

TIRZ BOARD 1 & 2 REGULAR MEETING

CITY OF BAY CITY

Tuesday, March 08, 2022 at 4:30 PM COUNCIL CHAMBERS | 1901 5TH STREET

Bay City is committed to developing and enhancing the long-term prosperity, sustainability, and health of the community.

AGENDA

CALL TO ORDER & CERTIFICATION OF QUORUM

APPROVAL OF AGENDA

APPROVAL OF MINUTES SUMMARY

PUBLIC COMMENTS

REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

- **<u>1.</u>** Consider and/or recommend approval of TIRZ #1 Final Amended Project and Financing Plan (PFP)
- 2. Consider and/or recommend approval of TIRZ #1 Reimbursement Agreement with Sal Holdings, LLC.

ITEMS / COMMENTS FROM BOARD MEMBERS

ADJOURNMENT

CERTIFICATION OF NOTICE

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on **Friday, March 4, 2022 before 4:30 p.m**. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

AGENDA NOTICES:

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about

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pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

Attendance by Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion. The facility is wheelchair accessible and accessible parking spaces available. Request for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary's Office at 979-245-5311 or email, dholubec@cityofbaycity.org for further information.

Lillie Norris

City Secretary

ORDINANCE _____

AN ORDINANCE OF THE CITY COUNCIL OF BAY CITY, TEXAS, APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, BAY CITY, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE

WHEREAS, Bay City, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain noncontiguous geographic area in the City (the "Zone"), through the expansion of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on November 19, 2015, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1556 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, Bay City, Texas (the "Original Boundaries"); and

WHEREAS, pursuant to Ordinance No. 1567, the City amended Ordinance No. 1556 to extend the time to appoint the Board of Directors; and

WHEREAS, on January 26, 2017, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1588 approving the Project and Financing Plan for Reinvestment Zone Number One, Bay City, Texas which details the project costs eligible for reimbursement; and

WHEREAS, on February 22, 2022, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1684 amending Reinvestment Zone Number One, Bay City, Texas (the "Zone") to expand the boundaries; and

WHEREAS, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, now desires to amend the Project Plan to reflect the expanded boundaries for Reinvestment Zone Number One, Bay City, Texas (the "Zone"); and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on March 8, 2022, the Board reviewed the Plan, the Amended Project and Financing Plan in Exhibit "A", and recommended that the Plan, as amended, be approved by the City Council:

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF BAY CITY, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council hereby makes the following findings of fact:

- i. That the Plan, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.
- ii. That the Plan, as amended, is feasible and the amended project plan conforms to the City's master plan.
- iii. That consistent with Section 311.011(e) of the Act, a public hearing was held prior to the adoption of the Ordinance on February 22, 2022, because the Plan, as amended, does (i) reduce or increase the geographic area of the Zone; (ii) increase or decrease the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

SECTION 3. APPROVAL OF AMENDED PLAN.

That based on the findings set forth in Section 2 of this Ordinance, the Plan, as amended in Exhibit "A" is hereby approved.

SECTION 4. DELIVERY OF AMENDED PLANS TO TAXING ENTITIES.

That Bay City, is hereby directed to provide a copy of the Plan, as amended, to the governing body of each taxing unit that taxes real property located in the zone.

SECTION 5. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____day of March 2022.

Robert K. Nelson, Mayor

ATTEST:

APPROVED AS TO FORM:

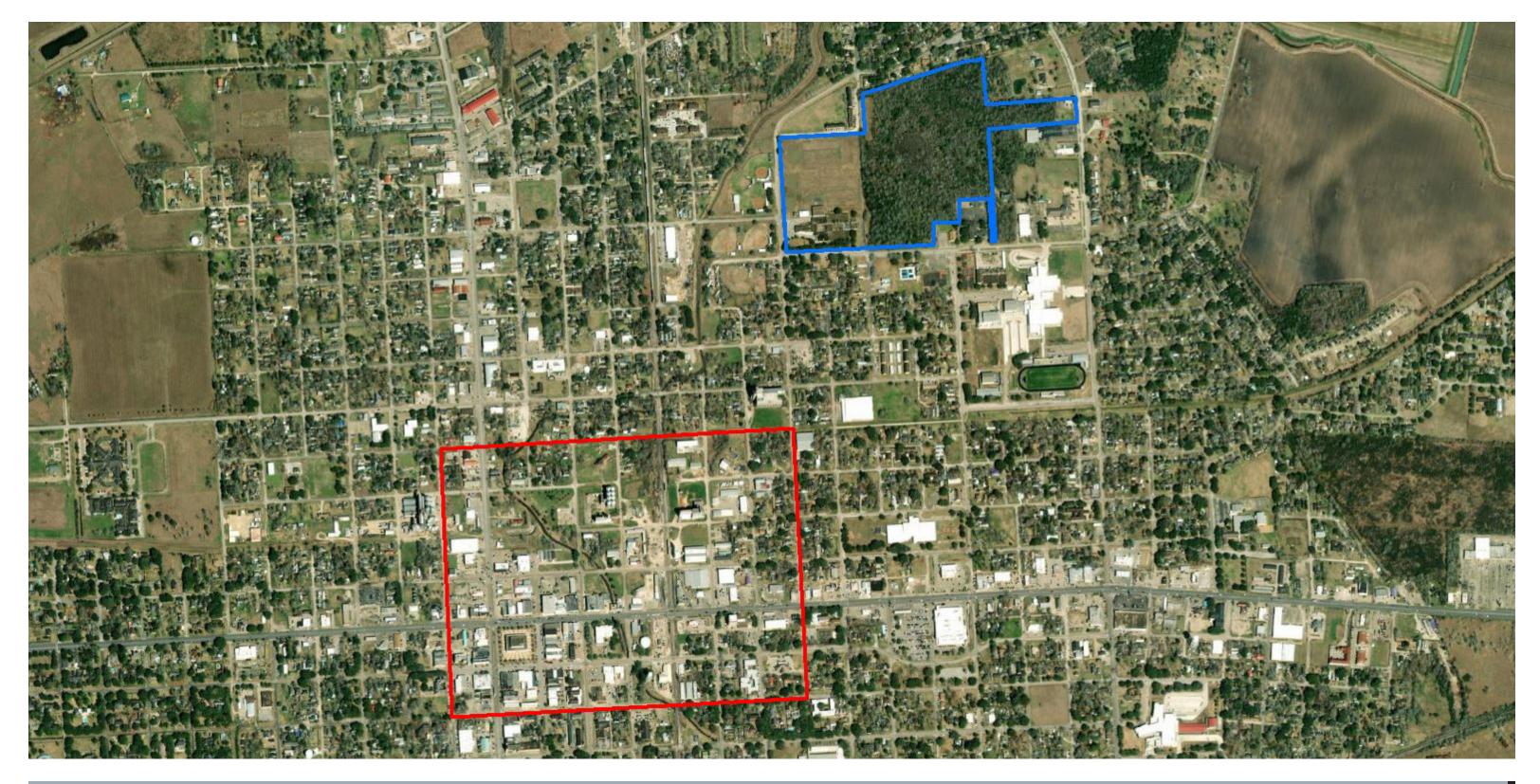
Jeanna Thompson City Secretary Anne Marie Odefey City Attorney

Council Member:	Voted Aye	Voted No	Absent
Robert K. Nelson Mayor			
Floyce Brown			
James Folse			
Bradley Westmoreland			
Becca Sitz			
Jason Childers, Mayor Pro Tem			

EXHIBIT A

Amended Project and Financing Plan

Tax Increment Reinvestment Zone #1 Bay City, Texas



AMENDED PROJECT AND FINANCING ITEM #1. FEBRUARY 2022



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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.



Bay City, the county seat of Matagorda County, is an incorporated city at the junction of State Highways 35 and 60, in the north central portion of the county seventy-eight miles southwest of Houston. The community is named for its location on Bay Prairie, between the richly productive bottomlands of the Colorado River and Caney Creek. The population was 17,614 at the 2010 census. It is the county seat of Matagorda County.

The vision of the Bay City Main Street program is for downtown Bay City to be the pulse of the County: celebrating historic pride, economic vitality and the best of Texas hospitality. Bay City is only sixty minutes away from Houston, the largest city in Texas, with a myriad of world class art performances, professional sports games and medical facilities.



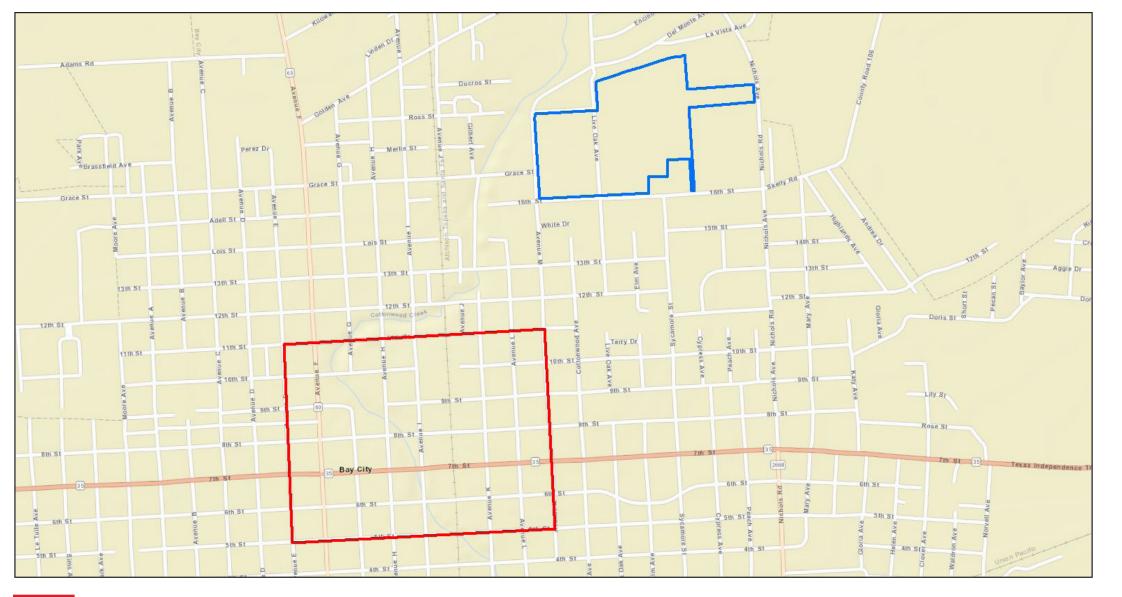


Tax Increment Reinvestment Zone #1, Bay City

Tax Increment Reinvestment Zone #1 (TIRZ) was created on November 19, 2015 by the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, by Ordinance No. 1556 with the goals of funding the construction of needed public infrastructure and encouraging private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 was established to promote the development of new construction within the boundaries of the TIRZ. In 2022, it is proposed that the TIRZ be expanded to include the property within the boundaries of TIRZ #1A.

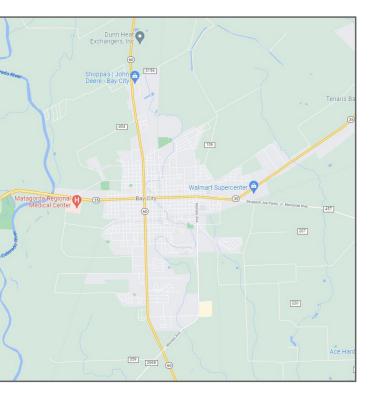
On January 26, 2017, the City Council of Bay City, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 1588 approving the Project and Financing Plan for TIRZ #1. This amended project and financing plan outlines the funding of \$33,292,148 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ #1 Boundary

- TIRZ #1A Boundary





Boundary Description

Bay City TIRZ #1 is located in the central portion of the City of Bay City, with TX-35 and TX-60 running though the TIRZ. The TIRZ boundary encompasses approximately 160 acres and is bounded by 11th Street to the north, Avenue E to the West, 5th Street to the south and Avenue L on the eastern border. The expanded TIRZ #1A boundaries are non-contiguous to the north of the original TIRZ boundaries. TIRZ #1A encompasses approximately 54.441 acres, bringing the total acreage of the TIRZ to approximately 214.41 acres. Details about the individual parcels within the TIRZ are included in Appendix A.

Legal Description TIRZ #1

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Avenue E and the southern ROW line of 5th Street, thence

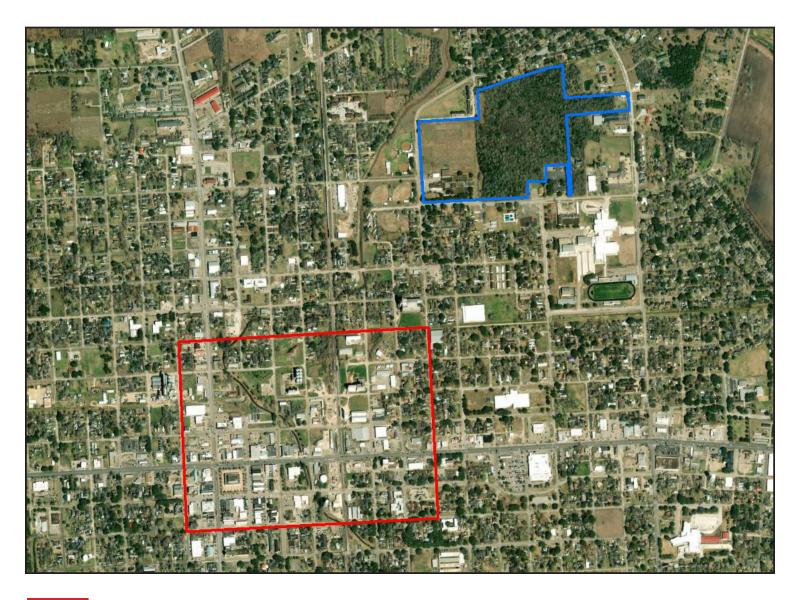
North along the western ROW line of Avenue E to a point where said line intersects with the northern ROW line of 11th Avenue, thence

East along the northern ROW line of 11th Avenue to a point where said line intersects with the eastern ROW line of Avenue M, thence

South along the eastern ROW line Avenue M to a point where said line intersects with the southern ROW line of 5th Street, thence

West along the southern ROW line of 5th Street to a point where said line intersects with the western ROW line of Avenue E, which is the point of beginning.







- TIRZ #1 Boundary



TIRZ Boundary

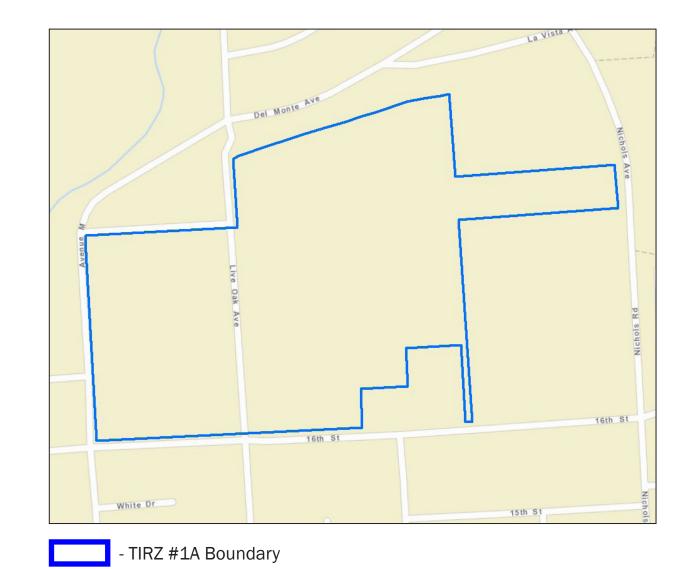
Legal Description TIRZ #1A

BEING a 54.441-acre tract of land in the I&GNRR Co. Survey 4, Block 4, Abstract 268 in Matagorda County, Texas and said tract being comprised of {1} a portion of that called 18.325-acre tract conveyed by the Board of Trustees of the Bay City Independent School District to SAL Holdings, LLC by deed recorded as Document No. 2021-7649 of the Matagorda County Official Records, {2} all of that called 33.85-acre tract of land conveyed to SAL Holdings, LLC by deed recorded as Document No. 2020-974 of the Matagorda County Official Records and {3} all of that called 4.0-acre tract conveyed to SAL Holdings, LLC by deed recorded as Document No. 2019-3959 of the Matagorda County Official Records and this 54.441-acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a found ½-inch iron rod in the north right-of-way line of Carey Smith Boulevard (formally Skelly Road) a public street right-of-way having a width of 60-feet, more or less, said iron rod having Texas State Plane South Central Zone Coordinates of North 13557143.251 and East 2940307.688, and said iron rod marking the southwest corner of the aforementioned called 33.85-acre tract and the southeast corner of the aforementioned called 18.325-acre tract and said iron rod being located North 3° 16' 56" West a distance of 59.79-feet and North 86° 43' 04" East a distance of 37.35-feet from a found 1-inch iron rod marking the intersection of the south right-of-way line of Carey Smith Boulevard with the west right-of-way line of Live Oak Avenue, a 60-foot wide public street right-of-way;

THENCE South 86° 43' 04" West {called West in Document No. 2021-7649) with the south line of the aforementioned called 18.325-acre tract and with the north right-of-way line of Carey Smith Boulevard for a distance of 710.38-feet to a found spindle in the pavement at the intersection of said north right-of-way line with the east right-of-way line of Avenue M, a public street right-of-way of varying width, for the southwest corner of the herein described tract;

THENCE North 3° 15' 55" West with the east right-of-way line of Avenue M and the west line of the herein described tract for a distance of 1,020.17-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." marking the northwest corner of the herein described tract and the approximate southwest corner of the Robert V. Bell Rentals called 1.42-acre tract;



THENCE North 86° 52' 03" East {called East in Document No. 2021-7649) with the south line of said 1.42- acre tract, at a distance of 585.15-feet, more or less, pass the southeast corner of said 1.42-acre tract, same being the most southerly southwest corner of the William M. Bell called 1.419-acre tract as described in deed recorded at Volume 629, Page 210 of the Matagorda County Deed Records; at a distance of 659.15- feet, more or less, pass the southeast corner of said 1.419-acre tract, same being the southwest corner of a 20-foot by 20-foot City of Bay City lift station site, at a distance of 679.15-feet pass a point for the southeast corner of said Lift Station site, same being the southwest corner of a 30-foot wide public street right-of way and continuing for a total distance of 709.15-feet to a found 5/8-inch iron rod with cap marked "G&W ENG." in the west line of the aforementioned 33.85-acre tract that marks the southeast corner of said 30- foot wide street right-of-way and the northeast corner of the aforementioned called 18.325-acre tract for an interior corner of the herein described tract;

THENCE North 3° 20' 05" West with the east line of said 30-foot wide street right-of-way and the west line of the aforementioned called 33.85-acre tract to a found 1/2-inch iron rod marking the northwest corner of said called 33.85-acre tract;



Legal Description TIRZ #1A (Continued)

THENCE North 73° 53' 12" East {called N 75° 20'42" E in Document No. 2020-974) at a distance of 40.8-feet, more or less, pass the southwest corner of Lot 21, Block 1 of the Del Norte Subdivision, Section 1 to the City of Bay City as shown on plat recorded at Volume 4, Page 3 of the Matagorda County Plat Records, same being a point in the east line of the 70-foot wide Live Oak Avenue right-of-way and continuing with the south line of Lots 21-20, Block 1 of said subdivision and with the north line of the aforementioned called 33.85-acre tract for a total distance of 206.91-feet (called 206.84-feet in Document No. 2020-974) to a found

¹/₂-inch iron rod at an angle point;

THENCE with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 20-18, Block 1 of said Del Norte Subdivision North 74° 01' 52" East for a distance of 111.33-feet (called N 75° 33' 37" E, 111.60-feet in Document No. 2020-974) to a found $\frac{1}{2}$ -inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned 33.85-acre tract and with the south line of Lots 18-17 of said subdivision North 73° 10' 49" East for a distance of 106.15-feet (called N 74° 37' 21" E, 105.80-feet in Document No. 2020-974) to a found $\frac{1}{2}$ -inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and the south line of Lots 17-14 of said Del Norte Subdivision North 72° 34' 17" East for a distance of 298.58-feet (called N 74° 07' 26" E, 298.70-feet in Document No. 2020-974) to a found $\frac{1}{2}$ -inch iron rod for an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 14-12 of said Del Norte Subdivision North 72° SO' 52" East for a distance of 124.94-feet (called N 74° 10' 26" E, 125.00-feet in Document No. 2020-974) to a found ½-inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of lots 12-11 of said Del Norte Subdivision North 74° 59' 32" East for a distance of 83.94-feet (called N 76° 42' 21" E, 84.20-feet in Document No. 2020-974) to a found $\frac{1}{2}$ -inch iron rod at an angle point;

THENCE continuing with the north line of the aforementioned called 33.85-acre tract and with the south line of Lots 11-9 of said Del Norte Subdivision North 76° 29' 53" East for a distance of 183.73-feet (called N 78° 01' 21" E, 183.45-feet in Document No. 2020-974) to a found $\frac{1}{2}$ -inch iron rod for the northeast corner of said 33.85-acre tract and the most northerly northeast corner of the herein described tract;

THENCE with the east line of the aforementioned called 33.85-acre tract and the west line of the Michael K. and Leslie K. Kohnen called 3.415-acre tract as described in deed recorded at Volume 533, Page 406 of the Official Records of Matagorda County and the west line of the Irving M. Chase and Margaret 0.

Chase called 3.917-acre tract as described in deed recorded at Document No. 2019-6786 of the Official Records of Matagorda County, South 3° 13' 47" East (called S 1 ° 50' 00" E, in Document No. 2020-974) at a distance of 193.70-feet, more or less, pass the common westerly corner of said Kohnen tract and said Chase tract and continuing for a total distance of 372.20-feet to a found $\frac{1}{2}$ -inch iron rod in the east line of the aforementioned 33.85-acre tract that marks the northwest corner of that SAL Holdings, LLC called 4.00-acre tract as described in Document No. 2019-3959 of the Matagorda County Official Records;

THENCE with the common line between the said Chase called 3.917-acre tract and said SAL Holdings, LLC called 4.00-acre tract North 86° 48' 17" East for a distance of 781.45-feet to a found 5/8" iron rod with cap marked "G&W Eng." in the curved west right-of-way line of Nichols Avenue, a 60-foot wide public street right-of-way, that marks the northeast corner of said called 4.00-acre tract;

THENCE in a southerly direction with said curve to the right which has a radius of 1402.25-feet, a delta angle of 6° 53' 38", a chord of 168.62-feet which bears South 6° 27' 34" East for a total course and arc length of 168.72-feet to a found 5/8-inch iron rod with cap marked "G&W Eng.";

THENCE continuing with the west right-of-way line of Nichols Avenue South 3° 14' 12" East for a distance of 52.85-feet to a found ½-inch iron rod that marks the southeast corner of the aforementioned called 4.00- acre tract, said iron rod also marking the northeast corner of the Church of the Living Water Ministry, Inc. called 4.4093-acre tract as described in Volume 51, Page 747 of the Official Records of Matagorda County;

THENCE with the common line between said called 4.4093-acre tract and the aforementioned called 4.00acre tract South 86°46' 25" West for a distance of 790.91-feet to a found $\frac{1}{2}$ -inch iron rod in the east line of the aforementioned called 33.85-acre tract that marks the common westerly corner of said called 4.4093- acre tract and said called 4.00-acre tract;

THENCE in a southerly direction with the common line between the aforementioned called 33.85-acre tract and the aforementioned called 4.4093-acre tract and with the common line between said 33.85-acre tract and the Lane H. Hollister, et ux called 60-foot by 720-foot Tract Two as recorded in deed recorded at Volume 601, Page 120 of the Matagorda County Official Records, South 3° 26' 22" East (called S 51 ° 50' 00" E in Document No. 2020-974) for a distance of 1020.37-feet to a found ½-inch iron rod in the north right-of way line of Carey Smith Boulevard (formerly Skelly Road) for the most southerly southeast corner of the herein described tract;

THENCE South 86° 39' 40" West with said north right-of-way line for a distance of 30.00-feet to a 5/8-inch iron rod with cap marked "John D. Mercer RPLS 1924" set for a corner of the herein described tract, same being the southeast corner of the Church of Jesus Christ of Latter Day Saints called 2.50-acre tract as described at Volume 429, Page 164 of the Official Records of Matagorda County;



Legal Description TIRZ #1A (Continued)

THENCE with the east line of said called 2.50-acre tract North 3° 25' 17" West for a distance of 395.66-feet to a found $\frac{1}{2}$ -inch iron rod marking the northeast corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE with the north line of the aforementioned called 2.50-acre tract South 86° 37' 25" West for a distance of 272.78-feet to a found $\frac{1}{2}$ -inch iron rod marking the northwest corner of said called 2.50-acre tract and an interior corner of the herein described tract;

THENCE in a southerly direction with the west line of the aforementioned called 2.50-acre tract South 3° 32' 40" East for a distance of 177.46-feet to a found ½-inch iron rod marking the northeast corner of the Church of God of Prophecy called 1.00-acre tract as described in Volume 485, Page 338 of the Official Records of Matagorda County;

THENCE in a westerly direction with the north line of said called 1.00-acre tract South 86° 41' 40" West for a distance of 200.07-feet to a found $\frac{1}{2}$ -inch iron rod marking the northwest corner of said called 1.00-acre tract;

THENCE in a southerly direction with the west line of said called 1.00-acre tract South 3° 15' 58" East for a distance of 218.02-feet to a found ½-inch iron rod in the north right-of-way line of Carey Smith Boulevard (formerly Skelly Road) marking the southwest corner of said called 1.00-acre tract;

THENCE in a westerly direction with the north right-of-way line of Carey Smith Boulevard South 86° 39' 06" West for a distance of 585.37-feet to the POINT OF BEGINNING, continuing in area 54.441-acres of land, more or less.

Bearings herein called are based on the Texas State Plane Coordinate System South Central Zone, NAD83.

ITEM #1.



Land Use

The land within the original boundaries of the zone is is improved with a variety of uses, and also includes vacant land that is well positioned for future development. The property within TIRZ #1A is primarily vacant land that is well positioned for future development.

Method of Relocating Persons to be Displaced

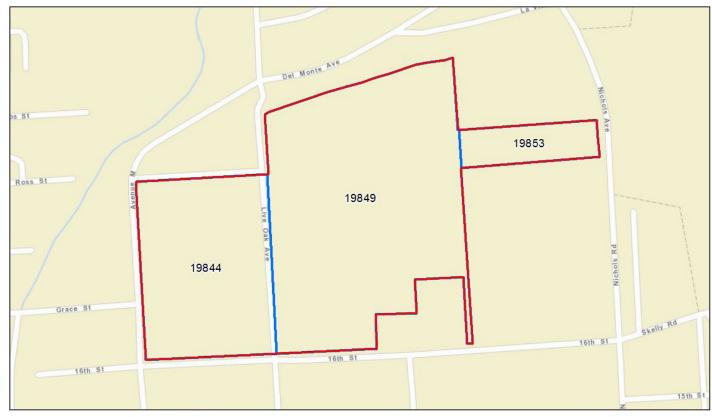
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership Information

There are currently 238 parcels within the original TIRZ #1 boundaries, and 3 parcels within the expanded TIRZ #1A boundaries. The estimated 2021 taxable value of the property, the most recent available, within the overall TIRZ is \$31,903,848.

The base year for TIRZ #1 is 2015, the year in which the TIRZ was created. The base value for TIRZ #1 is \$23,489,232. The base year for TIRZ #1A will be 2022. The 2022 taxable values will need to be verified with the Matagorga County Appraisal District.

For further details of parcels included within the TIRZ, including current ownership and 2021 taxable values, see **Appendix A**.







TIRZ #1 Parcels



Anticipated Development

The vacant land within the TIRZ is well positioned for future development. The table below provides an overview of the potential development that could occur within the TIRZ, along with estimated dates of when the development construction would be completed. Taking into account forthcoming anticipated catalyst single family development within the TIRZ, DPED projects that light industrial, office, commercial, and restaurant uses will be built within the TIRZ.

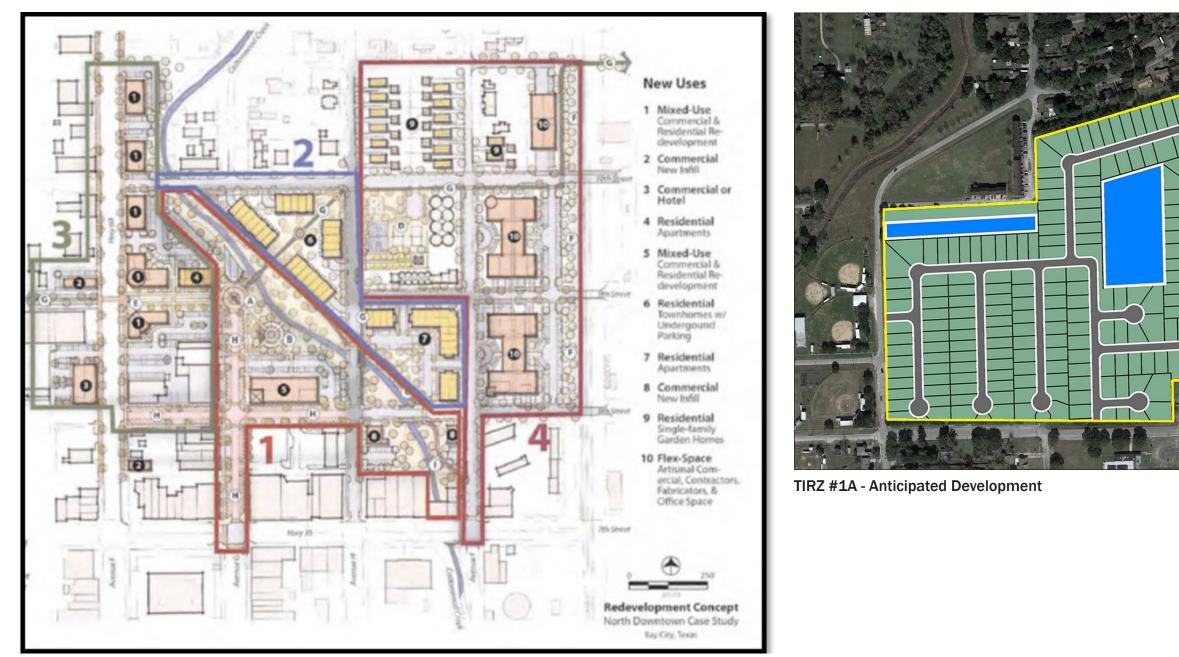
	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Single Family		4	2023	\$210,000	\$840,000	\$0.00	\$0
Townhome		12	2025	\$175,000	\$2,100,000	\$0.00	\$0
Multifamily		65	2025	\$100,000	\$6,500,000	\$0.00	\$0
Retail	2,000		2025	\$100	\$200,000	\$350.00	\$700,000
Retail	3,500		2027	\$100	\$350,000	\$350.00	\$1,225,000
Office	10,000		2029	\$150	\$1,500,000	\$0.00	\$0
Single Family		15	2031	\$210,000	\$3,150,000	\$0.00	\$0
Retail	3,500		2031	\$100	\$350,000	\$350.00	\$1,225,000
Townhome		10	2031	\$175,000	\$1,750,000	\$0.00	\$0
Multifamily		75	2032	\$100,000	\$7,500,000	\$0.00	\$0
Single Family		15	2034	\$210,000	\$3,150,000	\$0.00	\$0
					\$27,390,000		\$3,150,000
TIRZ #1A							
Single Family		241	2023	\$210,000	\$50,610,000	\$0.00	\$0
					\$50,610,000		
Total					\$78,000,000		\$3,150,000



Proposed Development

Anticipated Development

The two conceptual plans below informed the projections on the previous page. The plans below and the projections listed above are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will be updated in the future to reflect the then current market trends and taking into account the performance of the development within the TIRZ. 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.



TIRZ #1 - Anticipated Development

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Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 2,496,911	7.5%
Sanitary Sewer Facilities and Improvements	\$ 3,329,215	10.0%
Storm Water Facilities and Improvements	\$ 3,329,215	10.0%
Street and Intersection Improvements	\$ 8,323,037	25.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,323,037	25.0%
Economic Development Grants	\$ 6,658,430	20.0%
Administrative Costs	\$ 832,304	2.5%
	\$ 33,292,148	100.0%

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. Economic development grants shall be used to promote state or local economic development and to stimulate business and commercial activity.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, 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.



Method of Financing

To fund the public improvements outlined on the previous page, Bay City, Matagorda County, Matagorda County Hopsital District, and Port of Bay City will contribute 100% of the real property increment within the zone generated within the TIRZ.

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 and the anticipated taxable value per square foot can be found on Page 5.

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 and debt service.

Utilizing the information outlined in this feasibility study, DPED 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		Participation		
Bay City	0.63500000	100%	0.6350000	
Matagorda County	0.39974000	100%	0.3997400	
Matagorda County Hospital District	0.29127000	100%	0.2912700	
Port of Bay City	0.05299000	100%	0.0529900	
Cons & Recl District	0.00819000	0%	0.0000000	
Coastal Plains GW District	0.00426000	0%	0.0000000	
Drainage District #1	0.04113000	0%	0.0000000	
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000	
	2.82382000		1.3790000	

Personal Property Tax	Particip	oation	
Bay City	0.63500000	0%	0.0000000
Matagorda County	0.39974000	0%	0.0000000
Matagorda County Hospital District	0.29127000	0%	0.0000000
Port of Bay City	0.05299000	0%	0.0000000
Cons & Recl District	0.00819000	0%	0.0000000
Coastal Plains GW District	0.00426000	0%	0.0000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City/Van Vleck ISD	1.39124000	0%	0.0000000
	2.82382000		0.000000

Sales Tax Rate

0.0200000	0.00%	0.0000000



TIRZ #1: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICI	IPATION			
Bay City	0.63500000	100%	0.6350000			
Matagorda County	0.39974000	100%	0.3997400			
Matagorda County Hospital District	0.29127000	100%	0.2912700			
Port of Bay City	0.05299000	100%	0.0529900			
Cons & Recl District	0.00819000	0%	0.0000000			
Coastal Plains GW District	0.00426000	0%	0.0000000			
Drainage District #1	0.04113000	0%	0.0000000			
Bay City ISD	1.39124000	0%	0.0000000			
	2.82382000		1.3790000			

PERSONAL PROPERTY TAX	RSONAL PROPERTY TAX				
Bay City	0.63500000	0%	0.0000000		
Matagorda County	0.39974000	0%	0.0000000		
Matagorda County Hospital District	0.29127000	0%	0.0000000		
Port of Bay City	0.05299000	0%	0.0000000		
Cons & Recl District	0.00819000	0%	0.0000000		
Coastal Plains GW District	0.00426000	0%	0.0000000		
Drainage District #1	0.04113000	0%	0.000000		
Bay City ISD	1.39124000	0%	0.0000000		
	2.82382000		0.0000000		

Sales Tax Rate	0.0200000	0.00%	0.0000000

TIRZ #1		AREA	REAL P	RO	PERTY	PERSONAL	. PROPE	RTY		5	SALES	
	Year	SF/UNIT	\$ / SF		TAX VALUE	\$ / SF	TAX	VALUE		\$ / SF		TAX VALUE
Single Family	2023	4	\$ 210,000.00	\$	840,000	\$ -	\$	-	\$	-	\$	-
Townhome	2025	12	\$ 175,000.00	\$	2,100,000				\$	-	\$	
Multifamily	2025	65	\$ 100,000.00	\$	6,500,000				\$	-	\$	-
Retail	2025	2,000	\$ 100.00	\$	200,000				\$	350.00	\$	700,000
Retail	2027	3,500	\$ 100.00	\$	350,000				\$	350.00	\$	1,225,000
Office	2029	10,000	\$ 150.00	\$	1,500,000				\$	-	\$	-
Single Family	2031	15	\$ 210,000.00	\$	3,150,000				\$	-	\$	-
Retail	2031	3,500	\$ 100.00	\$	350,000				\$	350.00	\$	1,225,000
Townhome	2031	10	\$ 175,000.00	\$	1,750,000				\$	-	\$	-
Multifamily	2032	75	\$ 100,000.00	\$	7,500,000				\$	-	\$	-
Single Family	2034	15	\$ 210,000.00	\$	3,150,000				\$	-	\$	-
	TOTAL				27,390,000			-	-			3,150,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REA	ERTY	PERSO	NAL PROPE	RTY				
Bay City	27.7%	\$ 5,553,516	=	\$	4,197,241	+	\$	-	+	\$	1,356,275
Matagorda County	13.2%	\$ 2,642,212	=	\$	2,642,212	+	\$	-	+		
Matagorda County Hospital District	9.6%	\$ 1,925,244	=	\$	1,925,244	+	\$	-	+		
Port of Bay City	1.7%	\$ 350,255	=	\$	350,255	+	\$	-	+		
Cons & Recl District	0.3%	\$ 54,134	=	\$	54,134	+	\$	-	+		
Coastal Plains GW District	0.1%	\$ 28,158	=	\$	28,158	+	\$	-	+		
Drainage District #1	1.4%	\$ 271,862	=	\$	271,862	+	\$	-	+		
Bay City ISD	45.9%	\$ 9,195,857	=	\$	9,195,857	+	\$	-	+		
	100.0%	20,021,238		\$	18,664,963		\$	-		\$	1,356,275
		100.0%	-		93.2%			0.0%	-		6.8%

TOTAL PARTICIPATION		TOTAL	REAL	PROPE	ERTY	PERSONA	L PRO	OPERTY		SALES	
Bay City	46.0%	\$ 4,197,241	=	\$	4,197,241	+	\$	-	+	\$	-
Matagorda County	29.0%	\$ 2,642,212	=	\$	2,642,212	+	\$	-	+		
Matagorda County Hospital District	21.1%	\$ 1,925,244	=	\$	1,925,244	+	\$	-	+		
Port of Bay City	3.8%	\$ 350,255	=	\$	350,255	+	\$	-	+		
Cons & Recl District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Coastal Plains GW District	0.0%	\$ -	=	\$	-	+	\$	-	+		-
Drainage District #1	0.0%	\$ -	=	\$	-	+	\$	-	+		
Bay City ISD	0.0%	\$ -	=	\$	-	+	\$	-	+		
	100.0%	\$ 9.114.952		S	9.114.952		\$	-		\$	-

100.0%

100.0%

0.0%

NET BENEFIT		TOTAL	RI	EAL PROP	ERTY	PERSO	NAL PROP	ERTY		SALES	
Bay City	12.4%	\$ 1,356,275	=	\$	-	+	\$	-	+	\$	1,356,275
Matagorda County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County Hospital District	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
Port of Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Cons & Recl District	0.5%	\$ 54,134	=	\$	54,134	+	\$		+	\$	-
Coastal Plains GW District	0.3%	\$ 28,158	=	\$	28,158	+	\$		+	\$	-
Drainage District #1	2.5%	\$ 271,862	=	\$	271,862	+	\$	-	+	\$	-
Bay City ISD	84.3%	\$ 9,195,857	=	\$	9,195,857	+	\$		+	\$	-
	100.0%	\$ 10,906,286		\$	9,550,011		\$	-		\$	1,356,275
		 100.0%	-		87.6%	-		0.0%	-		12.4%

0.0%

ITEM #1.



TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

VENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	Taxable Value Per Unit Cumulative SF SF Taxable Value								210,000	214,200 4 856,800	218,484 4 873,936	222,854 4 891,415	227,311 4 909,243	231,857 4 927,428	236,494 4 945,976	241,224 4 964,896	246,048 4 984,194	250,969 19 4.768.419	255,989 19 4.863.788	261,109 19 4.961.063	266,331 34 9.055.246	271,657 34 9,236,351	277,091 34 9.421.078	282,632 34 9,609,500	288,285 34 9.801.690	294,051 34 9,997,724	299,932 34 10,197,678	305,930 34 10,401,632	312,049 34 10,609,664	318,290 34 10,821,858	324,656 34 11,038,295	331,149 34 11,259,061	337,772 34 11,484,242
	Taxable Value Per Unit Cumulative SF								175,000	178,500	182,070	185,711 12	189,426 12 2,273,108	193,214 12	197,078 12	201,020 12 2 412 240	205,040 12	209,141	213,324 22	217,591 22	221,942 22 4.882.731	226,381 22 4,980,386	230,909 22	235,527 22	240,237 22 5,285,225	245,042 22 5,390,929	249,943 22	254,942 22	260,041 22	265,242 22	270,546 22	275,957 22	281,477 22
	SF Taxable Value Taxable Value Per SF Cumulative SF								100	102	104	2,228,537 106 2,000	2,273,108 108 2,000	2,318,570 110 5,500	2,364,941 113 5,500	2,412,240 115 5,500	2,460,485 117 5,500	120 9,000	4,693,129 122 9,000	4,786,991 124 9,000	4,882,731 127 9,000	4,980,386 129 9,000	5,079,993 132 9,000	5,181,593 135 9,000	5,285,225 137 9,000	5,390,929 140 9,000	5,498,748 143 9,000	5,608,723 146 9,000	5,720,897 149 9,000	5,835,315 152 9,000	5,952,022 155 9,000	158 9,000	6,192,483 161 9,000
	Commercial Taxable Value Taxable Value Per SF Cumulative SF								150	153	156	212,242 159	216,486 162	607,244 166	619,389 169	631,777 172 10,000	644,413 176 10,000	1,075,583 179 10,000	1,097,095 183 10,000	1,119,037 187 10,000	1,141,418 190 10,000	1,164,246 194 10,000	1,187,531 198 10,000	1,211,282 202 10,000	1,235,507 206 10,000	1,260,217 210 10,000	1,285,422 214 10,000	1,311,130 219 10,000	1,337,353 223 10,000	1,364,100 227 10,000	1,391,382 232 10,000	1,419,209 237 10,000	<u>1,447,594</u> 241 10,000
	Commercial Taxable Value Taxable Value Per Unit Cumulative SF								100,000	102,000	104,040	106,121	108,243 65	110,408 65	112,616	1,723,029 114,869 65	1,757,489 117,166 65	1,792,639 119,509 65	1,828,492 121,899 140	1,865,061 124,337 140	1,902,363 126,824 140	1,940,410 129,361 140	1,979,218 131,948 140	2,018,803 134,587 140	2,059,179 137,279 140	2,100,362 140,024 140	2,142,369 142,825 140	2,185,217 145,681 140	2,228,921 148,595 140	2,273,500 151,567 140	2,318,970 154,598 140	2,365,349 157,690 140	2,412,656 160,844 140
	MF Taxable Value Taxable Value	-		•				-		856,800	873,936	6,897,852 10,230,045	7,035,809 10,434,646	7,176,525	7,320,056	7,466,457 13,198,398	7,615,786 13,462,366	7,768,102	29,548,425	30,139,393	17,755,385 34,737,143	<u>18,110,493</u> 35,431,886	18,472,703 36,140,523	18,842,157 36,863,334	19,219,000 37,600,600	19,603,380 38,352,612	,	20,395,356 39,902,058	20,803,264 40,700,099	41,514,101	21,643,715 42,344,383	22,076,590 43,191,271	22,518,121 44,055,096
ounty ounty Hospital District ity District		-	-	-	-	-	-	-	-	5,441 3,425 2,496 454 70	5,549 3,493 2,546 463 72	64,961 40,894 29,797 5,421 838	66,260 41,711 30,393 5,529 855	70,039 44,090 32,126 5,845 903	71,440 44,972 32,769 5,962 921	83,810 52,759 38,443 6,994 1,081	85,486 53,814 39,212 7,134 1,103	127,037 79,971 58,271 10,601 1,638	187,632 118,117 86,066 15,658 2,420	191,385 120,479 87,787 15,971 2,468	220,581 138,858 101,179 18,407 2,845	224,992 141,635 103,202 18,775 2,902	229,492 144,468 105,267 19,151 2,960	234,082 147,357 107,372 19,534 3,019	238,764 150,305 109,519 19,925 3,079	243,539 153,311 111,710 20,323 3,141	248,410 156,377 113,944 20,730 3,204	253,378 159,504 116,223 21,144 3,268	258,446 162,695 118,547 21,567 3,333	263,615 165,948 120,918 21,998 3,400	268,887 169,267 123,336 22,438 3,468	274,265 172,653 125,803 22,887 3,537	279,750 4 176,106 2 128,319 1 23,345 3,608
s GW District rict #1		-	-	-	-		-		-	36 352 11,920	37 359 12,159	436 4,208 142,324	445 4,292 145,171	470 4,537 153,451	479 4,627 156,520	562 5,429 183,621	573 5,537 187,294	852 8,228 278,329	1,259 12,153 411,090	1,284 12,396 419,311	1,480 14,287 483,277	1,509 14,573 492,943	1,540 14,865 502,801	1,570 15,162 512,857	1,602 15,465 523,115	1,634 15,774 533,577	1,666 16,090 544,248	1,700 16,412 555,133	1,734 16,740 566,236	1,769 17,075 577,561	1,804 17,416 589,112	1,840 17,765 600,894	1,877 18,120 612,912 9
RTY	Taxable Value	100%	- 100% -	- 100% -	- 100% -	- 100%	- 100% -	- 100% -	100%	24,194 100%	24,678 100%	288,878 100%	294,656 100%	311,461 100%	317,690 100%	372,699 100%	380,153 100%	564,929 100%	834,394 100%	851,082 100%	980,914 100% -	1,000,533 100% -	1,020,543 100% -	1,040,954 100% -	1,061,773 100% -	1,083,009 100% -	1,104,669 100% -	1,126,762 100% -	1,149,298 100% -	1,172,283 100%	1,195,729 100%	1,219,644 100%	1,244,037 18 100% -
ounty ounty Hospital District	PV	-		-	-	-		:	-	-	-	-	-	-		-	-	-	-	-	-	:	-	:	-	-	:		-	-	-		GROS - -
ity District s GW District rict #1		-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-		-	-		-	-	-	-	-		
		-		-	:	-		:	-	:	-	-	-	-		-		-	-	-			-		-	-	-		-	-	-		
	Taxable Value	100% -	100% -	100%	100% -	100% -	100%	100% -	100%	100% -	100%	100% 700,000	100% 700,000	100% 1,925,000	100% 1,925,000	100% 1,925,000	100% 1,925,000	100% 3,150,000	100% 3,213,000	100% 3,277,260	100% 3,342,805	100% 3,409,661	100% 3,477,855	100% 3,547,412	100% 3,618,360	100% 3,690,727	100% 3,764,542	100% 3,839,832	100% 3,916,629	100% 3,994,962	100% 4,074,861	100% 4,156,358	100% 4,239,485 GROS
	í řement de la serie de la	-					-	-	-	-	-	14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,790
ounty ounty Hospital District	PV	- -	-	-	:	:	-	-	-	5,441 3,425 2,496	5,549 3,493 2,546	78,961 40,894 29,797	80,260 41,711 30,393	108,539 44,090 32,126	109,940 44,972 32,769	122,310 52,759 38,443	123,986 53,814 39,212	190,037 79,971 58,271	251,892 118,117 86,066	256,930 120,479 87,787	287,437 138,858 101,179	293,186 141,635 103,202	299,049 144,468 105,267	305,030 147,357 107,372	311,131 150,305 109,519	317,354 153,311 111,710	323,701 156,377 113,944	330,175 159,504 116,223	336,778 162,695 118,547	343,514 165,948 120,918	350,384 169,267 123,336	357,392 172,653 125,803	GR0 364,540 5 176,106 2 128,319 1
ity District s GW District rict #1			-	-	-	-		-	-	454 70 36 352 11,920	463 72 37 359 12,159	5,421 838 436 4,208 142,324	5,529 855 445 4,292 145,171	5,845 903 470 4,537 153,451	5,962 921 479 4,627 156,520	6,994 1,081 562 5,429 183,621	7,134 1,103 573 5,537 187,294	10,601 1,638 852 8,228 278,329	15,658 2,420 1,259 12,153 411,090	15,971 2,468 1,284 12,396 419,311	18,407 2,845 1,480 14,287 483,277	18,775 2,902 1,509 14,573 492,943	19,151 2,960 1,540 14,865 502,801	19,534 3,019 1,570 15,162 512,857	19,925 3,079 1,602 15,465 523,115	20,323 3,141 1,634 15,774 533,577	20,730 3,204 1,666 16,090 544,248	21,144 3,268 1,700 16,412 555,133	21,567 3,333 1,734 16,740 566,236	21,998 3,400 1,769 17,075 577,561	22,438 3,468 1,804 17,416 589,112	22,887 3,537 1,840 17,765 600,894	23,345 3,608 1,877 18,120 612,912 9
N		-	-	-	-	•	-	-	-	24,194	24,678	302,878	308,656	349,961	356,190	411,199	418,653	627,929	898,654	916,627	1,047,770	492,943 1,068,726	1,090,100	1,111,902	1,134,140	1,156,823	1,179,960	1,203,559	1,227,630	1,252,183	1,277,226	1,302,771	1,328,826
-	Taxable Value PV	-		•	•					<i>856,800</i> 5,441	873,936 5,549	10,230,045 64,961	10,434,646 66,260	11,029,767 70,039	11,250,363 71,440	13,198,398 83,810	85,486	127,037	187,632	191,385	220,581	35,431,886 224,992	229,492	36,863,334 234,082	238,764	243,539	248,410	39,902,058 253,378	258,446	263,615	268,887	274,265	44,055,096 GRC 279,750
unty unty Hospital District ity District		- - -	-	-	-		- - -	-	-	3,425 2,496 454	3,493 2,546 463	40,894 29,797 5,421	41,711 30,393 5,529	44,090 32,126 5,845	44,972 32,769 5,962 -	52,759 38,443 6,994 -	53,814 39,212 7,134 -	79,971 58,271 10,601	118,117 86,066 15,658	120,479 87,787 15,971	138,858 101,179 18,407 -	141,635 103,202 18,775 -	144,468 105,267 19,151 -	147,357 107,372 19,534 -	150,305 109,519 19,925	153,311 111,710 20,323	156,377 113,944 20,730 -	159,504 116,223 21,144	162,695 118,547 21,567	165,948 120,918 21,998	169,267 123,336 22,438 -	172,653 125,803 22,887 -	176,106 128,319 23,345 -
s GW District rict #1		-		-		-	-	-	-	11,815	12,052	141,072	143,894	152,100	155,142	182,006	185,646	275,881	407,473	415,622	479,025	488,606	498,378	508,345	518,512	528,883	539,460	- - 550,249	561,254	572,479	583,929	595,608	607,520
RTY	Taxable Value PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- GROS
ounty ounty Hospital District ity District		- - -	-	-	-	-	- - -	-	-	-	-	- - -	- - -		-	- - -	-	-	-		-	-	-	-	-	-	-	-	-	- - -	-	-	
s GW District rict #1		-		-		-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,485
	PV	-		-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	- GROS
ounty ounty Hospital District	PV	-		-	-	-	-	-	-	5,441 3,425 2,496	5,549 3,493 2,546	64,961 40,894 29,797	66,260 41,711 30,393	70,039 44,090 32,126	71,440 44,972 32,769	83,810 52,759 38,443	85,486 53,814 39,212	127,037 79,971 58,271	187,632 118,117 86,066	191,385 120,479 87,787	220,581 138,858 101,179	224,992 141,635 103,202	229,492 144,468 105,267	234,082 147,357 107,372	238,764 150,305 109,519	243,539 153,311 111,710	248,410 156,377 113,944	253,378 159,504 116,223	258,446 162,695 118,547	263,615 165,948 120,918	268,887 169,267 123,336	274,265 172,653 125,803	GRO 279,750 176,106 128,319
ity District s GW District rict #1			-	-	-	-	-	-		454	463	5,421	30,393 5,529 - -	5,845	5,962 - -	6,994	7,134	10,601	15,658	15,971	18,407	18,775	19,151 - -	19,534	19,925	20,323	20,730	21,144	21,567	21,998	22,438	22,887 - -	23,345
	IPATION = NET BENEFIT	-	•	-			-	-	-	11,815	12,052	141,072	143,894	152,100	- 155,142	182,006	- 185,646	275,881	407,473	415,622	479,025	488,606	- 498,378	508,345	518,512	- 528,883	539,460	- 550,249	- 561,254	572,479	- 583,929	- 595,608	607,520
ounty	PV	-	-	-	-	-	-	-		-	-	14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	6R(
ounty ounty Hospital District ity District s GW District		-	-	-	-	-	-	-	-	- - 70 36	- - 72 37	- - 838 436	- - 855 445	- - 903 470	- - 921 479	- - 1,081 562	- 1,103 573	- 1,638 852	- 2,420 1,259	- 2,468 1,284	2,845 1,480	- 2,902 1,509	- 2,960 1,540	3,019 1,570	- - 3,079 1,602	3,141 1,634	3,204 1,666	- 3,268 1,700	3,333 1,734	- 3,400 1,769	3,468 1,804	3,537 1,840	3,608 1,877
i GW District rict #1		-	-	-	-	-	-	-	-	36 352 11,920	37 359 12,159	436 4,208 142,324	445 4,292 145,171	4,0 4,537 153,451	479 4,627 156,520	5,429 183,621	5,537 187,294	8,228 278,329	1,259 12,153 411.090	1,284 12,396 419.311	1,480 14,287 483,277	1,509 14,573 492,943	1,540 14,865 502,801	1,570 15,162 512,857	1,602 15,465 523,115	1,634 15,774 533,577	1,666 16,090 544,248	1,700 16,412 555,133	1,734 16,740 566,236	1,769 17,075 577,561	1,804 17,416 589,112	1,840 17,765 600,894	1,877 18,120 612,912

ITEM #1.



TIRZ #1A : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICI	PATION
Bay City	0.63500000	100%	0.6350000
Matagorda County	0.39974000	100%	0.3997400
Matagorda County Hospital District	0.29127000	100%	0.2912700
Port of Bay City	0.05299000	100%	0.0529900
Cons & Recl District	0.00819000	0%	0.000000
Coastal Plains GW District	0.00426000	0%	0.000000
Drainage District #1	0.04113000	0%	0.0000000
Bay City ISD	1.39124000	0%	0.000000
	2.82382000		1.3790000

RSONAL PROPERTY TAX		PARTICIPATION				
Bay City	0.63500000	0%	0.000000			
Matagorda County	0.39974000	0%	0.000000			
Matagorda County Hospital District	0.29127000	0%	0.000000			
Port of Bay City	0.05299000	0%	0.000000			
Cons & Recl District	0.00819000	0%	0.000000			
Coastal Plains GW District	0.00426000	0%	0.000000			
Drainage District #1	0.04113000	0%	0.000000			
Bay City ISD	1.39124000	0%	0.000000			
	2.82382000		0.000000			

Sales Tax Rate 0.0200000 0.00% 0.00					
	0000	0.000000	0.00%	0.0200000	Sales Tax Rate

TIRZ #1 A		AREA	REAL	PROPERTY	PERSON	IAL PROPERTY	5	SALES
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2023	241	\$ 210,000.00	\$ 50,610,000	\$-	\$ -	\$ -	\$-
					\$-	\$ -	#REF!	#REF!
	τοτοι	244		50 610 000				#DEEI

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL F	PROPI	ERTY	PERSON	AL PROP	ERTY		SALES	
Bay City	22.5%	\$ 8,209,008	=	\$	8,209,008	+	\$	-	+	\$	-
Matagorda County	14.2%	\$ 5,167,668	=	\$	5,167,668	+	\$	-	+		
Matagorda County Hospital District	10.3%	\$ 3,765,414	=	\$	3,765,414	+	\$	-	+		
Port of Bay City	1.9%	\$ 685,032	=	\$	685,032	+	\$	-	+		
Cons & Recl District	0.3%	\$ 105,877	=	\$	105,877	+	\$	-	+		
Coastal Plains GW District	0.2%	\$ 55,071	=	\$	55,071	+	\$	-	+		
Drainage District #1	1.5%	\$ 531,711	=	\$	531,711	+	\$	-	+		
Bay City ISD	49.3%	\$ 17,985,355	=	\$	17,985,355	+	\$	-	+		
	100.0%	36,505,136		\$	36,505,136		\$	-		\$	-
		100.0%			100.0%	-		0.0%	-		0.0%

TOTAL PARTICIPATION		TOTAL	REA	L PROP	ERTY	PERSON	IAL PROP	ERTY		SALES	
Bay City	46.0%	\$ 8,209,008	=	\$	8,209,008	+	\$	-	+	\$	-
Matagorda County	29.0%	\$ 5,167,668	=	\$	5,167,668	+	\$	-	+		
Matagorda County Hospital District	21.1%	\$ 3,765,414	=	\$	3,765,414	+	\$	-	+		
Port of Bay City	3.8%	\$ 685,032	=	\$	685,032	+	\$	-	+		
Cons & Recl District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Coastal Plains GW District	0.0%	\$ -	=	\$	-	+	\$	-	+		
Drainage District #1	0.0%	\$ -	=	\$	-	+	\$	-	+		
Bay City ISD	0.0%	\$ -	=	\$	-	+	\$	-	+		
	100.0%	\$ 17,827,122		\$	17,827,122		\$	-		\$	-
		 100.0%	-		100.0%	-		0.0%	-		0.0%

		100.0%			100.0%			0.0%			0.0%
NET BENEFIT		TOTAL	REAL	PROP	ERTY	PERSO	NAL PROPER	RTY		SALES	
Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Matagorda County Hospital District	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Port of Bay City	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Cons & Recl District	0.6%	\$ 105,877	=	\$	105,877	+	\$	-	+	\$	-
Coastal Plains GW District	0.3%	\$ 55,071	=	\$	55,071	+	\$	-	+	\$	-
Drainage District #1	2.8%	\$ 531,711	=	\$	531,711	+	\$	-	+	\$	-
Bay City ISD	96.3%	\$ 17,985,355	=	\$	17,985,355	+	\$	-	+	\$	-
	100.0%	\$ 18,678,014		\$	18,678,014		\$	-		\$	-
		100.0%			100.0%			0.0%			0.0%

ITEM #1.



TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

AX REVENUE		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
ly	Taxable Value Per Unit Cumulative SF								210,000 0	214,200 5 1,071,000	218,484 20 4,369.680	222,854 45 10,028,416	227,311 70 15,911,753	231,857 100 23,185,697	236,494 130 30,744,234	241,224 160 38,595,838	246,048 190	250,969 220 55,213,277	255,989 241 61,693,308	261,109 241 62.927.174	266,331 241	271,657 241	277,091 241 66,778,820	282,632 241	288,285 241 69,476,685	294,051 241 70,866,218	299,932 241 72,283,543	305,930 241	312,049 241	318,290 241	324,656 241	331,149 241	337,772 241 81,403,009
ERTY	SF Taxable Value Taxable Value PV	-	-		-		-	-		1,071,000	4,369,680	10,028,416			30,744,234								66,778,820				72,283,543	73,729,213 73,729,213				79,806,872	81,403,009
ty orda County		-	:	-	:	-	:	:	-	6,801 4,281	27,747 17,467	63,680 40,088	101,040 63,606	147,229 92,683	195,226 122,897	245,084 154,283	296,857 186,875	350,604 220,710	391,753 246,613	399,588 251,545	407,579 256,576	415,731 261,708	424,046 266,942	432,526 272,280	441,177 277,726	450,000 283,281	459,000 288,946	468,181 294,725	477,544 300,620	487,095 306,632	496,837 312,765	506,774 319,020	GR 516,909 325,400
orda County Hospital District Bay City		-	-	-	-	-	-	-	-	3,120 568	12,728 2,315	29,210 5,314	46,346 8,432	67,533 12,286	89,549 16,291	112,418 20,452	136,166 24,772	160,820 29,258	179,694 32,691	183,288 33,345	186,954 34,012	190,693 34,692	194,507 35,386	198,397 36,094	202,365 36,816	206,412 37,552	210,540 38,303	214,751 39,069	219,046 39,850	223,427 40,648	227,896 41,460	232,453 42,290	237,103 43,135
Recl District I Plains GW District ge District #1		-	-	-	-		-	-	-	88 46 441	358 186 1,797	821 427 4,125	1,303 678 6,545	1,899 988 9,536	2,518 1,310 12,645	3,161 1,644 15,874	3,829 1,992 19,228	4,522 2,352 22,709	5,053 2,628 25,374	5,154 2,681 25,882	5,257 2,734 26,400	5,362 2,789 26,928	5,469 2,845 27,466	5,579 2,902 28,015	5,690 2,960 28,576	5,804 3,019 29,147	5,920 3,079 29,730	6,038 3,141 30,325	6,159 3,204 30,931	6,282 3,268 31,550	6,408 3,333 32,181	6,536 3,400 32,825	6,667 3,468 33,481
y ISD		-	-	-	-		-	-	-	14,900 30,243	60,793 123,392	139,519 283,184	221,371 449,319	322,569 654,722	427,726 868,162	536,961 1,089,877	650,394 1,320,114	768,149 1,559,124	858,302 1,742,108	875,468 1,776,950	892,977 1,812,489	910,837 1,848,739	929,054 1,885,714	947,635 1,923,428	966,587 1,961,897	985,919 2,001,134	1,005,638 2,041,157	1,025,750 2,081,980	1,046,265 2,123,620	1,067,191 2,166,092	1,088,534 2,209,414	1,110,305 2,253,602	1,132,511 1 2,298,674 3
OPERTY	Taxable Value	100% -	100%	100%	100%	100% -	100%	100%	100% -	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
a County	PV	-	-	-	:	:	-	-	-	:	-	-	-	-	-		-	-		-	-		:	-	-	-	-	-	-		-	-	- -
la County Hospital District ay City Recl District		-	-	-	-		-	-	-	-	-	-	-	-	-	-	:	-	-	-	-	-	-	-	:	-	-	-	-	-	-	-	
ains GW District District #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SD al		-	:	-	:	:		-	-	:		:	:	-	:	:	:	-	:	:	:	-	:	:	:	:	-	-	:	:	:	:	
	0% Taxable Value	100% -	100% -	100% -	100%	100%	100%	100% -	100%	100% -	100%	100% -	100% -	100% -	100% -	100%	100%	100% -	100%	100%	100% -	100% -	100% -	100% -	100%	100%	100% -	100% -	100% -	100% -	100%	100%	100% -
d	PV	-	-	-	-		-	-		-	-	-	-	-	-		-	-			-	-			-	-	-	-	-				- GR
	PV																																GR
County County Hospital District		-	-	-	-	-	-	-	-	6,801 4,281 3,120	27,747 17,467 12,728	63,680 40,088 29,210	101,040 63,606 46,346	147,229 92,683 67,533	195,226 122,897 89,549	245,084 154,283 112,418	296,857 186,875 136,166	350,604 220,710 160,820	391,753 246,613 179,694	399,588 251,545 183,288	407,579 256,576 186,954	415,731 261,708 190,693	424,046 266,942 194,507	432,526 272,280 198,397	441,177 277,726 202,365	450,000 283,281 206,412	459,000 288,946 210,540	468,181 294,725 214,751	477,544 300,620 219,046	487,095 306,632 223,427	496,837 312,765 227,896	506,774 319,020 232,453	516,909 325,400 237,103
City I District		-	-	-	-	-	-	-	-	568 88	2,315	5,314 821	8,432 1,303	12,286 1,899	16,291 2,518	20,452 3,161	24,772 3,829	29,258 4,522	32,691 5,053	33,345 5,154	34,012 5,257	34,692 5,362	35,386 5,469	36,094 5,579	36,816 5,690	37,552 5,804	38,303 5,920	39,069 6,038	39,850 6,159	40,648 6,282	41,460 6,408	42,290 6,536	43,135 6,667
ains GW District District #1		-	-	-	-	-	-	-	-	46 441	186 1,797	427 4,125	678 6,545	988 9,536	1,310 12,645	1,644 15,874	1,992 19,228	2,352 22,709	2,628 25,374	2,681 25,882	2,734 26,400	2,789 26,928	2,845 27,466	2,902 28,015	2,960 28,576	3,019 29,147	3,079 29,730	3,141 30,325	3,204 30,931	3,268 31,550	3,333 32,181	3,400 32,825	3,468 33,481
SD al		-	-	-	-	-	-	-	-	14,900 30,243	60,793 123,392	139,519 283,184	221,371 449,319	322,569 654,722	427,726 868,162	536,961 1,089,877	650,394 1,320,114	768,149 1,559,124	858,302 1,742,108	875,468 1,776,950	892,977 1,812,489	910,837 1,848,739	929,054 1,885,714	947,635 1,923,428	966,587 1,961,897	985,919 2,001,134	1,005,638 2,041,157	1,025,750 2,081,980	1,046,265 2,123,620	1,067,191 2,166,092	1,088,534 2,209,414	1,110,305 2,253,602	1,132,511 2,298,674
ATION RTY	Taxable Value									1 071 000	4 369 680	10.028.416	15.911.753	23 185 697	30 744 234	38 595 838	46.749.209	55,213,277	61 693 308	62 927 174	64 185 717	65 469 432	66.778.820	68,114,397	69.476.685	70.866.218	72.283.543	73,729,213	75.203.798	76.707.874	78,242,031	79.806.872	81,403,009
Υ Υ	PV									6,801	4,369,680	63,680	101,040	23,185,697	195,226	245,084	46,749,209 296,857	350,604	391,753	399,588	407,579	415,731	424,046	432,526	441,177	450,000	459,000	468,181	477,544	487,095	496,837	506,774	67,403,009 GR 516,909
ounty ounty Hospital District		1	-	-	1	-	-	1	1	4,281 3,120	17,467 12,728	40,088 29,210	63,606 46,346	92,683 67,533	122,897 89,549	154,283 112,418	186,875 136,166	220,710 160,820	246,613 179,694	251,545 183,288	256,576 186,954	261,708 190,693	266,942 194,507	272,280 198,397	277,726 202,365	283,281 206,412	288,946 210,540	294,725 214,751	300,620 219,046	306,632 223,427	312,765 227,896	319,020 232,453	325,400 237,103
r City cl District ains GW District		-	-	-	-	-	-	-	-	568 -	2,315	5,314	8,432	12,286	16,291	20,452	24,772	29,258	32,691	33,345	34,012	34,692	35,386	36,094	36,816	37,552	38,303	39,069	39,850	40,648	41,460	42,290	43,135
strict #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	14,769	60,258	138,292	219,423	319,731	423,963	532,237	644,672	761,391	850,751	867,766	885,121	902,823	920,880	939,298	958,083	977,245	996,790	1,016,726	1,037,060	1,057,802	1,078,958	1,100,537	1,122,547
PERTY	Taxable Value	-		-	-	-	-	-	-		-		-	-	-	-	-	-	-	-		-		-	-	-	-	-	-	-	-	-	- GF
County	FV	:	1	:	:	:	:	:	:	:	:	-	-	:	1	:	:	:	:	:	:	:	-	-	:	:	:	:	-	1	:	:	:
County Hospital District City		1	-	-	1	-	-	1	1	:	-	-	-	:	1	-	-	1	-	-	:	:	-	-	-	-	:	:	-	-	-	-	1
I District ns GW District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
strict #1		-	-	-	-	-	-	-	-	-	-	-		-	-	-		-		-	-	-		-			-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-		-	-	-	-	-			-				-	-	-			-	-	-				
ı	PV	-	-	-	-	-	-	-	-		-	-			-			-		-	-	-		-		-	-	-			-	-	- GF
	PV																																GF
County		:	:	:	:	-	:	:	1	6,801 4,281	27,747 17,467	63,680 40,088	101,040 63,606	147,229 92,683	195,226 122,897	245,084 154,283	296,857 186,875	350,604 220,710	391,753 246,613	399,588 251,545	407,579 256,576	415,731 261,708	424,046 266,942	432,526 272,280	441,177 277,726	450,000 283,281	459,000 288,946	468,181 294,725	477,544 300,620	487,095 306,632	496,837 312,765	506,774 319,020	516,909 325,400 237,103
County Hospital District v City cl District		-	-	-	-	-	-	-	-	3,120 568	12,728 2,315	29,210 5,314	46,346 8,432	67,533 12,286	89,549 16,291	112,418 20,452	136,166 24,772	160,820 29,258	179,694 32,691	183,288 33,345	186,954 34,012	190,693 34,692	194,507 35,386	198,397 36,094	202,365 36,816	206,412 37,552	210,540 38,303	214,751 39,069	219,046 39,850	223,427 40,648	227,896 41,460	232,453 42,290	237,103 43,135
ins GW District istrict #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
)		-	-		-		-	-	-	14,769	60,258	138,292	219,423	319,731	423,963	532,237	644,672	761,391	850,751	867,766	885,121	902,823	920,880	939,298	958,083	977,245	996,790	1,016,726	1,037,060	1,057,802	1,078,958	1,100,537	1,122,547
REVENUE - PART		BENEFIT																															
	PV																																GF
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1
County		-	-	-	-	-	-	-	-	-		-	-	-	-	- - 3,161	3,829	4,522	- - 5,053	- - 5,154	- - 5,257	-	-	-	-	-	-	-	-	-	-	-	-
a County Hospital District y City		-	-	-	-	-	-			00	020	004																	£ 150		6 100		
a County a County Hospital District y City ecl District lains GW District District #1 SD SD al			-	-	-	-	-	-	-	88 46 441	358 186 1,797	821 427 4,125	1,303 678 6,545	1,899 988 9,536	2,518 1,310 12,645	1,644 15,874	1,992 19,228	2,352	2,628 25,374	2,681 25,882	2,734 26,400	5,362 2,789 26,928 910,837	5,469 2,845 27,466	5,579 2,902 28,015	5,690 2,960 28,576	5,804 3,019 29,147	5,920 3,079 29,730	6,038 3,141 30,325	6,159 3,204 30,931	6,282 3,268 31,550	6,408 3,333 32,181	6,536 3,400 32,825	6,667 3,468 33,481

Amended Proj Page 23 nancing Plan, TIRZ #1

ITEM #1.



DAVID PETTIT Economic Development

Financial Feasibility Analysis - Projected TIRZ Revenue

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00% 6.00%									•	-0110041									LUEJA																
Bav C Matagorda Count Hostial Dist Matagorda Count Hostial Dist Cons & Reci Dist Coastal Plains GW Dist Drainage District Bay City IS	RE/ tv 0.6350000 tv 0.3997400 ct 0.2912700 tv 0.0529900 ct 0.0081900 ct 0.0042600 ct 0.0441300	D 100% D 100% D 0% D 0% D 0% D 0%	TAX 0.6350000 0.3997400 0.2912700 0.0529900 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 1.3790000	Matao	orda Countv H P Cons Coastal Plair Draina	Bay City agorda County osoital District ort of Bay City & Recl District ns GW District ace District #1 Bay City ISD	BUSINESS PE 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	RSONAL PRO 0% 0% 0% 0% 0% 0% 0%	PERTY TAX 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000 0.000000		E	0.0200000	SALES TAX 0.00%	0.000000																						
REVENUE YEAR	BASE YEAF 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS		
Matagorda Cour Matagorda County Hospital Dist Port of Bav C Cons & Red Distr Coastal Plains GW Distr Drainace District	ct 23,489,232 tv 23,489,232 ct 23,489,232 ct 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232			
TAXABLE VALUE Bav C Matagorda County Hospital Distr Port of Bav C Cons & Reel Distr Coastal Plains GW Dist Drainace District Bav Citv IS	tv ct tv ct ct t	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	24,179,995 24,179,995 24,179,995 24,179,995 24,179,995 24,179,995 24,179,995	25.644.519	28,006,578 28,006,578 28,006,578 28,006,578 28,006,578 28,006,578	27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774	29,273,336 29,273,336 29,273,336 29,273,336 29,273,336 29,273,336	30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992	31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212	31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716	32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750	33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565	33.907.417 33.907.417 33.907.417 33.907.417 33.907.417 33.907.417 33.907.417	34,585,565 34,585,565 34,585,565 34,585,565 34,585,565 34,585,565	35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276	35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822	36,702,478 36,702,478 36,702,478 36,702,478 36,702,478 36,702,478 36,702,478	37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528	38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258	38,948,964 38,948,964 38,948,964 38,948,964 38,948,964 38,948,964	39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943	40,522,502 40,522,502 40,522,502 40,522,502 40,522,502 40,522,502 40,522,502	41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952	42,159,611 42,159,611 42,159,611 42,159,611 42,159,611 42,159,611	43.002.803 43.002.803 43.002.803 43.002.803 43.002.803 43.002.803	43,862,859 43,862,859 43,862,859 43,862,859 43,862,859 43,862,859 43,862,859	44,740,116 44,740,116 44,740,116 44,740,116 44,740,116 44,740,116	45,634,919 45,634,919 45,634,919 45,634,919 45,634,919 45,634,919	46,547,617 46,547,617 46,547,617 46,547,617 46,547,617 46,547,617	47,478,569 47,478,569 47,478,569 47,478,569	48,428,141 48,428,141 48,428,141 48,428,141 48,428,141 48,428,141 48,428,141	49,396,704 49,396,704 49,396,704 49,396,704 49,396,704 49,396,704	50,384,638 50,384,638 50,384,638 50,384,638 50,384,638 50,384,638			
TAXABLE VALUE INCREMENT Bay C Mataoorda Court Mataoorda Court Hossital Dist Port of Bay C Cons & Reel Dist Coastal Plains GW Dist Drainace District Bay City IS	tv ct tv ct ct t	0 0 0 0 0 0 0 0	710.578 690.763 690.763 690.763 690.763 690.763 690.763 690.763	2,142,209 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287	4.517.346 4.517.346 4.517.346 4.517.346 4.517.346 4.517.346 4.517.346	4,439,792 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542	5.784.104 5.784.104 5.784.104 5.784.104 5.784.104 5.784.104 5.784.104	7,290,796 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760	7.835.980 7.835.980 7.835.980 7.835.980 7.835.980 7.835.980 7.835.980	8.462.484 8.462.484 8.462.484 8.462.484 8.462.484 8.462.484	9.101.518 9.101.518 9.101.518 9.101.518 9.101.518 9.101.518 9.101.518	9.753.333 9.753.333 9.753.333 9.753.333 9.753.333 9.753.333 9.753.333	10.418.185 10.418.185 10.418.185 10.418.185 10.418.185 10.418.185	11.096.333 11.096.333 11.096.333 11.096.333 11.096.333 11.096.333	11.788.044 11.788.044 11.788.044 11.788.044 11.788.044 11.788.044 11.788.044	12.493.590 12.493.590 12,493,590 12,493,590 12,493,590 12,493.590 12,493.590	13.213.246 13.213.246 13.213.246 13.213.246 13.213.246 13.213.246 13.213.246	13.947.296 13.947.296 13.947.296 13.947.296 13.947.296 13.947.296	14.696.026 14.696.026 14,696,026 14,696,026 14,696.026 14.696.026	15.459.732 15.459.732 15.459,732 15.459,732 15.459.732 15.459.732	16.238.711 16.238.711 16.238.711 16.238.711 16.238.711 16.238.711 16.238.711	17.033.270 17.033.270 17.033.270 17.033.270 17.033.270 17.033.270	17.843.720 17.843.720 17.843.720 17.843.720 17.843.720 17.843.720 17.843.720	18.670.379 18.670.379 18.670.379 18.670.379 18.670.379 18.670.379 18.670.379	19.513.571 19.513.571 19.513.571 19.513.571 19.513.571 19.513.571 19.513.571	20.373.627 20.373.627 20.373.627 20.373.627 20.373.627 20.373.627 20.373.627	21.250.884 21.250.884 21.250.884 21.250.884 21.250.884 21.250.884 21.250.884	22.145.687 22.145.687 22.145.687 22.145.687 22.145.687 22.145.687 22.145.687	23.058.385 23.058.385 23.058,385 23.058,385 23.058,385 23.058,385 23.058.385	23.989.337 23.989.337 23.989.337 23.989.337 23.989.337	24.938.909 24.938.909 24.938.909 24.938.909 24.938.909 24.938.909 24.938.909	25.907.472 25.907.472 25.907,472 25.907,472 25.907,472 25.907.472 25.907.472	26.895.406 26.895.406 26.895.406 26.895.406 26.895.406 26.895.406 26.895.406			
REVENUE A TAXABLE VALUE GROWTH Bav C Matagorda County Hospital Distr Port of Bay C Cons & Reci Distr Coastal Plains GW Distr Drainage District Bay City IS	tv ct tv ct ct t	0 0 0 0 0 0 0 0 0	4.278 2.901 2.160 335 0 0 0 0 0 9.675	14.031 9.030 6.918 1.093 0 0 0 0 0 3 1.072	29.635 18.864 14.527 2.434 0 0 0 0 0	29.081 19.255 14.287 2.433 0 0 0 0 0	37.823 24.423 18.402 3.255 0 0 0 0 8 3.903	46.297 28.868 21.035 3.827 0 0 0 0 0 0	50.255 31.324 22.824 4.152 0 0 0 0 0	54.292 33.828 24.649 4.484 0 0 0 0 0	58.410 36.382 26.510 4.823 0 0 0 0	62.611 38.988 28.409 5.168 0 0 0 0 135.175	66.895 41.646 30,345 5,521 0 0 0 0 0	71.265 44.356 32.320 5.880 0 0 0 0 0 0	75.723 47.122 34.335 6.246 0 0 0 0 0	80.269 49.942 36.390 6.620 0 0 0 0 0	84.907 52.819 38.486 7.002 0 0 0 0 0 0	89.637 55.753 40.624 7.391 0 0 0 0 0	94.462 58.746 42.805 7.787 0 0 0 0 0 203.801	99.384 61.799 45.030 8.192 0 0 0 0 0 0 214.404	104.404 64.913 47.298 8.605 0 0 0 0 0	109.524 68.089 49.613 9.026 0 0 0 0 0 236.251	114.747 71.328 51.973 9.455 0 0 0 0 0 0	120.074 74.633 54.381 9.893 0 0 0 0 0 0	125.507 78.004 56.837 10.340 0 0 0 0 0 0	131.050 81.442 59.342 10.796 0 0 0 0 0 0	136.703 84.948 61.897 11.261 0 0 0 0 0 294.810	142.469 88.525 64.504 11.735 0 0 0 0 0 0 307.233	148.351 92.174 67.162 12.219 0 0 0 0 0 3 19.905	154.350 95.895 69,874 12,712 0 0 0 0 0 332,831	160.469 99.691 72.640 13.215 0 0 0 0 346.015	166.711 103.563 75.461 13.728 0 0 0 0 0 0 3 59.463	173.077 107.512 78.338 14.252 0 0 0 0 373.179	1,289,376 M 233,883 P 0 C 0 C 0 D 0 B	av Citv atagorda Countv atagorda Countv H ort of Bay Citv ons & Recl District pastal Plains GW E rainage District #1 av Citv ISD	
								355,192						,				193,405			,		,			,,		,		,	346,015			6,126,708		
	2015	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046			
Bay C Matagorda County Hossibial Distr Port of Bay C Cons & Red Distr Coastal Plains GW Distr Drainage District Bay City IS	tv 0 ct 0 tv 0 ct 0 ct 0 t1 0		0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2.303.980 2,303,980 2,303,980 2,303,980 2.303.980	2,303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980		2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2,303.980 2,303,980 2,303,980 2,303,980 2,303.980		2,303,980 2,303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2.303.980 2,303,980 2,303,980 2,303,980 2.303.980		2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980		2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2.303.980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980		2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2.303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980			
TAXABLE VALUE Bay C Matagorda Cour Matagorda Couritv Hossital Distr Port of Bav C Cons & Red Distr Coastal Plains GW Distr Drainage District Bav Citv IS	tv ct tv ct ct f1	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060	2,397,061 2,397,061 2.397.061	2,445,002 2.445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002			2,594,656 2,594,656	2.646.549 2.646.549 2.646.549 2.646.549 2.646.549 2.646.549 2.646.549 2.646.549 2.646.549	2,699,480 2,699,480 2.699,480	2,753,469 2,753,469 2.753,469	2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539	2,864,710 2.864.710	2.922.004 2.922.004	2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444 2.980.444	3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053	3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854	3.162.871 3.162.871 3.162.871 3.162.871 3.162.871 3.162.871 3.162.871 3.162.871 3.162.871	3,226,128 3,226,128		3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464	3,423,593 3,423,593 3,423,593		3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906 3.561,906	3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144 3.633.144	3.705.807 3.705.807 3.705.807 3.705.807 3.705.807 3.705.807 3.705.807 3.705.807 3.705.807			
TAXABLE VALUE INCREMENT Bay C Mataoorda Cour Mataoorda Court Hossital Dist Port of Bay C Cons & Reel Dist Coastal Plains GW Dist Drainace District: Bay City IS	tv ct tv ct ct t1	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 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	46,080 46,080 46,080 46,080 46,080 46,080 46,080 46,080	93.081 93.081 93.081 93.081 93.081 93.081 93.081 93.081	141,022 141,022 141,022 141,022 141,022 141,022 141,022 141,022	189,922 189,922 189,922 189,922 189,922 189,922 189,922 189,922	239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800	290,676 290,676 290,676 290,676 290,676 290,676 290,676 290,676	342,569 342,569 342,569 342,569 342,569 342,569 342,569 342,569	395,500 395,500 395,500 395,500 395,500 395,500 395,500 395,500	449,489 449,489 449,489 449,489 449,489 449,489 449,489 449,489	504,559 504,559 504,559 504,559 504,559 504,559 504,559 504,559	560,730 560,730 560,730 560,730 560,730 560,730 560,730 560,730	618.024 618.024 618.024 618.024 618.024 618.024 618.024 618.024	676.464 676.464 676.464 676.464 676.464 676.464 676.464 676.464	736.073 736.073 736.073 736.073 736.073 736.073 736.073 736.073 736.073	796.874 796.874 796.874 796.874 796.874 796.874 796.874 796.874	858,891 858,891 858,891 858,891 858,891 858,891 858,891 858,891	922,148 922,148 922,148 922,148 922,148 922,148 922,148 922,148	986.671 986.671 986.671 986.671 986.671 986.671 986.671 986.671	1.052.484 1.052.484 1.052.484 1.052.484 1.052.484 1.052.484 1.052.484 1.052.484		1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085	1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926	1,329,164 1.329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164	1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827 1.401.827			
REVENUE B TAXABLE VALUE GROWTH Bav C Matacorda County Hospital Dist Port of Bay C Cons & Red Dist Coastal Plains GW Dist Drainade District. Bay City IS	tv ct tv ct ct f1	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	293 184 134 24 0 0 0 0	591 372 271 49 0 0 0 0	895 564 411 75 0 0 0 0	1.206 759 553 101 0 0 0 0	1.523 959 698 127 0 0 0 0	1.846 1.162 847 154 0 0 0	2.175 1.369 998 182 0 0 0 0	2.511 1.581 1,152 210 0 0 0	2.854 1.797 1.309 238 0 0 0 0	3.204 2.017 1.470 267 0 0 0 0	3.561 2.241 1.633 297 0 0 0 0	3.924 2.470 1.800 327 0 0 0 0	4.296 2.704 1.970 358 0 0 0 0	4.674 2.942 2.144 390 0 0 0	5.060 3.185 2.321 422 0 0 0 0	5.454 3.433 2.502 455 0 0 0 0	5.856 3.686 2.686 489 0 0 0 0	6.265 3.944 2.874 523 0 0 0 0	6.683 4.207 3.066 558 0 0 0	7.110 4.476 3.261 593 0 0 0 0	7.544 4.749 3.461 630 0 0 0 0	7.988 5.028 3.664 667 0 0 0 0	8.440 5.313 3.871 704 0 0 0 0	8.902 5.604 4.083 743 0 0 0 0 0			
		0	0	0	0	0	0	0	0	635	1,284	1,945	2,619	3,307	4,008	4,724	5,454	6,198	6,958	7,732	8,523	9,328	10,150	10,989	11,844	12,716	13,606	14,514	15,439	16,384	17,347	18,329	19,331	J		

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



Financial Feasibility Analysis - Projected TIRZ Revenue

TAXABLE BASE YEAR GROWTH 2.00% DISCOUNT RATE 6.00%										-																							
Bay City Bay City Matagorda County Matagorda County Matagorda County Port of Bay City Cons & Recl District Constal Plains GW District O.004260 Drainage District 41 0.0413 Bay City ISD 2.823820 2.823820	100% 100% 100% 00 100% 00 0% 00 0% 00 0% 00 0% 00 0% 00 0%	TAX 0.6350000 0.3997400 0.2912700 0.0529900 0.0000000 0.0000000 0.0000000 0.0000000 1.3790000	Mataoo	orda Countv Ho Po Cons & Coastal Plains Drainad	Bay City porda County	USINESS PER 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	Isonal PROF 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	ERTY TAX 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000 0.0000000		E		SALES TAX 0.00%	0.000000																				
BASE YEA REVENUE YEAR 201		1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS
REVENUE #1 TIRZ #1 - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY	0	0	0 0	0	0 0	0 0	0	0	856.800 0	873.936 0	10,230,045 0	10.434.646 0	11.029.767 0	11,250,363 0	13,198,398 0	13,462,366 0	20,005,850 0	29,548,425 0	30,139,393 0	34.737.143 0	35,431,886 0	36,140,523 0	36.863.334 0	37.600.600 0	38,352,612 0	39,119,665 0	39,902,058 0	40.700.099 0	41,514,101 0	42,344,383 0	43,191,271 0	44,055,096 0	
Bay City Mataoorda County Mataoorda County Hossial District Port of Bay City Cons & Red District Costal Plains GW District Drainace District #1 Bay City ISD npv @ 6%	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 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	5.441 3.425 2.496 454 0 0 0 0	5,549 3.493 2.546 463 0 0 0 0	64.961 40.894 29.797 5.421 0 0 0 0	66,260 41.711 30.393 5,529 0 0 0 0	70.039 44.090 32.126 5.845 0 0 0 0	71.440 44.972 32.769 5.962 0 0 0 0	83,810 52,759 38,443 6,994 0 0 0 0	85.486 53.814 39.212 7.134 0 0 0 0	127.037 79.971 58.271 10.601 0 0 0	187,632 118.117 86.066 15,658 0 0 0 0	191,385 120,479 87,787 15,971 0 0 0 0	220,581 138.858 101.179 18.407 0 0 0 0	224,992 141.635 103.202 18,775 0 0 0 0	229,492 144.468 105.267 19,151 0 0 0 0	234,082 147,357 107,372 19,534 0 0 0 0	238.764 150.305 109.519 19.925 0 0 0 0	243,539 153.311 111.710 20,323 0 0 0 0 0	248,410 156.377 113.944 20,730 0 0 0 0 0	253,378 159.504 116.223 21,144 0 0 0 0	258,446 162.695 118.547 21,567 0 0 0 0	263,615 165.948 120.918 21,998 0 0 0 0	268,887 169,267 123,336 22,438 0 0 0 0	274,265 172.653 125.803 22,887 0 0 0 0	279,750 176,106 128,319 23,345 0 0 0 0 0	4.197.241 Bay City 2.642.212 Mataoorda Countv 1.925.244 Mataoorda Countv Hosoital District 350.255 Port of Bay City 0 Cons & Reel District 0 Cons & Reel District 0 Drainace District #1 0 Bay City ISD
	0	0	0	0	0	0	0	0	11,815	12,052	141,072	143,894	152,100	155,142	182,006	185,646	275,881	407,473	415,622	479,025	488,606	498,378	508,345	518,512	528,883	539,460	550,249	561,254	572,479	583,929	595,608	607,520	9,114,952
REVENUE #2 - SALES TAX Sales	0	0	0	0	0	0	0	0	0	0	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,485	
npv @ 6% Bay City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 Bay City
REVENUE #3 TIRZ #1A - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY	0	0	0 0	0	0 0	0	0	0	1,071,000 0	4,369,680 0	10.028.416 0	15.911.753 0	23.185.697 0	30,744,234 0	38,595,838 0	46,749,209 0	55,213,277 0	61,693,308 0	62,927,174 0	64.185.717 0	65,469,432 0	66.778.820 0	68,114,397 0	69,476,685 0	70,866,218 0	72,283,543 0	73,729,213 0	75,203,798 0	76.707.874 0	78,242,031 0	79,806,872 0	81,403,009 0	
Bay City Matagorda County Matagorda County Hospital District Oran & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 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	6,801 4,281 3,120 568 0 0 0 0	27,747 17.467 12,728 2,315 0 0 0 0	63,680 40,088 29,210 5,314 0 0 0 0	101.040 63.606 46.346 8.432 0 0 0 0	147,229 92,683 67,533 12,286 0 0 0 0	195.226 122.897 89.549 16.291 0 0 0 0	245.084 154.283 112.418 20.452 0 0 0 0	296,857 186,875 136,166 24,772 0 0 0 0	350,604 220.710 160.820 29,258 0 0 0 0	391,753 246.613 179,694 32,691 0 0 0 0	399,588 251,545 183,288 33,345 0 0 0 0	407,579 256,576 186,954 34,012 0 0 0 0	415,731 261,708 190,693 34,692 0 0 0 0	424,046 266.942 194,507 35,386 0 0 0 0	432,526 272,280 198,397 36,094 0 0 0 0	441,177 277.726 202,365 36,816 0 0 0 0	450,000 283.281 206,412 37,552 0 0 0 0	459.000 288.946 210,540 38,303 0 0 0 0	468,181 294.725 214.751 39.069 0 0 0 0	477,544 300,620 219,046 39,850 0 0 0 0	487,095 306.632 223,427 40,648 0 0 0 0	496,837 312,765 227,896 41,460 0 0 0 0	506,774 319.020 232,453 42,290 0 0 0 0	516.909 325.400 237.103 43.135 0 0 0 0 0	5.167.668 Matagorda County
npv @ 6%	0	0	0	0	0	0	0	0	14,769	60,258	138,292	219,423	319,731	423,963	532,237	644,672	761,391	850,751	867,766	885,121	902,823	920,880	939,298	958,083	977,245	996,790	1,016,726	1,037,060	1,057,802	1,078,958	1,100,537	1,122,547	17,827,122
REVENUE A, B, 1, 2, 3	0	9,675	31,072	65,460	65,055	83,903	100,026	108,554	144,473	199,718	416,484	510,342	628,960	746,540	892,188	1,018,985	1,236,875	1,468,982	1,505,524	1,597,888	1,637,009	1,676,912	1,717,613	1,759,128	1,801,474	1,844,666	1,888,722	1,933,659	1,979,495	2,026,248	2,073,936	2,122,578	33,292,148
Running Total	0	9,675	40,747	106,207	171,263	255,166	355,192	463,747	608,219	807,938	1,224,422	1,734,764	2,363,724	3,110,263	4,002,452	5,021,437	6,258,312	7,727,294	9,232,818	10,830,707	12,467,716	14,144,628	15,862,241	17,621,369	19,422,843	21,267,509	23,156,231	25,089,890	27,069,386	29,095,634	31,169,570	33,292,148	
GROSS 33,292,14	7																																
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	2015 0 0 0 0 0 0 0 0 0 0 0	2016 4,278 2,901 2,160 335 0 0 0 0 0 9,675	2017 14,031 9,030 6.918 1.093 0 0 0 0 31,072	2018 29,635 18,864 14,527 2,434 0 0 0 0 65,460	2019 29,081 19,255 14,287 2,433 0 0 0 0 65,055	2020 37,823 24,423 18,402 3,255 0 0 0 0 83,903	2021 46.297 28.868 21.035 3.827 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2022 50,255 31,324 22,824 4,152 0 0 0 108,554	2023 66,826 41,718 30,398 5,530 0 0 0 0 144,473	2024 92,298 57,715 42,054 7,651 0 0 0 0 199,718	2025 192,147 120,533 87,826 15,978 0 0 0 416,484	2026 235.401 147.722 107.637 19.582 0 0 0 510.342	2027 290.056 182.088 132.678 24.138 0 0 0 628.960	2028 344.234 216.153 157.499 28.653 0 0 0 746.540	2029 411.338 258.354 188.249 34.248 0 0 0 0 892.188	2030 469.762 295.089 215.016 39.117 0 0 0 0 1,018,985	2031 570.133 358.231 261.024 47.487 0 0 0 1,236,875	2032 677.051 425.493 310.035 56.404 0 0 0 0 1.468.982	2033 693.917 436.064 317.738 57.805 0 0 0 0 1.505.524	2034 736.488 462.817 337.231 61.352 0 0 0 0 1.597.888	2035 754.543 474.136 345.478 62.852 0 0 0 0 1.637.009	2036 772,958 485,681 353,891 64,382 0 0 0 0 1,676,912	2037 791.742 497.456 362.471 65.943 0 0 0 0 1,717,613	2038 810.902 509.468 371.223 67.536 0 0 0 1,759,128	2039 830,445 521,719 380,150 69,160 0 0 0 0 1.801,474	2040 850,379 534,216 389,255 70,816 0 0 0 1.844,666	2041 870,711 546,962 398,543 72,506 0 0 0 1,888,722	2042 891,450 559,963 408.017 74.229 0 0 0 0 1,933,659	2043 912.604 573.225 417.679 75.987 0 0 0 0 1.979.495	2044 934,181 586,751 427,536 77,780 0 0 0 0 2,026,248	2045 956.189 600.549 437.589 79.609 0 0 0 0 2,073,936	2046 978.638 614.622 447.843 81.475 0 0 0 0 2.122.578	9,641,388 Matagorda County

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



Financial Feasibility Analysis - 100% of Tax Revenue Generated

	.00% .00%										ESTIMA	TE OF G	SENERA	L IMPAC	CT OF P	ROPOSE	ED ZONE	PROPE	RTY VA	LUES AN	ND TAX I	REVENU	ES											
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD	REAL 0.6350000 0.3997400 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	100%	AX 0.6350000 0.3997400 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	Matag	orda County Ho Po Cons & Coastal Plain Draina	ort of Bay City Recl District	BUSINESS PEF 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	RSONAL PROF 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	PERTY TAX 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		E	0.0200000	SALES TAX 100.00%	0.0200000																				
REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS
BASE YEAR Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec District Coastal Plains GW District Drainage District #1 Bay City ISD	23,875,760 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232	23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	
TAXABLE VALUE Bay City Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD		23,489,232 23,489,232 23,489,232 23,489,232 23,489,232 23,489,232	24,179,995 24,179,995 24,179,995 24,179,995 24,179,995	25,644,519 25,644,519 25,644,519 25,644,519 25,644,519 25,644,519	28,006,578 28,006,578 28,006,578 28,006,578 28,006,578 28,006,578 28,006,578	27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774 27,931,774	29,273,336 29,273,336 29,273,336 29,273,336 29,273,336 29,273,336	30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992 30,710,992	31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212 31,325,212	31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716 31,951,716	32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750 32,590,750	33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565 33,242,565	33,907,417 33,907,417 33,907,417 33,907,417 33,907,417 33,907,417	34,585,565 34,585,565 34,585,565 34,585,565 34,585,565 34,585,565	35,277,276 35,277,276 35,277,276 35,277,276 35,277,276 35,277,276	35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822 35,982,822	36,702,478 36,702,478	37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528 37,436,528	38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258 38,185,258	38,948,964 38,948,964 38,948,964 38,948,964 38,948,964 38,948,964	39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943 39,727,943	40,522,502 40,522,502 40,522,502 40,522,502 40,522,502 40,522,502	41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952 41,332,952	42,159,611 42,159,611 42,159,611 42,159,611 42,159,611 42,159,611	43,002,803 43,002,803 43,002,803 43,002,803 43,002,803 43,002,803	43,862,859		45,634,919 45,634,919 45,634,919 45,634,919 45,634,919 45,634,919	46,547,617 46,547,617 46,547,617 46,547,617 46,547,617 46,547,617	47,478,569 47,478,569 47,478,569 47,478,569 47,478,569 47,478,569 47,478,569	48,428,141 48,428,141 48,428,141 48,428,141 48,428,141 48,428,141	49,396,704 49,396,704 49,396,704 49,396,704 49,396,704	50,384,638 50,384,638 50,384,638	
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0 0	710,578 690,763 690,763 690,763 690,763 690,763 690,763 690,763	2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287 2,155,287	4,524,411 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346 4,517,346	4,439,792 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542 4,442,542	5,774,460 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104 5,784,104	7,290,796 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760 7,221,760	7,914,127 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980 7,835,980	8,549,925 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484 8,462,484	9,198,439 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518 9,101,518	9,753,333 9,753,333 9,753,333 9,753,333 9,753,333 9,753,333 9,753,333	10,418,185 10,418,185 10,418,185 10,418,185 10,418,185 10,418,185	11,222,844 11,096,333 11,096,333 11,096,333 11,096,333 11,096,333 11,096,333	11,788,044 11,788,044 11,788,044 11,788,044 11,788,044 11,788,044	12,493,590 12,493,590 12,493,590 12,493,590 12,493,590 12,493,590	13,213,246 13,213,246 13,213,246 13,213,246 13,213,246 13,213,246	13,947,296 13,947,296 13,947,296 13,947,296 13,947,296 13,947,296	14,696,026 14,696,026 14,696,026 14,696,026 14,696,026 14,696,026	15,459,732 15,459,732 15,459,732 15,459,732 15,459,732 15,459,732 15,459,732	16,238,711 16,238,711 16,238,711 16,238,711 16,238,711 16,238,711 16,238,711	17,033,270 17,033,270 17,033,270 17,033,270 17,033,270 17,033,270	17,843,720 17,843,720 17,843,720 17,843,720 17,843,720 17,843,720		19,513,571 19,513,571 19,513,571 19,513,571 19,513,571 19,513,571	20,637,757 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627 20,373,627		22,145,687 22,145,687 22,145,687 22,145,687 22,145,687 22,145,687 22,145,687	23,058,385 23,058,385 23,058,385 23,058,385 23,058,385 23,058,385	23,989,337 23,989,337 23,989,337 23,989,337 23,989,337 23,989,337	24,938,909 24,938,909 24,938,909 24,938,909 24,938,909 24,938,909 24,938,909	26,253,690 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472 25,907,472	26,895,406 26,895,406 26,895,406 26,895,406 26,895,406 26,895,406	
REVENUE A TAXABLE VALUE GROWTH Bay City Matagorda County Matagorda County Port of Bay City Cons & Red District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0 0 0	4,278 2,901 2,160 335 57 29 284 9,610 19,655	14,031 9,030 6,918 1,093 177 92 886 29,985 62,212	29,635 18,864 14,527 2,434 370 192 1,858 62,847 130,728	29,081 19,255 14,287 2,433 364 189 1,827 61,806 129,242	37,823 24,423 18,402 3,255 474 246 2,379 80,471 167,473	46,297 28,868 21,035 3,827 591 308 2,970 100,472 204,368	50,255 31,324 22,824 4,152 642 334 3,223 109,017 221,770	54,292 33,828 24,649 4,484 693 361 3,481 117,733 239,521	58,410 36,382 26,510 4,823 745 388 3,743 126,624 257,626	62,611 38,988 28,409 5,168 799 415 4,012 135,692 276,093	66,895 41,646 30,345 5,521 853 444 4,285 144,942 294,930	71,265 44,356 32,320 5,880 909 473 4,564 154,377 314,144	75,723 47,122 34,335 6,246 965 502 4,848 164,000 333,742	80,269 49,942 36,390 6,620 1,023 532 5,139 173,816 353,731	84,907 52,819 38,486 7,002 1,082 563 5,435 183,828 374,121	89,637 55,753 40,624 7,391 1,142 594 5,737 194,040 394,918	94,462 58,746 42,805 7,787 1,204 626 6,044 204,457 416,132	99,384 61,799 45,030 8,192 1,266 659 6,359 215,082 437,769	104,404 64,913 47,298 8,605 1,330 692 6,679 225,919 459,840	109,524 68,089 49,613 9,026 1,395 726 7,006 236,974 482,351	114,747 71,328 51,973 9,455 1,461 760 7,339 248,249 505,313	120,074 74,633 54,381 9,893 1,529 795 7,679 259,750 528,735	125,507 78,004 56,837 10,340 1,598 831 8,026 271,481 552,624	131,050 81,442 59,342 10,796 1,669 868 8,380 283,446 576,992	136,703 84,948 61,897 11,261 1,740 905 8,740 295,651 601,847	142,469 88,525 64,504 11,735 1,814 9,109 308,100 627,198	148,351 92,174 67,162 12,219 1,888 982 9,484 320,797 653,057	154,350 95,895 69,874 12,712 1,965 1,022 9,867 333,749 679,434	160,469 99,691 72,640 13,215 2,042 1,062 10,257 346,960 706,337	166,711 103,563 75,461 13,728 2,122 1,104 10,656 360,435 733,779	173,077 107,512 78,338 14,252 2,203 1,146 11,062 374,180 761,769	6,134,491
REVENUE YEAR	2015	2015	2016	2017	2018	2019	2020	713,678	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
BASE YEAR Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reed District Coastal Plains GW District Drainage District #1 Bay City ISD					0 0 0 0 0 0 0 0 0				2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	
TAXABLE VALUE Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Ree District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980 2,303,980	2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060 2,350,060	2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061 2,397,061	2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002 2,445,002	2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902 2,493,902	2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780 2,543,780	2,594,656 2,594,656 2,594,656	2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549 2,646,549	2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480 2,699,480	2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469 2,753,469	2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539 2,808,539	2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710 2,864,710	2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004 2,922,004	2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444 2,980,444	3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053 3,040,053	3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854 3,100,854	3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871 3,162,871	3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128 3,226,128	3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651 3,290,651	3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464 3,356,464	3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593 3,423,593	3,492,065 3,492,065 3,492,065 3,492,065 3,492,065 3,492,065 3,492,065	3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906 3,561,906	3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144 3,633,144	3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807 3,705,807	
TAXABLE VALUE INCREMENT Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Reci District Coastal Plains GW District Drainage District #1 Bay City ISD		0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0	46,080 46,080 46,080 46,080 46,080 46,080 46,080 46,080	93,081 93,081 93,081 93,081 93,081 93,081 93,081 93,081	141,022 141,022 141,022 141,022 141,022 141,022 141,022 141,022	189,922 189,922 189,922 189,922 189,922 189,922 189,922 189,922	239,800 239,800 239,800 239,800 239,800 239,800 239,800 239,800	290,676 290,676 290,676 290,676 290,676 290,676 290,676 290,676	342,569 342,569 342,569 342,569 342,569 342,569 342,569	395,500 395,500 395,500 395,500 395,500 395,500 395,500 395,500	449,489 449,489 449,489 449,489 449,489 449,489 449,489 449,489	504,559 504,559 504,559 504,559 504,559 504,559 504,559 504,559	560,730 560,730 560,730 560,730 560,730 560,730 560,730 560,730	618,024 618,024 618,024 618,024 618,024 618,024 618,024	676,464 676,464 676,464 676,464 676,464 676,464 676,464 676,464	736,073 736,073 736,073 736,073 736,073 736,073 736,073 736,073	796,874 796,874 796,874 796,874 796,874 796,874 796,874 796,874	858,891 858,891 858,891 858,891 858,891 858,891 858,891	922,148 922,148 922,148 922,148 922,148 922,148 922,148 922,148	986,671 986,671 986,671 986,671 986,671 986,671 986,671	1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484 1,052,484	1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613 1,119,613	1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085 1,188,085	1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926 1,257,926	1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164 1,329,164	1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827 1,401,827	
REVENUE B TAXABLE VALUE GROWTH Bay City Matagorda County Matagorda County Port of Bay City Cons & Ree Distint Coastal Plains GW Distint Drainage Distint: #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0	293 184 134 24 4 2 19 641 1,301	591 372 271 49 8 4 38 1,295 2,628	895 564 411 75 12 6 58 1,962 3,982	1,206 759 553 101 16 8 78 2,642 5,363	1,523 959 698 127 20 10 99 3,336 6,772	1,846 1,162 847 154 24 12 120 4,044 8,208	2,175 1,369 998 182 28 15 141 4,766 9,674	2,511 1,581 1,152 210 32 17 163 5,502 11,168	2,854 1,797 1,309 238 37 19 185 6,253 12,693	3,204 2,017 1,470 267 41 208 7,020 14,248	3,561 2,241 1,633 297 46 24 231 7,801 15,834	3,924 2,470 1,800 327 51 26 254 8,598 17,452	4,296 2,704 1,970 358 55 29 278 9,411 19,102	4,674 2,942 2,144 390 60 31 303 10,241 20,785	5,060 3,185 2,321 422 65 34 328 11,086 22,502	5,454 3,433 2,502 455 70 37 353 11,949 24,254	5,856 3,686 2,686 489 76 39 379 12,829 26,040	6,265 3,944 2,874 523 81 42 406 13,727 27,862	6,683 4,207 3,066 558 86 45 433 14,643 29,720	7,110 4,476 3,261 593 92 48 460 15,577 31,616	7,544 4,749 3,461 630 97 51 489 16,529 33,549	7,988 5,028 3,664 667 103 54 517 17,501 35,522	8,440 5,313 3,871 704 109 57 547 18,492 37,533	8,902 5,604 4,083 743 115 60 577 19,503 39,585	

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



Financial Feasibility Analysis - 100% of Tax Revenue Generated

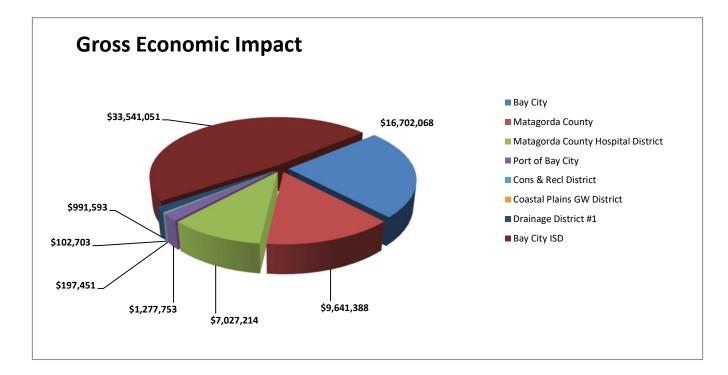
TAXABLE BASE YEAR GROWTH 2.0 DISCOUNT RATE 6.0	00% 00%										ESTIMA	TE OF G	ENERA	L IMPAC	t of Pi	ROPOSE	D ZONE	PROPE	RTYVA	LUES AN	ND TAX F	REVENU	ES											
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	REAL P 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	100% 100% 100%	X 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	Matago	orda County Ho Po Cons & Coastal Plains Drainag	Recl District	BUSINESS PER 0.6350000 0.3997400 0.2912700 0.0529900 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200	RSONAL PROPI 100% 100% 100% 100% 100% 100% 100% 100%	ERTY TAX 0.6350000 0.3997400 0.2912700 0.0081900 0.0042600 0.0411300 1.3912400 2.8238200		E	0.0200000	SALES TAX 100.00%	0.0200000																				
REVENUE YEAR	BASE YEAR 2015	0 2015	1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025	11 2026	12 2027	13 2028	14 2029	15 2030	16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS
REVENUE #1 TIRZ #1 - INCREMENT																																		
REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	856,800 0	873,936 0	10,230,045 0	10,434,646 0	11,029,767 0	11,250,363 0	13,198,398 0	13,462,366 0	20,005,850 0	29,548,425 0	30,139,393 0	34,737,143 0	35,431,886 0	36,140,523 0	36,863,334 0	37,600,600 0	38,352,612 0	39,119,665 0	39,902,058 0	40,700,099 0	41,514,101 0	42,344,383 0	43,191,271 0	44,055,096 0	
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec1 District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 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	5,441 3,425 2,496 454 70 36 352 11,920	5,549 3,493 2,546 463 72 37 359 12,159	64,961 40,894 29,797 5,421 838 436 4,208 142,324	66,260 41,711 30,393 5,529 855 445 4,292 145,171	70,039 44,090 32,126 5,845 903 470 4,537 153,451	71,440 44,972 32,769 5,962 921 479 4,627 156,520	83,810 52,759 38,443 6,994 1,081 562 5,429 183,621	85,486 53,814 39,212 7,134 1,103 573 5,537 187,294	127,037 79,971 58,271 10,601 1,638 852 8,228 278,329	187,632 118,117 86,066 15,658 2,420 1,259 12,153 411,090	191,385 120,479 87,787 15,971 2,468 1,284 12,396 419,311	220,581 138,858 101,179 18,407 2,845 1,480 14,287 483,277	224,992 141,635 103,202 18,775 2,902 1,509 14,573 492,943	229,492 144,468 105,267 19,151 2,960 1,540 14,865 502,801	234,082 147,357 107,372 19,534 3,019 1,570 15,162 512,857	238,764 150,305 109,519 19,925 3,079 1,602 15,465 523,115	243,539 153,311 111,710 20,323 3,141 1,634 15,774 533,577	248,410 156,377 113,944 20,730 3,204 1,666 16,090 544,248	253,378 159,504 116,223 21,144 3,268 1,700 16,412 555,133	258,446 162,695 118,547 21,567 3,333 1,734 16,740 566,236	263,615 165,948 120,918 21,998 3,400 1,769 17,075 577,561	268,887 169,267 123,336 22,438 3,468 1,804 17,416 589,112	274,265 172,653 125,803 22,887 3,537 1,840 17,765 600,894	279,750 176,106 128,319 23,345 3,608 1,877 18,120 612,912	4,197,241 2,642,212 1,925,244 350,255 54,134 28,158 271,862 9,195,857
		0	0	0	0	0	0	0	0	24,194	24,678	288,878	294,656	311,461	317,690	372,699	380,153	564,929	834,394	851,082	980,914	1,000,533	1,020,543	1,040,954	1,061,773	1,083,009	1,104,669	1,126,762	1,149,298	1,172,283	1,195,729	1,219,644	1,244,037	18,664,963
REVENUE #2 - SALES TAX Sales		0	0	0	0	0	0	0	0	0	0	700,000	700,000	1,925,000	1,925,000	1,925,000	1,925,000	3,150,000	3,213,000	3,277,260	3,342,805	3,409,661	3,477,855	3,547,412	3,618,360	3,690,727	3,764,542	3,839,832	3,916,629	3,994,962	4,074,861	4,156,358	4,239,485	
Bay City	npv @ 6%	0	0	0	0	0	0	0	0	0	0	14,000	14,000	38,500	38,500	38,500	38,500	63,000	64,260	65,545	66,856	68,193	69,557	70,948	72,367	73,815	75,291	76,797	78,333	79,899	81,497	83,127	84,790	1,356,275
REVENUE #3 TIRZ #1A - INCREMENT REAL PROPERTY TAX BUSINESS PERSONAL PROPERTY		0 0	0 0	0 0	0 0	0	0 0	0 0	0 0	1,071,000 0	4,369,680 0	10,028,416 0	15,911,753 0	23,185,697 0	30,744,234 0	38,595,838 0	46,749,209 0	55,213,277 0	61,693,308 0	62,927,174 0	64,185,717 0	65,469,432 0	66,778,820 0	68,114,397 0	69,476,685 0	70,866,218 0	72,283,543 0	73,729,213 0	75,203,798 0	76,707,874 0	78,242,031 0	79,806,872 0	81,403,009 0	
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Rec1 District Coastal Plains GW District Drainage District #1 Bay City ISD	npv @ 6%	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 0 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	6,801 4,281 3,120 568 88 46 441 14,900	27,747 17,467 12,728 2,315 358 186 1,797 60,793	63,680 40,088 29,210 5,314 821 427 4,125 139,519	101,040 63,606 46,346 8,432 1,303 678 6,545 221,371	147,229 92,683 67,533 12,286 1,899 988 9,536 322,569	195,226 122,897 89,549 16,291 2,518 1,310 12,645 427,726	245,084 154,283 112,418 20,452 3,161 1,644 15,874 536,961	296,857 186,875 136,166 24,772 3,829 1,992 19,228 650,394	350,604 220,710 160,820 29,258 4,522 2,352 22,709 768,149	391,753 246,613 179,694 32,691 5,053 2,628 25,374 858,302	399,588 251,545 183,288 33,345 5,154 2,681 25,882 875,468	407,579 256,576 186,954 34,012 5,257 2,734 26,400 892,977	415,731 261,708 190,693 34,692 5,362 2,789 26,928 910,837	424,046 266,942 194,507 35,386 5,469 2,845 27,466 929,054	432,526 272,280 198,397 36,094 5,579 2,902 28,015 947,635	441,177 277,726 202,365 36,816 5,690 2,960 28,576 966,587	450,000 283,281 206,412 37,552 5,804 3,019 29,147 985,919	459,000 288,946 210,540 38,303 5,920 3,079 29,730 1,005,638	468,181 294,725 214,751 39,069 6,038 3,141 30,325 1,025,750	477,544 300,620 219,046 39,850 6,159 3,204 30,931 1,046,265	487,095 306,632 223,427 40,648 6,282 3,268 31,550 1,067,191	496,837 312,765 227,896 41,460 6,408 3,333 32,181 1,088,534	506,774 319,020 232,453 42,290 6,536 3,400 32,825 1,110,305	325,400 237,103 43,135 6,667 3,468 33,481	8,209,008 5,167,668 3,765,414 685,032 105,877 55,071 531,711 17,985,355
F	npv @ 8%	0	0	0	0	0	0	0	0	30,243	123,392	283,184	449,319	654,722	868,162	1,089,877	1,320,114	1,559,124	1,742,108	1,776,950	1,812,489	1,848,739	1,885,714	1,923,428	1,961,897	2,001,134	2,041,157	2,081,980	2,123,620	2,166,092	2,209,414	2,253,602	2,298,674	36,505,136
			19.655	00.040	130,728	100.010	167,473	004.000	221.770	005.050	100.005	000 400	4 050 000	4 005 500	1 500 000	1 001 101	0.404.050	0.504.004	0.074.440		0.007.554	0.440.040	0.501.010	0.500.507	0.070.045	0.700.000	0.050.005	0.040.450	4 005 000		4 000 400	4 007 005	4 100 055	69.481.220
REVENUE A, B, 1, 2, 3		0	19,000	62,212	130,720	129,242	107,473	204,368	221,770	295,259	408,325	866,138	1,058,268	1,325,596	1,566,302	1,864,481	2,124,050	2,094,004	3,071,142	3,147,181	3,337,551	3,410,910	3,501,913	3,566,567	3,672,915	3,760,969	3,050,025	3,942,450	4,035,923	4,131,200	4,220,499	4,327,665	4,420,055	59,461,220
Running Total		0	19,655	81,868	212,595	341,837	509,310	713,678	935,448	1,230,708	1,639,032	2,505,170	3,563,439	4,889,037	6,455,339	8,319,820	10,443,876	13,038,539	16,109,681	19,256,862	22,594,413	26,013,332	29,515,245	33,101,812	36,774,727	40,535,716	44,386,541	48,328,999	52,364,923	56,496,180	60,724,680	65,052,365	<u>69,481,220</u>	
GROSS	69,481,220	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
Bay City Matagorda County Matagorda County Hospital District Port of Bay City Cons & Recl District Coastal Plains GW District Drainage District #1 Bay City ISD	-	0 0 0 0 0 0 0 0 0 0 0 0 0	4,278 2,901 2,160 335 57 29 284 9,610 19,655	14,031 9,030 6,918 1,093 177 92 886 29,985 62,212	29,635 18,864 14,527 2,434 370 192 1,858 62,847 130,728	29,081 19,255 14,287 2,433 364 189 1,827 61,806 129,242	37,823 24,423 18,402 3,255 474 246 2,379 80,471 167,473	46,297 28,868 21,035 3,827 591 308 2,970 100,472 204,368	50,255 31,324 22,824 4,152 642 334 3,223 109,017 221,770	66,826 41,718 30,398 5,530 855 445 4,292 145,195 295,259	2024 92,298 57,715 42,054 7,651 1,182 615 5,938 200,870 408,325	20025 206,147 120,533 87,826 15,978 2,470 1,285 12,402 419,498 866,138	249,401 147,722 107,637 19,582 3,027 1,574 15,199 514,126 1,058,268	328,556 182,088 132,678 24,138 3,731 1,940 18,735 633,732 1,325,598	382,734 216,153 157,499 28,653 4,429 2,304 22,240 752,290 1,566,302	449,838 258,354 188,249 34,248 5,293 2,753 26,582 899,164 1,864,481	508,262 295,089 215,016 39,117 6,046 3,145 30,362 1,027,018 2,124,056	2031 633,133 358,231 261,024 47,487 7,340 3,818 36,859 1,246,772 2,594,664	741,311 425,493 310,035 56,404 8,718 4,534 43,780 1,480,868 3,071,142	759,462 436,064 317,738 57,805 8,934 4,647 44,867 1,517,662 3,147,181	803,344 462,817 337,231 61,352 9,482 4,932 47,620 1,610,772 3,337,551	2035 822,736 474,136 345,478 62,852 9,714 5,053 48,785 1,650,164 3,418,918	2036 842,516 485,681 353,891 64,382 9,951 5,176 49,973 1,690,345 3,501,913	862,691 497,456 362,471 65,943 10,192 5,301 51,184 1,731,328 3,586,567	883,269 509,468 371,223 67,536 10,438 5,429 52,420 1,773,132 3,672,915	904,260 521,719 380,150 69,160 10,689 5,560 53,681 1,815,771 3,760,989	925,670 534,216 389,255 70,816 10,945 5,693 54,966 1,859,264 3,850,825	947,508 546,962 398,543 72,506 11,206 5,829 56,278 1,903,626 3,942,458	969,783 559,963 408,017 74,229 11,473 5,967 57,616 1,948,875 4,035,923	992,503 573,225 417,679 75,987 11,744 6,109 58,980 1,995,030 4,131,258	1,015,678 586,751 427,536 77,780 12,022 6,253 60,372 2,042,107 4,228,499	2045 1,039,316 600,549 437,589 79,609 12,304 6,400 61,792 2,090,126 4,327,685	1,063,428 614,622 447,843 81,475 12,593 6,550 63,240 2,139,106	16,702,068 9,641,388 7,027,214 1,277,753 197,451 102,703 991,593 33,541,051 69,481,220

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



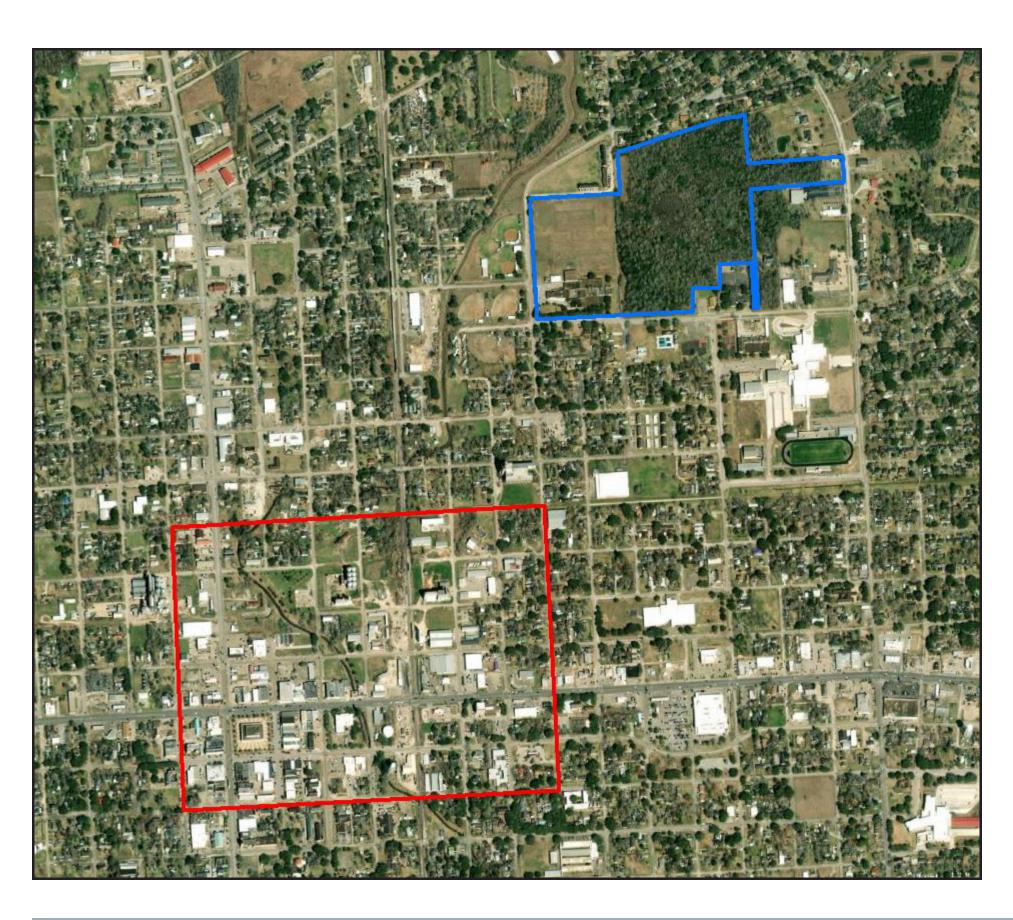
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Bay City	\$16,702,068	\$15,345,793	\$1,356,275
Matagorda County	\$9,641,388	\$9,641,388	\$0
Matagorda County Hospital Dist	\$7,027,214	\$7,027,214	\$0
Port of Bay City	\$1,277,753	\$1,277,753	\$0
Cons & Recl District	\$197,451	\$0	\$197,451
Coastal Plains GW District	\$102,703	\$0	\$102,703
Drainage District #1	\$991,593	\$0	\$991,593
Bay City ISD	\$33,541,051	\$0	\$33,541,051
Total	\$69,481,220	\$33,292,148	\$36,189,073



ITEM #1.





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #1 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2046.

Powers and Duties of Board of Directors:

authorized to:

- issue bonds;
- impose taxes or fees;

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

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.



Proger Vol Resper Vol Resper Vol Resper Vol City of Bay 2 2048 CRMANDOS JUNA A MAMIA NETO BAY CTY ORIGINAL TOWNSTE, BLOCK 74, LDT 1 5 2 2048 CRMANDOS JUNA A MAMIA NETO BAY CTY ORIGINAL TOWNSTE, BLOCK 74, LDT 2 5 2 2049 CRMANDOS JUNA A MAMIA NETO BAY CTY ORIGINAL TOWNSTE, BLOCK 74, LDT 2 5 2 2053 ALISON RADBERAS TOWNSTE, BLOCK 74, LDT 21 5 2 2055 ALISON ROBERT BAY CTY ORIGINAL TOWNSTE, BLOCK 74, LDT 21 5 2 2056 ALISON ROBERT BAY CTY ORIGINAL TOWNSTE, BLOCK 74, LDT 23 5 2 2056 ALISON ROBERT BAY CTY ORIGINAL TOWNSTE, BLOCK 75, LDT 3, IMPT ORIGINAL BLUE XT, LDT 33 5 2 2056 ROMWREAW CTFLLC BAY CTY ORIGINAL TOWNSTE, BLOCK 75, LDT 3, IMPT ORIGINAL SUD XT, 25 5 2 2056 ROMWREAW CTFLLC BAY CTY ORIGINAL TOWNSTE, BLOCK 75, LDT 3, IMPT ORIGINAL SUD XT, 25 5 2 2056 NOWING SUS MAR A BAY CTY ORIGINAL TOWNSTE, BLOCK 75, LDT 3, IMPT ORIGINAL SUD XT, 25 5 2 2056 MAND X	City 2021 Taxable Value 39,392	Exemptions
1 29346 (RAMODS JUNN & MARIA NETCO BVT CYT ORGENA, TOWSTF, LOCK 74, LOT 2 5 1 29547 DOMNOUSE ZABLE & JUNAA BVT CYT ORGENA, TOWSTF, LOCK 74, LOT 3 5 1 25564 DOMNOUSE ZABLE, BUNAA BVT CYT ORGENA, TOWSTF, LOCK 74, LOT 4 5 1 25564 BAVES DAVID WAYNE BVT CYT ORGENA, TOWSTF, LOCK 74, LOT 23 5 1 25565 ALLSON ROBERT BVT CYT ORGENA, TOWSTF, LOCK 74, LOT 23 5 1 25565 ALLSON ROBERT BVT CYT ORGENA, TOWSTF, LOCK 75, LOT 3, LAULAN CADURAT, LOWSTF, LOCK 75, LOT 3, LAULAN CADURAT, LOWSTF, LOCK 75, LOT 3, LAULAN CADURAT, 24, LAULAN CADURAT, LAULAN SELL & LOW XXXYT 5 1 25667 ALLSON ROBERT BVT CYT ORGENA, TOWSTF, LOCK 75, LOT 3, LAULAN CADURAT, 24, LAULAN CADU		
1 20047 FLORES DORGHTY BAY CITY ORIGNAL TOWNSTE, BLOCK 74, LOT 3 5 2 2055. ATLODARIA SUDOHAJANH & PARUL BAY CITY ORIGNAL TOWNSTE, BLOCK 74, LOT 3 5 2 2055. ALLSON ROBERT BAY CITY ORIGNAL TOWNSTE, BLOCK 74, LOT 3 5 2 2055. ALLSON ROBERT BAY CITY ORIGNAL TOWNSTE, BLOCK 74, LOT 3 5 2 2055. ALLSON ROBERT BAY CITY ORIGNAL TOWNSTE, BLOCK 75, LOT 3, ILRARCAD CORRIDON 5 2 2055. ALLSON ROBERT BAY CITY ORIGNAL TOWNSTE, BLOCK 75, LOT 3, ILRARCAD CORRIDON 5 2 2056. BLOWRTSTENTING BAY CITY ORIGNAL TOWNSTE, BLOCK 75, LOT 3, BLOK 75, LOT 3,	50,470	113, 0 0 03
1 25048 DOMINGUEZ ART, 8, JUANA BAY CTY ORIGNA, TOWASTE, BLOCK 74, LOT 4 5 2 ATODARA, SOME ASUME & PARU. BAY CTY ORIGNA, TOWASTE, BLOCK 74, LOT 51 5 2 AUSD RAVID WAYNE BAY CTY ORIGNA, TOWASTE, BLOCK 74, LOT 51 5 2 ALLSON ROBERT BAY CTY ORIGNA, TOWASTE, BLOCK 75, LOT 1, RURADAD CORRIDONI 5 2 ALLSON ROBERT BAY CTY ORIGNA, TOWASTE, BLOCK 75, LOT 2, A 5 2 ALLSON ROBERT BAY CTY ORIGNA, TOWASTE, BLOCK 75, LOT 2, A 5 2 ALLSON ROBERT BAY CTY ORIGNA, TOWASTE, BLOCK 75, LOT 2, A 5 2 ALLSON ROBERT BAY CTY ORIGNA, TOWASTE, BLOCK 75, LOT 2, A 5 2 ADMANT GAVARTA, CTY LLC BAY CTY ORIGNA, TOWASTE, BLOCK 75, CHT 2, A 5 2 ADMANT GAVARTA, CA BAY CTY ORIGNA, TOWASTE, BLOCK 75, CHT 2, A 5 2 ADMANT GAVARTA, CA BAY CTY ORIGNA, TOWASTE, BLOCK 75, CHT 2, A 5 2 ADMANT GAVARTA, CA BAY CTY ORIGNA, TOWASTE, BLOCK 75, CHT 2, A 5 2 ADMANT AND AND BAY CTY ORIGNA, TOWASTE, BLOCK 75, CHT 3, A 5 2	,	HS, OV65
1 2505.4 ATODARIA SODERIASHIN & PADUL BAY CITY ORGHAN LOWING, BLOCK 74, 107 12. S 1 25055 ALLISON ROBERT BAY CITY ORGHAN LOWING, BLOCK 74, 107 12, JRAIROD CORIDOR) S 1 25055 ALLISON ROBERT BAY CITY ORGHAN, LOWING, BLOCK 74, 107 12, JRAIROD CORIDOR) S 1 25056 ALLISON ROBERT BAY CITY ORGHAN, LOWING, BLOCK 75, 107 5, 410 S 1 25067 ALLISON ROBERT BAY CITY ORGHAN, LOWING, BLOCK 75, 107 5, 412 S 1 25062 ROMANYEBAY CITY LIC BAY CITY ORGHAN, LOWING, BLOCK 75, 107 5, 413 S 1 25064 NORRS HAREY A BAY CITY ORGHAN, LOWING, BLOCK 77, 107 1-5 S 1 25064 ROBERT STRUELLC BAY CITY ORGHAN, LOWING, BLOCK 77, 107 1-5 S 1 25064 ROBERT STRUELLC BAY CITY ORGHAN, LOWING, BLOCK 77, 107 16 S 2 25064 ROBERT STRUELLC BAY CITY ORGHAN, LOWING, BLOCK 77, 107 16 S 1 25074 SUBLISS REAL TINC BAY CITY ORGHAN, LOWING, BLOCK 77, 107 16 S 1 25074 SUBLISS REAL TINC		HS, OV65
Image: 2564 DAVIS DAVID WAYNE BAY CITY ORGINAL TOWNSTIF, BLOCK 75, 107 12, IDEAL TOWNSTI, BLOCK 77, 107 15, IDEAL TOWNSTI, BLOCK 77, 107 15, IDEAL TOWNSTI, BLOCK 77, 107 15, IDEAL TOWNSTI, BLOCK 77, 107 16, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IMDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, INDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, INDOLE FT 44, 875, IDEAL TOWNSTI, BLOCK 77, 107 16, IDEAL TOWNSTI, BLOCK 77, 107 16, IDEAL TOWNSTI, BLOCK 77, 107 12, IDEAL TOWNSTI, IDEAL TOWNSTI, BLOCK 77, 107 12, IDEAL TOWNSTI, IDEAL TOWNSTI, BLOCK 78, 107 12, IDEAL TOWNSTI, BLOCK 78, 107 14, IDEAL TOWNSTI, BLOCK 78, 107 1	1,076,959	,
12035 ALISON ROBERT BAY CITY ORGINAL TOWNERT, BLOCK 75, IOT 1, INALROAD CORREDON) 5 120507 ALISON ROBERT BAY CITY ORGINAL TOWNERT, BLOCK 75, IOT 3, IMP TONIY 5 120507 ALISON ROBERT BAY CITY ORGINAL TOWNERT, BLOCK 75, IOT 3, IMP TONIY 5 120508 AAA SONT, INPESTMENT INC BAY CITY ORGINAL TOWNERT, BLOCK 75, IOT 3, 18 5 120508 MULLAN BELL & SONS RELATY INC BAY CITY ORGINAL TOWNERT, BLOCK 75, IOT 3, 418 5 120506 MULLAN BELL & SONS RELATY INC BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 5, BIX STAR, BLX 1 (100' X 75) 5 120506 BROHTER STUE LIL BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 6, BINA ST 5 120507 MULLAN BESTINE MINE CHAN BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 9, BINA ST 5 120507 OTTIX STREMAN K BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 9, BINA ST 5 120507 OTTIX STREMAN K BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 9, BINA ST WALEST 5 120507 SAL HOLDINGS ILD BAY CITY ORGINAL TOWNERT, BLOCK 77, IOT 9, BINA ST WALEST 5 120507 SAL HOLDINGS ILD BAY CITY ORGINAL TOWNERT, BLOCK 78, IOT 14, BUY BLY 5 <	90,420	
1 25056 ALLSON ROBERT BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 2.3 S 1 25070 AALSON ROBERT BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 2.3 S 1 25060 AAA ROYAL INVESTMENT INC BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 2.3 S 1 25063 WILLAWA BELL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 5.5 S 1 25063 WILLAWA BELL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 5.4 (NY 35) S 1 25066 BROHTST BLUE LIC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 6.8 (NY 35) S 1 25066 BROHTST BLUE LIC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 6.8 (NY 35) S 1 25076 NGUTHS KEWN HA & DESTIME MINI CHAIN BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 10.27 S 1 25075 GATTOM ALI SULMAN BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 10.27 S 1 25075 GATTOM ALI SULMAN BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 10.27 S 1 25076 MULLAWA BEL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 10.27 S 1<	7,500	
1 29057 ALISON ROBERT BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 3-4 S 1 25062 ROMMY®BAY CITY LIC BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 3-418 S 1 25063 ROMMY®BAY CITY LIC BAY CITY ORGINAL TOWNSTE, BLOCK 75, LOT 3-418 S 1 25064 NORBIS HARRY A BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 1-5 S 1 25064 NORBIS HARRY A BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 1-5 S 1 25066 BRIGHTER TUPL LIC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 10 BUDEL ET 44.871, 87 (F-105'), ACRES.086 S 1 25076 BRIGHTER TUPL LIC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 9 S 1 25076 WILLIAM BELL SUMMAN BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 1-8 /D & N-10' TO 1-1 S 1 25076 WILLIAM BELL SONS REALTYINC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 1-8 /D & N-10' TO 1-3 S 1 25078 TAWLIAM BELL SONS REALTYINC BAY CITY ORGINAL TOWNSTE, BLOCK 78, LOT 1-8 /D & N-10' TO 1-3 S 1 25078 TAWLIAM BELL SONS REALTYINC BAY CITY ORGINAL TOWNSTE, BLOCK 78, LOT 71 S	22,950	
2060 AAA ROYAL INVESTMENT INC BAY CITY DEGINAL TOWNSTE, BLOCK 75, LOTS 4-18 S 2003 BOUMWYBER AUTTYLUC BAY CITY DISEINAL TOWNSTE, BLOCK 75, LOTS 4-18 S 2003 WULLAM BELL & SONS FEALTY INC BAY CITY DISEINAL TOWNSTE, BLOCK 77, LOTS 4-18 S 2004 NORRIS HARPA A BAY CITY DISEINAL TOWNSTE, BLOCK 77, LOTS 64 (M3 57) S 2006 BROKHTST RUE LIC BAY CITY DISEINAL TOWNSTE, BLOCK 77, LOTS 64 (M3 57) S 2007 OTTOS TERLANA K BAY CITY DISEINAL TOWNSTE, BLOCK 77, LOTS 64 (M3 57) S 20070 DITOS TERLANA K BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 94-10 S 20071 DITOS TERLANA K BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 94-10 S 20075 DURGER BZ INC BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 94-10 S 20076 WILLAM BLL & SONS RALTY INC BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 14 & W12' LOT 5 S 20076 WILLAM BLL & SONS RALTY INC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 S 20077 SAL HOLDINS LIC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 4.8 S 20078 TRUTSES SOF THE GREF AMUY EVOCABLE TRUST	55,910	
1 29082 BOMMY@BAY CITY LLC BAY CITY ORGINAL TOWNSTITE. BLOCK 79, LOTS 50, RESRVE B., BKX 1200°X 223'S. PT RESERVE A., BLK 1100°X 757) S 1 25064 MORISH HARRY A. BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 64 (M 35') S 1 25064 BURGHTEST BLUE LLC BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 64 (M 35') S 1 25066 BRIGHTEST BLUE LLC BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 64 (L 95') S 1 25071 OTTIS TERAMA K BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 64 (L 95') S 1 25073 QATTOM ALI SULMAN BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 16 (L 105') S 1 25075 QATTOM ALI SULMAN BAY CITY ORGINAL TOWNSTITE. BLOCK 77, LOT 18-20 & No12 OT 21 S 1 25076 WILLAM BELL & SONS ERLYT INC BAY CITY ORGINAL TOWNSTITE, BLOCK 77, LOT 18-20 & No12 OT 21 S 1 25077 SAL HOLDINGS LTD BAY CITY ORGINAL TOWNSTITE, BLOCK 77, LOT 16-17 S 1 25078 SAL HOLDINGS LTD BAY CITY ORGINAL TOWNSTITE, BLOCK 78, LOT 28 & 151 CIT 21 S 1 25079 SAL HOLDINGS LTD BAY CITY ORGINAL TO	343,960	
1 2563 WILLIAM BELL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 1-5 5 1 2506 BRIGHTEST BLUE LUC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 6 (MUDDL ET 4.85') & 7 (F-105'), ACRES.086 \$ 1 2506 BRIGHTEST BLUE LUC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 6 (MUDDL ET 4.85') & 7 (F-105'), ACRES.086 \$ 1 25071 OTTIS TEREANA K BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 18 (F-105') \$ 1 25074 BURGER BL/ NC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 18-20 & N-10' LOT 21 \$ 1 25075 CARTOM ALI SULIMAN BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 18-20 & N-10' LOT 21 \$ 1 25076 WILLAM BELL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 77, LOT 18-20 & N-10' LOT 21 \$ 1 25076 WILLAM BELL & SONS REALTY INC BAY CITY ORGINAL TOWNSTE, BLOCK 78, LOT 3 (LOT 21 \$ 1 25076 SAL HOLDINGS LIC BAY CITY ORGINAL TOWNSTE, BLOCK 78, LOT 4 (LOT 21 \$ 1 25080 SAL HOLDINGS LIC BAY CITY ORGINAL TOWNSTE, BLOCK 78, LOT 4 (LOT 21 \$ 1 25081 SAL HOLDINGS LIC BAY	950,000	
1 2506 BRIGHTEST BULL LLC BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 6 (MIDDLE PT 44.85) & 7 (E-105'), ACRES .086 \$ 1 25068 NOLVEN KEVIN H & DESTINE MINH CHAN BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 8 (E-105') \$ 1 25071 OTTS TEREANA K BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 19 2 \$ 1 25074 BURGER BIZ INC BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 19 20 \$ 1 25075 ONTTOM ALL SULMAN BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 12 30 \$ 1 25076 WILLIAM BELL 8, SONS REALTY INC BAY CITY ORIGINAL TOWNSTE, BLOCK 72, LOT 14 30: A .01 COT 21 \$ 25077 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 30: A .01 COT 21 \$ 25078 TRUSTERS OF THE GIRE FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 30: A .01 COT 21 \$ 25080 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 30: A .01 F6 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 <	328,190	
1 25068 NGUYEN KEYIN H& DISTINIE MINH CHAN BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 9 5 1 25071 OTTS TERANA K BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 9 5 1 25074 BURGER BIZ INC BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 19-10 5 1 25075 QATTOM ALI SULIVAN BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 18-20 & N-10' LOT 21 5 1 25076 WILLIAM BELL & SONS REALTY INC BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 18-20 & S-15' LOT 21 5 1 25077 SAL HOLDINGS LID BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 1-4 & W-12' LOT 5 5 1 25078 TRUSTERS OF THE GIER FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 6 5 1 25080 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 7 5 1 25081 IGLESIA CENTRO CINSTANO BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 1-4 5 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 1-4 5 1 25083 LOUETA LEASING INC BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 1-2 5	81,830	
1 25071. OTTIS TEREANA K BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 9-17 \$ 1 25074. BURGER BIZINC BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 19-17 \$ 1 25075. QATTOM ALI SULIMAN BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 24.8, 1-10' LOT 21. \$ 1 25076. WILLIAM BELL & SONS REALTY INC BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 22.8, 5-15' LOT 21. \$ 1 25077 SLA HOLMINS LIC BAY CITY ORIGINAL TOWNSTE, BUCK 77, LOT 22.8, 5-15' LOT 21. \$ 25078 TRUSTERS OF THE GIRE FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 5 \$ 25078 SLA HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 6 \$ 25080 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 7 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 14.0 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 14.0 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BUCK 78, LOT 14.1 \$ 1 25085 MATAGORDA COUNTY M	70,170	
1 25074 BURGER BIZ.INC BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 10-17 \$ 1 25075 OATTOM ALLSULIMAN BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 18-20 & N-10' LOT 21 \$ 1 25076 WILLIAM BELL & SONS REALTY INC BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 18-20 & N-10' LOT 21 \$ 1 25077 SALH OLDINGS LTD BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 28 & 5-15' LOT 21 \$ 1 25078 TRUSTEES OT THE GIRF FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 5 (E-28) \$ 1 2508 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 2508 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14 \$ 25082 HARDY SUSE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14 \$ 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14 \$ 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086<	82,800	
1 25075 DATTOM ALI SULIMAN BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 18-20 & h-10' LOT 21 \$ 1 25076 WILLMAM BELL & SONS REALTY INC BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 28 & 5-13 LOT 21 \$ 1 25077 SAL HOLDINGS LTD BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 14 & W-12' LOT 5 \$ 1 25078 TRUSTEES OF THE GIER FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 5 \$ 1 25078 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 6 \$ 1 25080 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 6 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25082 HABY OSUSE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-12 \$	52,390	
1 25076 WILLIAMI BELL & SONS REALTY INC BAY CITY ORIGINAL TOWNSTE, BLOCK 77, LOT 22 & 5-15' LOT 21 \$ 1 25077 SAL HOLDINGS LTD BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14 & W-12' LOT 5 \$ 1 25077 TRUSTEES OF THE GIER FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 5 \$ 1 25079 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 7 \$ 1 25080 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 7 \$ 1 25081 IGLESIA CENTRO CRISTANO BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 7 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 10 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 11 \$ 1 25085 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14.17 \$ 1 25086 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14.17 \$ 1 25087 WOLTER SCOTT E S & BRONDA R BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 14.17 \$	493,110	
1 25077 SAL HOLDINGS LTD BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14 & W-12' LOT 5 \$ 1 25078 TRUSTEES OF THE GIER FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 3 (E-28) \$ 1 25078 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 5 (E-28) \$ 1 25080 SAL HOLDINGS LUC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25081 GREISAL CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 4 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-23 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20 \$	26,900	
1 25078 TRUSTES OF THE GIER FAMILY REVOCABLE TRUST BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 5 (E-28) \$ 1 25079 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 7 \$ 1 25081 SAL HOLDINGS LIC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 7 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 10 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 10 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14-17 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 18-22 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 18-22 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14-17 \$ 1 25088 BAY CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 18-20 \$ <	16,500	
1 25079 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 6 \$ 1 25080 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11 \$ 1 25085 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 BAY CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25089 DICKERSON JOHN C III BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 \$ 1 25090 HUIT CAROLANN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-8 \$ 1 25091	1,009,220	
1 25080 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 7 \$ 1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14.17 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.17 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.17 \$ 1 25088 BAY CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.8 \$ 1 25089 HUITC AROL ANN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.8 \$ 1 25091 RYAN NORA COLLEEN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14.8 \$ 1	77,710	
1 25081 IGLESIA CENTRO CRISTIANO BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 8-9 \$ 1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LESAING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 12-13 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25088 DIX CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25099 OPKIERSON JOHN C III BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25090 HUITT CAROL ANN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1	179,830	
1 25082 HARDY SUSIE BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 10 \$ 1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 12-13 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25087 WOLTER SCOTT ES & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25088 BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4.8 \$ \$ 1 25099 DICKERSON JOHN C III BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4.1 \$ 1 25090 HUITT CAROL ANN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 \$ 1 25091 RYAN NORA COLLENN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 & SOW 4.42') LOT 13 \$ 1 25092	87,690	
1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 11 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 12-13 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14-17 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSTE, BLOCK 78, LOT 14-17 \$ 1 25088 BAY CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 1-3 \$ 1 25089 DICKERSON JOHN C III BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 1-3 \$ 1 25090 HUITT CAROL ANN BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 1-3 \$ 1 25091 RYAN NORA COLLEEN BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 1-3 \$ 1 25092 PHILIPS JASON A BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 13 (S (SW-6'X 42') \$ 1 25093 DUSTIN CLEMENTS ENTERPRISES LLC BAY CITY ORIGINAL TOWNSTE, BLOCK 79, LOT 13 & MWPT (4'X 42') LOT 13 \$		EX-XV
1 25083 LOUETTA LEASING INC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 11 \$ 1 25084 MATAGORDA COUNTY MUSEUM BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 12-13 \$ 1 25085 MATAGORDA COUNTY MUSEUM ASSOC BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17 \$ 1 25086 PROSPERITY BANK BAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 18-22 \$ 1 25087 WOLTER SCOTT E SR & RHONDA R BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3 \$ 1 25088 BAY CITY COMMUNITY DEVELOPMENT CORP BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10 \$ 1 25090 DICKERSON JOHN C III BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10 \$ 1 25091 RYAN NORA COLLEEN BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14 \$ 1 25092 PHILLIPS JASON A BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S (SW-6' X 42') \$ 1 25093 DUSTIN CLEMENTS ENTERPRISES LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S (SW-6' X 42') \$ 1 25094 DANG NGOC THI BAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S (SW-6' X 42')	62,410	
125085MATAGORDA COUNTY MUSEUM ASSOCBAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 14-17\$125086PROSPERITY BANKBAY CITY ORIGINAL TOWNSITE, BLOCK 78, LOT 18-22\$125087WOLTER SCOTT E SR & RHONDA RBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3\$125088BAY CITY COMMUNITY DEVELOPMENT CORPBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8\$125089DICKERSON JOHN C IIIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10\$125090HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-27 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-27 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12-22\$125163CITY OF BAY CITYBAY CITY OR	56,170	
12508PROSPERITY BANKBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3\$125087WOLTRE SCOTT E SR & RHONDA RBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3\$125088BAY CITY COMMUNITY DEVELOPMENT CORPBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3\$125089DICKERSON JOHN C IIIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8\$125090HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 10\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125092PHILIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125163CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$1<	-	EX-XV
125087WOLTER SCOTT E SR & RHONDA RBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-3\$125088BAY CITY COMMUNITY DEVELOPMENT CORPBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8\$125080DICKERSON JOHN C IIIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10\$125091HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 19-10\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PRO		EX-XV
125088BAY CITY COMMUNITY DEVELOPMENT CORPBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 4-8\$125089DICKERSON JOHN C IIIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10\$125090HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12-22\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL	616,100	
125089DICKERSON JOHN C IIIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 9-10\$125090HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-20\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$	114,411	HS
125090HUITT CAROL ANNBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 11\$125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (S-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$	95,380	
125091RYAN NORA COLLEENBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12\$125092PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$	98,160	
12502PHILLIPS JASON ABAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42')\$125093DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 13 (5-20' X 98') & (SW-6' X 42') LOT 13\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125053WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 1-22\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W& DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	59,630	
12509DUSTIN CLEMENTS ENTERPRISES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 14-17 & N5' LOT 13 & MWPT (4' X 42') LOT 13\$125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	49,540	
125094DANG NGOC THIBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 18-20\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 12-22\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	41,800	
125095WITKOVSKI RICHARDBAY CITY ORIGINAL TOWNSITE, BLOCK 79, LOT 21-22\$125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2\$125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	269,950	
125163VAUGHAN EUGENE LBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 1-2125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	232,610	
125164CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 3-4\$125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	83,430	
125165CITY OF BAY CITYBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 5\$125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	129,320	
125166BLOOMING PROPERTIES LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 6\$125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$	-	EX-XV
125167WYATT INTERESTS LLCBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 7-8\$125168SHINDLER DANIEL W & DIANABAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10\$125169SITZ REBECCA MICHELLEBAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11\$		EX-XV
1 25168 SHINDLER DANIEL W & DIANA BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 9-10 \$ 1 25169 SITZ REBECCA MICHELLE BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11 \$	418,300	
1 25169 SITZ REBECCA MICHELLE BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 11 \$	25,330	
	159,620	
1 25170 PENNINGTON MELVIN W & DEBORAH L BAY CITY ORIGINAL TOWNSITE. BLOCK 90. LOT 12-13	270,430	HS
	120,720	
1 25172 CALDWELL MATTHEW & GLENDA BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 14 \$	128,450	
1 25173 NEWTON W R BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 15 (S-50') \$	30,670	
1 25174 SAL HOLDINGS LLC BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 16 & N-90' LOT 15 \$	406,250	
1 25175 COLLINS JAMES E & LORI A BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 17-18 \$	140,510	
1 25176 NEWTON WILLIAM & CAROL BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 19-20 \$	162,420	
1 25177 MONTALVO ERLINDA BAY CITY ORIGINAL TOWNSITE, BLOCK 90, LOT 21-22 \$	169,660	
1 25178 MATAGORDA COUNTY TRUSTEE BAY CITY ORIGINAL TOWNSITE, BLOCK 91, LOT 1-12 \$		EX-XV
1 25179 FARRAR TERRY BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 1-2 \$	128,820	
1 25180 FARRAR TERRY BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 3 \$	177,040	
1 25181 NORDLUND DARAN NORRIS BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 4 \$	84,470	
1 25182 MARQUARDT DANIEL W BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 5, 6 & 7 \$	322,080	
1 25185 GRADY FRANK & DONNA BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 8-9 \$	103,420	
1 25186 PATRICK SINCLAIR PROPERTIES INC BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 10-12 \$	192,810	
1 25187 BAY CITY LINEN SERVICE INC BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 13-15 \$	169,210	
1 25189 HETH-ELLIOTT TERESA GAIL BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (PT) 50' X 105' \$	55,440	



1 2				
	25190	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (77' X 75')	\$ 43,760
	25191	DICKERSON EDWIN HAWES	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 21 & 22	\$ 71,080
1 7	25193	KUBECZKA GARY LOUIS	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 1-8	\$ 558,580
1 7	25194	ALLISON ROBERT D	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 9-12, ACRES .0	\$ 82,500
1 7	25196	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 13-15	\$ - EX-XV
1 7	25197	WILLIAM BELL & SONS REALTY INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 16	\$ 3,630
1 7	25198	BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 93, LOT 17-24	\$ 201,740
1 7	25199	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 1, (RAILROAD CORRIDOR)	\$ - EX-XV
1 7	25200	GARZA MANAGMENT CORP	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$ 127,260
1 7	25201	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 10 & N-20' LOT 9	\$ 32,780
1 7	25202	MARTINEZ SIMON	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 11-12	\$ 25,880
1 7	25204	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 24, (RAILROAD CORRIDOR)	\$ - EX-XV
1 7	25205	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 1	\$ 18,580
1 7	25206	BOSSLEY JENNIFER	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 2	\$ 47,490
1 7	25207	SIEBEN STEVEN P	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 3-4	\$ 59,410
1 7	25208	WARD E PROPERTIES #3 LTD LLP	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 5-6	\$ 75,140
1 7	25209	CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 7-8, 1704-1706 AVE G	\$ - EX-XV
1 7	25210	BREAUX ARTHUR Y	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 9	\$ 42,940
1 7	25211	MUNIZ REJINO & MARIA DEL SOCORRO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 10, MH LABEL# PFS0844121 / PFS0844122	\$ 45,420
1 7	25212	RUBIO MANUEL & MARIA DEL ROSARIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 11	\$ 49,115 HS
1 7	25213	YOUNGER WILLIAM R & DONNA	BAY CITY ORIGINAL TOWNSITE, BLOCK 95, LOT 12	\$ 70,790
1 7	25255	SUAREZ RICARDO & SELINA OROS	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (W-80')	\$ 69,420 HS, OV65
1 7	25256	MARTINEZ-GONZALEZ JOSE A	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 1-2 (E-70'), 1807 10TH ST	\$ 61,424 HS
1 7	25257	SERRANO CECILIO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 3	\$ 58,990
1 7	25258	ARIAS PETE	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 4	\$ 63,040
1 7	25259	RAMIREZ MARIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 5	\$ 69,350
1 7	25260	GONZALEZ GUSTAVO S & GUADALUPE SEGUNDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 6	\$ 81,390
1 7	25261	SCHNEIDER DEBORAH L	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 7	\$ 45,760
1 7	25262	GONZALEZ JOSE & GUSTAVO	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 8	\$ 50,820
1 7	25263	REPUBLIC BANK WACO TR TR#1817	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 9	\$ 7,250
1 7	25264	MORENO JUAN	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 10	\$ 7,250
1 7	25265	RAMIREZ DAVID & DIANA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 11	\$ 24,840
1 7	25267	LOPEZ JORGE & ELISIA	BAY CITY ORIGINAL TOWNSITE, BLOCK 102, LOT 12	\$ 7,250
1 7	25268	SAL HOLDINGS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 103, LOT 1-12, (RAILROAD CORRIDOR)	\$ 90,000
1 7	25269	SAL HOLDINGS LTD	COTTONWOOD PARK, LOT A (RESERVE)	\$ 37,500
1 7	25284	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 1-3 & PT LT 4-(24')	\$ 1,214,190
1 7	25285	LEWIS-FURSE PARTNERSHIP	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 9-12	\$ 285,190
1 7	25286	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 13-17	\$ 236,800
1 7	25287	WELLS FARGO BANK NA	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 18-21 & PT LT 22	\$ 48,870
1 7	25288	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 1	\$ 269,860
1 7	25289	RICKS RYAN PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 2 & 3 (S/2)	\$ 111,700
1 7	25290	CASH RANDALL K & CELESTE N	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 3 (N/2) & LOT 4 (S/2)	\$ 84,620
1 7	25291	WYLIE VENTURES LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT (N/2) LOT 4 & (S/4) LOT 5	\$ 115,150
1 7	25292	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.0000000000%	\$ 26,015
1 7	25293	DICKERSON JANE POOLE	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.0000000000%	\$ 40,270
1	25294	GREEN BROTHERS JEWELERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 7 & 8 (S-7'6")	\$ 90,730
1 7	25295	NEWTON WILLIAM RAYMOND & CAROL	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 9-10 & LOT 8 (N-17'6")	\$ 193,210
1 7	25296	COASTAL GLO TANNING	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 11-12	\$ 163,360
1 7	25297	MORALES MICHAEL R & LISA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 13	\$ 129,660
1 7	25298	LG2 RENTAL LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 14-15	\$ 118,340
1 7	25299	VACEK CODY W & BRITTANY M	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 16-17	\$ 231,120
1 7	25300	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 18-19	\$ 25,000
1 7	25301	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 20 & E-15' LOT 21	\$ 75,850
1 7	25302	ASHCRAFT JOHN & FARA	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 21 (W-10') & ALL LOT 22	\$ 15,000
1 7	25303	FRANKSON & GRIFFITH	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 1-2	\$ 232,310
1 7	25304	SUBPOENA PODER LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 3	\$ 83,180
1 7	25305	MATAGORDA CO APPR DIST	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 4-5	\$ - EX-XV
	25306	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 6	\$ 57,900
1 7	25307	UHER ANN LUCKEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 7	\$ 60,090
1 7	25308	PATRICK SINCLAIR PROPERTIES INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 8-9	\$ 123,770
	25309	COOK EDWARD C III & BECKY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.000000000%	\$ 145,475



TIRZ Prop	perty ID Taxpayer	Legal	City of Bay City 2021 Taxable Value Exemptions
1 2531	310 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 13-17	\$ - EX-XV
1 2531		BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 18-22	\$ - EX-XV
1 2538	385 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 1-4 & LOT 5 (W-12')	\$ - EX-XV
1 2538	386 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 6 & LOT 5 (E-38')	\$ - EX-XV
1 2538	387 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 7-10	\$ - EX-XV
1 2538	388 CITY OF BAY CITY	BAY CITY ORIGINAL TOWNSITE, BLOCK 118, LOT 11-18	\$ - EX-XV
1 2538	389 INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 9-13	\$ 47,500
1 2539	390 INTERNATIONAL BANK OF COMMERCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 119, LOT 1-8 & 14-24	\$ 1,541,560
1 2539	FOSS HARDY & ARBUCKLE INSURANCE	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1-2 (N-80') & LOT 3 (W-10' N80'), 50% UND INT	\$ 52,585
1 2539	392 NGUYEN PETER C	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 1 (5-60')	\$ 46,680
1 2539	GASKIN BYRON O & KANECIA L	BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 2 (SW-12.5' X 60')	\$ 17,030
1 2539		BAY CITY ORIGINAL TOWN N 80'LT 1 & 2,W 10'N 80'LT 3 BLK 120 1/2 UND INT	\$ 52,585
1 2539		BAY CITY ORIGINAL TOWN E 12.5' OF S 60' OF LT 2 & W 10' OF S 60' OF 3 BLK 120	\$ 29,490
1 2539		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT E 15' 3, ALL 4, 5, 6, 7, & 8	\$ 251,390
1 2539		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 9-12	\$ 153,530
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 13-15 & 16 (PT-35' X 60')	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 120, LOT 17-18 & PT LT 16	\$ 16,820
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 1	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 2, EXEMPT	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 3-6	\$ 65,020
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 7-8	\$ 14,500
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 9	\$ 6,530
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 121, LOT 10-12	\$ - EX-XV
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 122, LOT 1-12	\$ 110,630
1 2540		BAY CITY ORIGINAL TOWNSITE, BLOCK 123, LOT 1-12	\$ - EX-XV
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 1	\$ 7,250
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 2	\$ 64,920
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 3	\$ 37,817 HS, OV65
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 4	\$ 62,550
1 2546		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 5	\$ 61,721 HS
1 2547		AHAM YBARR BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 6	\$ 40,720
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 130, LOT 7-12 & 1/2 ALLEY	\$ 14,140
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 1-6	\$ 43,500
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 131, LOT 7-12	\$ 14,140
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 1-6	\$ 181,700
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 132, LOT 7-12 (PT LOTS)	\$ 21,750
1 2547		BAY CITY ORIGINAL TOWNSITE, BLOCK 133, LOT 1-4 & 8-12 & PT LT 5	\$ 489,980
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 1-3	\$ - EX-XV
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 4 & 9	\$ 106,630
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 134, LOT 10,11,12	\$ 200,000
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 1-3 & 10-12	\$ - EX-XV
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 4-9	\$ 43,500
1 2548		BAY CITY ORIGINAL TOWNSITE, BLOCK 135, LOT 7-9, IMPT ONLY	\$ 167,870
1 2554		BAY CITY ORIGINAL TOWNSITE, BLOCK 195, LOT 7-5, IWI Y ONET	\$ 44,890
1 2554		BAY CITY ORIGINAL TOWNSTIE, BLOCK 146, LOT 2 & W-15' LOT 3	\$ 99,460
1 2554		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 3 (E-35')	\$ 51,820
1 2554		BAY CITY ORIGINAL TOWNSTIE, BLOCK 146, LOT 4	\$ 60,760
1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 5-6	\$ 155,820
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 7 & E/2 OF LOT 8	\$ 88,550
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 7 & E/2 OF LOT 8 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 9 & W/2 LOT 8	\$ 75,350 HS, OV65
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 9 & W/2 LOT 8 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11	\$ 90,890
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 10-11 BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12	\$ 76,840
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 146, LOT 12 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2	\$ 68,560
1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 1-2 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 3 & W-12' OF LOT 4	\$ 68,560
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5 & W-12 OF LOT 4 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38' LOT 4	\$ 182,810 \$ 180,750 HS
1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 5-6 & E-38 LOT 4 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8	\$ 180,750 HS \$ 717,940
1 2555 1 2555		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 7-8 BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 9 & E30' LOT 10	\$ 72,000
1 2556			\$ 90,000
1 2556		BAY CITY ORIGINAL TOWNSITE, BLOCK 147, LOT 11-12 & W-20' OF LOT 10 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 1-3 & 11-12	\$ 90,000
1 2556			\$ 1,013,070
1 2556		BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 4-6, IMPT ONLY	\$ 220,363
- 2000		DAT CITT ORIGINAL TOWNSTIL, BLOCK 140, LOT 4-0, IWIFT ONLT	γ 21'220



2556 2556 2557 2557 2557 2562 2562 2562	67 68 69 70 71 25 26 27 28 29 30 31 32	TOMMAR PROPERTIES LLC KILE HERMAN & KIM BARRETTS MINERALS INC B U GROWERS LTD BU GROWERS LTD CITY OF BAY CITY SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY THORNTON ROGER P & MARILYN K	BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 7-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 148, LOT 10 BAY CITY ORIGINAL TOWNSITE, BLOCK 149, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 1	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	87,000 79,160	EX-XV
2556 2557 2557 2562 2562 2562 2562 2562	68 69 70 71 25 26 27 28 29 30 31 32	BARRETTS MINERALS INC B U GROWERS LTD BU GROWERS LTD CITY OF BAY CITY SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 149, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	134,100 88,640 105,000 - 87,000 79,160	EX-XV
2556 2557 2562 2562 2562 2562 2562 2563 2563 2563	69 70 71 25 26 27 28 29 30 31 32	B U GROWERS LTD BU GROWERS LTD CITY OF BAY CITY SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 150, LOT 1-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ \$ \$ \$ \$ \$ \$ \$ \$	88,640 105,000 - 87,000 79,160	EX-XV
2557 2552 2562 2562 2562 2562 2562 2563 2563	70 71 25 26 27 28 29 30 31 32	BU GROWERS LTD CITY OF BAY CITY SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 1-3 & 10-12 BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ \$ \$ \$ \$	105,000 - 87,000 79,160	EX-XV
2557 2562 2562 2562 2562 2562 2563 2563 2563	71 25 26 27 28 29 30 31 32	CITY OF BAY CITY SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 151, LOT 4-9 BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ \$ \$ \$ \$	- 87,000 79,160	EX-XV
2562 2562 2562 2562 2563 2563 2563 2563	25 26 27 28 29 30 31 32	SOUTHERN PACIFIC COMPANY GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, LOT 1-12, AVE K & 10TH BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$ \$ \$	87,000 79,160	EX-XV
2562 2562 2562 2563 2563 2563 2563	26 27 28 29 30 31 32	GASAWAY INC BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 158, IMPT ONLY, (RR LAND) BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$	79,160	
2562 2562 2562 2563 2563 2563	27 28 29 30 31 32	BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$,	
2562 2562 2562 2563 2563 2563	27 28 29 30 31 32	BAY CITY I S D BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 1-6 BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	\$,	1
2562 2562 2563 2563 2563	28 29 30 31 32	BAY CITY I S D BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 159, LOT 7-12	Ŧ		EX-XV
2562 2563 2563 2563	29 30 31 32	BELL WILLIAM & SONS REALTY				EX-XV
2563 2563 2563	30 31 32			Ś	87,330	
2563 2563	31 32	THORNTON ROOLN F & MARILIN R	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 2-3	Ś	63,350	<u> </u>
2563	32	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 2-5 BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 4-5	\$	44,480	l
				<u>ې</u> \$,	l
2563	22	CORTINAS MARIA FERNANDA & GEORGE	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 6		7,250	l
		MUSKIET IDA VICKERS	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 7-9	\$	125,850	l
2563		WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 10	\$	40,310	l
2563		WILLIAM & JANET BELL FAMILY RENTALS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 11	\$	41,750	
2563		BELL WILLIAM & SONS REALTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (W-50')	\$	2,470	l
2563		CASEY QUINNON & JANIE M	BAY CITY ORIGINAL TOWNSITE, BLOCK 160, LOT 12 (E-100')	\$		DVHS, HS, OVE
2563	38	FARIS GAROLD D	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 1-2 & 10-12	\$	565,300	
2563	39	AUTOZONE TEXAS LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6	\$	140,100	
2564	40	AUTO ZONE INC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 3-6, IMPT ONLY	\$	298,050	
2564	41	ATODARIA SIDDHRAJSINH H & PARUL S	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 7	\$	175,510	
2564		SPORTS THERAPY INTERNATIONAL PLLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 161, LOT 8-9	Ś	224,330	
2564		TREYBIG ERNEST HAROLD JR & REGINA M	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 1 & W-32' LOT 2	Ś	131,830	
2564		WEBB TONY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 3 & E-18' OF LOT 2	Ś	91,370	
2564		SANCHEZ ARMANDO	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 4	\$	63,536	ыс
2564		MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 5-6	Ś		EX-XV
				<u> </u>		
2564		MATAGORDA COUNTY	BAY CITY ORIGINAL TOWNSITE, BLOCK 162, LOT 7-12			EX-XV
2565		ZERNICEK SARAH	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 1-3	\$	152,713	HS
2565		2200 AVENUE L LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 4-9	\$	988,100	l
2565		BAY CITY LEADERS LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 163, LOT 10-12	\$	108,360	l
6251		BARRETTS MINERALS INC	9900025,0,IMPROVEMENTS	\$	217,210	
8679		BAY CITY AVENUE F LP	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, LOT 5-10	\$	506,800	
8880	03	PETER JASON	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 18-20 (PT), (75' X 63')	\$	62,730	1
9960	07	B & P LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 105, LOT 5-8 & PT LT 4-(1')	\$	504,080	
1023	374	CUMBIE BERNARD ALLEN	BAY CITY ORIGINAL TOWNSITE, BLOCK 92, LOT 16-17 (REAR PT) 50' X 35'	\$	34,070	
1113	361	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 6, Undivided Interest 50.0000000000%	\$	40,270	
1113	364	DICKERSON JOHN C III	BAY CITY ORIGINAL TOWNSITE, BLOCK 106, LOT 5 (N-3/4), Undivided Interest 50.000000000%	\$	26,015	
1157	782	ROMMY@BAY CITY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 76, 9ERS S/D, RESERVE A, 100' X 75' REPLAT	\$	59,800	
1217		MILBERGER WARREN & KAY	COTTONWOOD PARK, LOT 1	Ś	,	HS, OV65
1217		LEE TERESA	COTTONWOOD PARK, LOT 2	\$	130,040	
1217		MCGALLIARD NICHOLAS GRANT	COTTONWOOD PARK, LOT 3	Ś	140,160	l
1217		BROOKS BEVERLY	COTTONWOOD PARK, LOT 3	\$,	HS, OV65
				\$		
1217		SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 5		15,000	l
1217		SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 6	\$	15,000	l
1217		SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 7	\$	15,000	l
1217		SAL HOLDINGS LTD	COTTONWOOD PARK, LOT 8	\$	15,000	l
1217		SAL HOLDINGS LTD	COTTONWOOD PARK, LOT B (RESERVE)	\$	5,000	l
1220		LIVE WORK PLAY LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$	21,210	l
1220	008	J GARZA JR MANAGMENT LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$	21,210	
1220	009	GARZA ANDRES R	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$	21,210	
1220	010	GIGI ASSOCIATION LLC	BAY CITY ORIGINAL TOWNSITE, BLOCK 94, LOT 2-8 & S-5' LT 9 & 13-23	\$	21,210	1
1261		COOK CODY & ASHLEY	BAY CITY ORIGINAL TOWNSITE, BLOCK 107, LOT 10-12, Undivided Interest 50.0000000000%	\$	145,475	[
1295		GIBSON BENJAMIN & ALLYSON	BAY CITY ORIGINAL TOWNSITE, BLOCK 77, LOT 6 (E-PT 60.39'), ACRES 0.034	\$	66,720	[
		TOTAL TIRZ #1		\$	31,166,556	
1984		SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 18.325	\$	459,352	FX-XV
1984		SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 33.85	\$	146,230	
	-			\$		ł
1985		SAL HOLDINGS LLC	AB 0268, I & G N RR CO, ACRES 4.0		131,710	L
		TOTAL TIRZ #1A TOTAL TIRZ #1 & #1A		\$\$	737,292 31,903,848	

