



REINVESTMENT ZONE NUMBER TWO,  
CITY OF SEGUIN, TEXAS  
PRELIMINARY PROJECT AND FINANCE PLAN  
OCTOBER 6, 2025

## TABLE OF CONTENTS

Table of Contents .....	1
Section 1: Definitions .....	2
Section 2: Introduction .....	6
Section 3: Description and Maps .....	8
Section 4: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations .....	9
Section 5: Relocation of Displaced Persons .....	9
Section 6: Estimated Non-Project Costs .....	9
Section 7: Proposed Public Improvements .....	9
Section 8: Estimated Project Costs .....	9
Section 9: Economic Feasibility .....	10
Section 10: Estimated Bonded Indebtedness .....	10
Section 11: Appraised Value .....	11
Section 12: Method of Financing .....	11
Section 13: Duration of the Zone, Termination .....	12
List of Exhibits .....	13
Exhibit A – Map of the Zone.....	14
Exhibit B – Non-Project Costs .....	15
Exhibit C – Project Costs.....	16
Exhibit D – Estimated Timeline of Incurred Costs.....	17
Exhibit E – Feasibility Study.....	18
Exhibit F – Proposed Uses of the Property .....	19
Exhibit G – Legal Description of the Zone .....	20

## SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Preliminary Plan or an Exhibit or Appendix attached to and made a part of this Preliminary Plan for all purposes.

**“10% City TIRZ Increment”** means 10 percent (10%) of the City’s ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, and deposited into the City Projects Subaccount of the TIRZ Fund.

**“40% City TIRZ Increment”** means 40 percent (40%) of the City’s ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, and deposited into the Developer Projects Subaccount of the TIRZ Fund.

**“Act”** means Chapter 311, Texas Tax Code, as amended, “Tax Increment Financing Act”.

**“Administrative Costs”** means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

**“Appraisal District”** means the Guadalupe Central Appraisal District.

**“Board”** means the Board of Directors for the Zone.

**“Captured Appraised Value”** means the new taxable value generated in addition to the Tax Increment Base on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District.

**“City”** means the City of Seguin, Texas.

**“City Council”** means the governing body of the City.

**“City Fire Station Projects”** mean those City-initiated Public Improvements necessary to construct a fire station facility for the benefit of the Zone and the City, anticipated to be partially funded by the 10% City TIRZ Increment.

**“City Park Projects”** mean those City-initiated Public Improvements associated with the Regional Parks Improvements (as defined in the Development Agreement).

**“City Projects”** means those Public Improvements anticipated to be funded from the 10% City TIRZ Increment including the City Fire Station Projects, the City Park Projects, and the City Road Projects, as authorized by Section 311.010 of the Tax Code, as amended.

**“City Project Costs”** means the total costs for City Projects in the Zone (including the actual costs of the Public Improvements), associated financing and interest costs, and Administrative Costs.

**“City Projects Subaccount of the TIRZ Fund”** means a subaccount of the TIRZ Fund whereby the 10% City TIRZ Increment is deposited.

**“City Road Projects”** mean those City-initiated Public Improvements to each of Huber Road and Stremmel Road including, but not limited to, land acquisition for right-of-way, constructing sidewalks, landscaping, lighting, and other improvements necessary, anticipated to be partially funded by the 10% City TIRZ Increment.

**“City TIRZ Increment”** means the sum of the 40% City TIRZ Increment and the 10% City TIRZ Increment, being fifty percent (50%) of the City’s ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, and deposited into the applicable subaccount of the TIRZ Fund as specified herein.

**“Creation Ordinance”** means Ordinance No. \_\_\_\_\_ adopted by the City Council on October \_\_, 2025.

**“Developer”** means 2021 FII Walnut, LP, a Texas limited partnership, and its successors or assigns.

**“Developer Fire Station Projects”** mean those Developer-initiated Public Improvements including the site work necessary to prepare the Fire Station Site (as defined in the Development Agreement) for vertical or horizontal improvements to commence, anticipated to be partially funded by the 40% City TIRZ Increment.

**“Developer Park Projects”** mean those Developer-initiated Public Improvements associated with the Regional Parks Improvements.

**“Developer Projects”** means those Public Improvements anticipated to be funded from the 40% City TIRZ Increment including the TIRZ Credit, the Developer Fire Station Projects, the Developer Park Projects, and the Developer Road Projects, as authorized by Section 311.010 of the Tax Code, as amended.

**“Developer Project Costs”** means the total costs for Developer Projects in the Zone (including the actual costs of the Public Improvements), associated financing and interest costs, and Administrative Costs.

**“Developer Projects Subaccount of the TIRZ Fund”** means a subaccount of the TIRZ Fund whereby the 40% City TIRZ Increment is deposited.

**“Developer Road Projects”** means Developer-initiated Public Improvements to Huber Road including, but not limited to, land acquisition for right-of-way, constructing sidewalks, landscaping, lighting, and other improvements necessary, anticipated to be partially funded by the 40% City TIRZ Increment.

**“Development Agreement”** means that certain Seguin Walnut Springs Public Improvement District Development Agreement between the City and the Developer, effective as of May 6, 2025.

**“Feasibility Study”** means the economic feasibility study as evaluated over the term of the Zone and focused only on direct financial benefits, as shown on **Exhibit E**.

**“Final Plan”** means the future *Reinvestment Zone Number Two, City of Seguin Final Project and Finance Plan*.

**“Non-Project Costs”** means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6**, and shown on **Exhibit B**.

**“PID”** means Walnut Springs Public Improvement District, which includes certain of the Property within its boundaries, created by Resolution No. 2025R-024 of the City passed on January 21, 2025.

**“Preliminary Plan”** means this *Reinvestment Zone Number Two, City of Seguin Preliminary Project and Finance Plan*.

**“Project Costs”** means the total costs for projects in the Zone, including the actual costs of the Public Improvements, and the Administrative Costs.

**“Property”** means 410.87 acres of land as depicted on **Exhibit A** and identified on **Exhibit G**.

**“Public Improvements”** means the proposed public improvements to be financed by the Zone, which includes the City Fire Station Projects, the City Park Projects, the City Road Projects, the Developer Fire Station Projects, the Developer Park Projects and the Developer Road Projects as detailed on **Exhibit C**.

**“Service and Assessment Plan”** means that certain Walnut Springs Public Improvement District Service and Assessment Plan, to be adopted by the City in calendar year 2025 and amended from time to time.

**“TIRZ Agreement”** means the Tax Increment Reinvestment Zone Number Two, City of Seguin (TIRZ) Agreement, effective as of even date with the Service and Assessment Plan.

**“TIRZ Credit”** means the TIRZ Number Two Annual Credit Amount designated towards the principal and interest portion of the PID Annual Installment for the Assessed Property, which amount shall not exceed the TIRZ Maximum Annual Credit Amount, as will be further defined and described in the Service and Assessment Plan.

**“Tax Increment Base”** means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

**“TIRZ Fund”** means the tax increment fund created by the City and segregated from all other funds of the City.

**“Zone”** means Reinvestment Zone Number Two, City of Seguin, Texas, as depicted on **Exhibit A**, and described on **Exhibit G**.

## **SECTION 2: INTRODUCTION**

### **2.1 Authority and Purpose**

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

### **2.2 Eligibility Requirements**

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

### **2.3 Proposed Zone**

Concurrently with the approval of the Final Plan, the Property within the proposed Zone will be located within the corporate limits of the City. The Property is predominantly open, undeveloped or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City a quality development.

### **2.4 Preliminary Plan and Hearing**

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary reinvestment zone project and finance plan in accordance with the Act and hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone project and finance plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

### **2.5 Creation of the Zone**

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future,
- 2) that the Zone is feasible,
- 3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.



## **2.6 Board Recommendations**

### **2.6.1 City Projects**

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council, pursuant to which the City shall contribute the 10% City TIRZ Increment to the City Projects Subaccount of TIRZ Fund to pay a portion of the City Project Costs benefiting the Zone. Additionally, the Board shall consider a TIRZ Agreement among the City, the Board and the Developer and recommend its approval to the City Council.

### **2.6.2 Developer Projects**

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council, pursuant to which the City shall contribute the 40% City TIRZ Increment to the Developer Projects Subaccount of TIRZ Fund to pay a portion of the Developer Project Costs benefiting the Zone and a portion of certain of the City Projects Costs benefiting the Zone, as specified in section 12.1 hereof. Additionally, the Board shall consider a TIRZ Agreement among the City, the Board and the Developer and recommend its approval to the City Council.

## **2.7 Council Action**

On May 6 2025, Council approved a development agreement regarding the Property. On September 16, 2025, the City Council shall consider approval of the Creation Ordinance. It is anticipated that the Final Plan shall be updated in the future to identify additional improvements within the Zone.

## **SECTION 3: DESCRIPTION AND MAPS**

### **3.1 Existing Uses and Conditions**

The Property is currently zoned Semi-Urban Residential and is intended to be developed with residential uses. The Property is undeveloped or underdeveloped, and there is limited public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

### **3.2 Proposed Uses**

The proposed uses of the Property in the City include residential as shown on **Exhibit F**.

## **SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS**

The Property within the proposed Zone will be located within the corporate limits of the City and shall be subject to the City's zoning regulations. The Property is currently zoned as Semi-Urban Residential. The City has exclusive jurisdiction over the subdivision and platting of the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

## **SECTION 5: RELOCATION OF DISPLACED PERSONS**

No person shall be displaced and in need of relocation due to the creation of the Zone or shall be due to the implementation of the Final Plan.

## **SECTION 6: ESTIMATED NON-PROJECT COSTS**

Non-project costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by private funds. The list of non-project costs is shown on **Exhibit B** and are estimated to be approximately \$112,230,000.

## **SECTION 7: PROPOSED PUBLIC IMPROVEMENTS**

### **7.1 Categories of Public Improvements**

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

## **SECTION 8: ESTIMATED PROJECT COSTS**

### **8.1 Project Costs**

The total costs are estimated to be \$70,306,286, as shown below and detailed on **Exhibit C**. The costs of Public Improvements are estimated to be \$69,900,605, and the Administrative Costs are estimated to be \$405,681.

## **8.2 Administrative Costs**

The Administrative Costs are estimated to be \$10,000 per year beginning 2026 and escalating at two percent (2%) thereafter. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

## **8.3 Estimated Timeline of Incurred Costs**

The Administrative Costs will be incurred annually through the remaining duration of the Zone. It is estimated the costs for constructing the Public Improvements will be incurred between 2026 and 2031, as shown on **Exhibit D**.

# **SECTION 9: ECONOMIC FEASIBILITY**

## **9.1 Feasibility Study**

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$26,693,788 in total new real property tax revenue for the City over the remaining term of the Zone. Approximately \$12,978,714 will be deposited into the TIRZ Fund to pay for Project Costs over the remaining term of the Zone. The remaining real property tax revenue over that period, estimated at \$13,715,074 shall be retained by the City.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$12,978,714, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be \$13,715,074 over the remaining term. Based on the foregoing, the feasibility of the Zone has been demonstrated.

It is anticipated that the Final Plan shall be amended in the future to reflect additional development within the Zone.

# **SECTION 10: ESTIMATED BONDED INDEBTEDNESS**

No TIRZ bonds are anticipated to be issued by the City pursuant to the Act.

## **SECTION 11: APPRAISED VALUE**

### **11.1 Tax Increment Base**

The Tax Increment Base is estimated to be \$4,789,332 and shall be confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone.

### **11.2 Estimated Captured Appraised Value**

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$228,066,628 as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan. It is anticipated that the Final Plan shall be amended in the future to reflect additional development within the Zone, which would increase the estimated total Captured Appraised Value.

## **SECTION 12: METHOD OF FINANCING**

### **12.1 TIRZ Fund Contributions**

The Final Plan shall obligate the City to deposit into the TIRZ Fund each year the City TIRZ Increment. For example, in FY 2025, the City's ad valorem tax rate is \$0.51250 per \$100 of taxable value, therefore the City would contribute \$0.25625 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ Fund.

The funds representing the 40% City TIRZ Increment deposited into the Developer Projects Subaccount of the TIRZ Fund shall be prioritized and allocated on a parcel by parcel basis as follows:

1. For 80% of the reasonable Administrative Costs of the Zone; then
2. For the payment of the TIRZ Credit, as shall be further described in the Service and Assessment Plan; then
3. For the payment of the Developer Project Costs associated with the Developer Fire Station Projects, the Developer Park Projects and the Developer Road Projects, respectively, after the Maximum TIRZ Annual Credit Amount (as defined in the Service and Assessment Plan) is achieved for each Parcel; then
4. To the extent there are TIRZ Fund revenues remaining after such TIRZ Credit and the Developer Project Costs enumerated above, respectively, any excess TIRZ Fund revenue may be utilized for the City Project Costs, or in any other manner as authorized by the City Council and allowed pursuant to the Act.

The funds representing the 10% City TIRZ Increment deposited into the City Projects Subaccount of the TIRZ Fund shall be prioritized and allocated on a parcel by parcel basis as follows:

1. For 20% of the reasonable Administrative Costs of the Zone; then
2. For the payment of the City Project Costs; then
3. To the extent there are TIRZ Fund revenues remaining after payment of the City Project Costs, any excess TIRZ Fund revenue may be utilized in any other manner as authorized by the City Council and allowed pursuant to the Act.

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City, unless otherwise approved by the City. The City may amend the Final Plan in compliance with the Development Agreement and TIRZ Agreement, including but not limited to what is considered a Project Cost.

## **SECTION 13: DURATION OF THE ZONE, TERMINATION**

### **13.1 Duration**

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2054, with the last payment being due by January 31, 2055, unless otherwise terminated in accordance with the Creation Ordinance.

### **13.2 Termination**

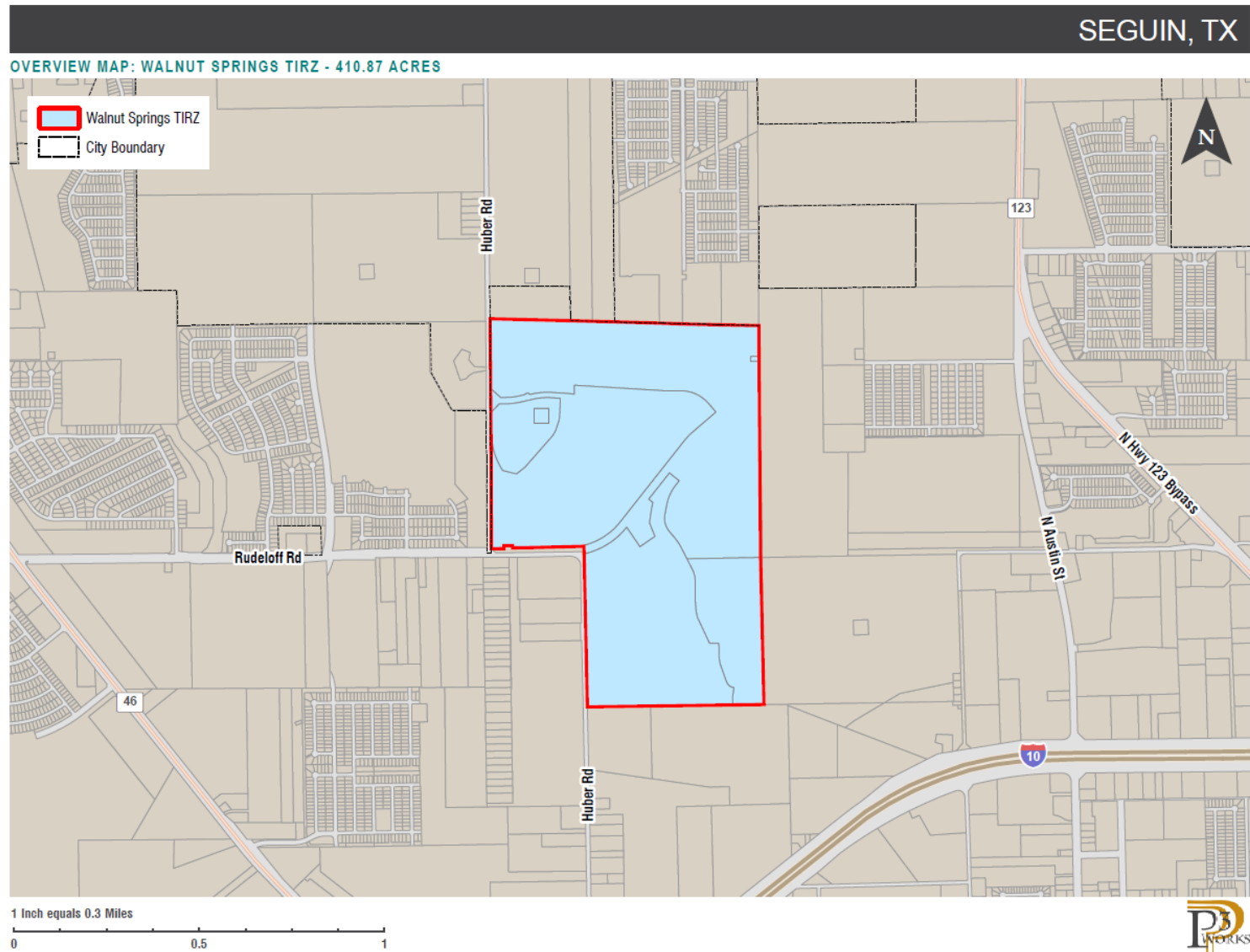
The Zone shall terminate on the earlier of (i) December 31, 2054, or (ii) at such time that the obligations of the Zone, including all Project Costs, have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this Section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

## LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

<b>Exhibit A</b>	Map of the Zone
<b>Exhibit B</b>	Non-Project Costs
<b>Exhibit C</b>	Project Costs
<b>Exhibit D</b>	Estimated Timeline of Incurred Costs
<b>Exhibit E</b>	Feasibility Study
<b>Exhibit F</b>	Proposed Uses of the Property
<b>Exhibit G</b>	Legal Description of the Zone
<b>Exhibit H</b>	Map of Public Improvements

## EXHIBIT A – MAP OF THE ZONE



## EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone No. 2, City of Seguin Non-Project Costs						
Land Use	Units	Lot Value per Unit <sup>[a]</sup>	Total Finished Lot Value	Buildout Value per Unit <sup>[b]</sup>	Total Buildout Value	Estimated Non Project Costs <sup>[c]</sup>
Lot Type 1 - 40' SFR Lot	104	\$ 83,000	\$ 8,632,000	\$ 384,500	\$ 39,988,000	\$ 31,356,000
Lot Type 2 - 50' SFR Lot	67	\$ 92,500	\$ 6,197,500	\$ 499,500	\$ 33,466,500	\$ 27,269,000
Lot Type 3 - 40' SFR Lot	86	\$ 83,000	\$ 7,138,000	\$ 384,500	\$ 33,067,000	\$ 25,929,000
Lot Type 4 - 50' SFR Lot	68	\$ 92,500	\$ 6,290,000	\$ 499,500	\$ 33,966,000	\$ 27,676,000
<b>Total</b>	<b>325</b>		<b>\$ 28,257,500</b>		<b>\$ 140,487,500</b>	<b>\$ 112,230,000</b>
Footnotes						
[a] Values taken from draft appraisal dated August 15, 2025.						
[b] Values provided by Developer.						
[c] It is anticipated that the Final Plan shall be amended in the future to identify additional Non-Project Costs within the Zone.						



## EXHIBIT C – PROJECT COSTS

Public Improvements	
Major Improvements <sup>[a]</sup>	\$ 20,956,466
Improvement Area #1 Improvements <sup>[a]</sup>	\$ 16,424,145
Regional Park <sup>[b]</sup>	\$ 1,000,000
Huber Road North <sup>[b]</sup>	\$ 10,850,000
Stremple Gap <sup>[b]</sup>	\$ 6,600,000
Fire Station Projects <sup>[b]</sup>	\$ 8,000,000
Improvement Area #1 Interest & Financing Costs	\$ 6,069,994
<b>Subtotal</b>	<b>\$ 69,900,605</b>
<b>Administrative Costs</b>	<b>\$ 405,681</b>
<b>Total Project Costs<sup>[c]</sup></b>	<b>\$ 70,306,286</b>

**Footnotes:**

[a] Based on Engineer's Opinion of Probable Cost dated July 15, 2025, as provided by the Developer for the Service and Assessment Plan.

[b] Improvements denoted above are City Project Costs. Developer Project Costs are anticipated to be added at a later date.

[c] It is anticipated that the Final Plan shall be amended in the future to identify additional Project Costs.

## EXHIBIT D – ESTIMATED TIMELINE OF INCURRED COSTS

Zone Year	Calendar Year	City Projects	MIA Projects	IA#1 Projects	Total Project Costs <sup>[a],[b],[c]</sup>	
					Annual	Cumulative
Base	2025					0
1	2026	\$ -	\$ 389,572	\$ 418,157	\$ 807,729	807,729
2	2027	\$ -	\$ 19,263,186	\$ 20,676,616	\$ 39,939,801	40,747,530
3	2028	\$ -	\$ 1,303,708	\$ 1,399,367	\$ 2,703,075	43,450,605
4	2029	\$ 8,816,667	\$ -	\$ -	\$ 8,816,667	52,267,272
5	2030	\$ 8,816,667	\$ -	\$ -	\$ 8,816,667	61,083,938
6	2031	\$ 8,816,667	\$ -	\$ -	\$ 8,816,667	69,900,605
<b>Total</b>		<b>\$ 26,450,000</b>	<b>\$ 20,956,466</b>	<b>\$ 22,494,139</b>	<b>\$ 69,900,605</b>	

### Footnotes

[a] Estimate provided for illustrative purposes only.

[b] Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.

[c] It is anticipated that the Final Plan shall be amended in the future to identify additional development within the Zone.

EXHIBIT E – FEASIBILITY STUDY

Zone Year	Calendar Year	Collection Year	Growth/ Year <sup>[a]</sup>	Added Development Value <sup>[b],[d]</sup>	New Taxable Value <sup>[c]</sup>	Incremental Value	City			City			City Retained New Revenue	
							Developer Projects - 40% TIRZ Increment			City Projects - 10% TIRZ Increment			Annual	Cumulative
							%	Annual	Cumulative	%	Annual	Cumulative		
Base	2025				\$ 4,789,332									
1	2025	2026	2%	\$ 2,652,000	\$ 7,537,119	\$ 2,747,787	40%	\$ -	\$ -	10%	\$ -	\$ -	\$ 24,545	\$ 24,545
2	2026	2027	2%	\$ 131,133,600	\$ 138,821,461	\$ 134,032,129	40%	\$ 5,633	\$ 5,633	10%	\$ 1,408	\$ 1,408	\$ 31,587	\$ 56,132
3	2027	2028	2%	\$ 8,874,956	\$ 150,472,846	\$ 145,683,514	40%	\$ 274,766	\$ 280,399	10%	\$ 68,691	\$ 70,100	\$ 368,003	\$ 424,135
4	2028	2029	2%	\$ -	\$ 153,482,303	\$ 148,692,971	40%	\$ 298,651	\$ 579,050	10%	\$ 74,663	\$ 144,763	\$ 397,859	\$ 821,994
5	2029	2030	2%	\$ -	\$ 156,551,949	\$ 151,762,617	40%	\$ 304,821	\$ 883,871	10%	\$ 76,205	\$ 220,968	\$ 405,571	\$ 1,227,565
6	2030	2031	2%	\$ -	\$ 159,682,988	\$ 154,893,656	40%	\$ 311,113	\$ 1,194,984	10%	\$ 77,778	\$ 298,746	\$ 413,437	\$ 1,641,002
7	2031	2032	2%	\$ -	\$ 162,876,648	\$ 158,087,316	40%	\$ 317,532	\$ 1,512,516	10%	\$ 79,383	\$ 378,129	\$ 421,460	\$ 2,062,462
8	2032	2033	2%	\$ -	\$ 166,134,181	\$ 161,344,849	40%	\$ 324,079	\$ 1,836,595	10%	\$ 81,020	\$ 459,149	\$ 429,644	\$ 2,492,106
9	2033	2034	0%	\$ -	\$ 166,134,181	\$ 161,344,849	40%	\$ 330,757	\$ 2,167,352	10%	\$ 82,689	\$ 541,838	\$ 437,992	\$ 2,930,098
10	2034	2035	0%	\$ -	\$ 166,134,181	\$ 161,344,849	40%	\$ 330,757	\$ 2,498,109	10%	\$ 82,689	\$ 624,527	\$ 437,992	\$ 3,368,089
11	2035	2036	2%	\$ -	\$ 169,456,864	\$ 164,667,532	40%	\$ 330,757	\$ 2,828,866	10%	\$ 82,689	\$ 707,216	\$ 437,992	\$ 3,806,081
12	2036	2037	2%	\$ -	\$ 172,846,002	\$ 168,056,670	40%	\$ 337,568	\$ 3,166,434	10%	\$ 84,392	\$ 791,609	\$ 446,506	\$ 4,252,587
13	2037	2038	2%	\$ -	\$ 176,302,922	\$ 171,513,590	40%	\$ 344,516	\$ 3,510,950	10%	\$ 86,129	\$ 877,738	\$ 455,191	\$ 4,707,777
14	2038	2039	2%	\$ -	\$ 179,828,980	\$ 175,039,648	40%	\$ 351,603	\$ 3,862,553	10%	\$ 87,901	\$ 965,638	\$ 464,049	\$ 5,171,826
15	2039	2040	2%	\$ -	\$ 183,425,560	\$ 178,636,228	40%	\$ 358,831	\$ 4,221,385	10%	\$ 89,708	\$ 1,055,346	\$ 473,084	\$ 5,644,911
16	2040	2041	2%	\$ -	\$ 187,094,071	\$ 182,304,739	40%	\$ 366,204	\$ 4,587,589	10%	\$ 91,551	\$ 1,146,897	\$ 482,301	\$ 6,127,211
17	2041	2042	2%	\$ -	\$ 190,835,952	\$ 186,046,620	40%	\$ 373,725	\$ 4,961,314	10%	\$ 93,431	\$ 1,240,328	\$ 491,701	\$ 6,618,912
18	2042	2043	2%	\$ -	\$ 194,652,671	\$ 189,863,339	40%	\$ 381,396	\$ 5,342,709	10%	\$ 95,349	\$ 1,335,677	\$ 501,290	\$ 7,120,202
19	2043	2044	0%	\$ -	\$ 194,652,671	\$ 189,863,339	40%	\$ 389,220	\$ 5,731,929	10%	\$ 97,305	\$ 1,432,982	\$ 511,070	\$ 7,631,272
20	2044	2045	0%	\$ -	\$ 194,652,671	\$ 189,863,339	40%	\$ 389,220	\$ 6,121,149	10%	\$ 97,305	\$ 1,530,287	\$ 511,070	\$ 8,142,343
21	2045	2046	2%	\$ -	\$ 198,545,725	\$ 193,756,393	40%	\$ 389,220	\$ 6,510,369	10%	\$ 97,305	\$ 1,627,592	\$ 511,070	\$ 8,653,413
22	2046	2047	2%	\$ -	\$ 202,516,639	\$ 197,727,307	40%	\$ 397,201	\$ 6,907,569	10%	\$ 99,300	\$ 1,726,892	\$ 521,046	\$ 9,174,459
23	2047	2048	2%	\$ -	\$ 206,566,972	\$ 201,777,640	40%	\$ 405,341	\$ 7,312,910	10%	\$ 101,335	\$ 1,828,228	\$ 531,222	\$ 9,705,680
24	2048	2049	2%	\$ -	\$ 210,698,311	\$ 205,908,979	40%	\$ 413,644	\$ 7,726,554	10%	\$ 103,411	\$ 1,931,639	\$ 541,601	\$ 10,247,281
25	2049	2050	2%	\$ -	\$ 214,912,278	\$ 210,122,946	40%	\$ 422,113	\$ 8,148,668	10%	\$ 105,528	\$ 2,037,167	\$ 552,187	\$ 10,799,468
26	2050	2051	2%	\$ -	\$ 219,210,523	\$ 214,421,191	40%	\$ 430,752	\$ 8,579,420	10%	\$ 107,688	\$ 2,144,855	\$ 562,985	\$ 11,362,453
27	2051	2052	2%	\$ -	\$ 223,594,734	\$ 218,805,402	40%	\$ 439,563	\$ 9,018,983	10%	\$ 109,891	\$ 2,254,746	\$ 574,000	\$ 11,936,453
28	2052	2053	2%	\$ -	\$ 228,066,628	\$ 223,277,296	40%	\$ 448,551	\$ 9,467,534	10%	\$ 112,138	\$ 2,366,884	\$ 585,234	\$ 12,521,687
29	2053	2054	0%	\$ -	\$ 228,066,628	\$ 223,277,296	40%	\$ 457,718	\$ 9,925,253	10%	\$ 114,430	\$ 2,481,313	\$ 596,693	\$ 13,118,380
30	2054	2055	0%	\$ -	\$ 228,066,628	\$ 223,277,296	40%	\$ 457,718	\$ 10,382,971	10%	\$ 114,430	\$ 2,595,743	\$ 596,693	\$ 13,715,074
Total				\$ 142,660,556			\$ 10,382,971			\$ 2,595,743			\$ 13,715,074	

Assumptions	
Base Taxable Value <sup>3</sup>	\$ 4,789,332
City AV Rate	0.51250

Footnotes	
[a] Values increased at 2% annually, with two years of no growth each decade to simulate an economic downturn.	
[b] Based on project development data as provided by the Developer.	
[c] Base Taxable Value is subject to confirmation by Appraisal District.	
[d] It is anticipated that the Final Plan shall be amended in the future to identify additional development within the Zone.	

## **EXHIBIT F – PROPOSED USES OF THE PROPERTY**

Lot Type Map Goes Here

## EXHIBIT G – LEGAL DESCRIPTION OF THE ZONE



### FIELD NOTES FOR A 410.87 ACRE TRACT OF LAND

A 410.87 acre tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, and the Humphreys Branch Survey Abstract No. 1876, Guadalupe County, Texas, being a portion of a called 300.3 acre tract of land as described in Volume 15, Page 23 of the Deed Records of Guadalupe County, Texas, and a portion of a called 115 acre tract of land as described in Volume 19, Page 462 of the Deed Records of Guadalupe County, Texas. Said 410.87 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with orange cap in the east right-of-way line of C.R. 105, a.k.a. Huber Road, the east line of a called 1.18 acre tract of land as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, for the southwest corner of a called 12.504 acre tract of land as described in Document No. 2017005570 of the Official Public Records of Guadalupe County, Texas, and the northwest corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the east right-of-way line of Huber Road, at the northwest corner of said 12.504 acre tract and for the northeast corner of said 1.18 acre tract bears, N 00° 34' 29" W, a distance of 467.60 feet;

**THENCE:** S 88° 32' 55" E, departing said right-of-way line, with the south line of said 12.504 acre tract, a distance of 1145.31 feet to a found 1-1/2" iron pipe for the southwest corner of a called 62.062 acre tract of land, the southeast corner of said 12.504 acre tract, an interior corner in the north line of said 115 acre tract and for an angle of the tract described herein;

**THENCE:** With the north line of said 115 acre tract and the south lines of said 62.062 acre tract, a called 31.011 acre tract of land as described in Volume 3155, Page 382 of the Official Public Records of Guadalupe County, Texas, a called 100.193 acre tract of land as described in Document No. 2017027385 of the Official Public Records of Guadalupe County, Texas, a called 31.136 acre tract of land as described in Document No. 202199015824 of the Official Public Records of Guadalupe County, Texas, a called 50.315 acre tract of land as described in Document No. 201899008151 of the Official Public Records of Guadalupe County, Texas, and a called 50.232 acre tract of land as described in Document No. 201899008150 of the Official Public Records of Guadalupe County, Texas, the following six (6) courses:

1. S 88° 35' 50" E, a distance of 319.34 feet to a found  $\frac{1}{2}$ " iron rod with orange cap for an angle,
2. S 88° 34' 44" E, a distance of 318.32 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
3. S 88° 27' 59" E, a distance of 506.59 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
4. S 88° 05' 44" E, a distance of 514.11 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
5. S 88° 32' 12" E, a distance of 515.89 feet to a found 1" pipe for an angle, and
6. S 89° 01' 41" E, a distance of 512.41 feet to a found 1" pipe in the west line of a called 106.19 acre tract of land as described in Document No. 202199029468 of the Official Public Records of Guadalupe County, Texas, the southeast corner of said 50.232 acre tract, the north east corner of said 115 acre and the tract described herein;

**THENCE:** S 00° 25' 47" E, with the west line of said 106.19 acre tract, the east line of said 115 acre tract and said 300.0 acre tract, for a distance of 3296.92 feet to a found 3" iron pipe fence post for the northwest corner of a called 134.03 acre tract of land as described in Document No. 2017013004 of the Official Public Records of Guadalupe County, Texas, at the southwest corner of said 106.19 acre tract and an angle of the tract described herein;

**THENCE:** S 01° 20' 01" E, with the west line of said 134.03 acre tract, continuing with the east line of said 300.3 acre tract, a distance of 2084.56 feet to a found 1-1/2" iron pipe in the north line of a called 39.90 acre tract of land as described in Volume 609, Page 228 of the Deed Records of Guadalupe County, Texas, for the southwest corner of said 134.03 acre tract, the southeast corner of said 300.3 acre tract and the tract described herein;

**THENCE:** S 89° 13' 20" W, with the north line of said 39.90 acre tract and the south line of said 300.3 acre tract, a distance of 2516.63 feet to a found  $\frac{1}{2}$ " iron rod with orange cap in the east right-of-way line of Huber Road, at the southeast corner of a called 0.5 of one acre tract as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, at the northwest corner of said 39.90 acre tract and the southwest corner of the tract described herein;

**FIELD NOTES FOR A 410.87 ACRE TRACT OF LAND**

A 410.87 acre tract of land, located in the Antonio Maria Esnaurizar Survey, Abstract 20, and the Humphreys Branch Survey Abstract No. 1876, Guadalupe County, Texas, being a portion of a called 300.3 acre tract of land as described in Volume 15, Page 23 of the Deed Records of Guadalupe County, Texas, and a portion of a called 115 acre tract of land as described in Volume 19, Page 462 of the Deed Records of Guadalupe County, Texas. Said 410.87 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod with orange cap in the east right-of-way line of C.R. 105, a.k.a. Huber Road, the east line of a called 1.18 acre tract of land as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, for the southwest corner of a called 12.504 acre tract of land as described in Document No. 2017005570 of the Official Public Records of Guadalupe County, Texas, and the northwest corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod in the east right-of-way line of Huber Road, at the northwest corner of said 12.504 acre tract and for the northeast corner of said 1.18 acre tract bears, N 00° 34' 29" W, a distance of 467.60 feet;

**THENCE:** S 88° 32' 55" E, departing said right-of-way line, with the south line of said 12.504 acre tract, a distance of 1145.31 feet to a found 1-1/2" iron pipe for the southwest corner of a called 62.062 acre tract of land, the southeast corner of said 12.504 acre tract, an interior corner in the north line of said 115 acre tract and for an angle of the tract described herein;

**THENCE:** With the north line of said 115 acre tract and the south lines of said 62.062 acre tract, a called 31.011 acre tract of land as described in Volume 3155, Page 382 of the Official Public Records of Guadalupe County, Texas, a called 100.193 acre tract of land as described in Document No. 2017027385 of the Official Public Records of Guadalupe County, Texas, a called 31.136 acre tract of land as described in Document No. 202199015824 of the Official Public Records of Guadalupe County, Texas, a called 50.315 acre tract of land as described in Document No. 201899008151 of the Official Public Records of Guadalupe County, Texas, and a called 50.232 acre tract of land as described in Document No. 201899008150 of the Official Public Records of Guadalupe County, Texas, the following six (6) courses:

1. S 88° 35' 50" E, a distance of 319.34 feet to a found  $\frac{1}{2}$ " iron rod with orange cap for an angle,
2. S 88° 34' 44" E, a distance of 318.32 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
3. S 88° 27' 59" E, a distance of 506.59 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
4. S 88° 05' 44" E, a distance of 514.11 feet to a found  $\frac{1}{2}$ " iron rod for an angle,
5. S 88° 32' 12" E, a distance of 515.89 feet to a found 1" pipe for an angle, and
6. S 89° 01' 41" E, a distance of 512.41 feet to a found 1" pipe in the west line of a called 106.19 acre tract of land as described in Document No. 202199029468 of the Official Public Records of Guadalupe County, Texas, the southeast corner of said 50.232 acre tract, the north east corner of said 115 acre and the tract described herein;

**THENCE:** S 00° 25' 47" E, with the west line of said 106.19 acre tract, the east line of said 115 acre tract and said 300.0 acre tract, for a distance of 3296.92 feet to a found 3" iron pipe fence post for the northwest corner of a called 134.03 acre tract of land as described in Document No. 2017013004 of the Official Public Records of Guadalupe County, Texas, at the southwest corner of said 106.19 acre tract and an angle of the tract described herein;

**THENCE:** S 01° 20' 01" E, with the west line of said 134.03 acre tract, continuing with the east line of said 300.3 acre tract, a distance of 2084.56 feet to a found 1-1/2" iron pipe in the north line of a called 39.90 acre tract of land as described in Volume 609, Page 228 of the Deed Records of Guadalupe County, Texas, for the southwest corner of said 134.03 acre tract, the southeast corner of said 300.3 acre tract and the tract described herein;

**THENCE:** S 89° 13' 20" W, with the north line of said 39.90 acre tract and the south line of said 300.3 acre tract, a distance of 2516.63 feet to a found  $\frac{1}{2}$ " iron rod with orange cap in the east right-of-way line of Huber Road, at the southeast corner of a called 0.5 of one acre tract as described in Volume 253, Page 72 of the Deed Records of Guadalupe County, Texas, at the northwest corner of said 39.90 acre tract and the southwest corner of the tract described herein;



## EXHIBIT H – MAP OF PUBLIC IMPROVEMENTS

