of Beginning and containing 20 acres of land, more or less.



Current Conditions

Land Use

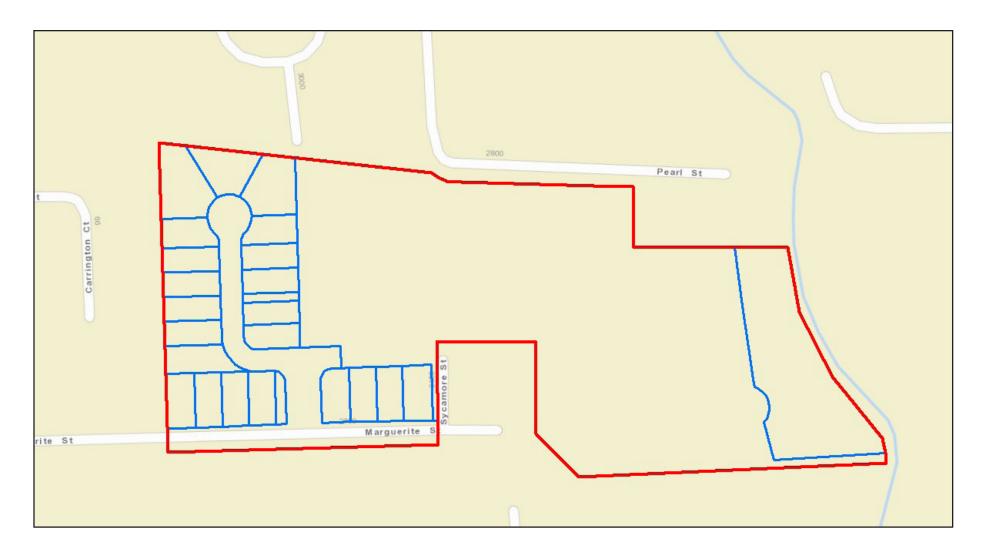
At the time of creation, the land within the boundaries of the zone was vacant. As of 2024 when this plan was prepared, the land within the zone was partially improved with single family homes, consistent with the planned development. The remaining vacant land within the zone is well positioned for future additional single family development.

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 24 parcels within the TIRZ #3 boundaries, listed in Appendix A. The base year for TIRZ #3 is 2017, the year in which the TIRZ was created. The 2017 taxable value of \$349,100 will need to be verified with the Matagorga County Appraisal District.





Proposed Development

Anticipated Development

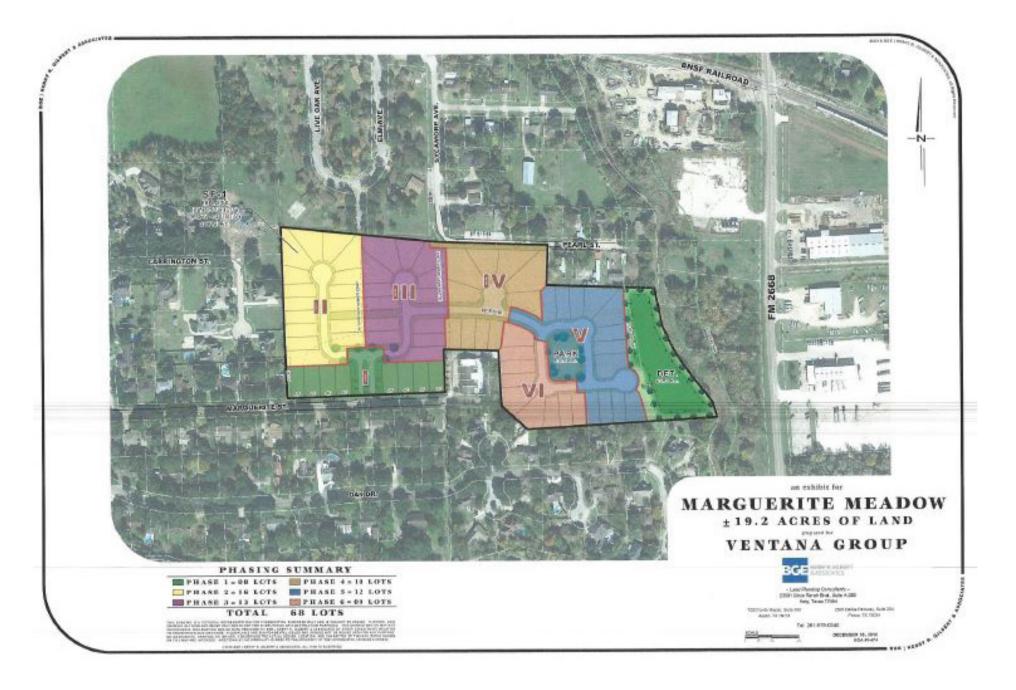
At the time of the TIRZ creation, it was anticipated that the 20 acre property, to be platted as Meadow Oaks, would contain an estimated 68 lots, with home values estimated between \$200,000 and \$300,000. As of 2024, 22 homes have been completed and it is anticipated that the remaining lots will be developed in phases over the next several years. The table below provides an overview of the scope of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed.

	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
TIRZ #3				
Single Family	22	2022	\$275,000	\$6,050,000
Single Family	46	2028	\$275,000	\$12,650,000
Total	68			\$18,700,000

Proposed Development

Anticipated Development

The conceptual plan below informed the projections on the previous page. The plan below and the projections listed on the previous page are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections could be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. 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.



Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 611,906	19.0%
Sanitary Sewer Facilities and Improvements	\$ 611,906	19.0%
Storm Water Facilities and Improvements	\$ 611,906	19.0%
Street and Intersection Improvements	\$ 966,168	30.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 257,645	8.0%
Administrative Costs	\$ 161,028	5.0%
	\$ 3,220,560	100.0%

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 costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous page, Bay City will contribute 90% of its real property increment within the zone generated within the TIRZ. Per separate interlocal agreements, Matagorda County and Matagorda County Hopsital District will each contribute 90% 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 counts and the anticipated taxable value per home can be found on Page 6.

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 - 2023 Rates		Participa					
Bay City	0.56995000	90%	0.5129550				
Matagorda County	0.35928000	90%	0.3233520				
Matagorda County Hospital District	0.26382000	90%	0.2374380				
Port of Bay City	0.04754000	0%	0.0000000				
Cons & Recl District	0.00704000	0%	0.0000000				
Coastal Plains GW District	0.00352000	0%	0.0000000				
Drainage District #1	0.03447000	0%	0.0000000				
Bay City ISD	1.04446000	0%	0.0000000				
	2.33008000		1.0737450				

Personal Property Tax - 2023 Rates		Particip	ation		
Bay City	0.56995000	0%	0.0000000		
Matagorda County	0.35928000	0%	0.0000000		
Matagorda County Hospital District	0.26382000	0%	0.0000000		
Port of Bay City	0.04754000	0%	0.0000000		
Cons & Recl District	0.00704000	0%	0.0000000		
Coastal Plains GW District	0.00352000	0%	0.0000000		
Drainage District #1	0.03447000	0%	0.0000000		
Bay City ISD	1.04446000	0%	0.0000000		
	2.33008000		0.0000000		

	Sales Tax Rate	0.0200000	0.00%	0.0000000
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► INPUT

INFLATION RATE	4.00%

REAL PROPERTY TAX		PARTICIPATION				
Bay City	0.56995000	90%	0.5129550			
Matagorda County	0.35928000	90%	0.3233520			
Matagorda County Hospital District	0.26382000	90%	0.2374380			
Port of Bay City	0.04754000	0%	0.0000000			
Cons & Recl District	0.00704000	0%	0.0000000			
Coastal Plains GW District	0.00352000	0%	0.0000000			
Drainage District #1	0.03447000	0%	0.0000000			
Bay City ISD	1.04446000	0%	0.0000000			
	2.33008000		1.0737450			

PERSONAL PROPERTY TAX		PARTIC	IPATION
Bay City	0.56995000	0%	0.0000000
Matagorda County	0.35928000	0%	0.0000000
Matagorda County Hospital District	0.26382000	0%	0.0000000
Port of Bay City	0.04754000	0%	0.0000000
Cons & Recl District	0.00704000	0%	0.0000000
Coastal Plains GW District	0.00352000	0%	0.0000000
Drainage District #1	0.03447000	0%	0.0000000
Bay City ISD	1.04446000	0%	0.0000000
	2.33008000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TIRZ #3		AREA	REAL F	PRO	PERTY	PERSONA	L PF	ROPERTY	<u>s</u>	ALE	<u>s</u>
<u> </u>	Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
Single Family	2022	22	\$ 275,000.00	\$	6,050,000	\$ -	\$	-	\$ -	\$	-
Single Family	2028	46	\$ 275,000.00	\$	12,650,000	\$ -	\$	-	\$ -	\$	-
_	TOTAL	68			18,700,000	•					

OUTPUT

TOTAL TAX REVENUE		TOTAL	REA	L PROP	ERTY	PERSO	NAL PROPI	ERTY	SALES			
Bay City	24.5%	\$ 1,108,288	=	\$	1,108,288	+	\$	-	+	\$	-	
Matagorda County	15.4%	\$ 698,633	=	\$	698,633	+	\$	-	+	\$	-	
Matagorda County Hospital District	11.3%	\$ 513,007	=	\$	513,007	+	\$	-	+	\$	-	
Port of Bay City	2.0%	\$ 92,443	=	\$	92,443	+	\$	-	+	\$	-	
Cons & Recl District	0.3%	\$ 13,690	=	\$	13,690	+	\$	-	+	\$	-	
Coastal Plains GW District	0.2%	\$ 6,845	=	\$	6,845	+	\$	-	+	\$	-	
Drainage District #1	1.5%	\$ 67,028	=	\$	67,028	+	\$	-	+	\$	-	
Bay City ISD	44.8%	\$ 2,030,989	-	\$	2,030,989	+	\$	-	+	\$	-	
	100.0%	4,530,923		\$	4,530,923		\$	-	-	\$		
		 100.0%	•		100.0%	•		0.0%			0.0%	

TOTAL PARTICIPATION		TOTAL	REAL	PROP	PERTY	PERSO	NAL PRO	PERTY	SALES				
Bay City	47.8%	\$ 997,459	=	\$	997,459	+	\$	-	+	\$	-		
Matagorda County	30.1%	\$ 628,769	=	\$	628,769	+	\$	-	+	\$	-		
Matagorda County Hospital District	22.1%	\$ 461,707	=	\$	461,707	+	\$	-	+	\$	-		
Port of Bay City	0.0%	\$	=	\$	-	+	\$	-	+	\$	-		
Cons & Recl District	0.0%	\$	=	\$		+	\$	-	+	\$	-		
Coastal Plains GW District	0.0%	\$	=	\$	-	+	\$	-	+	\$	-		
Drainage District #1	0.0%	\$	=	\$	-	+	\$	-	+	\$	-		
Bay City ISD	0.0%	\$	=	\$	-	+	\$	-	+	\$	-		
	100.0%	2,087,935		\$	2,087,935		\$	-		\$	-		
		400.00/	-		400.00/			0.00/	=		0.09/		

NET BENEFIT	TOTAL	REAL	PROP	ERTY	PERSON	IAL PRO	OPERTY	SALES			
Bay City	4.5%	\$ 110,829	=	\$	110,829	+	\$		+	\$	-
Matagorda County	2.9%	\$ 69,863	=	\$	69,863	+	\$		+	\$	-
Matagorda County Hospital District	2.1%	\$ 51,301	=	\$	51,301	+	\$		+	\$	-
Port of Bay City	3.8%	\$ 92,443	=	\$	92,443	+	\$		+	\$	-
Cons & Recl District	0.6%	\$ 13,690	=	\$	13,690	+	\$		+	\$	-
Coastal Plains GW District	0.3%	\$ 6,845	=	\$	6,845	+	\$		+	\$	-
Drainage District #1	2.7%	\$ 67,028	=	\$	67,028	+	\$		+	\$	-
Bay City ISD	83.1%	\$ 2,030,989		\$	2,030,989	+	\$	-	+	\$	-
	100.0%	\$ 2,442,988		\$	2,442,988		\$	-		\$	-
		 400.00/			400.00/			0.00/	-		0.00/

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
TOTAL TAX REVENUE																	
O'colo Servito	Taxable Value Per Unit	2023	2024 286.000	2025 297.440	2026	2027	2028	2029 347.963	2030 361.881	2031 376.356	2032 391.411	2033	2034	2035	2036	2037	
Single Family	Units	275,000	0	297,440	309,338 15	321,711 10	334,580 12	347,963 9	0	0	0	407,067 0	423,350 0	440,284 0	457,895 0	476,211 0	
	Cumulative Units		0	0	15	25	37	46	46	46	46	46	46	46	46	46	
REAL PROPERTY	SF Taxable Value Taxable Value		-	-	4,640,064 4,640,064	8,042,778 8,042,778	12,379,443 12,379,443	16,006,286 16,006,286	16,646,537 16,646,537	17,312,398 17,312,398	18,004,894 18,004,894	18,725,090 18,725,090	19,474,094 19,474,094	20,253,058 20,253,058	21,063,180 21,063,180	21,905,707 21,905,707	
	PV																GROS
Bay City Matagorda County		-	-	-	26,446 16,671	45,840 28,896	70,557 44,477	91,228 57,507	94,877 59,808	98,672 62,200	102,619 64,688	106,724 67,276	110,993 69,967	115,432 72,765	120,050 75,676	124,852 78,703	1,108,2 698,6
Matagorda County Hospital District Port of Bay City		-	-	-	12,241 2,206	21,218 3,824	32,659 5,885	42,228 7,609	43,917 7,914	45,674 8,230	47,501 8,560	49,401 8,902	51,377 9,258	53,432 9,628	55,569 10,013	57,792 10,414	513,0 92,4
Cons & Recl District Coastal Plains GW District		-	-	-	327 163	566 283	872 436	1,127 563	1,172 586	1,219 609	1,268 634	1,318 659	1,371 685	1,426 713	1,483 741	1,542 771	13,6 6,8
Drainage District #1 Bay City ISD		-	-	-	1,599 48,464	2,772 84,004	4,267 129,298	5,517 167,179	5,738 173,866	5,968 180,821	6,206 188,054	6,455 195,576	6,713 203,399	6,981 211,535	7,260 219,996	7,551 228,796	67,0 2,030,9
Total		-	-	-	108,117	187,403	288,451	372,959	387,878	403,393	419,528	436,310	453,762	471,912	490,789	510,420	4,530,9
ERSONAL PROPERTY	Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	10
	PV																GROS
Bay City Matagorda County		-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Matagorda County Hospital District Port of Bay City		-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Cons & Recl District Coastal Plains GW District		-	-	-	-	-	-	-	-	-	-	-	-	-	-		Ī
Orainage District #1 Bay City ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-		Ī
Total		-	-	-	-	-	-	-	-	-		-		-	-		-
	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
ALES TAX	Taxable Value	-	-	-	-	-	-	=	-	-	=	=	=	-	=	-	
Total	PV	-	-			-				-	-	-		-	-		GROS
UMMARY	PV															_	GROS
Bay City Matagorda County		-	-	-	26,446 16,671	45,840 28,896	70,557 44,477	91,228 57,507	94,877 59,808	98,672 62,200	102,619 64,688	106,724 67,276	110,993 69,967	115,432 72,765	120,050 75,676	124,852 78,703	1,108,2 698,6
Matagorda County Hospital District Port of Bay City		-	-	-	12,241 2,206	21,218 3,824	32,659 5,885	42,228 7,609	43,917 7,914	45,674 8,230	47,501 8,560	49,401 8,902	51,377 9,258	53,432 9,628	55,569 10,013	57,792 10,414	513,0 92,4
Cons & Recl District Coastal Plains GW District		-	-	-	327 163	566 283	872 436	1,127 563	1,172 586	1,219 609	1,268 634	1,318 659	1,371 685	1,426 713	1,483 741	1,542 771	13,6 6,8
Drainage District #1 Bay City ISD		-	-	-	1,599 48.464	2,772 84.004	4,267 129.298	5,517 167,179	5,738 173.866	5,968 180.821	6,206 188.054	6,455 195,576	6,713 203.399	6,981 211.535	7,260 219.996	7,551 228,796	67,0 2,030,9
Total		-	-	-	108,117	187,403	288,451	372,959	387,878	403,393	419,528	436,310	453,762	471,912	490,789	510,420	4,530,9
A DTIQID A TIQU																	
PARTICIPATION																	
TAL DOODEDTY	Tavable Value				4 640 064	9 042 779	12 270 442	16 006 286	16 646 527	17 212 208	18 004 804	19 725 000	10 474 004	20 252 059	21.062.180	21 005 707	
EAL PROPERTY	Taxable Value	-	-	-	4,640,064	8,042,778	12,379,443	16,006,286	16,646,537	17,312,398	18,004,894	18,725,090	19,474,094	20,253,058	21,063,180	21,905,707	GROSS
Bay City		= =	Ē	-	23,801	41,256	63,501	82,105	85,389	88,805	92,357	96,051	99,893	103,889	108,045	112,366	997,4
Bay City Matagorda County Matagorda County Hospital District		-	-	-													997,4 628,7
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District		- - - - - - -	- - - - - -	- - - - -	23,801 15,004	41,256 26,006	63,501 40,029	82,105 51,757	85,389 53,827	88,805 55,980	92,357 58,219	96,051 60,548	99,893 62,970	103,889 65,489	108,045 68,108	112,366 70,833	997,4 628,7
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1		- - - - - - -	- - - - - - -	- - - - - -	23,801 15,004	41,256 26,006	63,501 40,029	82,105 51,757	85,389 53,827	88,805 55,980	92,357 58,219	96,051 60,548	99,893 62,970	103,889 65,489	108,045 68,108	112,366 70,833	997,45 628,76
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1					23,801 15,004	41,256 26,006	63,501 40,029 29,394 -	82,105 51,757	85,389 53,827	88,805 55,980	92,357 58,219	96,051 60,548	99,893 62,970	103,889 65,489	108,045 68,108 50,012 - -	112,366 70,833	997,44 628,76 461,70 - - -
Bay City Metagorda County Metagorda County Hospital District Fort of Bay City Coms & Red District Coms & Red District Coastal Plains GW District Drainage District #1 Bay City ISD Total					23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,44 628,76 461,70 - - -
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains & WD listrict Drainage District #1 Bay City ISD Total FRESONAL PROPERTY	PV				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (200 District Drainage District #1 Bay City ISD Total ERSONAL PROPERTY Bay City Matagorda County Matagorda County	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains & WD Ustrict Drainage District #1 Bay City ISD Total ERSONAL PROPERTY Bay City Matagorda County Hospital District Matagorda County Hospital District Port of Bay City	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City ISD Total Bay City ISD Bay City ISD Bay City ISD Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Cons & Red District	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Hospital District Port of Bay City Cons & Reci District Constal Plains (W) District Drainage District #1 Bay City ISD Total Bay City ISD Total Bay City Bay City Watagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reci District Constal Plains GW District Constal Plains GW District Constal Plains GW District Torinage District #1	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (W District Prainage District #1 Jay City ID Total Bay City ID Total Bay City ID Bay Cit	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 -
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (W) District Drainage District #1 Bay City ISD Total Bay City ISD Total	PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 - - - - 2,087,9
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains & WD Ustrict Drainage District #1 Bay City ISD Total Bay City ISD Total Bay City ISD Additional PROPERTY Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains & WD Ustrict Drainage District #1 Bay City ISD Total Total ALES TAX	Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 2,087,9 GROSS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (W) District Drainage District #1 Bay City ISD Total Bay City ISD Total	Taxable Value PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997,4 628,7 461,7 2,087,9 GROSS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (200 Wilbrict Drainage District #1 Bay City ISD Total Bay City ISD Total ALES TAX Total	Taxable Value PV Taxable Value				23,801 15,004 11,017 - - -	41,256 26,006 19,097 - - -	63,501 40,029 29,394 - - - -	82,105 51,757 38,005 - - -	85,389 53,827 39,525 - - -	88,805 55,980 41,106 - - -	92,357 58,219 42,750 - - -	96,051 60,548 44,460 - -	99,893 62,970 46,239 - - -	103,889 65,489 48,088 - - -	108,045 68,108 50,012 - - -	112,366 70,833 52,012 - - - -	997.4 628.7 461.7 2.097.9 GROS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Total ALES TAX Total UMMARY Bay City	Taxable Value PV Taxable Value PV				23,801 23,801	41,256 26,006 19,097 - - - - 86,359	63,501 40,029 29,394 - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005 - - - 171,667	85,389 53,827 39,525 - - - - 178,741 - - - - - - - - - - - - - - - - - - -	88.805 55,980 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - 193,327	96,051 96,548 44,460 - 201,060	99,893 62,970 46,239 - - - 209,102	103,889 65,489 48,088 - - 217,466	108.045 68.108 50.012 - - - 226,165	112,366	997,4 628,7 461,7 2,097,9 GROS GROS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (W) Birtict Drainage District #1 Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Total ALES TAX Total LIMMARY Bay City Matagorda County Mat	Taxable Value PV Taxable Value PV				23,801 15,004 11,017 - - - - 49,822	41,256 26,006 19,097 - - - - - - - - - - - - - - - - - - -	63,501 40,029 29,394 - - - - 132,924	82,105 51,757 38,005 - - - - - - - - - - - - - - - - - -	85,389 53,827 39,525	88,805 55,980 41,106 - - - - - - - - - - - - - - - - - - -	92.357 58.219 42.750 - - - - 193.327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 - - - - - - - - - - - - - - - - - - -	99,893 62,970 46,239 - - - - 209,102	103,889 65,489 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012	997,4 628,7, 461,7 2,037,9 GROS GROS GROS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (W) District Drainage District #1 Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains GW District Total ALES TAX Total LUMMARY Bay City Matagorda County Matagorda Cou	Taxable Value PV Taxable Value PV				23,801 15,004 11,017	41,256 26,006 19,097 - - - - - - - - - - - - - - - - - - -	63,501 40,029 29,394 - - - 132,924	82,105 51,757 38,005 	85,389 53,827 39,525 - - - - - - - - - - - - - - - - - -	88,805 55,980 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239 - - - 209,102	103,889 65,489 48,088 - - 217,466	108,045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012 	9974 461.7 GROS GROS GROS GROS GROS GROS GROS GROS GROS
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (W) District Port of Bay City Total ALES TAX Total UMMARY Bay City Matagorda County Hospital District Port of Bay City Coastal Plains GW District Drainage District #1 Bay City SiD Total UMMARY Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Coastal Plains GW District Coastal Plains GW District Drainage District #1	Taxable Value PV Taxable Value PV				23,801 15,004 11,017	41,256 28,006 19,097	63,501 40,029 29,394 - - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005	85,389 53,827 39,525	88,805 55,980 41,106 	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239 - - - - - - - - - - - - - - - - - - -	103,889 65,489 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50,012 - - - - - - - - - - - - - - - - - - -	112,366 70,833 52,012 	997,4,461,71 2,097,91 GROSS GROSS GROSS GROSS 997,4,461,77,461,77,7
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains & Wilstiret Drainage District #1 Bay City Bay City Bay City Bay City Bay City Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Total Lace Tax Total Lummary Bay City Matagorda County Hospital District Port of Bay City Coastal Plains GW District Total Lummary Bay City Matagorda County Matagorda County Matagorda County Cons & Red District Fotal Lummary Bay City Matagorda County Matagorda	Taxable Value PV Taxable Value PV				23,801 15,004 11,017 - - - - - - - - - - - - - - - - - - -	41,256 26,006 19,097 	63,501 40,029 29,394 - - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005 177,867	85,389 53,827 39,525 - - - - - - - - - - - - - - - - - -	88,805 55,980 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239	103,889 65,490 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012 	112,366 70,833 52,012	9974 461.7 2.087,99 GROS GROS GROS GROS 461.7
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains GW District Drainage District #1 Bay City Bay City SD FORM Bay City	Taxable Value PV Taxable Value PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 - - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005	85,389 53,827 39,525 178,741	88,805 55,880 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239 - - - - - - - - - - - - - - - - - - -	103,889 65,490 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012	112,366 70,833 52,012	997.4 461.7 GROSS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (W) Ustrict Drainage District #1 Bay City	Taxable Value PV Taxable Value PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 - - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005	85,389 53,827 39,525 178,741	88,805 55,880 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239 - - - - - - - - - - - - - - - - - - -	103,889 65,490 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012	112,366 70,833 52,012	997.4 461.7 GROSS
Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains & WO batrict Drainage District #1 Bay City Bay City Bay City Bay City Matagorda County Matagorda County Matagorda County Matagorda County Matagorda County Fort of Bay City Cons & Red District Coastal Plains GW District Port of Bay City Total ALES TAX Total UMMARY Bay City Matagorda County Hospital District Port of Bay City Coastal Plains GW District Total UMMARY Bay City Matagorda County Total District Port of Bay City Total Bay City Matagorda County Matagorda County Matagorda County Matagorda County Total Total OTAL TAX REVENUE - PAR UMMARY OTAL TAX REVENUE - PAR UMMARY	Taxable Value PV Taxable Value PV				23,801 15,004 11,017	41,256 26,006 19,097 - - - - - - - - - - - - - - - - - - -	63,501 40,029 29,394 - - - 132,924 63,501 40,029 29,394 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005 	85,389 53,827 39,525 178,741 85,389 53,827 39,525 178,741	88,805 55,980 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - 193,327	96,051 60,548 44,460 	99,893 62,970 46,239 - - - 209,102	103,889 65,489 48,088 - - - - - - - - - - - - - - - - - -	108,045 68,108 50,012	112,366 70,833 52,012 	997.4 461.7 2.087.9 GROS
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (200 District Drainage District #1 Bay City Bay City Matagorda County Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Constal Plains (300 District Port of Bay City Cons & Red District Constal Plains (300 District #1 Bay City (150 Total "MATAGORD COUNTY Matagorda County Total Bay City Matagorda County Matagorda County Matagorda County Matagorda County Total Bay City (150 Total Total **COTAL TAX REVENUE - PAF SUMMARY Bay City Matagorda County Bay City Matagorda County Matagor	Taxable Value PV Taxable Value PV PV PTAXABLE PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 - - - - 132,924 - - - - - - - - - - - - - - - - - - -	82,105 51,757 38,005	85,389 53,827 39,525 178,741	88,805 55,880 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750 - - - - 193,327 - - - - - - - - - - - - - - - - - - -	96,051 60,548 44,460 	99,893 62,970 46,239 - - - - - - - - - - - - - - - - - - -	103,889 65,490 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012	112,366 70,833 52,012	997,4 628,7, 461,7, - - 2,097,9, GROS: - - - - - - - - - - - - - - - - - - -
Bay City Matagorda County Mospital District Port of Bay City Cons & Red District Coastal Plains (200 William) Total Bay City Matagorda County Mospital District Drainage District #1 Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (3W District Port of Bay City Total ALES TAX Total UMMARY Bay City Matagorda County Hospital District Coastal Plains (3W District Total UMMARY Bay City Matagorda County Matagorda County Matagorda County Matagorda County Total OTAL TAX REVENUE - PAF UMMARY Bay City Bay City (3D Total TOTAL TAX REVENUE - PAF UMMARY Bay City Matagorda County Matagord	Taxable Value PV Taxable Value PV PV PTAXABLE PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 	82,105 51,757 38,005	85,389 53,827 39,525 	88,805 55,880 41,106	92,357 58,219 42,750	96,051 60,548 44,460 	99,893 62,970 46,239 	103,889 65,489 48,088 	108,045 68,108 50,012	112,366 70,833 52,012	997,4 628,7,4 461,7, 2,097,9, GROSS GROSS GROSS 397,4,4 461,7,4 2,097,9; GROSS 110,8,6 9,8,8,9,8,9,9,4,9,9,9,8,9,8,8,9,8,8,9,8,8,9,9,9,9
Bay City Matagorda County Mospital District Port of Bay City Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City Bay City Matagorda County Matagorda County Matagorda County Matagorda County Matagorda County Cons & Red District Coastal Plains (W) District Port of Bay City Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City (S) ALES TAX Total UMMARY Bay City Matagorda County Matagorda County Matagorda County Drainage District #1 Bay City (S) Total Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City (S) Total Cons & Red District Coastal Plains (W) District Drainage District #1 Bay City (S) Total COTAL TAX REVENUE - PAF UMMARY Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains (W) Matagorda County Hospital District Port of Bay City Coastal Plains (W) Costal Plains (W) Costal Plains (W) District Coastal Plains (W) Dis	Taxable Value PV Taxable Value PV PV PTAXABLE PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 	82,105 51,757 38,005 	85,389 53,827 39,525	88,805 55,880 41,106	92,357 58,219 42,750	96,051 60,548 44,460 	99,893 62,970 46,239 	103,889 65,489 48,088 	108,045 68,108 50,012 	112,366 70,833 52,012 	997,44 628,77 461,77
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Prainage District #1 Bay City ISD Total **CALES TAX **Total **LUMMARY** Bay City Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City SD Coastal Plains GW District Drainage District #1 Bay City ISD	Taxable Value PV Taxable Value PV PV PTAXABLE PV				23,801 15,004 11,017	41,256 26,006 19,097 	63,501 40,029 29,394 	82,105 51,757 38,005	85,389 53,827 39,525 	88,805 55,880 41,106 - - - - - - - - - - - - - - - - - - -	92,357 58,219 42,750	96,051 60,548 44,460 	99,893 62,970 46,239	103,889 48,088 - - - - - - - - - - - - - - - - - -	108.045 68,108 50.012	112,366 70,833 52,012	

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

	TAXABLE BASE YEAR GROWTH 4. DISCOUNT RATE 6.	00%				ESTI					FPROPO	OSED ZO	NE PRO	PERTY	VALUES	S AND TA	AX REVE	NUES							
	Bay City Matagorda County Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	REAL 0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	90% 90% 90% 0% 0% 0% 0% 0%	0.5129550 0.3233520 0.2374380 0.0000000 0.0000000 0.0000000 0.000000	Matag	orda County H Po Cons & Coastal Plair	Bay City gorda County ospital District ort of Bay City & Recl District	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	0% 0% 0% 0% 0% 0% 0% 0% 0%	0.0000000 0.0000000 0.0000000 0.0000000 0.000000		E	0.0200000	SALES TAX 0.00%	0.0000000										
REVENUE YE	AR	BASE YEAR 2017	0 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	TOTALS	
BASE YEAR	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100		
TAXABLE VAI	LUE Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD		349,100 349,100 349,100 349,100 349,100 349,100 349,100	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	5,601,520 5,463,590 5,463,590 5,601,520 5,601,520 5,601,520 5,601,520 5,601,520	5,825,581 5,682,134 5,682,134 5,825,581 5,825,581 5,825,581 5,825,581 5,825,581	6,058,604 5,909,419 5,909,419 6,058,604 6,058,604 6,058,604 6,058,604	6,300,948 6,145,796 6,145,796 6,300,948 6,300,948 6,300,948 6,300,948 6,300,948	6,552,986 6,391,628 6,391,628 6,552,986 6,552,986 6,552,986 6,552,986 6,552,986	6,815,106 6,647,293 6,647,293 6,815,106 6,815,106 6,815,106 6,815,106 6,815,106	7,087,710 6,913,184 6,913,184 7,087,710 7,087,710 7,087,710 7,087,710 7,087,710	7,371,218 7,189,712 7,189,712 7,371,218 7,371,218 7,371,218 7,371,218 7,371,218	7,666,067 7,477,300 7,477,300 7,666,067 7,666,067 7,666,067 7,666,067 7,666,067	7,972,710 7,776,392 7,776,392 7,972,710 7,972,710 7,972,710 7,972,710 7,972,710	8,291,618 8,087,448 8,087,448 8,291,618 8,291,618 8,291,618 8,291,618 8,291,618	8,623,283 8,410,946 8,410,946 8,623,283 8,623,283 8,623,283 8,623,283 8,623,283	8,968,214 8,747,384 8,747,384 8,968,214 8,968,214 8,968,214 8,968,214	9,326,943 9,097,279 9,097,279 9,326,943 9,326,943 9,326,943 9,326,943 9,326,943	9,700,020 9,461,170 9,461,170 9,700,020 9,700,020 9,700,020 9,700,020 9,700,020		
TAXABLE VAI	LUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD								5,252,420 5,114,490 5,114,490 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420	5,476,481 5,333,034 5,333,034 5,476,481 5,476,481 5,476,481 5,476,481 5,476,481	5,709,504 5,560,319 5,560,319 5,709,504 5,709,504 5,709,504 5,709,504 5,709,504	5,951,848 5,796,696 5,796,696 5,951,848 5,951,848 5,951,848 5,951,848 5,951,848	6,203,886 6,042,528 6,042,528 6,203,886 6,203,886 6,203,886 6,203,886 6,203,886	6,466,006 6,298,193 6,298,193 6,466,006 6,466,006 6,466,006 6,466,006 6,466,006	6,738,610 6,564,084 6,564,084 6,738,610 6,738,610 6,738,610 6,738,610 6,738,610	7,022,118 6,840,612 6,840,612 7,022,118 7,022,118 7,022,118 7,022,118 7,022,118	7,316,967 7,128,200 7,128,200 7,316,967 7,316,967 7,316,967 7,316,967 7,316,967	7,623,610 7,427,292 7,427,292 7,623,610 7,623,610 7,623,610 7,623,610 7,623,610	7,942,518 7,738,348 7,738,348 7,942,518 7,942,518 7,942,518 7,942,518 7,942,518	8,274,183 8,061,846 8,061,846 8,274,183 8,274,183 8,274,183 8,274,183 8,274,183	8,619,114 8,398,284 8,398,284 8,619,114 8,619,114 8,619,114 8,619,114	8,977,843 8,748,179 8,748,179 8,977,843 8,977,843 8,977,843 8,977,843 8,977,843	9,350,920 9,112,070 9,112,070 9,350,920 9,350,920 9,350,920 9,350,920 9,350,920		
REVENUE A TAXABLE VAL	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District H Bay City ISD	npv @ 6%	0	0	0	0	0	0	26,943 16,538 12,144 0 0 0 0	28,092 17,244 12,663 0 0 0 0	29,287 17,979 13,202 0 0 0 0 0	30,530 18,744 13,764 0 0 0 0 0	31,823 19,539 14,347 0 0 0 0	33,168 20,365 14,954 0 0 0 0	34,566 21,225 15,586 0 0 0 0	36,020 22,119 16,242 0 0 0 0	37,533 23,049 16,925 0 0 0 0	39,106 24,016 17,635 0 0 0 0	40,742 25,022 18,374 0 0 0 0	42,443 26,068 19,142 0 0 0 0 0	44,212 27,156 19,941 0 0 0 0	46,052 28,287 20,772 0 0 0 0	47,966 29,464 21,636 0 0 0 0	548,482 336,817 247,325 0 0 0 0	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE #1 TIRZ #4 - RES	IDENTIAL INCREMENT		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
E	REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	4,640,064 0	0	12,379,443 0	16,006,286 0	16,646,537 0	17,312,398 0	18,004,894 0	18,725,090 0	0	20,253,058	0	21,905,707 0		
	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	23,801 15,004 11,017 0 0 0 0 49,822	41,256 26,006 19,097 0 0 0 0 0	63,501 40,029 29,394 0 0 0 0 0	82,105 51,757 38,005 0 0 0 0 171,867	85,389 53,827 39,525 0 0 0 0	88,805 55,980 41,106 0 0 0 0	92,357 58,219 42,750 0 0 0 0 0	96,051 60,548 44,460 0 0 0 0 0	99,893 62,970 46,239 0 0 0 0	103,889 65,489 48,088 0 0 0 0 217,466	108,045 68,108 50,012 0 0 0 0 226,165	112,366 70,833 52,012 0 0 0 0 0	997,459 628,769 461,707 0 0 0 0 0	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE A,	1		0	0	0	0	0	0	55,624	57,999	60,469	112,860	152,068	201,411	243,243	253,123	263,398	274,084	285,197	296,755	308,775	321,276	334,277	3,220,560	<u> </u>
Running Total	I		0	0	0	0	0	0	55,624	113,623	174,092	286,952	439,020	640,431	883,674	1,136,798	1,400,196	1,674,279	1,959,477	2,256,232	2,565,007	2,886,283	3,220,560		
GROSS		3,220,560	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037		
	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0	26,943 16,538 12,144 0 0 0 0 0	28,092 17,244 12,663 0 0 0 0 57,999	29,287 17,979 13,202 0 0 0 0 0 0	54,332 33,747 24,781 0 0 0 0	73,079 45,545 33,444 0 0 0 0 0	96,669 60,395 44,348 0 0 0 0	116,671 72,982 53,591 0 0 0 0 243,243	121,410 75,946 55,767 0 0 0 0 0 253,123	126,338 79,029 58,031 0 0 0 0	131,463 82,235 60,386 0 0 0 0	136,793 85,570 62,834 0 0 0 0 0	142,336 89,038 65,381 0 0 0 0 296,755	148,101 92,645 68,029 0 0 0 0 0 308,775	154,097 96,396 70,783 0 0 0 0 0 321,276	160,332 100,297 73,648 0 0 0	1,545,941 965,586 709,032 0 0 0 0 0	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD



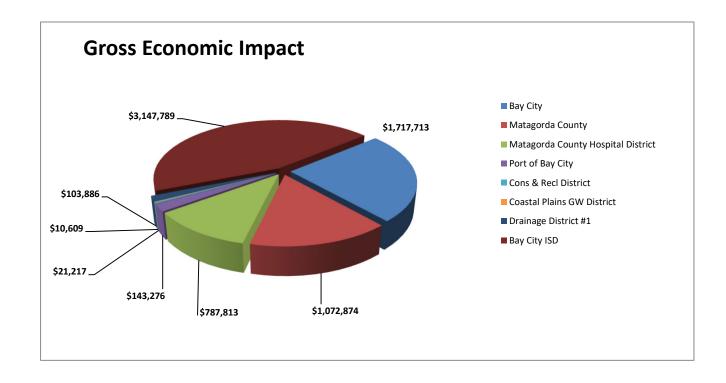
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXA	BLE BASE YEAR GROWTH 4.I	00%				ESTI	MATE O	F GENE	RAL IMF	PACT OF	PROPO	SED ZO	NE PRO	PERTY	VALUES	AND TA	X REVE	NUES							
Mata	Bay City Matagorda County agorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	REAL 0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	100% 100% 100% 100% 100% 100% 100% 100%	X 0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	Matag	orda County Ho Po Cons & Coastal Plain	Bay City gorda County spital District ort of Bay City Recl District s GW District ge District #1	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800	100% 100% 100% 100% 100% 100% 100% 100%	0.5699500 0.3592800 0.2638200 0.0475400 0.0070400 0.0035200 0.0344700 1.0444600 2.3300800		E	0.0200000	0.00%	0.0000000										
REVENUE YEAR		BASE YEAR 2017	0 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	TOTALS	
BASE YEAR Mate	Bay City Matagorda County agorda County Hospital District Port of Bay City Cons & Reel District Coastal Plains GW District Drainage District #1 Bay City ISD	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100	349,100 349,100 349,100 349,100 349,100 349,100 349,100 349,100		
TAXABLE VALUE Mata	Bay City Matagorda County agorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD		349,100 349,100 349,100 349,100 349,100 349,100 349,100	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	178,120 178,120 178,120 178,120 178,120 178,120 178,120 178,120	5,601,520 5,463,590 5,463,590 5,601,520 5,601,520 5,601,520 5,601,520 5,601,520	5,825,581 5,682,134 5,682,134 5,825,581 5,825,581 5,825,581 5,825,581 5,825,581	6,058,604 5,909,419 5,909,419 6,058,604 6,058,604 6,058,604 6,058,604 6,058,604	6,300,948 6,145,796 6,145,796 6,300,948 6,300,948 6,300,948 6,300,948 6,300,948	6,552,986 6,391,628 6,391,628 6,552,986 6,552,986 6,552,986 6,552,986 6,552,986	6,815,106 6,647,293 6,647,293 6,815,106 6,815,106 6,815,106 6,815,106 6,815,106	7,087,710 6,913,184 6,913,184 7,087,710 7,087,710 7,087,710 7,087,710 7,087,710	7,371,218 7,189,712 7,189,712 7,371,218 7,371,218 7,371,218 7,371,218 7,371,218	7,666,067 7,477,300 7,477,300 7,666,067 7,666,067 7,666,067 7,666,067 7,666,067	7,972,710 7,776,392 7,776,392 7,972,710 7,972,710 7,972,710 7,972,710 7,972,710	8,291,618 8,087,448 8,087,448 8,291,618 8,291,618 8,291,618 8,291,618 8,291,618	8,623,283 8,410,946 8,410,946 8,623,283 8,623,283 8,623,283 8,623,283 8,623,283	8,968,214 8,747,384 8,747,384 8,968,214 8,968,214 8,968,214 8,968,214	9,326,943 9,097,279 9,097,279 9,326,943 9,326,943 9,326,943 9,326,943 9,326,943	9,700,020 9,461,170 9,461,170 9,700,020 9,700,020 9,700,020 9,700,020 9,700,020		
TAXABLE VALUE IN	NCREMENT Bay City Matagorda County agorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD								5,252,420 5,114,490 5,114,490 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420 5,252,420	5,476,481 5,333,034 5,333,034 5,476,481 5,476,481 5,476,481 5,476,481 5,476,481	5,709,504 5,560,319 5,560,319 5,709,504 5,709,504 5,709,504 5,709,504 5,709,504	5,951,848 5,796,696 5,796,696 5,951,848 5,951,848 5,951,848 5,951,848 5,951,848	6,203,886 6,042,528 6,042,528 6,203,886 6,203,886 6,203,886 6,203,886 6,203,886	6,466,006 6,298,193 6,298,193 6,466,006 6,466,006 6,466,006 6,466,006 6,466,006	6,738,610 6,564,084 6,564,084 6,738,610 6,738,610 6,738,610 6,738,610	7,022,118 6,840,612 6,840,612 7,022,118 7,022,118 7,022,118 7,022,118 7,022,118	7,316,967 7,128,200 7,128,200 7,316,967 7,316,967 7,316,967 7,316,967 7,316,967	7,623,610 7,427,292 7,427,292 7,623,610 7,623,610 7,623,610 7,623,610 7,623,610	7,942,518 7,738,348 7,738,348 7,942,518 7,942,518 7,942,518 7,942,518 7,942,518	8,274,183 8,061,846 8,061,846 8,274,183 8,274,183 8,274,183 8,274,183 8,274,183	8,619,114 8,398,284 8,398,284 8,619,114 8,619,114 8,619,114 8,619,114	8,977,843 8,748,179 8,748,179 8,977,843 8,977,843 8,977,843 8,977,843	9,350,920 9,112,070 9,112,070 9,350,920 9,350,920 9,350,920 9,350,920 9,350,920		
REVENUE A TAXABLE VALUE GI Mata	Bay City Matagorda County Agorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0	0	0	0	0	0	29,936 18,375 13,493 2,497 370 185 1,811 54,859	31,213 19,161 14,070 2,604 386 193 1,888 57,200	32,541 19,977 14,669 2,714 402 201 1,968 59,633	33,923 20,826 15,293 2,830 419 210 2,052 62,165	35,359 21,710 15,941 2,949 437 218 2,138 64,797	36,853 22,628 16,616 3,074 455 228 2,229 67,535	38,407 23,583 17,317 3,204 474 237 2,323 70,382 155,928	40,023 24,577 18,047 3,338 494 247 2,421 73,343	41,703 25,610 18,806 3,478 515 258 2,522 76,423	43,451 26,685 19,595 3,624 537 268 2,628 79,626	45,268 27,802 20,415 3,776 559 280 2,738 82,956	47,159 28,965 21,269 3,934 583 291 2,852 86,421	49,125 30,173 22,156 4,098 607 303 2,971 90,023	51,169 31,430 23,079 4,268 632 316 3,095 93,770 207,760	53,296 32,738 24,039 4,445 658 329 3,223 97,667	609,425 374,241 274,806 50,833 7,528 3,764 36,857 1,116,800 2,474,253	Bay City Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE #1 TIRZ #4 - INCREMENT	NT REAL PROPERTY TAX ESS PERSONAL PROPERTY		2017 0 0	2018 0 0	2019 0 0	2020 0 0	2021 0 0	2022 0 0	2023 0 0	2024 0 0	2025 0 0	2026 4,640,064 0	2027 8,042,778 0	2028 12,379,443 0	2029 16,006,286 0	2030 16,646,537 0	2031 17,312,398 0	2032 18,004,894 0	2033 18,725,090 0	2034 19,474,094 0	2035 20,253,058 0	2036 21,063,180 0	2037 21,905,707 0		
Mata	Bay City Matagorda County Agorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	26,446 16,671 12,241 2,206 327 163 1,599 48,464	45,840 28,896 21,218 3,824 566 283 2,772 84,004	70,557 44,477 32,659 5,885 872 436 4,267 129,298 288,451	91,228 57,507 42,228 7,609 1,127 563 5,517 167,179 372,959	94,877 59,808 43,917 7,914 1,172 586 5,738 173,866	98,672 62,200 45,674 8,230 1,219 609 5,968 180,821 403,393	102,619 64,688 47,501 8,560 1,268 634 6,206 188,054 419,528	106,724 67,276 49,401 8,902 1,318 659 6,455 195,576 436,310	110,993 69,967 51,377 9,258 1,371 685 6,713 203,399 453,762	115,432 72,765 53,432 9,628 1,426 713 6,981 211,535	120,050 75,676 55,569 10,013 1,483 741 7,260 219,996 490,789	78,703 57,792 10,414 1,542 771 7,551 228,796	698,633 513,007 92,443 13,690 6,845 67,028	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD
REVENUE A, 1			0	0	0	0	0	0	121,526	126,713	132,106	245,833	330,953	438,068	528,887	550,368	572,708	595,941	620,104	645,234	671,369	698,549	726,816	7,005,176]
Running Total GROSS	Г	7,005,176	0	0	0	0	0	0	121,526	248,239	380,345	626,178	957,132	1,395,200	1,924,087	2,474,454	3,047,162	3,643,104	4,263,208	4,908,442	5,579,811	6,278,359	7,005,176		
	Bay City Matagorda County agorda County Hospital District Port of Bay City Cons & Reel District Coastal Plains GW District Drainage District #1 Bay City ISD	-,300,110	2017 0 0 0 0 0 0 0 0	2018 0 0 0 0 0 0 0 0	2019 0 0 0 0 0 0 0 0	2020 0 0 0 0 0 0 0	2021 0 0 0 0 0 0 0 0	2022 0 0 0 0 0 0 0 0	29,936 18,375 13,493 2,497 370 185 1,811 54,859 121,526	31,213 19,161 14,070 2,604 386 193 1,888 57,200 126,713	32,541 19,977 14,669 2,714 402 201 1,968 59,633 132,106	2026 60,369 37,497 27,534 5,035 746 373 3,651 110,628 245,833	81,199 50,606 37,160 6,773 1,003 501 4,911 148,801 330,953	2028 107,410 67,105 49,275 8,959 1,327 663 6,496 196,833 438,068	2029 129,635 81,091 59,545 10,813 1,601 801 7,840 237,561 528,887	2030 134,900 84,385 61,964 11,252 1,666 833 8,159 247,210 550,368	2031 140,375 87,810 64,479 11,709 1,734 867 8,490 257,244 572,708	2032 146,070 91,373 67,095 12,184 1,804 902 8,834 267,679 595,941	2033 151,992 95,078 69,816 12,678 1,877 939 9,192 278,533 620,104	2034 158,151 98,931 72,645 13,192 1,953 977 9,565 289,820 645,234	2035 164,557 102,939 75,588 13,726 2,033 1,016 9,952 301,558 671,369	2036 171,219 107,106 78,648 14,282 2,115 1,057 10,355 313,766 698,549	111,441 81,831 14,859 2,200 1,100 10,774 326,463	787,813 143,276 21,217 10,609 103,886	Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD



Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit				
Bay City	\$1,717,713	\$1,545,941	\$171,771				
Matagorda County	\$1,072,874	\$965,586	\$107,287				
Matagorda County Hospital Disti	\$787,813	\$709,032	\$78,781				
Port of Bay City	\$143,276	\$0	\$143,276				
Cons & Recl District	\$21,217	\$0	\$21,217				
Coastal Plains GW District	\$10,609	\$0	\$10,609				
Drainage District #1	\$103,886	\$0	\$103,886				
Bay City ISD	\$3,147,789	\$0	\$3,147,789				
Total	\$7,005,176	\$3,220,560	\$3,784,616				





Projects Cost Estimates:

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

Length of TIRZ #3 in Years:

The TIRZ is scheduled to end on December 31, 2037.

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.

Property ID	Owner	Legal Description
123647	AGUILAR INURRETA FRANCISCO JAVIER & MARISOL MELGOZA CRUZ	MEADOW OAKS S/D, BLOCK 2, LOT 13, PHASE 1
123646	MOJICA EDWARD & ADRIANA	MEADOW OAKS S/D, BLOCK 2, LOT 12, PHASE 1
123633	SALAZAR JOEL ADAME	MEADOW OAKS S/D, BLOCK 1, LOT 3, PHASE 1
123635	NAQVI SYED W & SYEDA K FATIMA	MEADOW OAKS S/D, BLOCK 2, LOT 1, PHASE 1
123644	LARA MITCHELL & SONDRA TOBIAS	MEADOW OAKS S/D, BLOCK 2, LOT 10, PHASE 1
123641	BAUTISTA GARCIA OSVALDO ANTONIO	MEADOW OAKS S/D, BLOCK 2, LOT 7, PHASE 1
123638	SEIFERMAN BOBBY CARROLL & KATHLEEN	MEADOW OAKS S/D, BLOCK 2, LOT 4, PHASE 1
123632	CENTURY LAND HOLDINGS OF TEXAS LLC	MEADOW OAKS S/D, BLOCK 1, LOT 2, PHASE 1
123649	BLACKMON HAKEEM DELVON	MEADOW OAKS S/D, BLOCK 2, LOT 15, PHASE 1
123636	PALOMARES DANIEL	MEADOW OAKS S/D, BLOCK 2, LOT 2, PHASE 1
123651	LUDWIG LAURA	MEADOW OAKS S/D, BLOCK 2, LOT 17, PHASE 1
123639	PARKEY TAMMI	MEADOW OAKS S/D, BLOCK 2, LOT 5, PHASE 1
123645	LULE HECTOR JAVIER & MARGARITA	MEADOW OAKS S/D, BLOCK 2, LOT 11, PHASE 1
123634	PATE MEGAN & ADAM	MEADOW OAKS S/D, BLOCK 1, LOT 4, PHASE 1
123637	HALL TRENT	MEADOW OAKS S/D, BLOCK 2, LOT 3, PHASE 1
123631	VERHEUL KEES MAARTEN	MEADOW OAKS S/D, BLOCK 1, LOT 1, PHASE 1
123643	ARRILLANO ASHLEY KAY	MEADOW OAKS S/D, BLOCK 2, LOT 9, PHASE 1
123640	KELLEY KRISTY	MEADOW OAKS S/D, BLOCK 2, LOT 6, PHASE 1
123650	GARCIA KENNETH J JR	MEADOW OAKS S/D, BLOCK 2, LOT 16, PHASE 1
123648	ALLAN PATRICIA & DENNIS	MEADOW OAKS S/D, BLOCK 2, LOT 14, PHASE 1
123652	ZAMBRANO EDGAR	MEADOW OAKS S/D, BLOCK 2, LOT 18, PHASE 1
123642	BURNAMAN ZACHARY	MEADOW OAKS S/D, BLOCK 2, LOT 8, PHASE 1
12446	MARGUERITE MEADOWS LLC	AB 0045, E HALL, ACRES 11.338, UNDEVELOPED ACREAGE
123653	MARGUERITE MEADOWS LLC	MEADOW OAKS S/D, RESERVE A - C, ACRES 2.029

