Tax Increment Reinvestment Zone #3 City of Stephenville, Texas





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DISCLAIMER

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

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













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.

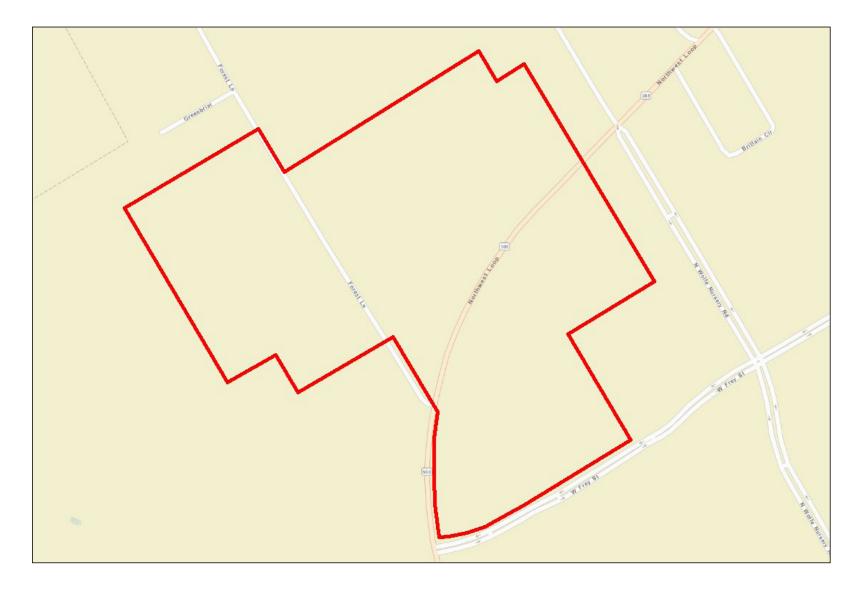


Tax Increment Reinvestment Zone #3, City of Stephenville

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.







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

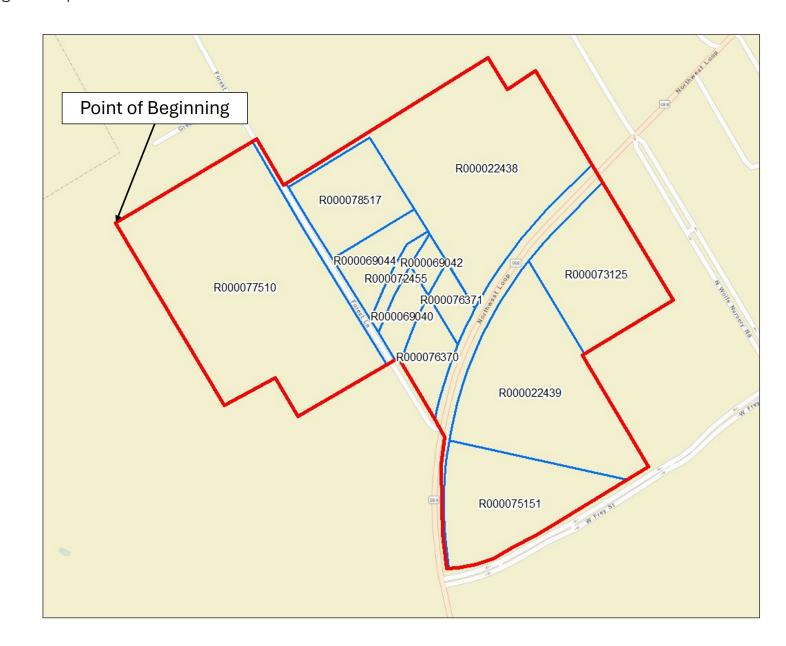
North along the eastern right of way boundary of FM 988/Northwest Loop to the point it meets the northern corner of Property ID R000075151, thence

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

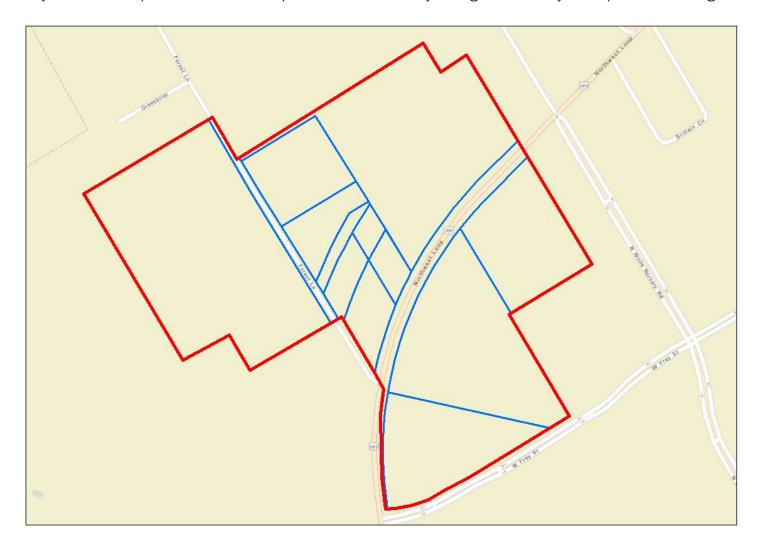
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

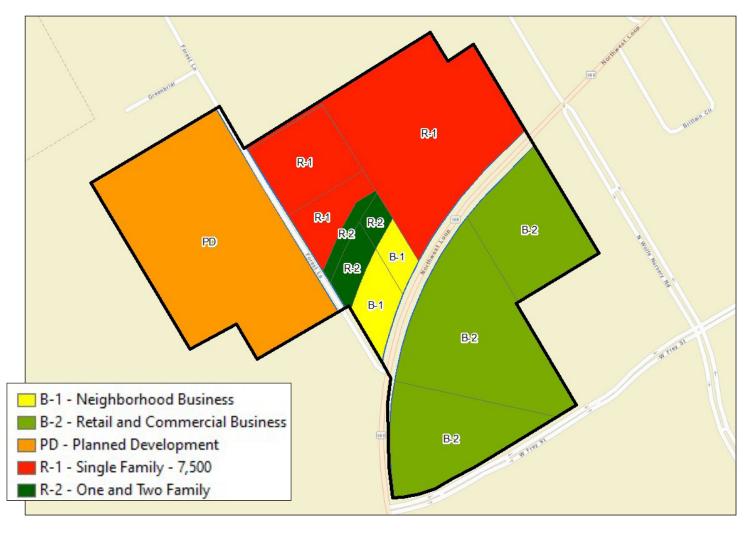
Current Ownership

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 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%					
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm								
Water Facilities and Improvements								
Parking and Transit Improvements	\$	2,783,083	10%					
Street and Intersection Improvements	\$	5,566,166	20%					
Pedestrian Enhancements	\$	1,948,158	7%					
Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements \$ 2,783,083								
Open Space, Park and Recreation Facilities and		,	·					
Open Space, Park and Recreation Facilities and		,	·					
Open Space, Park and Recreation Facilities and Improvements	\$	2,783,083	10%					

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.



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 catalystic 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.



Financial Feasibility Analysis

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



► INPUT

INFLATION RATE	3.50%

DISCOUNT RATE 6.00%

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

		AREA	REAL I	PROPERTY	PERSON	AL PROPERTY		SALES
	Year	SF/UNITS	\$ / 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	\$ -	\$ -	\$ -	\$ -

► OUTPUT

TAL _____191,055,000 ____

TOTAL TAX REVENUE		TOTAL	REAL	PRO	PERTY	PERSO	NAL PROPE	RTY		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%	•		0.00

TOTAL PARTICIPATION		TOTAL	REAL	PRO	PERTY	PERSON.	AL PR	OPERTY		SALE	S
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	PRO	PERTY	PERSO	NAL PROPE	RTY		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%

X REVENUE																																				
ERTY		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042 204	3 2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059
- Estate	Taxable Value Per Unit Cumulative Units	650,000	672,750	696,296	720,667	745,890	771,996 4	799,016	826,982	855,926	885,883	916,889	948,980	982,195	1,016,571	1,052,151	1,088,977	1,127,091 1,1	66,539 1,207	368 1,249,62 6	5 1,293,363 6 6	1,338,630	1,385,483	1,433,974	1,484,164 1,	536,109 1,	,589,873 1,6	645,519	1,703,112 1	1,762,721	1,824,416	1,888,270	1,954,360	2,022,763	2,093,559	2,166,834
	Cumulative Taxable Value					1,491,780	3,087,984	4,794,096	4,961,889	5,135,555	5,315,300	5,501,335	5,693,882	5,893,168	6,099,429	6,312,909	6,533,860	5,762,546 6,5	99,235 7,244	208 7,497,75	7,760,177	8,031,783	8,312,895	8,603,846	8,904,981 9,	216,655 9,	,539,238 9,8	873,112 1	10,218,671 10	0,576,324	10,946,495	11,329,623 1	11,726,160	12,136,575	12,561,355	13,001,003
,	Taxable Value Per Unit Cumulative Units	370,000	382,950	396,353	410,226	424,584 60	439,444 120	454,824 180	470,743 240	487,219 277	504,272 277	521,922 277	540,189 277	559,095 277	578,664 277	598,917 277	619,879 277	641,575 6 277	64,030 687 277	271 711,32 277 27	5 736,222 7 277	761,990 277	788,659 277	816,262 277	844,832 277	874,401 277	905,005 §	936,680 277	969,464 1 277	1,003,395 277	1,038,514 277	1,074,862 277	1,112,482 277	1,151,419 277	1,191,718 277	1,233,428 277
	Cumulative Taxable Value					25,475,011	52,733,272	81,868,405	112,978,399	134,959,758	139,683,350	144,572,267	149,632,296	154,869,427	160,289,857	165,900,002 1	71,706,502 177	7,716,229 183,9	36,297 190,374	068 197,037,16	203,933,461	211,071,132	218,458,621 2	26,104,673 23	4,018,337 242,	208,978 250,	,686,293 259,4	460,313 26	8,541,424 277	7,940,374 2	287,668,287 2			318,942,972 3		341,659,685
	Taxable Value Per Unit Cumulative Units	435,000	450,225	465,983	482,292	499,173 20	516,644 40	534,726 49	553,441 49	572,812 49	592,860 49	613,610 49	635,087 49	657,315 49	680,321 49	704,132 49	728,777 49	754,284 7 49	80,684 808 49	008 836,28 49 4	8 865,558 9 49	895,853 49	927,208 49	959,660 49	993,248 1, 49	.028,012 1, 49	,063,992 1, ¹	101,232 49	1,139,775 1 49	1,179,667 49	1,220,955 49	1,263,689 49	1,307,918 49	1,353,695 49	1,401,074 49	1,450,112 49
	Cumulative Taxable Value Taxable Value Per SF	125	129		139	9,983,450 143	20,665,742	26,201,577	27,118,632	28,067,785 165	29,050,157	30,066,913	31,119,255	32,208,428	33,335,723	34,502,474	35,710,060 36	5,959,912 38,2	53,509 39,592	382 40,978,11	5 42,412,350	43,896,782	45,433,169	17,023,330 4	8,669,147 50,	372,567 52,	,135,607 53,9	960,353 5	5,848,965 57	7,803,679	59,826,808	61,920,746 6	64,087,972	66,331,051	68,652,638 403	71,055,480
	Cumulative SF	125	- 129	-	- 139	6,000	6,000	18,000	32,000	32,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000 40	232 24 000 40,00	0 40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
	Cumulative Taxable Value Taxable Value Per Unit	115,000	119.025	123,191	127,503	860,642 131,965	890,765 136,584	2,765,824	5,089,117 146,312	5,267,236 151.433	6,814,487 156,733	7,052,994 162 219	7,299,849 167,897	7,555,343 173,773	7,819,780 179,855	8,093,473 186 150	8,376,744 8	3,669,930 8,5	73,378 9,287 06.388 213	446 9,612,50	7 9,948,944 8 228,826	10,297,157 236 835	10,657,558 245 124	253 703	1,416,642 11, 262 583	816,225 12, 271,773	281 285	657,836 1 291 130	3,100,860 13 301,320	311 866	14,033,969 322,781	14,525,157 1 334.079	15,033,538 345 771	15,559,712 357.873	16,104,302 :	16,667,952 383,363
	Cumulative Units	-	-	-	-	-	125	250	250	250	375	500	500	500	500	500	500	500	500	500 50	0 500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	50
	Cumulative Taxable Value					37.810.883	17,072,991 94,450,753	35,341,091 150,970,993	00,070,020	37,858,260 211,288,594	00,114,040	81,109,429 268,302,937	83,948,259 277,693,540	86,886,448 287,412,814	89,927,473 297,472,262	93,074,935 307,883,792 3	96,332,558 99 18,659,724 329	9,704,197 103,1 9,812,815 341,3	93,844 106,805 56,263 353,303	629 110,543,82 732 365,669,36	5 114,412,860 3 378,467,791	118,417,310 391,714,163	122,561,916 1: 405,424,159 4:	26,851,583 13 ⁻ 19,614,005 43 ⁻	1,291,388 135, 4,300,495 449.	886,587 140, 501,012 465,	,642,617 145,5 ,233,548 481,5	565,109 15 516,722 49	50,659,888 155 98,369,807 515	5,932,984 1 5,812,750 5	161,390,638 10 533,866,197 5	07,000,070 77	72,885,686 1 71.890.816 5	178,936,685 1 591,906,995 6	185,199,469 1s 612,623,740 6s	191,681,45
F STEPHENVILLE	PV 13,564,495	-	-	-	-	144,778	361,652	578,068	714,974	809,024	917,575	1,027,332	1,063,289	1,100,504	1,139,021	1,178,887	1,220,148	1,262,853 1,3	07,053 1,352	800 1,400,14		1,499,874	1,552,369	1,606,702		,721,139 1,		843,728		1,975,047	2,044,174		2,189,770	2,266,412	2,345,736	2,427,83
H COUNTY LE TRINITY WATER H ROAD & BRIDGE	10,227,395 21,603 3,634,675	-	-	-	-	109,160 231 38,794	272,679 576 96,906	435,853 921 154,896	539,078 1,139 191,581	609,990 1,288 216,782	691,836 1,461 245,869	774,591 1,636 275,279	801,701 1,693 284,914	829,761 1,753 294,886	858,802 1,814 305,207	888,861 1,877 315,889	1,943	2,011	85,496 1,019 2,082 2 50,232 362	154 2,23	2,308	1,130,879 2,389 401,899	1,170,460 2,472 415,965	2,559	2,648	2,741	2,837	2,936	3,039	1,489,151 3,145 529,224	1,541,272 3,256 547,747	1,595,216 3,369 566,918	1,651,049 3,487 586,760	1,708,835 3,609 607,297	1,768,645 3,736 628,552	1,830,54 3,86 650,55
Total	33,998,030 61.446.197	-	-	-	-	362,871 655,833	906,444 1,638,258	1,448,869 2,618,607	1,792,010 3,238,782	2,027,737 3,664,821	2,299,808 4,156,549	2,574,903 4,653,741	2,665,025 4,816,622	2,758,301 4,985,203	2,854,841 5,159,686	2,954,761	3,058,177	3,165,214 3,2	75,996 3,390 20,858 6,128	656 3,509,32	3,632,155	3,759,281 6,794,321	3,890,856	4,027,036	4,167,982 4,	313,861 4,	,464,846 4,6	621,116	4,782,855 4	4,950,255 8,946,823	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,12 10,997,92
OPERTY	T	2024	2025	2026	2027	2028	2020	2030	2021	2032	20.53	2024	2035	20.56	2027	20.38	2030	2040	2041	0.42 20.4	? 2044	2045	2046	2047	2048	2040	2050	2051	2052	2052	2054	2055	2056	2057	2058	201
	Taxable Value Per SF Cumulative SF									-												-			1	2	3	4	5	- 6	7	8	9	10	11	
	Taxable Value	•	-	-	-	•	•	•	•	-	•	•	-	•	•	•	-	-	-	•		-	-	•	•	-	-			•	•	•	•			
F STEPHENVILLE I COUNTY	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
E TRINITY WATER ROAD & BRIDGE	-	-	-	-	-	-	÷ ÷	- -	÷ ÷	-	÷ ÷	= =	-	÷ ÷	= =	-	=	÷ ÷	÷ ÷		=	-	= =	-	-	-	-	-	-	-	÷ ÷	÷ ÷	= =	÷ ÷	-	-
ENVILLE ISD Total						-	-	-	-		-	-		-	-		-	-	-	: :	- :	:	-		- :	-	- :	-			-	-	-			-
	Sales Per SF	2024	2025	2026	2027	2028	2020	2030	2021	2032	2033	2034	2025	9038	2037	2038	2030	2040	2041	- 204	2 2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	201
	Cumulative SF	-	-	-	-	-	-	-		-		-	-		-	-	-	-	-	-		-	-	-	1	2	3	4	5	6	7	8	9	10	11	1
F STEPHENVILLE	Taxable Value																																			
OMIC DEVELOPMEN COUNTY SALES	vT	-	-	-		-	-	-	-		-	-	-	-	-	-	-	-	-	: :	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-
Total	PV -	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	042 204	3 2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	205
OF STEPHENVILLE H COUNTY	PV 13,564,495 10,227,395	-	-	-	-	144,778 109,160	361,652	578,068 435,853	714,974 539,078	809,024 609,990	917,575 691,836	1,027,332 774,591	1,063,289 801.701	1,100,504 829,761	1,139,021 858,802	1,178,887 888,861			07,053 1,352 85,496 1,019			1,499,874 1,130,879	1,552,369 1,170,460						1,908,258 1 1,438,794 1	1,975,047 1,489,151	2,044,174	2,115,720 1,595,216	2,189,770	2,266,412 1,708,835	2,345,736 1,768,645	2,427,83
LE TRINITY WATER H ROAD & BRIDGE	21,603 3,634,675	-	-	-	-	231 38,794	272,679 576 96,906	921 154,896	1,139 191,581	1,288 216,782	1,461 245,869	1,636 275,279	1,693 284,914	1,753 294,886	1,814 305,207	1,877 315,889	1.943	2.011		154 2,23	2.308	2,389 401,899	2,472 415,965	2,559	2,648	2,741	2,837	2.936	3.039	3,145 529,224	1,541,272 3,256 547,747	3,369 566,918	1,651,049 3,487 586,760	3,609 607,297	3,736 628,552	1,830,54 3,86 650,55
HENVILLE ISD NOMIC DEVELOPMEN THICOUNTY SALES	33,998,030	-	-	-	-	362,871	906,444	1,448,869	1,792,010	2,027,737	2,299,808	2,574,903	2,665,025	2,758,301	2,854,841	2,954,761	3,058,177	3,165,214 3,2	75,996 3,390	656 3,509,32	3,632,155	3,759,281	3,890,856	4,027,036	4,167,982 4,	313,861 4,	,464,846 4,6 -	621,116	4,782,855 4	4,950,255 -	5,123,514	5,302,837	5,488,436	5,680,531	5,879,350	6,085,12
Total	61 446 197	-	-	-	-	655,833	1,638,258	2,618,607	3,238,782	3,664,821	4,156,549	4,653,741	4,816,622	4,985,203	5,159,686	5,340,275	5,527,184	5,720,636 5,9	20,858 6,128	088 6,342,57	6,564,561	6,794,321	7,032,122	7,278,246	7,532,985 7,	796,639 8,	,069,521 8,3	351,955	8,644,273 8	8,946,823	9,259,961	9,584,060	9,919,502	10,266,685	10,626,019	10,997,92
ΓΙΟΝ																																				
rty	Taxable Value	-	_	-	-	37,810,883	94,450,753	150,970,993	186,726,066	211,288,594	239,638,242	268,302,937	277,693,540	287,412,814	297,472,262	307,883,792 3	18,659,724 329	9,812,815 341,3	56,263 353,303	732 365,669,36	3 378,467,791	391,714,163	405,424,159 4	19,614,005 43	4,300,495 449,	.501,012 465,	i,233,548 481,	516,722 49	98,369,807 515	15,812,750 5	533,866,197 5	52,551,513 57	71,890,816 5	591,906,995 6	612,623,740 6	634,065,57
OF STEPHENVILLE	8,138,697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	84,232 811	680 840,08	9 869,492	899,924	931,421	964,021	997,762 1,	032,684 1,	,068,828 1,	106,237	1,144,955 1	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,70
E TRINITY WATER I ROAD & BRIDGE	:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HENVILLE ISD Total	8 138 697	-	-	-	-	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	- 84,232 811	- 680 840,08	9 869,492	899,924	931,421	964,021	997,762 1,	032,684 1,	,068,828 1,	106,237	1,144,955 1	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,70
OPERTY	Taxable Value PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
F STEPHENVILLE I COUNTY E TRINITYWATER	- -	-		-	-	-	-	-	-		-	-	-	-	-	-	-	-	-		-	:	-	-		-	-	-	-	-	-	-	-	-	-	-
ROAD & BRIDGE ENVILLE ISD	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	Taxable Value		-	-		-	-	-	-		-	-	-	-	-				-							-				-	-	-	-	-	-	
STEPHENVILLE DMIC DEVELOPMEN COUNTY SALES	 NT 	-	Ē	-	Ē		-		-	Ē	-		Ē	-				-	-	: :		Ē	-		Ē	Ē	Ē	-		-	-	-		-	-	-
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-								-			-				-	-	-	-	-		
	PV																																			
F STEPHENVILLE H COUNTY	8,138,697	-	-	-	-	86 867	216 991 -	346 841	428 984 -	485 414	550 545 -	616 399 -	637 973	660 302 -	683 413	707 332	732 089 -	757 712 7	R4 232 R11	680 840 08 	869 492	899 924	931 421	964 021	997 762 1	032 684 1 -	068 828 1	106 237	1 144 955 1	1 185 028	1 226 504	1 269 432	1 313 862	1 359 847	1 407 442	1 456 70
E TRINITY WATER H ROAD & BRIDGE HENVILLE ISD	- -	-		-	-	-	-	-	-		-	-	-	-	-	-	-	-	-		-	:	-	-		-	-	-	-	-	-	-	-	-	-	-
OMIC DEVELOPMENT OUNTY SALES	NT COORD	-	-	-	-	-	-	-	-	- -	550,545	-	-	-					- - 84.232 811	 680 840.08	- - 9 869,492		- 931.421	-	-			-	-							1,456,70
Total	8.138.697	-	•	-	•	86,867	216,991	346,841	428,984	485,414	JJU,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	84,232 811	ooo 840,08	o 569,492	899,924	931,421	964,021	997,762 1,	032,684 1,	,068,828 1,:	106,237	1,144,955 1	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,70
REVENUE - PA	ARTICIPATION = NET BENEFI	Т																																		
	1												425,315	440,201	455,609	471,555	488.059	505.141 5	22,821 541	120 560,05	9 579,661	599,949	620,948	642,681	665.175	688,456	712,552	737,491	763,303			040.000	875,908	000 505		971,13
	PV F 105 700					F7 044												.410 141 5																		
F STEPHENVILLE I COUNTY E TRINITY WATER I ROAD & BRIDGE	PV 5,425,798 10,227,395 21,603 3,634,675	-	-	-	-	57,911 109,160 231 38,794 362,871	144,661 272,679 576 96,906 906,444	231,227 435,853 921 154,896	285,990 539,078 1,139 191,581	323,610 609,990 1,288 216,782	367,030 691,836 1,461 245,869	410,933 774,591 1,636 275,279	801,701 1,693 284,914	829,761 1,753 294,886	858,802 1,814 305,207	888,861 1,877 315,889	919,971 1,943	952,170 9 2,011	85,496 1,019	988 1,055,68 154 2,23	7 1,092,637 2.308	1,130,879 2,389 401,899		1,211,426 2,559	1,253,826 1, 2,648	.297,709 1, 2,741	,343,129 1,3 2,837	390,139 2,936 494.036	1,438,794 1 3,039	790,019 1,489,151 3,145 529,224	817,669 1,541,272 3,256 547,747	846,288 1,595,216 3,369 566,918	1,651,049 3,487 586,760	906,565 1,708,835 3,609 607,297	938,295 1,768,645 3,736 628,552	1,830,54 3,86 650.55



	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		REAL F 0.3829000 0.2887000 0.0006098 0.1026000 0.9597000 1.7345098	ROPERTY TAX 60% 0% 0% 0% 0%	0.2297400 0.0000000 0.0000000 0.0000000 0.000000	ER MIDDLE TR ERATH RO	TEPHENVILLE NATH COUNTY INITY WATER AD & BRIDGE HENVILLE ISD	0.3829000 0.2887000 0.006098 0.1026000 0.9597000 1.7345098	0% 0% 0% 0% 0% 0%	0.000000 0.000000 0.000000 0.000000 0.000000	E	CITY OF STEPHER CONOMIC DEVE ERATH COUNTY S	LOPMENT	0.0137500 0.0012500 0.0050000 0.0200000	0.00% 0.00% 0.00%	0.0000000 0.0000000 0.0000000																						
YEAR		TAX BASE YEAR 2024	1 2025	2 2026	3 2027	4 2028	5 2029	6 2030	7 2031	8 2032	9 2033	10 2034	11 2035	12 2036	13 2037	14 2038	15 2039	16 2040	17 2041	18 2042	19 2043	20 2 2044 204	21 22 15 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	31 2055	32 2056	33 2057	34 2058	35 2059	TOTALS	
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD	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 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	,197,610 3 ,197,610 3 ,197,610 3	3,197,610 3,19 3,197,610 3,19 3,197,610 3,19 3,197,610 3,19 3,197,610 3,19	,610 3,197 ,610 3,197 ,610 3,197	7,610 3,197,6 7,610 3,197,6 7,610 3,197,6	0 3,197,610 0 3,197,610 0 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	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		
LUE	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINTY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		3,309,526 3,309,526 3,309,526 3,309,526 3,309,526	3,425,360 3,425,360 3,425,360 3,425,360 3,425,360	3,545,247 3,545,247 3,545,247 3,545,247 3,545,247	3,669,331 3,669,331 3,669,331 3,669,331 3,669,331	3,797,758 3,797,758 3,797,758 3,797,758 3,797,758	3,930,679 3,930,679 3,930,679 3,930,679 3,930,679	4,068,253 4,068,253 4,068,253 4,068,253 4,068,253	4,210,642	4,358,014 4,358,014 4,358,014 4,358,014 4,358,014	4,510,545 4,510,545 4,510,545 4,510,545 4,510,545	4,668,414 4,668,414 4,668,414	4,831,808 4,831,808 4,831,808	5,000,922 5,000,922 5,000,922	5,175,954 5,175,954 5,175,954	5,357,112 5,357,112 5,357,112	5,544,611 5,544,611 5,544,611	,738,672 5 ,738,672 5 ,738,672 5	5,939,526 6,14 5,939,526 6,14 5,939,526 6,14 5,939,526 6,14 5,939,526 6,14	,409 6,362 ,409 6,362 ,409 6,362	2,569 6,585,25 2,569 6,585,25 2,569 6,585,25	6,815,743 6,815,743 6,815,743	7,054,294 7,054,294 7,054,294	7,301,194 7,301,194 7,301,194 7,301,194 7,301,194	7,556,736 7,556,736 7,556,736 7,556,736 7,556,736	7,821,222 7,821,222 7,821,222 7,821,222 7,821,222	8,094,964 8,094,964 8,094,964 8,094,964 8,094,964	8,378,288 8,378,288 8,378,288 8,378,288 8,378,288	8,671,528 8,671,528 8,671,528 8,671,528 8,671,528	8,975,032 8,975,032 8,975,032 8,975,032 8,975,032	9,289,158	9,614,278 9,614,278 9,614,278 9,614,278 9,614,278	9,950,778 9,950,778 9,950,778	10,299,055 10,299,055 10,299,055 10,299,055 10,299,055	10,659,522 10,659,522 10,659,522 10,659,522 10,659,522		
UE INC	CEMENT CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		111,916 111,916 111,916 111,916 111,916	227,750 227,750 227,750 227,750 227,750	347,637 347,637 347,637 347,637	471,721 471,721 471,721 471,721 471,721	600,148 600,148 600,148 600,148 600,148	733,069 733,069 733,069 733,069 733,069	870,643 870,643 870,643 870,643	1,013,032 1,013,032 1,013,032 1,013,032 1,013,032	1,160,404 1,160,404 1,160,404 1,160,404 1,160,404	1,312,935 1,312,935 1,312,935 1,312,935 1,312,935	1,470,804 1,470,804 1,470,804	1,634,198 1,634,198 1,634,198 1,634,198 1,634,198	1,803,312 1,803,312 1,803,312	1,978,344 1,978,344 1,978,344	2,159,502 2,159,502 2,159,502	2,347,001 2,347,001 2,347,001	,541,062 2 ,541,062 2 ,541,062 2	2,741,916 2,94 2,741,916 2,94 2,741,916 2,94 2,741,916 2,94 2,741,916 2,94	,799 3,164 ,799 3,164 ,799 3,164	1,959 3,387,64 1,959 3,387,64 1,959 3,387,64	9 3,618,133 9 3,618,133 9 3,618,133	3,856,684 3,856,684 3,856,684	4,103,584 4,103,584 4,103,584 4,103,584 4,103,584	4,359,126 4,359,126 4,359,126 4,359,126 4,359,126	4,623,612 4,623,612 4,623,612 4,623,612 4,623,612	4,897,354 4,897,354 4,897,354 4,897,354 4,897,354	5,180,678 5,180,678 5,180,678 5,180,678 5,180,678		5,777,422 5,777,422 5,777,422 5,777,422 5,777,422	6,091,548 6,091,548		6,753,168 6,753,168 6,753,168 6,753,168 6,753,168	7,101,445 7,101,445 7,101,445 7,101,445 7,101,445	7,461,912 7,461,912 7,461,912 7,461,912 7,461,912		
UE GRO	OWTH CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		257 0 0 0 0	523 0 0 0 0	799 0 0 0 0 0	1,084 0 0 0 0	1,379 0 0 0 0 0	1,684 0 0 0 0	2,000 0 0 0 0	2,327 0 0 0 0 0	2,666 0 0 0 0	3,016 0 0 0 0	3,379 0 0 0 0 0	3,754 0 0 0 0 0	4,143 0 0 0 0 0	4,545 0 0 0 0	4,961 0 0 0 0	5,392 0 0 0 0	5,838 0 0 0 0	0 0 0 0	0 0 0 0	7,271 7,78 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0	9,428 0 0 0 0 0	10,015 0 0 0 0	10,622 0 0 0 0	11,251 0 0 0 0	11,902 0 0 0 0	12,576 0 0 0 0 0	13,273 0 0 0 0 0	13,995 0 0 0 0	14,742 0 0 0 0 0	15,515 0 0 0 0	16,315 0 0 0 0	17,143 0 0 0 0	249,826 0 0 0 0	CITY ERA MIDI ERA STEI
	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	277,693,540 2	287,412,814	297,472,262 3	07,883,792 3	18,659,724 32	9,812,815 34	,356,263 353	3,303,732 365,66	,363 378,467	7,791 391,714,16	3 405,424,159	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 5	571,890,816 5	591,906,995	612,623,740	634,065,571		
USINES	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD		0 0 0 0	0 0 0 0	0 0 0 0	86,867 0 0 0	216,991 0 0 0	346,841 0 0 0	428,984 0 0 0	485,414 0 0 0	550,545 0 0 0	616,399 0 0 0	637,973 0 0 0	660,302 0 0 0	683,413 0 0 0	707,332 0 0 0	732,089 0 0 0	757,712 0 0 0	784,232 0 0 0	811,680 840 0 0 0	0 ,089 869 0 0 0	0 9,492 899,92 0 0 0	0 0 0 0 0 0	964,021 0 0 0 0	997,762 0 0 0	1,032,684 0 0 0	1,068,828 0 0 0	1,106,237 0 0 0	1,144,955 0 0 0	1,185,028 0 0 0	1,226,504 0 0 0	0 1,269,432 0 0 0	1,313,862 0 0 0	0 1,359,847 0 0 0	1,407,442 0 0 0	1,456,702 0 0 0	27,581,004 0 0 0 0	ERA' MIDE ERA' STEF
			0	0	0	86,867	216,991	346,841	428,984	485,414	550,545	616,399	637,973	660,302	683,413	707,332	732,089	757,712	784,232	811,680 84	.089 869	9,492 899,92	931,421	964,021	997,762	1,032,684	1,068,828	1,106,237	1,144,955	1,185,028	1,226,504	1,269,432	1,313,862	1,359,847	1,407,442	1,456,702	27,581,004	
E	CITY OF STEPHENVILLE ECONOMIC DEVELOPMENT ERATH COUNTY SALES		0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0	0 0 0	0 0 0	0 0 0	0 0 0 0 0 0 0	0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	CITY ECO ERA
B, 1, 2			257	523	799	87,950	218,370	348,525	430,985	487,742	553,211	619,416	641,352	664,057	687,556	711,877	737,050	763,104	790,070	817,979 84	.866 876	5,763 907,70	7 939,734	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	_
		27,830,830	257	780	1,579	89,529 2028	307,899	656,424	1,087,409	1,575,151	2,128,362	2,747,777	3,389,129	4,053,186	4,740,742	5,452,619	6,189,669	6,952,773	.742,843 8 2041	3,560,822 9,40°	.688 10,284 2043	1,451 11,192,15 2044 20	7 12,131,891 45 2046	13,104,773 6 2047	14,111,962	15,154,661	16,234,110	17,351,598	18,508,455	19,706,059	20,945,836	22,229,263	23,557,866	24,933,228	26,356,985	27,830,830		
	CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT	\$ \$ \$ \$ \$ \$	257 : - : : - : : - : : : : : : : : : : :			\$ -					:	s - s	- \$				737,050 \$ - \$ - \$ - \$ - \$	763,104 \$ - \$ - \$ - \$ - \$	790,070 \$ - \$ - \$ - \$ - \$	817,979 \$ 84 - \$ - \$ - \$.866 \$ 876 - \$ - \$ - \$ - \$	- \$	- \$ - - \$ -	\$ 972,882 • \$ - • \$ - • \$ -	\$ - :	\$ - \$	S	- \$	- \$							-	27,830,830 0 0	0 CITY 0 ERAT 0 MIDD 0 ERAT 0 STEF

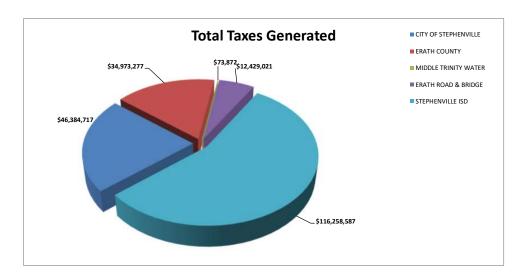


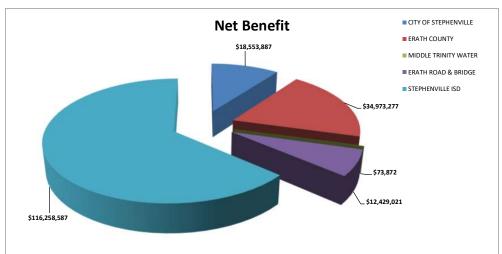
ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION CITY OF STEPHENVILLE 100% 100% 100% 100% ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD 100% 100% 100% ERATH COUNTY MIDDLE TRINITY WATER 1,312,935 1,312,935 1,312,935 1,312,935 1,312,935 1,470,804 1,470,804 1,470,804 1,470,804 1,470,804 1,634,198 1,634,198 1,634,198 1,634,198 1,634,198 1,803,312 1,803,312 1,803,312 1,803,312 1,803,312 1,978,344 1,978,344 1,978,344 1,978,344 1,978,344 2,159,502 2,159,502 2,159,502 2,159,502 2,159,502 2,347,001 2,347,001 2,347,001 2,347,001 2,347,001 2,541,062 2,541,062 2,541,062 2,541,062 2,541,062 2,741,916 2,741,916 2,741,916 2,741,916 2,741,916 2,949,799 2,949,799 2,949,799 2,949,799 2,949,799 3,164,959 3,164,959 3,164,959 3,164,959 3,164,959 3,387,649 3,387,649 3,387,649 3,387,649 3,387,649 3,618,133 3,618,133 3,618,133 3,618,133 3,618,133 3,856,684 3,856,684 3,856,684 3,856,684 3,856,684 4,103,584 4,103,584 4,103,584 4,103,584 4,359,126 4,359,126 4,359,126 4,359,126 4,359,126 4,623,612 4,623,612 4,623,612 4,623,612 4,623,612 4,897,354 4,897,354 4,897,354 4,897,354 4,897,354 5,180,678 5,180,678 5,180,678 5,180,678 5,180,678 5,473,918 5,473,918 5,473,918 5,473,918 5,473,918 6,091,548 6,091,548 6,091,548 6,091,548 6,091,548 6,416,668 6,416,668 6,416,668 6,416,668 6,416,668 6,753,168 6,753,168 6,753,168 6,753,168 6,753,168 REVENUE A TAXABLE VALUE GROWTH CITY OF STEPHENVIL ERATH COU 5,632 4,246 9 1,509 14,115 ERATH COU MIDDLE TRINITY WAI ERATH ROAD & BRIDG STEPHENVILLE CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD 2,189,770 1,651,049 3,487 586,760 5,488,436 1,027,332 774,591 1,636 275,279 2,574,903 1,063,289 801,701 1,693 284,914 2,665,025 1,352,800 1,019,988 2,154 362,490 3,390,656 1,400,148 1,055,687 2,230 375,177 3,509,329 1,552,369 1,170,460 2,472 415,965 3,890,856 1,662,937 1,253,826 2,648 445,592 4,167,982 2,345,736 1,768,645 3,736 628,552 5,879,350 45,968,340 34,659,336 73,208 12,317,450 115,214,980 CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD 2,066,295 \$ 2,7 3 1,557,951 \$ 1 \$ 3,291 \$ \$ 553,674 \$ \$ 5,178,960 \$ 46,384,717 34,973,277 73,872 MIDDLE TRINITY WATER 12,429,021 116,255,587 STEPHENVILLE ISD 0 FCOROMIC DEVELOPME CITY OF STEPHENVILLE ERATH COUNTY MIDDLE TRINITY WATER ERATH ROAD & BRIDGE STEPHENVILLE ISD ECONOMIC DEVELOPMENT 2,372,928 \$ 1,789,147 \$ 3,779 \$ 635,838 5 5,947,503 580,875 \$ 437,970 \$ 925 \$ 155,648 \$ 1,455,904 \$. 718,308 \$ 812,900 \$ 922,018 \$ 1,032,359 \$ 1,068,920 \$ 1,106,761 \$ 1,145,926 \$ 541,932 \$ 612,915 \$ 685,186 \$ 773,381 \$ 605,947 \$ 834,479 \$ 646,009 \$ 1,448 \$ 1,295 \$ 1,468 \$ 1,644 \$ 1,702 \$ 1,763 \$ 1,825 \$ 1,825 \$ 1,833 \$ 1,835 \$ \$ 1,186,462 \$ 1,228,417 \$ 1,271,840 \$ 894,572 \$ 926,205 \$ 958,945 \$ \$ 1,890 \$ 1,956 \$ 2,026 \$ \$ 317,919 \$ 329,161 \$ 340,796 \$ \$ 2,973,747 \$ 3,078,902 \$ 3,187,738 \$ \$ \$ 1,316,783 \$ 1,363,289 \$ 1,411,443 \$ 1,461,272 \$ 1,512,845 \$ 1,566,223 \$ 1,621,469 \$ 1,678,649 \$ 1,737,830 \$ \$ 982,832 \$ 1,027,904 \$ 1,064,204 \$ 1,101,774 \$ 1,140,656 \$ 1,180,905 \$ 1,222,560 \$ 1,265,673 \$ 1,310,294 \$ 2,522 \$ 2,673 \$ 2,171 \$ 2,248 \$ 2,247 \$ 2,409 \$ 2,449 \$ 2,582 \$ 2,673 \$ 2,768 \$ 3 2,688 \$ 3,363,333 \$ 376,233 \$ 981,535 \$ 465,677 \$ 419,677 \$ 494,461 \$ 494,461 \$ 446,803 \$ 465,661 \$ 5 3,300,383 \$ 3,416,970 \$ 3,335,638 \$ 3,682,229 \$ \$ 8,751,772 \$ 3,925,579 \$ 4,064,048 \$ 4,207,304 \$ 4,356,668 \$ 1,799,083 \$ 1,862,479 \$ 1,356,478 \$ 1,404,277 \$ 2,865 \$ 2,966 \$ 482,073 \$ 499,061 \$ 4,509,219 \$ 4,668,116 \$ 1,928,095 \$ 1,453,750 \$ 3,071 \$ 516,643 \$ 4,832,574 1,996,007 \$: 1,504,955 \$: 3,179 \$: 534,840 \$: 5,002,788 \$ 2,139,044 \$ 2,214,339 \$ 1,612,803 \$ 1,669,574 \$ 3,407 \$ 3,527 \$ 573,168 \$ 593,343 \$ 5,361,297 \$ 5,550,017 \$ 2,292,270 1,728,332 3,651 614,225 5,745,342 2,456,409 1,852,090 3,912 658,207 6,156,739

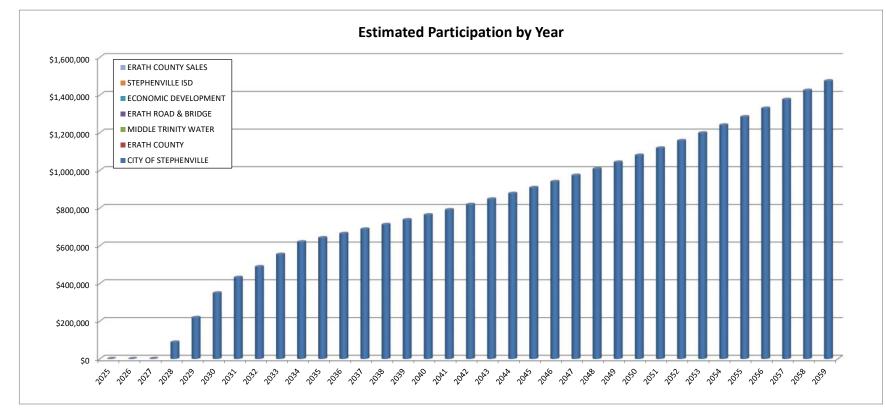


Revenue Summary

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.

Property ID	Address	Acres	Owner Name	Legal		mated 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	\$	-

