

Tax Increment Reinvestment Zone #3 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.

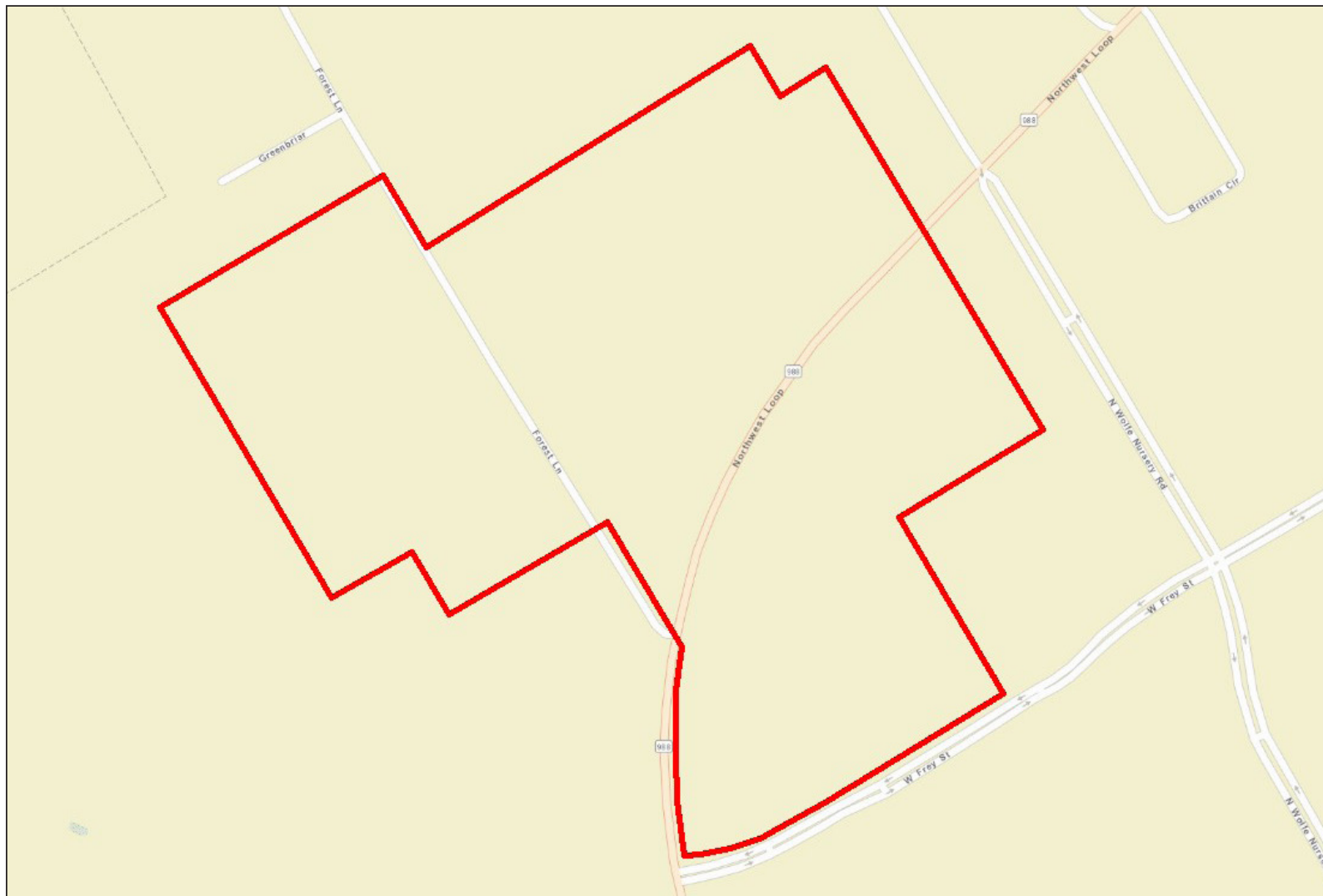
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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

Tax Increment Reinvestment Zone #3, City of Stephenville

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 3, 2024, the City Council of the City of Stephenville, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance to designate a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Stephenville, Texas. The goal of Tax Increment Reinvestment Zone #3 (TIRZ #3) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of \$27,830,830 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Stephenville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ Boundary

TIRZ Boundary

Boundary Description

TIRZ #3 consists of approximately 131.31 acres located within the city limits of the City of Stephenville. The legal description for the zone is described in detail below.

Legal Description TIRZ #3

Beginning at the northwest corner of Property ID R000077510, thence

East along the northern boundary of Property ID R000077510 to the point it meets the western right of way boundary of Forest Lane, thence

East across Forest Lane to the eastern right of way boundary of Forest Lane, thence

South along the eastern right of way boundary of Forest Lane to the point it meets the northwest corner of Property ID R000022438, thence

East along the northern boundary of Property ID R000022438, continuing south along the eastern boundary of Property ID R000022438 to the point it meets the northern right of way boundary of FM 988/Northwest Loop, thence

South across FM 988/Northwest Loop to the point the southern right of way boundary of FM 988/Northwest Loop meets the northeast corner of Property ID R000073125, thence

South along the eastern right of way boundary of Property ID R000073125, continuing west along the southern boundary of Property ID R000073125 to the point it meets the eastern boundary of Property ID R000022439, thence

South along the eastern boundary of Property ID R000022439 to the point it meets the northern right of way boundary of W Frey Street, thence

West along the northern right of way boundary of W Frey Street to the point it meets the eastern right of way boundary of FM 988/Northwest Loop, thence

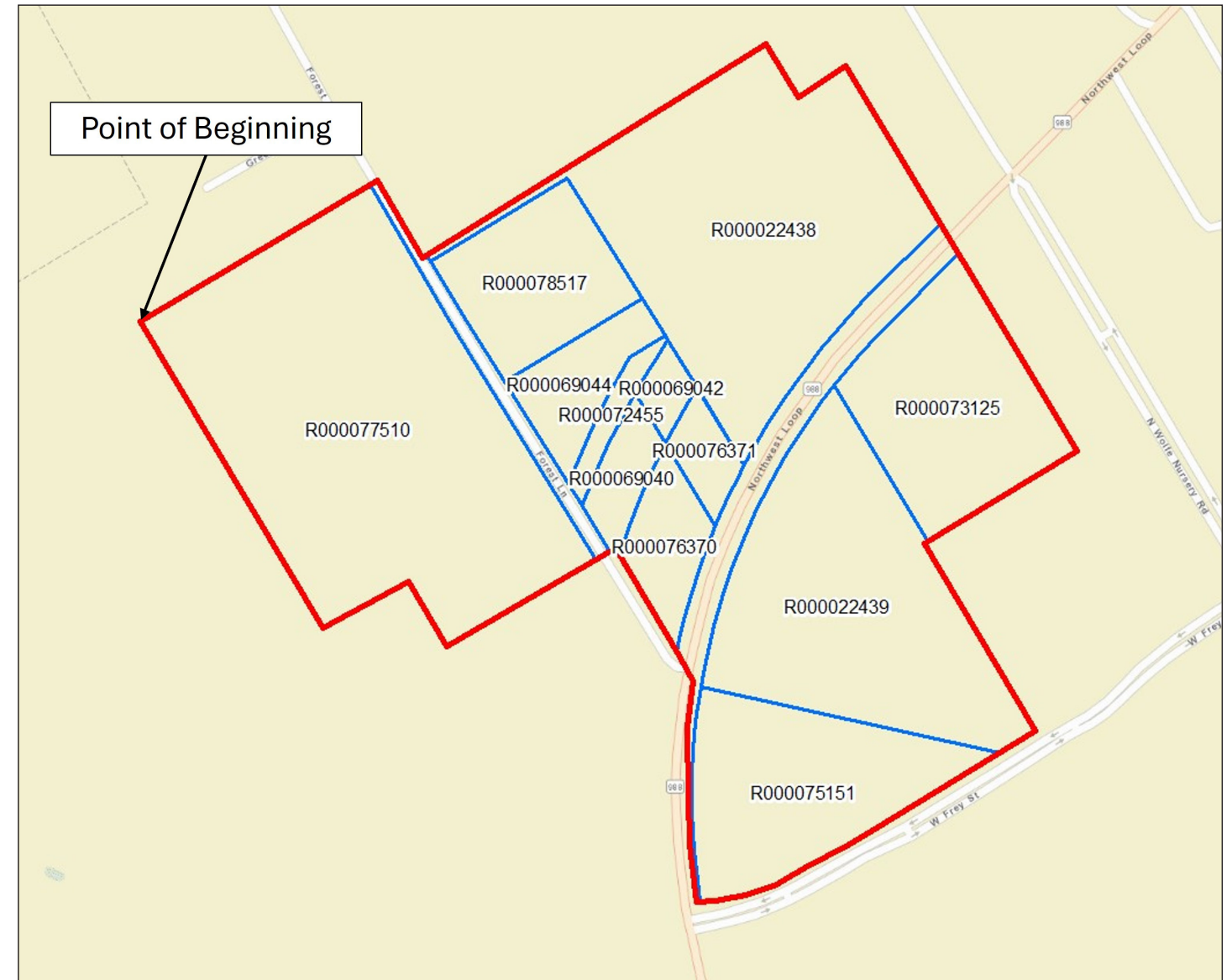
North along the eastern right of way boundary of FM 988/Northwest Loop to the point it meets the northern corner of Property ID R000075151, thence

West across FM 988/Northwest Loop to the southern corner of Property ID R000076370, thence

North along the western boundary of Property ID R000076370 to the point it meets the southern corner of Property ID R000069040, thence

West across Forest Lane to the southeast corner of Property ID R000077510, thence

West along the southern boundary of Property ID R000077510, continuing north along the western boundary of Property ID R000077510 to the northwest corner of Property ID R000077510, which is the point of beginning.



Current Conditions

Land Use

The land within the zone is primarily vacant land that is well positioned for development. There is also a commercial building located within the zone.

Method of Relocating Persons to be Displaced

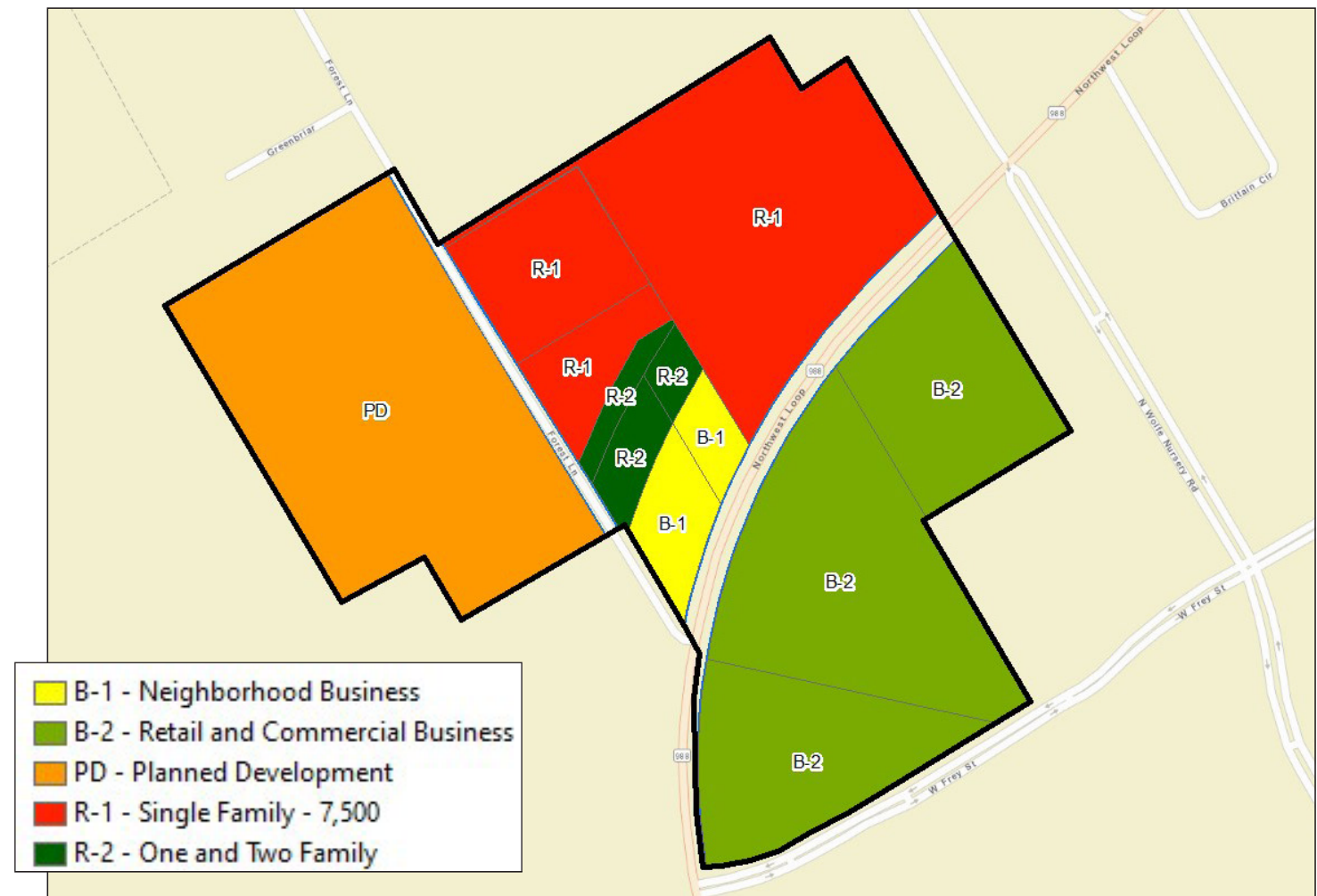
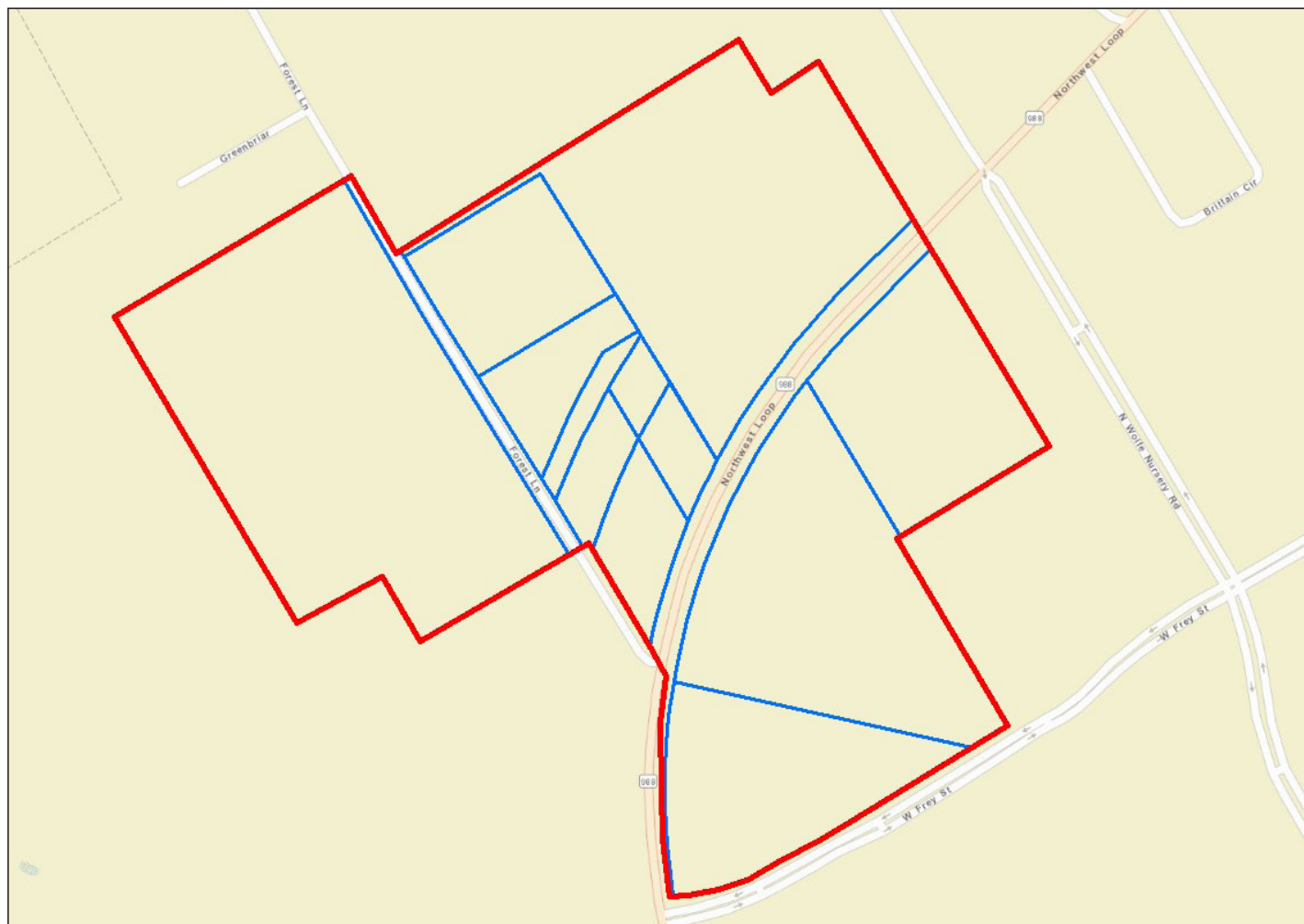
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently 12 parcels within Tax Increment Reinvestment Zone #3. The 2024 estimated taxable base value of the property within the TIRZ is \$3,197,610. The 2024 base value will need to be verified by Erath County Appraisal District when the final values are available. For further details of parcels included within the TIRZ see **Appendix A**.

Zoning

The land within the zone is zoned R-1: Single Family, R-2: One and Two Family, B-1: Neighborhood Business, B-2: Retail and Commercial Business, and PD: Planned Development. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Stephenville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Proposed Development

Anticipated Development

The land within the zone is well positioned for future development, including residential development, both multifamily and single family, as well as commercial development. The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City leadership. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

	Initial Completion Date	Square Feet/Units	Taxable Value PSF/Unit	Incremental Value
TIRZ #3				
Single Family - Estate	2027	6	\$ 650,000	\$ 3,900,000
Single Family	2027	192	\$ 370,000	\$ 71,040,000
Townhomes	2027	49	\$ 435,000	\$ 21,315,000
Commercial	2027	6,000	\$ 125	\$ 750,000
Multifamily	2028	250	\$ 115,000	\$ 28,750,000
Single Family	2029	85	\$ 380,000	\$ 32,300,000
Commercial	2029	6,000	\$ 125	\$ 750,000
Commercial	2029	6,000	\$ 125	\$ 750,000
Commercial	2030	6,000	\$ 125	\$ 750,000
Commercial	2030	8,000	\$ 125	\$ 1,000,000
Multifamily	2032	250	\$ 115,000	\$ 28,750,000
Commercial	2032	8,000	\$ 125	\$ 1,000,000
Total				\$ 191,055,000

Project Costs

Project Costs of the Zone

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

Proposed Project Costs - TIRZ #3		
Public Utilities	\$ 5,566,166	20%
<i>Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements</i>		
Parking and Transit Improvements	\$ 2,783,083	10%
Street and Intersection Improvements	\$ 5,566,166	20%
Pedestrian Enhancements	\$ 1,948,158	7%
<i>Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience</i>		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 2,783,083	10%
Economic Development Grants	\$ 8,349,249	30%
Administrative Costs	\$ 834,925	3.0%
Total	\$ 27,830,830	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$27,830,830 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

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

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration

Chapter 311 of the Texas Tax Code

Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

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

Project Costs

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: Park amenities and open spaces communicate the identity of the place and enhance property values. The TIRZ should encourage the identification and set aside of open space and/or places for public amenities, particularly in the vicinity of catalytic investment areas. In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Stephenville will contribute 60% of the real property increment within the Zone.

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 following pages.

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

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

TIRZ 3	Real Property Tax - 2024 Rates		Participation	
	CITY OF STEPHENVILLE	0.38290000	60%	0.2297400
	ERATH COUNTY	0.28870000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
	STEPHENVILLE ISD	0.95970000	0%	0.0000000
		1.73450980		0.2297400

TIRZ 3	Personal Property Tax		Participation	
	CITY OF STEPHENVILLE	0.38290000	0%	0.0000000
	ERATH COUNTY	0.28870000	0%	0.0000000
	MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
	ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
	STEPHENVILLE ISD	0.95970000	0%	0.0000000
		1.73450980		0.0000000

TIRZ 3	Sales Tax		Participation	
	CITY OF STEPHENVILLE	0.01375000	0.00%	0.0000000
	ECONOMIC DEVELOPMENT	0.00125000	0.00%	0.0000000
	ERATH COUNTY SALES	0.00500000	0.00%	0.0000000
		0.02000000		0.00000000

Financial Feasibility Analysis - Development Input

▶ INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.38290000	60%	0.2297400
ERATH COUNTY	0.28870000	0%	0.0000000
MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
STEPHENVILLE ISD	0.95970000	0%	0.0000000
	1.73450980		0.2297400

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF STEPHENVILLE	0.38290000	0%	0.0000000
ERATH COUNTY	0.28870000	0%	0.0000000
MIDDLE TRINITY WATER	0.00060980	0%	0.0000000
ERATH ROAD & BRIDGE	0.10260000	0%	0.0000000
STEPHENVILLE ISD	0.95970000	0%	0.0000000
	1.73450980		0.0000000

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

	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family - Estate	2027	6	\$ 650,000.00	\$ 3,900,000	\$ -	\$ -	\$ -	\$ -
Single Family	2027	192	\$ 370,000.00	\$ 71,040,000	\$ -	\$ -	\$ -	\$ -
Townhomes	2027	49	\$ 435,000.00	\$ 21,315,000	\$ -	\$ -	\$ -	\$ -
Commercial	2027	6,000	\$ 125.00	\$ 750,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2028	250	\$ 115,000.00	\$ 28,750,000	\$ -	\$ -	\$ -	\$ -
Single Family	2029	85	\$ 380,000.00	\$ 32,300,000	\$ -	\$ -	\$ -	\$ -
Commercial	2029	6,000	\$ 125.00	\$ 750,000	\$ -	\$ -	\$ -	\$ -
Commercial	2029	6,000	\$ 125.00	\$ 750,000	\$ -	\$ -	\$ -	\$ -
Commercial	2030	6,000	\$ 125.00	\$ 750,000	\$ -	\$ -	\$ -	\$ -
Commercial	2030	8,000	\$ 125.00	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2032	250	\$ 115,000.00	\$ 28,750,000	\$ -	\$ -	\$ -	\$ -
Commercial	2032	8,000	\$ 125.00	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL				191,055,000				

▶ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	22.1%	\$ 45,968,340	= \$ 45,968,340	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	16.6%	\$ 34,659,336	= \$ 34,659,336	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ 73,208	= \$ 73,208	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	5.9%	\$ 12,317,450	= \$ 12,317,450	+ \$ -	+ \$ -
STEPHENVILLE ISD	55.3%	\$ 115,214,980	= \$ 115,214,980	+ \$ -	+ \$ -
	100.0%	\$ 208,233,314	= \$ 208,233,314	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	100.0%	\$ 27,581,004	= \$ 27,581,004	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
STEPHENVILLE ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 27,581,004	= \$ 27,581,004	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF STEPHENVILLE	10.2%	\$ 18,387,336	= \$ 18,387,336	+ \$ -	+ \$ -
ECONOMIC DEVELOPMENT	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
ERATH COUNTY	19.2%	\$ 34,659,336	= \$ 34,659,336	+ \$ -	+ \$ -
MIDDLE TRINITY WATER	0.0%	\$ 73,208	= \$ 73,208	+ \$ -	+ \$ -
ERATH ROAD & BRIDGE	6.8%	\$ 12,317,450	= \$ 12,317,450	+ \$ -	+ \$ -
STEPHENVILLE ISD	63.8%	\$ 115,214,980	= \$ 115,214,980	+ \$ -	+ \$ -
	100.0%	\$ 180,652,310	= \$ 180,652,310	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - Anticipated TIRZ Revenue

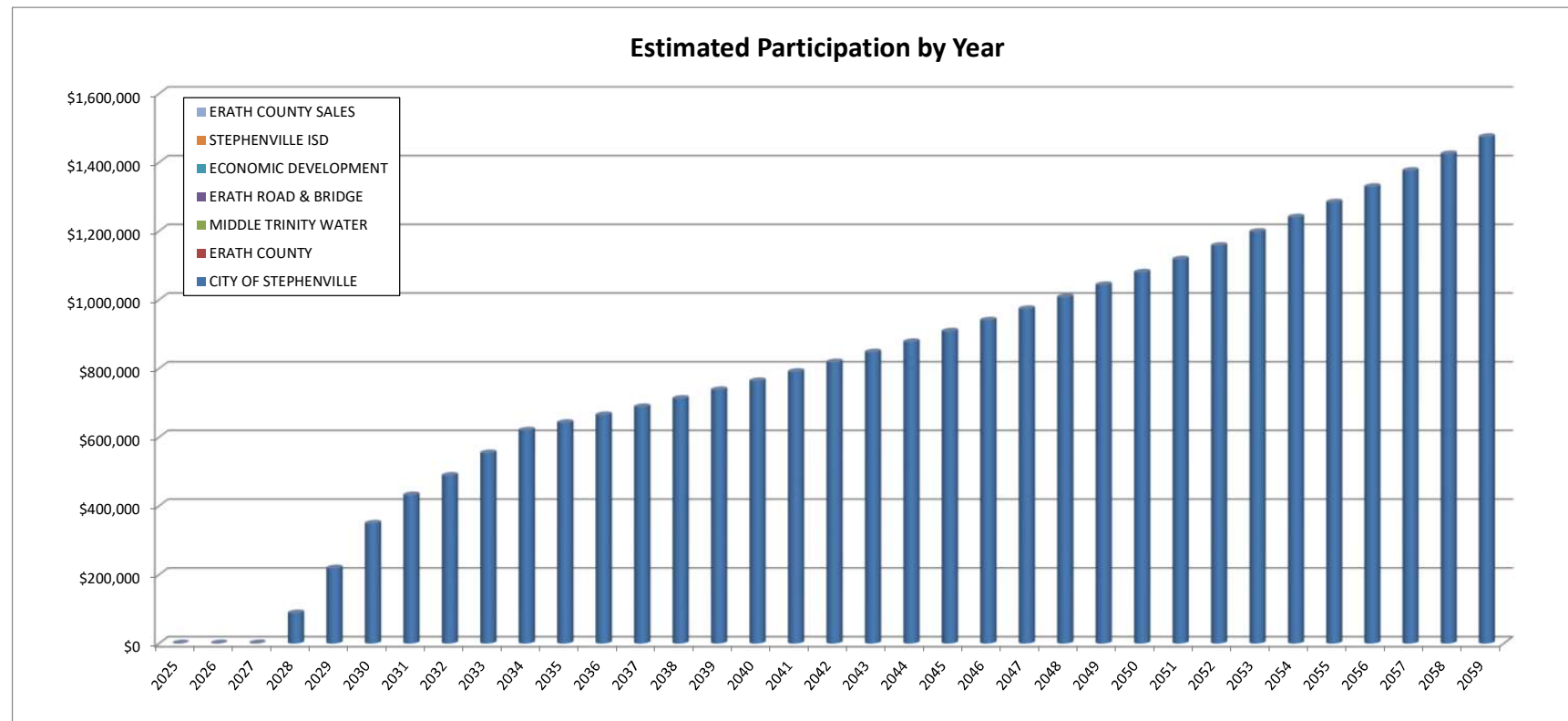
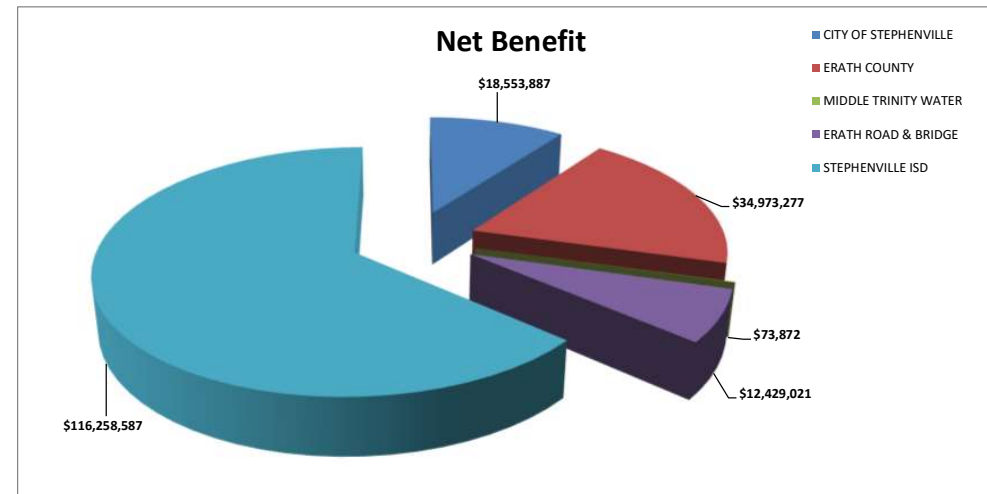
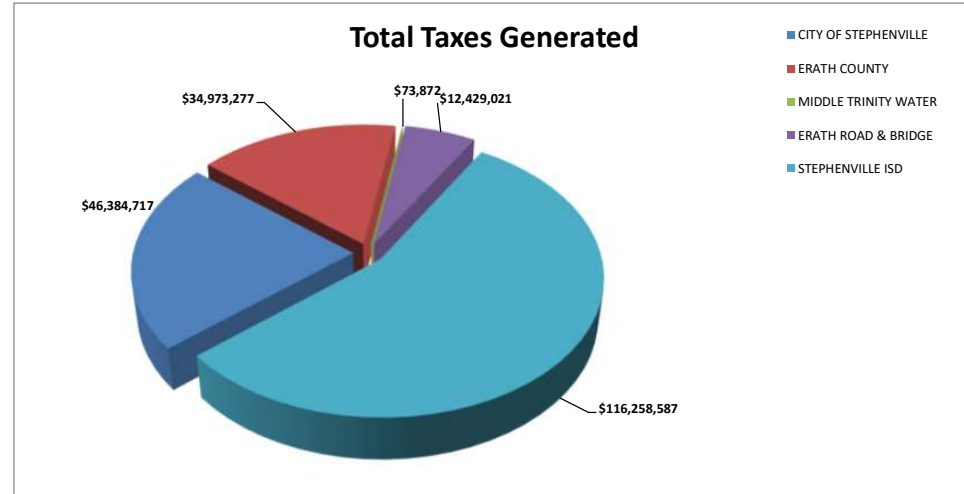
ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH DISCOUNT RATE		3.50%		6.00%																																				
		REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX																																
		0.3829000	60%	0.2297400	0.3829000	0%	0.0000000	0.0137500 0.00% 0.0000000																																
		0.2887000	0%	0.0000000	0.2887000	0%	0.0000000	0.0012500 0.00% 0.0000000																																
		0.0009096	0%	0.0000000	0.0009096	0%	0.0000000	0.0000000 0.00% 0.0000000																																
		0.1026000	0%	0.0000000	0.1026000	0%	0.0000000	0.0200000																																
		0.9597000	0%	0.0000000	0.9597000	0%	0.0000000																																	
		1.7345098		0.2297400	1.7345098		0.0000000																																	
REVENUE YEAR	TAX BASE 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	26	27	28	29	30	31	32	33	34	35	TOTALS			
2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059					
BASE YEAR		3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610	3,197,610					
TAXABLE VALUE		3,309,526	3,425,360	3,545,247	3,669,331	3,797,758	3,930,679	4,068,253	4,210,642	4,358,014	4,510,545	4,668,414	4,831,808	5,000,922	5,175,954	5,357,112	5,544,611	5,738,672	5,939,526	6,147,409	6,362,569	6,585,259	6,815,743	7,054,294	7,301,194	7,556,736	7,821,222	8,094,964	8,378,288	8,671,528	8,975,032	9,289,158	9,614,278	9,950,778	10,299,055	10,659,522				
TAXABLE VALUE INCREMENT		111,916	227,750	347,637	471,721	600,148	733,069	870,643	1,013,032	1,160,404	1,312,935	1,470,804	1,634,198	1,803,312	1,978,344	2,159,502	2,347,001	2,541,062	2,741,916	2,949,799	3,164,959	3,387,649	3,618,133	3,856,684	4,103,584	4,359,126	4,623,612	4,897,354	5,180,678	5,473,918	5,777,422	6,091,548	6,416,668	6,753,168	7,101,445	7,461,912				
REVENUE A	TAXABLE VALUE GROWTH	257	523	799	1,084	1,379	1,684	2,000	2,327	2,666	3,016	3,379	3,754	4,143	4,545	4,961	5,392	5,838	6,299	6,777	7,271	7,783	8,312	8,860	9,428	10,015	10,622	11,251	11,902	12,576	13,273	13,995	14,742	15,515	16,315	17,143	249,826			
REVENUE 1	REAL PROPERTY TAX	0	0	0	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,893,540	287,412,814	297,472,262	307,883,792	318,659,724	329,812,815	341,356,263	353,303,732	365,669,363	378,467,791	391,714,163	405,424,159	419,614,005	434,300,495	449,501,012	465,233,548	481,516,722	498,369,807	515,812,750	533,866,197	552,551,513	571,890,816	591,906,995	612,623,740	634,065,571	27,581,004			
REVENUE 2	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
REVENUE 3	SALES TAX	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
REVENUE A, B, 1, 2		257	523	799	87,950	218,370	348,925	430,985	487,742	553,211	619,416	641,352	664,057	687,556	711,877	737,050	763,104	790,070	817,979	846,866	876,763	907,707	939,734	972,882	1,007,190	1,042,698	1,079,450	1,117,488	1,156,857	1,197,604	1,239,777	1,283,427	1,328,604	1,375,362	1,423,757	1,473,845	27,830,830			
Running Total		257	780	1,579	89,529	307,899	656,424	1,087,409	1,578,151	2,128,362	2,747,777	3,389,129	4,053,186	4,740,742	5,452,619	6,189,669	6,952,773	7,742,843	8,560,822	9,407,688	10,284,481	11,192,187	12,131,891	13,104,773	14,111,962	15,154,661	16,234,110	17,351,998	18,508,455	19,706,059	20,945,836	22,229,263	23,557,866	24,933,228	26,356,985	27,830,830				
GROSS		27,830,830																																						
		257	523	799	87,950	218,370	348,925	430,985	487,742	553,211	619,416	641,352	664,057	687,556	711,877	737,050	763,104	790,070	817,979	846,866	876,763	907,707	939,734	972,882	1,007,190	1,042,698	1,079,450	1,117,488	1,156,857	1,197,604	1,239,777	1,283,427	1,328,604	1,375,362	1,423,757	1,473,845	27,830,830			

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF STEPHENVILLE	\$46,384,717	\$27,830,830	\$18,553,887
ERATH COUNTY	\$34,973,277	\$0	\$34,973,277
MIDDLE TRINITY WATER	\$73,872	\$0	\$73,872
ERATH ROAD & BRIDGE	\$12,429,021	\$0	\$12,429,021
STEPHENVILLE ISD	\$116,258,587	\$0	\$116,258,587
Total	\$210,119,473	\$27,830,830	\$182,288,643





Length of TIRZ #3 in Years:

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

Powers and Duties of Board of Directors:

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

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

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Address	Acres	Owner Name	Legal	2024 Estimated Taxable Value
R000022438	SENATOR ROBERT J GLASGOW LOOP	28.295	SLADE CAPITAL LLC	Acres 28.295, A0515 MOTLEY WILLIAM	\$ 2,720
R000022439	SENATOR ROBERT J GLASGOW LOOP	20.620	BACHUS JAMES O FAMILY TRUST	Acres 20.620, S2600 CITY ADDITION;, BLOCK 156; LOT 38	\$ 1,980
R000069040	FOREST LN	2.192	STEPHENVILLE RENTALS LLC	Acres 2.192, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	\$ 54,800
R000069042	FOREST LN	1.109	WELLINGTON STATE BANK	Acres 1.109, S2600 CITY ADDITION; BLOCK 155; LOT 17 (PT OF);	\$ 27,730
R000069044	SENATOR ROBERT J GLASGOW LOOP	3.680	STEPHENVILLE RENTALS LLC ET AL	Acres 3.680, A0515 MOTLEY WILLIAM	\$ 275,630
R000072455	FOREST LN	1.320	STEPHENVILLE RENTALS LLC	Acres 1.320, A0515 MOTLEY WILLIAM	\$ 33,000
R000073125	SENATOR ROBERT J GLASGOW LOOP	12.390	BACHUS JAMES O FAMILY TRUST	Acres 12.390, S2600 CITY ADDITION;, BLOCK 156;, LOT 37	\$ 1,190
R000075151	SENATOR ROBERT J GLASGOW LOOP	12.420	BACHUS JAMES O FAMILY TRUST	Acres 12.420, S2600 CITY ADDITION; BLOCK 156;, LOT 39	\$ 1,190
R000076370	2895 SENATOR ROBERT J GLASGOW LOOP	3.452	WELLINGTON STATE BANK	Acres 3.452, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	\$ 2,509,290
R000076371	SENATOR ROBERT J GLASGOW LOOP	1.713	WELLINGTON STATE BANK	Acres 1.713, S2600 CITY ADDITION;, BLOCK 155;, LOT 17 (PT OF);	\$ 279,820
R000077510	FOREST LN	36.770	PECAN LANDING DEVELOPMENT, INC.	Acres 36.765, A0515 MOTLEY WILLIAM	\$ 10,260
R000078517	FOREST LN	7.350	BRUNER GREG & 2012 GBAT INVESTMENT PROPERTIES LLC	Acres 7.350, A0515 MOTLEY WILLIAM	\$ -