TAX INCREMENT REINVESTMENT ZONE
NUMBER ONE
CITY OF WOLFFORTH

SECOND AMENDED
PROJECT PLAN AND REINVESTMENT ZONE PROJECT PLAN

November 2025

Prepared by Hawes Hill & Associates

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INTRODUCTION

Tax Increment Reinvestment Zone Number One, City of Wolfforth, Texas (the "Zone"), was created by the City Council of City of Wolfforth, Texas (the "City") on September 22, 2008, by Ordinance No. 384. The original Zone spanned approximately 279 acres and was located at the northwest corner of the US Highway 62 / Donald Preston Dr (CR 7100) / Alcove Ave (CR 1500) intersection; its purpose was to help pay for certain infrastructure costs necessary to facilitate commercial development within its boundaries, as well to improve Alcove Ave, an important area mobility project. On October 20, 2014, the Zone was expanded to approximately 1,300 acres and the First Amended Project Plan and Reinvestment Zone Financing Plan was approved and adopted by Ordinance No. 449. The objectives of the original Zone carried through to the expanded boundaries; namely, to fund improvements to roadway, water, sanitary sewer, and drainage infrastructure in a largely undeveloped area in order to support commercial and residential development. The Zone and City now propose a further project plan and reinvestment zone financing plan amendment.

This document constitutes the Second Amended Project Plan and Reinvestment Zone Financing Plan (the "Second Amended Plan") for Tax Increment Reinvestment Zone Number One, City of Wolfforth, Texas as required by Chapter 311, Texas Tax Code. This Second Amended Plan provides for the annexation of approximately 175.12 acres, as well as the de-annexation of 672.38 acres. The adjustments to Zone boundaries reflect a realignment of its development goals, wherein the focus is on facilitating high quality commercial development (and not residential) in targeted areas through the provision of necessary public infrastructure. Needed regional roadway and utility improvements will also be financed through the Zone.

Location:

The Zone (approximately 882.42 acres) is generally located near the intersection of US Highway 62 and Farm to Market Road 179, as further detailed in **Map 1**.

PROJECT PLAN

<u>Existing and Proposed Uses of Land</u> (Texas Tax Code § 311.011(b)(1)):

Map 2 reflects the existing boundaries as well as existing and proposed land uses within the Zone. The existing and proposed land uses include single-family residential, multi-family residential, commercial, office, industrial, public and institutional, transportation and utility, park and open spaces, undeveloped and agricultural production land uses. Proposed uses will include commercial, office, industrial, retail and public and institutional uses.

<u>Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances</u> (Texas Tax Code § 311.011(b)(2)):

All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

<u>Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)):</u>

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Funding identified in **Exhibit 1** will be leveraged with other sources to secure non-project funding when appropriate and available.

<u>Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan</u> (Texas Tax Code § 311.011(b)(4)):

It is not anticipated that any residents will be displaced or relocated as a result of implementing this Second Amended Plan.

REINVESTMENT ZONE FINANCING PLAN

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)):

Exhibit 1 details proposed public improvements to be funded utilizing resources from the Zone. Projects include but are not limited to public infrastructure, drainage, water and sewer improvements, pedestrian/bicycle facilities, streetscape amenities, intersection improvements and public facilities. As set forth in the Second Amended Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown in **Exhibit 1**. The project categories describe generally the kind of improvements contemplated by this Second Amended Plan.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code § 311.011(c)(2)):

These details are described throughout the Second Amended Plan and include but are not limited to roadway, water, sanitary sewer, and drainage infrastructure.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)):

At the time of Zone creation, in 2008, an economic feasibility study of the area was commissioned by a developer contemplating a 45 acre mixed-use commercial site on the corner of US Highway 62 and Donald Preston Dr. An additional build-out and tax revenue study was performed by Hawes Hill & Associates in 2014 as part of the First Amended Project Plan and Reinvestment Zone Financing Plan.

Collectively, these reports demonstrate the economic potential within the boundaries of the Zone. **Exhibits 2a, 2b, 2c, and 2d** constitute current revenue estimates for the Zone. The Project Plan estimated total project cost, as noted in **Exhibit 1,** is **$55 million** which exceeds the current estimated revenues of the Zone. Over time, as infrastructure improvements are made within the zone, taxable values and revenues are anticipated to increase. Projects will be implemented based on available revenue at the time. The Board of Directors of the Zone finds that the Project Plan, as amended, is economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4), § 311.011(c)(5)):

Issuance of notes and bonds by the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds. It is anticipated that a portion of the Zone Project Costs in **Exhibit 1** will be paid for by available tax increment revenue while others will be financed through bonds once adequate Zone revenue is available. In other instances, private developers will advance funds for the Project Costs and be reimbursed through Zone increment revenues or bonds issued and backed by Zone increment revenues.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)):

Methods and sources of financing include pay-as-you-go project financing, the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. Tax increment associated with this Second Amended Plan will consist of contributions from the City of Wolfforth. The City is anticipated to participate at seventy-five percent (75%) of available tax increment through the life of the Zone. As outlined in **Exhibit 2a**, approximately **$6.5 million** is estimated to be generated by the Zone for use in funding project costs, servicing any debt, and/or providing reimbursement to advance funders of Zone projects. This figure is calculated using a City contribution of 75% of the captured appraised value within the Zone, based on a tax rate of $0.847604/$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

As of November 2025, the current appraised value of taxable real property in the Zone is **$94,207,022**.

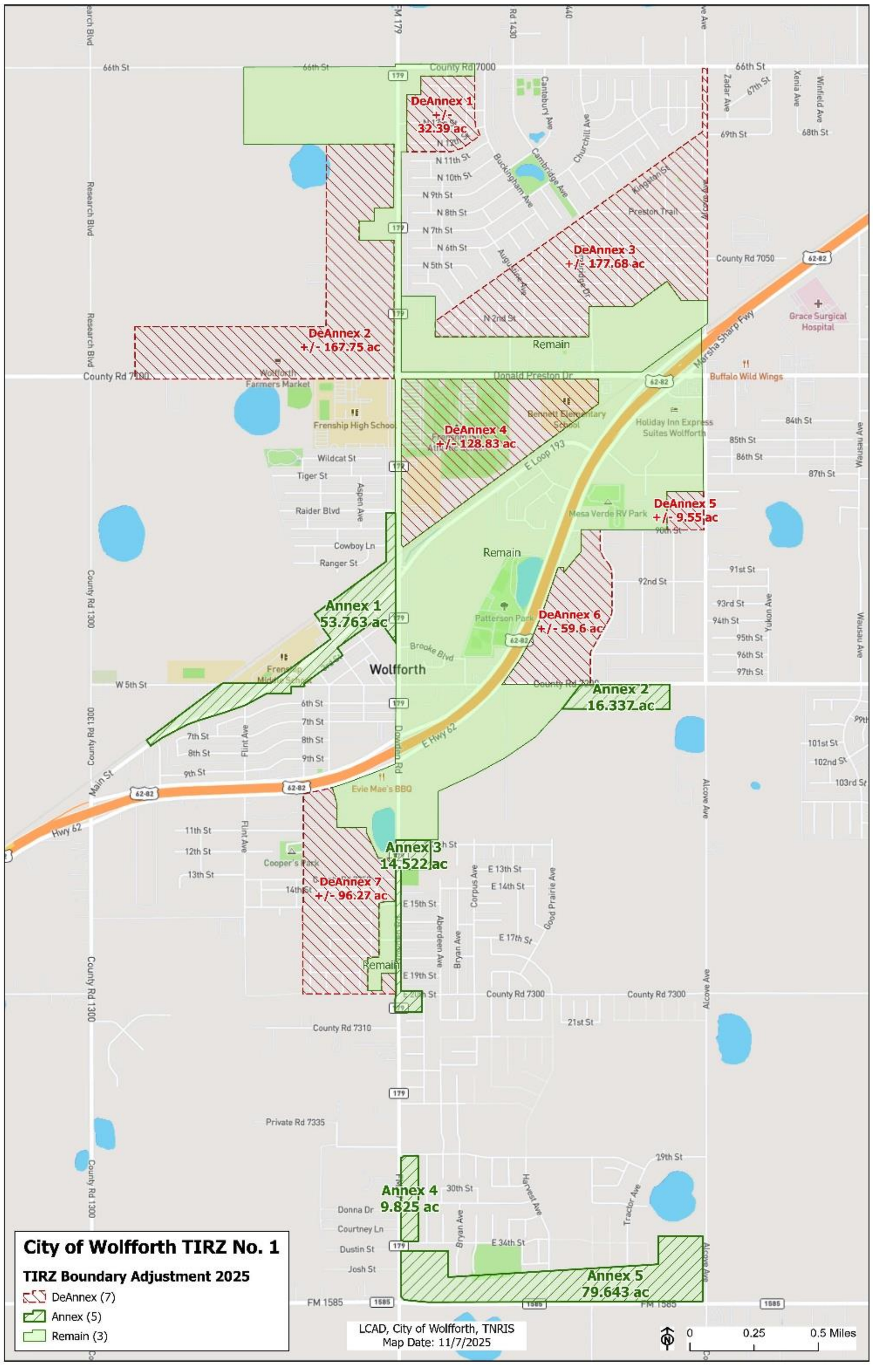
Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

The estimated captured appraised value of the Zone during each year is set forth in **Exhibits 2a, 2b, 2c, and 2d.**

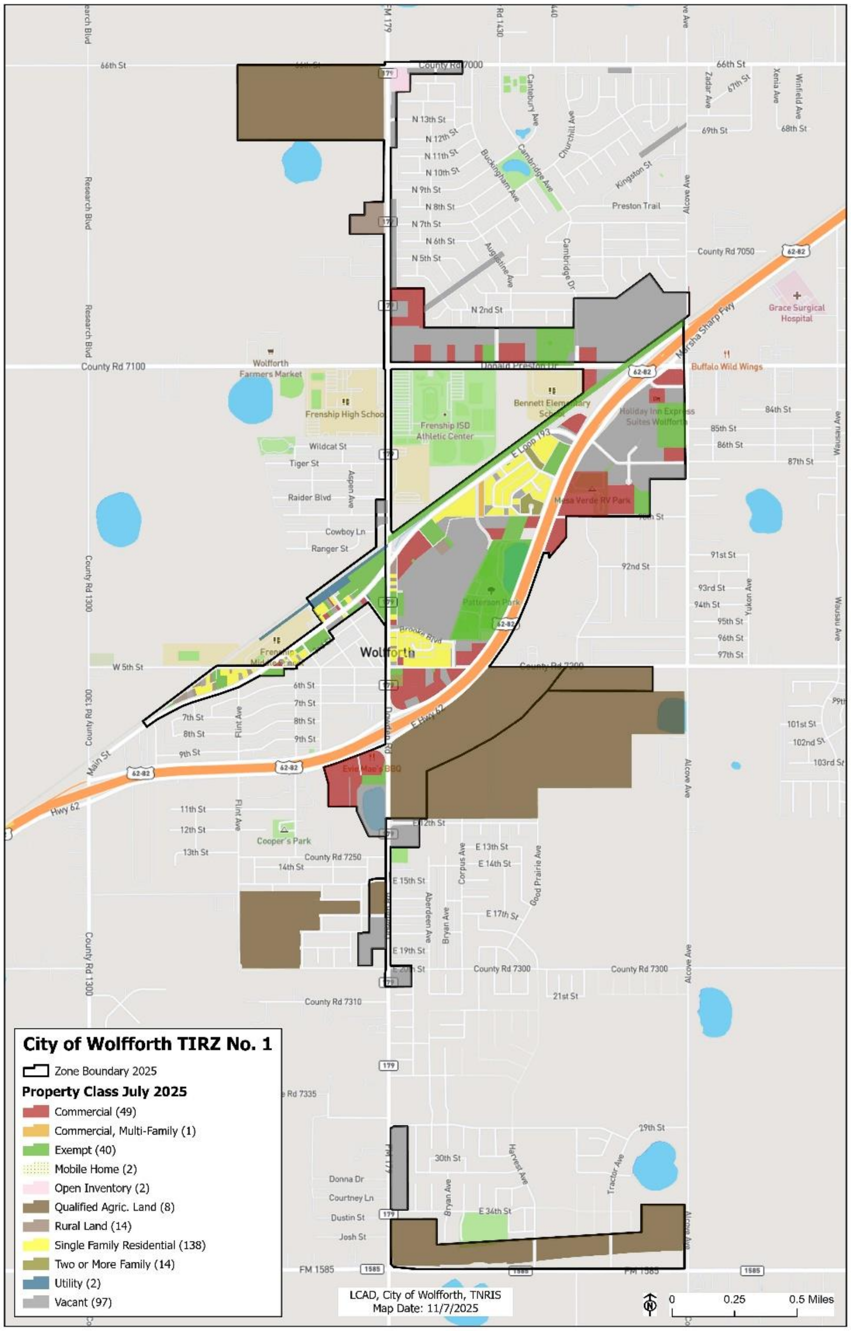
Zone Duration (Texas Tax Code § 311.011(c)(9)):

The City of Wolfforth established the Zone by Ordinance in 2008. Termination of Zone operation will occur on **December 31, 2038**, or on an earlier date as adopted by a subsequent City Council Ordinance, or when all project costs, tax increment bonds, and bond interest have been paid, and all contractual obligations completed.

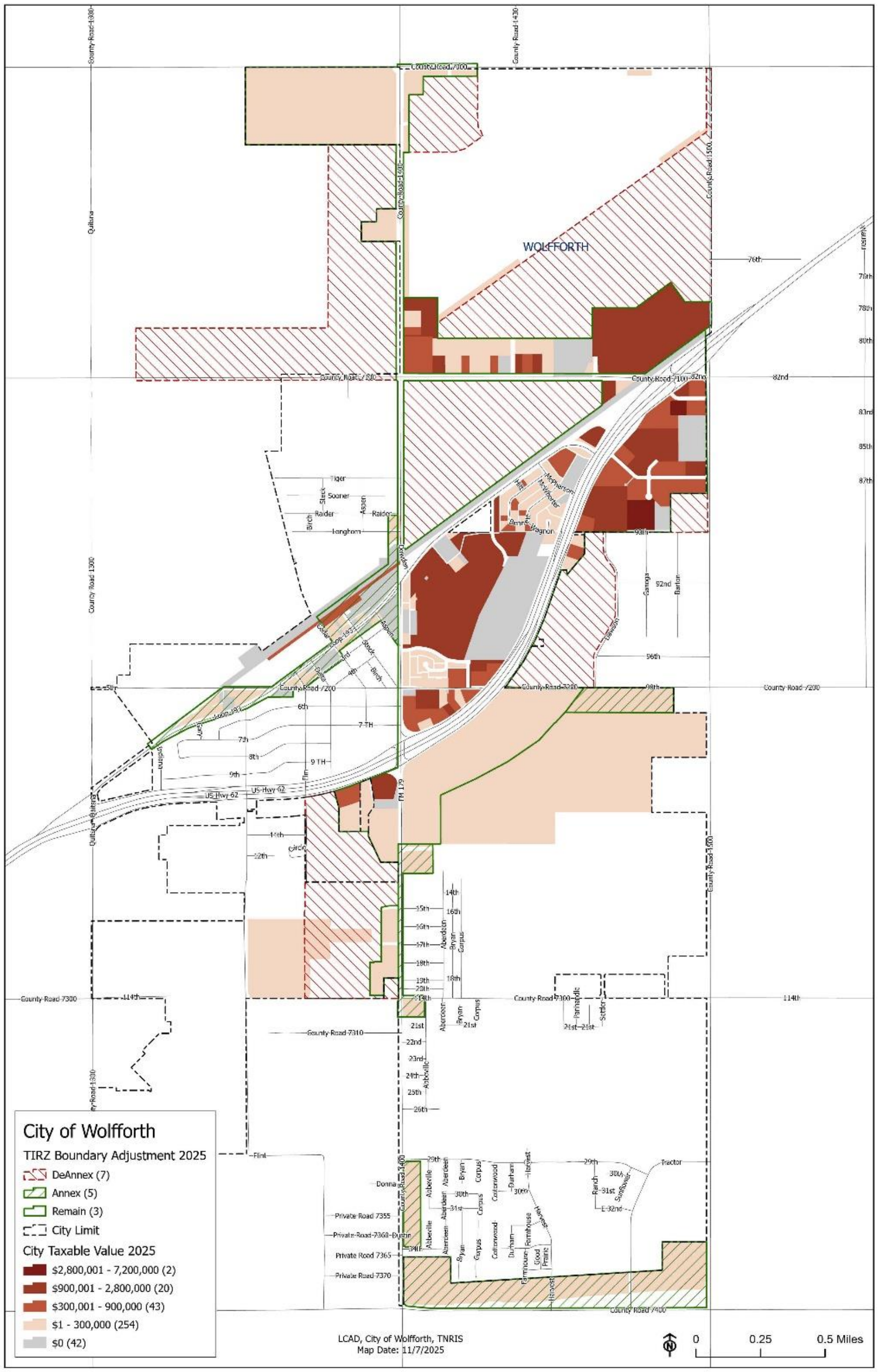
Map 1 – Zone Boundary



Map 2 – Existing and Proposed Land Use



Map 3 – Taxable Value



Map 4 – Aerial Imagery

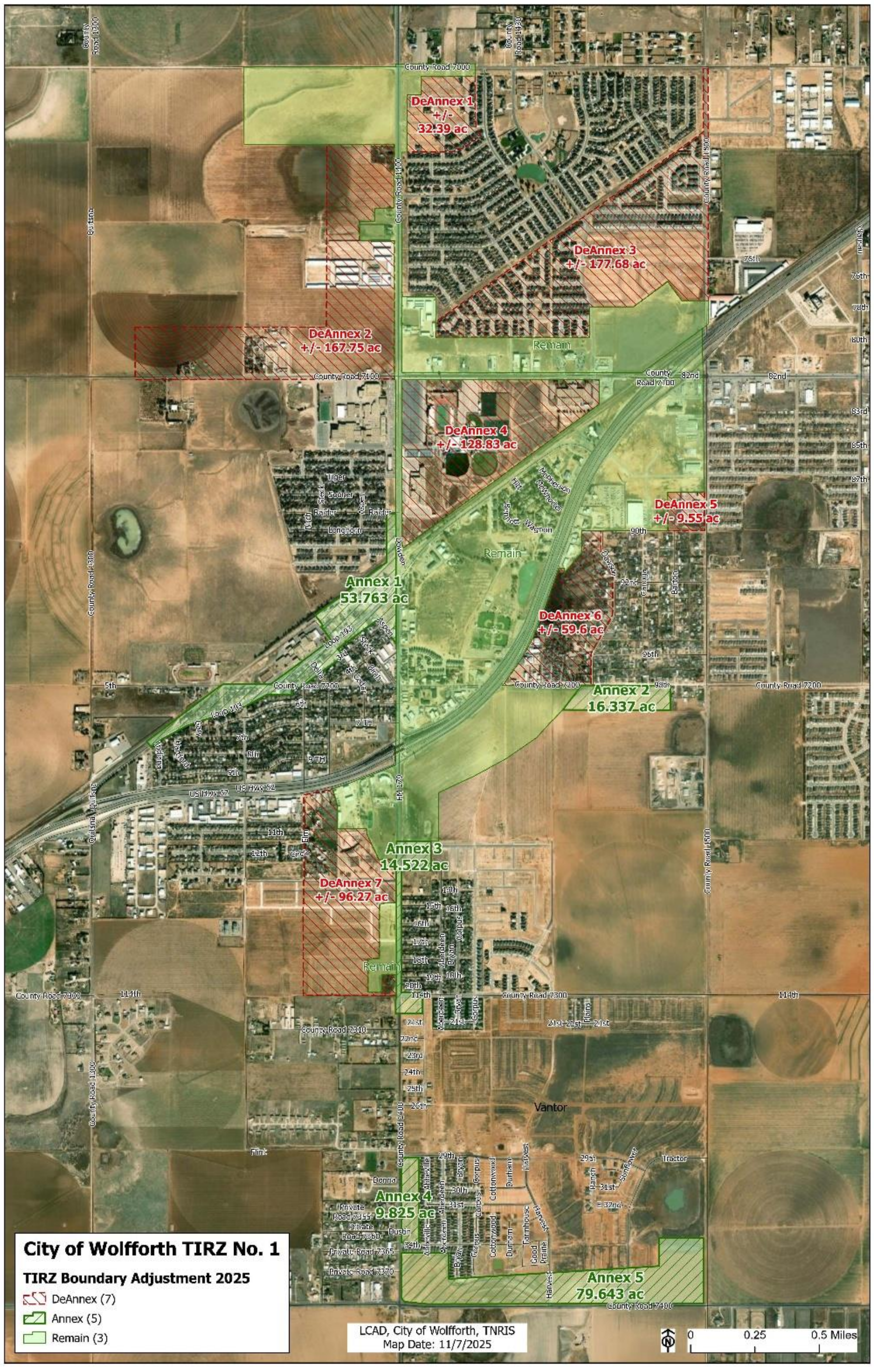


Exhibit 1 – Project Costs

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF WOLFFORTH

Public Infrastructure	Zone Project Costs
Public Infrastructure	$ 40,000,000
Water and Sanitary Sewer Improvements	$ 5,000,000
Roadway Improvements	$ 7,500,000
Public Facility	$ 2,500,000
Administrative Costs	$ 500,000
Total Zone Project Costs	**$ 55,500,000**

Exhibit 2a

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF WOLFFORTH
ORIGINAL ZONE

Projected Values

Tax Roll Jan 1	Base Year TY 2008	Total Taxable Value	Captured Appraised Value
2025	$ 7,020,185	$ 16,073,036	$ 9,052,851
2026	$ 7,020,185	$ 16,555,227	$ 9,535,042
2027	$ 7,020,185	$ 17,051,884	$ 10,031,699
2028	$ 7,020,185	$ 17,563,440	$ 10,543,255
2029	$ 7,020,185	$ 18,090,344	$ 11,070,159
2030	$ 7,020,185	$ 18,633,054	$ 11,612,869
2031	$ 7,020,185	$ 19,192,046	$ 12,171,861
2032	$ 7,020,185	$ 19,767,807	$ 12,747,622
2033	$ 7,020,185	$ 20,360,841	$ 13,340,656
2034	$ 7,020,185	$ 20,971,666	$ 13,951,481
2035	$ 7,020,185	$ 21,600,816	$ 14,580,631
2036	$ 7,020,185	$ 22,248,841	$ 15,228,656
2037	$ 7,020,185	$ 22,916,306	$ 15,896,121
2038	$ 7,020,185	$ 23,603,795	$ 16,583,610

Projected Zone Revenues

Tax Year	Coll. Year	City Tax Rate	City Tax Revenue 75%	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2025	2026	$ 0.847604	$ 56,398	$ 56,398	$ 56,398
2026	2027	$ 0.847604	$ 59,402	$ 59,402	$ 115,801
2027	2028	$ 0.847604	$ 62,496	$ 62,496	$ 178,297
2028	2029	$ 0.847604	$ 65,683	$ 65,683	$ 243,980
2029	2030	$ 0.847604	$ 68,966	$ 68,966	$ 312,946
2030	2031	$ 0.847604	$ 72,347	$ 72,347	$ 385,293
2031	2032	$ 0.847604	$ 75,829	$ 75,829	$ 461,122
2032	2033	$ 0.847604	$ 79,416	$ 79,416	$ 540,539
2033	2034	$ 0.847604	$ 83,111	$ 83,111	$ 623,649
2034	2035	$ 0.847604	$ 86,916	$ 86,916	$ 710,566
2035	2036	$ 0.847604	$ 90,836	$ 90,836	$ 801,401
2036	2037	$ 0.847604	$ 94,873	$ 94,873	$ 896,274
2037	2038	$ 0.847604	$ 99,031	$ 99,031	$ 995,305
2038	2039	$ 0.847604	$ 103,314	$ 103,314	$ 1,098,619
			$ 1,098,619	**$ 1,098,619**	

<u>Notes & Assumptions:</u>

Assumes 3% annual growth rate

Assumes 98% collection rate

Base year value will need to be adjusted to account for properties being de-annexed

2025 City tax rate used

Projected Zone Revenues do not net out Administrative Costs & Fees; see Overall schedule

Exhibit 2b

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF WOLFFORTH
2014 ANNEX

Projected Values

Tax Roll Jan 1	Base Year TY 2014	Total Taxable Value	Captured Appraised Value
2025	$ 29,857,923	$ 74,020,213	$ 44,162,290
2026	$ 29,857,923	$ 76,240,819	$ 46,382,896
2027	$ 29,857,923	$ 78,528,044	$ 48,670,121
2028	$ 29,857,923	$ 80,883,885	$ 51,025,962
2029	$ 29,857,923	$ 83,310,402	$ 53,452,479
2030	$ 29,857,923	$ 85,809,714	$ 55,951,791
2031	$ 29,857,923	$ 88,384,005	$ 58,526,082
2032	$ 29,857,923	$ 91,035,525	$ 61,177,602
2033	$ 29,857,923	$ 93,766,591	$ 63,908,668
2034	$ 29,857,923	$ 96,579,589	$ 66,721,666
2035	$ 29,857,923	$ 99,476,977	$ 69,619,054
2036	$ 29,857,923	$ 102,461,286	$ 72,603,363
2037	$ 29,857,923	$ 105,535,125	$ 75,677,202
2038	$ 29,857,923	$ 108,701,178	$ 78,843,255

Projected Zone Revenues

Tax Year	Coll. Year	City Tax Rate	City Tax Revenue 75%	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2025	2026	$ 0.847604	$ 275,126	$ 275,126	$ 275,126
2026	2027	$ 0.847604	$ 288,960	$ 288,960	$ 564,086
2027	2028	$ 0.847604	$ 303,209	$ 303,209	$ 867,296
2028	2029	$ 0.847604	$ 317,886	$ 317,886	$ 1,185,182
2029	2030	$ 0.847604	$ 333,003	$ 333,003	$ 1,518,185
2030	2031	$ 0.847604	$ 348,573	$ 348,573	$ 1,866,759
2031	2032	$ 0.847604	$ 364,611	$ 364,611	$ 2,231,370
2032	2033	$ 0.847604	$ 381,130	$ 381,130	$ 2,612,499
2033	2034	$ 0.847604	$ 398,144	$ 398,144	$ 3,010,643
2034	2035	$ 0.847604	$ 415,669	$ 415,669	$ 3,426,312
2035	2036	$ 0.847604	$ 433,719	$ 433,719	$ 3,860,031
2036	2037	$ 0.847604	$ 452,311	$ 452,311	$ 4,312,342
2037	2038	$ 0.847604	$ 471,461	$ 471,461	$ 4,783,802
2038	2039	$ 0.847604	$ 491,185	$ 491,185	$ 5,274,987
			$ 5,274,987	**$ 5,274,987**	

Notes & Assumptions:

Assumes 3% annual growth rate
Assumes 98% collection rate
Base year value will need to be adjusted to account for properties being de-annexed
2025 City tax rate used
Projected Zone Revenues do not net out Administrative Costs & Fees; see Overall schedule

Exhibit 2c

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF WOLFFORTH
2025 ANNEX

Projected Values

Tax Roll Jan 1	Base Year TY 2025	Total Taxable Value	Captured Appraised Value
2025	$ 4,113,773	$ 4,113,773	$ -
2026	$ 4,113,773	$ 4,237,186	$ 123,413
2027	$ 4,113,773	$ 4,364,302	$ 250,529
2028	$ 4,113,773	$ 4,495,231	$ 381,458
2029	$ 4,113,773	$ 4,630,088	$ 516,315
2030	$ 4,113,773	$ 4,768,990	$ 655,217
2031	$ 4,113,773	$ 4,912,060	$ 798,287
2032	$ 4,113,773	$ 5,059,422	$ 945,649
2033	$ 4,113,773	$ 5,211,205	$ 1,097,432
2034	$ 4,113,773	$ 5,367,541	$ 1,253,768
2035	$ 4,113,773	$ 5,528,567	$ 1,414,794
2036	$ 4,113,773	$ 5,694,424	$ 1,580,651
2037	$ 4,113,773	$ 5,865,257	$ 1,751,484
2038	$ 4,113,773	$ 6,041,214	$ 1,927,441

Projected Zone Revenues

Tax Year	Coll. Year	City Tax Rate	City Tax Revenue 75%	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2025	2026	$ 0.847604	$ -	$ -	$ -
2026	2027	$ 0.847604	$ 769	$ 769	$ 769
2027	2028	$ 0.847604	$ 1,561	$ 1,561	$ 2,330
2028	2029	$ 0.847604	$ 2,376	$ 2,376	$ 4,706
2029	2030	$ 0.847604	$ 3,217	$ 3,217	$ 7,923
2030	2031	$ 0.847604	$ 4,082	$ 4,082	$ 12,005
2031	2032	$ 0.847604	$ 4,973	$ 4,973	$ 16,978
2032	2033	$ 0.847604	$ 5,891	$ 5,891	$ 22,869
2033	2034	$ 0.847604	$ 6,837	$ 6,837	$ 29,706
2034	2035	$ 0.847604	$ 7,811	$ 7,811	$ 37,517
2035	2036	$ 0.847604	$ 8,814	$ 8,814	$ 46,331
2036	2037	$ 0.847604	$ 9,847	$ 9,847	$ 56,178
2037	2038	$ 0.847604	$ 10,912	$ 10,912	$ 67,090
2038	2039	$ 0.847604	$ 12,008	$ 12,008	$ 79,097
			$ 79,097	**$ 79,097**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 City tax rate used

Projected Zone Revenues do not net out Administrative Costs & Fees; see Overall schedule

Exhibit 2d

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF WOLFFORTH
ALL REVENUES & TRANSFERS

Tax Roll Jan 1	Projected Values: Base Year	Projected Values: Total Taxable Value	Projected Values: Captured Appraised Value	Tax Year	Coll. Year	City Tax Rate	City Tax Revenue 75%	City Annual Admin Fee 5%	Zone Administrative Costs	Total TIRZ Revenues Available for Projects	Cumulative TIRZ Revenues Available for Projects
2025	$ 40,991,881	$ 94,207,022	$ 53,215,141	2025	2026	$ 0.847604	$ 331,524	$ (16,576)	$ (15,000)	$ 299,948	$ 299,948
2026	$ 40,991,881	$ 97,033,233	$ 56,041,352	2026	2027	$ 0.847604	$ 349,131	$ (17,457)	$ (15,000)	$ 316,675	$ 616,623
2027	$ 40,991,881	$ 99,944,230	$ 58,952,349	2027	2028	$ 0.847604	$ 367,267	$ (18,363)	$ (15,000)	$ 333,903	$ 950,526
2028	$ 40,991,881	$ 102,942,557	$ 61,950,676	2028	2029	$ 0.847604	$ 385,946	$ (19,297)	$ (15,000)	$ 351,649	$ 1,302,175
2029	$ 40,991,881	$ 106,030,833	$ 65,038,952	2029	2030	$ 0.847604	$ 405,185	$ (20,259)	$ (15,000)	$ 369,926	$ 1,672,101
2030	$ 40,991,881	$ 109,211,758	$ 68,219,877	2030	2031	$ 0.847604	$ 425,002	$ (21,250)	$ (15,000)	$ 388,752	$ 2,060,853
2031	$ 40,991,881	$ 112,488,111	$ 71,496,230	2031	2032	$ 0.847604	$ 445,414	$ (22,271)	$ (15,000)	$ 408,143	$ 2,468,996
2032	$ 40,991,881	$ 115,862,754	$ 74,870,873	2032	2033	$ 0.847604	$ 466,437	$ (23,322)	$ (10,000)	$ 433,115	$ 2,902,112
2033	$ 40,991,881	$ 119,338,637	$ 78,346,756	2033	2034	$ 0.847604	$ 488,092	$ (24,405)	$ (10,000)	$ 453,687	$ 3,355,799
2034	$ 40,991,881	$ 122,918,796	$ 81,926,915	2034	2035	$ 0.847604	$ 510,396	$ (25,520)	$ (10,000)	$ 474,876	$ 3,830,675
2035	$ 40,991,881	$ 126,606,360	$ 85,614,479	2035	2036	$ 0.847604	$ 533,369	$ (26,668)	$ (10,000)	$ 496,700	$ 4,327,375
2036	$ 40,991,881	$ 130,404,551	$ 89,412,670	2036	2037	$ 0.847604	$ 557,031	$ (27,852)	$ (10,000)	$ 519,179	$ 4,846,554
2037	$ 40,991,881	$ 134,316,687	$ 93,324,806	2037	2038	$ 0.847604	$ 581,403	$ (29,070)	$ (10,000)	$ 542,333	$ 5,388,887
2038	$ 40,991,881	$ 138,346,188	$ 97,354,307	2038	2039	$ 0.847604	$ 606,507	$ (30,325)	$ (10,000)	$ 566,181	$ 5,955,069
							$ 6,452,704	**$ (322,635)**	**$ (175,000)**	**$ 5,955,069**	

Projected Zone Revenues: columns Tax Year through Cumulative TIRZ Revenues Available for Projects.

<u>Notes & Assumptions:</u>
Assumes 3% annual growth rate
Assumes 98% collection rate
Base year value will need to be adjusted to account for properties being de-annexed
2025 City tax rate used