

Tax Increment Reinvestment Zone #1 City of Stephenville, Texas

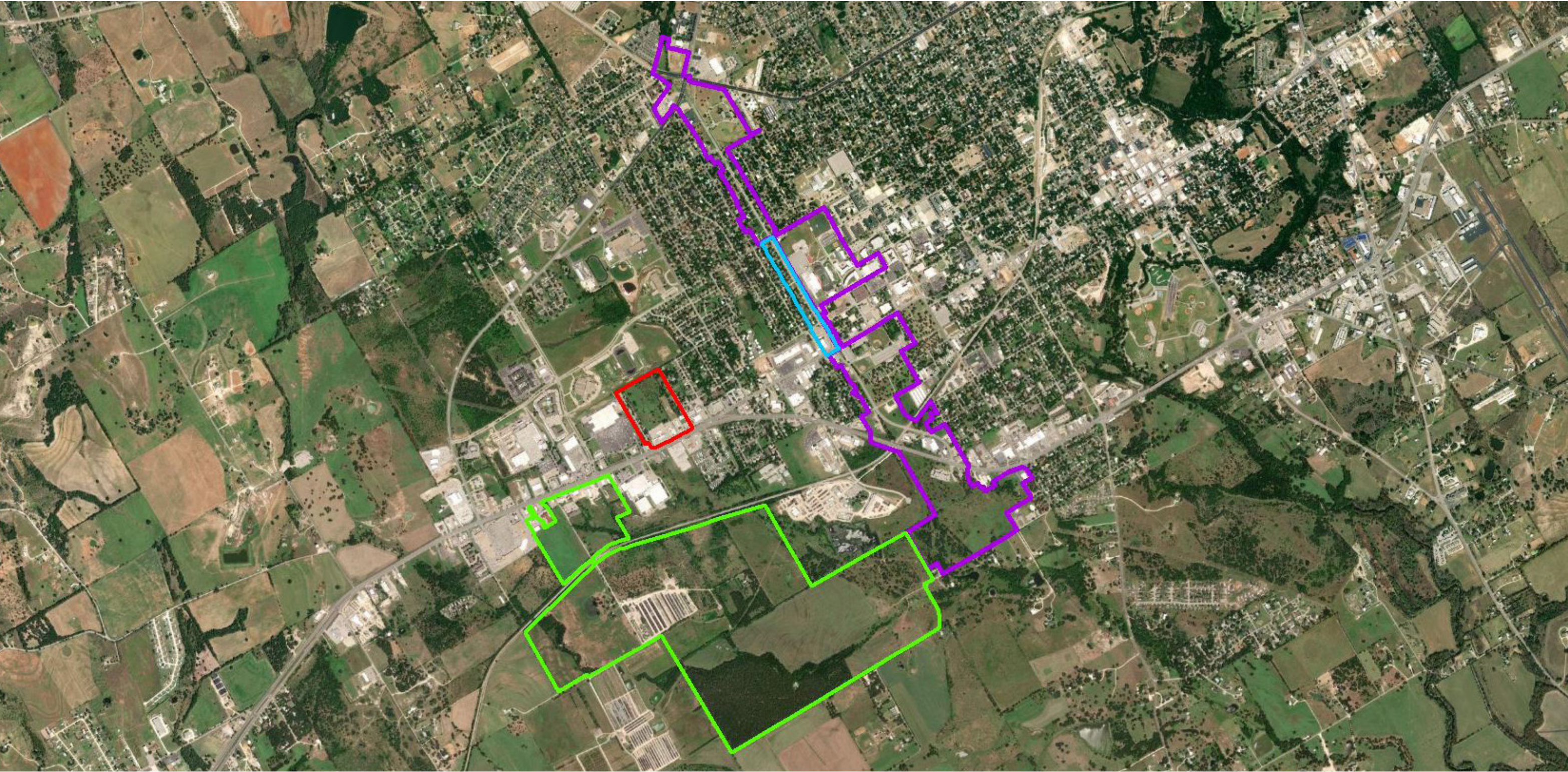


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A city of over 20,000 people, Stephenville, Texas is uniquely located one-hour southwest of the Dallas/Fort Worth metropolitan area for easy access to metropolitan amenities and a major airport. Stephenville is the county seat of Erath County and is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

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

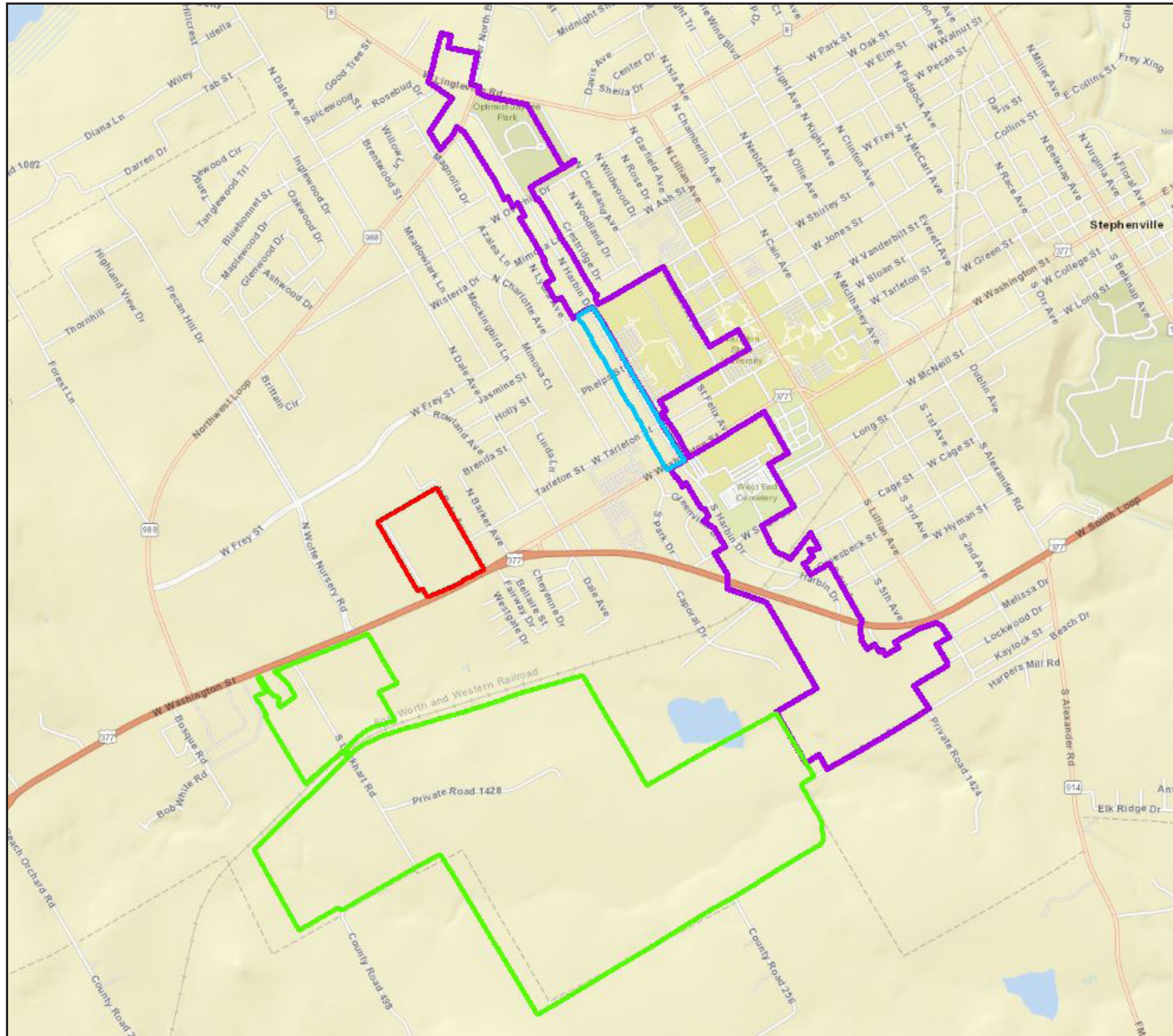
Agriculture is the leading industry, with Erath County in the top 10% in overall agriculture production and ranking #3 in milk production in the State of Texas. In addition to farmers and ranchers, Fortune 500 companies provide a strong manufacturing diversity to the economy. Stephenville is the retail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

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

DISCLAIMER

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

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



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

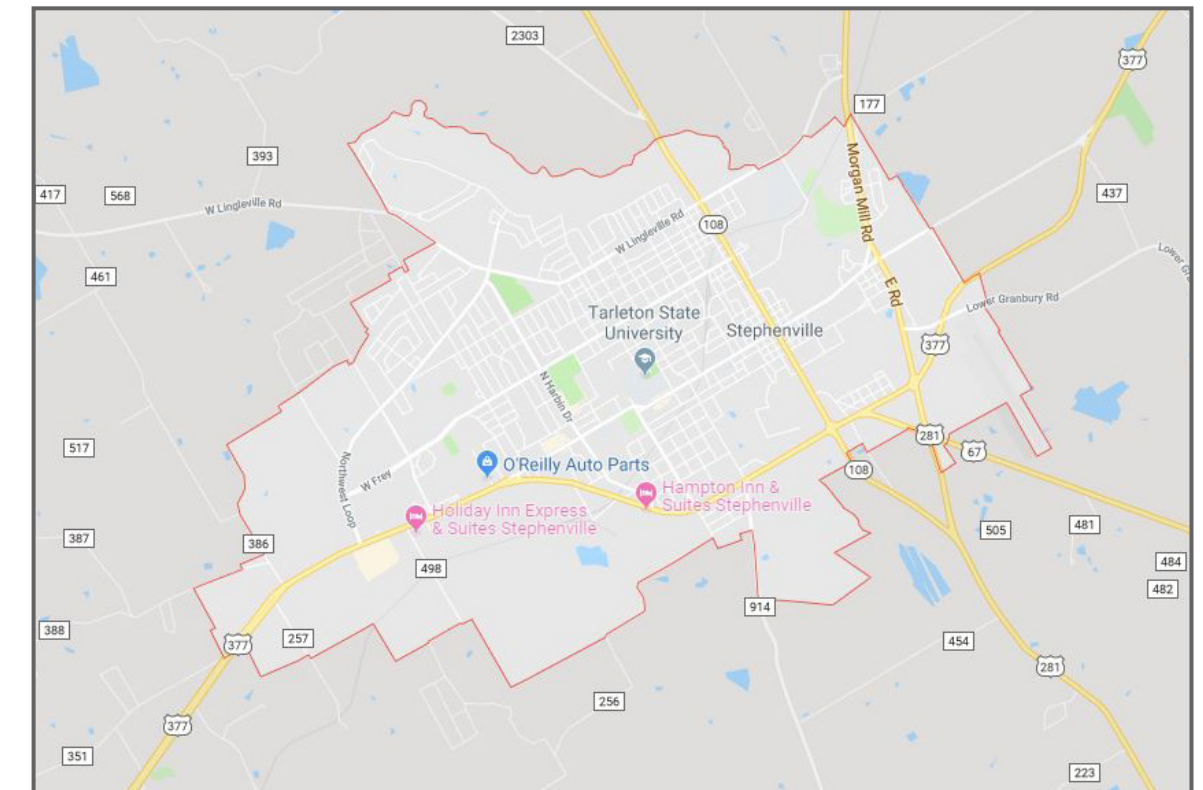
Tax Increment Reinvestment Zone #1, City of Stephenville

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

TIRZ #1 was created by Ordinance No. 2019-0-14 on April 25, 2019. On July 23, 2019, the TIRZ boundary was expanded by Ordinance No. 2019-0-20 to include TIRZ #1A, an area consisting of approximately 8.51 acres along N Harbin Drive from W Frey Street to W Washington Street. On February 4, 2020, the TIRZ boundary was further expanded to include TIRZ #1B, an area of approximately 245.23 acres, bringing the size of the entire TIRZ to approximately 284.72 acres. On May 4, 2021, the TIRZ boundary was further expanded to include TIRZ #1C, an area of approximately 549.67 acres, bringing the size of the entire TIRZ to approximately 834.39 acres.

The amended project and financing plan outlines the funding of \$38,058,673 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements in part through the contribution of the City's real property tax increment and sales tax increment within the Zone.

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



TIRZ Boundary

Boundary Description

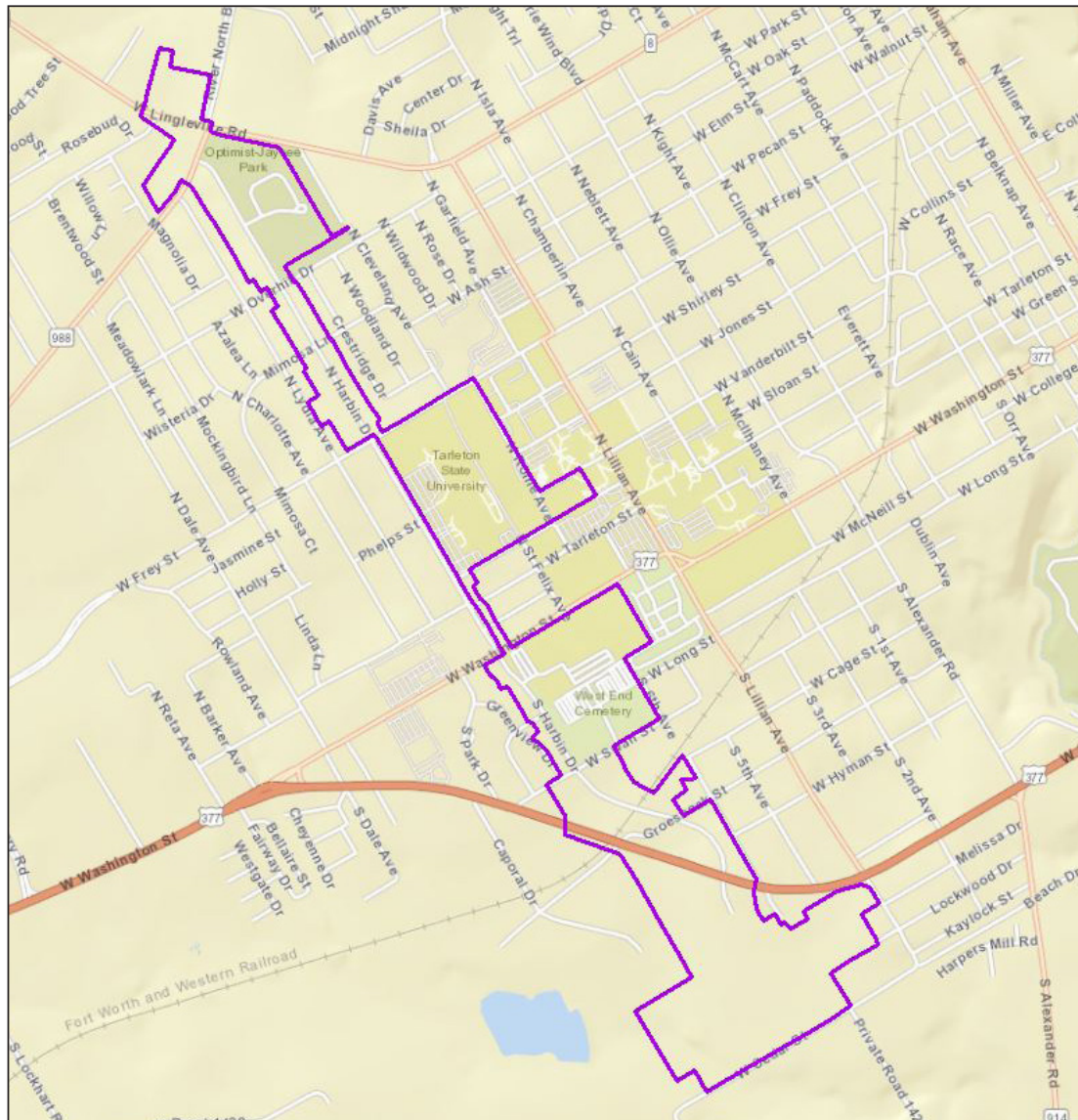
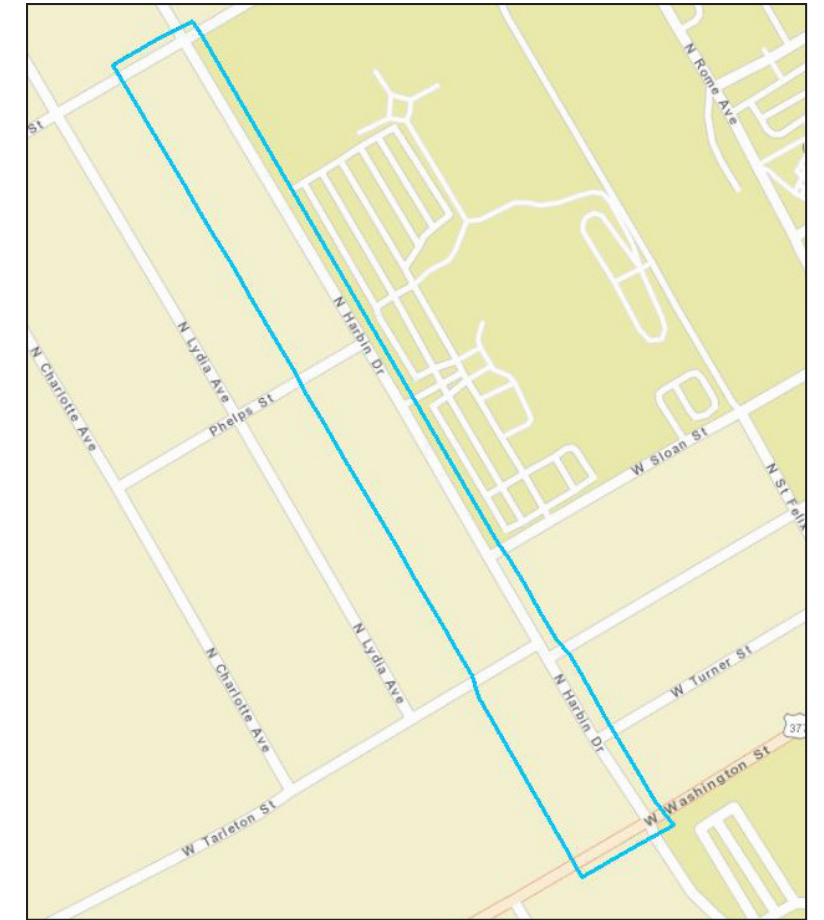
The expanded TIRZ is noncontiguous and consists of four areas, TIRZ #1, #1A, #1B, and #1C.





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

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

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

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



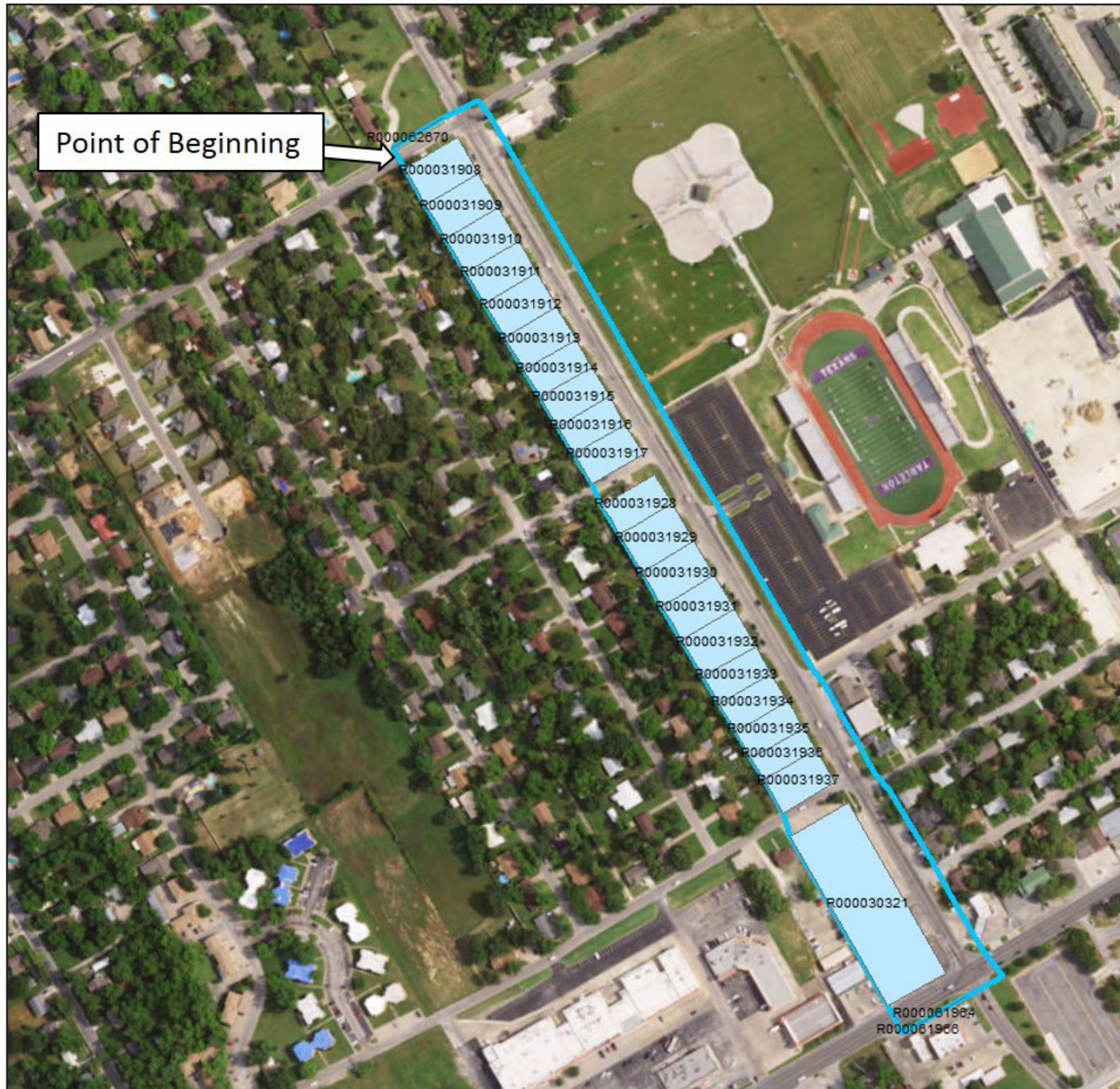
-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary
-  - TIRZ #1B Boundary
-  - TIRZ #1C Boundary




Legal Description - TIRZ #1

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

 - TIRZ #1 Boundary



Point of Beginning

 - TIRZ #1A Boundary

Legal Description - TIRZ #1A

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

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

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

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

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

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

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

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

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

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

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

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

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

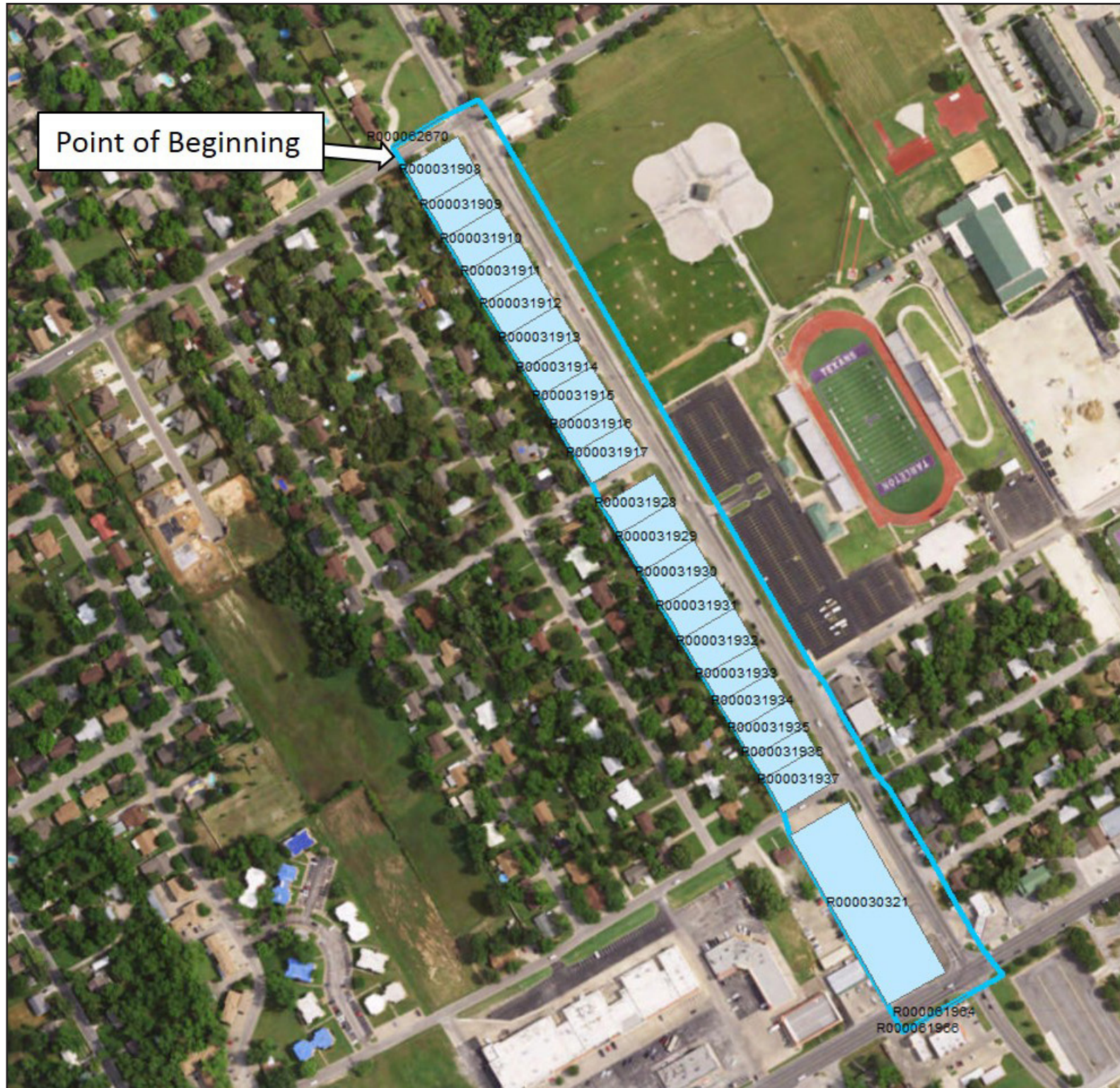
North along the western boundary of Property ID R000031935 to the point it meets the southwest corner of Property ID R000031934, thence

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

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

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

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



Legal Description - TIRZ #1A (Continued)

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

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

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

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

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

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

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

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

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

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

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

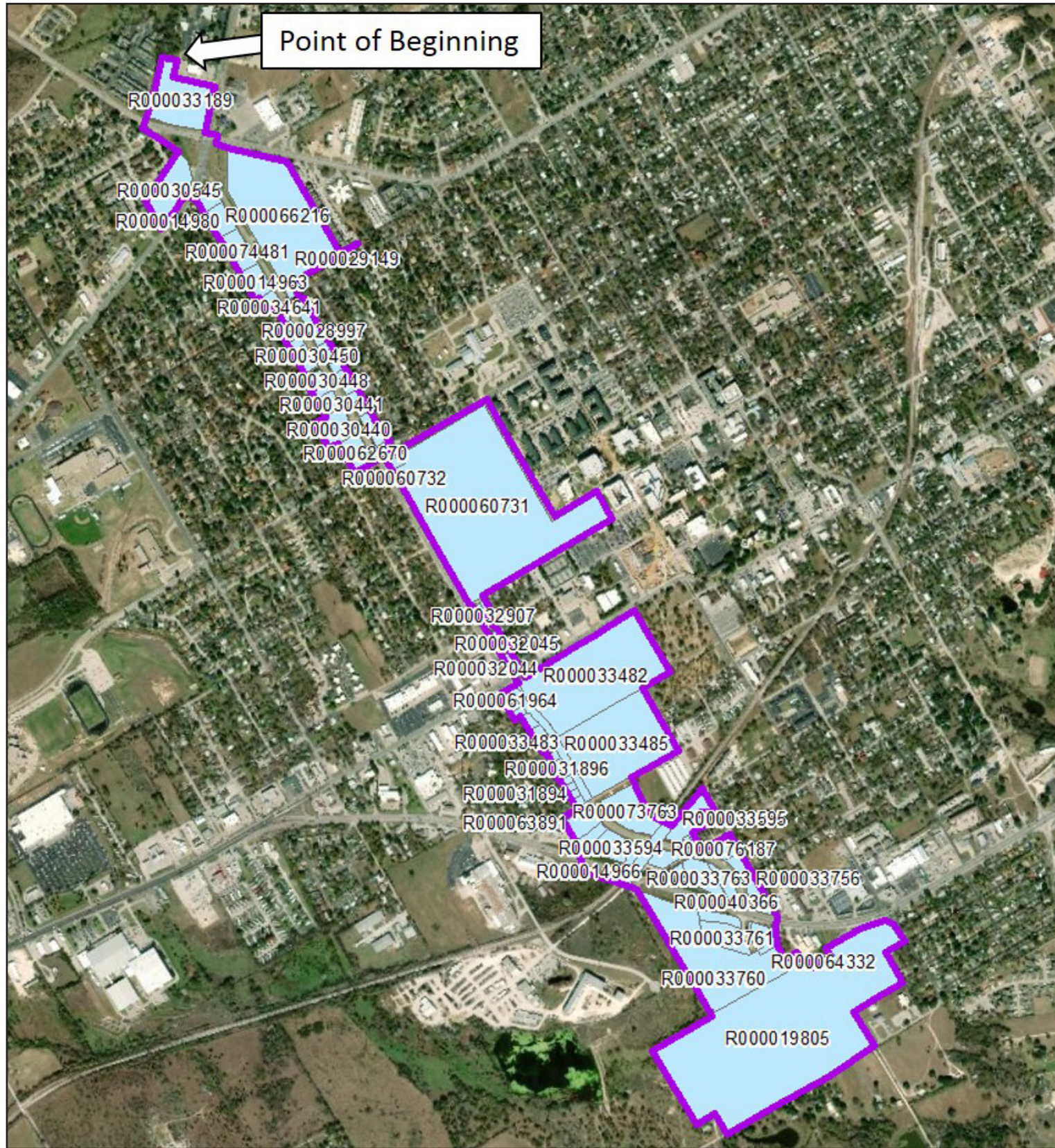
North along the western boundary of Property ID R000031910 to the point it meets the southwest corner of Property ID R000031909, thence

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

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

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

 - TIRZ #1A Boundary



Legal Description - TIRZ #1B

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

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

 - TIRZ #1B Boundary

TIRZ Boundary

Legal Description - TIRZ #1B (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

South across W Washington Street to Property ID R000033482, thence

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TIRZ Boundary

Legal Description - TIRZ #1B (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

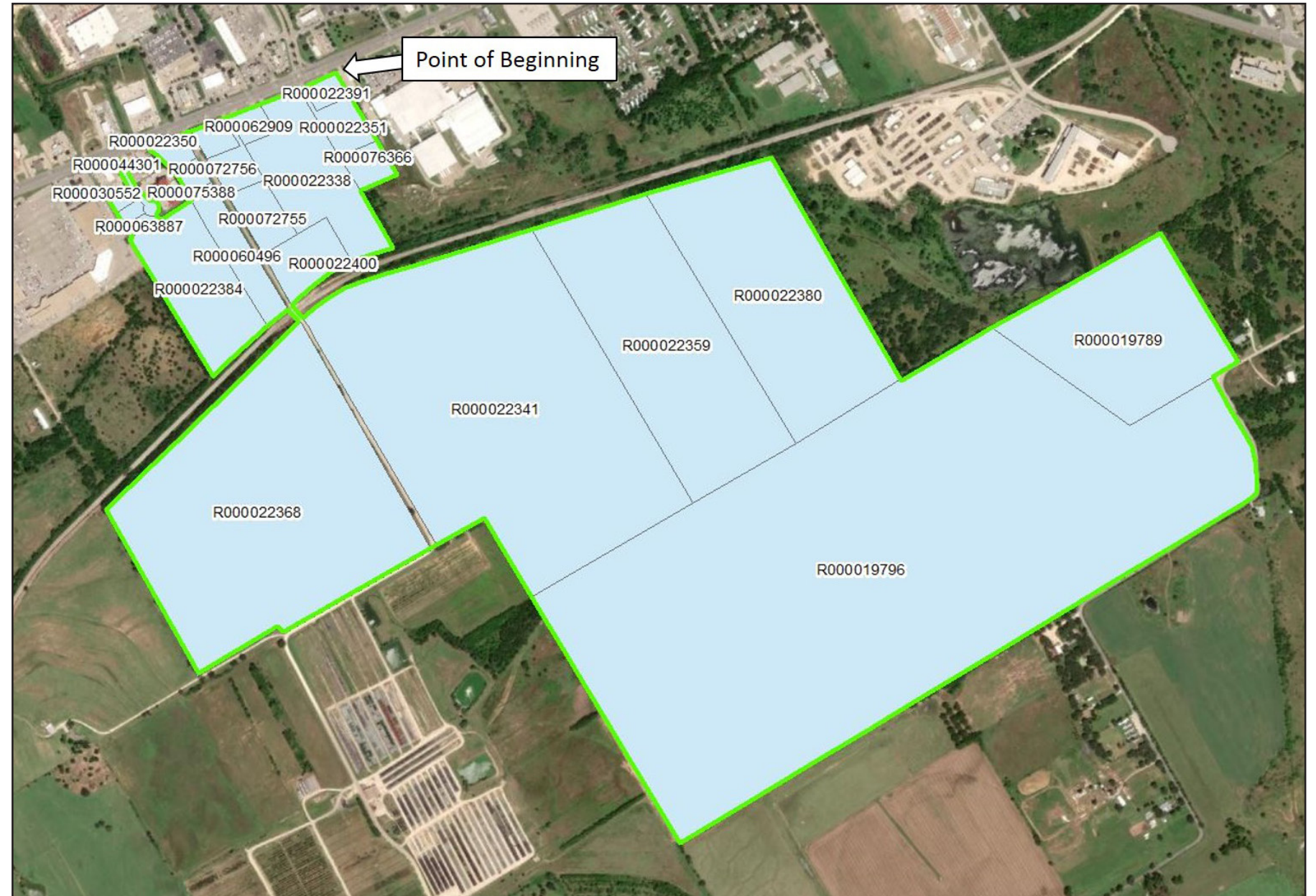
North across Lingleville Road to the western corner of Property ID R000033189, thence

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

TIRZ Boundary

Legal Description - TIRZ #1C

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



 - TIRZ #1C Boundary

TIRZ Boundary

Legal Description - TIRZ #1C (Continued)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

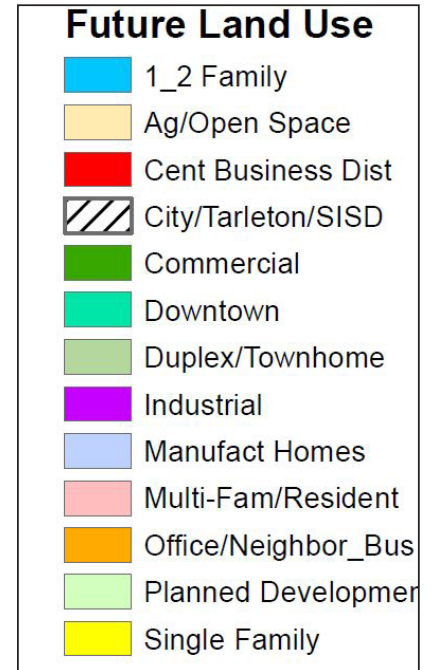
Land Use

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

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

Method of Relocating Persons to be Displaced

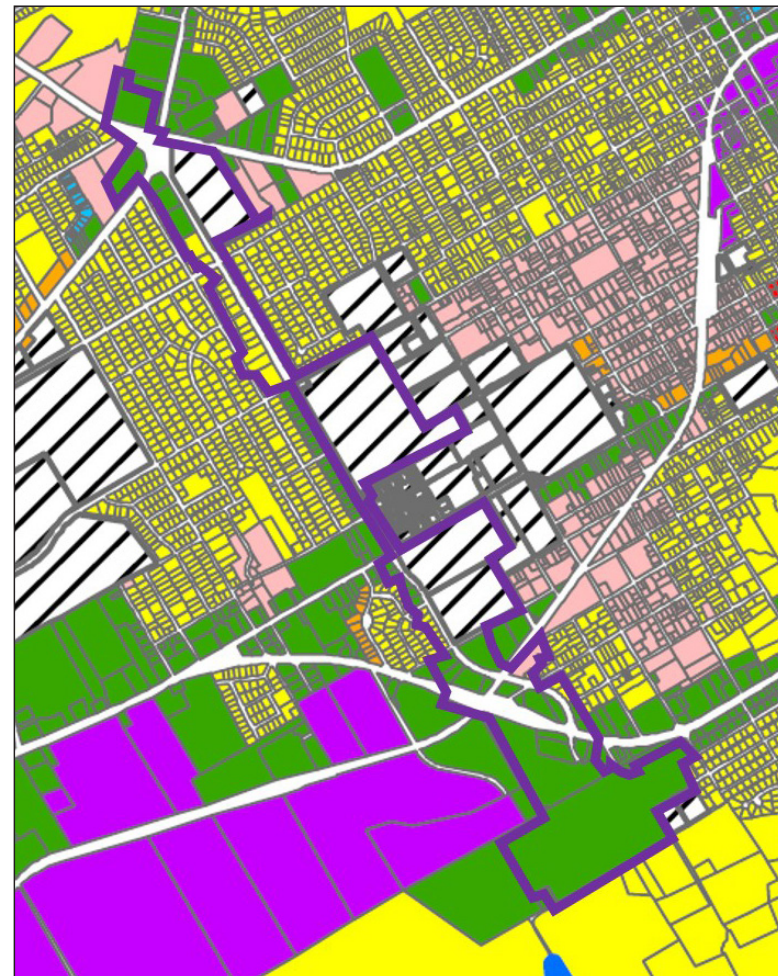
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.



- TIRZ #1 Boundary



- TIRZ #1A Boundary



- TIRZ #1B Boundary



- TIRZ #1C Boundary

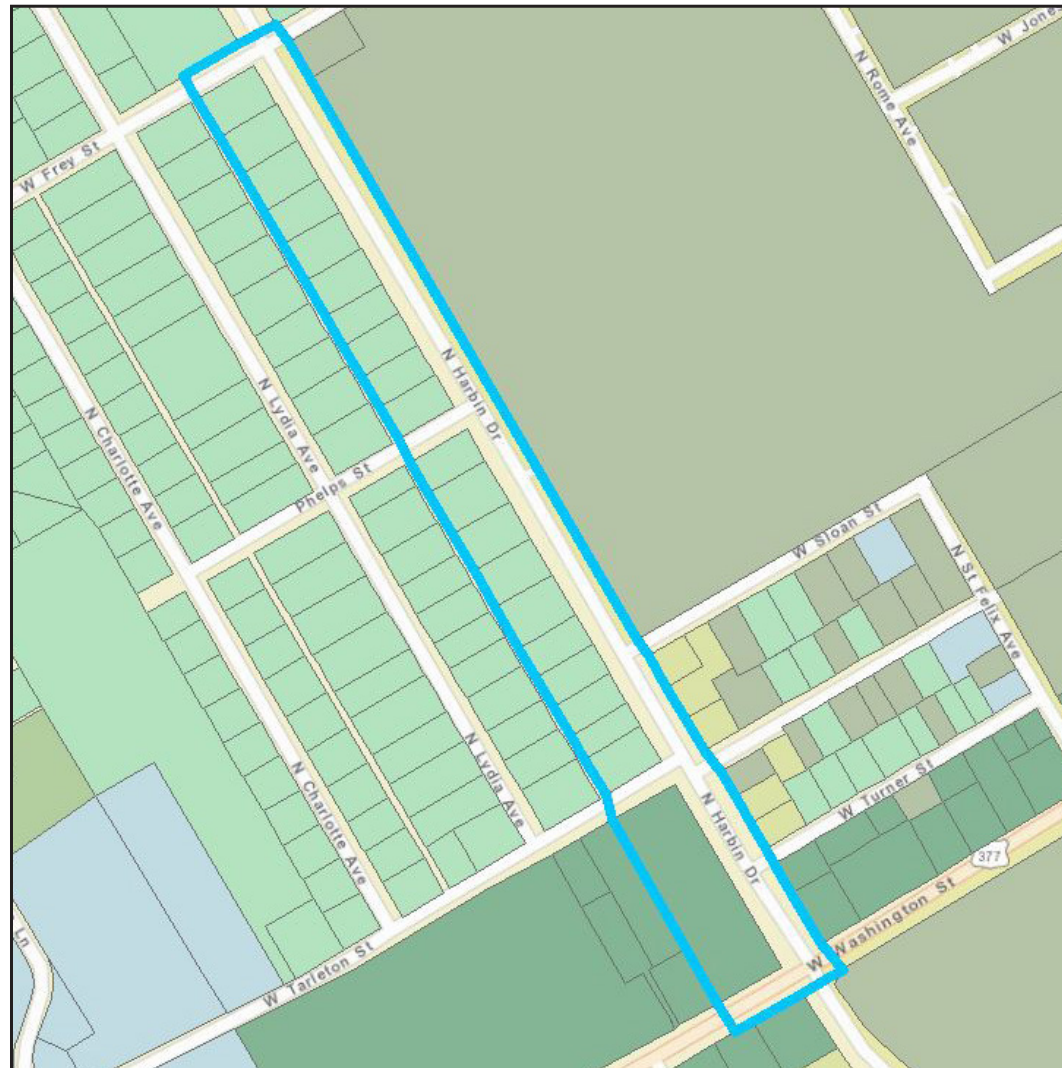
Current Conditions


Zoning

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

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

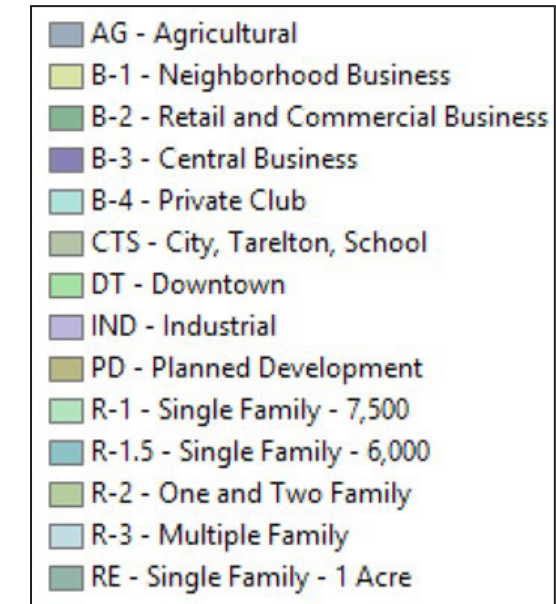
The Multiple Family District provides for medium to high-density city neighborhood development. The primary land use allows for single-family dwellings, two-to-four family dwelling units, and multiple family housing buildings and complexes. All R-3 zoning will be appropriate to a city-style neighborhood.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



 - TIRZ #1 Boundary



 - TIRZ #1A Boundary



Current Conditions

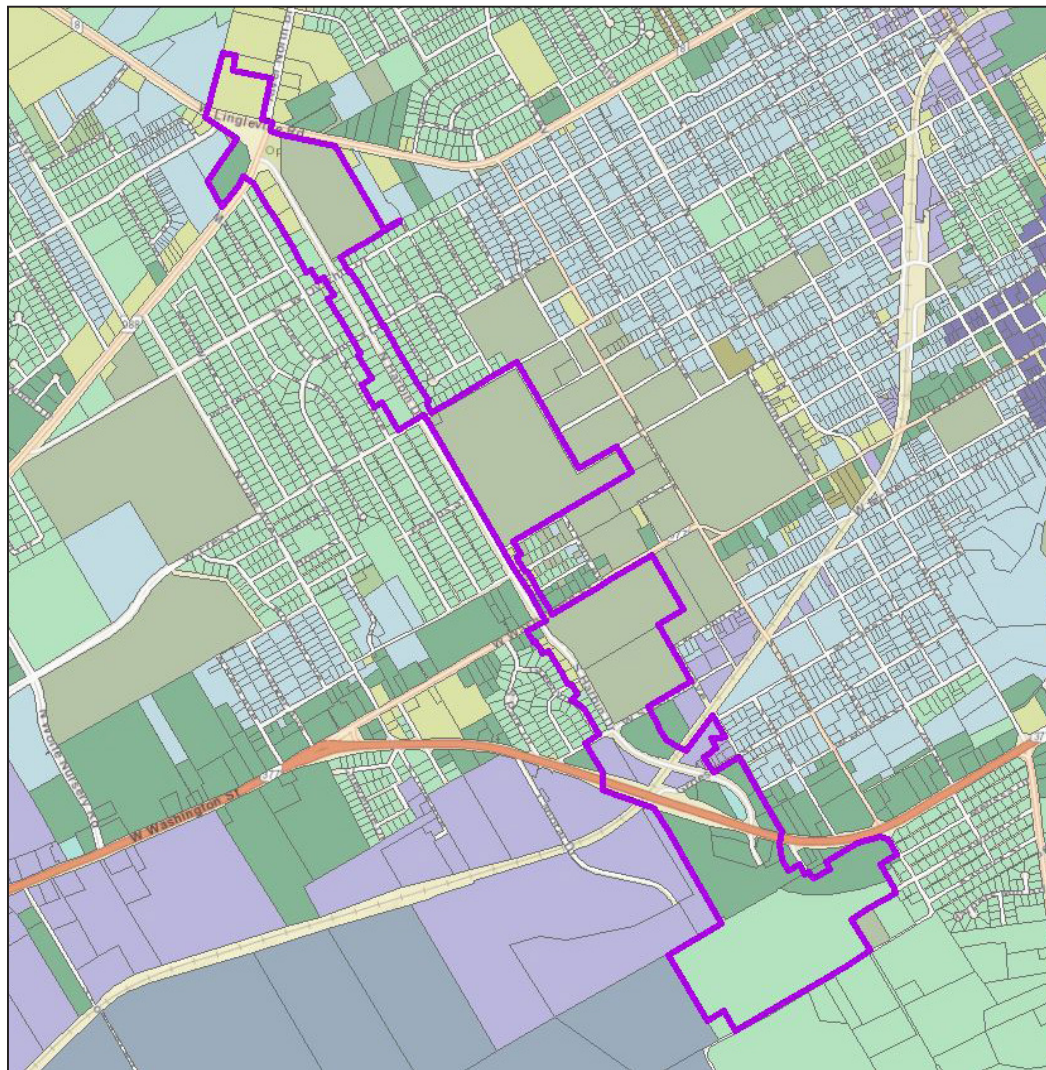
Zoning

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

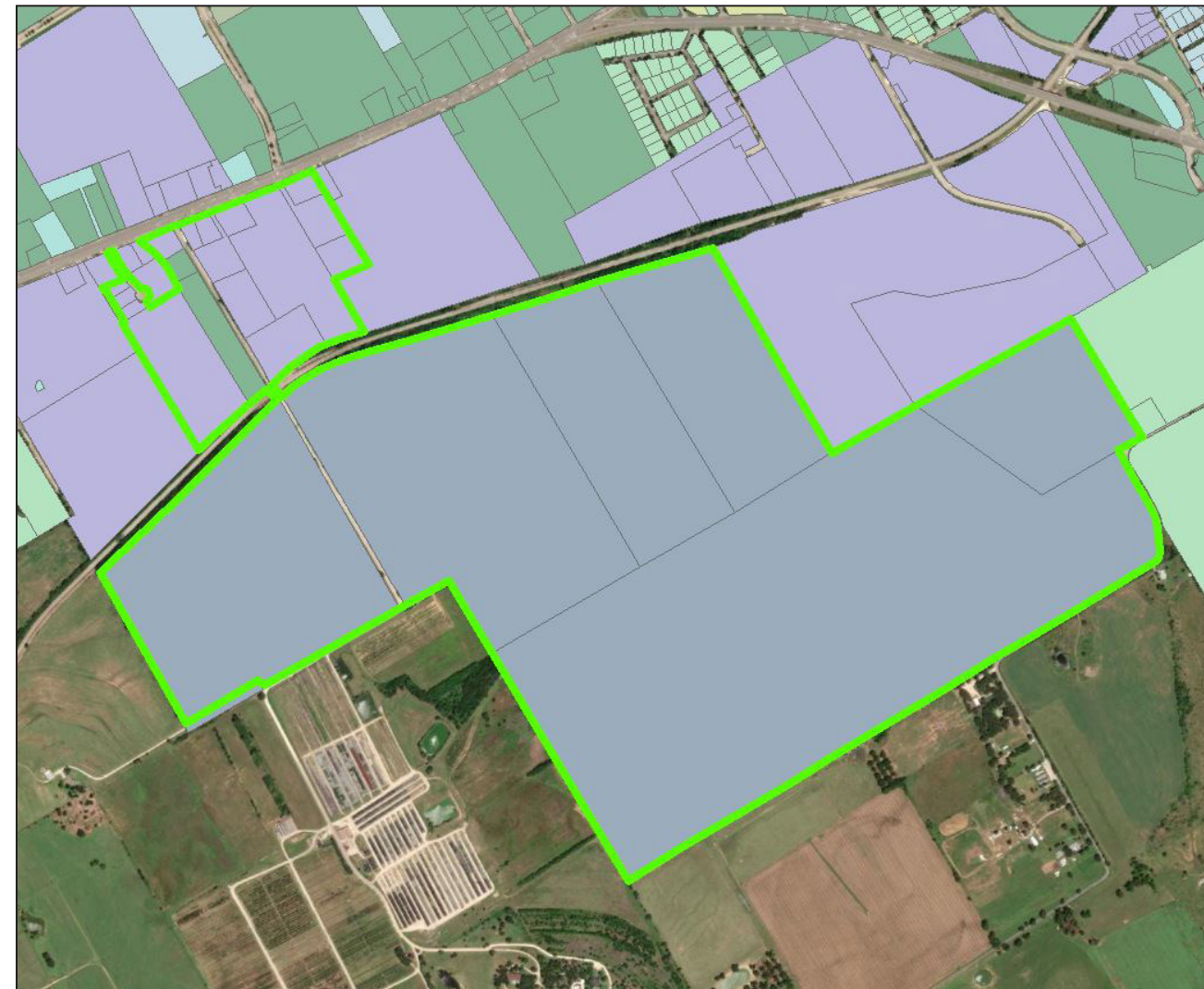
The property within TIRZ#1B is zoned as R-1 Single Family (shaded in light green), B-1 Neighborhood Business (shaded in yellow green), B-2 Retail and Commercial Business (shaded in green), and CTS City, Tarleton, and School (shaded in olive green). The property within TIRZ #1C is primarily zoned AG -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

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

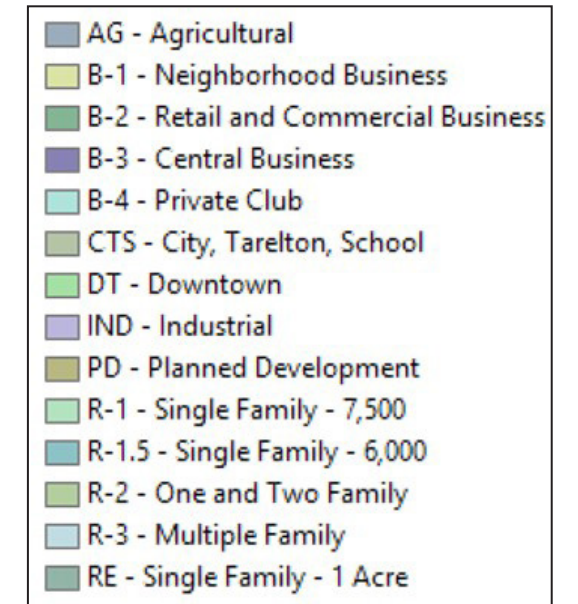
It is not anticipated there will be any changes to the City of Stephenville building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ. As development plans for the land within the TIRZ move forward, the Future Land Use Plan and zoning may be updated to accommodate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



 - TIRZ #1B Boundary



 - TIRZ #1C Boundary



Current Conditions

Current Parcel Information

There are currently 14 parcels within Tax Increment Reinvestment Zone #1, being Block 148, Lot 2,4,6 (PT OF),7,8,9,10,11,12,13,14,15,16,17,18, 19, 20 (PT OF),21 (PT OF) of the City Addition, Block 1, Lot 1,2, 3 of the Lake Granbury Addition, and Block 1, Lot 3 and 4 of the O'Reilly Stephenville Addition.


There are currently 21 parcels within Tax Increment Reinvestment Zone #1A consisting of various lots within Block 1 and 2 of the Groesbeck Addition, and Block 139, Lot 1 of the City Addition. The combined 2019 estimated base taxable value of TIRZ #1 and TIRZ #1A is \$11,643,100.

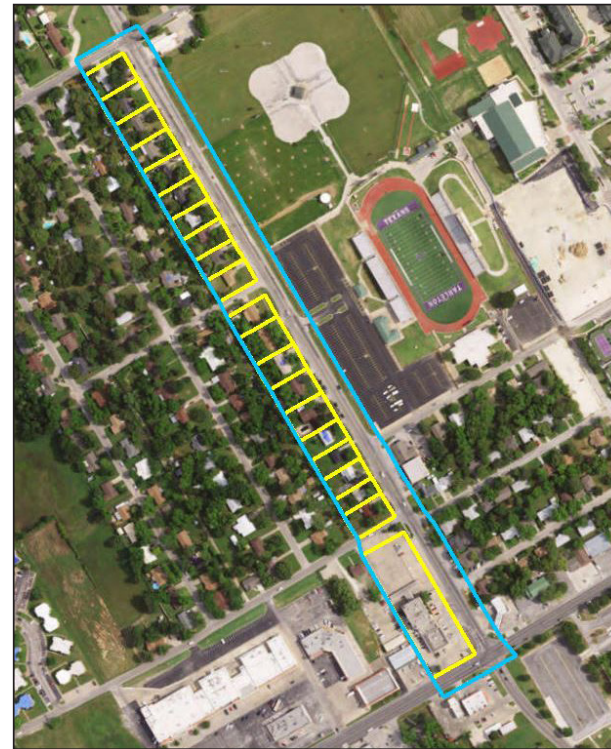
There are currently 92 parcels within Tax Increment Reinvestment Zone #1B. The 2020 estimated base taxable value of TIRZ #1B is \$21,774,373.

There are currently 23 parcels within Tax Increment Reinvestment Zone #1C. The 2021 estimated base taxable value of TIRZ #1C is \$12,733,740.

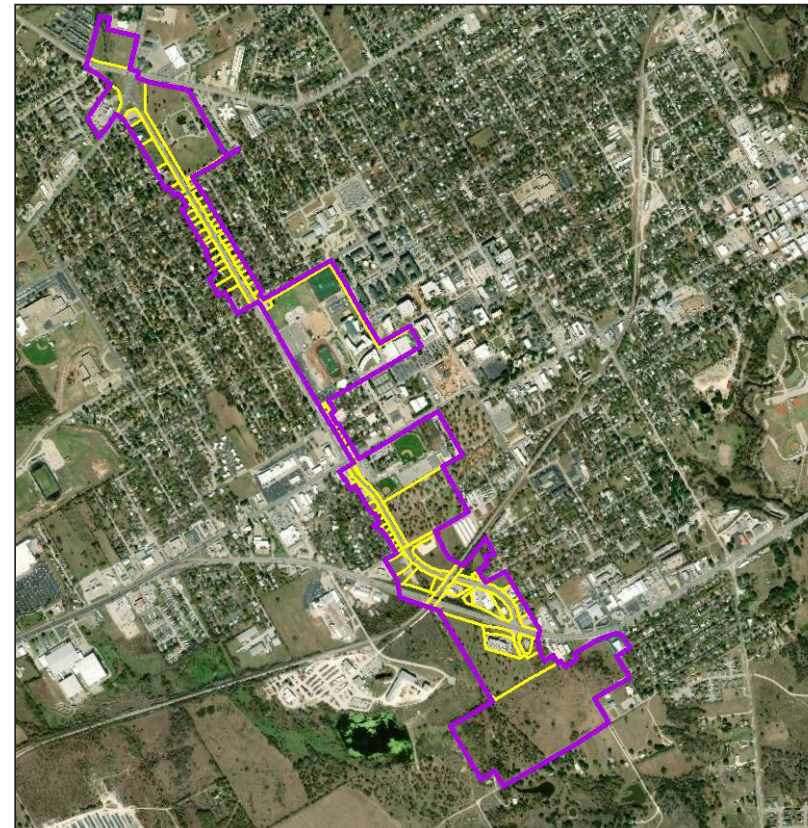
For further details of the parcels, including ownership information, see Appendix A.



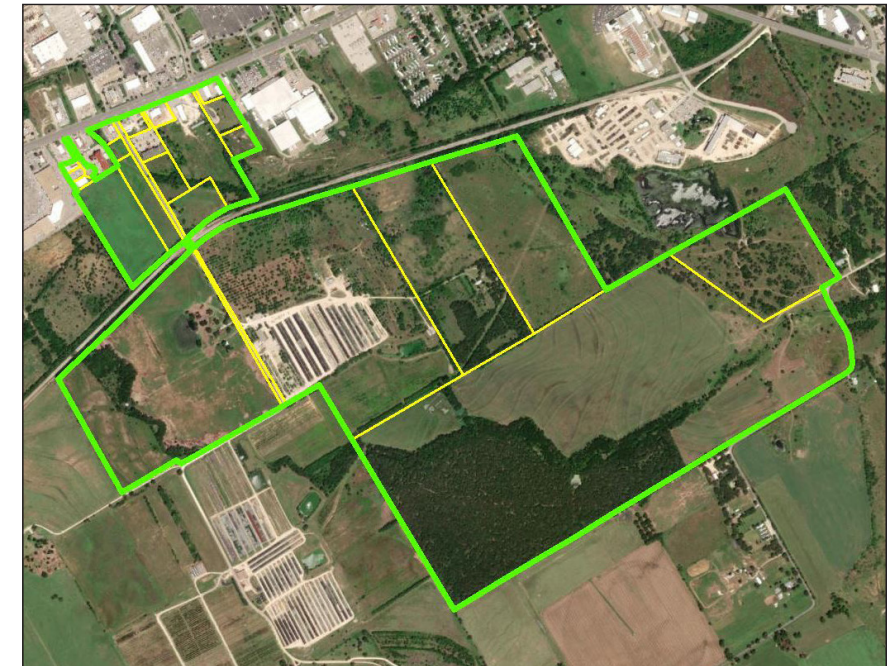
 - TIRZ #1 Boundary



 - TIRZ #1A Boundary



 - TIRZ #1B Boundary



 - TIRZ #1C Boundary

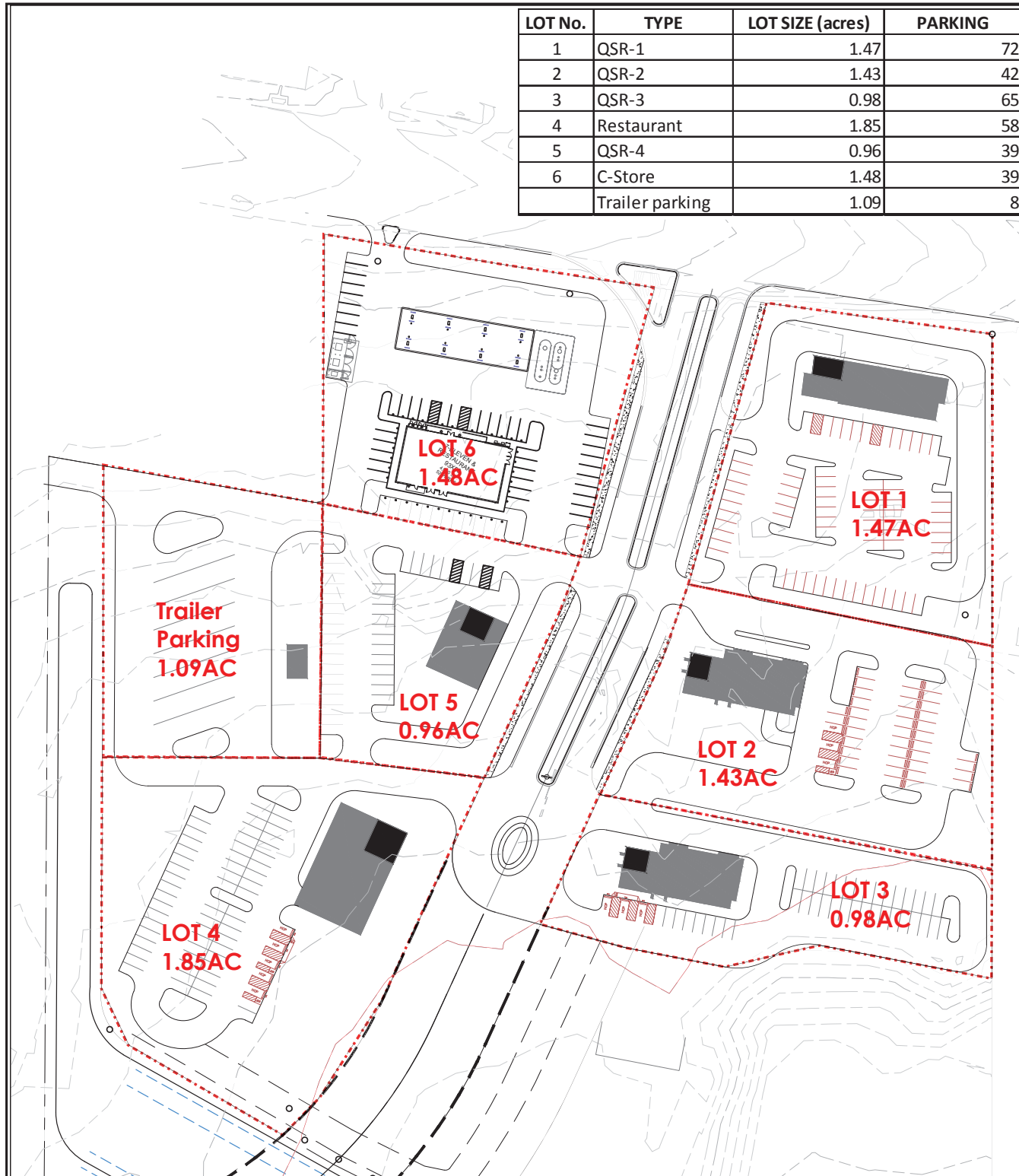


Proposed within the TIRZ #1 boundaries is a retail development totaling approximately 163,000 square feet of new commercial space on the western half of the zone. For the purposes of this plan, this western area of the zone is designated as TIRZ 1 - Phase I.

There are no proposed development plans available for the vacant land on the eastern half, but it is anticipated that the zone will be built out with commercial uses in line with the future land use plan. For the purposes of this plan, this eastern area of the zone is designated as TIRZ 1 - Phase II.

Proposed Development

LOT No.	TYPE	LOT SIZE (acres)	PARKING
1	QSR-1	1.47	72
2	QSR-2	1.43	42
3	QSR-3	0.98	65
4	Restaurant	1.85	58
5	QSR-4	0.96	39
6	C-Store	1.48	39
	Trailer parking	1.09	8



Within the TIRZ #1C boundaries there is a proposed retail development along W Washington Street totaling approximately 28,600 square feet of new commercial space. For the purposes of this plan, this development is designated as TIRZ #1C - Phase I. It is anticipated that balance of property in the zone adjacent to W Washington will be built out with approximately 31,800 square feet of new commercial space, designated TIRZ #1C - Phase II.

There are no proposed development plans available for the vacant land within the southern portion of TIRZ #1C, but it is anticipated that it will be built out with single family uses. For the purposes of this plan, this southern area of the zone is designated as Phase III.

Proposed Development

Anticipated Development

As outlined on pages 15 and 16, within the boundaries of TIRZ #1 and TIRZ #1C it is anticipated that there will be development constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ. At this time there is no imminent planned new development within TIRZ #1A or TIRZ #1B.

The tables below provide an overview of the potential development that DPED projects will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1 - PHASE I						
RETAIL	2021	50,000	\$ 100	\$ 5,000,000	\$ 200	\$ 10,000,000
RETAIL	2021	22,000	\$ 100	\$ 2,200,000	\$ 200	\$ 4,400,000
RETAIL	2021	18,000	\$ 100	\$ 1,800,000	\$ 200	\$ 3,600,000
RETAIL	2021	50,000	\$ 100	\$ 5,000,000	\$ 200	\$ 10,000,000
RETAIL	2022	10,375	\$ 100	\$ 1,037,500	\$ 200	\$ 2,075,000
RETAIL	2022	8,204	\$ 100	\$ 820,400	\$ 200	\$ 1,640,800
RETAIL	2022	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
RETAIL	2022	14,000	\$ 100	\$ 1,400,000	\$ 200	\$ 2,800,000
TIRZ 1 - PHASE II						
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	25,000	\$ 100	\$ 2,500,000	\$ 200	\$ 5,000,000
RETAIL	2024	15,000	\$ 100	\$ 1,500,000	\$ 200	\$ 3,000,000
RETAIL	2024	10,000	\$ 100	\$ 1,000,000	\$ 200	\$ 2,000,000
Total		257,579		\$ 25,757,900		\$ 51,515,800

	Projected Completion Date	Square Feet	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ 1C - PHASE I						
RETAIL	2022	4,800	\$ 150	\$ 720,000	\$1,000	\$ 4,800,000
RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2022	4,500	\$ 150	\$ 675,000	\$ 900	\$ 4,050,000
RETAIL	2023	5,000	\$ 150	\$ 750,000	\$1,000	\$ 5,000,000
RETAIL	2023	4,800	\$ 150	\$ 720,000	\$ 900	\$ 4,320,000
RETAIL	2023	5,000	\$ 75	\$ 375,000	\$ 350	\$ 1,750,000
Total		28,600		\$ 3,915,000		\$23,970,000
TIRZ 1C - PHASE II						
RETAIL	2023	3,000	\$ 150	\$ 450,000	\$ 750	\$ 2,250,000
RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 750	\$ 3,375,000
RETAIL	2025	4,500	\$ 150	\$ 675,000	\$ 350	\$ 1,575,000
RETAIL	2027	5,000	\$ 150	\$ 750,000	\$ 350	\$ 1,750,000
RETAIL	2027	4,800	\$ 150	\$ 720,000	\$ 350	\$ 1,680,000
RETAIL	2027	10,000	\$ 150	\$ 1,500,000	\$ 350	\$ 3,500,000
Total		31,800		\$ 4,770,000		\$14,130,000
TIRZ 1C - PHASE III						
SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000	\$ 33,750,000	\$ -	\$ -
SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000	\$ 87,500,000	\$ -	\$ -
SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000	\$ 275,000,000	\$ -	\$ -
Total		1,500		\$ 396,250,000		\$0

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 5,708,801	15.0%
Sanitary Sewer Facilities and Improvements	\$ 5,708,801	15.0%
Storm Water Facilities and Improvements	\$ 5,708,801	15.0%
Transit/Parking Improvements	\$ 2,854,400	7.5%
Street and Intersection Improvements	\$ 5,708,801	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 3,805,867	10.0%
Economic Development Grants	\$ 7,611,735	20.0%
Administrative Costs	\$ 951,467	2.5%
Total	\$ 38,058,673	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

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

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous pages, the City of Stephenville will contribute 100% of its real property increment and 100% of the sales tax increment within the boundaries of TIRZ #1, #1A, and #1B. Within the boundaries of TIRZ #1C, the City of Stephenville will contribute 35% of its real property increment and 50% of the sales tax increment.

Stephenville Economic Development Authority (SEDA) will contribute 100% of its sales tax increment within the original boundaries, TIRZ #1, in accordance with the interlocal agreement with the City of Stephenville that was approved by SEDA on May 3, 2019 and the City Council on May 7, 2019.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

TIRZ 1, 1A, 1B	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	100%	0.4550000
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.4550000

TIRZ 1, 1A, 1B	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	0%	0.0000000
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.0000000

	Sales Tax		Participation	
TIRZ 1, 1A, 1B	CITY OF STEPHENVILLE	0.01375000	100.00%	0.0137500
TIRZ 1	ECONOMIC DEVELOPMENT	0.00125000	100.00%	0.0012500
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.01500000

TIRZ 1C	Real Property Tax		Participation	
	CITY OF STEPHENVILLE	0.45500000	35%	0.1592500
	ERATH COUNTY	0.33480000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
	STEPHENVILLE ISD	1.22210000	0%	0.0000000
		2.13070000		0.1592500

TIRZ 1C	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	50.00%	0.0068750
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.00687500

Financial Feasibility Analysis - TIRZ 1 - Phase I

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	100%	0.45500000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.45500000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

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

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	
1	2021	Retail Anchor	50,000	\$ 100.00	\$ 5,000,000	\$ 40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	2021	Junior Anchor	22,000	\$ 100.00	\$ 2,200,000	\$ 40.00	\$ 880,000	\$ 200.00	\$ 4,400,000
1	2021	Junior Anchor	18,000	\$ 100.00	\$ 1,800,000	\$ 40.00	\$ 720,000	\$ 200.00	\$ 3,600,000
1	2021	Junior Anchor	50,000	\$ 100.00	\$ 5,000,000	\$ 40.00	\$ 2,000,000	\$ 200.00	\$ 10,000,000
1	2022	Strip Center with Quick service	10,375	\$ 100.00	\$ 1,037,500	\$ 40.00	\$ 415,000	\$ 200.00	\$ 2,075,000
1	2022	Smaller Tenant	8,204	\$ 100.00	\$ 820,400	\$ 40.00	\$ 328,160	\$ 200.00	\$ 1,640,800
1	2022	Smaller Tenant	10,000	\$ 100.00	\$ 1,000,000	\$ 40.00	\$ 400,000	\$ 200.00	\$ 2,000,000
1	2022	Smaller Tenant	14,000	\$ 100.00	\$ 1,400,000	\$ 40.00	\$ 560,000	\$ 200.00	\$ 2,800,000
		TOTAL	182,579		18,257,900	7,303,160		36,515,800	

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	48.5%	\$ 16,252,961	= \$ 2,183,377	+ \$ 873,351	+ \$ 13,196,233
ECONOMIC DEVELOPMENT	3.6%	\$ 1,199,658	= \$ -	+ \$ -	+ \$ 1,199,658
ERATH COUNTY	21.0%	\$ 7,047,844	= \$ 1,606,581	+ \$ 642,633	+ \$ 4,798,630
MIDDLE TRINITY WATER	0.2%	\$ 61,806	= \$ 44,147	+ \$ 17,659	+ \$ -
ERATH ROAD & BRIDGE	2.2%	\$ 736,302	= \$ 525,930	+ \$ 210,372	+ \$ -
STEPHENVILLE ISD	24.5%	\$ 8,210,168	= \$ 5,864,406	+ \$ 2,345,762	+ \$ -
	100.0%	\$ 33,508,739	\$ 10,224,441	\$ 4,089,777	\$ 19,194,521
		100.0%	30.5%	12.2%	57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	92.8%	\$ 15,379,610	= \$ 2,183,377	+ \$ -	+ \$ 13,196,233
ECONOMIC DEVELOPMENT	7.2%	\$ 1,199,658	= \$ -	+ \$ -	+ \$ 1,199,658
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 16,579,268	\$ 2,183,377	\$ -	\$ 14,395,891
		100.0%	13.2%	0.0%	86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
CITY OF STEPHENVILLE	5.2%	\$ 873,351	= \$ -	+ \$ 873,351	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	41.6%	\$ 7,047,844	= \$ 1,606,581	+ \$ 642,633	+ \$ 4,798,630
MIDDLE TRINITY WATER	0.4%	\$ 61,806	= \$ 44,147	+ \$ 17,659	+ \$ -
ERATH ROAD & BRIDGE	4.3%	\$ 736,302	= \$ 525,930	+ \$ 210,372	+ \$ -
STEPHENVILLE ISD	48.5%	\$ 8,210,168	= \$ 5,864,406	+ \$ 2,345,762	+ \$ -
	100.0%	\$ 16,929,472	\$ 8,041,065	\$ 4,089,777	\$ 4,798,630
		100.0%	47.5%	24.2%	28.3%

Financial Feasibility Analysis - TIRZ 1 - Phase II

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	100%	0.45500000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.45500000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

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

TIRZ	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	
1	2024	Junior Anchor	25,000	\$ 100.00	\$ 2,500,000	\$ 40.00	\$ 1,000,000	\$ 200.00	\$ 5,000,000
1	2024	Junior Anchor	25,000	\$ 100.00	\$ 2,500,000	\$ 40.00	\$ 1,000,000	\$ 200.00	\$ 5,000,000
1	2024	Smaller Tenant	15,000	\$ 100.00	\$ 1,500,000	\$ 40.00	\$ 600,000	\$ 200.00	\$ 3,000,000
1	2024	Smaller Tenant	10,000	\$ 100.00	\$ 1,000,000	\$ 40.00	\$ 400,000	\$ 200.00	\$ 2,000,000
TOTAL					7,500,000		3,000,000		15,000,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	=	\$ 805,028	+	\$ 322,011	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 12,354,930		\$ 3,769,830		\$ 1,507,932		\$ 7,077,168
		100.0%		30.5%		12.2%		57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	=	\$ 805,028	+	\$ -	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 6,112,904		\$ 805,028		\$ -		\$ 5,307,876
		100.0%		13.2%		0.0%		86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	5.2%	\$ 322,011	=	\$ -	+	\$ 322,011	+	\$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH COUNTY	41.6%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 6,242,026		\$ 2,964,802		\$ 1,507,932		\$ 1,769,292
		100.0%		47.5%		24.2%		28.3%

Financial Feasibility Analysis - TIRZ 1C - Phase I

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	35%	0.1592500
ERATH COUNTY	0.33480000	0%	0.0000000
MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
STEPHENVILLE ISD	1.22210000	0%	0.0000000
	2.13070000		0.1592500

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.0000000
ERATH COUNTY	0.33480000	0%	0.0000000
MIDDLE TRINITY WATER	0.00920000	0%	0.0000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.0000000
STEPHENVILLE ISD	1.22210000	0%	0.0000000
	2.13070000		0.0000000

CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE I		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2022	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 1,000.00	\$ 4,800,000
1C	Fast Casual	2022	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 900.00	\$ 4,050,000
1C	Fast Casual	2022	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 900.00	\$ 4,050,000
1C	Fast Casual	2023	5,000	\$ 150.00	\$ 750,000	\$ 40.00	\$ 200,000	\$ 1,000.00	\$ 5,000,000
1C	QSR	2023	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 900.00	\$ 4,320,000
1C	C-Store	2023	5,000	\$ 75.00	\$ 375,000	\$ 40.00	\$ 200,000	\$ 350.00	\$ 1,750,000
			28,600			\$	1,144,000		\$ 23,970,000

TIRZ 1C - PHASE II		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1C	QSR	2023	3,000	\$ 150.00	\$ 450,000	\$ 40.00	\$ 120,000	\$ 750.00	\$ 2,250,000
1C	Fast Casual	2025	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 750.00	\$ 3,375,000
1C	Smaller Tenant	2025	4,500	\$ 150.00	\$ 675,000	\$ 40.00	\$ 180,000	\$ 350.00	\$ 1,575,000
1C	Smaller Tenant	2027	5,000	\$ 150.00	\$ 750,000	\$ 40.00	\$ 200,000	\$ 350.00	\$ 1,750,000
1C	Smaller Tenant	2027	4,800	\$ 150.00	\$ 720,000	\$ 40.00	\$ 192,000	\$ 350.00	\$ 1,680,000
1C	Smaller Tenant	2027	10,000	\$ 150.00	\$ 1,500,000	\$ 40.00	\$ 400,000	\$ 350.00	\$ 3,500,000
				\$	4,770,000			\$	14,130,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	=	\$ 805,028	+	\$ 322,011	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 12,354,930		\$ 3,769,830		\$ 1,507,932		\$ 7,077,168
		100.0%		30.5%		12.2%		57.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	=	\$ 805,028	+	\$ -	+	\$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	=	\$ -	+	\$ -	+	\$ 442,323
ERATH COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
MIDDLE TRINITY WATER	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
STEPHENVILLE ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 6,112,904		\$ 805,028		\$ -		\$ 5,307,876
		100.0%		13.2%		0.0%		86.8%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF STEPHENVILLE	5.2%	\$ 322,011	=	\$ -	+	\$ 322,011	+	\$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
ERATH COUNTY	41.6%	\$ 2,598,594	=	\$ 592,359	+	\$ 236,944	+	\$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	=	\$ 16,277	+	\$ 6,511	+	\$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	=	\$ 193,914	+	\$ 77,566	+	\$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	=	\$ 2,162,252	+	\$ 864,901	+	\$ -
	100.0%	\$ 6,242,026		\$ 2,964,802		\$ 1,507,932		\$ 1,769,292
		100.0%		47.5%		24.2%		28.3%

Financial Feasibility Analysis - TIRZ 1C - Phase I

Tax Revenue Projections

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
TOTAL TAX REVENUE																										
REAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
						5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	
	PV																									
CITY OF STEPHENVILLE		349,674	-	-	-	25,594	34,125	34,808	35,504	36,214	36,938	37,677	38,430	39,199	39,983	40,783	41,598	42,430	43,279	44,144	45,027	45,928	46,846	47,783	48,739	GROSS
ERATH COUNTY		257,299	-	-	-	18,633	25,110	25,612	26,124	26,647	27,180	27,723	28,278	28,843	29,420	30,009	30,609	31,221	31,846	32,482	33,132	33,795	34,471	35,160	35,863	
MIDDLE TRINITY WATER		7,070	-	-	-	518	690	704	718	732	747	762	777	793	808	825	841	858	875	893	910	929	947	966	985	
ERATH ROAD & BRIDGE		84,229	-	-	-	6,165	8,220	8,384	8,552	8,723	8,898	9,076	9,257	9,442	9,631	9,824	10,020	10,221	10,425	10,633	10,846	11,063	11,284	11,510	11,740	
STEPHENVILLE ISD		939,203	-	-	-	68,743	91,658	93,491	95,360	97,268	99,213	101,197	103,221	105,286	107,391	109,539	111,730	113,965	116,244	118,569	120,940	123,359	125,826	128,343	130,909	
Total		1,637,476	-	-	-	119,852	159,803	162,999	166,259	169,584	172,975	176,435	179,964	183,563	187,234	190,979	194,798	198,694	202,668	206,722	210,856	215,073	219,375	223,762	228,237	3,769,830
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
						2,250,000	3,000,000	3,060,000	3,121,200	3,183,624	3,247,296	3,312,242	3,378,487	3,446,057	3,514,978	3,585,278	3,656,983	3,730,123	3,804,725	3,880,820	3,958,436	4,037,605	4,118,357	4,200,724	4,284,739	
	PV																									
CITY OF STEPHENVILLE		139,870	-	-	-	10,238	13,650	13,923	14,201	14,485	14,775	15,071	15,372	15,680	15,993	16,313	16,639	16,972	17,312	17,658	18,011	18,371	18,739	19,113	19,496	GROSS
ERATH COUNTY		102,920	-	-	-	7,533	10,044	10,245	10,450	10,659	10,872	11,089	11,311	11,537	11,768	12,004	12,244	12,488	12,738	12,993	13,253	13,518	13,788	14,064	14,345	
MIDDLE TRINITY WATER		2,828	-	-	-	207	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371	379	386	394	
ERATH ROAD & BRIDGE		33,892	-	-	-	2,466	3,288	3,354	3,421	3,489	3,559	3,630	3,703	3,777	3,852	3,929	4,008	4,088	4,170	4,253	4,338	4,425	4,514	4,604	4,696	
STEPHENVILLE ISD		375,681	-	-	-	27,497	36,663	37,396	38,144	38,907	39,685	40,479	41,288	42,114	42,957	43,816	44,692	45,586	46,498	47,427	48,376	49,344	50,330	51,337	52,364	
Total		694,290	-	-	-	47,941	63,921	65,199	66,503	67,833	69,190	70,574	71,985	73,425	74,894	76,392	77,919	79,478	81,067	82,689	84,342	86,029	87,750	89,505	91,295	1,507,932
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
						11,250,000	15,000,000	15,300,000	15,606,000	15,918,120	16,236,482	16,561,212	16,892,436	17,230,285	17,574,891	17,926,389	18,284,916	18,650,615	19,023,627	19,404,099	19,792,181	20,188,025	20,591,786	21,003,621	21,423,694	
	PV																									
CITY OF STEPHENVILLE		-	-	-	-	154,688	206,250	210,375	214,583	218,874	223,252	227,717	232,271	236,916	241,655	246,488	251,418	256,446	261,575	266,806	272,142	277,585	283,137	288,800	294,576	
ECONOMIC DEVELOPMENT		-	-	-	-	14,063	18,750	19,125	19,508	19,898	20,296	20,702	21,116	21,538	21,969	22,408	22,856	23,313	23,780	24,255	24,740	25,235	25,740	26,255	26,780	
ERATH COUNTY SALES		-	-	-	-	56,250	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118	
Total		3,258,505	-	-	-	225,000	300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498	358,528	365,698	373,012	380,473	388,082	395,844	403,761	411,836	420,072	428,474	7,077,168
SUMMARY	PV																									
CITY OF STEPHENVILLE		2,602,961	-	-	-	190,519	254,025	259,106	264,288	269,573	274,965	280,464	286,073	291,795	297,631	303,583	309,655	315,848	322,165	328,608	335,181	341,884	348,722	355,696	362,810	GROSS
ERATH COUNTY		360,218	-	-	-	26,366	35,154	35,857	36,574	37,306	38,052	38,813	39,589	40,381	41,189	42,012	42,853	43,710	44,584	45,475	46,385	47,313	48,259	49,224	50,209	
MIDDLE TRINITY WATER		9,898	-	-	-	725	966	985	1,005	1,025	1,046	1,067	1,088	1,110	1,132	1,154	1,178	1,201	1,225	1,250	1,275	1,300	1,326	1,353	1,380	
ERATH ROAD & BRIDGE		117,921	-	-	-	8,631	11,508	11,738	11,973	12,212	12,457	12,706	12,960	13,219	13,483	13,753	14,028	14,309	14,595	14,887	15,185	15,488	15,798	16,114	16,436	
STEPHENVILLE ISD		1,314,884	-	-	-	96,240	128,321	130,887	133,505	136,175	138,898	141,676	144,510	147,400	150,348	153,355	156,422	159,550	162,741	165,996	169,316	172,702	176,157	179,680	183,273	
ECONOMIC DEVELOPMENT		192,129	-	-	-	14,063	18,750	19,125	19,508	19,898	20,296	20,702	21,116	21,538	21,969	22,408	22,856	23,313	23,780	24,255	24,740	25,235	25,740	26,255	26,780	
ERATH COUNTY SALES		768,515	-	-	-	56,250	75,000	76,500	78,030	79,591	81,182	82,806	84,462	86,151	87,874	89,632	91,425	93,253	95,118	97,020	98,961	100,940	102,959	105,018	107,118	
Total		5,366,527	-	-	-	392,793	523,724	534,198	544,882	555,780	566,895	578,233	589,798	601,594	613,626	625,898	638,416	651,184	664,208	677,492	691,042	704,863	718,960	733,339	748,006	12,354,930
PARTICIPATION																										
REAL PROPERTY	Taxable Value	-	-	-	-	5,625,000	7,500,000	7,650,000	7,803,000	7,959,060	8,118,241	8,280,606	8,446,218	8,615,143	8,787,445	8,963,194	9,142,458	9,325,307	9,511,813	9,702,050	9,896,091	10,094,013	10,295,893	10,501,811	10,711,847	
	PV																									
CITY OF STEPHENVILLE		122,386	-	-	-	8,958	11,944	12,183	12,426	12,675	12,928	13,187	13,451	13,720	13,994	14,274	14,559	14,851	15,148	15,451	15,760	16,075	16,396	16,724	17,059	GROSS
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		129,729	-	-	-	8																				

Financial Feasibility Analysis - TIRZ 1C - Phase II

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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1C REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	35%	0.15925000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.15925000

1C PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.45500000	0%	0.00000000
ERATH COUNTY	0.33480000	0%	0.00000000
MIDDLE TRINITY WATER	0.00920000	0%	0.00000000
ERATH ROAD & BRIDGE	0.10960000	0%	0.00000000
STEPHENVILLE ISD	1.22210000	0%	0.00000000
	2.13070000		0.00000000

1C CITY OF STEPHENVILLE		PARTICIPATION	
CITY OF STEPHENVILLE	0.0137500	50.00%	0.0068750
ECONOMIC DEVELOPMENT	0.0012500	0.00%	0.0000000
ERATH COUNTY SALES	0.0050000	0.00%	0.0000000

TIRZ 1C - PHASE III		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1C	SINGLE FAMILY (40' LOTS)	2034	150	\$ 225,000.00	\$ 33,750,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (50' LOTS)	2034	350	\$ 250,000.00	\$ 87,500,000	\$ -	\$ -	\$ -	\$ -
1C	SINGLE FAMILY (60' LOTS)	2034	1,000	\$ 275,000.00	\$ 275,000,000	\$ -	\$ -	\$ -	\$ -
			1,500						
TOTAL					396,250,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	48.5%	\$ 5,992,592	= \$ 805,028	+ \$ 322,011	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	3.6%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	21.0%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.2%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	2.2%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	24.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 12,354,930	\$ 3,769,830	\$ 1,507,932	\$ 7,077,168
		100.0%	30.5%	12.2%	57.3%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	92.8%	\$ 5,670,581	= \$ 805,028	+ \$ -	+ \$ 4,865,553
ECONOMIC DEVELOPMENT	7.2%	\$ 442,323	= \$ -	+ \$ -	+ \$ 442,323
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 6,112,904	\$ 805,028	\$ -	\$ 5,307,876
		100.0%	13.2%	0.0%	86.8%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	5.2%	\$ 322,011	= \$ -	+ \$ 322,011	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	41.6%	\$ 2,598,594	= \$ 592,359	+ \$ 236,944	+ \$ 1,769,292
MIDDLE TRINITY WATER	0.4%	\$ 22,788	= \$ 16,277	+ \$ 6,511	+ \$ -
ERATH ROAD & BRIDGE	4.3%	\$ 271,480	= \$ 193,914	+ \$ 77,566	+ \$ -
STEPHENVILLE ISD	48.5%	\$ 3,027,152	= \$ 2,162,252	+ \$ 864,901	+ \$ -
	100.0%	\$ 6,242,026	\$ 2,964,802	\$ 1,507,932	\$ 1,769,292
		100.0%	47.5%	24.2%	28.3%

Financial Feasibility Analysis - TIRZ 1C - Phase II

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
TOTAL TAX REVENUE																									
SINGLE FAMILY (40' LOTS)	Cumulative Units	-	-	-	-	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	150	150	150	150	
	Taxable Value Per Unit	225,000	229,500	234,090	238,772	243,547	248,418	253,387	258,454	263,623	268,896	274,274	279,759	285,354	291,061	296,883	302,820	308,877	315,054	321,355	327,783	334,338	341,025	347,845	354,802
	Taxable Value	-	-	-	-	2,435,472	4,968,364	7,601,596	10,338,171	13,181,168	16,133,750	19,199,162	22,380,738	25,681,896	29,106,149	32,657,099	36,338,445	40,153,982	44,107,605	48,203,311	52,541,377	57,121,725	61,943,739	67,017,614	72,345,350
SINGLE FAMILY (50' LOTS)	Cumulative Units	-	-	-	-	22	44	66	88	110	132	154	176	198	220	242	264	286	308	330	350	350	350	350	
	Taxable Value Per Unit	250,000	255,000	260,100	265,302	270,608	276,020	281,541	287,171	292,915	298,773	304,749	310,844	317,060	323,402	329,870	336,467	343,196	350,060	357,062	364,203	371,487	378,917	386,495	394,225
	Taxable Value	-	-	-	-	5,953,377	12,144,889	18,581,680	25,271,085	32,220,633	39,438,055	46,931,285	54,708,470	62,777,969	71,148,365	79,828,465	88,827,310	98,154,178	107,818,589	117,830,315	127,470,978	130,020,397	132,620,805	135,273,221	137,978,686
SINGLE FAMILY (60' LOTS)	Cumulative Units	-	-	-	-	65	130	195	260	325	390	455	520	585	650	715	780	845	910	975	1,000	1,000	1,000	1,000	
	Taxable Value Per Unit	275,000	280,500	286,110	291,832	297,669	303,622	309,695	315,889	322,206	328,650	335,223	341,928	348,766	355,742	362,857	370,114	377,516	385,066	392,768	400,623	408,636	416,808	425,144	433,647
	Taxable Value	-	-	-	-	19,348,475	39,470,889	60,390,460	82,131,025	104,717,057	128,173,678	152,526,677	177,802,526	204,028,399	231,232,185	259,442,512	288,688,759	319,001,078	350,410,415	382,948,525	400,623,072	408,635,534	416,808,245	425,144,409	433,647,298
REAL PROPERTY	Taxable Value	-	-	-	-	27,737,324	56,584,141	86,573,736	117,740,281	150,118,858	183,745,482	218,657,124	254,891,733	292,488,264	331,486,699	371,928,076	413,854,514	457,309,238	502,336,609	548,982,151	577,261,427	588,806,656	600,582,789	612,594,445	624,846,333
		-	-	-	-	97	194	291	388	485	582	679	776	873	970	1,067	1,164	1,261	1,358	1,455	1,500	1,500	1,500	1,500	
CITY OF STEPHENVILLE		-	-	-	-	126,205	257,458	393,910	535,718	683,041	836,042	994,890	1,159,757	1,330,822	1,508,264	1,692,273	1,883,038	2,080,757	2,285,632	2,497,869	2,626,539	2,679,070	2,732,652	2,787,305	2,843,051
ERATH COUNTY		-	-	-	-	92,865	189,444	289,849	394,194	502,598	615,180	732,064	853,378	979,251	1,109,817	1,245,215	1,385,585	1,531,071	1,681,823	1,837,992	1,932,671	1,971,325	2,010,751	2,050,966	2,091,986
MIDDLE TRINITY WATER		-	-	-	-	2,552	5,206	7,965	10,832	13,811	16,905	20,116	23,450	26,909	30,497	34,217	38,075	42,072	46,215	50,506	53,108	54,170	55,254	56,359	57,486
ERATH ROAD & BRIDGE		-	-	-	-	30,400	62,016	94,885	129,043	164,530	201,385	239,648	279,361	320,567	363,309	407,633	453,585	501,211	550,561	601,684	632,679	645,332	658,239	671,404	684,832
STEPHENVILLE ISD		-	-	-	-	338,978	691,515	1,058,018	1,438,904	1,834,603	2,245,554	2,672,209	3,115,032	3,574,499	4,051,099	4,545,333	5,057,716	5,588,776	6,139,056	6,709,111	7,054,712	7,195,806	7,339,722	7,486,517	7,636,247
Total		-	-	-	-	252,021	514,124	786,609	1,069,788	1,363,980	1,669,511	1,986,719	2,315,946	2,657,548	3,011,888	3,379,339	3,760,282	4,155,112	4,564,230	4,988,052	5,244,997	5,349,897	5,456,895	5,566,033	5,677,354
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES PF	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF STEPHENVILLE		-	-	-	-	126,205	257,458	393,910	535,718	683,041	836,042	994,890	1,159,757	1,330,822	1,508,264	1,692,273	1,883,038	2,080,757	2,285,632	2,497,869	2,626,539	2,679,070	2,732,652	2,787,305	2,843,051
ERATH COUNTY		-	-	-	-	92,865	189,444	289,849	394,194	502,598	615,180	732,064	853,378	979,251	1,109,817	1,245,215	1,385,585	1,531,071	1,681,823	1,837,992	1,932,671	1,971,325	2,010,751	2,050,966	2,091,986
MIDDLE TRINITY WATER		-	-	-	-	2,552	5,206	7,965	10,832	13,811	16,905	20,116	23,450	26,909	30,497	34,217	38,075	42,072	46,215	50,506	53,108	54,170	55,254	56,359	57,486
ERATH ROAD & BRIDGE		-	-	-	-	30,400	62,016	94,885	129,043	164,530	201,385	239,648	279,361	320,567	363,309	407,633	453,585	501,211	550,561	601,684	632,679	645,332	658,239	671,404	684,832
STEPHENVILLE ISD		-	-	-	-	338,978	691,515	1,058,018	1,438,904	1,834,603	2,245,554	2,672,209	3,115,032	3,574,499	4,051,099	4,545,333	5,057,716	5,588,776	6,139,056	6,709,111	7,054,712	7,195,806	7,339,722	7,486,517	7,636,247
Total		-	-	-	-	252,021	514,124	786,609	1,069,788	1,363,980	1,669,511	1,986,719	2,315,946	2,657,548	3,011,888	3,379,339	3,760,282	4,155,112	4,564,230	4,988,052	5,244,997	5,349,897	5,456,895	5,566,033	5,677,354
PARTICIPATION		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
REAL PROPERTY	Taxable Value	-	-	-	-	27,737,324	56,584,141	86,573,736	117,740,281	150,118,858	183,745,482	218,657,124	254,891,733	292,488,264	331,486,699	371,928,076	413,854,514	457,309,238	502,336,609	548,982,151	577,261,427	588,806,656	600,582,789	612,594,445	624,846,333
CITY OF STEPHENVILLE		-	-	-	-	44,172	90,110	137,869	187,501	239,064	292,615	348,211	405,915	465,788	527,893	592,295	659,063	728,265	799,971	874,254	919,289	937,675	956,428	975,557	995,068
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	44,172	90,110	137,869	187,501	239,064	292,615	348,211	405,915	465,788	527,893	592,295	659,063	728,265	799,971	874,254	919,289	937,675	956,428	975,557	995,068
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF STEPHENVILLE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
STEPHENVILLE ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF STEPHENVILLE		-	-	-	-	44,172	90,110	137,869	187,501	239,064	292,615	348,211	405,915	465,788	527,893	592,295	659,063	728,265	799,971	874,254	919,289	937,675	956,428	975,557	995,068
ERATH COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MIDDLE TRINITY WATER		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ERATH ROAD & BRIDGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	44,172	90,110	137,869																	

Financial Feasibility Analysis - Total Taxes Generated

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

TAXABLE BASE YEAR GROWTH DISCOUNT RATE

2.00%
6.00%

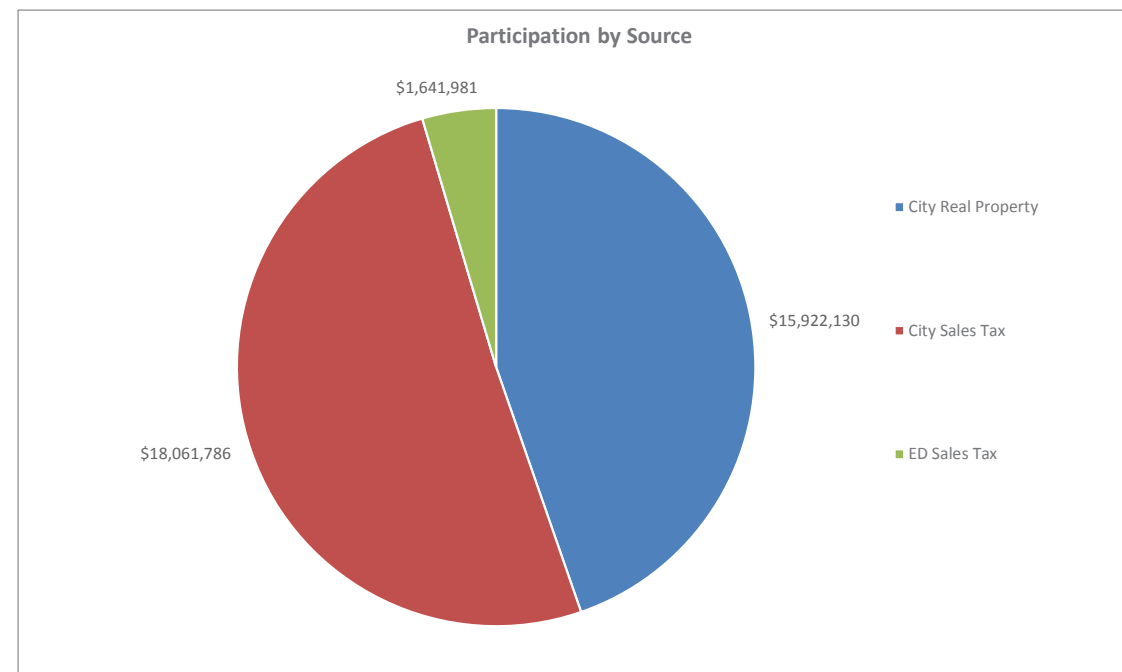
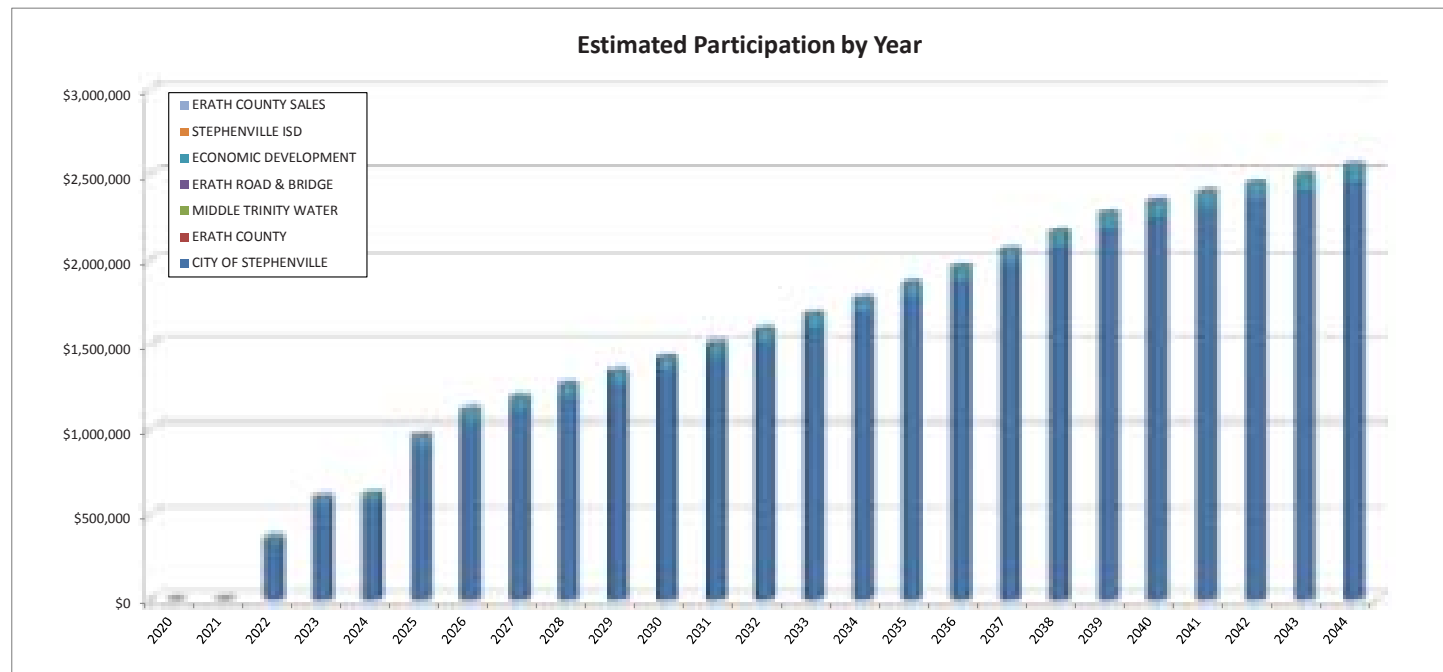
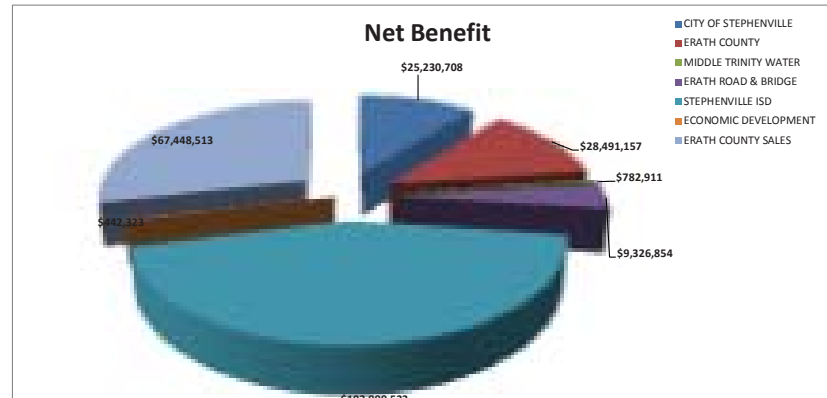
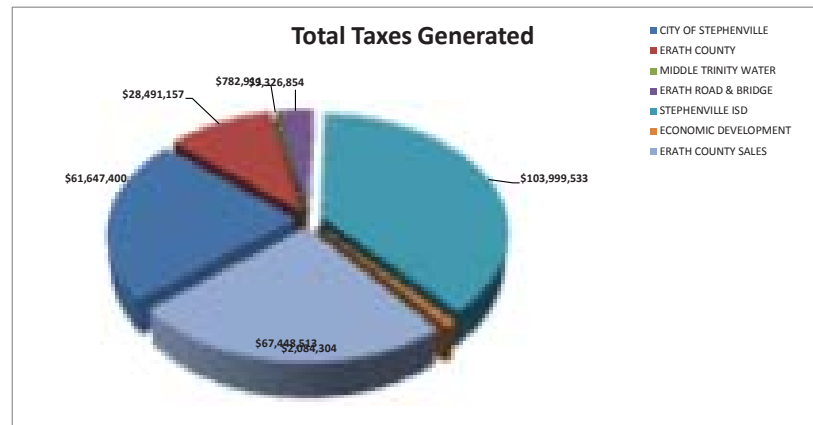
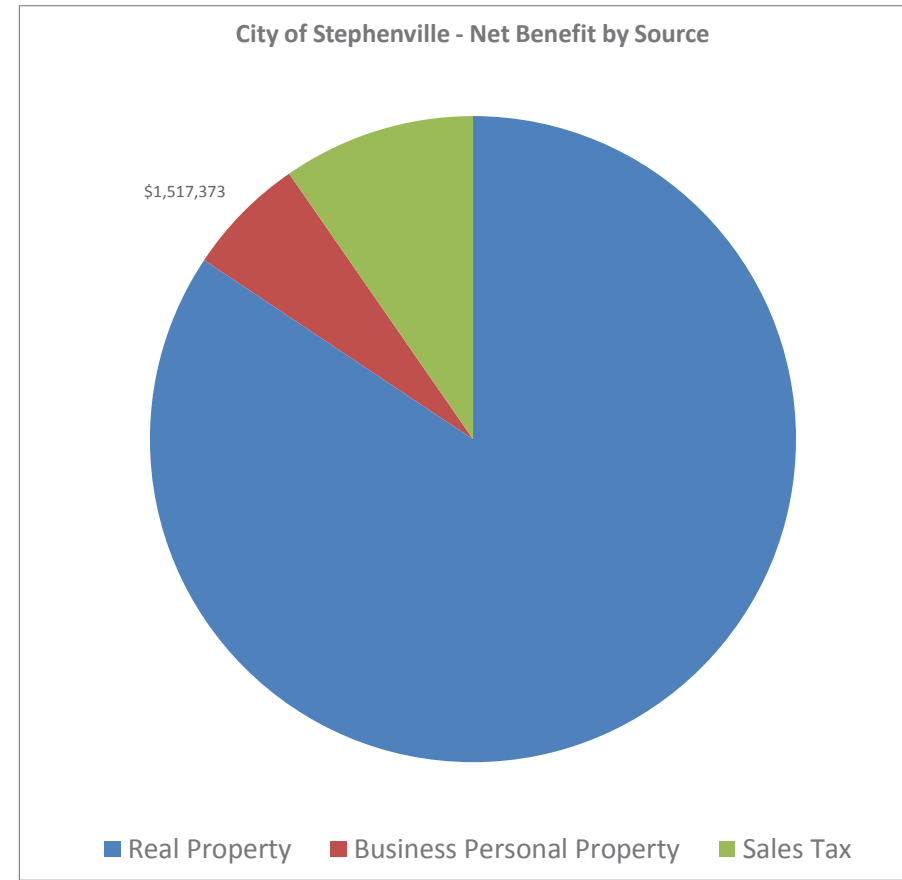
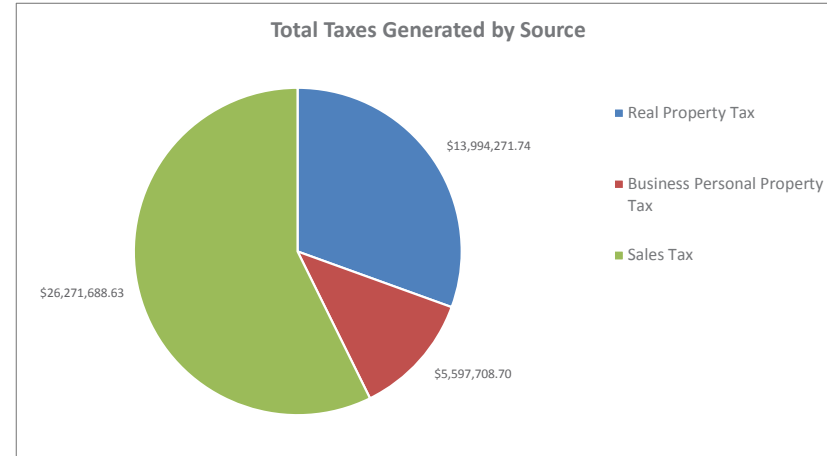
REVENUE YEAR	TAX BASE YEAR	REAL PROPERTY TAX					BUSINESS PERSONAL PROPERTY TAX					SALES TAX					REAL PROPERTY TAX					SALES TAX					TOTALS		
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043		2044	
BASE YEAR (#1 & #1A)		11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	
TAXABLE VALUE		11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	11,643,100	
TAXABLE VALUE INCREMENT		232,862	470,381	712,651	959,766	1,211,823	1,468,922	1,731,162	1,998,647	2,271,482	2,549,774	2,833,631	3,123,166	3,418,491	3,719,723	4,026,980	4,340,381	4,660,051	4,986,114	5,318,698	5,657,934	6,003,955	6,356,896	6,716,896	7,084,096	7,458,640	7,839,700	8,225,380	
REVENUE A		1,060	2,140	3,243	4,367	5,514	6,684	7,877	9,094	10,335	11,601	12,893	14,210	15,554	16,925	18,323	19,749	21,203	22,687	24,200	25,744	27,318	28,924	30,562	32,233	33,937	35,675	37,448	
TAXABLE VALUE GROWTH		1,060	2,140	3,243	4,367	5,514	6,684	7,877	9,094	10,335	11,601	12,893	14,210	15,554	16,925	18,323	19,749	21,203	22,687	24,200	25,744	27,318	28,924	30,562	32,233	33,937	35,675	37,448	
REVENUE B		0	1,981	4,003	6,064	8,167	10,312	12,499	14,731	17,007	19,328	21,697	24,112	26,576	29,089	31,652	34,266	36,933	39,653	42,428	45,258	48,144	51,089	54,092	57,155	60,280	63,471	66,728	70,053
TAXABLE VALUE GROWTH		0	1,981	4,003	6,064	8,167	10,312	12,499	14,731	17,007	19,328	21,697	24,112	26,576	29,089	31,652	34,266	36,933	39,653	42,428	45,258	48,144	51,089	54,092	57,155	60,280	63,471	66,728	70,053
REVENUE C		0	0	1,159	2,341	3,546	4,776	6,030	7,310	8,615	9,946	11,303	12,688	14,101	15,542	17,011	18,510	20,039	21,599	23,189	24,812	26,467	28,155	29,877	31,633	33,425	35,254	37,122	39,028
TAXABLE VALUE GROWTH		0	0	1,159	2,341	3,546	4,776	6,030	7,310	8,615	9,946	11,303	12,688	14,101	15,542	17,011	18,510	20,039	21,599	23,189	24,812	26,467	28,155	29,877	31,633	33,425	35,254	37,122	39,028
TOTALS		4,962	10,022	15,184	20,450	25,820	31,298	36,886	42,585	48,398	54,328	60,376	66,545	72,838	79,256	85,803	92,481	99,292	106,239	113,326	120,554	127,926	135,446	143,117	150,941	158,921	1,902,995		

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$61,647,400	\$36,416,693	\$25,230,708
ERATH COUNTY	\$28,491,157	\$0	\$28,491,157
MIDDLE TRINITY WATER	\$782,911	\$0	\$782,911
ERATH ROAD & BRIDGE	\$9,326,854	\$0	\$9,326,854
STEPHENVILLE ISD	\$103,999,533	\$0	\$103,999,533
ECONOMIC DEVELOPMENT	\$2,084,304	\$1,641,981	\$442,323
ERATH COUNTY SALES	\$67,448,513	\$0	\$67,448,513
Total	\$273,780,673	\$38,058,673	\$235,722,000

City of Stephenville	Total Taxes Generated	Participation	Net Benefit
Real Property	\$37,202,689	\$15,922,130	\$21,280,558
Business Personal Property	\$1,517,373	\$0	\$1,517,373
Sales Tax	\$22,927,339	\$20,494,562	\$2,432,776
Total	\$61,647,400	\$36,416,693	\$25,230,708



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.





Length of TIRZ #1 in Years:

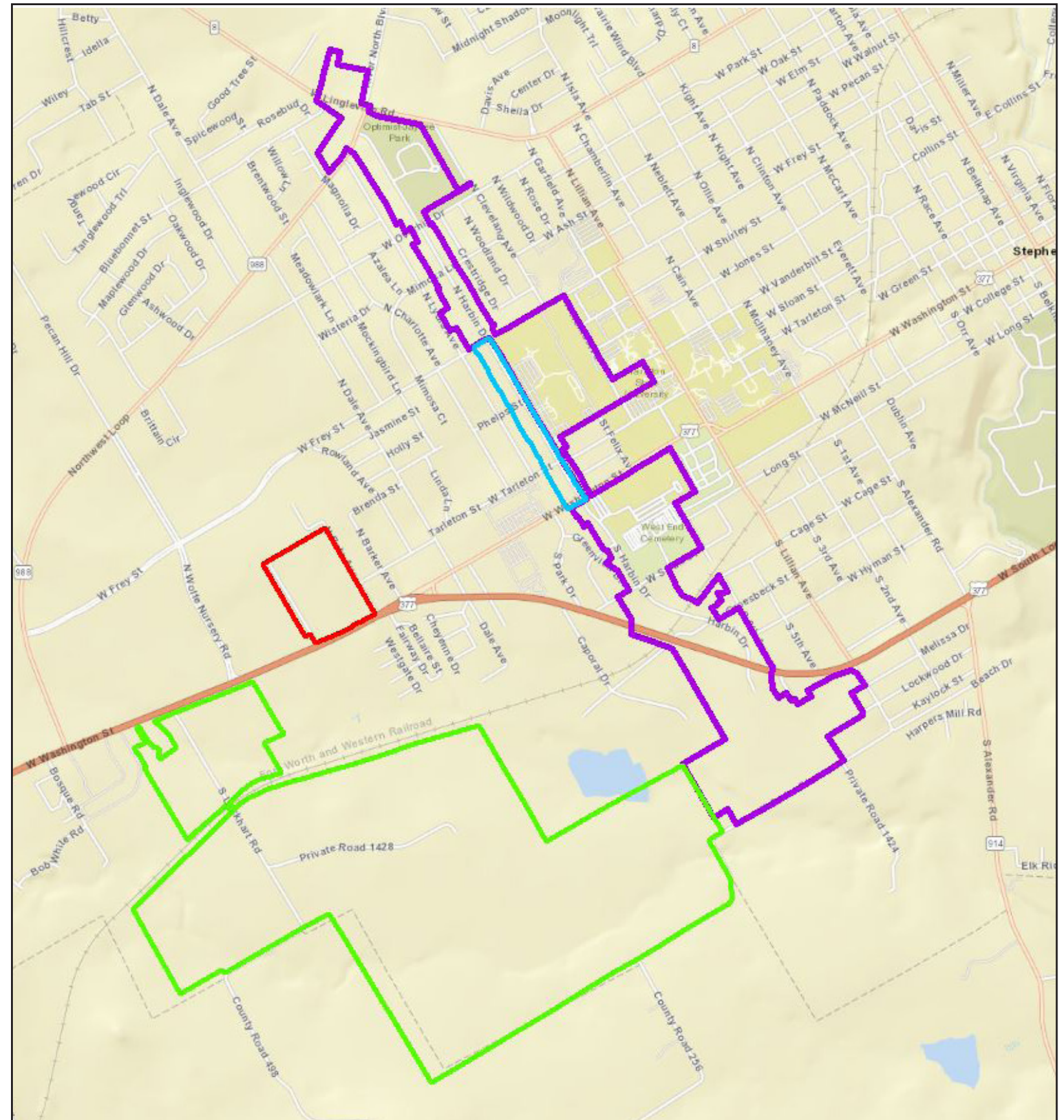
The TIRZ has a 26-year term and is scheduled to end on December 31, 2045.

Powers and Duties of Board of Directors:

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

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.

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



APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1 CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000074390	ALLSUPS CONVENIENCE STORES INC	\$ 1,345,170	2.901	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 1
R000022363	FARMERS & MERCHANTS BANK	\$ 1,742,430	1.744	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 2
R000022388	LAKE GRANBURY DEVELOPERS LP	\$ 1,004,410	11.529	A2615 LAKE GRANBURY DEVELOPERS ADDITION; BLOCK 1, LOT 3
R000030525	HARRIS PARTNERSHIP	\$ 20,000	0.275	S2600 CITY ADDITION,, BLOCK 148,, LOT 16 & 17; (N 30 17), (SUB 8)
R000030526	PALM TREE VENTURES LLC	\$ 113,040	0.413	S2600 CITY ADDITION,, BLOCK 148,, LOT 17;19;20; (S20 OF 17), (SUB 8)
R000022409	ERATH CAPITAL INVESTMENTS LLC	\$ 42,300	0.298	S2600 CITY ADDITION,, BLOCK 148,, LOT 18 & 21 (SUB 8),, (11.4 OF 21)
R000030517	PARK PLAZA PROPERTIES LLC	\$ 587,980	4.801	S2600 CITY ADDITION,, BLOCK 148,, LOT 2;PLAZA MHP
R000055614	DELGADO LAZARO JR & LAZARO ALBERTO DELGADO	\$ 35,260	0.339	S2600 CITY ADDITION,, BLOCK 148,, LOT 21; (N 100 OF 21), (SUB OF 8)
R000030519	MCELROY RUBY K	\$ 159,470	3.661	S2600 CITY ADDITION,, BLOCK 148,, LOT 4;8;9;10;11;12;13;14;15 (SUB 8); & 1.912 ACS (SUB 6 & 7)
R000030523	CACTUS RIDGE LP	\$ 90,050	0.258	S2600 CITY ADDITION,, BLOCK 148,, LOT 6 (SUB 8)
R000030524	HARRIS PARTNERSHIP	\$ 828,620	3.385	S2600 CITY ADDITION,, BLOCK 148,, LOT 7 (SUB 7)
R000030518	MARTINEZ JESSIE	\$ 42,760	0.172	S2600 CITY ADDITION,, BLOCK 148,, LOT 7 (SUB OF 8)
R000022352	O'REILLY AUTO ENTERPRISES LLC	\$ 552,170	0.860	S3305 O REILLY-STEPHENVILLE ADDITION, BLOCK 1, LOT 3
R000075404	COPELAND PROPERTIES LLC	\$ 514,070	0.344	S3305 O REILLY-STEPHENVILLE ADDITION, BLOCK 1, LOT 4
		\$ 7,077,730	30.981	

TIRZ #1A CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000031936	PHILLIPS LESTER L & FRANCES	\$ 84,690	0.22	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 16 & 17 (N 13 OF 17)
R000031916	MARTIN NADIA	\$ 113,220	0.28	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 16 & 17 (N30 OF 17)
R000031933	NORMAND JONATHAN M & CARRIE J	\$ 107,930	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 11&12,, (S40 OF 11 & N40 OF 12)
R000031934	BYRD RICHARD S & KRISTEN L	\$ 95,450	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 12; 13 & 14,, (S10 OF 12 & N20 OF 14)
R000031935	MARKS SYLVAN BROWN JR & BARBARA ANN	\$ 86,560	0.28	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 14 & 15,, (S30 OF 14)
R000031914	WATSON KARMA L	\$ 98,320	0.28	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 12;13;14 (S 15 OF 12, & 13 AND N 15 OF 14)
R000031915	RENFIELD LLC	\$ 110,880	0.30	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 14 & 15,, (S35 OF 14 & 15)
R000031917	WALTON DARON	\$ 96,970	0.29	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 17 & 18 (S20 OF 17)
R000031928	MELTON MIKE & RONDA	\$ 151,830	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 1;2; (N38 OF 2)
R000031908	SHOFSTALL FAMILY LIVING TRUST	\$ 124,700	0.39	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 1 & 2
R000031909	KARNES DANNY D & JANA M	\$ 139,250	0.32	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 3 & 4 (N40 OF 4)
R000031910	BYRD RICHARD S & KRISTEN L	\$ 107,330	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 4;5;6, (S10 OF 4&5 & N40 OF 6)
R000031911	HEROD DANA	\$ 142,340	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 6;7;8,, (S120 OF 6 & N40 OF 8)
R000031912	BLAKELEY KEVIN J	\$ 145,790	0.36	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 8;9;10,, (S10 OF 8 & N40 OF 10)
R000031913	ELLIOTT JOHN R & KATIE B ENTERPRISES LLC	\$ 127,410	0.34	S3900 GROESBECK ADDITION,, BLOCK 1,, LOT 10; 11 & 12 (S 10, OF 10 & N 35 OF 12)
R000031929	MILLER KARLA	\$ 137,020	0.40	S3900 GROESBECK ADDITION, BLOCK 2, LOT 2;3;4; (S 12 OF 2)
R000031930	JONES EUNA E	\$ 129,990	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 5 & 6
R000031931	WILLIAMS GEORGE WILEY JR	\$ 113,880	0.36	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 7 & 8
R000031932	AVALOS AMPARO MEDRANO & ROSA M ROSALES PULE	\$ 179,630	0.39	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 9;10;11; (N10 OF 11)
R000031937	FAMBRO REALTY LLC	\$ 126,060	0.32	S3900 GROESBECK ADDITION,, BLOCK 2,, LOT 17 & 18 (N 53 OF 18, & S 37 OF 17)
R000030321	STEPHENVILLE INTERBANK	\$ 2,131,120	1.98	S2600 CITY ADDITION,, BLOCK 139,, LOT 1
		\$ 4,550,370	8.51	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000019805	DB & CB INVESTMENTS LTD	\$ 700,110	59.974	A0342 HUDSON H C;, COMM BLDG (BRUNER BUDGET, AUTO SALES)
R000033482	TARLETON STATE UNIVERSITY	\$ -	21.222	S6200 SOUTH SIDE ADDITION, BLOCK 1 & BLOCK 2; HORTICULTURE & SOFTBALL COMPLEXES
R000033760	ALLEN REAL PROPERTIES LTD	\$ 236,370	15.758	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 25
R000033189	CEDARS NATHAN ET AL	\$ 506,650	7.155	S5660 RIVER NORTH II ADDITION, BLOCK 20, LOT 1 (S PT OF)
R000073763	HARBIN STREET LLC	\$ 829,050	6.91	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 15
R000030545	MDC COAST 18 LLC	\$ 1,235,470	4.25	S5255 ALLSUPS ADDITION; BLOCK 1; LOT 1
R000033595	BACHUS JAMES O FAMILY TRUST	\$ 51,040	2.604	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 2,3D,4B,4C
R000033761	SUNSTONE HOSPITALITY INC	\$ 5,992,790	2.17	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 29 & PERSONAL PROPERTY; HAMPTON INN & SUITES
R000033763	SBG SMITH SUPPLY INC	\$ 872,600	2.11	S6200 SOUTH SIDE ADDITION, BLOCK 32, LOT 13
R000033594	HARBIN STREET LLC	\$ 336,980	1.934	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 17
R000014966	FORT WORTH & WESTERN RAILROAD	\$ 29,980	1.77	RAILROAD CORRIDOR, (STEPHENVILLE CITY LIMITS); COMMERCIAL SITES(LOVE OIL)(PAT PATTERSON)
R000014980	TREWITT REED LACY FUNERAL HOME INC	\$ 468,950	1.509	A0032 BLAIR JOHN; FUNERAL HOME
R000063891	BIGFOOT ENTERPRISES	\$ 261,350	1.5	S6200 SOUTH SIDE ADDITION, BLOCK 19; LOT 19
R000073556	POLSERB LLC	\$ 151,590	1.16	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 28
R000076187	ONDRACEK REX E	\$ 145,570	1.078	S6200 SOUTH SIDE ADDITION, BLOCK 32; LOT 32
R000040366	G BAR O RANCH INC	\$ 476,830	1.039	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 5 & LOT 8 (PT OF)
R000030481	HARBIN STREET LLC	\$ 167,920	0.964	S6200 SOUTH SIDE ADDITION, BLOCK 19, LOT 18
R000033602	RED TO BLACK LLC	\$ 213,480	0.938	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 20
R000014981	NEHRING TECHNOLOGY LLC	\$ 364,670	0.86	S2609 ECAD ADDITION; LOT 1
R000033751	L & S REAL ESTATE PARTNERSHIP	\$ 370,810	0.832	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 20;21; (PT OF 21)
R000033754	ERATH COUNTY FARM BUREAU	\$ 335,780	0.751	S6200 SOUTH SIDE ADDITION,BLOCK 32, LOT 4
R000033756	THE PIZZA PLACE LLC	\$ 356,530	0.746	S6200 SOUTH SIDE ADDITION, BLOCK 32, LOT 12
R000064332	JACK JONES RE LTD	\$ 202,340	0.619	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 27
R000076373	STEPHENVILLE DEVELOPMENT CENTER INC	\$ 96,310	0.553	S6200 SOUTH SIDE ADDITION, BLOCK 19, LOT 14R
R000029149	CHAMBERLIN HEIRS	\$ 14,760	0.492	S2500 CHAMBERLIN ADDITION, BLOCK M;; LOT 25 X857 STRIP
R000061964	PEACOCK INVESTMENTS LLC%AUTO ZONE	\$ 375,000	0.462	S2600 CITY ADDITION;; BLOCK 140;; LOT 22
R000050629	PEACOCK INVESTMENTS LLC	\$ 57,990	0.429	S2600 CITY ADDITION;; BLOCK 140;; LOT 25
R000050627	BARBEREE ROBERT EARL	\$ 375,600	0.387	S2600 CITY ADDITION;; BLOCK 140;; LOT 18
R000050628	SHOWBARN HILL PROPERTIES, SERIES OF BAR DIAMOND	\$ 226,720	0.38	S2600 CITY ADDITION;; BLOCK 140;; LOT 24; COMM BLDG
R000032907	BACHUS JAMES O FAMILY TRUST	\$ 403,600	0.373	S5400 PARK PLACE ADDITION, BLOCK 40;; LOT 4A (S 84.2 OF N 179) & (E60 OF N130.6)
R000050625	EAKINS ROBERT DON	\$ 161,600	0.354	S2600 CITY ADDITION;; BLOCK 140;; LOT 27
R000032044	RARA LLC	\$ 198,970	0.348	S4000 GROESBECK & MCCLELLAND; BLOCK F39;; LOT 13-16; (W32.5 OF 13;; S33.3 OF 15; W32.5 OF S33, .3 OF 16; 15X138.3 OF, HARBIN)
R000050626	WHITE DOYLE D & PATRICIA A	\$ 38,470	0.285	S2600 CITY ADDITION;; BLOCK 140;; LOT 17
R000032910	PEACOCK INVESTMENTS LLC	\$ 153,170	0.208	S5400 PARK PLACE ADDITION, BLOCK 40;; LOT 4A (W 99.6 OF N91)
R000032029	TEXAS A&M UNIV SYSTEM OFFICE OF GENERAL COUNSEL	\$ 212,400	0.182	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;; LOT 13;14;15;16;; (N43.7 OF W32.5 OF 13;; N43.7 OF 14; PT OF 15)

APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000032028	KINCANNON DAVID	\$ 251,030	0.177	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;; LOTS 13 & 14; (S69.6 OF 13; S69.6 OF 14, 69.6X15 OF HARBIN)
R000073557	L & S REAL ESTATE PARTNERSHIP	\$ 3,870	0.049	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 30
R000066500	PEACOCK INVESTMENTS LLC	\$ 22,900	0.226	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 9
R000033607	BACHUS JAMES O FAMILY TRUST	\$ 8,550	0.193	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 10
R000033608	BACHUS JAMES O FAMILY TRUST	\$ 7,500	0.171	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 11
R000033609	BACHUS JAMES O FAMILY TRUST	\$ 450	0.011	S6200 SOUTH SIDE ADDITION, BLOCK 19;; LOT 12
R000062670	DERRICK FRANK & MARGARET FAMILY TRUST	\$ 210,430	1.808	S2600 CITY ADDITION;; BLOCK 144;; LOT 15
R000030441	LEAVERTON KIMBERLY WILSON & JOHN W LEAVERTON	\$ 305,270	1.123	S2600 CITY ADDITION;; BLOCK 144;; LOT 4
R000030440	QUAZI MOUMIN	\$ 204,140	1.123	S2600 CITY ADDITION; BLOCK 144; LOT 3
R000034641	GOKUL BHAGWANDAS DR & LORENZA	\$ 267,850	0.55	S7000 WEST OAKS ADDITION;; BLOCK 8;; LOT 1
R000030448	BRADBERRY RONALD	\$ 166,680	0.486	S2600 CITY ADDITION;; BLOCK 144;; LOT 7 (E 1/2)
R000030453	POWELL MOLLY & RICHARD	\$ 124,910	0.468	S2600 CITY ADDITION;; BLOCK 144;; LOT 8D
R000030450	JOHNSON DAVID HUNTER & DAVID GARY	\$ 128,200	0.468	S2600 CITY ADDITION;; BLOCK 144;; LOT 8; (S125 OF E163)
R000030443	BROCK WARNER FAIN & KATHLEEN B	\$ 199,180	0.438	S2600 CITY ADDITION;; BLOCK 144;; LOT 6; (N100 OF E191)
R000030444	ROBERTS GINGER HOWLE	\$ 159,120	0.438	S2600 CITY ADDITION;; BLOCK 144;; LOT 6; (S100 OF E191)
R000028935	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	\$ 141,260	0.414	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 12B; 13 & 14, (N37 OF 12 & S30 OF 14)
R000033759	ARIZPE MARIA G	\$ 49,680	0.405	S6200 SOUTH SIDE ADDITION, BLOCK 32;; LOT 7A
R000028999	CARPENTER DARREN R & JAMES F KIMBEL	\$ 206,710	0.379	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 6 & 7 (N 55 OF 6)
R000029000	COLE RODNEY M & STACEY L	\$ 188,380	0.379	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 8 & 9 (W 37.5 OF 9)
R000030455	SKIPPER ELLEN	\$ 226,310	0.374	S2600 CITY ADDITION;; BLOCK 144;; LOT 9A & 10B
R000031896	GARNER DAVID BARTON & AMY NICOLE	\$ 137,840	0.36	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 6
R000030458	TRUSSELL BRYSON & HOLLIE	\$ 152,320	0.337	S2600 CITY ADDITION;; BLOCK 144;; LOT 10A
R000030456	STEPHEN JAMES P	\$ 144,520	0.337	S2600 CITY ADDITION;; BLOCK 144;; LOT 9B
R000028997	BURGE STEPHEN MICHAEL & AMBER GAYLE ARRAMBIDE	\$ 203,050	0.321	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOTS 4, 5 & 6 (N35' OF 4 & S20' OF 6)
R000028934	ROCK HOUSE RESIDENTIAL PROPERTIES LTD	\$ 114,390	0.317	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 11 & 12A
R000029148	WORTHINGTON JOSIAH W	\$ 176,660	0.294	S2500 CHAMBERLIN ADDITION, BLOCK M;; LOT 10 & 11 (W9 OF 10)
R000028944	ARENDELL EVAN M & DEBORAH D	\$ 216,340	0.292	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 23 & 24 (N 20 OF, LOT 23)
R000028996	FARRAR DOROTHY	\$ 137,300	0.292	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 3 & 4, (N60 OF 3 & S40 OF 4)
R000028941	TRAFALGAR HOMES OF TEXAS LLC	\$ 139,690	0.292	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 20 & 21 (N 50 OF 20, & S 50 OF 21)
R000028936	WALKER CLEBURN A & ROSE H	\$ 100,950	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 14 & 15 (N 45 OF 14, & S 52.5 OF 15)
R000028937	DESANZO MICHAEL PAUL & DONNA	\$ 166,230	0.284	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 15 & 16, (N22.5 OF 15)
R000028940	RICHMOND CLARENCE FLOYD	\$ 123,890	0.262	S2500 CHAMBERLIN ADDITION, BLOCK A;; LOT 19 & 20, (N65 OF 19 & S25 OF 20)
R000031895	SALAME DANIEL JR & DEBORAH HOWARD-SALAME	\$ 112,710	0.256	S3800 GREENVIEW ADDITION;; BLOCK 4;; LOT 5
R000028994	BEASLEY DANE M & LINDA R	\$ 121,630	0.248	S2500 CHAMBERLIN ADDITION, BLOCK D;; LOT 1 & 2, (S5 OF 2)

APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1B CURRENT PROPERTY OWNERSHIP

Parcel ID	Owner	2019 Taxable Value	Size Acres	Legal
R000028995	NISTLER TONY	\$ 125,730	0.248	S2500 CHAMBERLIN ADDITION, BLOCK D;, LOT 2 & 3, (N70 OF 2 & S15 OF 3)
R000031894	BONYANPOUR DEBRA ANN ET AL	\$ 119,680	0.244	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 4
R000028938	HORNER CLARENCE & TERESA K	\$ 101,990	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 17 & 18 (S5 OF 18)
R000028942	ONDRACEK REX	\$ 131,930	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A;, LOT 21 & 22, (N25 OF 21 & S55 OF 22)
R000031891	GIFFORD TOBY & ANGELA	\$ 136,510	0.231	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 1
R000034643	RASBERRY JAMES A & BARBARA V	\$ 157,210	0.229	S7000 WEST OAKS ADDITION;, BLOCK 9;, LOT 1 (E 83)
R000031893	WALDIE MARY G MRS	\$ 128,370	0.22	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 3
R000030442	GARRISON JENNIFER SUSAN YEARWOOD	\$ 196,870	0	S2600 CITY ADDITION;, BLOCK 144;, LOT 25
R000028939	HIGHTOWER STEPHEN D & DONNA K	\$ 137,270	0.233	S2500 CHAMBERLIN ADDITION, BLOCK A, LOT 18 & 19 (N 70 OF 18, & S 10 OF 19)
R000028943	HEGE TESSA I	\$ 137,630	0.22	S2500 CHAMBERLIN ADDITION, BLOCK A, LOT 22 & 23, (N20 OF 22 & S55 OF 23)
R000031892	ALFORD RENTALS LLC	\$ 125,440	0.217	S3800 GREENVIEW ADDITION;, BLOCK 4;, LOT 2
R000032911	BACHUS JAMES O FAMILY TRUST	\$ 76,710	0.196	S5400 PARK PLACE ADDITION, BLOCK 40;, LOT 4A (PT OF)
R000060731	TARLETON STATE UNIVERSITY	\$ -	43.194	S3000 COLLEGE VIEW ADDITION; BLOCK 1-35 & 57;, ALL LOTS; (EXCEPT 100X150); ATHLETIC CENTER, GYM
R000066216	CITY OF STEPHENVILLE	\$ -	20	A0032 BLAIR JOHN; JAYCEE PARK
R000033485	CITY OF STEPHENVILLE	\$ -	15.831	S6200 SOUTH SIDE ADDITION, BLOCK 3;, LOT ALL; WEST END CEMETERY
R000033483	CITY OF STEPHENVILLE	\$ -	2.68	S6200 SOUTH SIDE ADDITION, BLOCK 1 & 3; (PTS OF)
R000074481	FIRST PRESBYTERIAN CHURCH	\$ -	1.93	S2611 FIRST PRESBYTERIAN CHURCH ADDITION; BLOCK 1; LOT 3
R000014963	FIRST PRESBYTERIAN CHURCH	\$ -	1.49	S2611 FIRST PRESBYTERIAN CHURCH ADDITION; BLOCK 1; LOT 2
R000033762	CROSS TIMBERS PREGNANCY CARE CENTER	\$ -	0.658	S6200 SOUTH SIDE ADDITION, BLOCK 32; LOT 31
R000060732	TEXAS A&M UNIVERSITY BOARD OF REGENTS	\$ -	0.344	S3000 COLLEGE VIEW ADDITION; BLOCK 1-35;,(NWC 100X150),FIRE STATION #2
R000032045	TEXAS A&M UNIV SYSTM BOARD OF REGENTS	\$ -	0.221	S4000 GROESBECK & MCCLELLAND; BLOCK F39;, LOT 15;16; (N80 OF 15; N, 80 OF W32.5 OF 16; 15X80, OF HARBIN DR)
R000032030	TEXAS A&M UNIV SYSTEM OFFICE OF GENERAL COUNSEL	\$ -	0.178	S4000 GROESBECK & MCCLELLAND; BLOCK E-39;, LOT 15;16; (S70 OF N85, OF 15; W32.5 OF N85 OF 16, & 70X15 OF HARBIN)
R000063892	CITY OF STEPHENVILLE	\$ -	0.037	S2600 CITY ADDITION;, BLOCK 145;, LOT 28 (PT OF);
		\$ 23,116,730	245.227	

APPENDIX A - CURRENT PROPERTY OWNERSHIP

TIRZ #1C CURRENT PROPERTY OWNERSHIP

Property ID	Owner	2020 Taxable Value	Size Acres	Legal Description
R000022341	ALLEN J BRAD	\$ 223,870	95.842	A0515 MOTLEY WILLIAM; & SHOP
R000022359	REDDOCH C WINSETT & GAIL	\$ 171,430	42.75	A0515 MOTLEY WILLIAM; 2 HOUSE & BARNS
R000022380	REDDOCH C WINSETT & GAIL	\$ 5,840	41.31	A0515 MOTLEY WILLIAM;
R000072755	FAI STEPHENVILLE PARTNERS LTD	\$ 47,400	3.16	S2610 FAI ADDITION; BLOCK 1, LOT 4
R000019796	CR256 PROPRTY JOINT VENTURE ET AL	\$ 31,180	212.254	A0342 HUDSON H C;
R000019789	LEE J RALPH & LINDA	\$ 3,260	29.92	A0342 HUDSON H C;
R000060496	BROOKS TOM J	\$ 57,030	4.77	S5680 SANDERS SUBDIVISION, BLOCK 1, LOT 2 (PT OF)
R000022391	EG TEJAS LLC	\$ 760,290	1.203	S2600 CITY ADDITION, BLOCK 157, LOT 10, & COMMERCIAL BLDG
R000022351	EG TEJAS LLC	\$ 931,140	2.672	A0515 MOTLEY WILLIAM; FUEL STG TANKS
R000022400	COAN SUZANNE S TESTAMENTARY TRUST	\$ 67,500	4.5	A0515 MOTLEY WILLIAM;
R000022384	COVENANT LEGACY LP	\$ 2,440	13.86	S2600 CITY ADDITION;, BLOCK 157;, LOT 2 (PT OF);
R000022368	CBART INC	\$ 168,530	72.61	A0515 MOTLEY WILLIAM; HOUSE & BARNS
R000022338	EG TEJAS LLC	\$ 997,300	13.468	A0515 MOTLEY WILLIAM;, & TRACTOR STORE
R000072756	STEPHENVILLE LODGING LTD	\$ 6,076,980	2.22	S2610 FAI ADDITION; BLOCK 1, LOT 3
R000022350	GMS REO LP	\$ 475,780	1.349	S2610 FAI ADDITION; BLOCK 1, LOT 1-R & COMMERCIAL BLDG
R000044301	HEIMAN ENTERPRISES	\$ 474,930	1.182	S5680 SANDERS SUBDIVISION, BLOCK 1;, LOT 1; (WHATABURGER)
R000062909	2810 W WASHINGTON - SERIES OF GREEN DEER PROP LLC	\$ 800,400	1.354	S2600 CITY ADDITION;, BLOCK 157;, LOT 6;, & COMMERCIAL BLDG
R000075388	BROOKS TOM J	\$ 74,540	0.93	S5680 SANDERS SUBDIVISION, BLOCK 1, LOT 2 (PT OF)
R000076366	EG TEJAS LLC	\$ 174,240	2	S2600 CITY ADDITION;, BLOCK 157;, LOT 12;(PT OF)
R000063888	STEPHENVILLE PAK REAL ESTATE LLC	\$ 116,400	0.463	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 7
R000063887	STEPHENVILLE PAK REAL ESTATE LLC	\$ 659,600	0.481	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 6
R000063889	JOHNSON GIFFORD LEE & LINDA K LIVING TRUST	\$ 413,660	0.434	S2650 CHRISTY PLAZA;, BLOCK 1;, LOT 8
R000030552	CITY OF STEPHENVILLE	\$ -	0.938	S2650 CHRISTY PLAZA;, BLOCK 1; (CHRISTY PLAZA DR) - ROADWAY
		\$ 12,733,740	549.67	