Tax Increment Reinvestment Zone #3 City of Seguin, Texas



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DISCLAIMER

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

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











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.







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

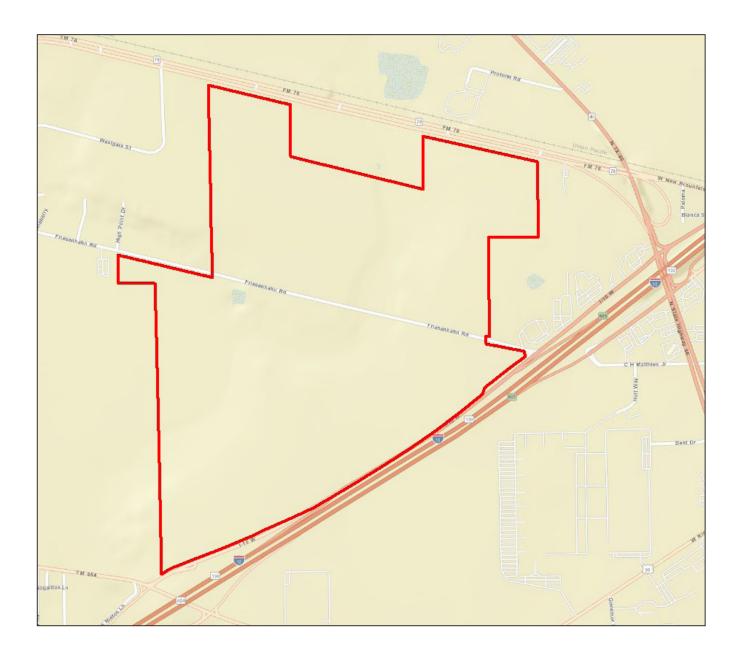
A FIELD NOTE DESCRIPTION of 533.619 acres of land in the J.D. Clements Survey, Abstract No. 11, Guadalupe County, Texas; said 533.619 acre tract being all of Lots 1-3, Block 1 of the Project Green Subdivision, according to the map or plat recorded in Volume 7, Pages 263-264 of the Guadalupe County Map 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 Jurney and Jessica Burks, as recorded in Guadalupe County Clerk's File No. 09-011277 and for a northwest corner of this tract;





TIRZ Boundary

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 0.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;



TIRZ Boundary

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;



TIRZ Boundary

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 accommodate 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**.





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	Va	Taxable alue per Jnit/SF	RP ncremental xable Value	V	BPP Faxable alue per Jnit/SF	BPP cremental Taxable Value	S	axable Sales PSF	7	Fotal Sales PSF	ncremental xable 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	\$		\$	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	\$		\$	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	V	P Taxable alue per Jnit/SF	RP ncremental xable Value	Va	BPP axable alue per Jnit/SF	BPP cremental Taxable Value	Sa	kable ales SF	Т	otal Sales PSF	cremental cable 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

\$ 635,083,500

\$96,005,652



\$ 229,610,404

4,473,196

GRAND TOTAL

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 Improve	ment	ts, 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 pec	lestr	ian 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.



Project Costs

Public Utilities includes but is not limited to:

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

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

Storm Water Facilities and Improvements: 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.



Financial Feasibility Analysis

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



ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH 05.00% 3.50% 6.00%

	Guad	City of Seguin dalupe County Seguin ISD Lateral Road	0.5125000 0.2627000 1.0828000 0.0540000	50% 50% 50% 0% 0%	0.2562500 0.1313500 0.0000000 0.0000000	Gu	City of Seguin adalupe County Seguin ISD Lateral Road	0.5125000 0.2627000 1.0828000 0.0540000	0% 0% 0% 0% 0%	0.0000000 0.0000000 0.0000000 0.0000000	C Si	ty of Seguin ty of Seguin PT Re EDC uadalupe County	eduction	0.0100000 0.0025000 0.0025000 0.0050000 0.0200000	50% 0% 0% 0%	0.0050000 0.0000000 0.0000000 0.0000000 0.0050000																		
REVENUE YEAR		X BASE AR 2025	1.9120000 1 2026	2 2027	0.3876000 3 2028	4 2029	5 2030	1.9120000 6 2031	7 2032	0.00000000 8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055	TOTALS	
Guad	City of Seguin adalupe County Seguin ISD 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 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 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 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		
Guad	City of Seguin adalupe County Seguin ISD Lateral Road		1,116,266 1,116,266 1,116,266 1,116,266	1,155,335 1,155,335 1,155,335 1,155,335	1,195,772 1,195,772 1,195,772 1,195,772	1,237,624 1,237,624 1,237,624 1,237,624	1,280,941 1,280,941 1,280,941 1,280,941	1,325,774 1,325,774 1,325,774 1,325,774	1,372,176 1,372,176 1,372,176 1,372,176	1,420,202 1,420,202 1,420,202 1,420,202	1,469,909 1,469,909 1,469,909 1,469,909	1,521,356 1,521,356 1,521,356 1,521,356	1,574,604 1,574,604 1,574,604 1,574,604	1,629,715 1,629,715 1,629,715 1,629,715	1,686,755 1,686,755 1,686,755 1,686,755	1,745,791 1,745,791 1,745,791 1,745,791	1,806,894 1,806,894 1,806,894 1,806,894	1,870,135 1,870,135 1,870,135 1,870,135	1,935,590 1,935,590 1,935,590 1,935,590	2,003,336 2,003,336 2,003,336 2,003,336	2,073,452 2,073,452 2,073,452 2,073,452	2,146,023 2,146,023 2,146,023 2,146,023	2,221,134 2,221,134 2,221,134 2,221,134	2,298,874 2,298,874 2,298,874 2,298,874	2,379,334 2,379,334 2,379,334 2,379,334	2,462,611 2,462,611 2,462,611 2,462,611	2,548,802 2,548,802 2,548,802 2,548,802	2,638,010 2,638,010 2,638,010 2,638,010	2,730,341 2,730,341 2,730,341 2,730,341	2,825,903 2,825,903 2,825,903 2,825,903	2,924,809 2,924,809 2,924,809 2,924,809	3,027,178 3,027,178 3,027,178 3,027,178		
Guad	City of Seguin adalupe County Seguin ISD Lateral Road		37,748 37,748 37,748 37,748	76,817 76,817 76,817 76,817	117,254 117,254 117,254 117,254	159,106 159,106 159,106 159,106	202,423 202,423 202,423 202,423	247,256 247,256 247,256 247,256	293,658 293,658 293,658 293,658	341,684 341,684 341,684 341,684	391,391 391,391 391,391 391,391	442,838 442,838 442,838 442,838	496,086 496,086 496,086 496,086	551,197 551,197 551,197 551,197	608,237 608,237 608,237 608,237	667,273 667,273 667,273 667,273	728,376 728,376 728,376 728,376	791,617 791,617 791,617 791,617	857,072 857,072 857,072 857,072	924,818 924,818 924,818 924,818	994,934 994,934 994,934 994,934	1,067,505 1,067,505 1,067,505 1,067,505	1,142,616 1,142,616 1,142,616 1,142,616	1,220,356 1,220,356 1,220,356 1,220,356	1,300,816 1,300,816 1,300,816 1,300,816	1,384,093 1,384,093 1,384,093 1,384,093	1,470,284 1,470,284 1,470,284 1,470,284	1,559,492 1,559,492 1,559,492 1,559,492	1,651,823 1,651,823 1,651,823 1,651,823	1,747,385 1,747,385 1,747,385 1,747,385	1,846,291 1,846,291 1,846,291 1,846,291	1,948,660 1,948,660 1,948,660 1,948,660		
Guad	City of Seguin adalupe County Seguin ISD Lateral Road		97 50 0	197 101 0	300 154 0	408 209 0	519 266 0	634 325 0	752 386 0	876 449 0	1,003 514 0	1,135 582 0	1,271 652 0 0	1,412 724 0 0	1,559 799 0 0	1,710 876 0	1,866 957 0	2,029 1,040 0	2,196 1,126 0 0	2,370 1,215 0	2,550 1,307 0 0	2,735 1,402 0	2,928 1,501 0	3,127 1,603 0	3,333 1,709 0	3,547 1,818 0 0	3,768 1,931 0	3,996 2,048 0	4,233 2,170 0 0	4,478 2,295 0 0	4,731 2,425 0 0	4,993 2,560 0 0	64,752 33,191 0 0	City of Seguin Guadalupe County Seguin ISD Lateral Road
<u></u>			146	298	454	617	785	958	1,138	1,324	1,517	1,716	1,923	2,136	2,358	2,586	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 REAL PRO BUSINESS PERSONAL	OPERTY TAX	2025	2026 0 0	2027 0 0	2028 0 0	2029 149.652.900 33.359.678	2030 236.200.052 44.557.087	2031 379.087.353 62.120.299	2032 545.207.411 82.244.169					2037 777.765.625 118.517.935																		2055 1.444.691.246 220.145.783		
Guad	City of Seguin adalupe County Seguin ISD Lateral Road		0 0 0 0	0 0 0	0 0 0 0	383,486 196,569 0	605,263 310,249 0	971,411 497,931 0 0	1,397,094 716,130 0 0	1,546,959 792,948 0 0	1,756,021 900,111 0 0	1,860,510 953,670 0 0	1,925,627 987,048 0 0	1,993,024 1,021,595 0	2,062,780 1,057,351 0 0	2,134,978 1,094,358 0 0	2,209,702 1,132,661 0 0	2,287,041 1,172,304 0 0	2,367,088 1,213,335 0 0	2,449,936 1,255,801 0	2,535,684 1,299,754 0	2,624,433 1,345,246 0	2,716,288 1,392,329 0 0	2,811,358 1,441,061 0	2,909,755 1,491,498 0 0	3,011,597 1,543,700 0 0	3,117,003 1,597,730 0 0	3,226,098 1,653,650 0	3,339,011 1,711,528 0 0	3,455,877 1,771,432 0 0	3,576,832 1,833,432 0	3,702,021 1,897,602 0 0	62,976,874 32,281,024 0 0	City of Seguin Guadalupe County Seguin ISD Lateral Road
REVENUE 2 - SALES TAX			0	0	0	580,055	915,511	1,469,343	2,113,224	2,339,907	2,656,131	2,814,180	2,912,676	3,014,620	3,120,131	3,229,336	3,342,363	3,459,345	3,580,422	3,705,737	3,835,438	3,969,678	4,108,617	4,252,419	4,401,253	4,555,297	4,714,733	4,879,748	5,050,539	5,227,308	5,410,264	5,599,623	95,257,898	
City of Seguin	City of Seguin of PT Reduction SEDC adalupe County		0 0 0 0	0 0 0 0	0 0 0 0	941,489 0 0 0	1,013,121 0 0 0	1,131,103 0 0 0	234,138,401 1,170,692 0 0	1,232,346 0 0 0	259,895,669 1,299,478 0 0 0	277,128,017 1,385,640 0 0 0	286,827,498 1,434,137 0 0	296,866,460 1,484,332 0 0	307,256,786 1,536,284 0 0	318,010,774 1,590,054 0 0	329,141,151 1,645,706 0 0	340,661,091 1,703,305 0 0	352,584,229 1,762,921 0 0	364,924,677 1,824,623 0 0	377,697,041 1,888,485 0 0	1,954,582 0 0	2,022,993 0 0	2,093,797 0 0 0	2,167,080 0 0	2,242,928 0 0	2,321,430 0 0 0	2,402,681 0 0	2,486,774 0 0 0	2,573,811 0 0 0	532,778,978 2,663,895 0 0	2,757,131 0 0 0	48,730,822 0 0 0	City of Seguin City of Seguin PT Reduction SEDC Guadalupe County
			0	0	0	941,489	1,013,121	1,131,103	1,170,692	1,232,346	1,299,478	1,385,640	1,434,137	1,484,332	1,536,284	1,590,054	1,645,706	1,703,305	1,762,921	1,824,623	1,888,485	1,954,582	2,022,993	2,093,797	2,167,080	2,242,928	2,321,430	2,402,681	2,486,774	2,573,811	2,663,895	2,757,131	48,730,822	
REVENUE 3 - HOTEL OCCUPANC	City of Seguin		0	0	0	0	8,193,254 0	8,480,018 0	8,776,818 0	9,084,007	9,401,947	9,731,016	10,071,601	10,424,107	10,788,951	11,166,564	11,557,394	11,961,903	12,380,569	12,813,889	13,262,375	13,726,558	14,206,988	14,704,233	15,218,881	15,751,542 0	16,302,846	16,873,445	17,464,016 0	18,075,256 0	18,707,890	19,362,666	0	City of Seguin
<u> </u>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A, 1, 2, 3			146	298	454	1,522,160	1,929,417	2,601,404	3,285,054	3,573,578	3,957,127	4,201,536	4,348,736	4,501,088	4,658,773	4,821,976	4,990,892	5,165,719	5,346,666	5,533,945	5,727,780	5,928,398	6,136,038	6,350,946	6,573,375	6,803,590	7,041,862	7,288,473	7,543,716	7,807,893	8,081,315	8,364,307	144,086,664	
Running Total			146	444	899	1,523,059	3,452,476	6,053,881	9,338,935	12,912,512	16,869,639	21,071,175	25,419,911	29,921,000	34,579,772	39,401,748	44,392,640	49,558,359	54,905,024	60,438,970	66,166,749	72,095,147	78,231,186	84,582,132	91,155,507	97,959,097	105,000,959	112,289,432	119,833,148	127,641,041	135,722,356	144,086,664		
GROSS		144,086,664	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		
Guad	City of Seguin adalupe County Seguin ISD Lateral Road on PT Reduction SEDC	\$ \$ \$ \$ \$ \$ \$ \$ \$	97 \$ 50 \$ - \$ - \$ - \$ - \$	197 \$ 101 \$ - \$ - \$ - \$ - \$	300 : 154 : 5 : - : 5	\$ 1,325,382 : \$ 196,778 : \$ -	\$ 1,618,903 \$ \$ 310,515 \$ \$ - \$ \$ \$ - \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$ 2,103,148 \$ 498,256 \$ - \$ 5	\$ 2,568,538 \$ 716,516 \$. \$. \$. \$. \$. \$. \$. \$. \$. \$	2,780,180 \$ 793,397 \$ - \$ - \$ - \$ - \$	3,056,502 \$ 900,625 \$ - \$ - \$ - \$	3,247,284 \$ 954,252 \$ - \$ - \$ - \$ - \$	3,361,036 : 987,700 :	\$ 1,022,319 \$ - \$ \$ - \$ \$ - \$ \$ \$ - \$ \$	3,600,623 S 1,058,150 S - S - S - S - S - S - S - S - S - S	1,095,235 - : - : - :	1,133,618	1,173,344	1,214,460 5 - 5 - 6 -	5 - S 5 - S 5 - S 5 - S	1,301,061 - - - -	\$ 1,346,648 \$ - \$ - \$ - \$ -	\$ 1,393,830 \$ - \$ \$ - \$ \$ \$ - \$	1,442,664 \$ - \$ - \$ - \$ - \$	5,080,169 \$ 1,493,207 \$ - \$ - \$ - \$ - \$ - \$	\$ 1,545,518 \$ \$ - \$ \$ - \$ \$ - \$	\$ 5,442,201 : \$ 1,599,661 : \$ - : \$	\$ 5,632,774 \$ \$ 1,655,699 \$ \$ - \$ \$ \$ - \$ \$ \$ \$ - \$ \$	1,713,698 5 - 5 - 5 - 5	1,773,727 - 5 - 5 - 5	1,835,857 \$ 5 - \$ 6 - \$ 6 - \$	1,900,162 5 - 6 -	32,314,215 ((Seguin ISD Lateral Road City of Seguin PT Reduction SEDC
			146	298	454	1,522,160	1,929,417	2,601,404	3,285,054	3,573,578	3,957,127	4,201,536	4,348,736	4,501,088	4,658,773	4,821,976	4,990,892	5,165,719	5,346,666	5,533,945	5,727,780	5,928,398	6,136,038	6,350,946	6,573,375	6,803,590	7,041,862	7,288,473	7,543,716	7,807,893	8,081,315	8,364,307	144,086,664	TOTAL



ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION TAXABLE BASE YEAR GROWTH DISCOUNT RATE 6.00%

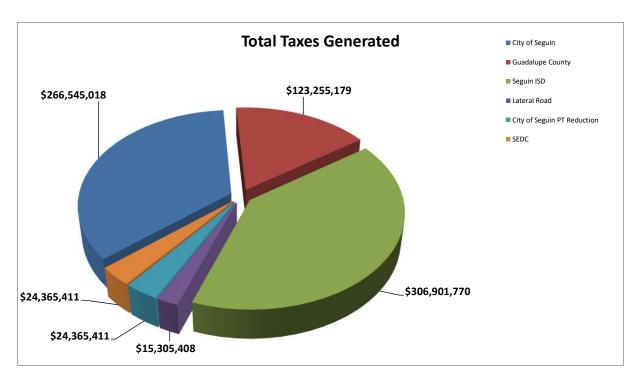
	G	City of Seguin Guadalupe County Seguin ISD Lateral Road	0.5125000 0.2627000 1.0828000 0.0540000	100% 100% 100% 100% 100%	0.5125000 0.2627000 1.0828000 0.0540000	Gı	City of Seguin uadalupe County Seguin ISD Lateral Road	0.5125000 0.2627000 1.0828000 0.0540000 1.9120000	0NAL PROPERT 100% 100% 100% 100%	0.5125000 0.2627000 1.0828000 0.0540000	9	ity of Seguin ity of Seguin PT R EDC uadalupe County	eduction	0.0100000 0.0025000 0.0025000 0.0050000 0.0200000	100% 100% 100% 100%	0.0100000 0.0025000 0.0025000 0.0050000 0.00200000																		
REVENUE YEAR		TAX BASE YEAR 2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055	TOTALS	
BASE YEAR	City of Seguin Guadalupe County Seguin ISD 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 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 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 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 Guadalupe County Seguin ISD Lateral Road		1,116,266 1,116,266 1,116,266 1,116,266	1,155,335 1,155,335 1,155,335 1,155,335	1,195,772 1,195,772 1,195,772 1,195,772	1,237,624 1,237,624 1,237,624 1,237,624	1,280,941 1,280,941 1,280,941 1,280,941	1,325,774 1,325,774 1,325,774 1,325,774	1,372,176 1,372,176 1,372,176 1,372,176	1,420,202 1,420,202 1,420,202 1,420,202	1,469,909 1,469,909 1,469,909 1,469,909	1,521,356 1,521,356 1,521,356 1,521,356	1,574,604 1,574,604 1,574,604 1,574,604	1,629,715 1,629,715 1,629,715 1,629,715	1,686,755 1,686,755 1,686,755 1,686,755	1,745,791 1,745,791 1,745,791 1,745,791	1,806,894 1,806,894 1,806,894 1,806,894	1,870,135 1,870,135 1,870,135 1,870,135	1,935,590 1,935,590 1,935,590 1,935,590	2,003,336 2,003,336 2,003,336 2,003,336	2,073,452 2,073,452 2,073,452 2,073,452	2,146,023 2,146,023 2,146,023 2,146,023	2,221,134 2,221,134 2,221,134 2,221,134	2,298,874 2,298,874 2,298,874 2,298,874	2,379,334 2,379,334 2,379,334 2,379,334	2,462,611 2,462,611 2,462,611 2,462,611	2,548,802 2,548,802 2,548,802 2,548,802	2,638,010 2,638,010 2,638,010 2,638,010	2,730,341 2,730,341 2,730,341 2,730,341	2,825,903 2,825,903 2,825,903 2,825,903	2,924,809 2,924,809 2,924,809 2,924,809	3,027,178 3,027,178 3,027,178 3,027,178		
TAXABLE VALUE INCR	EMENT City of Seguin Guadalupe County Seguin ISD Lateral Road		37,748 37,748 37,748 37,748	76,817 76,817 76,817 76,817	117,254 117,254 117,254 117,254	159,106 159,106 159,106 159,106	202,423 202,423 202,423 202,423	247,256 247,256 247,256 247,256	293,658 293,658 293,658 293,658	341,684 341,684 341,684 341,684	391,391 391,391 391,391 391,391	442,838 442,838 442,838 442,838	496,086 496,086 496,086 496,086	551,197 551,197 551,197 551,197	608,237 608,237 608,237 608,237	667,273 667,273 667,273 667,273	728,376 728,376 728,376 728,376	791,617 791,617 791,617 791,617	857,072 857,072 857,072 857,072	924,818 924,818 924,818 924,818	994,934 994,934 994,934 994,934	1,067,505 1,067,505 1,067,505 1,067,505	1,142,616 1,142,616 1,142,616 1,142,616	1,220,356 1,220,356 1,220,356 1,220,356	1,300,816 1,300,816 1,300,816 1,300,816	1,384,093 1,384,093 1,384,093 1,384,093	1,470,284 1,470,284 1,470,284 1,470,284	1,559,492 1,559,492 1,559,492 1,559,492	1,651,823 1,651,823 1,651,823 1,651,823	1,747,385 1,747,385 1,747,385 1,747,385	1,846,291 1,846,291 1,846,291 1,846,291	1,948,660 1,948,660 1,948,660 1,948,660		
REVENUE A TAXABLE VALUE GROW	VTH City of Seguin Guadalupe County Seguin ISD Lateral Road		193 99 409 20	394 202 832 41	601 308 1,270 63	815 418 1,723 86	1,037 532 2,192 109	1,267 650 2,677 134	1,505 771 3,180 159	1,751 898 3,700 185	2,006 1,028 4,238 211	2,270 1,163 4,795 239	2,542 1,303 5,372 268	2,825 1,448 5,968 298	3,117 1,598 6,586 328	3,420 1,753 7,225 360	3,733 1,913 7,887 393	4,057 2,080 8,572 427	4,392 2,252 9,280 463	4,740 2,429 10,014 499	5,099 2,614 10,773 537	5,471 2,804 11,559 576	5,856 3,002 12,372 617	6,254 3,206 13,214 659	6,667 3,417 14,085 702	7,093 3,636 14,987 747	7,535 3,862 15,920 794	7,992 4,097 16,886 842	8,466 4,339 17,886 892	8,955 4,590 18,921 944	9,462 4,850 19,992 997	9,987 5,119 21,100 1,052	129,504 66,382 273,614 13,645	City of Seguin Guadalupe County Seguin ISD Lateral Road
			722	1,469	2,242	3,042	3,870	4,728	5,615	6,533	7,483	8,467	9,485	10,539	11,629	12,758	13,927	15,136	16,387	17,683	19,023	20,411	21,847	23,333	24,872	26,464	28,112	29,817	31,583	33,410	35,301	37,258	483,145	<u> </u>
	REAL PROPERTY TAX PERSONAL PROPERTY	2025	2026 0	2027 0	2028 0	149,652,900 33,359,678	2030 236,200,052 44,557,087	2031 379,087,353 62 120 299	545,207,411 82,244,169	2033 603,691,170 91,573,915	685,276,361 104,205,082	726,052,534 110,637,760	751,464,372 114,510,082	777,765,625 118,517,935	2038 804,987,422 122,666,062	2039 833,161,982 126,959,374	862,322,651 131,402,953	892,503,944 136,002,056	923,741,582 140,762,128								2050 1,216,391,263 185,356,842			2053 1,348,634,737 205 508 444	2054 1,395,836,952 212,701,239	2055 1,444,691,246 220 145 783		
Joneson	City of Seguin Guadalupe County Seguin ISD Lateral Road		0 0 0 0	0 0 0 0	0 0 0 0	937,939 480,774 1,981,660 98,827 3,499,200	1,438,880 737,549 3,040,038 151,609 5,368,076	2,261,189 1,159,053 4,777,396 238,252 8,435,890	3,215,689 1,648,315 6,794,046 338,824 11,996,874	3,563,234 1,826,461 7,528,330 375,443	4,046,092 2,073,968 8,548,505 426,320 15,094,885	4,288,038 2,197,985 9,059,682 451,813	4,438,119 2,274,915 9,376,771 467,626	4,593,453 2,354,537 9,704,958 483,993 17,136,942	4,754,224 2,436,946 10,044,632 500,933 17,736,735	4,920,622 2,522,239 10,396,194 518,466 18,357,520	5,092,844 2,610,517 10,760,061 536,612 19,000,034	5,271,093 2,701,885 11,136,663 555,393 19,665,035	5,455,582 2,796,451 11,526,446 574,832 20,353,311	5,646,527 2,894,327 11,929,872 594,951 21,065,677	5,844,155 2,995,628 12,347,417 615,774 21,802,976	6,048,701 3,100,475 12,779,577 637,327	6,260,405 3,208,992 13,226,862 659,633 23,355,892	6,479,519 3,321,307 13,689,802 682,720 24,173,349	6,706,303 3,437,553 14,168,945 706,615	6,941,023 3,557,867 14,664,858 731,347 25,895,095	7,183,959 3,682,392 15,178,128 756,944 26,801,424	7,435,398 3,811,276 15,709,363 783,437	7,695,637 3,944,671 16,259,191 810,857	7,964,984 4,082,734 16,828,262 839,237 29,715,218	8,243,758 4,225,630 17,417,252 868,611 30,755,250	8,532,290 4,373,527 18,026,855 899,012 31,831,684	74,457,975 306,901,770 15,305,408	City of Seguin Guadalupe County Seguin ISD Lateral Road
REVENUE 2 - SALES TA	AX					100.007.000	202,624,252		001 100 101	040 400 045	050 005 000	077 400 047	000 007 400	000 000 100	007.050.700	040.040.7774	000 111 151	212.221.221	050 504 000	004004077	077.007.044		101 500 510	110 350 100	100 110 010	440 505 000	404 000 000	100 500 110	107.051.077	544 700 007	500 330 030	551 100 0 10		
Cit	City of Seguin y of Seguin PT Reduction SEDC Guadalupe County		0 0 0 0	0 0 0 0	0 0 0 0	1,882,978 470,745 470,745 941,489	2,026,243 506,561 506,561 1,013,121	2,262,207 565,552 565,552 1,131,103	2,341,384 585,346 585,346 1,170,692	2,464,692 616,173 616,173 1,232,346	2,598,957 649,739 649,739 1,299,478	2,771,280 692,820 692,820 1,385,640	2,868,275 717,069 717,069 1,434,137	2,968,665 742,166 742,166 1,484,332	3,072,568 768,142 768,142 1,536,284	3,180,108 795,027 795,027 1,590,054	3,291,412 822,853 822,853 1,645,706	3,406,611 851,653 851,653 1,703,305	3,525,842 881,461 881,461 1,762,921	3,649,247 912,312 912,312 1,824,623	3,776,970 944,243 944,243 1,888,485	3,909,164 977,291 977,291 1,954,582	4,045,985 1,011,496 1,011,496 2,022,993	4,187,595 1,046,899 1,046,899 2,093,797	4,334,160 1,083,540 1,083,540 2,167,080	4,485,856 1,121,464 1,121,464 2,242,928	4,642,861 1,160,715 1,160,715 2,321,430	4,805,361 1,201,340 1,201,340 2,402,681	4,973,549 1,243,387 1,243,387 2,486,774	5,147,623 1,286,906 1,286,906 2,573,811	5,327,790 1,331,947 1,331,947 2,663,895	5,514,262 1,378,566 1,378,566 2,757,131	24,365,411 24,365,411 48,730,822	SEDC Guadalupe County
REVENUE 3 - HOTEL O	CCUDANCY TAY		0	0	0	3,765,957	4,052,485	4,524,414	4,682,768	4,929,385	5,197,913	5,542,560	5,736,550	5,937,329	6,145,136	6,360,215	6,582,823	6,813,222	7,051,685	7,298,494	7,553,941	7,818,329	8,091,970	8,375,189	8,668,321	8,971,712	9,285,722	9,610,722	9,947,098	10,295,246	10,655,580	11,028,525	194,923,289	
REVERSE S-HOTEE ON	City of Seguin		0	0	0	0	8,193,254 573,528	8,480,018 593,601	8,776,818 614,377	9,084,007 635,880	9,401,947 658,136	9,731,016 681,171	10,071,601 705,012	10,424,107 729,687	10,788,951 755,227	11,166,564 781,659	11,557,394 809,018	11,961,903 837,333	12,380,569 866,640	12,813,889 896,972	13,262,375 928,366	13,726,558 960,859	14,206,988 994,489	14,704,233	15,218,881 1,065,322	15,751,542	1,141,199	16,873,445 1,181,141	17,464,016 1,222,481	18,075,256 1,265,268	18,707,890 1,309,552	19,362,666 1,355,387	23,694,211	City of Seguin
			0	0	0	0	573,528	593,601	614,377	635,880	658,136	681,171	705,012	729,687	755,227	781,659	809,018	837,333	866,640	896,972	928,366	960,859	994,489	1,029,296	1,065,322	1,102,608	1,141,199	1,181,141	1,222,481	1,265,268	1,309,552	1,355,387	23,694,211	3
REVENUE A, 1, 2, 3			722	1,469	2,242	7,268,199	9,997,960	13,558,633	17,299,634	18,865,267	20,958,418	22,229,717	23,008,479	23,814,497	24,648,726	25,512,154	26,405,801	27,330,725	28,288,023	29,278,825	30,304,306	31,365,678	32,464,199	33,601,167	34,777,930	35,995,879	37,256,457	38,561,155	39,911,517	41,309,141	42,755,683	44,252,854	761,025,456	
Running Total			722	2,190	4,432	7,272,632	17,270,591	30,829,224	48,128,858	66,994,125	87,952,543	110,182,260	133,190,739	157,005,236	181,653,963	207,166,116	233,571,917	260,902,642	289,190,665	318,469,490	348,773,796	380,139,474	412,603,672	446,204,840	480,982,770	516,978,649	554,235,106	592,796,260	632,707,777	674,016,918	716,772,602	761,025,456		
CROSS		764 025 450																																
GRUSS		761,025,456	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		
Cit	City of Seguin Guadalupe County Seguin ISD Lateral Road y of Seguin PT Reduction SEDC	9999	\$ 193 5 \$ 99 5 \$ - 5 \$ - 5 \$ - 7	- 5	\$ 308 \$ - 5 \$ - 5 \$ - 5	\$ 1,981,660 \$ 98,827 \$ 470,745 \$ 470,745	\$ 1,751,202 \$ \$ 3,040,038 \$ \$ 151,609 \$ \$ 506,561 \$ \$ 506,561	\$ 2,290,805 \$ 4,777,396 \$ 238,252 \$ 565,552 \$ 565,552	\$ 338,824 \$ 585,346 \$ 585,346	\$ 3,059,705 \$ 7,528,330 \$ 375,443 \$ 616,173 \$ 616,173	\$ 3,374,474 \$ 8,548,505 \$ 426,320 \$ 649,739 \$ 649,739	3,584,789 9,059,682 451,813 692,820 692,820	3,710,356 9,376,771 467,626 717,069 717,069	3,840,317 9,704,958 483,993 742,166 742,166	\$ 3,974,827 \$ 10,044,632 \$ 500,933 \$ 768,142 \$ 768,142	\$ 4,114,046 \$ 10,396,194 \$ 518,466 \$ 795,027 \$ 795,027	\$ 4,258,136 \$ 10,760,061 \$ 536,612 \$ 822,853 \$ 822,853	\$ 4,407,270 \$ 11,136,663 \$ 555,393 \$ 851,653 \$ 851,653	\$ 4,561,624 \$ 11,526,446 \$ 574,832 \$ 881,461 \$ 881,461	\$ 4,721,380 \$ 11,929,872 \$ 594,951 \$ 912,312 \$ 912,312	4,886,727 5 12,347,417 6 615,774 6 944,243 944,243	5,057,862 12,779,577 637,327 977,291 977,291	5 5,234,986 5 13,226,862 5 659,633 5 1,011,496 5 1,011,496	5,418,310 5,13,689,802 6,682,720 5,1,046,899 5,1,046,899	5 5,608,050 S 5 14,168,945 S 6 706,615 S 6 1,083,540 S 7 1,083,540 S	5 5,804,431 5 14,664,858 5 731,347 5 1,121,464 5 1,121,464 5	\$ 6,007,685 \$ 15,178,128 \$ 756,944 \$ 1,160,715 \$ 1,160,715 \$	6,218,053 \$ 15,709,363 \$ 783,437 \$ 1,201,340 \$ 1,201,340 \$	6 6,435,784 \$ 6 16,259,191 \$ 6 810,857 \$ 6 1,243,387 \$ 1,243,387 \$	6,661,136 S 5 16,828,262 S 5 839,237 S 5 1,286,906 S	6,894,375 S 17,417,252 S 868,611 S 1,331,947 S	\$ 7,135,777 \$ 18,026,855 \$ 899,012 \$ 1,378,566 \$ 1,378,566	123,255,179 306,901,770 15,305,408 24,365,411 24,365,411	

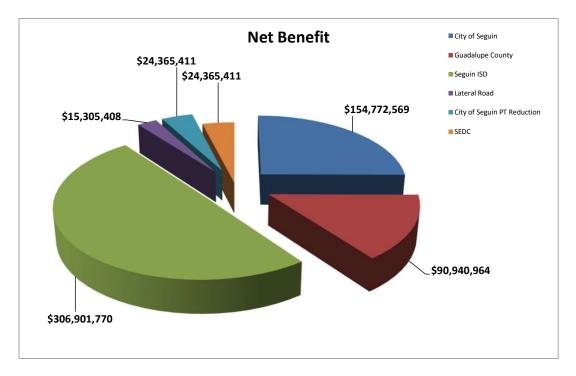


Revenue Summary

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

				Estimated 2025 Taxable
Property ID	Acres	Legal	Owner	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: JD 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.

