Seguin Tax Increment Reinvestment Zone #1
Final Project & Financing Plan

City of Seguin, Texas

September 8, 2025

Prepared by

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Section 1 – Introduction

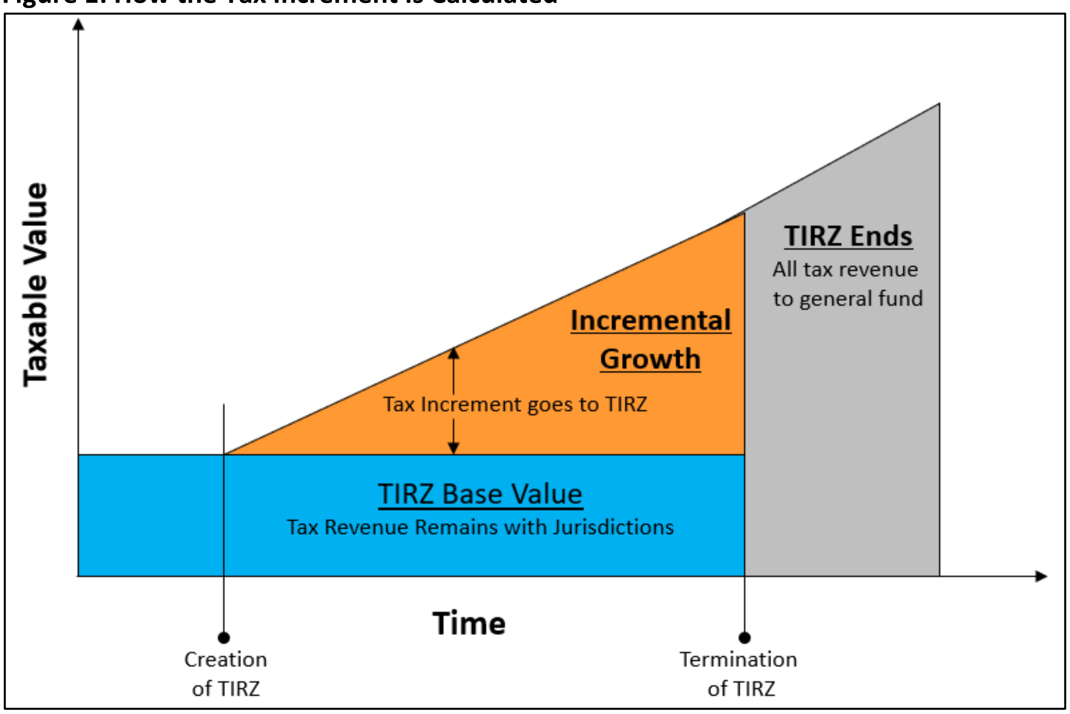
Overview

In September 2024, the City of Seguin, Texas ("City") by ordinance (Number 2024-037) approved the creation of Tax Increment Reinvestment Zone One, City of Seguin ("TIRZ #1") consisting of approximately 150.7 acres of land. TIRZ #1 was created to fund a portion of infrastructure and maintenance costs associated with redeveloping the greater downtown Seguin area. The need and justification for these improvements can be found in the *City of Seguin Comprehensive Plan* (2023) and *City of Seguin Downtown Plan* (2023) developed by Freese and Nichols, Inc.

Purpose of a Tax Increment Reinvestment Zone

A tax increment reinvestment zone ("TIRZ") is a tool that local governments can use to finance needed improvements and infrastructure within a defined geographic area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises. The cost of eligible improvements is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. The additional incremental tax revenue that is received from the affected properties is referred to as the tax increment

Figure 1: How the Tax Increment is Calculated



Each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within TIRZ. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements. The statutes governing tax increment financing are in Chapter 311 of the Tax Code.

Existing Tax Increment Financing Districts in the City of Seguin

There are no existing TIRZ in Seguin. According to state law, cities with less than 100,000 residents may not create a new TIRZ if the total appraised value of taxable real property in the proposed reinvestment zone and in the existing reinvestment zones would exceed 50.0 percent of the total appraised value of taxable real property within the city and its industrial districts. In addition, a TIRZ may not be created if more than 30.0 percent of the property in the proposed new TIRZ (excluding publicly-owned property) is used for residential purposes at the time of designation. TIRZ #1 complied with these state rules at the time of creation.

Board of Directors

The Board consists of five members appointed by the Seguin City Council.

Compliance & Reporting

The TIRZ Board policies shall comply with all federal, state, and local laws, rules and regulations. The TIRZ Board will submit project status reports and financial reports as required by state law.

Purpose of this Document

This document is designed to meet the legal requirements of establishing a TIRZ and to provide guidance for the TIRZ Board that has been established to manage TIRZ #1. The sections and subsections of this report correspond the required sections outlined in Chapter 311 of the Texas Tax Code.

Plan Updates and Modifications

Texas Tax Code allows the governing body of the municipality or county that designated the TIRZ to amend the plan and extend the term of the zone after notice and hearing in the manner provided for the designation of the zone. Any changes to this plan will need to be documented and approved by the TIRZ Board and Seguin City Council.

Section 2 – Project Plan

Description of Tax Increment Reinvestment Zone #1

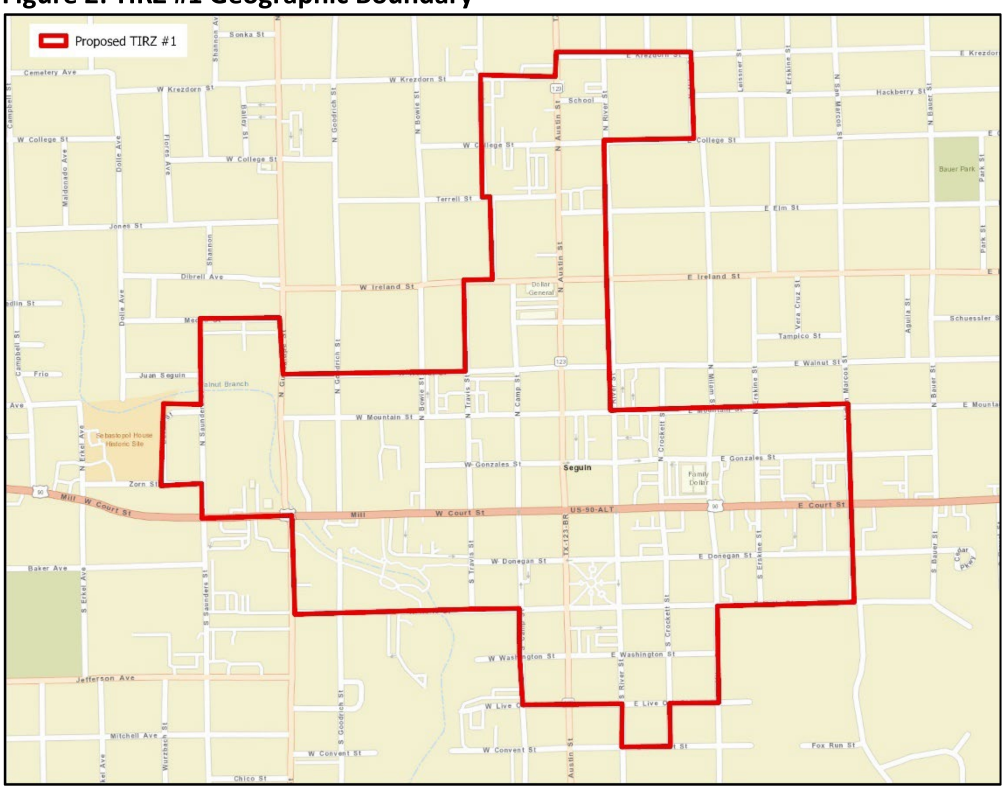
TIRZ #1 covers approximately 150.7 acres (including roads and right of way). The 2024 baseline taxable property value of the TIRZ is **$61,018,346**. See the appendix for the list of properties within the TIRZ.

Table 1: Existing Land Use in TIRZ #1 (2024)

	Count	Acres	Market Value	Taxable Value TIRZ Baseline
Single-Family Residence	63	14.9	$10,692,354	$9,856,533
Multifamily Residence	6	0.8	$1,468,235	$1,085,088
Vacant Lots and Land Tracts	12	2.3	$377,004	$355,543
Commercial Real Property	144	31.4	$51,736,697	$48,921,767
Telephone Company	1	0.5	$79,591	$79,591
Totally Exempt Property	79	37.2	$45,079,896	$0
Total (11/08/2024)	**305**	**87.0**	**$109,433,777**	**$60,298,522**
Updated Final Value (12/11/2024)				**$61,018,346**
[redacted]				

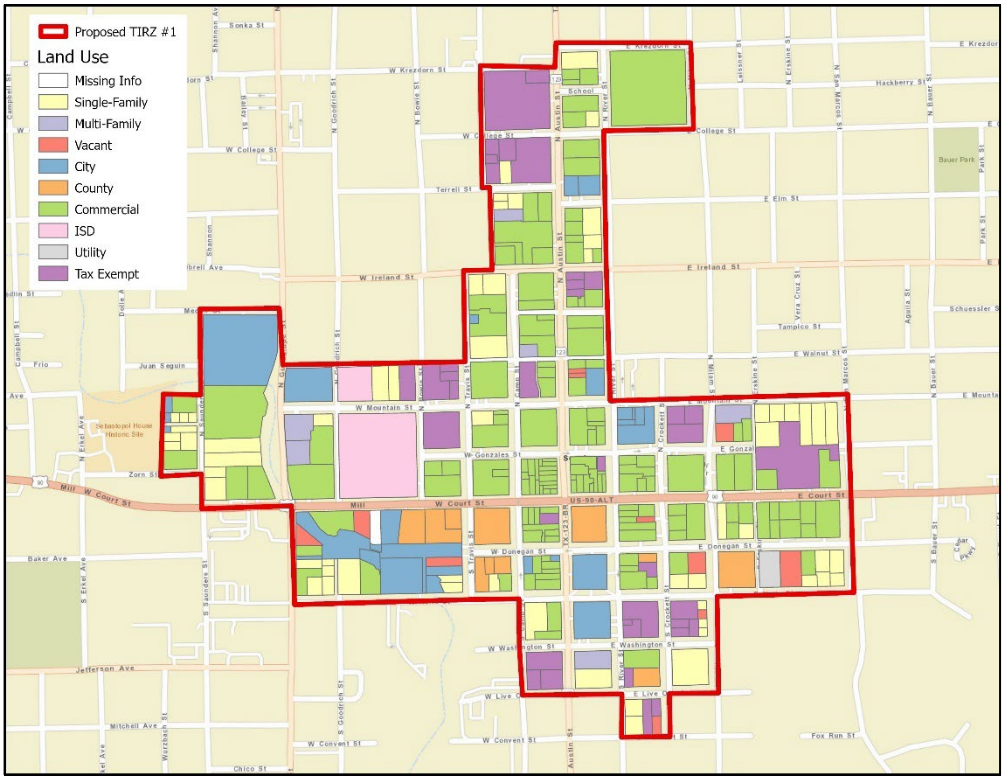
Source: Guadalupe Appraisal District; TXP, Inc.

Figure 2: TIRZ #1 Geographic Boundary



Source: TXP, Inc.

Figure 3: Land Use within TIRZ #1 (2024)



Source: Guadalupe Appraisal District; TXP, Inc.

Properties within the TIRZ

The parcels identified in the appendix and the boundary map (Figure 2) provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the zone.

Existing Zoning and Land Use Guidelines Applicable to the TIRZ

Existing Seguin land use, zoning guidelines, and policies would apply to all properties.

Taxing Jurisdictions Applicable to TIRZ

TIRZ #1 is located within the following taxing jurisdictions: City of Seguin, Guadlupe County, Lateral Road, and Seguin ISD.

Proposed Changes in Master Plans, Zoning Ordinances, and Building Codes

There are no anticipated changes to the master development and zoning ordinances.

Relocation of Displaced Persons

This plan currently does not call for nor anticipate the displacement and relocation of persons for the proposed projects.

Section 3 – Revenue Forecast

Tax increment financing is a tool used by local governments to publicly finance needed infrastructure and other improvements within a defined area. These improvements are usually undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. The statutes governing tax increment financing are located in Chapter 311 of the State of Texas Tax Code.

The costs of improvements in the defined zone are repaid by the contribution of future property tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

<u>Public Sector Entities Participating in TIRZ #1</u>

All project costs will be paid through the contribution of incremental property taxes collections. This preliminary plan assumes that the City of Seguin will contribute a portion of its total tax rate (maintenance and operations (M&O) and interest and sinking (I&S) ad valorem tax rate for 25 years.

Table 2: Taxing Jurisdictions within TIRZ #1

Entity	Property Tax Rate per $100 (2025)
City of Seguin	$0.51250
[redacted]	

Source: TXP, Inc.

Financial Forecast Assumptions

- **TIRZ Duration** – The TIRZ will have a 25-year lifespan. The termination of TIRZ #1 shall occur on December 31, 2049 or at an earlier time designated by subsequent ordinance.

- **TIRZ Allocation** – The City of Seguin will contribute 75.0 percent of its total incremental tax collections.

- **Tax Rate** – While tax rates do change over time, the 2025 tax rate was held constant for the duration of the TIRZ.

- **Existing Properties** – The 2024 baseline property value of the TIRZ is $61,018,346.

- **Real Property** – Only taxable real property values are included in the tax increment calculations. By law, business personal property values are excluded from TIRZ.

- **Future Development Patterns** – To provide an order of magnitude estimate, TXP has projected the build out of the TIRZ based on the Downtown Master Plan and projects being discussed formerly and informally.

- **Inflation & Appreciation Rate** – The inflation rate used for construction costs and the value of improvements is 3.0 percent per year.

Financial Forecast Summary Results

The following table depicts the anticipated revenue generated over 25 years. The first TIRZ increment will occur in 2025 (2025 value less 2024 baseline value). Note, 2025 taxes are not due until January 2026.

Table 3: TIRZ #1 Revenue Forecast

Year	Period	Total TIRZ #1 Property Value	Property Value Increment	TIRZ #1 Revenue @ 75% Contribution
2024	0	$61,018,346	$0	$0
2025	1	$64,068,396	$3,050,050	$11,724
2026	2	$65,990,448	$5,972,102	$22,955
2027	3	$67,970,161	$26,288,149	$101,045
2028	4	$70,009,266	$45,882,344	$176,360
2029	5	$72,109,544	$49,089,364	$188,687
2030	6	$74,272,830	$52,392,596	$201,384
2031	7	$76,501,015	$55,794,924	$214,462
2032	8	$78,796,046	$59,299,322	$227,932
2033	9	$81,159,927	$62,908,852	$241,806
2034	10	$83,594,725	$76,626,668	$294,534
2035	11	$86,102,567	$80,756,018	$310,406
2036	12	$88,685,644	$85,009,249	$326,754
2037	13	$91,346,213	$89,390,077	$343,593
2038	14	$94,086,599	$93,902,330	$360,937
2039	15	$96,909,197	$98,549,950	$378,801
2040	16	$99,816,473	$103,336,999	$397,202
2041	17	$102,810,968	$108,267,659	$416,154
2042	18	$105,895,297	$113,346,240	$435,675
2043	19	$109,072,156	$118,577,177	$455,781
2044	20	$112,344,320	$123,965,043	$476,491
2045	21	$115,714,650	$129,514,545	$497,822
2046	22	$119,186,089	$135,230,531	$519,792
2047	23	$122,761,672	$141,117,998	$542,422
2048	24	$126,444,522	$147,182,088	$565,731
2049	25	$130,237,858	$153,428,101	$589,739
			Total	**$8,298,189**

Source: TXP, Inc.

Section 4 – Finance Plan

Project Overview & Costs

TIRZ #1 will provide support for catalytic infrastructure and economic development projects that will facilitate the development and redevelopment of zone. Public infrastructure investment is required to redevelop the area. This is the priority spending focus of TIRZ #1. Additional infrastructure and enhancement projects are included in the project plan if the resources are available. In addition, other projects might be added to the list as future development projects and related opportunities present themselves. Line item amounts may be adjusted with approval of the TIRZ Board, if total costs do not exceed the Financing Plan Budget. The anticipated project costs are divided into major categories.

Duration of the Zone

The total duration of TIRZ #1 is 25 years. The baseline year is 2024. It is scheduled to terminate on December 31, 2049, (including collection of the 2049 increment in calendar year 2050 and any related matters to be concluded in 2050).

Method of Financing Project Costs

All project costs will be paid through the contribution of incremental property taxes collections. The City of Seguin will contribute 75.0 percent of incremental tax revenue to the zone.

Estimated Time when Related Costs or Monetary Obligations Incurred

The TIRZ will reimburse developers and pay for projects as funds become available. It might also take the TIRZ multiple years to accrue funds required for a project or to repay a developer.

Estimated Amount of Bonded Indebtedness

It is anticipated that financial transactions by the TIRZ are to be on a cash only basis and to the extent only that funds are available. However, if the resources become available to issue debt, the TIRZ #1 Board may recommend to the City Council that it is appropriate to issue TIRZ debt if the tax increment fund can make such payments. The TIRZ Board has no obligation to issue any notes or debt.

Economically Feasible

The TIRZ Board reviewed the revenue forecasts and model assumptions. It was determined that the TIRZ would generate sufficient revenue to pay for the Project Plan. Therefore, the financial forecasts are reasonable and its assumptions appear to be sound. The project plan is economically feasible.

Implementation of the Project Plan

The Seguin City Council at all times shall have and retain paramount authority to direct the actions of the TIRZ #1 Board in connection with the administration of the TIRZ, and in that regard the Board shall have only the powers and authority granted to it from time to time by the City Council.

Eligible Project Costs & Categories

1. Parks & Streetscape Enhancements

This category includes gateway features, parks, corridor landscaping, public plazas, lighting etc.

2. Infrastructure Improvements

This category includes roadway and street enhancements, public transportation, utilities, sidewalks, public safety facilities, storm water improvements, and related right of way. This includes compliance with ADA and other City, State, County, or Federal regulations. This category also includes eligible expenditures for design, engineering, and construction.

3. Economic Development Grants

It is anticipated that economic development loans or grants might be made to assist in implementing the project plan. The City, with advisement from the TIRZ Board shall have the authority to establish and administer economic development programs, including but not limited to grants and loans, authorized under Chapter 380 of the Texas Local Government Code. Should such loans or grants be made, it will be done with the intent to fulfill the public purposes of developing and diversifying the economy, eliminating unemployment or underemployment, and developing or expanding transportation, business, and commercial activity in the TIRZ.

4. Developer Reimbursement for Public Improvements

The TIRZ Board will seek to enter into agreements as necessary with other owners of property in the Zone for the repayment of costs associated with infrastructure that benefit the Zone such as streets, water and sewer improvements, open space improvements, landscaping, flood control, and any other public projects that benefit the Zone. These projects will be evaluated and approved on a case-by-case basis.

A developer will typically apply for and be authorized by the TIRZ and City for TIRZ improvements, then fund and build the improvements. Upon completion and acceptance of the work by the City, the developer will be reimbursed with TIRZ funds if and when they are available. TIRZ payments are made based on available increment and other conditions set forth in project development agreements.

Private developers must enter into a development agreement with the TIRZ if they desire the public sector to share in the costs of infrastructure improvements required for their projects. Reimbursement priorities and the method of apportioning available increment will be described in the development agreement. Each development agreement is unique. Accordingly, the nature and extent of support from the TIRZ may change over time as the area becomes more developed.

5. Municipal Services Fee (MSF)

The TIRZ Board may enter into a Municipal Services Agreement with the City to provide for the incremental increase of the cost of providing municipal services to TIRZ #1 since its inception. The Municipal Services Fee shall only be paid for through the City's portion of the TIRZ's increment.

6. Administrative Support

The City might support the TIRZ administration with staff personnel. This support shall include keeping and maintaining the records of the Zone, accounting services as the Zone Board may request, and other administrative support. In addition, other eligible operations costs under this project category would include contracting for professional services as requested by the Board (ex. engineering firm, land planning, or other technical support).

7. Non-Project Costs

The private sector will develop and redevelop properties within the TIRZ. Non-project costs are those project costs that will be funded by others (ex. private developer) and are necessary for the development of the TIRZ. The TIRZ will not fund non-project costs.

<u>Future Eligible Projects</u>

The TIRZ Board may deem other public improvements necessary for the development of the TIRZ. If it is determined that additional public improvements are required, such improvements will be incorporated as amendments to the Project Plan in accordance and conformity with applicable law requiring the approval of the City Commission.

Table 4: Estimated Spending by Eligible Project Category

Category	Project	Estimated Cost
1	Parks & Streetscape Enhancements	$1,000,000
2	Infrastructure Improvements	$2,000,000
3	Economic Development Grants	$3,000,000
4	Developer Reimbursement for Public Improvements	$2,000,000
5	Municipal Services Fee	$0
6	Administration & Implementation	$125,000
7	Non-Project Costs	$0
	Total	**$8,125,000**

Source: TXP

Conclusion

Based on the preliminary development concepts and activity zones within this area, anticipated tax revenue, and market demand projections, TIRZ #1 is economically and financially feasible. The TIRZ could generate substantial revenue to pay for infrastructure and redevelopment costs.

These projections are based on the best available datasets and information related to market conditions in the region. Given the high visibility of this area, for example, the substantial commitment of a few large developers could have a significantly positive impact on both the level and timing of future growth. Moreover, the financial projections make no allowance for positive spillover to the value of other properties in area as a result of new development (beyond inflation), which easily could occur. At the same time, a slowdown in development as a result of a weaker national economy, negative changes in key drivers of regional economy, or other unforeseen issues could materially reduce the volume of construction put in place, and resulting tax revenue, over the next 25 years.

Appendix: Properties within TIRZ #1

Table 5: Properties within the TIRZ #1

Parcel	Property ID	Owner	Land Use Code
1	46180	SB 35 ENTERPRISE LLC	F
2	13385	SOUTHWESTERN BELL TELEPHONE CO	J
3	22643	FIRST UNITED METHODIST CHURCH	T
4	22646	FIRST UNITED METHODIST CHURCH OF SEGUIN TEXAS	T
5	22645	FIRST UNITED METHODIST CHURCH OF SEGUIN	T
6	22644	FIRST UNITED METHODIST CHURCH OF SEGUIN	T
7	46177	SCOTT TIMOTHY WOODS	A
8	13525	AGAVE WEDDINGS LLC	F
9	13526	AGAVE WEDDINGS LLC	F
10	13438	SACATAR PROPERTIES LLC	B
11	13403	RODRIGUEZ URBANO EST	A
12	13402	CORNEJO EVA DESOTO	A
13	13516	DONEGAN JANE	A
14	13515	DONEGAN JANE	A
15	129998	GUADALUPE COUNTY	County
16	123286	SKY RAINING	A
17	123285	HERNANDEZ ALBERTO CHIGUICHON	A
18	46175	LEOS MARKETING LLC	F
19	13405	JMV & ACV TEXAS HOLDINGS LLC	F
20	13404	JMV & ACV TEXAS HOLDINGS LLC	A
21	27981	CITY OF SEGUIN	City
22	13400	MARION LEROY	A
23	13395	MACHADO JOSE JR & SYLVIA A REVOCABLE LIVING TRUST	A
24	13397	CITY OF SEGUIN	City
25	27980	DWYER ROBIN V	C
26	13399	CITY OF SEGUIN	City
27	154268	YEH TSUNG SHENG	F
28	27986	GUADALUPE COUNTY	County
29	13407	RAMIREZ LOUIS R JR	A
30	46338	CITY OF SEGUIN	City
31	27895	GOMEZ JOSE H ARCHBISHOP OF SAN ANTONIO	T
32	27894	GOMEZ JOSE H ARCHBISHOP OF SAN ANTONIO	T
33	27893	GOMEZ JOSE H ARCHBISHOP OF SAN ANTONIO	T
34	27892	BENSON DIAN DANIELS & H A DANIELS II	A
35	27891	DANIELS H A	B
36	27890	SEGUIN CONSERVATION SOCIETY	T
37	27889	GUADALUPE COUNTY	County
38	27887	GREGG MARGARET	A
39	27888	SOUTHWESTERN BELL TELEPHONE CO	F
40	27875	CORBELL LAUREN NICOLE & CHRISTOPHER JACKSON	A
41	27872	SEGUIN CONSERVATION SOCIETY	T
42	27874	SEGUIN CONSERVATION SOCIETY INC	C

Parcel	Property ID	Owner	Land Use Code
43	27871	NIELSON JAMIE ADLER & MARY REYNA NIELSON	A
44	27873	SEGUIN CONSERVATION SOCIETY	T
45	13431	MOORE RANDALL & BRENDA	F
46	45572	SEGUIN GUADALUPE COUNTY SENIOR CITIZENS	T
47	13429	M&G PROFESSIONAL BUILDINGS LLC	F
48	45571	SCHACHT DANIEL J & PATRICIA L	A
49	13445	SCHACHT DANIEL J & PATRICIA L	A
50	13446	FLORES ISABEL	A
51	13447	DE LEON NATALIO	A
52	13444	WINDHAM-HARTIGAN AMY SUE	A
53	13443	HERNANDEZ MARIA DOLORES	A
54	13442	ESPINOZA JOSE ARMANDO & ANNA MARIA CASTILLO	A
55	27987	GUADALUPE COUNTY	County
56	27990	SEGUIN ART LEAGUE	T
57	27997	NIETO ARMANDO L & ANA G	F
58	27999	TRAVELING GYPSY LLC	F
59	28000	DWYER ROBIN V	F
60	27988	RAETZSCH A ROBERT	F
61	28003	GUADALUPE COUNTY	County
62	13433	SEGUIN IND SCHOOL DIST	ISD
63	28004	HOLLUB GERALD	F
64	28028	CHAMBERS PETER S & LAURA A FLUME	F
65	28026	CLEMMER MICHAEL R & KATHERINE B	F
66	28024	CASAS & FAULKNER ENTERPRISES INC	F
67	28022	NBC LEASING LLC	F
68	28034	JAMES SANDRA KAY	A
69	28035	HERNANDEZ JESUS FIDENCIO TERRAZAS & ANA LUISA GARCIA CARRILLO TERRAZAS	F
70	28030	DIETERT TRENT WILKES & DAWN MICHELLE DIETERT	A
71	28031	HOWELL JASON	F
72	28032	BEST CLEANERS INC	F
73	27444	CORNERSTEPHENS LLC	F
74	13418	BVLM LLC	F
75	13421	GORE LINDSEY & TOBY LANGFORD	F
76	13420	TRAEGER JOHN A JR	F
77	27443	CORNERSTEPHENS LLC	F
78	13427	KOEHLER KERRY	F
79	13390	DUNCAN BARRY F	A
80	13394	GARCIA JOE Y & SYLVIA M	A
81	13392	LOERA RICARDO & LINDA C	A
82	13387	WALLOCK MARK R	F
83	13391	NOLTE STEVEN	A
84	13393	GUERRERO REBECCA ANN MORALES	A
85	27934	GUADALUPE COUNTY	County
86	27938	BLACKETER JOHN & MARY D	A
87	27937	MARQUIS KENNETH R & CAROL A	A
88	27935	GHEDI PROPERTIES LLC	F

Parcel	Property ID	Owner	Land Use Code
89	27936	LANNOM EDGAR MRS	C
90	27939	GVM CAPITAL INVESTMENT GROUP LLC	F
91	27953	ILLHARDT PROPERTIES LLC	F
92	27952	SHELBY JAMES ET AL TRUSTEES	T
93	27947	CEVALLOS VALDEMAR	F
94	27949	KOENIG ANDREW D & KIMBERLY D	F
95	27951	GUADALUPE COUNTY	County
96	27955	CITY OF SEGUIN	City
97	27966	MARY LOVETT REILEY LLC	F
98	27968	DIBRELL JOSEPH B JR	F
99	27964	TRAEGER JOHN A & MARGARET	F
100	27962	DOUBLE J PROPERTY 206 S AUSTIN LLC	F
101	27961	BES STRATEGIC INVESTMENTS LLC	F
102	27970	CITY OF SEGUIN	City
103	27971	HOFFMANN ANDREA J	F
104	27958	FINCH STEPHEN D	F
105	27979	BEATY WILLIAM G & NOEMI O	A
106	27976	ANDERS HEATH & LESLIE COODY-ANDERS	F
107	27973	COUNTY OF GUADALUPE	County
108	27974	COUNTY OF GUADALUPE	County
109	27914	PALACE THEATRE	F
110	27912	STARCKE FURNITURE CO	A
111	27913	STARCKE FURNITURE CO	F
112	27916	NORWEST BANK TEXAS SOUTHCENTRAL	City
113	27921	ST ANDREW'S EPISCOPAL CHURCH OF SEGUIN TEXAS INC	T
114	27923	ST ANDREW'S EPISCOPAL CHURCH OF SEGUIN TEXAS INC	T
115	27920	ST ANDREWS EPISCOPAL CHURCH OF SEGUIN	T
116	27931	ST ANDREWS EPISCOPAL CHURCH OF SEGUIN TX	T
117	27928	ONTIVEROS ANDREW	A
118	27930	ST ANDREWS EPISCOPAL CHURCH OF SEGUIN TX	T
119	27929	EPISCOPAL CHURCH CORPORATION IN WEST	T
120	27927	MARTINEZ RALPH S	A
121	27924	EPISCOPAL CHURCH CORPORATION IN WEST TX	T
122	27926	ALWAYS HOME INC	A
123	27925	ST ANDREW'S EPISCOPAL CHURCH OF SEGUIN TEXAS INC	C
124	22553	BKCC PROPERTIES LLC	F
125	22555	MORENO DANIEL & DELIA	A
126	22556	HAMPE CHRIS REVOCABLE TRUST	F
127	22560	SOLUS CHRISTUS LTD	A
128	22557	TOOL BOX LLC	F
129	22561	TOOL BOX LLC	F
130	22562	MRJ 1040 INVESTMENTS LLC	A
131	22563	CUVELIER EDWARD & BETSY	F
132	22649	CITY OF SEGUIN	City
133	22650	CITY OF SEGUIN	City
134	22651	SCHRANK-EHRLICH INC	F

Parcel	Property ID	Owner	Land Use Code
135	22653	VARDEMAN MARVIN BRYANT & FORTUNA	F
136	28199	WOW REAL ESTATE INVESTMENTS LLC	F
137	28197	CITY OF SEGUIN	City
138	28195	WOW REAL ESTATE INVESTMENTS LLC	C
139	28194	WOW REAL ESTATE INVESTMENTS LLC	C
140	28193	DOUBLE J PROPERTY VENTURES LLC	F
141	28196	CF INVESTMENT GROUP LLC	F
142	13517	SEGUIN THEATERS INC	B
143	13518	SEGUIN COFFEE COMPANY LLC	F
144	13519	WEYEL LINDA W	F
145	116367	KELLER KATHRYN BLANCHE	F
146	13522	WEYEL LINDA W	F
147	13527	HOPCO PROPERTIES LLC	F
148	13532	ROHDE KAREN L	F
149	13425		F
150	13422		F
151	13386		C
152	13536	ZEGUB CHARLENE & KELLY Z SCHIEVELBEIN	F
153	13523	PULS LAYNE L	F
154	13531	SEGUIN CONSERVATION SOCIETY	T
155	13529	SEGUIN CONSERVATION SOCIETY	T
156	13534	SEGUIN CONSERVATION SOCIETY	T
157	13535	AFFILIATION FOR THE PRESERVATION OF	T
158	13466	CITY OF SEGUIN	City
159	28210	EMANUELS LUTHERAN CHURCH	T
160	28213	EMANUEL'S LUTHERAN CHURCH	T
161	28212	EMANUELS LUTHERAN CHURCH	T
162	13460	SEGUIN IND SCHOOL DIST	ISD
163	13461	MILLER IAN & CAROL WAFER	A
164	13464	CLARK COLIN B & LYNN H	A
165	13465	LUTHERAN CHURCH	T
166	28211	EMANUELS LUTHERAN CHURCH	T
167	13439	SACATAR PROPERTIES LLC	B
168	13441	HAMPE CHRIS REVOCABLE TRUST	F
169	13440	JUAREZ JASON	A
170	28117	NATIONSBANK OF TEXAS N A	F
171	28122	SAGEBIEL FAMILY PARTNERSHIP/DENNIS SAGEBIEL	F
172	28116	JMT HOLDINGS LLC	F
173	28119	SAGEBIEL FAMILY PARTNERSHIP	F
174	28120	SAGEBIEL FAMILY PARTNERSHIP	F
175	28125	EMANUELS LUTHERAN CHURCH	T
176	28155	VOIGHT MELVIN R JR	F
177	28130	SEGUIN POST OFFICE PARTNERS LTD	F
178	28141	FIRST UNITED BANK & TRUST COMPANY	F
179	28143	FIRST UNITED BANK & TRUST COMPANY	F
180	28152	SCHACT DANIEL J & PATRICIA L	F

Parcel	Property ID	Owner	Land Use Code
181	28150	SCHACHT DANIEL J & PATRICIA L	F
182	28127	FLORES ANTONIO A & URSULA E	F
183	28126	STARCKE JOHN L	A
184	28129	FLORES ANTONIO A & URSULA E	F
185	28149	BETTERSWORTH & ASSOCIATES INC	F
186	28102	2 PALM LLC	F
187	28106	BURTON RODNEY M	F
188	28104	M5 SOLUTIONS INC	F
189	28086	SATURDAY MORNING PANCAKES LLC	F
190	28094	HOWELL JASON	F
191	28090	SCHAKER ANTHONY O & KAREN M	F
192	28091	AUSTIN ONE TWELVE LLC	F
193	28088	KINZ RICHARD O & GLORIA A	F
194	28041	EVANS JOSEPH P & SHERRELL	F
195	28036	BAUER FAMILY REALTY LTD	F
196	28172	EVANS JOE & SHERRELL	C
197	28168	SCHACHT DANIEL J & PATRICIA L	F
198	28167	SCHACHT DANIEL J & PATRICIA L	B
199	28170	EVANS JOE & SHERRELL	F
200	28163	CITY OF SEGUIN	City
201	28166	IGLESIA METODISTA UNIDA LA TRINIDAD	T
202	28160	CITY OF SEGUIN TEXAS	City
203	28159	CITY OF SEGUIN	City
204	28161	CITY OF SEGUIN	City
205	28162	CITY OF SEGUIN	City
206	28164	LA TRINIDAD UNITED METHODIST CHURCH	T
207	28165	LA TRINIDAD UNITED	T
208	28203	TNK PROPERTIES LLC	F
209	28202	DOUBLE J PROPERTY 314 N AUSTIN LLC	F
210	137379	TNK PROPERTIES LLC	F
211	22697	HARDWICK MICHAEL LYNN	F
212	22696	YOUNG GRACE A	A
213	22698	LEGACY FUNERAL HOLDINGS INC	F
214	22770	BAINES JOHN DELAVAN	F
215	22768	LEIBOLD MICHAEL & PATRICIA	F
216	22771	LEGACY FUNERAL HOLDINGS INC	F
217	180735	OHNHEISER LAVONNE	A
218	46178	SAGEBIEL EDWARD A	F
219	46176	VOSS RANDEE G	A
220	46190	LEOS ALFREDO III	F
221	46189	LUNA FRANCISCO	A
222	46187	RICHARD FLORES LLC	A
223	46188	LUNA FRANCISCO & JESUSA R	A
224	46192	GREENWOOD A F ET AL	A
225	46195	ACUNA ORALIA	A
226	46194	PENA FAMILY REVOCABLE LIVING TRUST	A

Parcel	Property ID	Owner	Land Use Code
227	46193	MENDEZ GERONIMO	A
228	46196	LEOS ALDREDO III	F
229	46197	CITY OF SEGUIN	City
230	22574	FLAT TOOB INVESTMENTS LLC	B
231	22570	PAPE HERBERT ZENO ESTATE OF	F
232	22569	BROWN MATTHEW M & MEGAN S	F
233	22572	HERNANDEZ MARCO ANTONIO	A
234	22571	JONES ROBERT L II & GERALDINE B JONES	A
235	22573	AVILES LORI RENEE	A
236	22700	FIRST UNITED METHODIST CHURCH	T
237	22701	FIRST UNITED METHODIST CHURCH	T
238	22648	FIRST UNITED METHODIST CHURCH OF SEGUIN TEXAS	T
239	22647	SANCHEZ REYNALDO D & M C	A
240	22576	MENN ALBERT	F
241	27983	GLENEWINKEL LYNN	A
242	136715	CITY OF SEGUIN	City
243	13513	EVELD DAVID J & ARDIS A	A
244	131330	MATYAS FRANK T JR	F
245	131332	CITY OF SEGUIN POLICE DEPT	City
246	131331	MYCUE BRENT & STACEY	F
247	28014	HOLLUB GERALD RAY	F
248	28015	MES VENTURES LLC	F
249	139830	SMT COMMUNITY IMPROVEMENTS LLC	C
250	139824	MES VENTURES LLC	F
251	139826	SMT COMMUNITY IMPROVEMENTS LLC	F
252	139828	SMT COMMUNITY IMPROVEMENTS LLC	F
253	27956	CITY OF SEGUIN	City
254	28038	CONTRERAS GREGORIO	F
255	137377	SCHERTZ SEGUIN LOCAL GOVERNMENT CORPORATION	T
256	109695	CITY OF SEGUIN	City
257	27985	COUNTY OF GUADALUPE	County
258	13416	CITY OF SEGUIN	City
259	13417	COUNTY OF GUADALUPE	County
260	13408	VASQUEZ GILBERTO M & HERCILIA H	F
261	13414	GRIER BROTHERS LLC	C
262	13415	CITY OF SEGUIN	City
263	28081	FROST JAMES S	F
264	28083	STAUTZENBERGER MARK & THALIA	F
265	28085	SATURDAY MORNING PANCAKES LLC	F
266	139075	GRIER BROTHERS LLC	C
267	13410	GRIER BROTHERS LLC	F
268	28208	BARNARD DONCO LLC	F
269	22695	HOWELL JASON LAWSON	F
270	22575	THE TRAEGER WAREHOUSE LLC	F
271	22565	PPRC 2 INC	F
272	33289	MARTIN HAIR PROPERTIES LLC	F

Parcel	Property ID	Owner	Land Use Code
273	180443	HOWELL JASON	F
274	28062	EVANS JOE & S	F
275	28064	LEOS ALFREDO III	F
276	28054	SCHULTZ DUANE ALLEN	F
277	28056	ZEUS ENTERPRISES LLC	F
278	28075	SEGUIN-GUADALUPE CO HERITAGE MUSEUM INC	T
279	28071	ADARIAN LLC	F
280	28067	THE SMITH FAMILY FORGE LLC	F
281	13396	CITY OF SEGUIN	City
282	28047	EVANS JOE & SHERRELL	F
283	28044	CEVALLOS MANUEL	F
284	28046	CEVALLOS MANUEL	F
285	28100	2QUEENB'S LLC	F
286	171904	LUCAS HOLDINGS LLC	F
287	171905	LUCAS HOLDINGS LLC	F
288	171903	LUCAS HOLDINGS LLC	F
289	171902	WORKSPACE INVESTMENTS LLC	F
290	139074	CITY OF SEGUIN	City
291	180442	106 E COURT ST LLC	F
292	180444	HOWELL JASON	F
293	187561	DOUBLE J PROPERTY VENTURES LLC	F
294	190461		F
295	190467		F
296	190464		F
297	167374		F
298	190476		F
299	190470		F
300	190473		F
301	0	Note: located between parcels 13414 and 13416 on W Court Street	
302	187562	TRAVELING GYPSY LLC	F
303	190780	AMPLER DEVELOPMENT LLC	F
304	27982	ROY JEREMY W	A
305	187564	LEOS MARKETING LLC	F
306	187563	SUPERDAVEPOPEBBQ LLC	F

Source: Guadalupe Appraisal District; TXP, Inc

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