

# Tax Increment Reinvestment Zone #3

## City of Seguin, Texas

PROJECT AND FINANCING PLAN  
NOVEMBER 2025



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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.



Seguin is a city in and the county seat of Guadalupe County, Texas. Located conveniently along Interstate 10 and State Highway 130, Seguin is just 30 minutes east of San Antonio and 60 minutes south of Austin. Seguin provides its residents and visitors with many recreational and cultural activities, making it an attractive place to live and work.

Manufacturing is the heart of the Seguin economy. Big name corporations such as Caterpillar, Vitesco Technologies, Tyson Foods, Georgia Pacific, Niagara Bottling, Alamo Group, Hexcel and CMC Steel all have major manufacturing operations within our city. The Seguin area has over 4,000 manufacturing jobs just within the city limits; more than three times the national average.

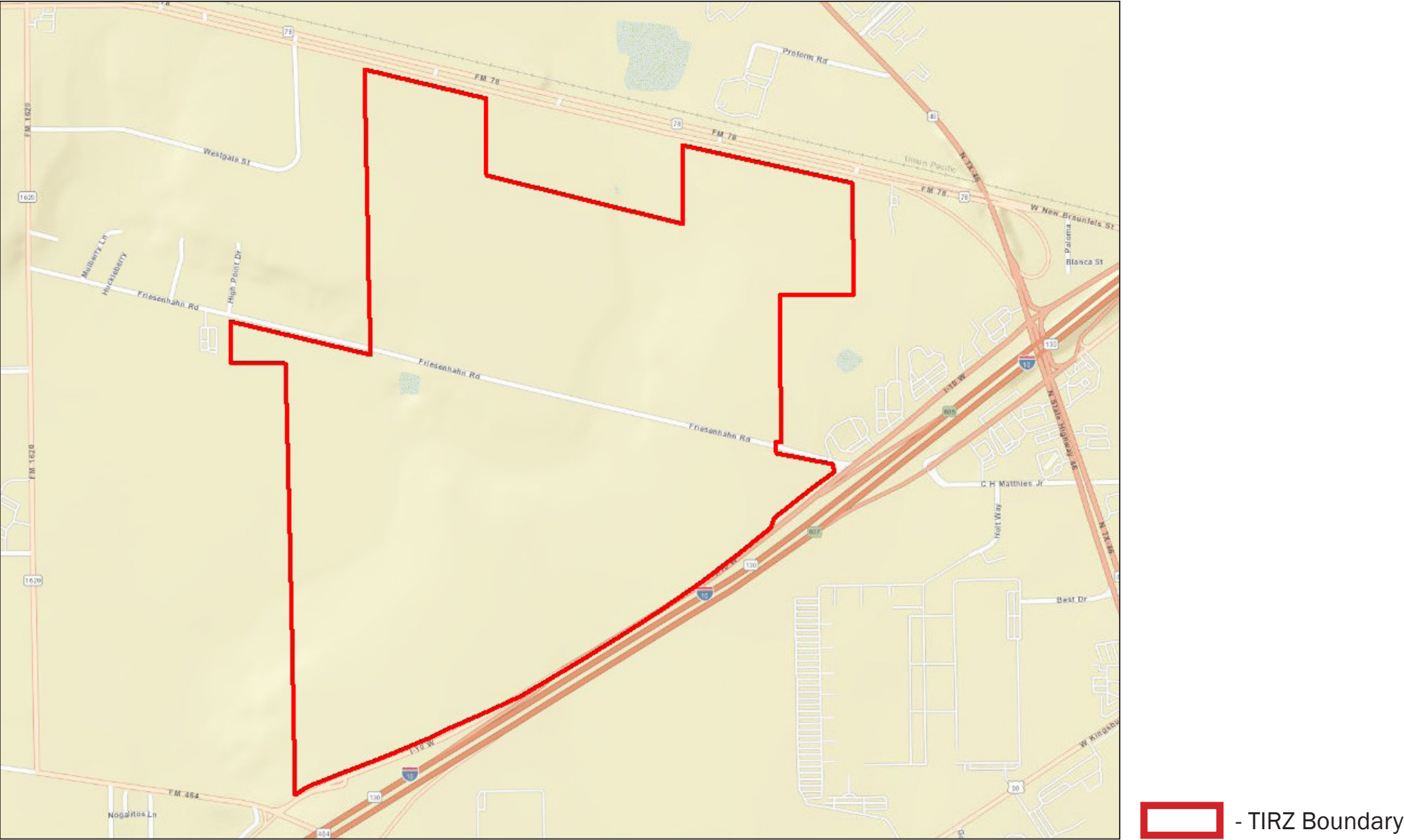
Seguin is experiencing citywide business expansion, with many nationally known retailers entering, returning and expanding in the market. The latest U.S. Census population estimates, released on May 15, 2025, highlight another year of exceptional growth for the city of Seguin, Texas. As of July 1, 2024, Seguin’s population is estimated at 38,789, representing a 7.4 percent increase from the previous year. Seguin’s strong population growth places it among the Top 30 Fastest-Growing Cities in the United States (on a percentage basis) for communities with populations of 20,000 or more in 2023.

Tax Increment Reinvestment Zone #3, City of Seguin

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 October 21, 2025 the City Council of the City of Seguin, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2025-058 to designate a contiguous geographic area within the City limits as Reinvestment Zone Number Three, City of Seguin, 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 project and financing plan outlines the funding of \$144,086,664 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 Seguin. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



## TIRZ Boundary

### Boundary Description

TIRZ #3 consists of approximately 544 acres located within the city limits of the City of Seguin. The legal description for the zone is described in detail below.

### Legal Description TIRZ #3

TIRZ #3 consists of approximately 544 acres located within the city limits of the City of Seguin. The zone is contiguous and includes Property ID 136699, a 10 acre tract legally described as ABS: 11 SUR: J D CLEMENTS 10.00 AC, as well as a 533.619 acre tract described in detail below.

533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas

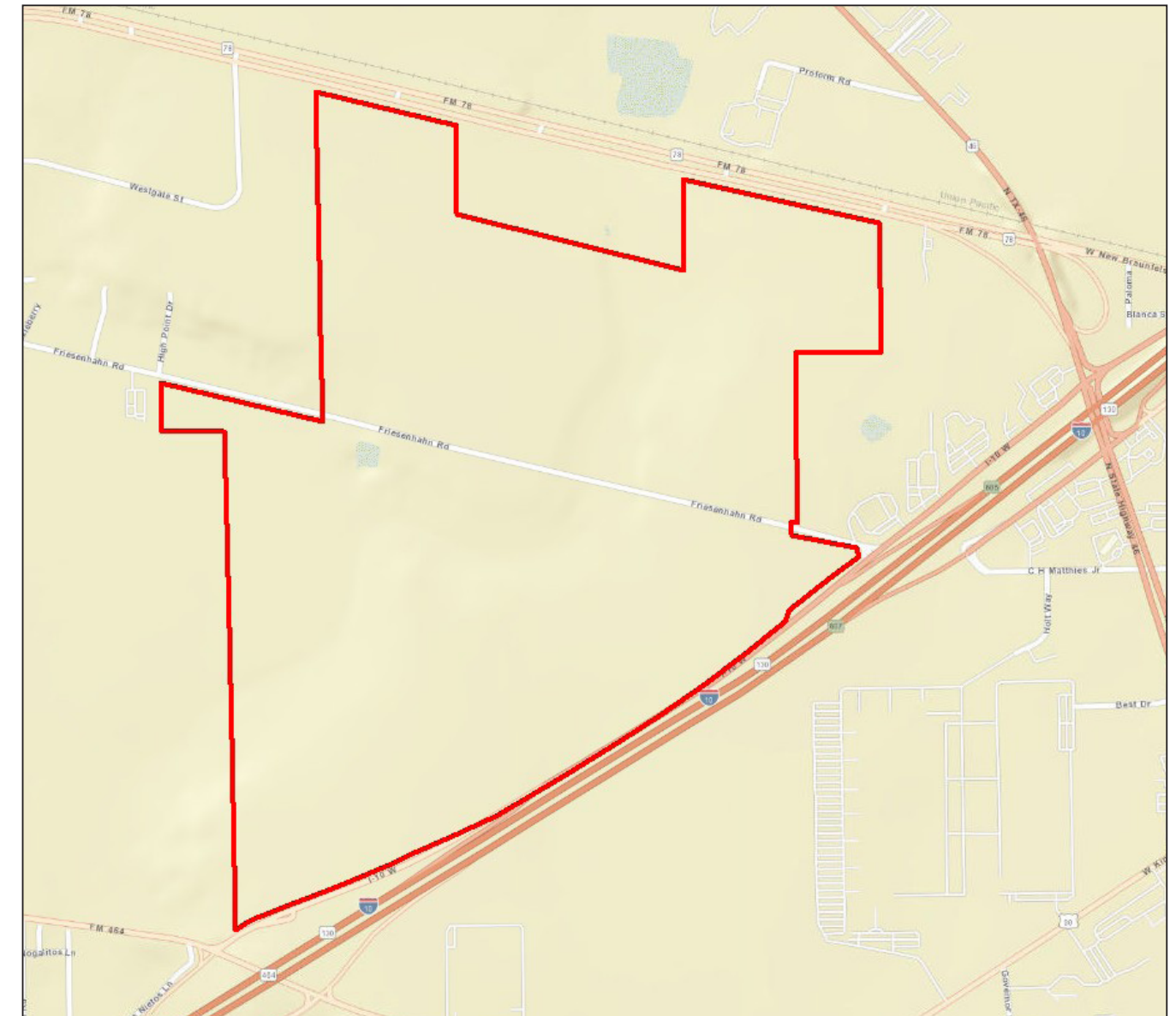
A FIELD NOTE DESCRIPTION of 533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas; said 533.619 acre tract being all of Lots 1-3, Block 1 of the Project Green Subdivision, according to the map or plat recorded in Volume 7, Pages 263-264 of the Guadalupe County Map Records, conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File Nos. 07-022168 and 07-022173, being the remainder of an 87.9012 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 08- 013115 and being all of a 4.6132 acre tract of land conveyed to A-L 97 IH 10-SH 46, L.P., as recorded in Guadalupe County Clerk's File No. 202599011082; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on the Texas State Plane Coordinate System, South Central Zone using National Geodetic Survey Continuously Operating Reference Stations:

BEGINNING at a smooth 5/8-inch iron rod found in the northwest right-of-way line of Interstate Highway 10 (right-of-way varies) for the southwest corner of said Lot 3, for the southeast corner of said 87.9012 acre tract and for an angle point of this tract;

THENCE, South 68° 42' 28" West - 710.50 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 60d nail in concrete found for an angle point of this tract;

THENCE, South 58° 05' 50" West- 215.79 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said 87.9012 acre tract to a 1/2-inch iron rod with cap stamped 'B&A' found for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31' 26" West - 3,279.16 feet with the east line of a 40 acre tract of land conveyed to Robin R. Rector Harrel, as recorded in Volume 1528, Page 234 of Guadalupe County Deed Records and with a west line of said 87.9012 acre tract to a point for the southwest corner a 10.0000 acre tract of land conveyed to John T. Montgomery, Rob Killen, Kathy Ambrose, Terry Journey and Jessica Burks, as recorded in Guadalupe County Clerk's File No. 09-011277 and for a northwest corner of this tract;



Boundary Description (*Continued*)

THENCE, North 88° 28’ 34” East - 660.00 feet with the south line of said 10.0000 are tract to a point for the southeast corner of said 10.0000 acre tract and for an interior corner of this tract;

THENCE, North 01° 31’ 26” West - 660.00 feet with the east line of said 10.0000 acre tract to a point for the northeast corner of said 10.000 acre tract and for an interior corner of this tract;

THENCE, South 88° 28’ 34” West - 660.00 feet with the north line of said 10.0000 acre tract to a point in the east line of said 40 acre tract and in the west line of said 87.9012 acre tract for the northwest corner of said 10.0000 acre tract and for a southwest corner of this tract;

THENCE, North 01° 31’ 26” West – 200.01 feet with the east line of said 40 acre tract and with the west line of said 87.9012 acre tract to a 1/2-inch iron rod with cap found for the northeast corner of said 40 acre tract, for an interior corner of said 87.9012 acre tract and for an interior corner of this tract;

THENCE, South 89° 03’ 44” West - 536.71 feet with the north line of said 40 acre tract and with a south line of said 87.9012 acre tract to a 1/2-inch iron pipe found for the northwest corner of said 40 acre tract, for the northeast corner of a 27.44 acre tract of land conveyed to William Hallberg and Nancy Hallberg, as recorded in Volume 2854, Page 125 of the Guadalupe County Deed Records and for an angle point of this tract;

THENCE, South 88° 21’ 42” West - 60.21 feet with the north line of said 27.44 acre tract and with a south line of said 87.9012 acre tract to a 4-inch metal pole found for the southeast corner of a 2.935 acre tract of land conveyed to Strata Ferrous, Inc., as recorded in Volume 1504, Page 468 of the Guadalupe County Deed Records, for a southwest corner of said 87.9012 acre tract and for a southwest corner of this tract;

THENCE, North 01° 07’ 53” West - 495.80 feet with the east line of said 2.935 acre tract and with a west line of said 87.9012 acre tract to a metal fence post found in the southwest right-of-way line of Friesenhahn Road (Youngs Ford Road, right-of-way varies) for the northeast corner of said 2.935 acre tract, for a northwest corner of said 87.9012 acre tract and for a northwest corner of this tract;

THENCE, South 76° 37’ 07” East - 1,503.28 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 87.9012 acre tract to a 10-inch x10-inch concrete fence post found for the northeast corner of said 87.9012 acre tract, for the northwest corner of said Lot 3 and for an angle point of this tract;

THENCE, South 75° 48’ 22” East - 622.44 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 10-inch x10-inch concrete fence post found for an angle point of this tract;

THENCE, South 76° 34’ 50” East - 1,425.29 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said Lot 3 to a 1/2-inch iron rod with cap found in the northwest line of said Lot 2 for a northeast corner of said Lot 3 and for an interior corner of this tract; from which a 1/2-inch iron rod found bears North 74° 17’ 36” East - 0.33 feet;

THENCE, North 20° 52’ 10” East - 84.74 feet with the northwest line of said Lot 2 to a 5/8-inch iron rod with cap stamped “T.E.A.M.” set for the southeast corner of said Lot 1 and for an interior corner of this tract;

THENCE, North 76° 54’ 03” West - 682.88 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod with cap found for an interior corner of this tract;

THENCE, South 12° 54’ 49” West - 9.69 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 10-inch x10-inch concrete fence post found for a south corner of this tract;

THENCE, North 76° 24’ 13” West - 936.14 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 5/8-inch iron rod with cap stamped “T.E.A.M.” set for a west corner of this tract;

THENCE, North 14° 03’ 37” East - 10.20 feet with a jog in the northeast right-of-way line of said Friesenhahn Road to a 1/2-inch iron rod found for an interior corner of this tract;

THENCE, North 75° 11’ 12” West - 503.39 feet with the northeast right-of-way line of said Friesenhahn Road and with the southwest line of said Lot 1 to a 1/2-inch iron rod found for the southeast corner of a 19.21 acre tract of land conveyed to O.J. Riedel, Trustee, as recorded in Volume 724, Page 541 of the Guadalupe County Deed Records, for a southwest corner of said Lot 1 and for a southwest corner of this tract;

THENCE, North 01° 08’ 08” West - 848.44 feet with the east line of said 19.21 acre tract and with the west line of said Lot 1 to a 1/2-inch iron rod found for the northeast corner of said 19.21 acre tract, for the southeast corner of Westgate Subdivision, according to the map or plat recorded in Volume 4, Page 96 of the Guadalupe County Map Records, for an angle point of said Lot 1 and for an angle point of this tract;

Boundary Description (Continued)

THENCE, North 01° 28’ 34” West - 551.15 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a 5/8-inch iron rod with cap stamped “T.E.A.M.” set for an angle point of said Lot 1 and for an angle point of this tract;

THENCE, North 01° 22’ 32” West - 1,262.61 feet with the east line of said Westgate Subdivision and with the west line of said Lot 1 to a concrete monument disk found in the southwest right-of-way line of F.M. Highway 78 (right-of-way varies) for the northeast corner of said Westgate Subdivision, for the northwest corner of said Lot 1 and for a northwest corner of this tract;

THENCE, South 76° 33’ 09” East - 1,256.79 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 1 to a 5/8-inch iron rod with cap stamped “T.E.A.M.” set for the northwest corner of an 11.684 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, for a northeast corner of said Lot 1 and for a northeast corner of this tract; from which a metal fence post bears South 00° 50’ 29” East - 0.91 feet;

THENCE, South 00° 50’ 29” East - 741.45 feet with the west line of said 11.684 acre tract and with an east line of said Lot 1 to a 10-inch x 10-inch concrete fence post found for the southwest corner of said 11.684 acre tract, for an interior corner of said Lot 1 and for an interior corner of this tract;

THENCE, South 76° 36’ 44” East with the northeast line of said Lot 1 and with the southwest line of said 11.684 acre tract, with the southwest line of a tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 1000, Page 572 of the Guadalupe County Deed Records, and with the southwest line of a 13.730 acre tract of land conveyed to Fernon J. Schievelbein, as recorded in Volume 476, Page 679 of the Guadalupe County Deed Records, at a distance of 1,604.24 feet pass a 1/2-inch iron rod in concrete found for a northeast corner of said Lot 1 and for a northwest corner of said Lot 2 and continuing for a total distance of 1,893.61 feet to a 10-inch x10-inch concrete fence post found for the southeast corner of said 13.730 acre tract, for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, North 01° 09’ 52” West - 747.68 feet with the east line of said 13.730 acre tract and with a west line of said Lot 2 to a concrete monument found in the southwest right-of-way line of said F.M. Highway 78 for a northeast corner of said 13.730 acre tract, for a northwest corner of said Lot 2 and for a northwest corner of this tract;

THENCE, South 78° 44’ 39” East - 972.43 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a concrete monument found for an angle point of this tract;

THENCE, South 76° 37’ 15” East - 737.62 feet with the southwest right-of-way line of said F.M. Highway 78 and with the northeast line of said Lot 2 to a 2-inch iron pipe found for the northwest corner of an 8.521 acre tract of land conveyed to Superior Energy Group, Ltd., as recorded in Volume 732, Page 1301 of the Guadalupe County Deed Records, for a northeast corner of said Lot 2 and for a northeast corner of this tract;

THENCE, South 01° 17’ 10” East - 1,097.52 feet with the west line of said 8.521 acre tract and with the east line of said Lot 2 to a 1/2-inch iron rod found in the north line of a called 26.5 acre tract of land conveyed to Mount Vernon, LLC, as recorded in Guadalupe County Clerk’s File No. 202299008845 for a southwest corner of said 8.521 acre tract, for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, South 87° 34’ 00” West - 711.09 feet with the north line of said 26.5 acre tract and with a south line of said Lot 2 to a 1/2-inch iron rod with cap in concrete found for an interior corner of said Lot 2 and for an interior corner of this tract; from which a bent 1-inch iron pipe bears South 87° 34’ 10” West - 2.83 feet;

THENCE, South 01° 22’ 58” East - 1,116.97 feet with the east line of said Lot 2 to a 6 foot chain link fence corner found for an angle point of this tract;

THENCE, South 00° 15’ 22” East - 290.39 feet with the east line of said Lot 2 to a 1/2-inch iron rod with cap stamped ‘Kling’ found in the northeast right-of-way line of Friesenhahn Road (Youngs Ford Road) (width varies), as recorded in Volume 321, Page 58 and Volume 322, Page 220 of the Guadalupe County Deed Records for a southeast corner of said Lot 2 and for a southeast corner of this tract;

THENCE, North 76° 54’ 03” West - 62.59 feet with the northeast right-of-way line of said Friesenhahn Road and with a southwest line of said Lot 2 to a 5/8-inch iron rod found for an interior corner of said Lot 2 and for an interior corner of this tract;

THENCE, South 01° 04’ 17” East – 82.51 feet with the east line of said Lot 2 to a 5/8-inch iron rod with cap stamped “McKim & Creed” set in the southwest right-of-way of said Friesenhahn Road for the northwest corner of said 4.6132 acre tract and for an interior corner of this tract;

Boundary Description (*Continued*)

THENCE, South 78° 34’ 40” East - 557.92 feet with the southwest right-of-way line of said Friesenhahn Road and with the northeast line of said 4.6132 acre tract to a TXDOT disc found at the north end of a cutback corner at intersection of the southwest right-of-way line of said Friesenhahn Road with the northwest right-of-way line of said Interstate Highway No. 10 for the northeast corner of said 4.6132 acre tract and for a northeast corner of this tract;

THENCE, South 12° 50’ 11” East - 86.78 feet with said cutback corner and with an east line of said 4.6132 acre tract to a TXDOT disc found at the south end of said cutback corner for the southeast corner of said 4.6132 acre tract and for the southeast corner of this tract;

THENCE, South 51° 29’ 46” West with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said 4.6132 acre tract, at a distance of 708.25 feet pass a TXDOT disc found for a southeast corner of said Lot 2 and for the southwest corner of said 4.6132 acre tract and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 2, at a distance of 1,198.17 feet pass a 1/2-inch iron rod with cap stamped ‘B&A’ found for a southeast corner of said Lot 2 and for a northeast corner of said Lot 3 and continuing with the northwest right-of-way line of said Interstate Highway No. 10 and with the southeast line of said Lot 3 for a total distance of 1,578.36 feet to a brass monument disk found for an angle point of this tract;

THENCE, South 54° 44’ 17” West - 652.94 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a brass monument disk found for an angle point of this tract;

THENCE, South 58° 04’ 52” West - 1,419.28 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 3/4-inch square bar found for an angle point of this tract;

THENCE, South 61° 55’ 18” West - 999.03 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to a 1/2-inch iron rod with cap stamped ‘Kling’ found for an angle point of this tract;

THENCE, South 69° 00’ 37” West - 561.36 feet with the northwest right-of-way line of said Interstate Highway 10 and with the southeast line of said Lot 3 to the POINT OF BEGINNING and containing 533.619 acres of land.

Current Conditions

Land Use

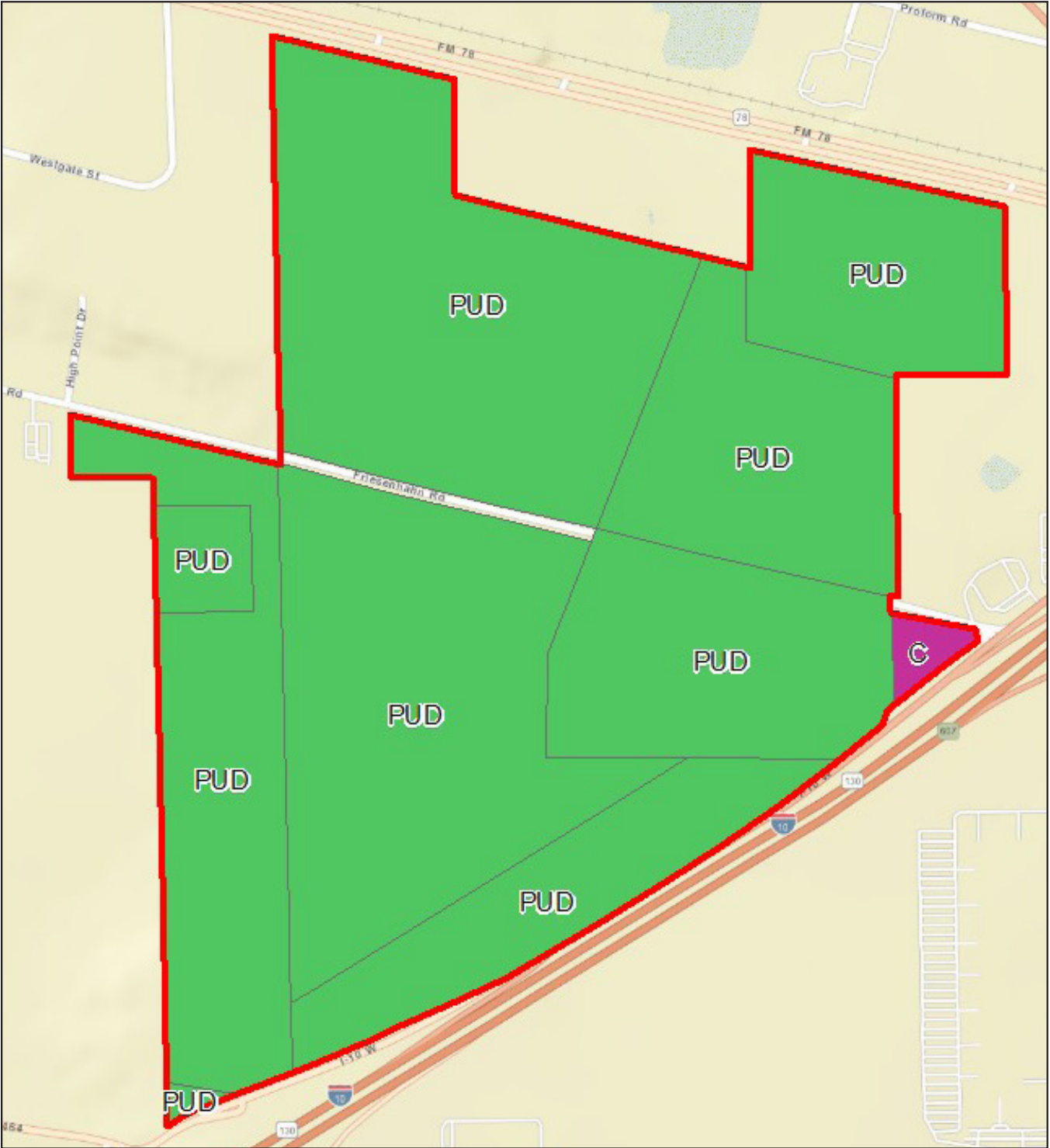
The land within the zone is primarily vacant land that is well positioned for future development. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ is primarily zoned PUD: Planned Unit Development District This zoning permits a property owner to meet overall community density and land use goals without being bound by existing zoning requirements.

A small portion of the TIRZ is zoned C: Commercial which consists of a wide range of retail uses, offices and personal and business services. Access to this should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Seguin zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Current Conditions

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 8 parcels within Tax Increment Reinvestment Zone #3. The estimated taxable base value of the property within the TIRZ is \$1,078,518. The 2025 base value will need to be verified by Guadalupe County Appraisal District when the final 2025 taxable values are available. For further details of parcels included within the TIRZ see **Appendix A**.



Proposed Development

Anticipated Development

The property within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that PAC projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. 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.

| Tenant Type           | SF      | Units | Completion Year | RP Taxable Value per Unit/SF | RP Incremental Taxable Value | BPP Taxable Value per Unit/SF | BPP Incremental Taxable Value | Taxable Sales PSF | Total Sales PSF | Incremental Taxable Sales |
|-----------------------|---------|-------|-----------------|------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------|-----------------|---------------------------|
| Jr. Box Inline Retail | 5,000   |       | 2028            | \$ 160                       | \$ 800,000                   | \$ 30                         | \$ 150,000                    | \$ 261            | \$ 1,305,000    | \$ 1,305,000              |
| Jr. Box Inline Retail | 5,000   |       | 2028            | \$ 160                       | \$ 800,000                   | \$ 30                         | \$ 150,000                    | \$ 300            | \$ 1,500,000    | \$ 1,500,000              |
| Jr. Box Retail        | 25,000  |       | 2028            | \$ 160                       | \$ 4,000,000                 | \$ 30                         | \$ 750,000                    | \$ 300            | \$ 7,500,000    | \$ 7,500,000              |
| Jr. Box Retail        | 16,000  |       | 2028            | \$ 160                       | \$ 2,560,000                 | \$ 30                         | \$ 480,000                    | \$ 300            | \$ 4,800,000    | \$ 4,800,000              |
| Jr. Box Retail        | 8,000   |       | 2028            | \$ 160                       | \$ 1,280,000                 | \$ 30                         | \$ 240,000                    | \$ 261            | \$ 2,088,000    | \$ 2,088,000              |
| Jr. Box Retail        | 7,705   |       | 2028            | \$ 160                       | \$ 1,232,800                 | \$ 30                         | \$ 231,150                    | \$ 300            | \$ 2,311,500    | \$ 2,311,500              |
| Jr. Box Retail        | 5,000   |       | 2028            | \$ 160                       | \$ 800,000                   | \$ 30                         | \$ 150,000                    | \$ 277            | \$ 1,385,000    | \$ 1,385,000              |
| Inline Anchor         | 18,200  |       | 2028            | \$ 190                       | \$ 3,458,000                 | \$ 30                         | \$ 546,000                    | \$ 200            | \$ 3,640,000    | \$ 2,912,000              |
| Home Improvement      | 94,000  |       | 2028            | \$ 100                       | \$ 9,400,000                 | \$ 50                         | \$ 4,700,000                  | \$ 475            | \$ 44,650,000   | \$ 44,650,000             |
| Anchor                | 128,000 |       | 2028            | \$ 100                       | \$ 12,800,000                | \$ 50                         | \$ 6,400,000                  | \$ 422            | \$ 54,000,000   | \$ 32,400,000             |
| Jr. Box Retail        | 29,956  |       | 2028            | \$ 160                       | \$ 4,792,960                 | \$ 30                         | \$ 898,680                    | \$ 200            | \$ 5,991,200    | \$ 5,991,200              |
| Box Retail            | 60,469  |       | 2028            | \$ 160                       | \$ 9,675,040                 | \$ 30                         | \$ 1,814,070                  | \$ 390            | \$ 23,582,910   | \$ 23,582,910             |
| Restaurant            | 8,095   |       | 2028            | \$ 300                       | \$ 2,428,500                 | \$ 30                         | \$ 242,850                    | \$ 1,021          | \$ 8,265,060    | \$ 6,612,048              |
| QSR                   | 2,700   |       | 2028            | \$ 400                       | \$ 1,080,000                 | \$ 80                         | \$ 216,000                    | \$ 741            | \$ 2,000,000    | \$ 2,000,000              |
| QSR                   | 2,328   |       | 2028            | \$ 400                       | \$ 931,200                   | \$ 80                         | \$ 186,240                    | \$ 859            | \$ 2,000,000    | \$ 2,000,000              |
| QSR                   | 2,700   |       | 2028            | \$ 400                       | \$ 1,080,000                 | \$ 80                         | \$ 216,000                    | \$ 917            | \$ 2,474,651    | \$ 2,474,651              |
| QSR                   | 3,900   |       | 2028            | \$ 400                       | \$ 1,560,000                 | \$ 80                         | \$ 312,000                    | \$ 513            | \$ 2,000,000    | \$ 2,000,000              |
| Restaurant            | 6,500   |       | 2028            | \$ 300                       | \$ 1,950,000                 | \$ 30                         | \$ 195,000                    | \$ 462            | \$ 3,000,000    | \$ 2,400,000              |
| Inline Retail         | 10,300  |       | 2028            | \$ 190                       | \$ 1,957,000                 | \$ 30                         | \$ 309,000                    | \$ 200            | \$ 2,060,000    | \$ 1,648,000              |
| Restaurant            | 7,932   |       | 2028            | \$ 300                       | \$ 2,379,600                 | \$ 30                         | \$ 237,960                    | \$ 704            | \$ 5,581,798    | \$ 4,465,438              |
| QSR                   | 2,918   |       | 2028            | \$ 400                       | \$ 1,167,200                 | \$ 80                         | \$ 233,440                    | \$ 2,053          | \$ 5,990,338    | \$ 5,990,338              |
| Restaurant            | 9,000   |       | 2028            | \$ 300                       | \$ 2,700,000                 | \$ 30                         | \$ 270,000                    | \$ 333            | \$ 3,000,000    | \$ 2,400,000              |
| Restaurant            | 3,850   |       | 2028            | \$ 300                       | \$ 1,155,000                 | \$ 30                         | \$ 115,500                    | \$ 675            | \$ 2,600,000    | \$ 2,080,000              |
| Inline Retail         | 10,500  |       | 2028            | \$ 190                       | \$ 1,995,000                 | \$ 30                         | \$ 315,000                    | \$ 200            | \$ 2,100,000    | \$ 1,680,000              |
| QSR                   | 2,510   |       | 2028            | \$ 400                       | \$ 1,004,000                 | \$ 80                         | \$ 200,800                    | \$ 1,230          | \$ 3,086,443    | \$ 3,086,443              |
| Inline Retail         | 10,850  |       | 2029            | \$ 190                       | \$ 2,061,500                 | \$ 30                         | \$ 325,500                    | \$ 200            | \$ 2,170,000    | \$ 1,736,000              |
| OSR                   | 3,500   |       | 2029            | \$ 400                       | \$ 1,400,000                 | \$ 80                         | \$ 280,000                    | \$ 571            | \$ 2,000,000    | \$ 2,000,000              |
| Restaurant            | 7,736   |       | 2029            | \$ 300                       | \$ 2,320,800                 | \$ 30                         | \$ 232,080                    | \$ 646            | \$ 5,000,000    | \$ 4,000,000              |
| Movie Theater         | 76,648  |       | 2030            | \$ 125                       | \$ 9,581,000                 | \$ 30                         | \$ 2,299,440                  | \$ 112            | \$ 8,584,576    | \$ 8,584,576              |
| QSR                   | 3,200   |       | 2030            | \$ 400                       | \$ 1,280,000                 | \$ 80                         | \$ 256,000                    | \$ 625            | \$ 2,000,000    | \$ 2,000,000              |
| Restaurant            | 5,100   |       | 2030            | \$ 300                       | \$ 1,530,000                 | \$ 30                         | \$ 153,000                    | \$ 588            | \$ 3,000,000    | \$ 1,920,000              |
| Restaurant            | 5,000   |       | 2031            | \$ 400                       | \$ 2,000,000                 | \$ 30                         | \$ 150,000                    | \$ 400            | \$ 2,000,000    | \$ 1,600,000              |
| Restaurant            | 4,800   |       | 2031            | \$ 300                       | \$ 1,440,000                 | \$ 30                         | \$ 144,000                    | \$ 625            | \$ 3,000,000    | \$ 2,400,000              |
| Multi-Family          |         | 480   | 2031            | \$ 125,000                   | \$ 60,000,000                |                               | \$ -                          | \$ -              | \$ -            | \$ -                      |
| Restaurant            | 5,000   |       | 2032            | \$ 300                       | \$ 1,500,000                 | \$ 30                         | \$ 150,000                    | \$ 600            | \$ 3,000,000    | \$ 2,400,000              |
| Inline Retail         | 10,850  |       | 2032            | \$ 190                       | \$ 2,061,500                 | \$ 30                         | \$ 325,500                    | \$ 200            | \$ 2,170,000    | \$ 1,736,000              |
| Restaurant            | 9,000   |       | 2033            | \$ 300                       | \$ 2,700,000                 | \$ 30                         | \$ 270,000                    | \$ 333            | \$ 3,000,000    | \$ 2,400,000              |
| Restaurant            | 5,000   |       | 2033            | \$ 300                       | \$ 1,500,000                 | \$ 30                         | \$ 150,000                    | \$ 600            | \$ 3,000,000    | \$ 2,400,000              |
| Retail                | 7,000   |       | 2034            | \$ 190                       | \$ 1,330,000                 | \$ 30                         | \$ 210,000                    | \$ 286            | \$ 2,000,000    | \$ 2,000,000              |
| Restaurant            | 5,000   |       | 2034            | \$ 300                       | \$ 1,500,000                 | \$ 30                         | \$ 150,000                    | \$ 600            | \$ 3,000,000    | \$ 2,400,000              |
| Inline Retail         | 10,850  |       | 2034            | \$ 190                       | \$ 2,061,500                 | \$ 30                         | \$ 325,500                    | \$ 200            | \$ 2,170,000    | \$ 1,736,000              |
| Retail                | 10,000  |       | 2034            | \$ 190                       | \$ 1,900,000                 | \$ 30                         | \$ 300,000                    | \$ 200            | \$ 2,000,000    | \$ 2,000,000              |
|                       | 655,097 | 480   |                 |                              | \$ 169,152,600               |                               | \$25,280,710                  |                   | \$ 245,006,476  | \$ 210,575,104            |

| Tenant Type               | SF        | Units | Completion Year | RP Taxable Value per Unit/SF | RP Incremental Taxable Value | BPP Taxable Value per Unit/SF | BPP Incremental Taxable Value | Taxable Sales PSF | Total Sales PSF | Incremental Taxable Sales |
|---------------------------|-----------|-------|-----------------|------------------------------|------------------------------|-------------------------------|-------------------------------|-------------------|-----------------|---------------------------|
| Light Industrial          | 666,666   |       | 2028            | \$ 100                       | \$ 66,666,600                | \$ 18                         | \$11,999,988                  |                   |                 |                           |
| Light Industrial          | 100,000   |       | 2028            | \$ 100                       | \$ 10,000,000                | \$ 18                         | \$ 1,800,000                  |                   |                 |                           |
| Bldg 5 - Spec Light Indus | 194,480   |       | 2029            | \$ 100                       | \$ 19,448,000                | \$ 18                         | \$ 3,500,640                  |                   |                 |                           |
| Bldg 4 - Spec Light Indus | 194,480   |       | 2030            | \$ 100                       | \$ 19,448,000                | \$ 18                         | \$ 3,500,640                  |                   |                 |                           |
| Bldg 6 - Spec Light Indus | 194,480   |       | 2030            | \$ 100                       | \$ 19,448,000                | \$ 18                         | \$ 3,500,640                  |                   |                 |                           |
| Light Industrial          | 333,333   |       | 2030            | \$ 100                       | \$ 33,333,300                | \$ 18                         | \$ 5,999,994                  |                   |                 |                           |
| Bldg 7 - Spec Light Indus | 584,640   |       | 2031            | \$ 100                       | \$ 58,464,000                | \$ 18                         | \$10,523,520                  |                   |                 |                           |
| Bldg 3 - Spec Light Indus | 194,480   |       | 2031            | \$ 100                       | \$ 19,448,000                | \$ 18                         | \$ 3,500,640                  |                   |                 |                           |
| Bldg 2 - Spec Light Indus | 358,400   |       | 2032            | \$ 100                       | \$ 35,840,000                | \$ 18                         | \$ 6,451,200                  |                   |                 |                           |
| Bldg 1 - Spec Light Indus | 322,560   |       | 2033            | \$ 100                       | \$ 32,256,000                | \$ 18                         | \$ 5,806,080                  |                   |                 |                           |
| Light Industrial          | 100,000   |       | 2033            | \$ 100                       | \$ 10,000,000                | \$ 18                         | \$ 1,800,000                  |                   |                 |                           |
| Proposed Medical          | 70,000    |       | 2033            | \$ 200                       | \$ 14,000,000                | \$ 20                         | \$ 1,400,000                  |                   |                 |                           |
| Light Industrial          | 100,000   |       | 2034            | \$ 100                       | \$ 10,000,000                | \$ 18                         | \$ 1,800,000                  |                   |                 |                           |
|                           | 3,413,519 |       |                 |                              | \$ 348,351,900               |                               | \$61,583,342                  |                   |                 |                           |
| Hotel                     |           | 180   | 2029            | \$ 125,000                   | \$ 22,500,000                |                               |                               |                   | \$ 5,000,000    | \$ 3,000,000              |
| Conference Center         | 30,000    |       | 2029            | \$ 150                       | \$ 4,500,000                 |                               |                               |                   |                 |                           |
| Crystal Lagoon            | 239,580   |       | 2029            | \$ 50                        | \$ 11,979,000                | \$ 20                         | \$ 4,791,600                  | \$ 35             | \$ 8,385,300    | \$ 8,385,300              |
| Ballfields                |           |       | 2029            |                              | \$ 8,000,000                 |                               | \$ 100,000                    |                   | \$ 1,000,000    | \$ 1,000,000              |
| Pickle Ball               |           |       | 2029            |                              | \$ 4,200,000                 |                               | \$ 200,000                    |                   | \$ 250,000      | \$ 250,000                |
| Lagoon Retail             | 10,000    |       | 2029            | \$ 190                       | \$ 1,900,000                 | \$ 30                         | \$ 300,000                    | \$ 200            | \$ 2,000,000    | \$ 2,000,000              |
| Restaurant                | 5,000     |       | 2029            | \$ 300                       | \$ 1,500,000                 | \$ 30                         | \$ 150,000                    | \$ 600            | \$ 3,000,000    | \$ 1,200,000              |
| Restaurant                | 5,000     |       | 2029            | \$ 300                       | \$ 1,500,000                 | \$ 30                         | \$ 150,000                    | \$ 600            | \$ 3,000,000    | \$ 1,200,000              |
| Multi-Family              |           | 400   | 2030            | \$ 125,000                   | \$ 50,000,000                |                               |                               |                   |                 |                           |
| Indoor Sport Complex      | 115,000   |       | 2032            | \$ 100                       | \$ 11,500,000                | \$ 30                         | \$ 3,450,000                  | \$ 17             | \$ 2,000,000    | \$ 2,000,000              |
|                           | 404,580   | 580   |                 |                              | \$ 117,579,000               |                               | \$ 9,141,600                  |                   | \$ 24,635,300   | \$ 19,035,300             |
| GRAND TOTAL               | 4,473,196 |       |                 |                              | \$ 635,083,500               |                               | \$96,005,652                  |                   |                 | \$ 229,610,404            |

Project Costs

Project Costs of the Zone

There are a number of improvements to be located within the boundaries of 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                                                                                                       | \$ 43,225,999  | 30%  |
| Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements |                |      |
| Parking, Rail, and Transit Improvements                                                                                | \$ 14,408,666  | 10%  |
| Street and Intersection Improvements                                                                                   | \$ 50,430,332  | 35%  |
| Pedestrian Enhancements                                                                                                | \$ 7,204,333   | 5%   |
| Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience                          |                |      |
| Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements                        | \$ 11,526,933  | 8%   |
| Economic Development Grants                                                                                            | \$ 14,408,666  | 10%  |
| Administrative Costs                                                                                                   | \$ 2,881,733   | 2.0% |
| Total                                                                                                                  | \$ 144,086,664 | 100% |

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code, listed to the right. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$144,086,664 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:** Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. 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:** In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

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

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

Method of Financing

To fund the public improvements outlined on the previous page, the City of Seguin will contribute 50% of the real property increment within the Zone and 50% of the City’s 1% sales tax increment within the Zone. Subject to a separate to be negotiated interlocal agreement, Guadalupe County may contribute 50% of its 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.

Utilizing the information outlined in this feasibility study, Pettit & Ayala Consulting 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.

|  | Real Property Tax - 2024 Rates |            | Participation |           |
|--|--------------------------------|------------|---------------|-----------|
|  | City of Seguin                 | 0.51250000 | 50%           | 0.2562500 |
|  | Guadalupe County               | 0.26270000 | 50%           | 0.1313500 |
|  | Seguin ISD                     | 1.08280000 | 0%            | 0.0000000 |
|  | Lateral Road                   | 0.05400000 | 0%            | 0.0000000 |
|  |                                | 1.91200000 |               | 0.3876000 |

|  | Personal Property Tax |            | Participation |           |
|--|-----------------------|------------|---------------|-----------|
|  | City of Seguin        | 0.51250000 | 0%            | 0.0000000 |
|  | Guadalupe County      | 0.26270000 | 0%            | 0.0000000 |
|  | Seguin ISD            | 1.08280000 | 0%            | 0.0000000 |
|  | Lateral Road          | 0.05400000 | 0%            | 0.0000000 |
|  |                       | 1.91200000 |               | 0.0000000 |

|  | Sales Tax                   |            | Participation |            |
|--|-----------------------------|------------|---------------|------------|
|  | City of Seguin              | 0.01000000 | 50%           | 0.0050000  |
|  | City of Seguin PT Reduction | 0.00250000 | 0%            | 0.0000000  |
|  | SEDC                        | 0.00250000 | 0%            | 0.0000000  |
|  | Guadalupe County            | 0.00500000 | 0%            | 0.0000000  |
|  |                             | 0.02000000 |               | 0.00500000 |

Financial Feasibility Analysis - Anticipated TIRZ Revenue

| ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION |  |  |                        |           |           |                                |             |             |             |             |             |                  |             |             |             |             |             |                             |             |             |             |               |               |                             |               |               |               |               |               |                             |               |               |           |            |                  |   |
|--------------------------------------------------------------------------------------------------------------------|--|--|------------------------|-----------|-----------|--------------------------------|-------------|-------------|-------------|-------------|-------------|------------------|-------------|-------------|-------------|-------------|-------------|-----------------------------|-------------|-------------|-------------|---------------|---------------|-----------------------------|---------------|---------------|---------------|---------------|---------------|-----------------------------|---------------|---------------|-----------|------------|------------------|---|
| TAXABLE BASE YEAR GROWTH                                                                                           |  |  | 3.50%<br>DISCOUNT RATE |           |           | 6.00%                          |             |             |             |             |             |                  |             |             |             |             |             |                             |             |             |             |               |               |                             |               |               |               |               |               |                             |               |               |           |            |                  |   |
|                                                                                                                    |  |  | REAL PROPERTY TAX      |           |           | BUSINESS PERSONAL PROPERTY TAX |             |             |             |             |             | SALES TAX        |             |             |             |             |             |                             |             |             |             |               |               |                             |               |               |               |               |               |                             |               |               |           |            |                  |   |
| City of Seguin                                                                                                     |  |  | 0.5125000              | 50%       | 0.2562500 | City of Seguin                 |             |             | 0.5125000   | 0%          | 0.0000000   | City of Seguin   |             |             | 0.0100000   | 50%         | 0.0050000   | City of Seguin PT Reduction |             |             | 0.0100000   | 50%           | 0.0050000     | City of Seguin PT Reduction |               |               | 0.0100000     | 50%           | 0.0050000     | City of Seguin PT Reduction |               |               | 0.0100000 | 50%        | 0.0050000        |   |
| Guadalupe County                                                                                                   |  |  | 0.2627000              | 50%       | 0.1313500 | Guadalupe County               |             |             | 0.2627000   | 0%          | 0.0000000   | Guadalupe County |             |             | 0.0025000   | 0%          | 0.0000000   | Guadalupe County            |             |             | 0.0025000   | 0%            | 0.0000000     | Guadalupe County            |               |               | 0.0025000     | 0%            | 0.0000000     | Guadalupe County            |               |               | 0.0025000 | 0%         | 0.0000000        |   |
| Seguin ISD                                                                                                         |  |  | 1.0828000              | 0%        | 0.0000000 | Seguin ISD                     |             |             | 1.0828000   | 0%          | 0.0000000   | Seguin ISD       |             |             | 0.0025000   | 0%          | 0.0000000   | Seguin ISD                  |             |             | 0.0025000   | 0%            | 0.0000000     | Seguin ISD                  |               |               | 0.0025000     | 0%            | 0.0000000     | Seguin ISD                  |               |               | 0.0025000 | 0%         | 0.0000000        |   |
| Lateral Road                                                                                                       |  |  | 0.0540000              | 0%        | 0.0000000 | Lateral Road                   |             |             | 0.0540000   | 0%          | 0.0000000   | Lateral Road     |             |             | 0.0050000   | 0%          | 0.0000000   | Lateral Road                |             |             | 0.0050000   | 0%            | 0.0000000     | Lateral Road                |               |               | 0.0050000     | 0%            | 0.0000000     | Lateral Road                |               |               | 0.0050000 | 0%         | 0.0000000        |   |
|                                                                                                                    |  |  | 1.9120000              |           | 0.3876000 |                                |             |             | 1.9120000   |             | 0.0000000   |                  |             |             | 0.0200000   |             | 0.0050000   |                             |             |             | 0.0200000   |               | 0.0050000     |                             |               |               | 0.0200000     |               | 0.0050000     |                             |               |               | 0.0200000 |            | 0.0050000        |   |
| TAX BASE YEAR                                                                                                      |  |  | 1                      | 2         | 3         | 4                              | 5           | 6           | 7           | 8           | 9           | 10               | 11          | 12          | 13          | 14          | 15          | 16                          | 17          | 18          | 19          | 20            | 21            | 22                          | 23            | 24            | 25            | 26            | 27            | 28                          | 29            | 30            | TOTALS    |            |                  |   |
| REVENUE YEAR                                                                                                       |  |  | 2025                   | 2026      | 2027      | 2028                           | 2029        | 2030        | 2031        | 2032        | 2033        | 2034             | 2035        | 2036        | 2037        | 2038        | 2039        | 2040                        | 2041        | 2042        | 2043        | 2044          | 2045          | 2046                        | 2047          | 2048          | 2049          | 2050          | 2051          | 2052                        | 2053          | 2054          | 2055      |            |                  |   |
| BASE YEAR                                                                                                          |  |  | City of Seguin         | 1,078,518 | 1,078,518 | 1,078,518                      | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518        | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518                   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518 |            |                  |   |
|                                                                                                                    |  |  | Guadalupe County       | 1,078,518 | 1,078,518 | 1,078,518                      | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518        | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518                   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518 | 1,078,518  |                  |   |
|                                                                                                                    |  |  | Seguin ISD             | 1,078,518 | 1,078,518 | 1,078,518                      | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518        | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518                   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518 | 1,078,518  |                  |   |
|                                                                                                                    |  |  | Lateral Road           | 1,078,518 | 1,078,518 | 1,078,518                      | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518        | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518                   | 1,078,518   | 1,078,518   | 1,078,518   | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518     | 1,078,518                   | 1,078,518     | 1,078,518     | 1,078,518 | 1,078,518  |                  |   |
| TAXABLE VALUE                                                                                                      |  |  | City of Seguin         | 1,116,266 | 1,155,335 | 1,195,772                      | 1,237,624   | 1,280,941   | 1,325,774   | 1,372,176   | 1,420,202   | 1,469,909        | 1,521,356   | 1,574,604   | 1,629,715   | 1,686,755   | 1,745,791   | 1,806,894                   | 1,870,135   | 1,935,590   | 2,003,336   | 2,073,452     | 2,146,023     | 2,221,134                   | 2,298,874     | 2,379,334     | 2,462,611     | 2,548,802     | 2,638,010     | 2,730,341                   | 2,825,903     | 2,924,809     | 3,027,178 |            |                  |   |
|                                                                                                                    |  |  | Guadalupe County       | 1,116,266 | 1,155,335 | 1,195,772                      | 1,237,624   | 1,280,941   | 1,325,774   | 1,372,176   | 1,420,202   | 1,469,909        | 1,521,356   | 1,574,604   | 1,629,715   | 1,686,755   | 1,745,791   | 1,806,894                   | 1,870,135   | 1,935,590   | 2,003,336   | 2,073,452     | 2,146,023     | 2,221,134                   | 2,298,874     | 2,379,334     | 2,462,611     | 2,548,802     | 2,638,010     | 2,730,341                   | 2,825,903     | 2,924,809     | 3,027,178 |            |                  |   |
|                                                                                                                    |  |  | Seguin ISD             | 1,116,266 | 1,155,335 | 1,195,772                      | 1,237,624   | 1,280,941   | 1,325,774   | 1,372,176   | 1,420,202   | 1,469,909        | 1,521,356   | 1,574,604   | 1,629,715   | 1,686,755   | 1,745,791   | 1,806,894                   | 1,870,135   | 1,935,590   | 2,003,336   | 2,073,452     | 2,146,023     | 2,221,134                   | 2,298,874     | 2,379,334     | 2,462,611     | 2,548,802     | 2,638,010     | 2,730,341                   | 2,825,903     | 2,924,809     | 3,027,178 |            |                  |   |
|                                                                                                                    |  |  | Lateral Road           | 1,116,266 | 1,155,335 | 1,195,772                      | 1,237,624   | 1,280,941   | 1,325,774   | 1,372,176   | 1,420,202   | 1,469,909        | 1,521,356   | 1,574,604   | 1,629,715   | 1,686,755   | 1,745,791   | 1,806,894                   | 1,870,135   | 1,935,590   | 2,003,336   | 2,073,452     | 2,146,023     | 2,221,134                   | 2,298,874     | 2,379,334     | 2,462,611     | 2,548,802     | 2,638,010     | 2,730,341                   | 2,825,903     | 2,924,809     | 3,027,178 |            |                  |   |
| TAXABLE VALUE INCREMENT                                                                                            |  |  | City of Seguin         | 37,748    | 76,817    | 117,254                        | 159,106     | 202,423     | 247,256     | 293,658     | 341,684     | 391,391          | 442,838     | 496,086     | 551,197     | 608,237     | 667,273     | 728,376                     | 791,617     | 857,072     | 924,818     | 994,934       | 1,067,505     | 1,142,616                   | 1,220,356     | 1,300,816     | 1,384,093     | 1,470,284     | 1,559,492     | 1,651,823                   | 1,747,385     | 1,846,291     | 1,948,660 |            |                  |   |
|                                                                                                                    |  |  | Guadalupe County       | 37,748    | 76,817    | 117,254                        | 159,106     | 202,423     | 247,256     | 293,658     | 341,684     | 391,391          | 442,838     | 496,086     | 551,197     | 608,237     | 667,273     | 728,376                     | 791,617     | 857,072     | 924,818     | 994,934       | 1,067,505     | 1,142,616                   | 1,220,356     | 1,300,816     | 1,384,093     | 1,470,284     | 1,559,492     | 1,651,823                   | 1,747,385     | 1,846,291     | 1,948,660 |            |                  |   |
|                                                                                                                    |  |  | Seguin ISD             | 37,748    | 76,817    | 117,254                        | 159,106     | 202,423     | 247,256     | 293,658     | 341,684     | 391,391          | 442,838     | 496,086     | 551,197     | 608,237     | 667,273     | 728,376                     | 791,617     | 857,072     | 924,818     | 994,934       | 1,067,505     | 1,142,616                   | 1,220,356     | 1,300,816     | 1,384,093     | 1,470,284     | 1,559,492     | 1,651,823                   | 1,747,385     | 1,846,291     | 1,948,660 |            |                  |   |
|                                                                                                                    |  |  | Lateral Road           | 37,748    | 76,817    | 117,254                        | 159,106     | 202,423     | 247,256     | 293,658     | 341,684     | 391,391          | 442,838     | 496,086     | 551,197     | 608,237     | 667,273     | 728,376                     | 791,617     | 857,072     | 924,818     | 994,934       | 1,067,505     | 1,142,616                   | 1,220,356     | 1,300,816     | 1,384,093     | 1,470,284     | 1,559,492     | 1,651,823                   | 1,747,385     | 1,846,291     | 1,948,660 |            |                  |   |
| REVENUE A                                                                                                          |  |  |                        |           |           |                                |             |             |             |             |             |                  |             |             |             |             |             |                             |             |             |             |               |               |                             |               |               |               |               |               |                             |               |               |           |            |                  |   |
| TAXABLE VALUE GROWTH                                                                                               |  |  | City of Seguin         | 97        | 197       | 300                            | 408         | 519         | 634         | 752         | 876         | 1,003            | 1,135       | 1,271       | 1,412       | 1,559       | 1,710       | 1,866                       | 2,029       | 2,196       | 2,370       | 2,550         | 2,735         | 2,928                       | 3,127         | 3,333         | 3,547         | 3,768         | 3,996         | 4,233                       | 4,478         | 4,731         | 4,993     | 64,752     | City of Seguin   |   |
|                                                                                                                    |  |  | Guadalupe County       | 50        | 101       | 154                            | 209         | 266         | 325         | 386         | 449         | 514              | 582         | 652         | 724         | 799         | 876         | 957                         | 1,040       | 1,126       | 1,215       | 1,307         | 1,402         | 1,501                       | 1,603         | 1,709         | 1,818         | 1,931         | 2,048         | 2,170                       | 2,295         | 2,425         | 2,560     | 33,191     | Guadalupe County |   |
|                                                                                                                    |  |  | Seguin ISD             | 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 |
|                                                                                                                    |  |  | Lateral Road           | 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 |
|                                                                                                                    |  |  |                        | 146       | 298       | 454                            | 617         | 785         | 958         | 1,138       | 1,324       | 1,517            | 1,716       | 1,923       | 2,136       | 2,358       | 2,596       | 2,823                       | 3,068       | 3,322       | 3,585       | 3,856         | 4,138         | 4,429                       | 4,730         | 5,042         | 5,365         | 5,699         | 6,045         | 6,402                       | 6,773         | 7,156         | 7,553     | 97,943     |                  |   |
| REVENUE 1                                                                                                          |  |  | 2025                   | 2026      | 2027      | 2028                           | 2029        | 2030        | 2031        | 2032        | 2033        | 2034             | 2035        | 2036        | 2037        | 2038        | 2039        | 2040                        | 2041        | 2042        | 2043        | 2044          | 2045          | 2046                        | 2047          | 2048          | 2049          | 2050          | 2051          | 2052                        | 2053          | 2054          | 2055      |            |                  |   |
| REAL PROPERTY TAX                                                                                                  |  |  | 0                      | 0         | 0         | 149,652,900                    | 236,200,052 | 379,087,353 | 545,207,411 | 603,691,170 | 685,276,361 | 726,052,534      | 751,464,372 | 777,765,625 | 804,987,422 | 833,161,982 | 862,322,651 | 892,503,944                 | 923,741,582 | 956,072,538 | 989,535,076 | 1,024,168,804 | 1,060,014,712 | 1,097,115,227               | 1,135,514,260 | 1,175,257,259 | 1,216,391,263 | 1,258,964,957 | 1,303,028,731 | 1,348,634,737               | 1,395,836,952 | 1,444,691,246 |           |            |                  |   |
| BUSINESS PERSONAL PROPERTY                                                                                         |  |  | 0                      | 0         | 0         | 33,359,678                     | 44,557,087  | 62,120,299  | 82,244,169  | 91,573,915  | 104,205,082 | 110,637,760      | 114,510,082 | 118,517,935 | 122,666,062 | 126,959,374 | 131,402,953 | 136,002,056                 | 140,762,128 | 145,688,802 | 150,787,910 | 156,065,487   | 161,527,779   | 167,181,252                 | 173,032,595   | 179,088,736   | 185,356,842   | 191,844,331   | 198,558,883   | 205,508,444                 | 212,701,239   | 220,145,783   |           |            |                  |   |
|                                                                                                                    |  |  | City of Seguin         | 0         | 0         | 0                              | 383,486     | 605,263     | 971,411     | 1,397,094   | 1,546,959   | 1,756,021        | 1,860,510   | 1,925,627   | 1,993,024   | 2,062,780   | 2,134,978   | 2,209,702                   | 2,287,041   | 2,367,088   | 2,449,936   | 2,535,684     | 2,624,433     | 2,716,288                   | 2,811,358     | 2,909,755     | 3,011,597     | 3,117,003     | 3,226,098     | 3,339,011                   | 3,455,877     | 3,576,832     | 3,702,021 | 62,976,874 | City of Seguin   |   |
|                                                                                                                    |  |  | Guadalupe County       | 0         | 0         | 0                              | 196,569     | 310,249     | 497,931     | 716,130     | 792,948     | 900,111          | 953,670     | 987,048     | 1,021,595   | 1,094,358   | 1,132,661   |                             |             |             |             |               |               |                             |               |               |               |               |               |                             |               |               |           |            |                  |   |

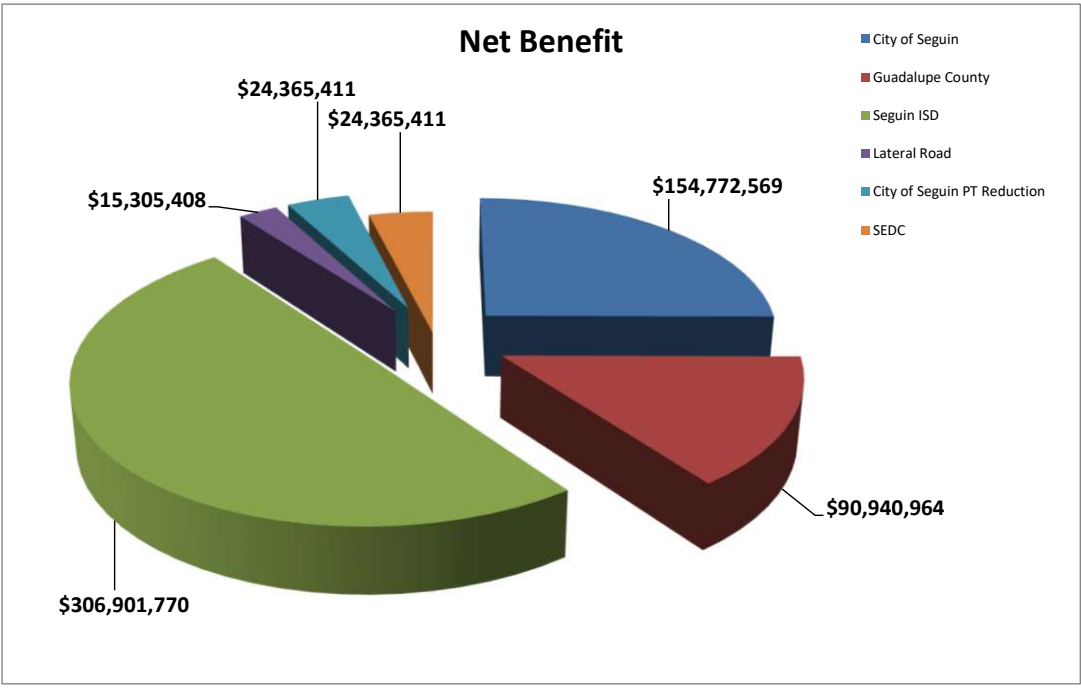
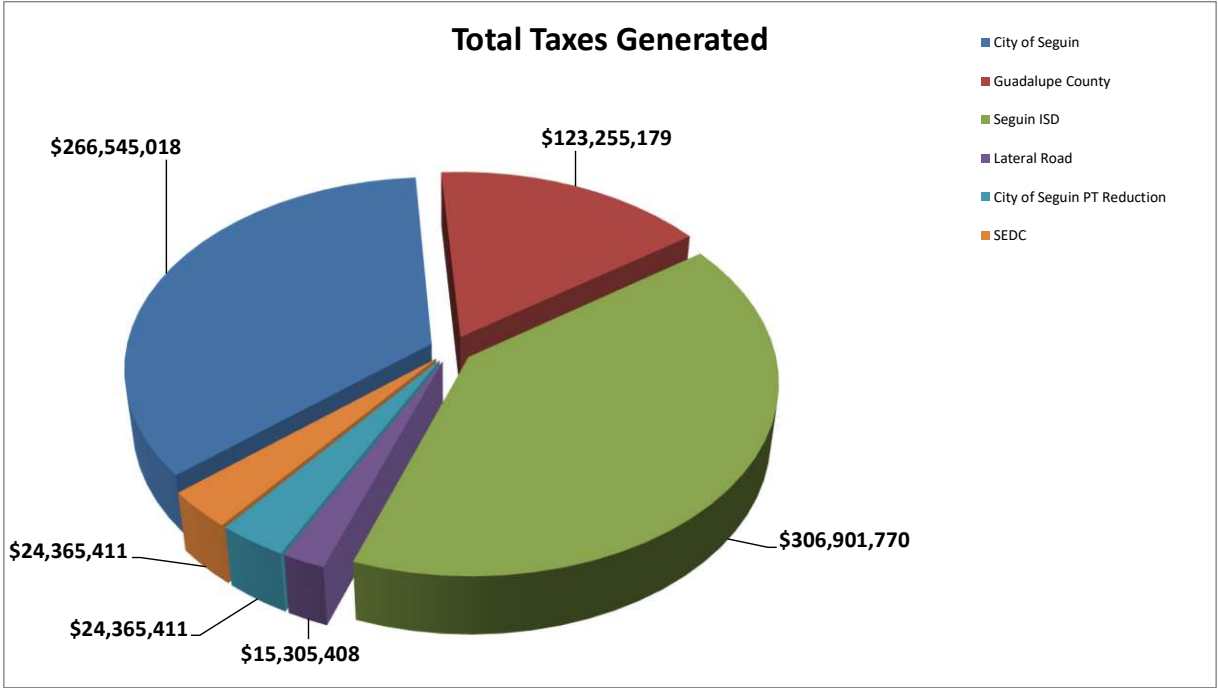
Financial Feasibility Analysis - All Revenue Generated

| ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION |  |  |                   |                  |             |                                |                  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------|--|--|-------------------|------------------|-------------|--------------------------------|------------------|------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TAXABLE BASE YEAR GROWTH                                                                                           |  |  | 3.50%             |                  |             | 6.00%                          |                  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DISCOUNT RATE                                                                                                      |  |  |                   |                  |             |                                |                  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | REAL PROPERTY TAX |                  |             | BUSINESS PERSONAL PROPERTY TAX |                  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | City of Seguin    | Guadalupe County | Seguin ISD  | City of Seguin                 | Guadalupe County | Seguin ISD |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.5125000         | 100%             | 0.5125000   | 0.5125000                      | 100%             | 0.5125000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.2627000         | 100%             | 0.2627000   | 0.2627000                      | 100%             | 0.2627000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 1.0828000         | 100%             | 1.0828000   | 1.0828000                      | 100%             | 1.0828000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0540000         | 100%             | 0.0540000   | 0.0540000                      | 100%             | 0.0540000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 1.9120000         |                  | 1.9120000   | 1.9120000                      |                  | 1.9120000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0025000         |                  | 0.0025000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0025000         |                  | 0.0025000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000   | 0.0050000                      |                  | 0.0050000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0200000         |                  | 0.0200000   | 0.0200000                      |                  | 0.0200000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0100000         |                  | 0.0100000   | 0.0025000                      |                  | 0.0025000  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 100%              |                  | 100%        | 100%                           |                  | 100%       |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                    |  |  | 0.0050000         |                  | 0.0050000</ |                                |                  |            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

Revenue Summary

| Taxing Jurisdictions        | Total Taxes Generated | Participation | Net Benefit   |
|-----------------------------|-----------------------|---------------|---------------|
| City of Seguin              | \$266,545,018         | \$111,772,448 | \$154,772,569 |
| Guadalupe County            | \$123,255,179         | \$32,314,215  | \$90,940,964  |
| Seguin ISD                  | \$306,901,770         | \$0           | \$306,901,770 |
| Lateral Road                | \$15,305,408          | \$0           | \$15,305,408  |
| City of Seguin PT Reduction | \$24,365,411          | \$0           | \$24,365,411  |
| SEDC                        | \$24,365,411          | \$0           | \$24,365,411  |
| Total                       | \$760,738,196         | \$144,086,664 | \$616,651,533 |

| Taxing Jurisdictions               | Total Taxes Generated | Participation | Net Benefit   |
|------------------------------------|-----------------------|---------------|---------------|
| City of Seguin                     | \$266,545,018         | \$111,772,448 | \$154,772,569 |
| City of Seguin - Real Property     | \$126,083,252         | \$63,041,626  | \$63,041,626  |
| City of Seguin - Personal Property | \$19,305,909          | \$0           | \$19,305,909  |
| City of Seguin - Sales             | \$97,461,645          | \$48,730,822  | \$48,730,822  |
| City of Seguin -HOT                | \$23,694,211          | \$0           | \$23,694,211  |





**Length of TIRZ #3 in Years:**

The TIRZ has a 30 year term and is scheduled to end on December 31, 2055 (with the final year's tax increment to be collected by September 1, 2056).

**Powers and Duties of Board of Directors:**

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

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

APPENDIX A - CURRENT PROPERTY OWNERSHIP

| Property ID | Acres    | Legal                                                      | Owner                  | Estimated 2025 Taxable Value |
|-------------|----------|------------------------------------------------------------|------------------------|------------------------------|
| 53239       | 1.7000   | ABS: 11 SUR: J D CLEMENTS 1.7000 AC.                       | A-L 97 IH 10-SH 46 LP  | \$393                        |
| 52990       | 4.6300   | ABS: 11 SUR: J D CLEMENTS 4.6300 AC.                       | A-L 97 IH 10-SH 46 LP  | \$954,000                    |
| 53238       | 76.2000  | ABS: 11 SUR: J D CLEMENTS 76.2012 AC.                      | A-L 97 IH 10-SH 46 LP  | \$17,602                     |
| 128174      | 127.4500 | PROJECT GREEN SUBD BLOCK 1 LOT 1 127.45 AC                 | A-L 97 IH 10-SH 46 LP  | \$29,441                     |
| 128175      | 166.7900 | PROJECT GREEN SUBD, BLOCK 1, LOT 2, ACRES 166.79           | A-L 97 IH 10-SH 46 LP  | \$38,528                     |
| 128176      | 113.9000 | PROJECT GREEN SUBD, BLOCK 1, PT OF LOT 3, ACRES 113.90     | A-L 97 IH 10-SH 46 LP  | \$26,311                     |
| 129007      | 43.0000  | PROJECT GREEN SUBD,PT OF BLOCK 1, PT OF LOT 3, ACRES 43.00 | A-L 97 IH 10-SH 46 LP  | \$9,933                      |
| 136699      | 10.0000  | ABS: 11 SUR: J D CLEMENTS 10.00 AC.                        | MONTGOMERY JOHN T ETAL | \$2,310                      |
|             | 544      |                                                            |                        | \$1,078,518                  |

*\*The 2025 base value will need to be verified by the Guadalupe Appraisal District when the final 2025 taxable values are available.*