

TAX INCREMENT FINANCING DISTRICT #3 BOARD MEETING

CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET TUESDAY, AUGUST 01, 2023 AT 11:00 AM

AGENDA

CALL TO ORDER

AGENDA ITEMS

- 1. Minutes of February 9, 2023
- 2. TIRZ #3 Allocation Request Addition in the amount of \$422,881 for Road Improvements near Grand Prairie's Hospital District (Stewart Drive, Osler Drive, Hospital Boulevard and Mid-Cities Boulevard)
- 3. Ordinance Amending TIRZ #3 to Extend the Term and Expand the Boundaries to create and include Area Development Zones #9, #10, and #11
- 4. TIF 3 Taxable Value Update
- 5. Next Meeting Date

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

EXECUTIVE SESSION

The Tax Increment Financing Board may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:

- (1) Section 551.071 "Consultation with Attorney"
- (2) Section 551.072 "Deliberation Regarding Real Property"
- (3) Section 551.074 "Personnel Matters"
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."

ADJOURNMENT

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Tax Increment Financing Board agenda was prepared and posted July 28, 2023.

Lu Hamira

Lee Harris, CPA Special District Administrator, Finance Department



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/01/23

REQUESTER: Lee Harriss

PRESENTER: John Lopez, Chair for TIF 3

TITLE: Minutes of February 9, 2023

RECOMMENDED ACTION: Approve

ANALYSIS:

Minutes of February 9, 2023

FINANCIAL CONSIDERATION:

None

Minutes of the
Meeting of the Board of Directors
Of the City of Grand Prairie
Tax Increment Financing District 3
City Hall
Council Briefing Room
300 W. Main St.
Thursday, February 9, 2023, 3:00 PM

1) Call to Order

Chairperson Lopez, Chair of TIF #3, called the meeting to order at 3:01 pm. Present included Board members Jorja Clemson, John Lopez, Marty Wieder, Cole Humphreys, Barry Sanders, and others—Megan Mahan, Thao Vo, Lee Harriss, Richard Nevins, and Brady Olsen.

2) Consider minutes of meetings of August 5, 2022

The minutes were approved.

3) Allocation Request by Integral Health Holdings not to exceed \$1,000,000 for street repairs in Grand Prairie's Hospital District (Stewart Drive, Osler Drive and Hospital Boulevard)

The board asked what kind of road repairs will be done, and will the hospital project include trails and common areas? Mr. Weider will check on this. The request was approved.

4) TIF Taxable Value Update

Special District Administrator Lee Harriss presented an update on available funds in TIF 3.

5) Next Meeting Date

The next meeting will be scheduled when needed. The Chamber of Commerce Chair Elect will be invited to the next TIF meeting.

6) Adjournment

The meeting adjourned at 3:29 pm.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/01/2023

REQUESTER: Marty Wieder

PRESENTER: Marty Wieder, Director of Economic Development

TITLE: TIRZ #3 Allocation Request Addition in the amount of \$422,881 for

Road Improvements near Grand Prairie's Hospital District (Stewart Drive, Osler Drive, Hospital Boulevard and Mid-Cities Boulevard)

RECOMMENDED ACTION: Approve

ANALYSIS:

On February 9, 2023, Tax Increment Reinvestment Zone # 3 Board members unanimously approved spending \$1,000,000 for reconstruction of three roads upon the request of Integral Health Holdings, the original operators of the to-be-rebranded former Texas General Hospital and new campus owner Elysian Capital. Original plans were to address issues on Stewart Drive, Osler Drive and Hospital Boulevard—and Grand Prairie's Transportation and Mobility Department (which had existing work crews ready to address these pavement issues) estimated that would be all that's needed to complete these improvements.

After starting road reconstruction, Transportation and Mobility Department staff determined that Mid-Cities Boulevard was substandard and also needed the same work—as it helps connect both the former Texas General and the Veterans Administration's Rehabilitation Clinic to Sherman (just north) and Hospital Boulevard. The additional costs to reconstruct Mid-Cities Boulevard totaled an additional \$422,881.

FINANCIAL CONSIDERATION:

The parcels within Grand Prairie's Hospital District are located within Tax Increment Reinvestment Zone #3, Area Development Zone #2. Finance Department staff previously confirmed that TIRZ #3 has an unallocated balance of \$8.3 million available for improvements such as these. Therefore, staff recommends Board approval and recommendation to City Council of an additional \$422,881 allocation to the City's Transportation and Mobility Department for needed improvements to Mid-Cities Boulevard—in addition to Stewart Drive, Osler Drive and Hospital Boulevard.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/01/2023

REQUESTER: Marty Wieder

PRESENTER: Marty Wieder, Director of Economic Development

TITLE: Ordinance Amending TIRZ #3 to Extend the Term and Expand the

Boundaries to create and include Area Development Zones #9, #10, and

#11

RECOMMENDED ACTION: Approve

ANALYSIS:

On July 13, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6097 designating a contiguous geographic area within the City as Reinvestment Zone Number Three, City of Grand Prairie, Texas. In December of 2019, Council extended the term and expanded the territory of this Tax Increment Reinvestment Zone #3 to include 7 other "Area Development Zones" beyond the original Zone. The term of the existing Zone expires December 31, 2041.

The City of Grand Prairie has been in discussions with developers representing Huffines Properties and Provident Realty Advisors regarding development of approximately 7,000 acres in the City's extraterritorial jurisdiction. Subject to these negotiations, the City hired David Pettit Economic Development (DPED) to prepare a detailed analysis, as well as an Ordinance amending TIRZ #3 to expand the boundaries to include three new Area Development Zones with 40 year terms.

The proposed ordinance will retain the existing term expiration date of December 31, 2023 for the land currently included in Zone #3 and establish a term expiration date of December 31, 2063 for the land being added into Zone #3.

Moreover, DPED officials reevaluated values with in the existing TIRZ #3, considered what is proposed within the master planned developments, and provided a Preliminary Project Plan & Financing Plan, as is required by State law. If expansion of the zone is approved through this ordinance, an Amended Project Plan and Financing Plan will be presented for consideration at a future meeting.

FINANCIAL CONSIDERATION:

The updated and amended Preliminary Project Plan & Financing Plan reveals that the City's sole participation in Tax Increment Reinvestment Zone #3 at 75% will generate \$1,798,691,038 in revenues for use in funding Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements,

Storm Water Facilities and Improvements, Transit/Parking Improvements, Street and Intersection Improvements, Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements, Economic Development Grants, and associated administrative costs (as shown on page 8).

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING ORDINANCE NO. 6126, CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF GRAND PRAIRIE, TEXAS, ESTABLISHED PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, BY EXPANDING THE BOUNDARIES AND EXTENDING THE TERM OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER THREE, CITY OF GRAND PRAIRIE, TEXAS

WHEREAS, the City of Grand Prairie, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "<u>ETJ</u>") of the municipality 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 contiguous or noncontiguous geographic area that is in the City limits or the extraterritorial jurisdiction (the "<u>ETJ</u>") 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 and the ETJ, which is more specifically described in *Exhibits "A"* and "B" of this Ordinance (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 July 13, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6097 designating a contiguous geographic area within the City as a Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, on August 17, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6126 amending Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, on August 17, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6127 Dedicating 100% of the Tax Increment Levied and Collected by the City of Grand Prairie to Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, on August 31, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6130 to reflect the terms of the final negotiated agreements with taxing jurisdictions participating in Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, by tax year 2012, City of Grand Prairie, Tarrant County, Tarrant County Hospital District and Tarrant County College ceased collection and payment of all increment from the Tarrant County parcels in the Zone as obligations for projects located in the Tarrant County portion of the Zone were fully paid; and

WHEREAS, on December 17, 2019, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 10776- 2019 expanding the boundaries and extending the term of Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, the City Council of the City of Grand Prairie, Texas, now desires to further amend Reinvestment Zone Number Three, City of Grand Prairie, Texas, to expand the boundaries of the existing Reinvestment Zone Number Three and extend the term; and

WHEREAS, upon approval of this Ordinance, Reinvestment Zone Number Three, City of Grand Prairie, Texas, will consist of noncontiguous land, as described and depicted in Exhibits "A" and "B" of this Ordinance, a copy of which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, Section 311.01 l(e) of the Texas Tax Code, in pertinent part provides, "If an amendment reduces or increases the geographic area of the zone, increases the amount of bonded indebtedness to be incurred, increases or decreases the percentage of a tax increment to be contributed by a taxing unit, increases the total estimated project costs, or designates additional property in the zone to be acquired by the municipality or county, the approval must be by ordinance or order, as applicable, adopted after a public hearing that satisfies the procedural requirements of Sections 311.003(c) and (d);" and

WHEREAS, pursuant to and as required by the Act, the City has prepared an Amended *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number One, City of Grand Prairie*, attached as *Exhibit* C (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on July 21, 2023, which date is before the seventh (7th) day before the public hearing held on August 1, 2023; and

WHEREAS, at the public hearing on August 1, 2023, interested persons were allowed to speak for or against the expanded boundaries of the Zone, the extension of the term, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on August 1, 2023, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on August 1, 2023; and

WHEREAS, the City has taken all actions required to expand the Zone including, but not

limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed expanded reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, 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, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the expansion of the reinvestment zone and extension of the term has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the expansion of the reinvestment zone with boundaries as described and depicted in *Exhibits "A"* and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the expanded reinvestment zone, as defined in *Exhibits "A"* and "*B*", meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits and extraterritorial jurisdiction of the City; and
 - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of

taxable real property in the City and in the industrial districts created by the City, if any; and

- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DURATION OF THE ZONE.

That the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2041 for the original boundaries of the TIRZ and for those parcels added to the TIRZ with the boundary expansion included in the December 17, 2019 amendment; (ii) on December 31, 2063 (with the final year's tax increment to be collected by September 1, 2064) for those parcels added to the TIRZ with the boundary expansion included in this August 1, 2023 amendment; (iii) at an earlier time designated by subsequent ordinance; (iv) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 4. TAX INCREMENT BASE

That the Tax Increment Base for the original boundaries of the TIRZ is the total appraised value of all real property taxable by the City and located in the TIRZ, determined as of January 1, 1999, when the TIRZ was designated, and for those parcels added to the TIRZ with the boundary expansion included in the December 17, 2019 amendment, the appraised value is to be determined as of January 1, 2019. The Tax Increment Base for those parcels added to the TIRZ with this boundary expansion included in this August 1, 2023 amendment, the appraised value is to be determined as of January 1, 2023.

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 BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 1st DAY OF August 2023.

	APPROVED:
	Ron Jensen, Mayor
ATEST:	APPROVED TO FORM:
Mona I isa Galicia - City Secretary	Megan Mahan City Attorney

EXHIBIT A BOUNDARY DESCRIPTION

Grand Prairie TIRZ #3 is noncontiguous and is made up of eleven area development zones (ADZ).

ADZ #1

Beginning at the point where Lake Ridge Parkway meets the northwestern boundary of Property ID 28JOEPOOLLANDES00, thence

Following the boundary of Property ID 28JOEPOOLLANDES00, continuing across Lake Ridge Parkway to the point it meets the western boundary of Dallas County, thence

North along the western boundary of Dallas County to the point it meets where Lake Ridge Parkway meets the northwestern boundary of Property ID 28JOEPOOLLANDES00, which is the point of beginning.

ADZ #2

Beginning at the point where the northwest corner Property ID 05658446 meets the southern right of way boundary of Howell Street, thence

East along the southern right of way boundary of Howell Street to the point it meets the southwest corner of Property ID 10722319, thence

North to the southern right of way boundary of E Abram Street, thence

East along the southern right of way boundary of E Abram Street to the point it meets the western right of way boundary of S Great Southwest Parkway, thence

South along the western right of way boundary of S Great Southwest Parkway to the point it meets the northern right of way boundary of Timberlake Drive, thence

West along the northern right of way boundary of Timberlake Drive, to the point it meets the western boundary of the City of Grand Prairie, thence

Following the western boundary of the City of Grand Prairie west then north, to the point it meets the northwest corner Property ID 05658446 where it meets the southern right of way boundary of Howell Street, which is the point of beginning.

ADZ #3

Property ID 40779726, described as SHEFFIELD VILLAGE PH 4, 5 & 6 ADN Block 3 Lot B.

ADZ #4

Beginning at the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, thence

South along the eastern boundary of Property ID 03956407 to the point it meets Property ID 41506669, thence

South across Kingswood Boulevard to the eastern boundary of Property ID 04641809, thence

South along the eastern boundary of Property ID 04641809 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

South to the southern right of way boundary of W Camp Wisdom Road, thence

East along the southern right of way boundary of W Camp Wisdom Road to the point it meets the western right of way boundary of Bee Drive, thence

South along the western right of way boundary of Bee Drive to the point it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the eastern corner of Property ID 04009568, thence

West along the southern boundary of Property ID 04009568 to the point it meets Property ID 04012305, thence

- West along the southern boundary of Property ID 04012305 to the point it meets Property ID 04012208, thence
- West along the southern boundary of Property ID 04012208 to the point it meets Property ID 07169086, thence
- West along the southern boundary of Property ID 07169086 to the point it meets Property ID 07037252, thence
- West along the southern boundary of Property ID 07037252 to the point it meets the eastern right of way boundary of Webb Lynn Road, thence
- West across Webb Lynn Road to Property ID 03769372, thence
- West along the southern boundary of Property ID 03769372 to the point it meets the eastern right of way boundary of S State Highway 360, thence
- North along the eastern right of way boundary of S State Highway 360 to the point it meets the northern boundary of Property ID 04012267, thence
- East along the northern boundary of Property ID 04012267 to the point it meets Property ID 07169086, thence
- East along the northern boundary of Property ID 07169086 to the point it meets Property ID 04012208, thence
- East along the northern boundary of Property ID 04012208 to the point it meets Property ID 04012194, thence
- East along the northern boundary of Property ID 04012194 to the point it meets the western right of way boundary of Lake Ridge Parkway, thence
- North along the western right of way boundary of Lake Ridge Parkway to the point it meets the southeast corner of Property ID 41537750, thence
- West along the southern boundary of Property ID 41537750 to the point it meets Property ID 41537769, thence
- West along the southern boundary of Property ID 41537769 to the point it meets Property ID 05976901, thence
- North along the western boundary of Property ID 05976901 to the point it meets Property ID 05976898, thence
- North along the western boundary of Property ID 05976898 to the point it meets Property ID 41601939, thence
- North along the western boundary of Property ID 41601939 to the point it meets the southern right of way boundary of W Camp Wisdom Road, thence
- North across W Camp Wisdom Road to the southwest corner of Property ID 04641809, thence
- West along the northern right of way boundary of W Camp Wisdom Road to the point it meets the southwest corner of Property ID 03921425, thence
- North along the western boundary of Property ID 03921425 to the point it meets Martin Barnes Road, thence
- East across Martin Barnes Road to the point it meets Property ID 04641795, thence
- North along the eastern right of way boundary of Martin Barnes Road to the point it meets Kingswood Boulevard, thence
- North across Kingswood Boulevard to the point it meets Property ID 03956407, thence
- North along the western boundary of Property ID 03956407, to the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, which is the point of beginning.

ADZ #5

- Beginning at the point where the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road meet the corner of Property ID 42232862, thence
- South along the western right of way boundary of N Day Miar Road to the point it meets the eastern corner of Property ID 03734072, thence
- West along the southern boundary of Property ID 03734072 to the point it meets Property ID 03895076, thence
- South along the eastern boundary of Property ID 03895076 to the point it meets Property ID 03895106, thence
- West along the southern boundary of Property ID 03895106 to the point it meets Property ID 05978408, thence
- West along the southern boundary of Property ID 05978408 to the point it meets the eastern right of way boundary of S State Highway 360, thence

North along the eastern right of way boundary of S State Highway 360 to the point it meets the southwest corner of Pre 42232862, thence

North along the western boundary of Property ID 42232862 to the point it meets the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road, which is the point of beginning.

ADZ #6

Beginning at the point where Property ID 273808 meets the western right of way boundary of FM 661, thence

South along the eastern boundary of Property ID 273808 to the point it meets Property ID 248355, thence

South along the eastern boundary of Property ID 248355 to the point it meets Property ID 186708, thence

East along the boundary of Property ID 186708, continuing south along the boundary to the point it meets Property ID 186716, thence

South along the boundary of Property ID 186716, continuing south along the boundary to the point it meets the western boundary of the City of Grand Prairie, thence

North along the western boundary of the City of Grand Prairie as it runs along the eastern right of way boundary of S State Highway 360 to the point it meets Property ID 186699, thence

North along the western boundary of Property ID 186699, continuing east along the boundary until it meets Property ID 273808, thence

East along the northern boundary of Property ID 273808 to the point it meets the western right of way boundary of FM 661, which is the point of beginning.

ADZ #7

Beginning at the northwest corner of Property ID 28021690010010000 where it meets the southern right of way boundary of W Crossland Boulevard, thence

East along the southern right of way boundary of W Crossland Boulevard to the point it meets the western right of way boundary of S Carrier Parkway, thence

South along the western right of way boundary of S Carrier Parkway, along the eastern boundary of Property ID 28021680010020000, thence

East across S Carrier Parkway to the northwest corner of Property ID 28125000010030000, thence

East along the northern boundary of Property ID 28125000010030000, continuing south along the boundary to the point it meets Property ID 28110450011R10000, thence

East along the northern boundary of Property ID 28110450011R10000, continuing south along the boundary to the point it meets Property ID 28110450011R20000, thence

West along the southern boundary of Property ID 28110450011R20000 to the point it meets S Carrier Parkway, thence

West across S Carrier Parkway to the point it meets Property ID 280216800107C0000, thence

South along western right of way boundary of S Carrier Parkway to the point it meets the southeast corner of Property ID 28021680010080000, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

North along the western boundary of Property ID 28021680010050000 to the point it meets Property ID 28021680010010000, thence

North along the western boundary of Property ID 28021680010010000 to the point it meets Property ID 28021680010090000, thence

North along the western boundary of Property ID 28021680010090000, continuing east along the boundary to the point it meets Property ID 28021690010010000, thence

North along the western boundary of Property ID 28021690010010000 to the point it meets the southern right of way boundary of W Crossland Boulevard, which is the point of beginning.

ADZ #8

ADZ #8 consists of two non-contiguous areas, one north of ADZ #1, within Tarrant County, and one south of ADZ #1, within Dallas County.

North of ADZ #1: Beginning at the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, thence

South along the western right of way boundary of Lake Ridge Parkway to the point it meets the eastern boundary of Tarrant County, thence

North across Lake Ridge Parkway to the eastern right of way boundary of Lake Ridge Parkway, thence

North along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the southwest corner of Property ID 04009533, thence

West across Lake Ridge Parkway to the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, which is the point of beginning.

South of ADZ #1: Beginning at the southern border of the original Dallas county boundaries of TIRZ #3, where it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway, across Joe Pool Lake, to the point Lake Ridge Parkway meets the City of Grand Prairie limit, thence

West across Lake Ridge Parkway to the western right of way boundary of Lake Ridge Parkway, thence

North along the western right of way boundary of Lake Ridge Parkway to the point it meets the original Dallas county boundaries of TIRZ #3, thence

East across Lake Ridge Parkway to the point where the southern border of the original Dallas county boundaries of TIRZ #3 meets the eastern right of way boundary of Lake Ridge Parkway, which is the point of beginning.

ADZ #9

Beginning at the point where Property ID 184414 meets the southern right of way boundary of Highway 287, thence

South along the southern right of way boundary of Highway 287 to the point it meets the northeast corner of Property ID 245944, thence

South along the eastern boundary of Property ID 245944 to the point it meets the eastern right of way boundary of Old Fort Worth Road, thence

South along the eastern right of way boundary of Old Fort Worth Road to the point it meets the southeast corner of Property ID 190600, thence

West along the southern boundary of Property ID 190600 to the point it meets Property ID 261508, thence

South along the eastern boundary of Property ID 261508 to the point it meets the northwest corner of Property ID 261509, thence

East along the northern boundary of Property ID 261509 to the point it meets the northwest corner of 196791, thence

East along the northern boundary of Property ID 196791, continuing south along the eastern boundary of Property ID 196791 to the point it meets Property ID 216966, thence

South along the eastern boundary of Property ID 216966 to the point it meets Miller Road, thence

South across Miller Road, continuing south along the eastern extraterrestrial jurisdiction boundary of the City of Grand Prairie and the eastern boundary of Property ID 181916, to the point it meets the southern right of way boundary of Weatherford Road, thence

West along the southern right of way boundary of Weatherford Road to the point it meets the eastern boundary of Miller Road, thence

South along the eastern boundary of Miller Road to the point it meets the southeast corner of Property ID 186390, thence

West along the southern boundary of Property ID 186390 to the point it meets Property ID 181262, thence

West along the southern boundary of Property ID 181262 to the point it meets Property ID 186389, thence

West along the southern boundary of Property ID 186389 to the point it meets V V Jones Road, thence

South along the western right of way boundary of V V Jones Road to the point it meets the southeast corner of Property ID 179554, thence

West along the southern boundary of Property ID 179554 to the point it meets Property ID 179553, thence

West along the southern boundary of Property ID 179553, thence

North along the western boundary of Property ID 179553 to the point it meets Property ID 277740, thence

North along the western boundary of Property ID 277740 to the point it meets the western boundary of Ellis County, thence

North along the western boundary of Ellis County to the point it meets the extraterritorial jurisdiction boundary of the City of Grand Prairie, thence

Following the extraterritorial jurisdiction boundary of the City of Grand Prairie to the point it meets the northern corner of Property ID 184414 where it meets the southern right of way boundary of Highway 287, which is the point of beginning.

ADZ #10

Beginning at the point where the eastern boundary of Property ID R000008055 and the extraterritorial jurisdiction boundary of the City of Grand Prairie meet the eastern boundary of Johnson County, thence

West along the extraterritorial jurisdiction boundary of the City of Grand Prairie to the point it meets the eastern right of way boundary of County Road 511, thence

South along the eastern right of way boundary of County Road 511 to the point it meets Property ID R000021410, thence

South along the western boundary of Property ID R000021410 to the point it meets Property ID R000021411, thence

South along the western boundary of Property ID R000021411 to the point it meets the Country Road 506, thence

West along the northern boundaries of Property IDs R000021430 and R000021431 to the point it meets Property ID R000018613, thence

South along the western boundary of Property ID R000018613, continuing south along the western boundaries of Property IDs R000012507 and R000012508 to the point it meets County Road 619, thence

South along the western right of way boundary of County Road 619 to the point it meets the southeast corner of Property ID R000012498, thence

West along the southern boundary of Property ID R000012498 to the point it meets the northwest corner of Property ID R000012513, thence

South along the western boundary of Property ID R000012513 to the point it meets Property ID R000092429, thence

South along the western boundary of Property ID R000092429 to the point it meets Property ID R000012503, thence

South along the western boundary of Property ID R000012503 to the point it meets Property ID R000001865, thence

South along the western boundary of Property ID R000001865 to the point it meets County Road 502, thence

East along the southern right of way boundary of County Road 502 to the point it meet Property ID R000001820, thence

South and then north along the boundary of Property ID R000001820 to the point the northeast corner meets the eastern boundary of Johnson County, thence

North along the eastern boundary of Johnson County to the point where the eastern boundary of Property ID R000008055 and the extraterritorial jurisdiction boundary of the City of Grand Prairie meet the eastern boundary of Johnson County, which is the point of beginning.

ADZ #11

ADZ #11 consists of 1,200.43 acres, consisting of three contiguous tracts, including 1) Tract 1 in the extraterritorial jurisdiction of the City of Grand Prairie, consisting of 1,045 acres, 2) Tract 2 in the City limits consisting of 94.12 acres, and 3) Tract 3 in the City limits consisting of 61.31 acres.

TRACT 1

BEING A 1,045 ACRE TRACT OF LAND, SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1086, J. JONES SURVEY, ABSTRACT NO. 583, JOSEPH STEWART SURVEY, ABSTRACT NO. 961, AND THE A. REEVES SURVEY, ABSTRACT NO. 939, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC GPM LLC AS RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), ALSO BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC, AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, D.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM DISK TX-DOT MONUMENT BEING A POINT IN THE EXISTING NORTHEAST RIGHT-OF-WAY LINE OF WEST U.S. HIGHWAY 287 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO KREHER STEEL CO. INC., AS RECORDED IN VOLUME 2244, PAGE 1334, D.R.E.C.T.;

THENCE NORTH 30°37'22" WEST, A DISTANCE OF 2,469.23 FEET TO THE POINT OF BEGINNING, BEING A SET 1/2 INCH IRON ROD WITH A "GRAHAM ASSOC INC" (GAI) CAP, AND BEING IN THE SOUTHEAST LINE OF A TRACT OF LAND CONVEYED BY DEED TO DR. R. G. ALEXANDER, DDS, MSD, AND SPOUSE JANNA ALEXANDER, AS RECORDED IN VOLUME 2600, PAGE 1493, D.R.E.C.T., ALSO BEING IN THE NORTHWEST LINE OF SAID HC HARMONY HILL, LLC TRACT,

THENCE NORTH 59°28'48" EAST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 1,227.56 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE NORTH 59°42'41" EAST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 1353.49 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE EAST CORNER OF SAID ALEXANDER TRACT, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHERN REMAINDER TRACT OF LAND OF SAID DEED TO RANDOL MILL CAPITAL LLP:

THENCE NORTH 00°25'19" WEST, ALONG THE SOUTH LINE OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT, A DISTANCE OF 199.74 FEET TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "DCA INC", BEING THE SOUTHEAST CORNER OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT;

THENCE NORTH 80°44'05" EAST, LEAVING THE SAID SOUTH LINE OF RANDOL MILL CAPITAL LLP NORTHERN TRACT, AND ALONG THE EAST LINE OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT, A DISTANCE OF 901.24 FEET TO A FOUND 1/2 INCH IRON ROD WITH A YELLOW CAP STAMPED "DCA INC", BEING THE NORTHEAST CORNER OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT;

THENCE NORTH 00°34'32" WEST, LEAVING THE SAID EAST LINE OF RANDOL MILL CAPITAL LLP NORTHERN TRACT, AND ALONG THE NORTH LINE OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT, A DISTANCE 1162.27 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHWEST CORNER OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT, ALSO BEING IN THE EAST LINE OF SAID ALEXANDER TRACT:

THENCE SOUTH 80°39'59" WEST, LEAVING THE SAID NORTH LINE OF SAID RANDOL MILL CAPITAL LLP NORTHERN TRACT, AND ALONG THE SAID EAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 899.64 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTH CORNER OF SAID ALEXANDER TRACT, ALSO BEING A POINT FOR CORNER ON THE EAST LINE OF A U.S.A. TRACT TAKEN FOR LAKE PURPOSES;

THENCE ALONG SAID EAST LINE OF U.S.A. LAKE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 00°39'30" WEST, A DISTANCE OF 1020.64 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 00°18'44" WEST, A DISTANCE OF 377.75 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

NORTH 74°18'19" EAST, A DISTANCE OF 313.49 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP F POINT;

SOUTH 84°01'57" EAST, A DISTANCE OF 690.12 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 67°27'25" WEST, A DISTANCE OF 467.88 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 06°00'25" WEST, A DISTANCE OF 1605.91 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 34°58'18" EAST, A DISTANCE OF 449.38 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

SOUTH 87°16'02" EAST, A DISTANCE OF 508.67 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

NORTH 03°14'20" EAST, A DISTANCE OF 467.31 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 29°57'57" WEST, A DISTANCE OF 469.84 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 63°28'38" WEST, A DISTANCE OF 386.07 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE U.S.A., AS RECORDED IN VOLUME 696, PAGE 307, D.R.E.C.T.;

THENCE LEAVING SAID EAST LINE OF U.S.A. LAKE TRACT, AND ALONG THE EAST LINE OF SAID U.S.A. TRACT THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 00°44'59" WEST, A DISTANCE OF 314.29 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 00°22'03" WEST, A DISTANCE OF 342.47 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 51°17'16" WEST, A DISTANCE OF 518.01 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

NORTH 28°37'06" EAST, A DISTANCE OF 559.09 FEET TO A FOUND ALUMINUM ARMY CORP OF ENGINEERS MONUMENT FOR A POINT;

NORTH 50°53'29" EAST, A DISTANCE OF 867.05 FEET TO A FOUND ALUMINUM ARMY CORP OF ENGINEERS MONUMENT FOR A POINT;

NORTH 16°55'44" EAST, A DISTANCE OF 515.50 FEET TO A FOUND 5/8 INCH IRON ROD, BEING IN THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO THE CITY OF GRAND PRAIRIE, AS RECORDED IN VOLUME 2458, PAGE 370. D.R.E.C.T.;

THENCE SOUTH 89°56'00" EAST, LEAVING SAID EAST LINE OF THE U.S.A. TRACT, AND ALONG THE SOUTH LINE OF SAID GRAND PRAIRIE TRACT, A DISTANCE OF 318.30 FEET TO A FOUND MAG NAIL, BEING THE SOUTHEAST CORNER OF SAID CITY OF GRAND PRAIRIE TRACT, ALSO BEING IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED BY DEED TO ATHERTON & MURPHY HOLDINGS INC., AS RECORDED IN VOLUME 973, PAGE 263, D.R.E.C.T.;

THENCE SOUTH 00°04'27" WEST, LEAVING THE SAID SOUTH LINE OF THE GRAND PRAIRIE TRACT, AND ALONG THE SAID SOUTHWEST LINE OF ATHERTON & MURPHY TRACT, A DISTANCE OF 1557.48 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE NORTH 89°50'14" EAST, CONTINUING ALONG THE SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT, A DISTANCE OF 1088.78 FEET TO A FOUND MAG NAIL, BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO HAL T. THORNE, AS RECORDED IN INSTRUMENT NO. 1632258, D.R.E.C.T.;

THENCE SOUTH 00°08'12" EAST, LEAVING THE SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY

TRACT, AND ALONG THE WEST OF SAID THORNE TRACT, A DISTANCE OF 711.72 FEET TO A FOUND 1/ IRON ROD WITH A CAP STAMPED "LANDPOINT", BEING THE SOUTHWEST CORNER OF SAID THORNE TRACT;

THENCE NORTH 89°51'04" EAST, LEAVING SAID WEST LINE OF, AND ALONG THE SOUTH LINE OF SAID THORNE TRACT, A DISTANCE OF 2090.91 FEET TO A FOUND 5/8 INCH IRON ROD WITH A CAP STAMPED "LANDPOINT", BEING THE SOUTHEAST CORNER OF SAID THORNE TRACT, ALSO BEING IN THE SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT:

THENCE SOUTH 43°37'04" EAST, LEAVING THE SAID SOUTH LINE OF THE THORNE TRACT, AND ALONG THE SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT, A DISTANCE OF 495.81 FEET TO A FOUND 5/8 INCH IRON ROD WITH A CAP STAMPED "LANDPOINT" FOR A POINT:

THENCE SOUTH 59°31'36" EAST, CONTINUING ALONG SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT, A DISTANCE OF 712.62 FEET TO A FOUND MAG NAIL FOR A POINT;

THENCE SOUTH 39°45'25" EAST, CONTINUING ALONG SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT, A DISTANCE 435.78 FEET TO A 1/2 INCH WITH A YELLOW CAP STAMPED "DCA INC" FOR A POINT;

THENCE SOUTH 06°10'01" EAST, CONTINUING ALONG THE SAID SOUTHWEST LINE OF THE ATHERTON & MURPHY TRACT, UNTIL PASSING AT A DISTANCE OF 239.34 FEET THE SOUTH CORNER OF SAID ATHERTON & MURPHY TRACT, BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO THE TCBL CORPORATION, AS RECORDED IN VOLUME 2160, PAGE 27, D.R.E.C.T., AND CONTINUING ALONG THE WEST LINE OF SAID TCBL CORPORATION TRACT, A TOTAL DISTANCE OF 596.39 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED BY DEED TO BURNITT IRREVOCABLE TRUST, AS RECORDED IN DOCUMENT NUMBER 1519720, D.R.E.C.T.;

THENCE SOUTH 88°42'01" WEST, A DISTANCE OF 935.97 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO MICHAEL GRAHAM, AS RECORDED IN VOLUME 2384, PAGE 642, D.R.E.C.T., ALSO BEING THE NORTHERN MOST NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO ONE WINDSOR HILLS LP, AS RECORDED IN VOLUME 2199, PAGE 2119, D.R.E.C.T.;

THENCE SOUTH 89°46'05" WEST, ALONG THE NORTH LINE OF SAID ONE WINDSOR HILLS TRACT, A DISTANCE OF 562.56 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING A POINT IN THE EAST LINE OF A TRACT OF LAND DESCRIBED BY DEED TO TEXAS MIDSTREAM GAS SERVICES AS RECORDED IN VOLUME 2687, PAGE 2254, D.R.E.C.T.;

THENCE NORTH 01°07'09" WEST, LEAVING THE SAID NORTH LINE OF THE ONE WINDSOR HILLS TRACT, AND ALONG THE SAID EAST LINE OF THE TEXAS MIDSTREAM TRACT, A DISTANCE OF 184.68 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHEAST CORNER OF SAID TEXAS MIDSTREAM TRACT;

THENCE SOUTH 83°27'27" WEST, LEAVING SAID EAST LINE OF, AND ALONG THE NORTH LINE OF SAID TEXAS MIDSTREAM TRACT, A DISTANCE OF 1386.37 FEET TO A SET 1/2 IRON ROD WITH A "GAI" CAP, BEING THE NORTHWEST CORNER OF SAID TEXAS MIDSTREAM TRACT;

THENCE SOUTH 01°07'51" EAST, LEAVING SAID NORTH LINE OF, AND ALONG THE WEST OF SAID TEXAS MIDSTREAM TRACT, A DISTANCE OF 32.27 FEET TO A SET 1/2 INCH ROD WITH A "GAI" CAP, BEING IN THE NORTH LINE OF SAID ONE WINDSOR TRACT:

THENCE SOUTH 89°46'05" WEST, LEAVING THE SAID WEST LINE OF THE TEXAS MIDSTREAM TRACT, AND ALONG THE SAID NORTH LINE OF THE ONE WINDSOR TRACT, A DISTANCE OF 59.03 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHWEST CORNER OF SAID ONE WINDSOR TRACT;

THENCE SOUTH 00°13'55" EAST, LEAVING THE SAID NORTH LINE OF, AND ALONG THE WEST LINE OF SAID ONE WINDSOR TRACT, A DISTANCE OF 1965.03 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE SOUTHWEST CORNER OF SAID ONE WINDSOR TRACT:

THENCE SOUTH 83°32'55" EAST, LEAVING THE SAID WEST LINE OF, AND ALONG THE SOUTH OF SAID ONE WINDSOR TRACT, A DISTANCE OF 447.87 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED BY THE DEED RECORDED IN JAS HOLDINGS LLC. AS RECORDED IN VOLUME 2051, PAGE 2082, D.R.E.C.T.;

THENCE SOUTH 00°16'39" EAST, LEAVING THE SAID SOUTH LINE OF THE ONE WINDSOR TRACT, AND ALONG THE WEST LINE OF SAID JAS HOLDINGS TRACT, A DISTANCE OF 712.69 FEET TO A SET 1/2 INCH IRON RO

WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 28°35'03" EAST, CONTINUING ALONG SAID WEST LINE OF THE JAS HOLDINGS TRACT, A DISTANCE OF 1286.07 FEET TO A 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE SOUTHWEST CORNER IF SAID JAS HOLDINGS TRACT, ALSO BEING THE NORTHWEST CORNER OF THE REMAINDER OF TRACT II DESCRIBED BY DEED TO ONE WINDSOR HILLS LP, AS RECORDED IN VOLUME 2199, PAGE 2425, D.R.E.C.T.;

THENCE SOUTH 28°35'55" EAST, LEAVING THE SAID WEST LINE OF THE JAS HOLDINGS TRACT, AND ALONG THE WEST LINE OF SAID REMAINDER OF TRACT II, DISTANCE OF 306.17 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1560.13 FEET, A CENTRAL ANGLE OF 24°18'13", AND A LONG CHORD WHICH BEARS SOUTH 16°26'49" EAST, 656.83 FEET:

THENCE CONTINUING ALONG THE SAID WEST LINE OF REMAINDER OF TRACT II, AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 661.78 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

THENCE SOUTH 04°17'42" EAST, CONTINUING ALONG THE SAID WEST LINE OF REMAINDER OF TRACT II, A DISTANCE OF 276.60 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE SOUTHWEST CORNER OF SAID REMAINDER OF TRACT II;

THENCE NORTH 89°32'54" EAST, ALONG THE SOUTH LINE OF SAID REMAINDER OF TRACT II, A DISTANCE OF 1028.27 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 00°43'43" WEST, LEAVING SAID SOUTH LINE OF THE REMAINDER OF TRACT II, A DISTANCE OF 1491.00 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 04°47′16″ EAST, A DISTANCE OF 33.02 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 63°08'29" WEST, A DISTANCE OF 760.55 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 61°09'15" WEST, A DISTANCE OF 322.66 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

THENCE SOUTH 63°34'35" WEST, A DISTANCE OF 272.26 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 68°55'46" WEST, A DISTANCE OF 241.36 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

THENCE SOUTH 71°19'10" WEST, A DISTANCE OF 270.19 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH $80^{\circ}23'15"$ WEST, A DISTANCE OF 1119.17 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 30°27'05" EAST, A DISTANCE OF 808.63 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 59°50'30" WEST, A DISTANCE OF 1658.80 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE NORTH 50°44'03" WEST, A DISTANCE OF 834.78 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING IN THE SOUTH LINE OF THE SOUTHERN REMAINDER OF A TRACT OF LAND DESCRIBED BY DEED TO RANDOL MILL CAPITAL LLP, AS RECORDED IN VOLUME 2181, PAGE 1612, D.R.E.C.T.;

THENCE NORTH 81°42'35" EAST, ALONG THE SOUTH LINE OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT, A DISTANCE OF 657.72 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING IN THE SOUTHEAST CORNER OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT;

THENCE NORTH 30°55'31" WEST, LEAVING SAID SOUTH LINE OF, AND ALONG THE EAST LINE OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT, A DISTANCE OF 1162.24 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTHEAST CORNER OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT;

THENCE SOUTH 81°41'41" WEST, LEAVING SAID EAST LINE OF, AND ALONG THE NORTH LINE OF SAIL RANDOL MILL CAPITAL SOUTHERN TRACT, A DISTANCE OF 899.91 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING IN THE NORTHWEST CORNER OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT:

THENCE SOUTH 30°54'43" EAST, LEAVING THE SAID NORTH LINE, AND ALONG THE WEST LINE OF SAID RANDOL MILL CAPITAL SOUTHERN TRACT, A DISTANCE OF 210.08 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING IN THE NORTH CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO WENDELL G. WATSON, ET AL, AS RECORDED IN VOLUME 1047, PAGE 663, D.R.E.C.T.;

THENCE SOUTH 58°50'54" WEST, LEAVING SAID WEST LINE OF RANDOL MILL CAPITAL SOUTHERN TRACT, AND ALONG THE NORTHWEST LINE OF SAID WENDELL G. WATSON TRACT, BEING A COMMON LINE, A DISTANCE OF 152.33 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE NORTH 50°43'31" WEST, LEAVING SAID COMMON LINE, A DISTANCE OF 3,174.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,534,748 SQUARE FEET, 1,045 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A 94.12 ACRE TRACT OF LAND SITUATED IN THE J. JONES, ABSTRACT NO. 583 AND THE A. REEVES SURVEY, ABSTRACT NO. 939, ELLIS COUNTY, TEXAS, BEING PART OF TRACT OF LAND CONVEYED TO HC GPM LLC, RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A FOUND TXDOT ALUMINUM DISK, BEING IN THE EXISTING NORTHEAST RIGHT-OF-WAY LINE OF WEST U.S. HIGHWAY 287 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING IN THE SOUTHWEST LINE OF SAID HC GPM LLC TRACT, BEING A COMMON LINE;

THENCE NORTH 51°07'00" WEST, A DISTANCE OF 490.32 FEET TO THE POINT OF BEGINNING, BEING A SET 1/2 INCH IRON ROD WITH A "GRAHAM ASSOC INC" (GAI) CAP, AND BEING IN SAID COMMON LINE, AND ALSO BEING IN THE NORTHWESTERN CITY LIMIT LINE OF MIDLOTHIAN. TEXAS:

THENCE NORTH 49°03'20" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 311.98 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP, FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1585.00 FEET, A CENTRAL ANGLE OF 20°33'33" AND A LONG CHORD WHICH BEARS NORTH 50°38'59" EAST, 565.69 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, LEAVING SAID COMMON LINE, AN ARC DISTANCE OF 568.74 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 47°29'39" WEST, A DISTANCE OF 787.92 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP, BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO WENDELL G. WATSON ET AL, AS RECORDED IN VOLUME 1047, PAGE 663, DEED RECORDS, ELLIS COUNTY, TEXAS;

THENCE NORTH 30°46'51" WEST, ALONG THE EAST LINE OF SAID WENDELL G. WATSON TRACT, A DISTANCE OF 229.26 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP, BEING THE SOUTHWEST CORNER OF A REMAINDER TRACT OF LAND DESCRIBED BY DEED TO RANDOL MILL CAPITAL, LLP, AS RECORDED IN VOLUME 2181, PAGE 1612, DEED RECORDS, ELLIS COUNTY, TEXAS;

THENCE NORTH 81°42'35" EAST, ALONG THE SOUTH LINE OF SAID RANDOL MILL CAPITAL TRACT, A DISTANCE OF 242.55 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP:

THENCE SOUTH 50°44'03" EAST, LEAVING SAID SOUTH LINE OF RANDOL MILL CAPITAL TRACT, A DISTANCE OF 834.78 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 59°50'30" EAST, A DISTANCE OF 1658.80 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP:

THENCE NORTH 30°27'05" WEST, A DISTANCE OF 808.63 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 80°23'15" EAST, A DISTANCE OF 1119.17 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP:

THENCE NORTH 71°19'10" EAST, A DISTANCE OF 270.19 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 68°55'46" EAST, A DISTANCE OF 241.36 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 63°34'35" EAST, A DISTANCE OF 272.26 FEET TO A SET 1/2 INCH IRON ROD WITH GAI O

THENCE NORTH 61°09'15" EAST, A DISTANCE OF 322.66 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 63°08'29" EAST, A DISTANCE OF 760.55 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP:

THENCE NORTH 04°47'16" WEST, A DISTANCE OF 33.02 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 00°43'43" EAST, A DISTANCE OF 1491.00 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP, BEING IN THE SOUTH LINE OF TRACT II, AS DESCRIBED BY DEED TO ONE WINDSOR HILLS, LP, AS RECORDED IN VOLUME 2199, PAGE 2425, DEED RECORDS, ELLIS COUNTY, TEXAS;

THENCE NORTH 89°32'54" EAST, ALONG SAID SOUTH LINE OF ONE WINDSOR HILLS, LP TRACT, A DISTANCE OF 494.67 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP, BEING IN THE NORTHWESTERN CITY LIMIT LINE OF MIDLOTHIAN, TEXAS;

THENCE SOUTH 00°42'37" WEST, LEAVING SAID SOUTH LINE OF ONE WINDSOR HILLS, LP TRACT, ALONG SAID CITY LIMIT LINE, A DISTANCE OF 1477.26 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 04°47′16" EAST, CONTINUING ALONG SAID CITY LIMIT LINE, A DISTANCE OF 476.87 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE NORTH 29°51'04" WEST, A DISTANCE OF 133.25 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 61°25'14" WEST, A DISTANCE OF 290.88 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 63°08'29" WEST, A DISTANCE OF 737.31 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 61°09'15" WEST, A DISTANCE OF 324.54 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 63°34'35" WEST, A DISTANCE OF 305.87 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 68°55'46" WEST, A DISTANCE OF 274.83 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 71°19'10" WEST, A DISTANCE OF 319.78 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 80°23'15" WEST, A DISTANCE OF 440.31 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 30°27'05" EAST, A DISTANCE OF 588.09 FEET TO A SET 1/2 INCH IRON ROD WITH GAI CAP;

THENCE SOUTH 59°50'30" WEST, A DISTANCE OF 2894.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,099,913 SQUARE FEET, 94.12 ACRES OF LAND, MORE OR LESS.

TRACT 3

BEING A 61.31 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH STEWART SURVEY, ABSTRACT NO. 961, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ALUMINUM DISK TX-DOT MONUMENT BEING A POINT IN THE EXISTING NORTHEAST RIGHT-OF-WAY LINE OF WEST U.S. HIGHWAY 287 (HAVING A VARIABLE WIDTH RIGHT-OF-WAY), ALSO BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO KREHER STEEL CO. INC., AS RECORDED IN VOLUME 2244, PAGE 1334, D.R.E.C.T.;

THENCE ALONG THE SAID EXISTING NORTHEAST RIGHT-OF-WAY LINE OF WEST U.S. HIGHWAY 287 THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 50°39'14" WEST, A DISTANCE OF 1203.70 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

NORTH 50°53'38" WEST, A DISTANCE OF 58.13 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 52°32'36" WEST, A DISTANCE OF 196.96 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 50°38'03" WEST, A DISTANCE OF 1181.10 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FO

POINT:

NORTH 46°40'14" WEST, A DISTANCE OF 61.88 FEET TO A FOUND ALUMINUM DISK TX-DOT MONUMENT FOR A POINT:

NORTH 50°46'02" WEST, A DISTANCE OF 228.94 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED BY DEED TO DR. R. G. ALEXANDER, DDS, MD, AND SPOUSE JANNA ALEXANDER, AS RECORDED IN VOLUME 2600, PAGE 1493, D.R.E.C.T.;

THENCE NORTH 60°04'27" EAST, LEAVING THE SAID EXISTING NORTHEAST RIGHT-OF-WAY LINE OF WEST U.S. HIGHWAY 287, AND ALONG THE SOUTHEAST LINE OF SAID ALEXANDER TRACT, A DISTANCE OF 845.68 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 01°07'47" EAST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 312.79 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE NORTH 59°28'48" EAST, CONTINUING ALONG THE SAID SOUTHEAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 314.47 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

THENCE SOUTH 50°43'31" EAST, LEAVING SAID SOUTHEAST LINE OF THE ALEXANDER TRACT, A DISTANCE OF 3174.58 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT, BEING IN THE SOUTHEAST LINE OF SAID HC HARMONY HILL LLC TRACT, AND BEING IN THE NORTHWEST LINE OF A TRACT OF LAND DESCRIBED BY DEED TO WENDELL G. WATSON, ET AL, AS RECORDED IN VOLUME 1047, PAGE 663, D.R.E.C.T., BEING A COMMON LINE:

THENCE SOUTH 58°50'54" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 371.88 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE EAST CORNER OF SAID KREHER STEEL TRACT;

THENCE ALONG THE NORTHEAST AND NORTHWEST LINE OF SAID KREHER STEEL TRACT THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 62°14'04" WEST, A DISTANCE OF 228.11 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT:

NORTH 72°36'09" WEST, A DISTANCE OF 170.09 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

SOUTH 85°23'38" WEST, A DISTANCE OF 141.06 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

NORTH 57°25'06" WEST, A DISTANCE OF 229.20 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP, BEING THE NORTH CORNER OF SAID KREHER STEEL TRACT;

SOUTH 46°28'11" WEST, A DISTANCE OF 221.97 FEET TO A SET 1/2 INCH IRON ROD WITH A "GAI" CAP FOR A POINT;

SOUTH 30°00'31" WEST, A DISTANCE OF 45.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 2,670,822 SQUARE FEET, 61.31 ACRES OF LAND, MORE OR LESS.

EXHIBIT B BOUNDARY MAP



Tax Increment Reinvestment Zone #3 City of Grand Prairie, Texas

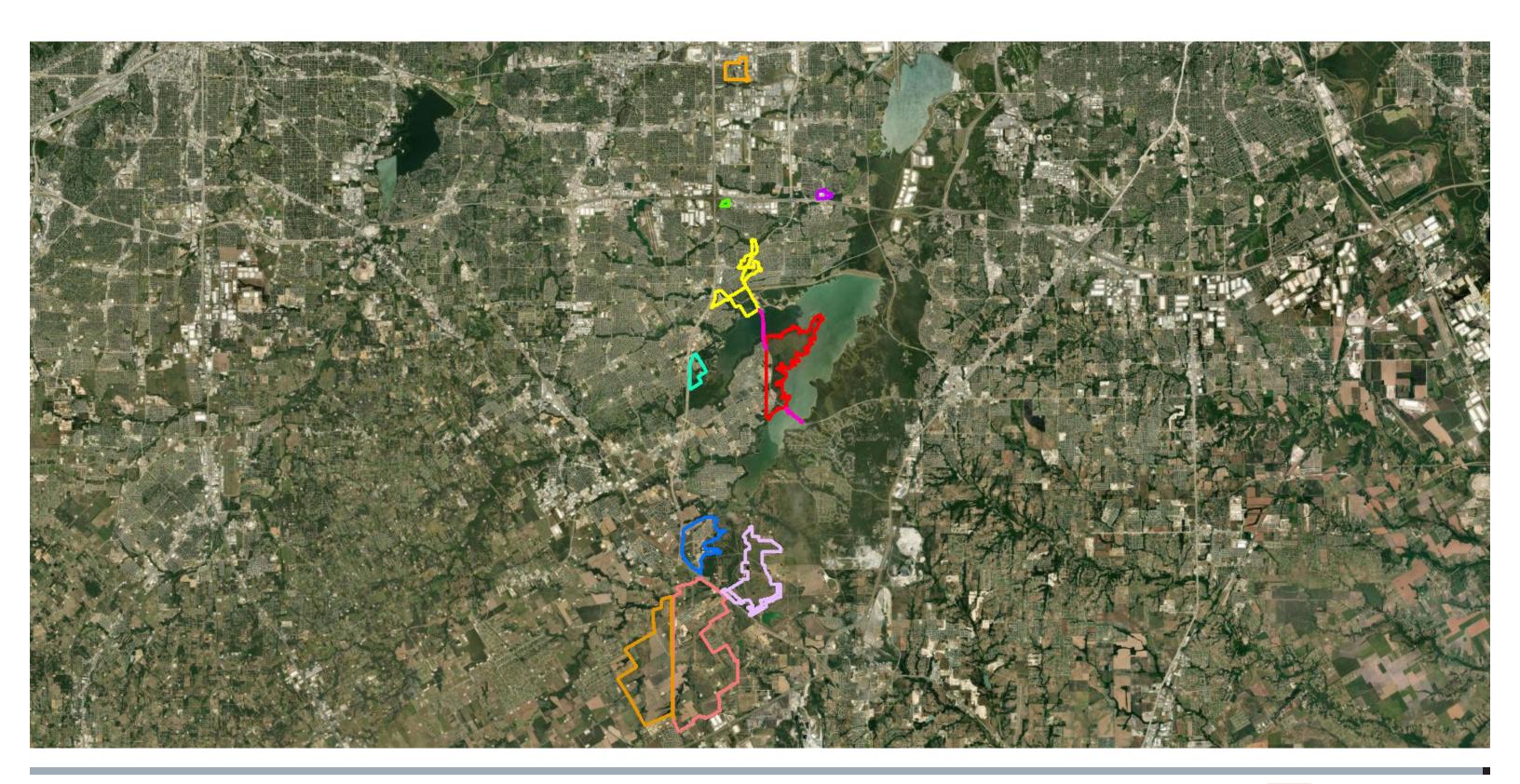


Table of Contents

Introduction	.1
TIRZ Boundary	2
Current Conditions	3
Proposed Development	4
Project Costs	5
Financial Feasibility Analysis	.9
Terms and Conditions	3
Appendix A	.38



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.









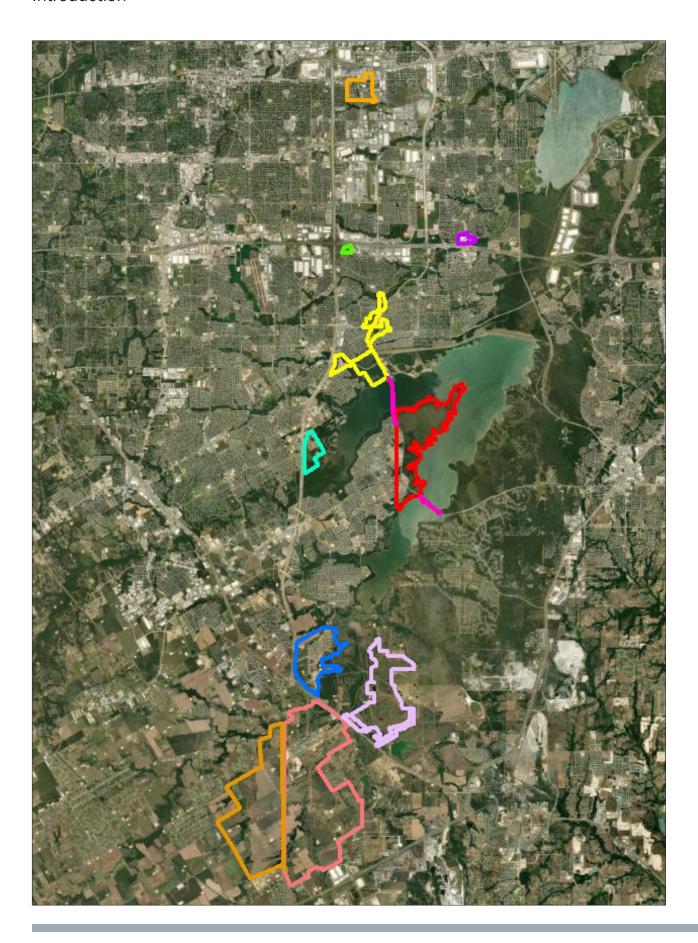
Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2021 population of 197,347, it is the 15th largest city in Texas and in the top 150 nationwide.

The city's northern border lies 5 to 10 minutes south of the Dallas-Fort Worth International Airport. Passing east and west through Grand Prairie and linking the city with major markets are Interstate 30, a strong entertainment and business corridor, and Interstate 20, developing as a significant retail and corporate location. Quick access to the Dallas-Fort Worth International Airport, the large local markets of Dallas and Fort Worth, and convenient rail and interstate highways continue to attract the new construction of warehouse, distribution and manufacturing buildings.

Local attractions within Grand Prairie include Epic Waters, a community-driven indoor waterpark showcasing 80,000 square-foot of year-round water fun, Lone Star Park, a Class 1 track featuring a European-style paddock and live racing on dirt and grass surfaces, The Theatre at Grand Prairie, a 6,350-seat live performance hall, Action Park Grand Prairie, a \$1.2 million outdoor skate park, and much more.







Tax Increment Reinvestment Zone #3, City of Grand Prairie

Tax Increment Reinvestment Zone #3 (TIRZ) was created on July 13, 1999 by the City Council of the City of Grand Prairie, Texas by Ordinance No. 6097. The TIRZ was originally a contiguous area in both Dallas and Tarrant County. By tax year 2012, the City of Grand Prairie, Tarrant County, Tarrant County Hospital District and Tarrant County College ceased collection and payment of all increment from the Tarrant County parcels in the TIRZ as obligations for projects located in the Tarrant County portion of the zone were fully paid. The Dallas county portion of the zone remains in place, and can be seen on the map to the left in red. On December 17, 2019 the TIRZ was amended, expanding the boundaires to include seven additional noncontiguous areas and extending the term to December 31, 2041. On August 1, 2023, City Council will consider an amendment to further expand the TIRZ to include ADZ #9, ADZ #10, and ADZ #11. For those areas added to the TIRZ in the August 1, 2023 amendment, the term is proposed to be December 31, 2063 (with the final year's tax increment to be collected by September 1, 2064).

The goal is to continue to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #3 will promote the creation of commercial development consisting of retail, office, hotel, as well as residential development.

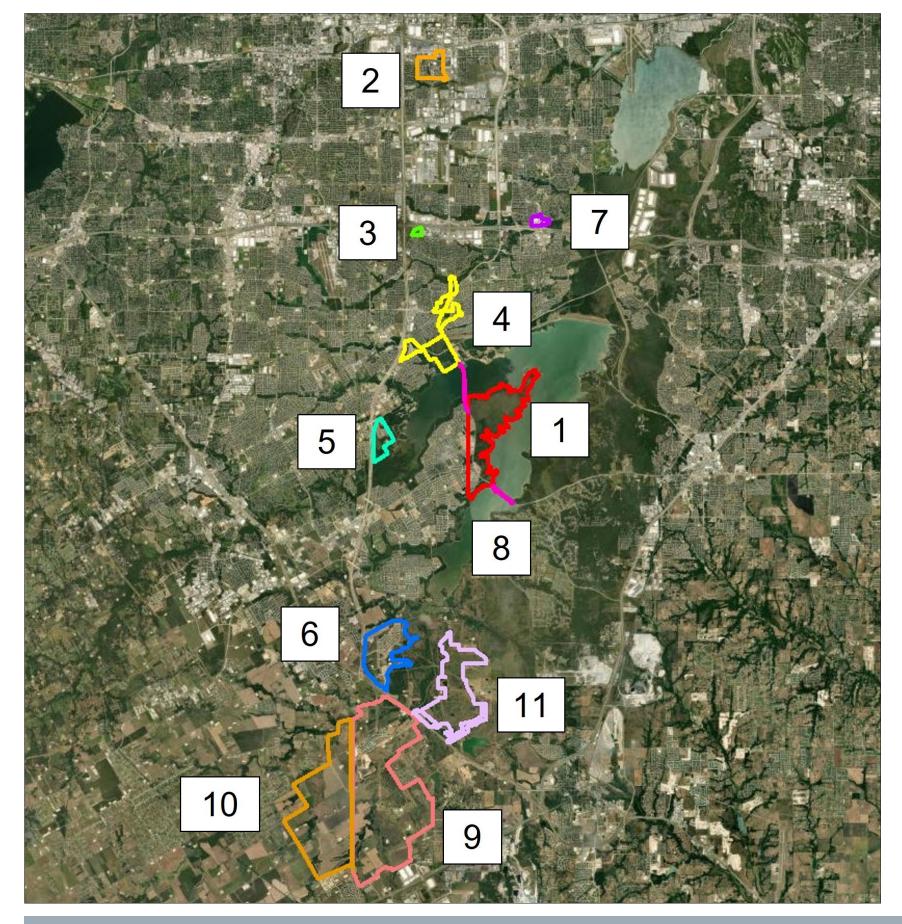
This preliminary amended project and financing plan outlines the funding of \$1,798,691,038 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone. Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.

Powers and Duties of Board of Directors:

The board of directors of a reinvestment zone shall make recommendations to the governing body of the municipality or county that created the zone concerning the administration of this chapter in the zone. The governing body of the municipality by ordinance or resolution or the county by order or resolution may authorize the board to exercise any of the municipality's or county's powers with respect to the administration, management, or operation of the zone or the implementation of the project plan for the zone, **except that the governing body may not authorize the board to:**

- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

In addition, the Texas Legislature, as a result of the Supreme Court case and other societal factors, has significantly limited and clarified that eminent domain may only be used by a municipality for a "public use" as opposed to a "public purpose." As stated above, the board of directors is not granted the power of eminent domain.

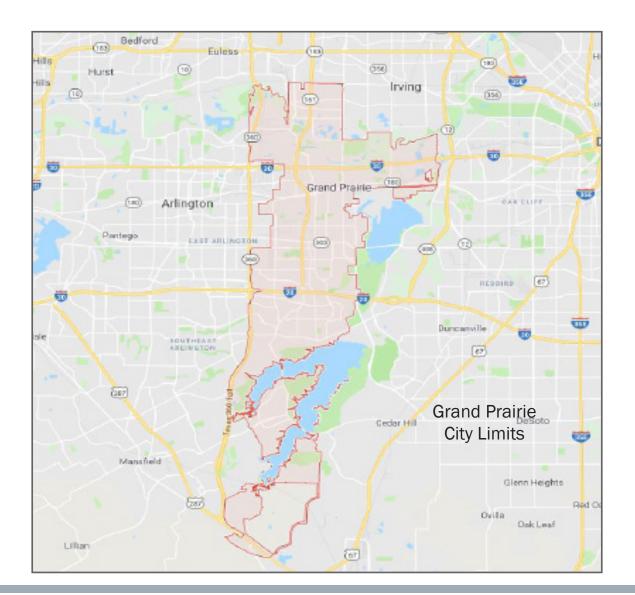


Boundary Description

Grand Prairie TIRZ #3 is noncontiguous and is made up of a proposed eleven area development zones (ADZ) consisting of approximately 10,027 acres.

ADZ #1 consists of the original boundaries of the TIRZ originally created in 1999 and located within Dallas County. The expanded areas created in 2019 include ADZ #2, #3, #4, and #5 all within Tarrant County. Also added in 2019 is ADZ #6 which is located in Ellis County and ADZ #7 located in Dallas County. ADZ #8 consists of portions of Lake Ridge Parkway north and south of ADZ #1, and is located in both Tarrant and Dallas County. The proposed areas to be included in the 2023 expansion include ADZ #9 and ADZ #11, which are located in Ellis County, and ADZ #10 which is located in Johnson County.

Legal descriptions of each area are included in **Appendix A** of this Project and Financing Plan.



Land Use

The TIRZ contains both commercial and residential improvements as well as vacant land. It is the City's desire to have the land developed, potentially facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code.

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 implementation.

Zoning

The property within the TIRZ is currently zoned for a wide variety of uses. The current zoning includes Industrial, Single Family, Agricultural, Multifamily, Retail and Office, as well as areas designated for Planned Development.

It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the City at this time.

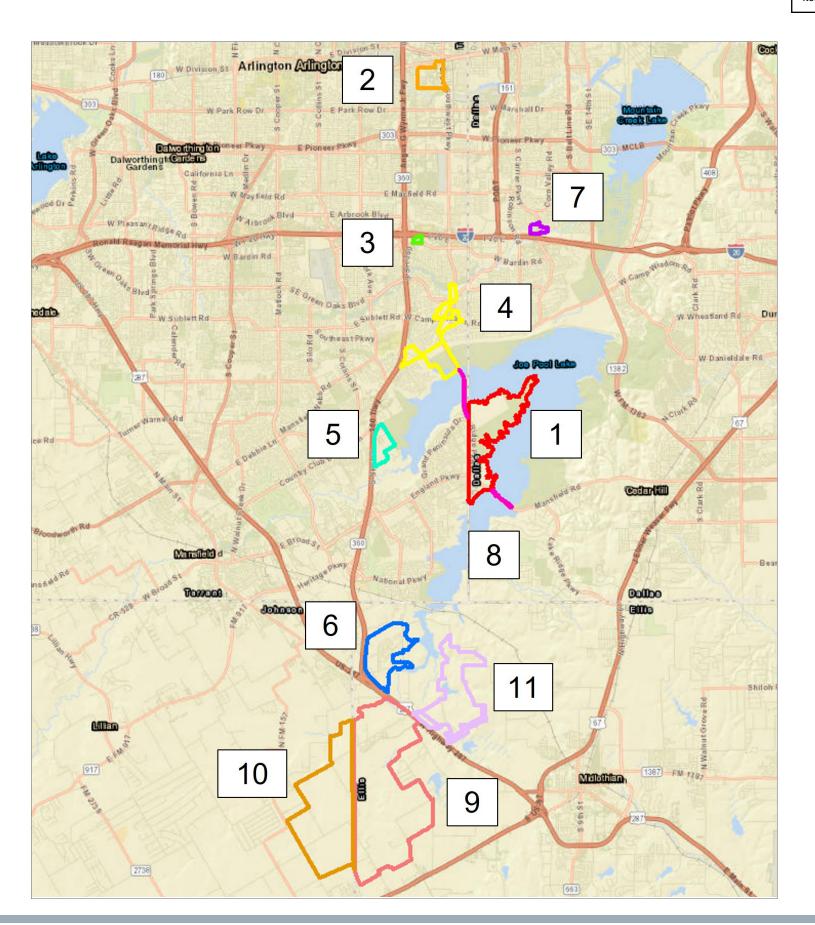
Taxable Value Information

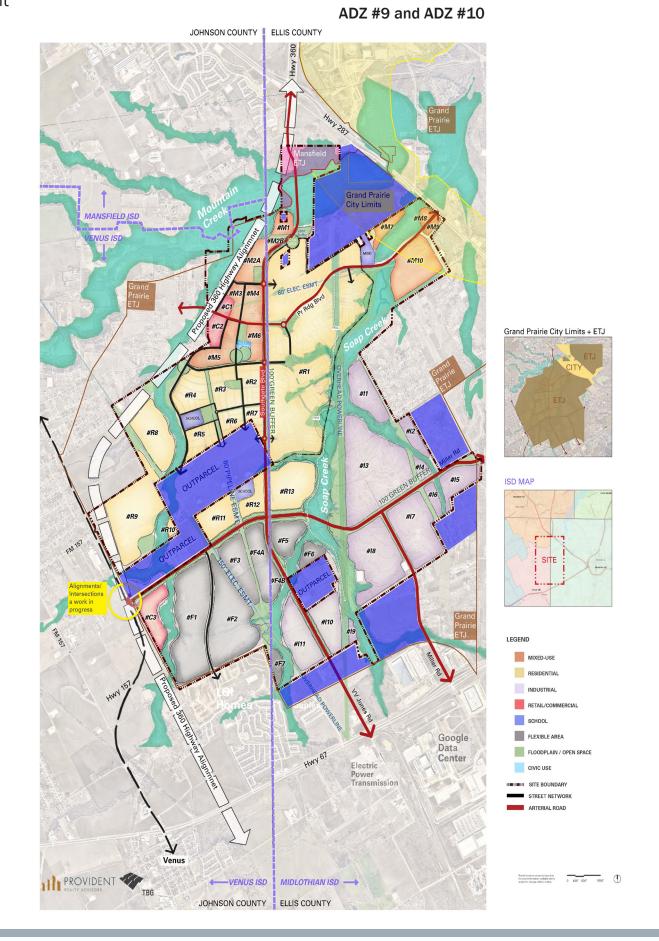
The base taxable value of the property is the value as of January 1 in the year in which the property was added to the TIRZ. The 1999 base taxable value for the original TIRZ within Dallas County is \$274,463. The 2019 expanded area base taxable value is \$229,833,938. The 2023 expanded boundaries will have a 2023 base, the value of which will be confirmed by the appraisal district.

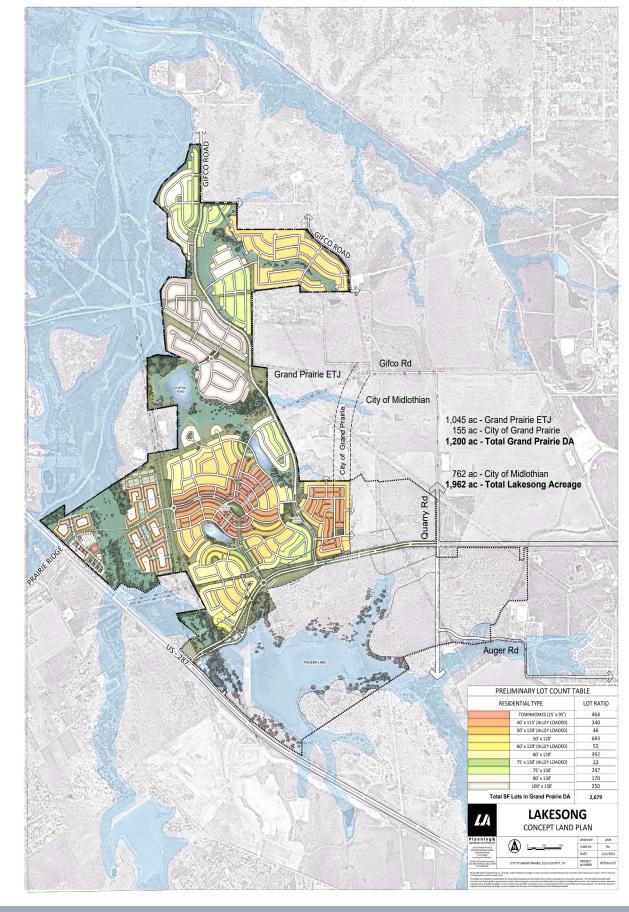
Area Redevelopment Zones

In 2019, DPED divided the TIRZ into eight Area Development Zones (ADZ) for the purpose of organizing our projections for future development. ADZ #1 consists of the original TIRZ boundaries located within Dallas County. ADZ #1, 2, 3, 4, 5, and 6 represent areas where there is expected to be new development. In the case of ADZ #7, limited new construction is anticipated, however there is the potential for redevelopment. ADZ #8 consists of Lake Ridge Parkway north and south of ADZ #1, and no new construction is anticipated. In 2023, City Council will consider expanding the TIRZ to include three additional ADZs: ADZ#9, ADZ #10, and ADZ #11. ADZ #9 and ADZ #11 are located in Ellis County. ADZ #10 is located in Johnson County. The property within ADZ#9, ADZ #10, and ADZ #11 is located within the City or the extraterritorial jurisdiction of the City of Grand Prairie.

The development projections for each ADZ were informed by available site plans for planned developments, land use plans, and insight from local market experts and industry trends. The following pages will highlight the available site plans used to inform projections for ADZ#9, ADZ #10, and ADZ #11.







Based on the information detailed on the previous pages and the latest known development plans based on information provided by the development community, DPED worked with City staff to develop projections of the anticipated development within TIRZ #3. The development is expected to be a combination of commercial uses including retail, office, hotel, and both single family and multifamily residential. The development is projected to be constructed over several years spanning the term of the TIRZ, and financed in part by incremental real property tax generated within the TIRZ.

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Inc	cremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #1								
Single Family	2025		55	\$ 400,000	\$	22,000,000		
			55		\$	22,000,000		
AREA DEVELOPMENT ZONE #2								
Medical	2026	60,000		\$ 225	\$	13,500,000		
Medical	2028	40,000		\$ 225	\$	9,000,000		
Medical	2030	40,000		\$ 225	\$	9,000,000		
		140,000			\$	31,500,000		
AREA DEVELOPMENT ZONE #3								
Multifamily	2024		401	\$ 130,000	\$	52,130,000		
Retail	2024	5,960		\$ 180	\$	1,072,800	\$250	\$1,490,000
Retail	2024	5,700		\$ 180	\$	1,026,000	\$250	\$1,425,000
Restaurant	2024	6,100		\$ 200	\$	1,220,000	\$325	\$1,982,500
Restaurant	2024	10,380		\$ 200	\$	2,076,000	\$325	\$3,373,500
Restaurant	2026	5,450		\$ 200	\$	1,090,000	\$325	\$1,771,250
Retail	2026	9,300		\$ 180	\$	1,674,000	\$250	\$2,325,000
Restaurant	2026	6,600		\$ 200	\$	1,320,000	\$325	\$2,145,000
Retail	2026	40,000		\$ 180	\$	7,200,000	\$250	\$10,000,000
Multifamily	2026		291	\$ 130,000	\$	37,830,000		
Multifamily	2026		110	\$ 130,000	\$	14,300,000		
		89,490	802		\$	120,938,800		\$24,512,250
AREA DEVELOPMENT ZONE#4								
Restaurant	2021	32,400		\$ 200	\$	6,480,000	\$325	\$10,530,000
Multifamily	2022		270	\$ 130,000	\$	35,100,000		
Retail	2023	4,200		\$ 180	\$	756,000	\$250	\$1,050,000
Retail	2023	4,200		\$ 180	\$	756,000	\$250	\$1,050,000
Retail	2023	4,200		\$ 180	\$	756,000	\$250	\$1,050,000
Retail	2023	10,000		\$ 180	\$	1,800,000	\$250	\$2,500,000
Retail	2023	65,000		\$ 180	\$	11,700,000	\$250	\$16,250,000
Retail	2021	3,000		\$ 180	\$	540,000	\$250	\$750,000
Retail	2022	12,000		\$ 180	\$	2,160,000	\$250	\$3,000,000
Retail	2022	4,000		\$ 180	\$	720,000	\$250	\$1,000,000
Retail	2023	4,500		\$ 180	\$	810,000	\$250	\$1,125,000
Multifamily	2022		166	\$ 130,000	\$	21,580,000		
Retail	2024	80,000		\$ 180	\$	14,400,000	\$250	\$20,000,000
Multifamily	2021		514	\$ 130,000	\$	66,820,000		
Retail	2022	7,600		\$ 180	\$	1,368,000	\$250	\$1,900,000
Retail	2023	36,220		\$ 180	\$	6,519,600	\$250	\$9,055,000
Retail	2024	6,000		\$ 180	\$	1,080,000	\$250	\$1,500,000
Retail	2024	6,000		\$ 180	\$	1,080,000	\$250	\$1,500,000

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Inc	remental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE#5								
Retail	2026	4,000		\$ 180	\$	720,000	\$250	\$1,000,000
Retail	2026	10,000		\$ 180	\$	1,800,000	\$250	\$2,500,000
Retail	2026	3,200		\$ 180	\$	576,000	\$250	\$800,000
Retail	2026	4,700		\$ 180	\$	846,000	\$250	\$1,175,000
Retail	2026	3,600		\$ 180	\$	648,000	\$250	\$900,000
Retail	2026	6,500		\$ 180	\$	1,170,000	\$250	\$1,625,000
Retail	2026	6,500		\$ 180	\$	1,170,000	\$250	\$1,625,000
Hotel	2028		110	\$ 110,000	\$	12,100,000		
Retail	2028	10,000		\$ 180	\$	1,800,000	\$250	\$2,500,000
Retail	2028	9,000		\$ 180	\$	1,620,000	\$250	\$2,250,000
Retail	2028	65,000		\$ 180	\$	11,700,000	\$250	\$16,250,000
		122,500	110		\$	34,150,000		\$ 30,625,00
AREA DEVELOPMENT ZONE #6								
Multifamily	2024		255	\$ 150,000	\$	38,250,000		
Single Family	2024		75	\$ 400,000	\$	30,000,000		
Restaurant	2024	10,000		\$ 200	\$	2,000,000	\$325	\$3,250,000
Restaurant	2024	10,000		\$ 200	\$	2,000,000	\$325	\$3,250,000
Retail	2024	36,000		\$ 180	\$	6,480,000	\$250	\$9,000,000
Retail	2024	5,000		\$ 180	\$	900,000	\$250	\$1,250,000
Restaurant	2024	2,400		\$ 200	\$	480,000	\$325	\$780,000
Restaurant	2024	3,200		\$ 200	\$	640,000	\$325	\$1,040,000
Office	2024	65,000		\$ 140	\$	9,100,000		
Retail	2024	45,000		\$ 180	\$	8,100,000	\$250	\$11,250,000
Restaurant	2026	5,000		\$ 200	\$	1,000,000	\$325	\$1,625,000
Single Family	2026		101	\$ 400,000	\$	40,400,000		
Retail	2026	95,000		\$ 180	\$	2,160,000	\$250	\$3,000,000
Restaurant	2026	60,000		\$ 200	\$	480,000	\$325	\$780,000
Retail	2026	25,000		\$ 180	\$	17,100,000	\$250	\$23,750,000
Office	2026	42,000		\$ 140	\$	8,400,000		
Industrial	2026		117	\$ 400,000	\$	1,750,000		
<u>Industrial</u>	2026		108	\$ 400,000	\$	2,940,000		
Single Family	2028		101	\$ 400,000	\$	40,400,000		
		403,600	757		\$	212,580,000		\$ 58,975,00
AREA DEVELOPMENT ZONE #7								
*No new construction projected								
AREA DEVELOPMENT ZONE #8								

AREA DEVELOPMENT ZONE #9 & 10 Single Family Industrial	Projected Completion Date 2024 2045 2028 2035 2037 2037 2038 2038 2038 2040 2043 2040 2043 2045 2032 2036 2041	Square Feet 78,321	2,500 344 159 190 230 133 90 63 346 635 25 217	* * * * * * * * * * * * * * * * * * * *	475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	1,187,500,000 163,590,000 75,316,000 90,440,000 109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000 11,951,000	Sales PSF	Total Sales
Single Family Comple Family Industrial	2045 2028 2035 2037 2037 2038 2038 2038 2040 2043 2043 2043 2045 2032	78,321	344 159 190 230 133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$ \$ \$ \$	163,590,000 75,316,000 90,440,000 109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Comple Family Industrial	2045 2028 2035 2037 2037 2038 2038 2038 2040 2043 2043 2043 2045 2032	78,321	344 159 190 230 133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$ \$ \$ \$	163,590,000 75,316,000 90,440,000 109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Commercial Commercial Commercial Industrial	2028 2035 2037 2037 2038 2038 2038 2040 2043 2043 2045 2032	78,321	159 190 230 133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$ \$ \$ \$	75,316,000 90,440,000 109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Commercial Commercial Commercial Industrial	2035 2037 2037 2038 2038 2038 2040 2043 2043 2043 2045 2032	78,321	190 230 133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$ \$	90,440,000 109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Commercial Commercial Commercial Industrial	2037 2037 2038 2038 2038 2040 2043 2043 2043 2045 2032	78,321	230 133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$ \$	109,345,000 63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Commercial Commercial Commercial Industrial	2037 2038 2038 2038 2040 2043 2043 2043 2045 2032	78,321	133 90 63 346 635 25 217	\$ \$ \$ \$ \$ \$	475,000 475,000 475,000 475,000 475,000	\$ \$ \$ \$	63,251,000 42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Commercial Commercial Commercial Industrial	2038 2038 2038 2040 2043 2043 2045 2032 2036	78,321	90 63 346 635 25 217	\$ \$ \$ \$	475,000 475,000 475,000 475,000	\$ \$ \$	42,693,000 29,811,000 164,141,000 301,435,000		
Single Family Single Family Single Family Single Family Single Family Single Family Commercial Commercial Commercial Industrial	2038 2038 2040 2043 2043 2045 2032 2036	78,321	63 346 635 25 217	\$ \$ \$ \$	475,000 475,000 475,000 475,000	\$ \$ \$	29,811,000 164,141,000 301,435,000		
Single Family Single Family Single Family Single Family Single Family Commercial Commercial Commercial Industrial	2038 2040 2043 2043 2045 2032 2036	78,321	346 635 25 217	\$ \$ \$	475,000 475,000 475,000	\$	164,141,000 301,435,000		
Single Family Single Family Single Family Single Family Commercial Commercial Commercial Industrial	2040 2043 2043 2045 2032 2036	78,321	635 25 217	\$ \$ \$	475,000 475,000	\$	301,435,000		
Single Family Single Family Single Family Commercial Commercial Industrial	2043 2043 2045 2032 2036	78,321	25 217	\$	475,000				
Single Family Single Family Commercial Commercial Industrial	2043 2045 2032 2036	78,321	217	\$		\$	11.951.000		
Single Family Commercial Commercial Industrial	2045 2032 2036	78,321			475,000		,55 1 ,550		
Commercial Commercial Commercial Industrial	2032 2036	78,321	128	\$		\$	103,284,000		
Commercial Commercial Industrial	2036	78,321		Ψ	475,000	\$	60,914,000		
Commercial Industrial				\$	300	\$	23,496,264	\$300	\$23,496,264
Industrial	2041	190,793		\$	300	\$	57,237,840	\$300	\$57,237,840
Industrial		397,093		\$	300	\$	119,127,888	\$300	\$119,127,888
Industrial Industrial Industrial Industrial Industrial Industrial Industrial	2024	1,542,024		\$	50	\$	77,101,200		
Industrial Industrial Industrial Industrial Industrial Industrial	2024	1,912,894		\$	50	\$	95,644,692		
Industrial Industrial Industrial Industrial Industrial	2025	2,993,617		\$	50	\$	149,680,872		
Industrial Industrial Industrial Industrial	2028	781,074		\$	50	\$	39,053,700		
Industrial Industrial Industrial	2029	590,804		\$	50	\$	29,540,214		
Industrial Industrial	2029	196,935		\$	50	\$	9,846,738		
Industrial	2030	834,130		\$	50	\$	41,706,522		
	2030	1,027,929		\$	50	\$	51,396,444		
	2037	740,564		\$	50	\$	37,028,178		
Industrial	2038	562,839		\$	50	\$	28,141,938		
Industrial	2031	2,335,121		\$	50	\$	116,756,046		
Industrial	2034	2,163,538		\$	50	\$	108,176,904		
Industrial	2036	817,534		\$	50	\$	40,876,704		
Industrial	2038	204,906		\$	50	\$	10,245,312		
Multifamily	2025	· · ·	1,332	\$	150,000	\$	199,800,000		
Multifamily	2028		111	\$	150,000		16,575,000		
Multifamily	2031		37	\$	150,000		5,557,500		
Multifamily	2048		282	\$	150,000	\$	42,243,750		
Multifamily	2030		217	\$	150,000	\$	32,565,000		
Multifamily	2033		363	\$	150,000	\$	54,438,750		
Multifamily	2035		694	\$	150,000	\$	104,118,750		
Multifamily	2039		1,031	\$	150,000	\$	154,642,500		
Multifamily			549	\$	150,000	\$	82,417,500		
	2045	17,370,116	9,676		131,300		4,131,087,206		

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Inc	cremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #11								
Single Family	2035		2,679	\$ 465,295	\$	1,246,525,000		
Commercial	2027	22,000		\$ 300	\$	6,600,000	\$300	\$6,600,000
Commercial	2029	22,000		\$ 300	\$	6,600,000	\$300	\$6,600,000
Commercial	2031	22,000		\$ 300	\$	6,600,000	\$300	\$6,600,000
Commercial	2033	22,000		\$ 300	\$	6,600,000	\$300	\$6,600,000
Multifamily	2027		338	\$ 150,000	\$	50,700,000		
Multifamily	2029		338	\$ 150,000	\$	50,700,000		
Multifamily	2031		338	\$ 150,000	\$	50,700,000		
Multifamily	2033		338	\$ 150,000	\$	50,700,000		
Multifamily	2036		337	\$ 150,000	\$	50,550,000		
		88,000	4,368		\$	1,526,275,000		\$ 26,400,000

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #3			
Water Facilities and Improvements	\$	269,803,656	15.0%
Sanitary Sewer Facilities and Improvements	\$	269,803,656	15.0%
Storm Water Facilities and Improvements	\$	269,803,656	15.0%
Transit/Parking Improvements	\$	71,947,642	4.0%
Street and Intersection Improvements	\$	359,738,208	20.0%
Open Space, Park and Recreation Facilities and Improvements, Public	٦	170 960 104	10.0%
Facilities and Improvements	\$	179,869,104	10.0%
Economic Development Grants	\$	359,738,208	20.0%
Administrative Costs	\$	17,986,910	1.0%
Total	\$	1,798,691,038	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. 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. The \$1,798,691,038 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs;
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
- (I) the cost of operating the reinvestment zone and project facilities;
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grand Prairie will contribute 75% of its real property increment.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing 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 - 2022 Rates	3	Participation	
City of Grand Prairie	0.66000000	75%	0.4950000
Dallas County	0.22794600	0%	0.0000000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
Hill College - Venus	0.03982700	0%	0.0000000
Ellis County	0.27300100	0%	0.0000000
Ellis County Lat Road	0.02286600	0%	0.0000000
Johnson County	0.36845500	0%	0.0000000
Parkland	0.23580000	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
DCCD	0.11589900	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
Cedar Hill ISD	1.19060000	0%	0.0000000
Grand Prairie ISD	1.30700000	0%	0.0000000
Mansfield ISD	1.33460000	0%	0.0000000
Venus ISD	1.36610000	0%	0.0000000
Midlothian ISD	1.29460000	0%	0.0000000

ADZ#1: INPUT & OUTPUT

▶ INPUT

INFLATION RATE	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTICIPATION					
City of Grand Prairie	0.66000000	75%	0.4950000			
Dallas County	0.22794600	0%	0.0000000			
Parkland	0.23580000	0%	0.0000000			
DCCD	0.11589900	0%	0.0000000			
Cedar Hill ISD	1.19060000	0%	0.0000000			
	2.43024500		0.4950000			

PERSONAL PROPERTY TAX	PARTICIPATION					
City of Grand Prairie	0.66000000	0%	0.0000000			
Dallas County	0.22794600	0%	0.0000000			
Parkland	0.23580000	0%	0.0000000			
DCCD	0.11589900	0%	0.0000000			
Cedar Hill ISD	1.19060000	0%	0.0000000			
	2.43024500		0.0000000			

		Sales Tax Rate	0.0200000	0.00%	0.0000000
--	--	----------------	-----------	-------	-----------

AREA DEVELOPMENT ZONE #1		<u>AREA</u>		REAL PE	ROPER	<u>ΓΥ</u>	PERSONAL	PROPERTY	<u>SALES</u>			
	Year SF/UNITS \$ / SF TAX VALUE					\$ / SF	TAX VALUE	\$ / SF TAX VALUE				
Single Family	2025	55	\$	400,000.00	\$	22,000,000						

▶ OUTPUT

TOTAL TAX REVENUE	TOTAL		REAL P	ROPE	RTY	PERSON	SALES					
City of Grand Prairie	27.2%	\$ 2,845,762	-	=	\$	2,845,762	+	\$ -	+		\$	
Dallas County	9.4%	\$ 982,849	=	•	\$	982,849	+	\$ -	+		\$	
Parkland	9.7%	\$ 1,016,713	=	•	\$	1,016,713	+	\$ -	+		\$	
DCCD	4.8%	\$ 499,729	-	•	\$	499,729	+	\$ -	+		\$	-
Cedar Hill ISD	49.0%	\$ 5,133,583	-	=	\$	5,133,583	+	\$ -	+		\$	
	100.0%	10,478,636			\$	10,478,636		\$ -			\$	-
		100.0%				100.0%		0.0%	_			0.0%

TOTAL PARTICIPATION	TOTAL	REAL	PROP	ERTY	PERSON	NAL PROP	ERTY	SALES			
City of Grand Prairie	100.0%	\$ 2,134,322	=	\$	2,134,322	+	\$	-	+	\$	-
Dallas County	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
Parkland	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
DCCD	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
Cedar Hill ISD	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
•	100.0%	\$ 2,134,322		\$	2,134,322		\$	-		\$	-
		100.00%	='		100.0%	=		0.0%	=		0.0%

NET BENEFIT	TOTAL	RE	AL PRO	OPER	RTY	PERSO	NAL PROPE	RTY	SALES			
City of Grand Prairie	8.5%	\$ 711,441	=	;	\$	711,441	+	\$		+	\$	-
Dallas County	11.8%	\$ 982,849	=		\$	982,849	+	\$		+	\$	-
Parkland	12.2%	\$ 1,016,713	=		\$	1,016,713	+	\$		+	\$	-
DCCD	6.0%	\$ 499,729	=		\$	499,729	+	\$	-	+	\$	-
Cedar Hill ISD	61.5%	\$ 5,133,583	=		\$	5,133,583	+	\$	-	+	\$	-
	100.0%	\$ 8,344,314		Ŀ	\$	8,344,314		\$	-		\$	-
		 100.0%	-			100.0%			0.0%	=		0.09

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOTAL TAX REVENUE																							
REAL PROPERTY	% OCCUPIED Taxable Value	2019 0% -	2020 0% -	2021 0%	2022 0% -	2023 0%	2024 25% 5,500,000	2025 75% 16,500,000	2026 100% 22,000,000	2027 100% 22,660,000	2028 100% 23,339,800	2029 100% 24,039,994	2030 100% 24,761,194	2031 100% 25,504,030	2032 100% 26,269,151	2033 100% 27,057,225	2034 100% 27,868,942	2035 100% 28,705,010	2036 100% 29,566,160	2037 100% 30,453,145	2038 100% 31,366,740	2039 100% 32,307,742	2040 100% 33,276,974
City of Grand Prairie Dallas County Parkland DCCD	PV 1,297,808 448,227 463,671 227,901	- - - -	- - - -	- - - -	- - - -	- - -	36,300 12,537 12,969 6,374	108,900 37,611 38,907 19,123	145,200 50,148 51,876 25,498	149,556 51,653 53,432 26,263	154,043 53,202 55,035 27,051	158,664 54,798 56,686 27,862	163,424 56,442 58,387 28,698	168,327 58,135 60,139 29,559	173,376 59,879 61,943 30,446	178,578 61,676 63,801 31,359	183,935 63,526 65,715 32,300	189,453 65,432 67,686 33,269	195,137 67,395 69,717 34,267	200,991 69,417 71,809 35,295	207,020 71,499 73,963 36,354	213,231 73,644 76,182 37,444	GROSS 219,628 2,84 75,854 98 78,467 1,01 38,568 49
Cedar Hill ISD Total	2,341,166 4.778,773				-	-	65,483 133,663	196,449 400,990	261,932 534,654	269,790 550,694	277,884 567,214	286,220 584,231	294,807 601,758	303,651 619,810	312,761 638,405	322,143 657,557	331,808 677,284	341,762 697,602	352,015 718,530	362,575 740,086	373,452 762,289	384,656 785,157	396,196 5,13 808,712 10.47
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	25%	75% -	100%	100% -	100%	100%	100%	100%	100% -	100% -	100%	100% -	100%	100%	100% -	100%	100% -
City of Grand Prairie Dallas County Parkland	PV -	- -	- -	- -	-	-	-	-	-	- -	- -	- -	-	-	-	- -	-	-	-	-	-	-	GROSS - -
DCCD Cedar Hill ISD <i>Total</i>	-	-	-	-	-	:	- - -	:	:	- - -	:	- - -	-	-	:	-	-	-	:	-	- - -	:	-
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0% -	0%	25% -	75% -	100%	100% -	100%	100% -	100%	100%	100%	100%	100%	100%	100%	100%	100% -	100%	100%
Total	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY	PV																						GROSS
City of Grand Prairie Dallas County Parkland DCCD Cedar Hill ISD	1,297,808 448,227 463,671 227,901 2,341,166	- - - -	- - - -	- - - -	- - - -	- - - -	36,300 12,537 12,969 6,374 65,483	108,900 37,611 38,907 19,123 196,449	145,200 50,148 51,876 25,498 261,932	149,556 51,653 53,432 26,263 269,790	154,043 53,202 55,035 27,051 277,884	158,664 54,798 56,686 27,862 286,220	163,424 56,442 58,387 28,698 294,807	168,327 58,135 60,139 29,559 303,651	173,376 59,879 61,943 30,446 312,761	178,578 61,676 63,801 31,359 322,143	183,935 63,526 65,715 32,300 331,808	189,453 65,432 67,686 33,269 341,762	195,137 67,395 69,717 34,267 352,015	200,991 69,417 71,809 35,295 362,575	207,020 71,499 73,963 36,354 373,452	213,231 73,644 76,182 37,444 384,656	219,628 75,854 78,467 38,568 396,196 2,84 98 1,01 49 5,13
Total	4,778,773	-	•	-	-	•	133,663	400,990	534,654	550,694	567,214	584,231	601,758	619,810	638,405	657,557	677,284	697,602	718,530	740,086	762,289	785,157	808,712 10,47
PARTICIPATION REAL PROPERTY	Taxable Value	_	_			_	5,500,000	16,500,000	22,000,000	22,660,000	23,339,800	24,039,994	24,761,194	25,504,030	26,269,151	27,057,225	27,868,942	28,705,010	29,566,160	30,453,145	31,366,740	32,307,742	33,276,974
City of Grand Prairie	PV 973,356	-	-	_	-	-	27,225	81,675	108,900	112,167	115,532	118,998	122,568	126,245	130,032	133,933	137,951	142,090	146,352	150,743	155,265	159,923	GROSS 164,721 2,13
Dallas County Parkland DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cedar Hill ISD <i>Total</i>	973,356	-	-	-	:	:	- 27,225	- 81,675	108,900	- 112,167	- 115,532	- 118,998	- 122,568	- 126,245	130,032	- 133,933	- 137,951	- 142,090	- 146,352	- 150,743	- 155,265	- 159,923	164,721 2,13
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Grand Prairie Dallas County	PV	-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	GROSS - -
Parkland DCCD Cedar Hill ISD Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- - -	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	- -	- -	-	-	- -	- -	-	-	_	-	- -	- -	-	-	
Total				-			_		_			-	_	-							-		GROSS
SUMMARY																							
City of Grand Prairie Dallas County			:		-	:	27,225	81,675	108,900	112,167	115,532	118,998	122,568	126,245	130,032	133,933	137,951	142,090	146,352	150,743	155,265	159,923	GROSS 164,721 2,13
Parkland DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cedar Hill ISD Total		-		-	-	-	27,225	81,675	108,900	112,167	- 115,532	- 118,998	- 122,568	- 126,245	130,032	133,933	137,951	142,090	- 146,352	150,743	- 155,265	159,923	164,721 2,13
TOTAL TAX REVENUE	- PARTICIPATION =	NET BENE	FIT																				
SUMMARY																							GROSS
City of Grand Prairie Dallas County Parkland		-	-	-	-	-	9,075 12,537 12,969	27,225 37,611 38,907	36,300 50,148 51,876	37,389 51,653 53,432	38,511 53,202 55,035	39,666 54,798 56,686	40,856 56,442 58,387	42,082 58,135 60,139	43,344 59,879 61,943	44,644 61,676 63,801	45,984 63,526 65,715	47,363 65,432 67,686	48,784 67,395 69,717	50,248 69,417 71,809	51,755 71,499 73,963	53,308 73,644 76,182	54,907 75,854 78,467 7,01
DCCD Cedar Hill ISD Total		-	-	-	-	-	6,374 65,483 106,438	19,123 196,449 319,315	25,498 261,932 425,754	26,263 269,790 438,527	27,051 277,884 451,682	27,862 286,220 465,233	28,698 294,807 479,190	29,559 303,651 493,565	30,446 312,761 508,372	31,359 322,143 523,624	32,300 331,808 539,332	33,269 341,762 555,512	34,267 352,015 572,178	35,295 362,575 589,343	36,354 373,452 607,023	37,444 384,656 625,234	38,568 396,196 643,991

ADZ#2: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTICI	PATION	
City of Grand Prairie	0.66000000	75%	0.4950000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
	2.54729900		0.4950000

PERSONAL PROPERTY TAX		PARTICIPATION						
City of Grand Prairie	0.66000000	0%	0.0000000					
Tarrant County	0.22400000	0%	0.0000000					
Tarrant County Hospital	0.22442900	0%	0.0000000					
TCCD	0.13017000	0%	0.0000000					
Arlington ISD	1.30870000	0%	0.0000000					
	2.54729900		0.0000000					

SALES TAX RATE	0.0200000	0.00%	0.0000000

AREA DEVELOMENT ZONE #2		AREA	REAL PR	ROP	<u>ERTY</u>	PERSONAL PROPERTY					<u>SALES</u>			
	Year	SF/UNITS	\$ / SF		TAX VALUE		\$ / SF		TAX VALUE		\$ / SF	1	TAX VALUE	
Medical	2026	60,000	\$ 225	\$	13,500,000	\$	-	\$	-	\$	-	\$	-	
Medical	2028	40,000	\$ 225	\$	9,000,000	\$	-	\$	-	\$	-	\$	-	
Medical	2030	40,000	\$ 225	\$	9,000,000	\$	-	\$	-	\$	-	\$	-	

TOTAL \$ 31,500,000 \$ - \$ -

	TOTAL TAX REVENUE		TOTAL	REAL PI	ROPE	RTY	PERSONAL	PROPERTY		SA	LES	
ightharpoons	City of Grand Prairie	25.9%	\$ 3,137,941	=	\$	3,137,941	+	\$	-	+	\$	-
	Tarrant County	8.8%	\$ 1,064,998	=	\$	1,064,998	+	\$	-	+	\$	-
	Tarrant County Hospital	8.8%	\$ 1,067,038	=	\$	1,067,038	+	\$	-	+	\$	-
	TCCD	5.1%	\$ 618,887	-	\$	618,887	+	\$	-	+	\$	-
	Arlington ISD	51.4%	\$ 6,222,156	II	\$	6,222,156	+	\$	-	+	\$	-
	•	100.0%	12,111,020		\$	12,111,020		\$	-		\$	-
			100.0%	•		100.0%			0.0%			0.0%

TOTAL PARTICIPATION		TOTAL	REAL	PROPE	RTY	PERSON	AL PROF	ERTY	SALES			
City of Grand Prairie	100.0%	\$ 2,353,456	-	\$	2,353,456	+	\$	-	+	\$	-	
Tarrant County	0.0%	\$ -	-	\$	-	+	\$	-	+	\$	-	
Tarrant County Hospital	0.0%	\$ -	II	\$	-	+	\$	-	+	\$	-	
TCCD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$		
Arlington ISD	0.0%	\$ -	II	\$	-	+	\$	-	+	\$	-	
	100.0%	\$ 2,353,456		\$	2,353,456		\$	-		\$	-	
		 100.0%			100.0%	•		0.0%	-		0.0%	

NET BENEFIT		TOTAL	REAL	. PROPE	RTY	PERSON	AL PROP	ERTY	SALES			
City of Grand Prairie	8.0%	\$ 784,485	=	\$	784,485	+	\$	-	+	\$		
Tarrant County	10.9%	\$ 1,064,998	=	\$	1,064,998	+	\$	-	+	\$	-	
Tarrant County Hospital	10.9%	\$ 1,067,038	=	\$	1,067,038	+	\$	-	+	\$	-	
TCCD	6.3%	\$ 618,887	=	\$	618,887	+	\$	-	+	\$	-	
Arlington ISD	63.8%	\$ 6,222,156	=	\$	6,222,156	+	\$	-	+	\$	-	
	100.0%	\$ 9,757,565		\$	9,757,565		\$	-		\$	-	
		 100.0%			100.0%	•		0.0%	-		0.0%	

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
REAL PROPERTY	Taxable Value	-		-	-	-	-	-	13,500,000	13,500,000	22,500,000	22,500,000	31,500,000	32,445,000	33,418,350	34,420,901	35,453,528	36,517,133	37,612,647	38,741,027	39,903,258	41,100,355	42,333,366	CBOSS
City of Grand Prairie Tarrant County	1,258,393 427,091	-	-	-	-	-	-	-	89,100 30,240	89,100 30,240	148,500 50,400	148,500 50,400	207,900 70,560	214,137 72,677	220,561 74,857	227,178 77,103	233,993 79,416	241,013 81,798	248,243 84,252	255,691 86,780	263,361 89,383	271,262 92,065	279,400 94,827	3,137,941 1,064,998
Tarrant County Hospital TCCD	427,909 248,189	-	-	-	-	-	-	-	30,298 17,573	30,298 17,573	50,497 29,288	50,497 29,288	70,695 41,004	72,816 42,234	75,000 43,501	77,250 44,806	79,568 46,150	81,955 47,534	84,414 48,960	86,946 50,429	89,554 51,942	92,241 53,500	95,008 55,105	1,067,038 618,887 6,222,156
Arlington ISD Total	2,495,241 4,856,824			-	:	-			176,675 343,885	176,675 343,885	294,458 573,142	294,458 573,142	412,241 802,399	424,608 826,471	437,346 851,265	450,466 876,803	463,980 903,107	477,900 930,201	492,237 958,107	507,004 986,850	522,214 1,016,455	537,880 1,046,949	554,017 1,078,357	12,111,020
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- [GROSS -
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	•			•	-	•	-	•	•	-	•	-	-	•	•	•	•	•	•	-	•	- 1	
SALES TAX	0% Taxable Value	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Total	PV -	_	_					_		_				_	_	_	_		_				- 1	GROSS
SUMMARY	PV								00.400	00.400	440.500	440.500	207.000	044.407	000 504	007.470	000.000	044.040	040.040	055.004	000 004	074 000	070.400	GROSS
City of Grand Prairie Tarrant County Tarrant County Hospital	1,258,393 427,091 427,909	-	-	-		-	-	-	89,100 30,240 30,298	89,100 30,240 30,298	148,500 50,400 50,497	148,500 50,400 50,497	207,900 70,560 70,695	214,137 72,677 72,816	220,561 74,857 75,000	227,178 77,103 77,250	233,993 79,416 79,568	241,013 81,798 81,955	248,243 84,252 84,414	255,691 86,780 86,946	263,361 89,383 89,554	271,262 92,065 92,241	279,400 94,827 95,008	3,137,941 1,064,998 1,067,038
TCCD Arlington ISD	248,189 2,495,241		-	-			-	-	17,573 176,675	17,573 176,675	29,288 294,458	29,288 294,458	41,004 412,241	42,234 424,608	43,501 437,346	44,806 450,466	46,150 463,980	47,534 477,900	48,960 492,237	50,429 507,004	51,942 522,214	53,500 537,880	55,105 554,017	618,887 6,222,156
Total	4,856,824		•	-	•	-	•		343,885	343,885	573,142	573,142	802,399	826,471	851,265	876,803	903,107	930,201	958,107	986,850	1,016,455	1,046,949	1,078,357	12,111,020
PARTICIPATION																								
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	13,500,000	13,500,000	22,500,000	22,500,000	31,500,000	32,445,000	33,418,350	34,420,901	35,453,528	36,517,133	37,612,647	38,741,027	39,903,258	41,100,355	42,333,366	
City of Grand Prairie	PV 943,795	-	-	-	-	-	-	-	66,825	66,825	111,375	111,375	155,925	160,603	165,421	170,383	175,495	180,760	186,183	191,768	197,521	203,447	209,550	GROSS 2,353,456
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	-	-	-	-	-	-	-	-	- -		-	-	-	-	-	- -	-		-	-	-	-	-	-
Total	943,795	-	-	-	-	-	-	-	66,825	66,825	111,375	111,375	155,925	160,603	165,421	170,383	175,495	180,760	186,183	191,768	197,521	203,447	209,550	2,353,456
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- [GROSS -
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	- 1	•
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Total	-	-	-		•	-		-	-	-	-	-	-	-	-	-	-	•	-				- 1	-
SUMMARY	PV																							GROSS
City of Grand Prairie Tarrant County	943,795	-	-	-	-	-	-	-	66,825	66,825	111,375	111,375	155,925	160,603	165,421	170,383	175,495	180,760	186,183	191,768	197,521	203,447	209,550	2,353,456
Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Arlington ISD Total	943,795		-	-	-	-	-	-	- 66,825	- 66,825	- 111,375	- 111,375	- 155,925	160,603	- 165,421	- 170,383	- 175,495	- 180,760	- 186,183	- 191,768	- 197,521	203,447	- 209,550	2,353,456
TOTAL TAX REVENUE -	 PARTICIPATION	= NET BEN	EFIT																					
SUMMARY	201																							
City of Grand Prairie	PV 314,598	-	-	-	-	-	-	-	22,275	22,275	37,125	37,125	51,975	53,534	55,140	56,794	58,498	60,253	62,061	63,923	65,840	67,816	69,850	784,485
Tarrant County Tarrant County Hospital TCCD	427,091 427,909 248.189	-	-	-	-	-	-	-	30,240 30,298 17,573	30,240 30,298 17,573	50,400 50,497 29,288	50,400 50,497 29,288	70,560 70,695 41,004	72,677 72,816 42,234	74,857 75,000 43,501	77,103 77,250 44,806	79,416 79,568 46,150	81,798 81,955 47,534	84,252 84,414 48,960	86,780 86,946 50,429	89,383 89,554 51,942	92,065 92,241 53,500	94,827 95,008 55,105	1,064,998 1,067,038 618,887
Arlington ISD Total	2,495,241 3,913,029	-	-	-	-	-	-	-	17,573 176,675 277,060	17,573 176,675 277,060	29,288 294,458 461,767	294,458 461,767	412,241 646,474	424,608 665,868	437,346 685,844	450,466 706,420	463,980 727,612	47,534 477,900 749,441	492,237 771,924	50,429 507,004 795,082	51,942 522,214 818,934	53,500 537,880 843,502	55,105 554,017 868,807	6,222,156 9,757,565
70107	0,010,020	-	-	-	-	-	-	-	277,000	211,000	-01,707	701,101	0-70,-74	000,000	000,044	, 50,420	, 21,012	, 43,441	111,324	, 30,002	010,334	040,002	550,007	3,737,308

ADZ#3: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%

DISCOUNT RATE 6.00%

REAL PROPERTY TAX		PARTICIF	PATION		
City of Grand Prairie	0.66000000	75%	0.4950000		
Tarrant County	0.22400000	0%	0.0000000		
Tarrant County Hospital	0.22442900	0%	0.0000000		
TCCD	0.13017000	0%	0.0000000		
Arlington ISD	1.30870000	0%	0.0000000		
	2.54729900		0.4950000		

PERSONAL PROPERTY TAX		PARTICIF	PATION
City of Grand Prairie	0.66000000	0%	0.0000000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
	2.54729900		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #3		AREA	REAL P	PRO	PERTY	PERSONAL	_ PR	OPERTY	<u>s</u>	ALE	<u>s</u>
	Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
Multifamily	2024	401	\$ 130,000	\$	52,130,000	\$ -	\$	-	\$ -	\$	-
Retail	2024	5,960	\$ 180	\$	1,072,800	\$ -	\$	-	\$ 250	\$	1,490,000
Retail	2024	5,700	\$ 180	\$	1,026,000	\$ -	\$	-	\$ 250	\$	1,425,000
Restaurant	2024	6,100	\$ 200	\$	1,220,000	\$ -	\$	-	\$ 325	\$	1,982,500
Restaurant	2024	10,380	\$ 200	\$	2,076,000	\$ -	\$	-	\$ 325	\$	3,373,500
Restaurant	2026	5,450	\$ 200	\$	1,090,000	\$ -	\$	-	\$ 325	\$	1,771,250
Retail	2026	9,300	\$ 180	\$	1,674,000	\$ -	\$	-	\$ 250	\$	2,325,000
Restaurant	2026	6,600	\$ 200	\$	1,320,000	\$ -	\$	-	\$ 325	\$	2,145,000
Retail	2026	40,000	\$ 180	\$	7,200,000	\$ -	\$	-	\$ 250	\$	10,000,000
Multifamily	2026	291	\$ 130,000	\$	37,830,000	\$ -	\$	-	\$ -	\$	-
Multifamily	2026	110	\$ 130,000	\$	14,300,000	\$ -	\$	-	\$ -	\$	-

TOTAL 120,938,800 - 24,512,250

▶ OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL	. PROP	PERTY	PERSON	NAL PROPE	RTY		SALES	
City of Grand Prairie	36.0%	\$ 25,053,772	=	\$	15,604,908	+	\$	-	+	\$	9,448,865
Tarrant County	7.6%	\$ 5,296,211	=	\$	5,296,211	+	\$	-	+	\$	-
Tarrant County Hospital	7.6%	\$ 5,306,354	=	\$	5,306,354	+	\$	-	+	\$	-
TCCD	4.4%	\$ 3,077,713	=	\$	3,077,713	+	\$	-	+	\$	-
Arlington ISD	44.4%	\$ 30,942,640	=	\$	30,942,640	+	\$	-	+	\$	-
	100.0%	69,676,691		\$	60,227,826		\$	-		\$	9,448,865
		100.0%	•		96 1%	-		0.0%	-		12 6%

TOTAL PARTICIPATION		TOTAL	REAL	PROP	ERTY	PERSON	AL PROP	ERTY		SALES	
City of Grand Prairie	100.0%	\$ 11,703,681	=	\$	11,703,681	+	\$	-	+	\$	-
Tarrant County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	=
Tarrant County Hospital	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
TCCD	0.0%	\$ -	=	\$		+	\$	-	+	\$	-
Arlington ISD	0.0%	\$ -		\$	-	+	\$	-	+	\$	-
-	100.0%	\$ 11,703,681		\$	11,703,681		\$	-		\$	-
		100.0%	=		100.0%	='		0.0%	-		0.0%

NET BENEFIT		TO	TAL	REAL	PROP	ERTY	PERSO	NAL PROPE	RTY		SALES	
City of Grand Prairie	23.0%	\$ 13	3,350,091	=	\$	3,901,227	+	\$	-	+	\$	9,448,865
Tarrant County	9.1%	\$ 5	5,296,211	=	\$	5,296,211	+	\$		+	\$	-
Tarrant County Hospital	9.2%	\$ 5	5,306,354	=	\$	5,306,354	+	\$	-	+	\$	-
TCCD	5.3%	\$ 3	3,077,713	=	\$	3,077,713	+	\$		+	\$	-
Arlington ISD	53.4%	\$ 30	0,942,640	=	\$	30,942,640	+	\$	-	+	\$	-
	100.0%	\$ 57	7,973,010		\$	48,524,146		\$	-		\$	9,448,865
			100.0%			83.7%			0.0%	•		16.3%

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
REAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	0% 57,524,800	0% 57,524,800	0% 120,938,800	0% 124,566,964	0% 128,303,973	0% 132,153,092	0% 136,117,685	0% 140,201,215	0% 144,407,252	0% 148,739,469	0% 153,201,654	0% 157,797,703	0% 162,531,634	0% 167,407,583	0% 172,429,811	0% 177,602,705	0% 182,930,786	
City of Grand Prairie	6,711,838	-	-	-	-	-	379,664	379,664 128.856	798,196	822,142	846,806 287.401	872,210	898,377 304.904	925,328 314,051	953,088 323,472	981,680	1,011,131	1,041,465 353,467	1,072,709	1,104,890	1,138,037	1,172,178 397,830	1,207,343 409,765	GROSS 15,604,
Tarrant County Tarrant County Hospital	2,277,957 2,282,320	-	-	-	-	-	128,856 129,102	129,102	270,903 271,422	279,030 279,564	287,951	296,023 296,590	305,488	314,652	324,092	333,176 333,815	343,172 343,829	354,144	364,071 364,768	374,993 375,711	386,243 386,982	398,592	410,550	5,296,2 5,306,3
TCCD Arlington ISD	1,323,758 13,308,762	-	-	-	-	-	74,880 752,827	74,880 752,827	157,426 1,582,726	162,149 1,630,208	167,013 1,679,114	172,024 1,729,488	177,184 1,781,372	182,500 1,834,813	187,975 1,889,858	193,614 1,946,553	199,423 2,004,950	205,405 2,065,099	211,567 2,127,051	217,914 2,190,863	224,452 2,256,589	231,185 2,324,287	238,121 2,394,015	3,077, 30,942,
Total	25,904,635	-	-	-	-	-	1,465,329	1,465,329	3,080,673	3,173,093	3,268,286	3,366,334	3,467,324	3,571,344	3,678,484	3,788,839	3,902,504	4,019,579	4,140,167	4,264,372	4,392,303	4,524,072	4,659,794	60,227,8
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0% -	0%	0%	0% -	0% -	0% -	0%	0% -	0%	0%	0% -	0% -	0%	0%	0%	0%	0%	0%	
City of Grand Prairie Tarrant County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Hospital	-	-	-		-		-	-		-	-	-	-	-	-	-		-	-	-	-	-	-	
TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-		-	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0%	0% -	0% 8,271,000	0% 8,271,000	0% 24,512,250	0% 25,247,618	0% 26,005,046	0% 26,785,197	0% 27,588,753	0% 28,416,416	0% 29,268,908	0% 30,146,976	0% 31,051,385	0% 31,982,926	0% 32,942,414	0% 33,930,687	0% 34,948,607	0% 35,997,066	0% 37,076,977	
Total	PV 4,029,511		-	-	-	-	165,420	165,420	490,245	504,952	520,101	535,704	551,775	568,328	585,378	602,940	621,028	639,659	658,848	678,614	698,972	719,941	741,540	GROSS 9,448,8
SUMMARY																								
City of Grand Prairie	PV 10,741,350	-	-	-	-	-	545,084	545,084	1,288,441	1,327,094	1,366,907	1,407,914	1,450,152	1,493,656	1,538,466	1,584,620	1,632,159	1,681,123	1,731,557	1,783,504	1,837,009	1,892,119	1,948,883	GROSS 25,053,7
Tarrant County Tarrant County Hospital	2,277,957 2,282,320	-	-	-	-	-	128,856 129,102	128,856 129,102	270,903 271,422	279,030 279,564	287,401 287,951	296,023 296,590	304,904 305,488	314,051 314,652	323,472 324,092	333,176 333,815	343,172 343,829	353,467 354,144	364,071 364,768	374,993 375,711	386,243 386,982	397,830 398,592	409,765 410,550	5,296,2 5,306,3
TCCD Arlington ISD	1,323,758 13,308,762	-	-	-	-	-	74,880 752,827	74,880 752,827	157,426 1,582,726	162,149 1,630,208	167,013 1,679,114	172,024 1,729,488	177,184 1,781,372	182,500 1,834,813	187,975 1,889,858	193,614 1,946,553	199,423 2,004,950	205,405 2,065,099	211,567 2,127,051	217,914 2,190,863	224,452 2,256,589	231,185 2,324,287	238,121 2,394,015	3,077,7 30,942,6
Total	29,934,147	-	-	-	-	-	1,630,749	1,630,749	3,570,918	3,678,045	3,788,387	3,902,038	4,019,099	4,139,672	4,263,863	4,391,779	4,523,532	4,659,238	4,799,015	4,942,985	5,091,275	5,244,013	5,401,334	
PARTICIPATION																								
REAL PROPERTY	Taxable Value	-	-	-	-	-	57,524,800	57,524,800	120,938,800	124,566,964	128,303,973	132,153,092	136,117,685	140,201,215	144,407,252	148,739,469	153,201,654	157,797,703	162,531,634	167,407,583	172,429,811	177,602,705	182,930,786	
City of Grand Prairie	5,033,879	-	-	-	-	-	284,748	284,748	598,647	616,606	635,105	654,158	673,783	693,996	714,816	736,260	758,348	781,099	804,532	828,668	853,528	879,133	905,507	GROSS 11,703,6
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	5 000 070	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	44 700
Total	5,033,879	-	-	-	-	-	284,748	284,748	598,647	616,606	635,105	654,158	673,783	693,996	714,816	736,260	758,348	781,099	804,532	828,668	853,528	879,133	905,507	11,703,6
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	- -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	8,271,000	8,271,000	24,512,250	25,247,618	26,005,046	26,785,197	27,588,753	28,416,416	29,268,908	30,146,976	31,051,385	31,982,926	32,942,414	33,930,687	34,948,607	35,997,066	37,076,977	
Total	PV -	-	-	-	-		-	-	-	-		-		-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY																								
City of Grand Prairie	5,033,879	-	-	-	-	-	284,748	284,748	598,647	616,606	635,105	654,158	673,783	693,996	714,816	736,260	758,348	781,099	804,532	828,668	853,528	879,133	905,507	GROSS 11,703,6
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- .	-	-	-	
Total	5,033,879	•		•	-	•	284,748	284,748	598,647	616,606	635,105	654,158	673,783	693,996	714,816	736,260	758,348	781,099	804,532	828,668	853,528	879,133	905,507	11,703,6
TOTAL TAX REVENUE - I	PARTICIPATION	= NET BEN	EFIT																					
SUMMARY	PV																							GROSS
City of Grand Prairie Tarrant County	5,707,471 2,277,957	-	-	-	-	-	260,336 128,856	260,336 128,856	689,794 270,903	710,488 279,030	731,802 287,401	753,757 296,023	776,369 304,904	799,660 314,051	823,650 323,472	848,360 333,176	873,810 343,172	900,025 353,467	927,025 364,071	954,836 374,993	983,481 386,243	1,012,986 397,830	1,043,375 409,765	13,350,0 5,296,2
Tarrant County Hospital TCCD	2,282,320 1,323,758	-	-	-	-	-	129,102 74,880	129,102 74,880	271,422 157,426	279,564 162,149	287,951 167,013	296,590 172,024	305,488 177,184	314,652 182,500	324,092 187,975	333,815 193,614	343,829 199,423	354,144 205,405	364,768 211,567	375,711 217,914	386,982 224,452	398,592 231,185	410,550 238,121	5,306,3 3,077,7
Arlington ISD Total	13,308,762 24,900,268	-			-	-	752,827	752,827	1,582,726	1,630,208	1,679,114	1,729,488	1,781,372	1,834,813	1,889,858	1,946,553	2,004,950	2,065,099	2,127,051	2,190,863	2,256,589	2,324,287	2,394,015	30,942,6

ADZ#4: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%

DISCOUNT RATE 6.00%

REAL PROPERTY TAX		PARTICII	PATION
City of Grand Prairie	0.66000000	75%	0.4950000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
	2.54729900		0.4950000

PERSONAL PROPERTY TAX		PARTICII	PATION
City of Grand Prairie	0.66000000	0%	0.0000000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
	2.54729900		0.0000000

Sales Tax Rate 0.0200000 0.00% 0.0000000

AREA DEVELOPMENT ZONE #4		AREA	REAL	PRO	PERTY	PERSONAL	_ PR	<u>OPERTY</u>	S	ALE	<u>s</u>
	Year	SF	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
Restaurant	2024	32,400	\$ 200	\$	6,480,000	\$ -	\$	-	\$ 325.00	\$	10,530,000
Multifamily	2024	270	\$ 130,000	\$	35,100,000	\$ -	\$	-	\$ -	\$	-
Retail	2026	4,200	\$ 180	\$	756,000	\$ -	\$	-	\$ 250.00	\$	1,050,000
Retail	2026	4,200	\$ 180	\$	756,000	\$ -	\$	-	\$ 250.00	\$	1,050,000
Retail	2026	4,200	\$ 180	\$	756,000	\$ -	\$	-	\$ 250.00	\$	1,050,000
Retail	2026	10,000	\$ 180	\$	1,800,000	\$ 	\$	-	\$ 250.00	\$	2,500,000
Retail	2026	65,000	\$ 180	\$	11,700,000	\$ 	\$	-	\$ 250.00	\$	16,250,000
Retail	2026	3,000	\$ 180	\$	540,000	\$ 	\$	-	\$ 250.00	\$	750,000
Retail	2026	12,000	\$ 180	\$	2,160,000	\$	\$	-	\$ 250.00	\$	3,000,000
Retail	2026	4,000	\$ 180	\$	720,000	\$ -	\$	-	\$ 250.00	\$	1,000,000
Retail	2026	4,500	\$ 180	\$	810,000	\$ -	\$	-	\$ 250.00	\$	1,125,000
Multifamily	2028	166	\$ 130,000	\$	21,580,000	\$ -	\$	-	\$ -	\$	
Retail	2028	80,000	\$ 180	\$	14,400,000	\$ -	\$	-	\$ 250.00	\$	20,000,000
Multifamily	2028	514	\$ 130,000	\$	66,820,000	\$ -	\$	-	\$ -	\$	-
Retail	2028	7,600	\$ 180	\$	1,368,000	\$ -	\$	-	\$ 250.00	\$	1,900,000
Retail	2028	36,220	\$ 180	\$	6,519,600	\$ -	\$	-	\$ 250.00	\$	9,055,000
Retail	2028	6,000	\$ 180	\$	1,080,000	\$ -	\$	-	\$ 250.00	\$	1,500,000
Retail	2028	6,000	\$ 180	\$	1,080,000	\$ -	\$	-	\$ 250.00	\$	1,500,000

 TOTAL
 174,425,600
 72,260,000

TOTAL TAX REVENUE		TOTAL	REAL	PROF	PERTY	PERSON	IAL PROP	ERTY		SALES	
City of Grand Prairie	44.1%	\$ 44,067,868	=	\$	19,543,637	+	\$	-	+	\$	24,524,231
Tarrant County	6.6%	\$ 6,632,992	=	\$	6,632,992	+	\$		+	\$	-
Tarrant County Hospital	6.6%	\$ 6,645,695	=	\$	6,645,695	+	\$		+	\$	-
TCCD	3.9%	\$ 3,854,538	=	\$	3,854,538	+	\$	-	+	\$	-
Arlington ISD	38.8%	\$ 38,752,664	=	\$	38,752,664	+	\$		+	\$	-
	100.0%	99,953,758		\$	75,429,527		\$			\$	24,524,231
		400.00/	-		75.50/	-		0.00/	-		0.4.50/

TOTAL PARTICIPATION		TOTAL	REAL	PROP	ERTY	PERSON	IAL PROPE	RTY		SALES	
City of Grand Prairie	100.0%	\$ 14,657,728	=	\$	14,657,728	+	\$	-	+	\$	-
Tarrant County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Tarrant County Hospital	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
TCCD	0.0%	\$	=	\$	-	+	\$	-	+	\$	-
Arlington ISD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	\$ 14,657,728		\$	14,657,728		\$			\$	

NET BENEFIT		TOTAL	REAL	PROF	ERTY	PERSON	IAL PROPE	RTY		SALES	
City of Grand Prairie	34.5%	\$ 29,410,140	=	\$	4,885,909	+	\$	-	+	\$	24,524,231
Tarrant County	7.8%	\$ 6,632,992	=	\$	6,632,992	+	\$	-	+	\$	
Tarrant County Hospital	7.8%	\$ 6,645,695	=	\$	6,645,695	+	\$	-	+	\$	-
TCCD	4.5%	\$ 3,854,538	=	\$	3,854,538	+	\$	-	+	\$	-
Arlington ISD	45.4%	\$ 38,752,664	=	\$	38,752,664	+	\$	-	+	\$	
	100.0%	\$ 85,296,030		\$	60,771,799		\$	-		\$	24,524,231
		100.0%	•		71 2%			0.0%	•		28.8%

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE	1																							
REAL PROPERTY	% OCCUPIED Taxable Value	2019 0% -	2020 0% -	2021 0% -	2022 0% -	2023 0% -	2024 0% 41,580,000	2025 0% 41,580,000	2026 0% 61,578,000	2027 0% 63,425,340	2028 0% 176,272,940	2029 0% 181,561,128	2030 0% 187,007,962	2031 0% 192,618,201	2032 0% 198,396,747	2033 0% 204,348,649	2034 0% 210,479,109	2035 0% 216,793,482	2036 0% 223,297,287	2037 0% 229,996,205	2038 0% 236,896,091	2039 0% 244,002,974	2040 0% 251,323,063	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Arlington ISD	8,510,446 2,888,394 2,893,926 1,678,492 16,875,183	- - - -	- - - -	- - - -	- - - -	- - - -	274,428 93,139 93,318 54,125 544,157	274,428 93,139 93,318 54,125 544,157	406,415 137,935 138,199 80,156 805,871	418,607 142,073 142,345 82,561 830,047	1,163,401 394,851 395,608 229,454 2,306,884	1,198,303 406,697 407,476 236,338 2,376,090	1,234,253 418,898 419,700 243,428 2,447,373	1,271,280 431,465 432,291 250,731 2,520,794	1,309,419 444,409 445,260 258,253 2,596,418	1,348,701 457,741 458,618 266,001 2,674,311	1,389,162 471,473 472,376 273,981 2,754,540	1,430,837 485,617 486,547 282,200 2,837,176	1,473,762 500,186 501,144 290,666 2,922,292	1,517,975 515,191 516,178 299,386 3,009,960	1,563,514 530,647 531,664 308,368 3,100,259	1,610,420 546,567 547,613 317,619 3,193,267	1,658,732 562,964 564,042 327,147 3,289,065	19,543, 6,632, 6,645, 3,854, 38,752,
Total	32,846,440	•	•	-	•	•	1,059,167	1,059,167	1,568,576	1,615,633	4,490,199	4,624,905	4,763,652	4,906,562	5,053,758	5,205,371	5,361,532	5,522,378	5,688,050	5,858,691	6,034,452	6,215,485	6,401,950	75,429,5
PERSONAL PROPERTY	% OCCUPIED Taxable Value PV	0% -	0% -	0%	0% -	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0% -	ROSS
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Arlington ISD <i>Total</i>		- - - - -	- - - - -	- - - - -	- - - - -	- - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - -	- - - -	-	- - - - -	-	-	-	: : :	-	- - - -	-	
SALES TAX	% OCCUPIED Taxable Value	0%	0% -	0%	0% -	0% -	0% 10,530,000	0% 10,530,000	0% 38,305,000	0% 38,305,000	0% 72,260,000	0% 74,427,800	0% 76,660,634	0% 78,960,453	0% 81,329,267	0% 83,769,145	0% 86,282,219	0% 88,870,686	0% 91,536,806	0% 94,282,910	0% 97,111,398	0% 100,024,739	0% 103,025,482	
Total	PV 10,710,765	-	-	-	-	-	210,600	210,600	766,100	766,100	1,445,200	1,488,556	1,533,213	1,579,209	1,626,585	1,675,383	1,725,644	1,777,414	1,830,736	1,885,658	1,942,228	2,000,495	2,060,510	24,524,2
SUMMARY	PV																						G	GROSS
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Arlington ISD Total	19,221,211 2,888,394 2,893,926 1,678,492 16,875,183 43,557,205	- - - - -	- - - - -	- - - - -	- - - - -	- - - -	485,028 93,139 93,318 54,125 544,157 1,269,767	485,028 93,139 93,318 54,125 544,157 1,269,767	1,172,515 137,935 138,199 80,156 805,871 2,334,676	1,184,707 142,073 142,345 82,561 830,047 2,381,733	2,608,601 394,851 395,608 229,454 2,306,884 5,935,399	2,686,859 406,697 407,476 236,338 2,376,090 6,113,461	2,767,465 418,898 419,700 243,428 2,447,373 6,296,865	2,850,489 431,465 432,291 250,731 2,520,794 6,485,771	2,936,004 444,409 445,260 258,253 2,596,418 6,680,344	3,024,084 457,741 458,618 266,001 2,674,311 6,880,754	3,114,806 471,473 472,376 273,981 2,754,540 7,087,177	3,208,251 485,617 486,547 282,200 2,837,176 7,299,792	3,304,498 500,186 501,144 290,666 2,922,292 7,518,786	3,403,633 515,191 516,178 299,386 3,009,960 7,744,349	3,505,742 530,647 531,664 308,368 3,100,259 7,976,680	3,610,914 546,567 547,613 317,619 3,193,267 8,215,980	3,719,242 562,964 564,042 327,147 3,289,065 8,462,460	44,067,8 6,632,9 6,645,6 3,854,5 38,752,6 99,953,7
PARTICIPATION																								
REAL PROPERTY	Taxable Value	-	-	-	-	-	41,580,000	41,580,000	61,578,000	63,425,340	176,272,940	181,561,128	187,007,962	192,618,201	198,396,747	204,348,649	210,479,109	216,793,482	223,297,287	229,996,205	236,896,091	244,002,974	251,323,063	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD	6,382,834 - - -	- - -	- - -	- - -	- - -	- - - -	205,821 - - -	205,821 - - -	304,811 - - -	313,955 - - -	872,551 - - -	898,728 - - -	925,689 - - -	953,460 - - -	982,064 - - -	1,011,526 - - -	1,041,872 - - -	1,073,128 - - -	1,105,322 - - -	1,138,481 - - -	1,172,636 - - -	1,207,815 - - -	1,244,049 - - -	14,657,7 -
Arlington ISD Total	6,382,834	-	-	-	-	-	205,821	205,821	304,811	313,955	872,551	898,728	925,689	953,460	982,064	1,011,526	1,041,872	1,073,128	1,105,322	1,138,481	1,172,636	1,207,815	1,244,049	14,657,7
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- G	GROSS
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Arlington ISD Total		- - - - -	- - - - -	- - - -	- - - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	-	- - - -
SALES TAX	Taxable Value	-	-	-	-	-	10,530,000	10,530,000	38,305,000	38,305,000	72,260,000	74,427,800	76,660,634	78,960,453	81,329,267	83,769,145	86,282,219	88,870,686	91,536,806	94,282,910	97,111,398	100,024,739	103,025,482	
Total	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	ROSS
SUMMARY	PV																						G	POSS
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD	6,382,834 - -	- - -	- - -	- - -	- - -	-	205,821 - -	205,821	304,811 - -	313,955 - - -	872,551 - -	898,728 - -	925,689 - -	953,460 - - -	982,064 - -	1,011,526 - - -	1,041,872 - -	1,073,128 - - -	1,105,322 - - -	1,138,481 - -	1,172,636 - -	1,207,815 - -	1,244,049	14,657,7
Arlington ISD Total	6,382,834		-	-	-	-	- 205,821	- 205,821	- 304,811	313,955	- 872,551	- 898,728	925,689	953,460	- 982,064	- 1,011,526	- 1,041,872	- 1,073,128	- 1,105,322	- 1,138,481	1,172,636	1,207,815	- 1,244,049	14,657,7
TOTAL TAX REVENUE -	PARTICIPATION =	NET BENEF	IT.																					
SUMMARY City of Grand Prairie	PV 12,838,377	_	_	-	_	-	279,207	279,207	867,704	870,752	1,736,050	1,788,132	1,841,776	1,897,029	1,953,940	2,012,558	2,072,935	2,135,123	2,199,177	2,265,152	2,333,107	2,403,100	2,475,193	29,410,1
Tarrant County Tarrant County Hospital TCCD Arlington ISD Total	2,888,394 2,893,926 1,678,492 16,875,183 37,174,371	- - -	- - -	- - -	- - -	-	93,139 93,318 54,125 544,157 1,063,946	93,139 93,318 54,125 544,157 1,063,946	137,935 138,199 80,156 805,871 2,029,865	142,073 142,345 82,561 830,047 2,067,778	394,851 395,608 229,454 2,306,884 5,062,848	406,697 407,476 236,338 2,376,090 5,214,733	418,898 419,700 243,428 2,447,373 5,371,175	431,465 432,291 250,731 2,520,794 5,532,310	444,409 445,260 258,253 2,596,418 5,698,280	457,741 458,618 266,001 2,674,311 5,869,228	471,473 472,376 273,981 2,754,540 6,045,305	485,617 486,547 282,200 2,837,176 6,226,664	500,186 501,144 290,666 2,922,292 6,413,464	515,191 516,178 299,386 3,009,960 6,605,868	530,647 531,664 308,368 3,100,259 6,804,044	546,567 547,613 317,619 3,193,267 7,008,165	562,964 564,042 327,147 3,289,065 7,218,410	6,632,9 6,645,6 3,854,5 38,752,6 85,296,0

ADZ#5: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	EAL PROPERTY TAX						
City of Grand Prairie	0.66000000	75%	0.4950000				
Tarrant County	0.22400000	0%	0.0000000				
Tarrant County Hospital	0.23580000	0%	0.0000000				
TCCD	0.11589900	0%	0.0000000				
Mansfield ISD	1.33460000	0%	0.0000000				
	2.57029900		0.4950000				

PERSONAL PROPERTY TAX	PARTICIPATION					
City of Grand Prairie	0.66000000	0%	0.0000000			
Tarrant County	0.22400000	0%	0.0000000			
Tarrant County Hospital	0.23580000	0%	0.0000000			
TCCD	0.11589900	0%	0.0000000			
Mansfield ISD	1.33460000	0%	0.0000000			
<u> </u>	2.57029900		0.0000000			

SALES TAX RATE	0.0200000 0.00%	0.0000000

TOTAL

	AREA DEVELOMENT ZONE #5		AREA	REAL PR	ROP	<u>ERTY</u>	PERSONAL	PRO	PERTY	SAL	<u>ES</u>	
		Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF	T	AX VALUE	\$ / SF	Т	AX VALUE
	Retail	2026	4,000	\$ 180	\$	720,000	\$ -	\$	-	\$ 250.00	\$	1,000,000
	Retail	2026	10,000	\$ 180	\$	1,800,000	\$ -	\$	-	\$ 250.00	\$	2,500,000
	Retail	2026	3,200	\$ 180	\$	576,000	\$ -	\$	-	\$ 250.00	\$	800,000
	Retail	2026	4,700	\$ 180	\$	846,000	\$ -	\$	-	\$ 250.00	\$	1,175,000
	Retail	2026	3,600	\$ 180	\$	648,000	\$ -	\$	-	\$ 250.00	\$	900,000
	Retail	2026	6,500	\$ 180	\$	1,170,000	\$ -	\$	-	\$ 250.00	\$	1,625,000
	Retail	2026	6,500	\$ 180	\$	1,170,000	\$ -	\$	-	\$ 250.00	\$	1,625,000
	Hotel	2028	110	\$ 110,000	\$	12,100,000	\$ -	\$	-	\$ -	\$	-
	Retail	2028	10,000	\$ 180	\$	1,800,000	\$ -	\$	-	\$ 250.00	\$	2,500,000
	Retail	2028	9,000	\$ 180	\$	1,620,000	\$ -	\$	-	\$ 250.00	\$	2,250,000
	Retail	2028	65,000	\$ 180	\$	11,700,000	\$ -	\$	-	\$ 250.00	\$	16,250,000
·	Retail	2028	9,000	\$ 180	\$	1,620,000	\$ -	\$	-	\$ 250.00	\$	2,250,0

OUTPUT

	TOTAL TAX REVENUE		T	OTAL	REAL PE	ROPER	RTY	PERSONAL	PROPERTY		SALES				
•	City of Grand Prairie 56.4%	6	\$ 1	13,585,268	=	\$	3,634,372	+	\$ -		+	\$	9,950,897		
	Tarrant County 5.1%		\$	1,233,484	=	\$	1,233,484	+	\$ -		+	\$	-		
	Tarrant County Hospital 5.4%		\$	1,298,462	=	\$	1,298,462	+	\$ -		+	\$	-		
	TCCD 2.6%		\$	638,212	=	\$	638,212	+	\$ -		+	\$	-		
	Mansfield ISD 30.5%	6	\$	7,349,140	=	\$	7,349,140	+	\$ -		+	\$	-		
	100.09	%	2	24,104,566		\$	14,153,670		\$ -			\$	9,950,897		
				100.0%		58.7%			0.0%				41.3%		

\$ 34,150,000

TOTAL PARTICIPATION		TOTAL	REAL F	ROPE	RTY	PERSON	AL PROPI	ERTY	SALES		
City of Grand Prairie	100.0%	\$ 2,725,779	=	\$	2,725,779	+	\$	-	+	\$	-
Tarrant County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Tarrant County Hospital	0.0%	\$	=	\$	-	+	\$	-	+	\$	-
TCCD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	
Mansfield ISD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	\$ 2,725,779		\$	2,725,779		\$	-		\$	
		100.0%	•		100.0%	."		0.0%			0.0%

NET BENEFIT		TOTAL	REAL PI	ROPERTY		PERSONAL	. PRO	PERTY	SALES			
City of Grand Prairie	50.8%	\$ 10,859,490	=	\$ 908	593	+	\$	-	+	\$	9,950,897	
Tarrant County	5.8%	\$ 1,233,484	=	\$ 1,233	484	+	\$	-	+	\$	-	
Tarrant County Hospital	6.1%	\$ 1,298,462	=	\$ 1,298	462	+	\$	-	+	\$	-	
TCCD	3.0%	\$ 638,212	=	\$ 638	212	+	\$	-	+	\$	-	
Mansfield ISD	34.4%	\$ 7,349,140	=	\$ 7,349	140	+	\$	-	+	\$	-	
•	100.0%	\$ 21,378,788		\$ 11,427	891		\$	-	1	\$	9,950,897	
		100.0%	-	5	3.5%			0.0%	-		46.5%	

\$ 30,625,000

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE																								
EAL PROPERTY	% OCCUPIED Taxable Value	2019 0% -	2020 0% -	2021 0% -	2022 0% -	2023 0% -	2024 0% -	2025 0% -	0% 6,930,000	2027 0% 7,137,900	2028 0% 34,357,900	2029 0% 35,388,637	2030 0% 36,450,296	2031 0% 37,543,805	2032 0% 38,670,119	2033 0% 39,830,223	2034 0% 41,025,129	2035 0% 42,255,883	2036 0% 43,523,560	2037 0% 44,829,267	2038 0% 46,174,145	2039 0% 47,559,369	2040 0% 48,986,150	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	PV #REF! #REF! 518,119 254,663 2,932,495 5,647,676	- - - -	- - - -		: : : :	: : : :	: : : :	: : : :	45,738 15,523 16,341 8,032 92,488 178,122	47,110 15,989 16,831 8,273 95,262 183,465	226,762 76,962 81,016 39,820 458,541 883,101	233,565 79,271 83,446 41,015 472,297 909,594	240,572 81,649 85,950 42,246 486,466 936,882	247,789 84,098 88,528 43,513 501,060 964,988	255,223 86,621 91,184 44,818 516,091 993,938	262,879 89,220 93,920 46,163 531,574 1,023,756	270,766 91,896 96,737 47,548 547,521 1,054,468	278,889 94,653 99,639 48,974 563,947 1,086,103	287,255 97,493 102,629 50,443 580,865 1,118,686	295,873 100,418 105,707 51,957 598,291 1,152,246	304,749 103,430 108,879 53,515 616,240 1,186,814	313,892 106,533 112,145 55,121 634,727 1,222,418	109,729 115,509 56,774 1,23 1,29 63	34,372 33,484 98,462 38,212 19,140
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0% -	0% -	0% -	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0% -	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD <i>Total</i>	PV	:	:	:	- - - - -	- - - - -	- - - - -	- - - - -	:	:	:	:	:	:	:	:	:	:	:	:	:	:	GROSS	-
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0% -	0% -	0% -	0% -	0% 9,625,000	0% 9,625,000	0% 30,625,000	0% 31,543,750	0% 32,490,063	0% 33,464,764	0% 34,468,707	0% 35,502,769	0% 36,567,852	0% 37,664,887	0% 38,794,834	0% 39,958,679	0% 41,157,439	0% 42,392,162	0% 43,663,927	
Total	PV 3,998,997	-	-	-	-	-	-	-	192,500	192,500	612,500	630,875	649,801	669,295	689,374	710,055	731,357	753,298	775,897	799,174	823,149	847,843	GROSS 873,279 9,95	
SUMMARY	PV																						GROSS	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	5,449,204 492,192 518,119 254,663 2,932,495 9,646,673	-	- - - -	-				:	238,238 15,523 16,341 8,032 92,488 370,622	239,610 15,989 16,831 8,273 95,262 375,965	839,262 76,962 81,016 39,820 458,541 1,495,601	864,440 79,271 83,446 41,015 472,297 1,540,469	890,373 81,649 85,950 42,246 486,466 1,586,683	917,084 84,098 88,528 43,513 501,060 1,634,283	944,597 86,621 91,184 44,818 516,091 1,683,312	972,935 89,220 93,920 46,163 531,574 1,733,811	1,002,123 91,896 96,737 47,548 547,521 1,785,826	1,032,187 94,653 99,639 48,974 563,947 1,839,400	1,063,152 97,493 102,629 50,443 580,865 1,894,582	1,095,047 100,418 105,707 51,957 598,291 1,951,420	1,127,898 103,430 108,879 53,515 616,240 2,009,962	1,161,735 106,533 112,145 55,121 634,727 2,070,261	115,509 56,774 1,29	33,484 98,462 38,212 19,140
PARTICIPATION																								
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	6,930,000	7,137,900	34,357,900	35,388,637	36,450,296	37,543,805	38,670,119	39,830,223	41,025,129	42,255,883	43,523,560	44,829,267	46,174,145	47,559,369	48,986,150	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	PV 1,087,655 - - - - 1,087,655	- - - -	- - - -	-	- - - - -	- - - - -	-	- - - - -	34,304 - - - - 34,304	35,333 - - - - - 35,333	170,072 - - - - 170,072	175,174 - - - - 175,174	180,429 - - - - 180,429	185,842 - - - - 185,842	191,417 - - - - 191,417	197,160 - - - - 197,160	203,074 - - - - 203,074	209,167 - - - - 209,167	215,442 - - - - 215,442	221,905 - - - - 221,905	228,562 - - - - - 228,562	235,419 - - - - 235,419	GROSS 242,481 2,72	25,779 - - - - - 25,779
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	PV																						GROSS	-
SALES TAX	-	•	-	•	•	•	•	•	•	•	-		-	•	•	-	-	-	-		-	•	-	-
Total	Taxable Value	-	-	-	-	-	-	-	9,625,000	9,625,000	30,625,000	31,543,750	32,490,063	33,464,764	34,468,707	35,502,769	36,567,852	37,664,887	38,794,834	39,958,679	41,157,439	42,392,162	43,663,927 GROSS	
SUMMARY	-	-	-	•	-	-	-	-	•	-	-	-	-	-	-	-	-	-	-	-	-	•		•
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	PV 1,087,655 - - - - 1,087,655	-	- - - -	-	:		:	:	34,304 - - - - - 34,304	35,333 - - - - - - 35,333	170,072 - - - - - 170,072	175,174 - - - - - 175,174	180,429 - - - - - 180,429	185,842 - - - - - 185,842	191,417 - - - - 191,417	197,160 - - - - - 197,160	203,074 - - - - 203,074	209,167 - - - - - 209,167	215,442 - - - - - - 215,442	221,905 - - - - - 221,905	228,562 - - - - - - 228,562	235,419 - - - - - 235,419	242,481	25,779 - - - - - - 25,779
TOTAL TAX REVENUE -		= NET BEN	EFIT						,	,	-,	-,,	,3	,	,		,,	,	-,	,	,	,-,	,	
SUMMARY																								—
City of Grand Prairie Tarrant County Tarrant County Hospital TCCD Mansfield ISD Total	9V 4,361,549 492,192 518,119 254,663 2,932,495 8,559,018	- - - -	- - - -	-	:	:	:	:	203,935 15,523 16,341 8,032 92,488 336,318	204,278 15,989 16,831 8,273 95,262 340,633	669,191 76,962 81,016 39,820 458,541 1,325,529	689,266 79,271 83,446 41,015 472,297 1,365,295	709,944 81,649 85,950 42,246 486,466 1,406,254	731,243 84,098 88,528 43,513 501,060 1,448,441	753,180 86,621 91,184 44,818 516,091 1,491,895	775,775 89,220 93,920 46,163 531,574 1,536,652	799,048 91,896 96,737 47,548 547,521 1,582,751	823,020 94,653 99,639 48,974 563,947 1,630,234	847,711 97,493 102,629 50,443 580,865 1,679,141	873,142 100,418 105,707 51,957 598,291 1,729,515	899,336 103,430 108,879 53,515 616,240 1,781,400	926,316 106,533 112,145 55,121 634,727 1,834,842	115,509 56,774 1,29	33,484 98,462 38,212 49,140

ADZ#6: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTIC	CIPATION	
City of Grand Prairie	0.66000000	75%	0.4950000
Ellis County	0.27300100	0%	0.0000000
Ellis County Lat Road	0.02286600	0%	0.0000000
Midlothian ISD	1.29460000	0%	0.0000000
	2.25046700		0.4950000

PERSONAL PROPERTY TAX	PARTICIPATION					
City of Grand Prairie	0.66000000	0%	0.0000000			
Ellis County	0.27300100	0%	0.0000000			
Ellis County Lat Road	0.02286600	0%	0.0000000			
0	0.00000000	0%	0.0000000			
Midlothian ISD	1.29460000	0%	0.0000000			
	2 25046700		0.0000000			

SALES TAX RATE	0.0200000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #6		AREA	REAL PE	ROPE	RTY	PERSONAL	PRO	<u>PERTY</u>	SAI	LES	
	Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF	1	TAX VALUE
Multifamily	2024	255	\$ 150,000	\$	38,250,000	\$ -	\$	-		\$	-
Single Family	2024	75	\$ 400,000	\$	30,000,000						
Restaurant	2024	10,000	\$ 200	\$	2,000,000	\$ -	\$	-	\$ 325.00	\$	3,250,000
Restaurant	2024	10,000	\$ 200	\$	2,000,000	\$ -	\$	-	\$ 325.00	\$	3,250,000
Retail	2024	36,000	\$ 180	\$	6,480,000	\$ -	\$	-	\$ 250.00	\$	9,000,000
Retail	2024	5,000	\$ 180	\$	900,000	\$ -	\$	-	\$ 250.00	\$	1,250,000
Restaurant	2024	2,400	\$ 200	\$	480,000	\$ -	\$	-	\$ 325.00	\$	780,000
Restaurant	2024	3,200	\$ 200	\$	640,000	\$ -	\$	-	\$ 325.00	\$	1,040,000
Office	2024	65,000	\$ 140	\$	9,100,000	\$ -	\$	-	\$ -	\$	-
Retail	2024	45,000	\$ 180	\$	8,100,000	\$ -	\$	-	\$ 250.00	\$	11,250,000
Restaurant	2026	5,000	\$ 200	\$	1,000,000	\$ -	\$	-	\$ 325.00	\$	1,625,000
Single Family	2026	101	\$ 400,000	\$	40,400,000	\$ -	\$	-	\$ -	\$	-
Retail	2026	12,000	\$ 180	\$	2,160,000	\$ -	\$	-	\$ 250.00	\$	3,000,000
Restaurant	2026	2,400	\$ 200	\$	480,000	\$ -	\$	-	\$ 325.00	\$	780,000
Retail	2026	95,000	\$ 180	\$	17,100,000	\$ -	\$	-	\$ 250.00	\$	23,750,000
Office	2026	60,000	\$ 140	\$	8,400,000	\$ -	\$	-	·	\$	
Industrial	2026	25,000	\$ 70	\$	1,750,000	\$ -	\$	-		\$	-
Industrial	2026	42,000	\$ 70	\$	2,940,000	\$ -	\$	-	\$ -	\$	-
Single Family	2028	101	\$ 400,000	\$	40,400,000	\$ -	\$	-	\$ -	\$	

TOTAL \$ 212,580,000 \$ - \$ 58,975,000

	TOTAL TAX REVENUE		TOTAL	REAL PROPERTY			PERSONAL	SALES				
▶	City of Grand Prairie 29.3%	\$	25,477,913	=	\$	25,477,913	+	\$	+		\$	
	Ellis County 12.1%	\$	10,538,630	=	\$	10,538,630	+	\$ -	+		\$	-
	Ellis County Lat Road 1.0%	\$	882,694	=	\$	882,694	+	\$ -	+		\$	-
	0 0.0%	\$	-	=	\$	- 1	+	\$ -	+		\$	-
	Midlothian ISD 57.5%	\$	49,975,313	=	\$	49,975,313	+	\$ -	+		\$	-
	100.0%		86,874,550		\$	86,874,550		\$ -			\$	-
			100.0%			100.09/		0.09/	•	_		0.09/

TOTAL PARTICIPATION		TOTAL	REAL P	ROPE	RTY	PERSONAL	PRO	PERTY	SA	LES	
City of Grand Prairie	100.0%	\$ 19,108,435	=	\$	19,108,435	+	\$		+	\$	-
Ellis County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Ellis County Lat Road	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
0	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Midlothian ISD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	19,108,435		\$	19,108,435		\$	-		\$	-
		100.0%	•		100.0%			0.0%	•		0.0%

NET BENEFIT		TOTAL	REAL P	ROPE	RTY	PERSONAL	PROP	ERTY	S.	ALES	
City of Grand Prairie	35.8%	\$ 6,369,478	=	\$	6,369,478	+	\$	-	+	\$	-
Ellis County	59.2%	\$ 10,538,630	=	\$	10,538,630	+	\$	-	+	\$	-
Ellis County Lat Road	5.0%	\$ 882,694	=	\$	882,694	+	\$	-	+	\$	-
0	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Tarrant County	280.9%	\$ 49,975,313	=	\$	49,975,313	+	\$	-	+	\$	-
	100.0%	\$ 17,790,802		\$	17,790,802		\$	-		\$	-
		100.0%			100.0%	0.0%			-		0.0%

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
TOTAL TAX REVENUE		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
REAL PROPERTY	% OCCUPIED Taxable Value	0% -	0%	0%	0% -	0%	0% 97,950,000	0% 97,950,000	0% 172,180,000	0% 172,180,000	0% 212,580,000	0% 218,957,400	0% 225,526,122	0% 232,291,906		0% 246,438,483	0% 253,831,637	0% 261,446,586	0% 269,289,984	0% 277,368,683	0% 285,689,744	0% 294,260,436	0% 303,088,249	
City of Grand Prairie Ellis County	10,893,962 4,506,155	-	-	-	-	-	646,470 267,404	646,470 267,404	1,136,388 470,053	1,136,388 470,053	1,403,028 580,346	1,445,119 597,756	1,488,472 615,689	1,533,127 634,159	1,579,120 653,184	1,626,494 672,780	1,675,289 692,963	1,725,547 713,752	1,777,314 735,164	1,830,633 757,219	1,885,552 779,936	1,942,119 803,334	2,000,382 827,434	GROSS 25,477,913 10,538,630
Ellis County Lat Road 0	377,426	-	-	-	-	-	22,397	22,397	39,371	39,371	48,609	50,067	51,569	53,116	54,709	56,351	58,041	59,782	61,576	63,423	65,326	67,286	69,304	882,694
Midlothian ISD Total	21,368,672 37,146,216	-	-	-	-	-	1,268,061 2,204,332	1,268,061 2,204,332	2,229,042 3,874,854	2,229,042 3,874,854	2,752,061 4,784,043	2,834,623 4,927,564	2,919,661 5,075,391	3,007,251 5,227,653	3,097,469 5,384,482	3,190,393 5,546,017	3,286,104 5,712,397	3,384,688 5,883,769	3,486,228 6,060,282	3,590,815 6,242,091	3,698,539 6,429,353	3,809,496 6,622,234	3,923,780 6,820,901	49,975,313 86,874,550
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0% -	0% -	0% -	0%	0%	0%	0%	0%	0%	0%	0% -	0%	0% -	0%	0%	0%	0%	0%	
City of Grand Prairie Ellis County	PV -	-	-			-	-	-							-		-	-					-	GROSS -
Ellis County Lat Road 0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	:	-	-	:
Midlothian ISD Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0%	0% -	0% 29,820,000	0% 29,820,000	0% 57,350,000	0% 59,070,500	0% 60,842,615	0% 62,667,893	0% 64,547,930	0% 66,484,368	0% 68,478,899	0% 70,533,266	0% 72,649,264	0% 74,828,742	0% 77,073,604	0% 79,385,812	0% 81,767,387	0% 84,220,408	0% 86,747,021	
Total	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- 1	GROSS -
SUMMARY																								
City of Grand Prairie Ellis County	PV 10,893,962 4,506,155	-	-	-	-	-	646,470 267,404	646,470 267,404	1,136,388 470,053	1,136,388 470,053	1,403,028 580,346	1,445,119 597,756	1,488,472 615,689	1,533,127 634,159	1,579,120 653,184	1,626,494 672,780	1,675,289 692,963	1,725,547 713,752	1,777,314 735,164	1,830,633 757,219	1,885,552 779,936	1,942,119 803,334	2,000,382 827,434	GROSS 25,477,913 10,538,630
Ellis County Lat Road 0	377,426	-	-	-	-	-	22,397	22,397	39,371	39,371	48,609	50,067	51,569	53,116	54,709	56,351	58,041	59,782	61,576	63,423	65,326	67,286 -	69,304	882,694
Midlothian ISD Total	24,009,840 37,146,216	-	-	-	-	-	1,268,061 2,204,332	1,268,061 2,204,332	2,229,042 3,874,854	2,229,042 3,874,854	2,752,061 4,784,043	2,834,623 4,927,564	2,919,661 5,075,391	3,007,251 5,227,653	3,097,469 5,384,482	3,190,393 5,546,017	3,286,104 5,712,397	3,384,688 5,883,769	3,486,228 6,060,282	3,590,815 6,242,091	3,698,539 6,429,353	3,809,496 6,622,234	3,923,780 6,820,901	49,975,313 86,874,550
PARTICIPATION																								
REAL PROPERTY	Taxable Value	-	-	-	-	-	97,950,000	97,950,000	172,180,000	172,180,000	212,580,000	218,957,400	225,526,122	232,291,906	239,260,663	246,438,483	253,831,637	261,446,586	269,289,984	277,368,683	285,689,744	294,260,436	303,088,249	
City of Grand Prairie Ellis County	8,170,472	-	-	-	-	-	484,853	484,853	852,291	852,291	1,052,271	1,083,839	1,116,354	1,149,845	1,184,340	1,219,870	1,256,467	1,294,161	1,332,985	1,372,975	1,414,164	1,456,589	1,500,287	19,108,435
Ellis County Lat Road 0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midlothian ISD <i>Total</i>	8,170,472	-	-	-	-	-	484,853	484,853	- 852,291	852,291	1,052,271	1,083,839	1,116,354	1,149,845	1,184,340	1,219,870	1,256,467	- 1,294,161	1,332,985	1,372,975	- 1,414,164	1,456,589	- 1,500,287	19,108,435
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie Ellis County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	:	GROSS -
Ellis County Lat Road		-	-			-		-		-	-				-	-	-							
Midlothian ISD <i>Total</i>	-	-	-	-		-		-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	29,820,000	29,820,000	57,350,000	59,070,500	60,842,615	62,667,893	64,547,930	66,484,368	68,478,899	70,533,266	72,649,264	74,828,742	77,073,604	79,385,812	81,767,387	84,220,408	86,747,021	
Total	PV -				-	_	_	-		_	_	_	-	_	_		_		_	-		-	-	GROSS
SUMMARY																								
City of Grand Prairie	PV 8,170,472	-	-	-	-	-	484,853	484,853	852,291	852,291	1,052,271	1,083,839	1,116,354	1,149,845	1,184,340	1,219,870	1,256,467	1,294,161	1,332,985	1,372,975	1,414,164	1,456,589	1,500,287	GROSS 19,108,435
Ellis County Ellis County Lat Road	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
0 Midlothian ISD <i>Total</i>	8,170,472	-	-	:	-	-	- - 484,853	- - 484,853	852,291	852,291	1,052,271	1,083,839	1,116,354	1,149,845	1,184,340	1,219,870	1,256,467	1,294,161	1,332,985	1,372,975	- - 1,414,164	1,456,589	1,500,287	19,108,435
TOTAL TAX REVENUE -	PARTICIPATION	= NET BEN	EFIT																					
SUMMARY	PV																							GROSS
City of Grand Prairie Ellis County	2,723,491 4,506,155	-	-	-	-	-	161,618 267,404	161,618 267,404	284,097 470,053	284,097 470,053	350,757 580,346	361,280 597,756	372,118 615,689	383,282 634,159	394,780 653,184	406,623 672,780	418,822 692,963	431,387 713,752	444,328 735,164	457,658 757,219	471,388 779,936	485,530 803,334	500,096 827,434	6,369,478 10,538,630
Ellis County Lat Road 0	377,426	-	-	-	-	-	22,397	22,397	39,371	39,371	48,609	50,067	51,569	53,116	54,709	56,351	58,041	59,782	61,576	63,423	65,326	67,286	69,304	882,694
Midlothian ISD <i>Total</i>	21,368,672 28,975,744						1,268,061 1,719,480	1,268,061 1,719,480	2,229,042 3,022,563	2,229,042 3,022,563	2,752,061 3,731,772	2,834,623 3,843,725	2,919,661 3,959,037	3,007,251 4,077,808	3,097,469 4,200,142	3,190,393 4,326,146	3,286,104 4,455,931	3,384,688 4,589,609	3,486,228 4,727,297	3,590,815 4,869,116	3,698,539 5,015,189	3,809,496 5,165,645	3,923,780 5 320 614	49,975,313 67,766,115

ADZ#7: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
r	
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTIC	CIPATION
City of Grand Prairie	0.66000000	75%	0.4950000
Dallas County	0.22794600	0%	0.0000000
Parkland	0.23580000	0%	0.0000000
DCCD	0.11589900	0%	0.0000000
Grand Prairie ISD	1.30700000	0%	0.0000000

PERSONAL PROPERTY TAX		PARTIC	CIPATION
City of Grand Prairie	0.66000000	0%	0.0000000
Dallas County	0.22794600	0%	0.0000000
Parkland	0.23580000	0%	0.0000000
DCCD	0.11589900	0%	0.0000000
Grand Prairie ISD	1.30700000	0%	0.0000000
•	2.54664500		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
SALES TAX RATE	0.020000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #7		<u>AREA</u>	REAL PI	ROPERTY	PERSONA	L PROPERTY	<u>s</u> ,	ALES
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
*No new construction projected	0		\$ -	\$ -	\$ 5.00) \$ -	\$ -	\$ -

TOTAL ______ \$ ___ \$ ___ \$ ___

	TOTAL TAX REVENUE		Т	OTAL	REAL F	ROPER	RTY	PERSO	NAL PROP	ERTY	SALES		
>	City of Grand Prairie	0.0%	\$	-	=	\$		+	\$	-	+	\$	
	Dallas County	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
	Parkland	0.0%	\$		=	\$		+	\$	-	+	\$	-
	DCCD	0.0%	\$	-	=	\$		+	\$	-	+	\$	-
	Grand Prairie ISD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
		0.0%				\$			\$	-		\$	-
				0.0%			0.0%	0.0%					

TOTAL PARTICIPATION		TOTAL	REAL	PROPERT	Υ	PERSON	AL PROPE	RTY		SALES	
City of Grand Prairie	0.0%	\$ -	=	\$		+	\$	-	+	\$	
Dallas County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	
Parkland	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
DCCD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Grand Prairie ISD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	0.0%	\$		\$	-		\$	-		\$	-
		0.0%	-		0.0%	='		0.0%	_		0.0%

NET BENEFIT		T	OTAL	REAL	PROPERT	Υ	PERSON	IAL PROPE	RTY		SALES		
City of Grand Prairie	0.0%	\$	-	=	\$	-	+	\$	-	+	\$		
Dallas County	0.0%	\$	-	=	\$	-	+	\$	-	+	\$		
Parkland	0.0%	\$	-	=	\$	-	+	\$	-	+	\$		
DCCD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-	
Grand Prairie ISD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-	
	0.0%	\$			\$	-		\$	-		\$		
			0.0%			0.0%	•		0.0%		•	0.0%	

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOTAL TAX REVENUE																							
REAL PROPERTY	% OCCUPIED Taxable Value	2019 0% -	2020 100% -	2021 100% -	2022 100% -	2023 100%	2024 100% -	2025 100% -	2026 100% -	2027 100% -	2028 100% -	2029 100% -	2030 100% -	2031 100% -	2032 100% -	2033 100% -	2034 100% -	2035 100% -	2036 100% -	2037 100% -	2038 100% -	2039 100% -	2040 100% -
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0% -	100% -	100% -	100%	100%	100%	100% -	100%	100%	100% -	100%	100% -	100%	100% -	100%							
City of Grand Prairie Tarrant County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	•	-	•	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100% -	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Total	PV -		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY																							
City of Grand Prairie Tarrant County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-	GROSS
Tarrant County Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Arlington ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital TCCD Arlington ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Grand Prairie	PV																						GROSS
City of Grand Prairie Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			1
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			1
Arlington ISD <i>Total</i>	-	-	-	-		-	-					-	-	-	-		-			-	-	-	
04/50 747	Towards Makes																						
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																						GROSS
City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD <i>Total</i>		-	- -	- -	-	-	-	-	-	-	-	- -	- -	- -	-	-	-	-	-	- - -	-		
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL TAX REVENUE -	PARTICIPATION	= NET BENI	EFIT																				
SUMMARY	PV																						_GROSS
City of Grand Prairie Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital	•	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD <i>Total</i>	_	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

ADZ#8: INPUT & OUTPUT

► INPUT

6.00%

REAL PROPERTY TAX		PARTIC	CIPATION
City of Grand Prairie	0.66000000	75%	0.4950000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
•	2.54729900		0.4950000

PERSONAL PROPERTY TAX		PARTIC	CIPATION
City of Grand Prairie	0.66000000	0%	0.0000000
Tarrant County	0.22400000	0%	0.0000000
Tarrant County Hospital	0.22442900	0%	0.0000000
TCCD	0.13017000	0%	0.0000000
Arlington ISD	1.30870000	0%	0.0000000
•	2.54729900		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #8		AREA	REAL PI	ROPERTY	PERSONA	L PROPERTY	<u>s</u> ,	ALES
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
*No new construction projected	0	-	\$ -	\$ -	\$ 15.00) \$ -	\$ -	\$ -

TOTAL ______ \$ ___ \$ ___ \$ ___

	TOTAL TAX REVENUE	TOTAL	REAL I	PROPE	RTY	PERSO	NAL PRO	PERTY	S	ALES	
▶	City of Grand Prairie 0.0%	\$	=	\$		+	\$	-	+	\$	-
	Tarrant County 0.0%	\$ -	=	\$		+	\$	-	+	\$	-
	Tarrant County Hospital 0.0%	\$ -	=	\$		+	\$	-	+	\$	-
	TCCD 0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	Arlington ISD 0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	0.0%			\$	-		\$	-		\$	-
		0.0%	-		0.0%	-		0.0%	-		0.0%

TOTAL PARTICIPATION		1	TOTAL	REAL	_ PROPERT	Y	PERSON	IAL PROPE	RTY		SALES	
City of Grand Prairie	0.0%	\$	-	=	\$		+	\$	-	+	\$	
Tarrant County	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	
Tarrant County Hospital	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	
TCCD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
Arlington ISD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
	0.0%	\$			\$			\$	-		\$	-
			0.0%			0.0%			0.0%			0.0%

NET BENEFIT		Т	OTAL	REAL	PROPERT	Υ	PERSON	IAL PROPE	RTY		SALES	
City of Grand Prairie	0.0%	\$	-	=	\$	-	+	\$		+	\$	
Tarrant County	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
Tarrant County Hospital	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	
TCCD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
Arlington ISD	0.0%	\$	-	=	\$	-	+	\$	-	+	\$	-
	0.0%	\$			\$	-		\$			\$	
			0.0%		•	0.0%	•		0.0%			0.0%

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
TOTAL TAX REVENUE		2010					2004	2005		2027										2027			
REAL PROPERTY	% OCCUPIED Taxable Value	2019 0% -	2020 0% -	2021 0% -	2022 0% -	2023 0% -	2024 100% -	2025 100% -	2026 100% -	2027 100% -	2028 100% -	2029 100% -	2030 100% -	2031 100% -	2032 100% -	2033 100% -	2034 100% -	2035 100% -	2036 100% -	2037 100% -	2038 100% -	2039 100% -	2040 100% -
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Arlington ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	•	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	100% -	100% -	100%	100% -	100% -	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City of Grand Prairie Tarrant County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital TCCD Arlington ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	•	-	-	•	•	•	-	•	-	-	-	-	-	•	•	-	-	-	-	-	-	•	-
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	0%	0%	100% -	100%	100%	100%	100% -	100%	100%	100%	100%	100%	100%	100% -	100% -	100%	100%	100%	100%
Total	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
SUMMARY																							
City of Grand Prairie Tarrant County	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	•	-	•	-	-	-	-	-	-	-	-	•	-	-
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	•	-	•	-	•	-	-	-	-	-	-	-	-	•	-	-
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Grand Prairie	PV -																						GROSS -
City of Grand Prairie Tarrant County Tarrant County Hospital	•																						1
Tarrant County Hospital TCCD Arlington ISD	-																						<u>-</u>
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	PV	_	_	_	_	_	_		_		_		_			_	_	_	_	_	_		GROSS
SUMMARY	PV																						GROSS
City of Grand Prairie Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tarrant County Hospital TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Arlington ISD Total	-	-	-	-	-	-	-		-		-		-			-	-	-	-	-		-	
TOTAL TAX REVENUE -	DARTICIDATION	= NET DEN	EEIT																				
SUMMARY		- NEI DEN	<u> </u>																				
City of Grand Prairie	PV -	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Tarrant County Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TCCD Arlington ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		_	_	_	_		_	_	_	_	_	_	_	_	_	_	_			_	_	_	

ADZ#9: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
	-
DISCOUNT RATE	6.00%

REAL PROPERTY TAX	PARTICIPATION						
City of Grand Prairie	0.66000000	75%	0.4950000				
Ellis County	0.27300100	0%	0.0000000				
Ellis County Lat Road	0.02286600	0%	0.0000000				
	0.11589900	0%	0.0000000				
Midlothian ISD	1.29460000	0%	0.0000000				
	2.36636600		0.4950000				

PERSONAL PROPERTY TAX	PARTICIPATION						
City of Grand Prairie	0.66000000	0%	0.0000000				
Ellis County	0.27300100	0%	0.0000000				
Ellis County Lat Road	0.02286600	0%	0.0000000				
0	0.11589900	0%	0.0000000				
Midlothian ISD	1.29460000	0%	0.0000000				
	2.36636600		0.0000000				

SALES TAX RATE	0.0200000	0.00%	0.0000000

		AREA DEVELOPMENT ZONE #9			AREA	REAL PI	ROPI	RTY	PERSONAL	PRO	DPERTY_	S	ALE	S	
				Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	
F	₹1	Single Family	ELLIS	2043	2,500	\$ 475,000	\$	1,187,500,000	\$ -	\$	-	\$ -	\$	-	
R	13	Single Family	ELLIS	2045	344	\$ 475,000	\$	163,590,000	\$ -	\$	-	\$ -	\$	-	
	17	Industrial	ELLIS	2024	1,542,024	\$ 50	\$	77,101,200	\$ 15.00	\$	23,130,360	\$ -	\$	-	
	18	Industrial	ELLIS	2024	1,912,894	\$ 50	\$	95,644,692	\$ 15.00	\$	28,693,408	\$ -	\$	-	
	13	Industrial	ELLIS	2025	2,993,617	\$ 50	\$	149,680,872	\$ 15.00	\$	44,904,262	\$ -	\$	-	
	l1	Industrial	ELLIS	2028	781,074	\$ 50	\$	39,053,700	\$ 15.00	\$	11,716,110	\$ -	\$	-	
	15	Industrial	ELLIS	2029	590,804	\$ 50	\$	29,540,214	\$ 15.00	\$	8,862,064	\$ -	\$	-	
	16	Industrial	ELLIS	2029	196,935	\$ 50	\$	9,846,738	\$ 15.00	\$	2,954,021	\$ -	\$	-	
- 1	10	Industrial	ELLIS	2030	834,130	\$ 50	\$	41,706,522	\$ 15.00	\$	12,511,957	\$ -	\$	-	
- 1	11	Industrial	ELLIS	2030	1,027,929	\$ 50	\$	51,396,444	\$ 15.00	\$	15,418,933	\$ -	\$	-	
F	4B	Industrial	ELLIS	2037	740,564	\$ 50	\$	37,028,178	\$ 15.00	\$	11,108,453	\$ -	\$	-	
F	F5	Industrial	ELLIS	2038	562,839	\$ 50	\$	28,141,938	\$ 15.00	\$	8,442,581	\$ -	\$	-	
N	110	Multifamily	ELLIS	2025	1,332	\$ 150,000	\$	199,800,000	\$ -	\$	-	\$ -	\$	-	
N	V11	Multifamily	ELLIS	2028	111	\$ 150,000	\$	16,575,000	\$ -	\$	-	\$ -	\$	-	
M	12B	Multifamily	ELLIS	2031	37	\$ 150,000	\$	5,557,500	\$ -	\$	-	\$ -	\$	-	
N	И7	Multifamily	ELLIS	2048	282	\$ 150,000	\$	42,243,750	\$ -	\$	-	\$ -	\$	-	
				TOTAL			\$	2,174,406,748		\$	167,742,149		\$	-	

	TOTAL TAX REVENUE	TOTAL	REAL PR	ROPERTY	PERSONAL	PROPERTY	SA	LES
▶	City of Grand Prairie 27.9%	\$ 923,222,735	=	\$ 842,434,325	+	\$ 80,788,409	+	\$ -
	Ellis County 11.5%	\$ 381,879,894	=	\$ 348,462,747	+	\$ 33,417,146	+	\$ -
	Ellis County Lat Road 1.0%	\$ 31,985,471	=	\$ 29,186,520	+	\$ 2,798,951	+	\$ -
	0 4.9%	\$ 162,122,109	=	\$ 147,935,297	+	\$ 14,186,812	+	\$ -
	Midlothian ISD 54.7%	\$ 1,810,915,382	=	\$ 1,652,447,693	+	\$ 158,467,689	+	\$ -
	100.0%	3,310,125,590		\$ 3,020,466,583		\$ 289,659,008		\$ -
		100.0%		91.2%	-	8.8%	•	0.0%

TOTAL PARTICIPATION		TOTAL	REAL I	PROPE	RTY	PERSONA	L PRO	PERTY		SALES	
City of Grand Prairie	100.0%	\$ 631,825,744	=	\$	631,825,744	+	\$		+	\$	-
Ellis County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Ellis County Lat Road	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
0	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
Midlothian ISD	0.0%	\$ -	=	\$	-	+	\$		+	\$	-
	100.0%	631,825,744		\$	631,825,744		\$			\$	-
		100.0%			100.0%	-		0.0%			0.0%

NET BENEFIT		TOTAL	REAL PI	ROPERTY	PERSONAL	PROPERTY	SA	ALES
City of Grand Prairie	10.9%	\$ 291,396,991	=	\$ 210,608,581	+	\$ 80,788,409	+	\$ -
Ellis County	14.3%	\$ 381,879,894	=	\$ 348,462,747	+	\$ 33,417,146	+	\$ -
Ellis County Lat Road	1.2%	\$ 31,985,471	=	\$ 29,186,520	+	\$ 2,798,951	+	\$ -
0	6.1%	\$ 162,122,109	=	\$ 147,935,297	+	\$ 14,186,812	+	\$ -
Midlothian ISD	67.6%	\$ 1,810,915,382	=	\$ 1,652,447,693	+	\$ 158,467,689	+	\$ -
	100.0%	2,678,299,846		\$ 2,388,640,839		\$ 289,659,008		\$ -
		400.00/	-	90.39/	-	40.09/	_	0.0%

VENUE '	Calendar Year	0	1	2	3	4	5	6	7	-	8 9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	
TY		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063
Taxable Val	Value Per Unit	475,000	489,250	503,928	519,045	534,617	550,655	567,175	584,190	601,716	6 619,767	638,360	657,511	677,236	697,554	718,480	740,035	762,236	785,103	808,656	832,915	857,903	883,640	910,149	937,454	965,577	994,545	1,024,381	1,055,112	1,086,766	1,119,369	1,152,950	1,187,538	1,223,164	1,259,859	1,297,655	1,336,585	1,376,682	1,417,983	1,460,522	1,504,338	1,549,4
Units Per Ye																						2.500	2.500	64 2.564	200 2.764	81	2.845	2.845		2.845										2.845	2.845	2.6
Taxable Va																						2,500 2,144,757,091	2,500	2,333,622,342	2,764 2,591,121,730	2,845 2,747,067,136	2,845 2,829,479,150	2,845 2,914,363,524	2,845 3,001,794,430	2,845 3,091,848,263	2,845 3,184,603,711	2,845 3,280,141,822	2,845 3,378,546,077	2,845 3,479,902,459	2,845 3,584,299,533	2,845 3,691,828,519	2,845 3,802,583,374	2,845 3,916,660,876	2,845 4,034,160,702	2,845 4,155,185,523	2,845 4,279,841,089	
	Value Per SF	50	52	53	55	56	58	60	61	63	3 65	67	69	71	73	76	78	80	83	85	88	90	93	96	99	102	105	108	111	114	118	121	125	129	133	137	141	145	149	154	158	
SF Per Yea		- 2,	000,000.00 2,	000,000.00 1	000,000.00	1,000,000.00	1,000,000.00	1,017,348.68	1,034,130.44	827,928.88 9.879.408.00	-	9.879.408.00	9.879.408.00	9.879.408.00	9.879.408.00	740,563.56 10.619.971.56	562,838.76 11,182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.810.32	11.182.8
Taxable Va		- 1	03,000,000 2	12,180,000	73,181,750	337,652,643	405,745,926	478,656,680	556,608,881	625,746,924	4 644,519,332	663,854,911	683,770,559	704,283,676	725,412,186	803,182,993	871,122,705	897,256,386	924,174,078	951,899,300	980,456,279	1,009,869,968	1,040,166,067	1,071,371,049	1,103,512,180	1,136,617,546	1,170,716,072	1,205,837,554	1,242,012,681	1,279,273,061	1,317,651,253	1,357,180,791	1,397,896,214	1,439,833,101	1,483,028,094	1,527,518,937	1,573,344,505	1,620,544,840	1,669,161,185	1,719,236,021	1,770,813,101	1,823,93
	Value Per Unit	150,000	154,500	159,135	163,909	168,826	173,891	179,108	184,481	190,016	6 195,716	201,587	207,635	213,864	220,280	226,888	233,695	240,706	247,927	255,365	263,026	270,917	279,044	287,416	296,038	304,919	314,067	323,489	333,193	343,189	353,485	364,089	375,012	386,262	397,850	409,786	422,079	434,742	447,784	461,218	475,054	41
Units Per Ye				200	100	150 450	200	211	150	1.211	0 232 1 1.443	1.480	1.480	1.480	1,480	1.480	1.480	1.480	1,480	1.480	1.480	1,480	1.480	1.480	1,480	1.480	151	131	1.762	1.762	1,762	1,762	1,762	1,762	1.762	1,762	1,762	1.762	1,762	1,762	1.762	
Taxable Va	Value			31,827,000		75,971,845			186,418,131	230,013,778	8 282,320,298	298,248,642	307,196,102	316,411,985	325,904,344	335,681,475	345,751,919	356,124,476	366,808,211	377,812,457	389,146,831	400,821,236	412,845,873	425,231,249	437,988,186	451,127,832	512,085,737	569,825,328	586,920,087	604,527,690	622,663,521	641,343,426	660,583,729	680,401,241	700,813,278	721,837,677	743,492,807	765,797,591	788,771,519	812,434,665	836,807,704	861,9
Total Tax	Taxable Value	- 1	03,000,000 2	44,007,000	22,354,465	413,624,488	518,775,148	632,778,980	743,027,012	855,760,701	1 926,839,629	962,103,554	990,966,661	1,020,695,660	1,051,316,530	1,138,864,468	1,216,874,624	1,253,380,863	1,290,982,289	1,329,711,757	1,369,603,110	3,555,448,295	3,662,111,743	3,830,224,639	4,132,622,097	4,334,812,513	4,512,280,959	4,690,026,406	4,830,727,198	4,975,649,014	5,124,918,485	5,278,666,039	5,437,026,020	5,600,136,801	5,768,140,905	5,941,185,132	6,119,420,686	6,303,003,307	6,492,093,406	6,686,856,208	6,887,461,894	7,094,0
Prairie		:	679,800 281 191	1,610,446 666 142	2,127,539	2,729,922	3,423,916	4,176,341	4,903,978	5,648,021 2,336,235	1 6,117,142 5 2,530,281	6,349,883 2,626,552	6,540,380 2,705,349	6,736,591 2,786,509	6,938,689 2,870,105	7,516,505 3 109 111	8,031,373	8,272,314 3,421,742	8,520,483 3,524,395	8,776,098 3,630,126	9,039,381	23,465,959	24,169,938	25,279,483 10,456,552	27,275,306	28,609,763 11,834,082	29,781,054 12,318,572	30,954,174 12,803,819	31,882,800 13 187 934	32,839,283 13,583,572	33,824,462 13,991,079	34,839,196 14,410,811	35,884,372 14,843,135	36,960,903 15,288,429	38,069,730 15,747,082	39,211,822 16,219,495	40,388,177 16,706,080	41,599,822 17 207 262	42,847,816 17,723,480	44,133,251 18,255,184	45,457,249 18,802,840	46,83 19.38
at Road		:	119,376	666,142 55,795 282,802	880,031 73,710 373,606 4,173,201	1,129,199 94,579 479,387	1,416,261 118,623 601,255	1,727,493 144,691 733,385 8,191,957	861,161	991,818	5 2,530,281 8 211,931 8 1,074,198 8 11,998,866	2,626,552 219,995 1,115,068 12,455,393	2,705,349 226,594 1,148,520	2,786,509 233,392 1,182,976 13,213,926	1,218,465	3,109,111 260,413 1,319,933 14,743,739	3,322,080 278,251 1,410,346 15,753,659	3,421,742 286,598 1,452,656 16,226,269	1,496,236	3,630,126 304,052 1,541,123 17,214,448	3,739,030 313,173 1,587,356 17,730,882	9,706,409 812,989 4,120,729	9,997,602 837,378 4,244,351 47,409,699	10,456,552 875,819 4,439,192	11,282,100 944,965 4,789,668	11,834,082 991,198 5,024,004 56,118,483	12,318,572 1,031,778 5,229,689	1,072,421 5,435,694	13,187,934 1,104,594 5,598,765 62,538,594	13,583,572 1,137,732 5,766,727	13,991,079 1,171,864 5,939,729	14,410,811 1,207,020 6,117,921 68,337,611	14,843,135 1,243,230 6,301,459 70,387,739	15,288,429 1,280,527 6,490,503	15,747,082 1,318,943 6,685,218 74,674,352	16,219,495 1,358,511 6,885,774 76,914,583	16,706,080 1,399,267 7,092,347	7,305,118	17,723,480 1,484,482 7,524,271 84,046,641	18,255,184 1,529,017 7,749,999	18,802,840 1,574,887 7,982,499 89,165,082	19,3 1,6 8,2
tal		- :	1,333,438 2,437,357	3,158,915 5,774,099	4,173,201 7,628,086	5,354,783 9,787,869	6,716,063 12,276,119	8,191,957 14,973,867	9,619,228 17,582,739	11,078,678 20,250,430	8 11,998,866 0 21,932,418	12,455,393 22,766,891	12,829,054 23,449,898	13,213,926 24,153,395	13,610,344 24,877,997	14,743,739 26,949,702	15,753,659 28,795,707	16,226,269 29,659,579	16,713,057 30,549,366	17,214,448 31,465,847	17,730,882 32,409,822	46,028,834 84,134,920	47,409,699 86,658,967	49,586,088 90,637,134	53,500,926 97,792,964	56,118,483 102,577,529	58,415,989 106,777,082	60,717,082 110,983,190	62,538,594 114,312,686	64,414,752 117,742,067	66,347,195 121,274,329	68,337,611 124,912,558	70,387,739 128,659,935	72,499,371 132,519,733	74,674,352 136,495,325	76,914,583 140,590,185	79,222,020 144,807,891	81,598,681 149,152,127	84,046,641 153,626,691	86,568,040 158,235,492	89,165,082 162,982,557	91,84 167.8 3
Tourskin Mak	Value Per SF		15	16	16		47	40	18		0 20	20	24	24	22	23	22	24	26	20	20	27	20	20	20	20	21	22	22	24	26	20	20	20	40		42					
SF Per Yea		- 2,				1,000,000.00	1,000,000.00	1,017,348.68	1,034,130.44		e -	- 20	- 21		- 22	740,563.56	562,838.76	. 24	-		-	-	- 28	-	-	30		- 32	-	-		-		- 39	-	- 41	- 42	- 43	40	-	-	
Cumulative :	ive SF		000,000.00 4,			6,000,000.00	7,000,000.00	8,017,348.68		9,879,408.00			9,879,408.00				11,182,810.32		11,182,810.32		11,182,810.32		11,182,810.32			11,182,810.32	11,182,810.32								11,182,810.32							
Taxable Va	Value Taxable Value		30,900,000 30,900,000	63,654,000 63,654,000	81,954,525 81,954,525	101,295,793 101,295,793	121,723,778 121,723,778	143,597,004 143,597,004	166,982,664 166,982,664	187,724,077 187,724,077	7 193,355,799 7 193,355,799	199,156,473 199,156,473		211,285,103 211,285,103	217,623,656 217,623,656	240,954,898 240,954,898	261,336,812 261,336,812	269,176,916 269,176,916	277,252,223 277,252,223	285,569,790 285,569,790	294,136,884 294,136,884	302,960,990 302,960,990	312,049,820 312,049,820	321,411,315 321,411,315	331,053,654 331,053,654	340,985,264 340,985,264	351,214,822 351,214,822	361,751,266 361,751,266	372,603,804 372,603,804	383,781,918 383,781,918	395,295,376 395,295,376	407,154,237 407,154,237	419,368,864 419,368,864	431,949,930 431,949,930	444,908,428 444,908,428	458,255,681 458,255,681	472,003,351 472,003,351	486,163,452 486,163,452	500,748,356 500,748,356	515,770,806 515,770,806	531,243,930 531,243,930	547, 547,
Prairie			203 940	420 116	540.900	668.552	803.377	947 740	1 102 086	1 238 979	9 1 276 148	1 314 433	1 353 866	1 394 482	1 436 316	1.590.302	1 724 823	1 776 568	1.829.865	1 884 761	1.941.303	1.999.543	2.059.529	2.121.315	2.184.954	2 250 503	2.318.018	2.387.558	2 459 185	2.532.961	2 608 949	2 687 218	2.767.835	2.850.870	2 936 396	3.024.487	3.115.222	3.208.679	3.304.939	3 404 087	3.506.210	3.6
at Road		:	203,940 84,357 7,066	420,116 173,776 14,555 73,774 824,065	223,737 18,740	276,539 23,162 117,401	332,307 27,833 141,077	947,740 392,021 32,835	1,102,086 455,864 38,182 193,531	1,238,979 512,489 42,925 217,570 2,430,276	9 1,276,148 9 527,863 5 44,213 0 224,097 6 2,503,184	1,314,433 543,699 45,539 230,820 2,578,280	1,353,866 560,010 46,905 237,745 2,655,628	1,394,482 576,810 48,312 244,877 2,735,297	1,436,316 594,115 49,762	657 809	1,724,823 713,452 59,757 302,887 3,383,266	1,776,568 734,856 61,550	756,901 63,396	1,884,761 779,608 65,298 330,973 3,696,987	802,997 67.257	827,087 69,275	851,899 71,353 361,663 4,039,797	877,456	2,184,954 903,780 75,699 383,688 4,285,821	2,250,503 930,893 77,970 395,199 4,414,395	958,820	987,585 82,718	2,459,185 1,017,212 85,200 431,844 4,823,729	1,047,728	1,079,160	2,687,218 1,111,535 93,100 471,888 5,271,019	1,144,881 95.893	1,179,228	2,936,396 1,214,604 101,733 515,644 5,759,785	1,251,043 104,785	1 200 574	1 327 231	1,367,048	1,408,059 117,936	1.450.301	1,4
		:	35,813 400,031	73,774 824,065	94,984 1,060,983	117,401 1,311,375	141,077 1,575,836	32,835 166,427 1,859,007	193,531 2,161,758	217,570 2,430,276	0 224,097 6 2,503,184	230,820 2,578,280	237,745 2,655,628	244,877 2,735,297	252,224 2,817,356	55,097 279,264 3,119,402	302,887 3,383,266	61,550 311,973 3,484,764	63,396 321,333 3,589,307	330,973 3,696,987	340,902 3,807,896	351,129 3,922,133	361,663 4,039,797	372,512 4,160,991	383,688 4,285,821	395,199 4,414,395	407,054 4,546,827	419,266 4,683,232	431,844 4,823,729	444,799 4,968,441	90,388 458,143 5,117,494	471,888 5,271,019	486,044 5,429,149	500,626 5,592,024	515,644 5,759,785	104,785 531,114 5,932,578	107,928 547,047 6,110,555	563,459 6,293,872	580,362 6,482,688	117,936 597,773 6,677,169	615,706 6,877,484	1: 6: 7,0
tal Taxab	xable Value		731.207	1.506.287	1.939.344	2.397.029	2.880.430	3,398,031	3.951.421	4.442.235	9 4.575.506	4,712,771	4,854,154	4.999.779	5.149.772	5.701.875	6.184.185	6.369.711	6.560.802	6.757.626	6.960.355	7.169.166	7.384.241	7.605.768	7.833.941	8.068.959	8.311.028	8.560,359	8.817.170	9.081.685	9.354.135	9.634,759	9.923.802	10.221.516	10.528.162	10.844.007	11.169.327	11.504.407	11.849.539	12.205.025	12.571.176	12.9
otal		•	•	•																																						
l Prairie			883,740 365 548	2,030,563	2,668,439	3,398,474	4,227,293 1,748,568	5,124,081 2,119,514	6,006,064	6,887,000	0 7,393,290 4 3,058,145	7,664,316	7,894,246	8,131,073	8,375,005	9,106,808	9,756,195	10,048,881	10,350,348	10,660,858	10,980,684	25,465,501	26,229,466	27,400,797	29,460,260 12,185,879	30,860,265	32,099,072	33,341,733 13,791,404	34,341,985	35,372,244	36,433,411 15,070,239	37,526,414 15,522,346	38,652,206 15,988,017	39,811,772 16,467,657	41,006,126	42,236,309 17,470,537	43,503,399 17,994,654	44,808,501	46,152,756 19,090,528	47,537,338 19,663,244	48,963,458	50,43
at Road		:	365,548 30,618 155,189	839,918 70,350 356,576	1,103,768 92,449 468,590	1,405,738 117,742 596,787	146,456 742,332	177,526 899,812	2,484,336 208,083 1,054,692 11,780,985	2,848,724 238,603 1,209,388	4 3,058,145 3 256,144 8 1,298,295	3,170,251 265,534 1,345,889 15,033,672	3,265,359 273,500 1,386,265 15,484,682	3,363,320 281,705 1,427,853 15,949,223	3,464,219 290,156 1,470,689 16,427,700	3,766,921 315,509 1,599,197	4,035,532 338,008 1,713,232 19,136,925	4,156,598 348,148 1,764,629	4,281,296 358,593 1,817,568	4,409,735 369,350 1,872,095 20,911,435	4,542,027 380,431 1,928,258	10,533,496 882,264 4,471,858	10,849,501 908,732 4,606,014	11,334,008 949,313 4,811,705	1,020,664 5,173,356	12,764,975 1,069,168 5,419,203 60,532,878	13,277,392 1,112,087 5,636,743	1,155,139 5,854,960	14,205,146 1,189,794 6,030,609	14,631,300 1,225,487 6,211,527	1,262,252 6,397,873	15,522,346 1,300,120 6,589,809 73,608,629	1,339,123 6,787,503	1,379,297 6,991,128	16,961,687 1,420,676 7,200,862 80,434,137	1,463,296 7,416,888	1,507,195 7,639,395	1,552,411 7,868,576	1,598,983 8,104,634	1,646,953 8,347,773	20,253,141 1,696,361 8,598,206	8,8
al		:	1,733,469	3,982,979	5,234,184 9,567,430	6,666,158 12,184,898	8,291,899 15,156,549	10,050,963 18,371,897	11,780,985 21,534,160		4 14,502,050	15,033,672	15,484,682 28,304,052	15,949,223 29,153,174	16,427,700 30,027,769	17,863,142 32,651,576	19,136,925 34,979,893	19,711,033 36,029,290	20,302,364 37,110,168	20,911,435 38,223,473	21,538,778 39,370,178	49,950,967 91,304,085	51,449,496 94,043,208	53,747,079 98,242,902	57,786,746 105,626,905	60,532,878 110,646,489	62,962,816 115,088,111	65,400,314 119,543,549	67,362,323 123,129,856	69,383,193 126,823,751	71,464,689 130,628,464	73,608,629 134,547,318	75,816,888 138,583,737	78,091,395 142,741,249	80,434,137 147,023,487	82,847,161 151,434,192	85,332,576 155,977,217	87,892,553 160,656,534	90,529,329 165,476,230	93,245,209 170,440,517	96,042,566 175,553,732	98,92 180,8
7	Taxable Value	- 1	03.000.000 2	44 007 000 3	22 354 465	413 624 488	518 775 148	632 778 980	742 027 012	855 760 701	1 926 829 629	962 103 554	990 986 861	1 020 695 660	1 051 316 530	1 138 864 468	1 216 874 624	1 253 380 863	1 290 982 289	1 220 711 757	1 269 602 110	3 555 448 295	3 662 111 743	3 830 224 639	4 132 622 097	4 334 812 513	4.512.280.959	4 690 026 406	4 830 727 198	4 975 649 014	5.124.918.485	5.278.666.039	5 437 026 020	5 600 136 801	5.768.140.905	5 941 185 132	6 119 420 686	6 303 003 307	6.492.093.406	6.686.856.208	6 887 461 894	7 094 0
	TOMORE VALUE	- "	20,000,000	44,007,000	22,004,400	470,024,400	570,775,740	032,770,300	740,027,072					,,,,	1,001,010,000	.,,	.,,,,	7,200,000,000	7,230,302,203	1,023,711,707	7,000,000,770	0,000,440,290		-,,	.,,	.,,		4,030,020,400	.,,	.,	5,724,576,465			.,,,		-,,	0,773,420,000	-,,,				.,,
Prairie		:	509,850	1,207,835	1,595,655	2,047,441	2,567,937	3,132,256	3,677,984	4,236,015	5 4,587,856	4,762,413	4,905,285	5,052,444	5,204,017	5,637,379	6,023,529	6,204,235	6,390,362	6,582,073	6,779,535	17,599,469	18,127,453	18,959,612	20,456,479	21,457,322	22,335,791	23,215,631	23,912,100	24,629,463	25,368,346	26,129,397	26,913,279	27,720,677	28,552,297	29,408,866	30,291,132	31,199,866	32,135,862	33,099,938	34,092,936	35,1
at Road		:		:	:	:		:	:		:		:		:	:	:	:	:	:	:	:	:	:	:		:	:	:	:	:	:	:	:	:	:	:	:			:	
al		:	509,850	1,207,835	1,595,655	2,047,441	2,567,937	3,132,256	3,677,984	4,236,015	5 4,587,856	4,762,413	4,905,285	5,052,444	5,204,017	5,637,379	6,023,529	6,204,235	6,390,362	6,582,073	6,779,535	17,599,469	18,127,453	18,959,612	20,456,479	21,457,322	22,335,791	23,215,631	23,912,100	24,629,463	25,368,346	26,129,397	26,913,279	27,720,677	28,552,297	29,408,866	30,291,132	31,199,866	32,135,862	33,099,938	34,092,936	35,
7.	Taxable Value		30,900,000	63,654,000	81,954,525	101,295,793	121,723,778	143,597,004	166,982,664	187,724,077	7 193,355,799	199,156,473	205,131,168	211,285,103	217,623,656	240,954,898	261,336,812	269,176,916	277,252,223	285,569,790	294,136,884	302,960,990	312,049,820	321,411,315	331,053,654	340,985,264	351,214,822	361,751,266	372,603,804	383,781,918	395,295,376	407,154,237	419,368,864	431,949,930	444,908,428	458,255,681	472,003,351	486,163,452	500,748,356	515,770,806	531,243,930	547,
Prairie																																										
at Road																		- 1				- 1																				
,		1	- 1	:	:				:	:	:	:	:					:				:	:	:			:	:		:	:	:				:		:	:			
tal					-																																					
7	Taxable Value																																									
ital E	PV								_	_	_	_	_	_	_			_																		_			_		_	
		-	-	-	-	-	-	•					•			•			•	,		-	-		-	-	-	-	-	-		-	-	-	-					•	-	
F	PV																																									
Prairie			509,850	1,207,835	1,595,655	2,047,441	2,567,937	3,132,256	3,677,984	4,236,015	5 4,587,856	4,762,413	4,905,285	5,052,444	5,204,017	5,637,379	6,023,529	6,204,235	6,390,362	6,582,073	6,779,535	17,599,469	18,127,453	18,959,612	20,456,479	21,457,322	22,335,791	23,215,631	23,912,100	24,629,463	25,368,346	26,129,397	26,913,279	27,720,677	28,552,297	29,408,866	30,291,132	31,199,866	32,135,862	33,099,938	34,092,936	35,1
it Road		:	:	:	:	:	:	:	:		:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	
al		- :	509,850	1,207,835	1,595,655	2,047,441	2,567,937	3,132,256	3,677,984	4,236,015	5 4,587,856	4,762,413	4,905,285	5,052,444	5,204,017	5,637,379	6,023,529	6,204,235	6,390,362	6,582,073	6,779,535	17,599,469	18,127,453	18,959,612	20,456,479	21,457,322	22,335,791	23,215,631	23,912,100	24,629,463	25,368,346	26,129,397	26,913,279	27,720,677	28,552,297	29,408,866	30,291,132	31,199,866	32,135,862	33,099,938	34,092,936	35,1
NUE - PARTICIPA	PATION = NET	BENEFIT																																								
Prairie			373,890		1,072,785	1,351,033	1,659,356	1,991,826	2,328,080	2,650,984		2,901,904	2,988,961	3,078,630	3,170,988	3,469,429	3,732,666	3,844,646	3,959,985	4,078,785	4,201,149	7,866,032	8,102,013	8,441,185	9,003,781	9,402,943	9,763,281	10,126,102	10,429,885	10,742,782	11,065,065	11,397,017	11,738,927	12,091,095	12,453,828	12,827,443	13,212,266	13,608,634	14,016,893	14,437,400	14,870,522	15,3
t Road		:	365,548 30,618	839,918 70,350	1,103,768 92,449	1,405,738	1,748,568 146,456	2,119,514 177,526	2,484,336 208,083	2,848,724 238,603	3 256 144	3,170,251 265,534	273 500	3,363,320 281,705 1,427,853 15,949,223	3,464,219 290,156	3,766,921 315,509	4,035,532 338,008	4,156,598 348,148	4,281,296 358,593	4,409,735 369,350	4,542,027 380,431	10,533,496 882,264	10,849,501 908,732	11,334,008 949,313	12,185,879 1,020,664	12,764,975 1,069,168	13,277,392 1,112,087	13,791,404 1,155,139	14,205,146 1,189,794	14,631,300 1,225,487	15,070,239 1,262,252	15,522,346 1,300,120	15,988,017 1,339,123	16,467,657 1,379,297	16,961,687 1,420,676	17,470,537 1,463,296	17,994,654 1,507,195	18,534,493 1,552,411	19,090,528 1,598,983	19,663,244 1,646,953	20,253,141 1,696,361	1.74
			155,189 1,733,469	356,576 3,982,979	468,590 5,234,184	596,787 6,666,158	742,332 8,291,899	899,812 10,050,963	1,054,692 11,780,985	1,209,388 13,508,954	8 1,298,295 4 14,502,050	1,345,889 15,033,672	1,386,265 15,484,682	1,427,853	1,470,689 16,427,700	1,599,197 17.863.142	1,713,232 19,136,925	1,764,629 19,711,033	1,817,568 20,302,364	1,872,095 20,911,435	1,928,258 21,538,778	4,471,858 49,950,967	4,606,014 51,449,496	4,811,705 53,747,079	5,173,356 57,786,746	5,419,203 60,532,878	5,636,743 62,962,816	5,854,960 65,400,314	6,030,609 67,362,323	6,211,527 69,383,193	6,397,873 71,464,689	6,589,809 73,608,629	6,787,503 75,816,888	6,991,128 78.091.395	7,200,862 80,434,137	7,416,888 82,847,161	7,639,395 85.332.576	7,868,576 87,892,553	8,104,634 90,529,329	8,347,773 93,245,209	8,598,206 96,042,566	8,85 98.92

ADZ#10: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
DISCOUNT BATE	6.00%

REAL PROPERTY TAX	PARTICIPATION						
City of Grand Prairie	0.66000000	75%	0.4950000				
Johnson County	0.36845500	0%	0.0000000				
		0%	0.0000000				
Hill College - Venus	0.03982700	0%	0.0000000				
Venus ISD	1.36610000	0%	0.0000000				
	2.43438200		0.4950000				

PERSONAL PROPERTY TAX	PARTICIPATION						
City of Grand Prairie	0.66000000	0%	0.0000000				
Johnson County	0.36845500	0%	0.0000000				
0	0.00000000	0%	0.0000000				
Hill College - Venus	0.03982700	0%	0.0000000				
Venus ISD	1.36610000	0%	0.0000000				
<u> </u>	2.43438200		0.0000000				

SALES TAX RATE	0.0200000	0.00%	0.0000000

	AREA DEVELOPMENT ZON	IE #10		AREA	REAL PF	ROP	ERTY	PERSONAL	PRO	OPERTY	SA	LES	3
			Year	SF/UNITS	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE	\$ / SF		TAX VALUE
R2	Single Family JOH	INSON	2028	159	\$ 475,000	\$	75,316,000	\$ -	\$		\$ -	\$	
R3	Single Family JOH	INSON	2035	190	\$ 475,000	\$	90,440,000	\$ -	\$	-	\$ -	\$	-
R4	Single Family JOH	INSON	2037	230	\$ 475,000	\$	109,345,000	\$ -	\$	-	\$ -	\$	-
R5	Single Family JOH	INSON	2037	133	\$ 475,000	\$	63,251,000	\$ -	\$	-	\$ -	\$	-
R6	Single Family JOH	INSON	2038	90	\$ 475,000	\$	42,693,000	\$ -	\$	-	\$ -	\$	-
R7	Single Family JOH	INSON	2038	63	\$ 475,000	\$	29,811,000	\$ -	\$	-	\$ -	\$	-
R8	Single Family JOH	INSON	2038	346	\$ 475,000	\$	164,141,000	\$ -	\$	-	\$ -	\$	-
R9	Single Family JOH	INSON	2040	635	\$ 475,000	\$	301,435,000	\$ -	\$	-	\$ -	\$	-
R10	Single Family JOH	INSON	2043	25	\$ 475,000	\$	11,951,000	\$ -	\$	-	\$ -	\$	-
R11	Single Family JOH	INSON	2043	217	\$ 475,000	\$	103,284,000	\$ -	\$	-	\$ -	\$	-
R12	Single Family JOH	INSON	2045	128	\$ 475,000	\$	60,914,000	\$ -	\$	-	\$ -	\$	-
C1	Commercial JOH	INSON	2032	78,321	\$ 300	\$	23,496,264	\$ 15.00	\$	1,174,813	\$ 300.00	\$	7,048,879,200
C2	Commercial JOH	INSON	2036	190,793	\$ 300	\$	57,237,840	\$ 15.00	\$	2,861,892	\$ 300.00	\$	17,171,352,000
C3	Commercial JOH	INSON	2041	397,093	\$ 300	\$	119,127,888	\$ 15.00	\$	5,956,394	\$ 300.00	\$	35,738,366,400
F1	Industrial JOH	INSON	2031	2,335,121	\$ 50	\$	116,756,046	\$ 15.00	\$	35,026,814	\$ -	\$	-
F2	Industrial JOH	INSON	2034	2,163,538	\$ 50	\$	108,176,904	\$ 15.00	\$	32,453,071	\$ -	\$	-
F3	Industrial JOH	INSON	2036	817,534	\$ 50	\$	40,876,704	\$ 15.00	\$	12,263,011	\$ -	\$	-
F4A	Industrial JOH	INSON	2038	204,906	\$ 50	\$	10,245,312	\$ 15.00	\$	3,073,594	\$ -	\$	-
M2A	Multifamily JOH	INSON	2030	217	\$ 150,000	\$	32,565,000	\$ -	\$	-	\$ -	\$	-
M3	Multifamily JOH	INSON	2033	363	\$ 150,000	\$	54,438,750	\$ -	\$	-	\$ -	\$	-
M4	Multifamily JOH	INSON	2035	694	\$ 150,000	\$	104,118,750	\$ -	\$	-	\$ -	\$	-
M5	Multifamily JOH	INSON	2039	1,031	\$ 150,000	\$	154,642,500	\$ -	\$	-	\$ -	\$	-
M6	Multifamily JOH	INSON	2045	549	\$ 150,000	\$	82,417,500	\$ -	\$		\$ -	\$	-
			TOTAL			\$	1,956,680,458		\$	92,809,589		\$	59,958,597,600

	TOTAL TAX REVENUE	TOTAL	REAL PROPERTY			PERSONAL	. PR	OPERTY	SALES			
▶	City of Grand Prairie 32.5%	\$ 1,035,898,577	=	\$	759,935,406	+	\$	39,930,133	+	\$	236,033,038	
	Johnson County 14.0%	\$ 446,537,056	=	\$	424,245,454	+	\$	22,291,602	+	\$	-	
	0 0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-	
	Hill College - Venus 1.5%	\$ 48,267,038	=	\$	45,857,496	+	\$	2,409,542	+	\$	-	
	Venus ISD 52.0%	\$ 1,655,600,474	=	\$	1,572,951,148	+	\$	82,649,326	+	\$	-	
	100.0%	3,186,303,144		\$	2,802,989,504		\$	147,280,603		\$	236,033,038	
		100.0%			88.0%			4.6%			7.4%	

TOTAL PARTICIPATION		TOTAL	REAL P	ROPE	RTY	PERSONA	L PROPE	RTY		SALES	
City of Grand Prairie	100.0%	\$ 569,951,554	=	\$	569,951,554	+	\$	-	+	\$	-
Johnson County	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
0	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Hill College - Venus	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
Venus ISD	0.0%	\$ -	=	\$	-	+	\$	-	+	\$	-
	100.0%	569,951,554		\$	569,951,554		\$			\$	
		100.0%			100.0%			0.0%			0.0%

NET BENEFIT		TOTAL	REAL P	ROPERTY	PERSONA	L PROPERTY	SALES			
City of Grand Prairie	17.8%	\$ 465,947,023	=	\$ 189,983,851	+	\$ 39,930,133	+	\$ 236,033,038		
Johnson County	17.1%	\$ 446,537,056	=	\$ 424,245,454	+	\$ 22,291,602	+	\$ -		
0	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -		
Hill College - Venus	1.8%	\$ 48,267,038	=	\$ 45,857,496	+	\$ 2,409,542	+	\$ -		
Venus ISD	63.3%	\$ 1,655,600,474	=	\$ 1,572,951,148	+	\$ 82,649,326	+	\$ -		
	100.0%	\$ 2,616,351,590		\$ 2,233,037,949		\$ 147,280,603		\$ 236,033,038		
		100.0%	-	85.3%	-	5.6%	-	9.0%		

	Calendar Year	0	1	2	3	4	5	6	7	8 9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37 38	39	40
FAX REVENUE	I																																							
ROPERTY	Tavable Value Der Heit	2023 475 000	489.250	2025	2026 2	027 20	128 2029	2030	2031	2032 6 619.767	2033 638.360	2034 657 511	2035 677 236	2036 697 554	718 480	2038	2039 762 236	2040 785 103	2041	2042 832 915	2043	2044 883 640	2045	2046 937 454	2047	2048	2049 1 024 381	1.055.112	1 086 766	2052 2	153 2054 152 950 1 18	2055 7 538 1 223	2056	2057 859 1.2977	2058 655 1.336	2059 585 1 376 6	2060 82 1 417 9	2061 83 1 460 522	2062 1 504 338	2063 1 549 466
niiy	Units Per Year	475,000	489,250	503,928	519,045	34,617 5	50	50 504,1	59 -	0 019,707	638,360	007,011	120	200	200	200	200	200	200	200	200	200	136	937,404	900,077	994,040	1,024,381	1,050,112	7,080,700	1,119,369 1	152,950 1,16	7,038 1,223	.104 1,209,6	1,297,0	000 1,330, -	. 1,370,0	82 1,417,56	53 1,460,522	1,504,338	1,049,400
	Cumulative Units						50 1	100 1	159 159	9 159	159	159	279	479	679	879	1,079	1,279	1,479	1,679	1,879	2,079	2,215	2,215	2,215	2,215	2,215	2,215	2,215	2,215	2,215	2,215	,215 2,	215 2,2	215 2,	215 2,2	15 2,2	15 2,215	2,215	2,215
	Taxable Value					- 27,5	32,759 56,717,4	184 92,886,2									822,452,168 1,	,004,146,258 1	1,196,001,786	1,398,464,915 1,	1,611,999,430 1,	,837,087,397	2,015,980,299 2	2,076,459,708 2	2,138,753,499	2,202,916,104 2	2,269,003,587 2,	,337,073,695 2,4	07,185,906 2,4	479,401,483 2,553	783,528 2,630,39				859 2,960,535,	035 3,049,351,0	86 3,140,831,6	18 3,235,056,567	3,332,108,264	3,432,071,512
	Taxable Value Per SF	50	52	53	55	56	58	60	61 63			69	71	73	76	78	80	83	85	88	90	93	96	99	102	105	108	111	114	118	121	125	129	133	137	141 1	45 1-	154	158	163
	SF Per Year Cumulative SF									1,000,000.00		1,000,000.00 1,		981,072.16	- 2 316 193 08 5 5	204,906.24	521 099 32 - 5	5 521 099 32	5 521 099 32	5 521 099 32	5 521 099 32 5	5 521 099 32	- 	- 	5 521 099 32	- 	5 521 099 32	5 521 099 32 S	-	- 1521 099 32 5 53	1000 20	- 199.32 5.521.09	0.22 5.521.000	32 5 521 099		9.32 5.521.099	32 5 521 099	32 5 521 099 32	5 521 099 32	5 521 099 33
	Taxable Value								- 31,669,252	2 97,857,989	156,910,363	230,829,367 3		390,350,438 4		10,084,642 4	,,	456,276,797	469,965,101	484,064,054	498,585,975	513,543,555	-,,	-,,	561,162,908	-,,	-,,	-,,	,	,,	057,859 690,15							,,	874,273,526	900,501,732
	Tavable Value Der Heit	150,000	154,500	159,135	163,909	168,826 1	73,891 179,1	108 184,4	181 190,016	6 195,716	201,587	207,635	213,864	220,280	226,888	233,695	240,706	247,927	255,365	263,026	270,917	279,044	287,416	296,038	304,919	314,067	323,489	333,193	343,189	353,485	364,089 37	5,012 386	.262 397,8	350 409,7	786 422,	079 434,7	42 447,7	84 461,218	475,054	489,306
	Units Per Year							-	50 50	60 50	163	200	200	200	200	161	150	150	150	150	200	200	181	150	200	49														
	Cumulative Units							- :	50 100	150	313	513 106,516,796 1	713	913 201,115,692 2	1,113	1,274 17,739,258 34	1,424 3 42,777,331	1,574	1,724	1,874	2,074	2,274	2,455	2,605 771,178,929	2,805	2,854	2,854	2,854	2,854	2,854 009,004,761 1,039	-,	2,854	,854 2,1	954 2,8	854 2,	854 2,8		54 2,854 44 1,316,522,355	2,854	2,85
	Taxable Value Taxable Value Per SF	300	309	318	328	338	348 3	358 3	369 380	10 391	403	415	428	441	454	467	481	496	511	526	542	558	575	592	610	628	647	666	686	707	728	750	773	796	820	844 8		96 922	950	97
	SF Per Year									78,408.00				190,792.80					397,092.96								-	-			-									
	Cumulative SF			-						78,408.00								269,200.80	666,293.76			666,293.76	666,293.76	666, 293.76							5,293.76 666,2								666,293.76	
	Taxable Value Total Taxable Value	· · ·				- 27,5	32,759 56,717,4		 278 146,343,614		31,612,139 353,118,660			118,599,135 1: 044,193,399 1,2	22,157,109 12 64,592,916 1,50					350,505,042 2,725,957,714 3,		371,850,799 ,357,042,182			406,331,409 3,961,545,936		431,076,991 4,218,800,599 4,		57,329,580 4 75,725,556 4,6		180,952 499,73 297,242 4,890,74	6,380 514,728 6,159 5,037,468		326 546,075,4 500 5,344,250,3					633,051,095	
rand Prairie County		1	1	:	1	- 10	81,716 374,3 01,446 208,9	335 673,90 978 376,20	928 965,868 230 539,210	8 1,692,569 0 944,902	2,330,583 1,301,083	3,131,376 1,748,138	4,514,490 2,520,283	6,891,676 3,847,383	8,346,313 4,659,456	9,927,298 1 5,542,065	11,469,567 6,403,059	13,095,437 7,310,726	16,147,065 9,014,344	17,991,321 10,043,927	20,021,102 11,177,084	22,156,478 12,369,190	23,981,374 13,387,966	24,993,893 13,953,220	26,146,203 14,596,514	27,033,091 15,091,633	27,844,084 15,544,382	28,679,406 16,010,713	29,539,789 16,491,035	30,425,982 31 16,985,766 17	338,762 32,27 495,339 18,02	8,925 33,247 0,199 18,560	,292 34,244,7 ,805 19,117,6	711 35,272,0 329 19,691,1	052 36,330, 158 20,281,	214 37,420,13 892 20,890,34	20 38,542,7 49 21,517,0	24 39,699,006 30 22,162,572	40,889,976 22,827,449	42,116, 23,512,
ge - Venus		1		:	:		10,965 22,5		 367 58,284	4 102,136	140,637	188,960	272,422	415,871	503,649	599,052	692,119	790,230	974,378	1,085,667	1,208,152	1,337,009	1,447,131	1,508,230	1,577,765	1,631,283	1,680,222	1,730,628	1,782,547	1,836,024 1	891,104 1,94	7,837 2,006	. 273 2,066,4	161 2,128,4	- 455 2,192;	308 2,258,0	77 2,325,83	20 2,395,594	2,467,462	2,541,
Total .		1	:		:	- 31	76,125 774,8 70,253 1,380,7	318 1,394,93 720 2,485,71	329 1,999,200 754 3,562,563	0 3,503,360 3 6,242,967	4,823,954 8,596,257	6,481,474 11,549,948	9,344,311 16,651,506	14,264,726 25,419,656	17,275,604 2 30,785,022 3	0,548,003 2 6,616,418 4	23,740,266 42,305,011	27,105,571 48,301,964	33,421,978 59,557,764	37,239,308 66,360,224	41,440,648 73,846,986	45,860,553 81,723,231	49,637,811 88,454,282	51,733,572 92,188,915	54,118,679 96,439,161	55,954,403 99,710,410	57,633,035 102,701,722	59,362,026 (105,782,774 1	31,142,887 98,956,257 1	62,977,173 64 112,224,945 115	866,489 66,81 591,693 119,05	2,483 68,816 9,444 122,631	.858 70,881,3 .227 126,310,1	964 73,007,8 164 130,099,4	804 75,198, 469 134,002	039 77,453,91 453 138,022,5	80 79,777,59 27 142,163,21	99 82,170,927 93 146.428.099	84,636,055 150,820,942	87,175, 155,345.
DTV																																								
	Taxable Value Per SF	15	15	16	16	17	17	18	18 15	9 20	20	21	21	22	23	23	24	25	26	26	27	28	29	30	30	31	32	33	34	35	36	38	39	40	41	42	43	45 46	48	
	SF Per Year								- 500,000.00	0 1,000,000.00	835,120.92					204,906.24																								
	Cumulative SF			-		-			500,000.00	0 1,500,000.00																					1,099.32 5,521,0 017.358 207.04								5,521,099.32 262.282.058	5,521,09
	Taxable Value Taxable Value Per SF	18	15	16	16	17		18	- 9,500,776	9 29,357,397 9 20	47,073,109 20	69,248,810	92,712,688 1	117,105,131 1: 22	20,618,285 12 23	23	132,896,154	136,883,039	140,989,530	145,219,216 26	149,575,793	154,063,066	158,684,958 29	163,445,507 30	168,348,872	7/3,399,339	178,601,319	183,959,358 1: 33	89,478,139 1 34	195,162,483 201 35	017,358 207,04 36	7,878 213,259 38		9 4 226,246, 8 40	807 Z33,034, 41			95 254,642,775 45 46	262,282,058	270,150
	SF Per Year									78,408.00	-			190,792.80					397,092.96			-		-		-	-											. +0	-0	
	Cumulative SF									78,408.00									,			666,293.76		666,293.76								93.76 666,29							,	
RTY	Taxable Value Total Taxable Value	· · ·					·		. 9.500,776	1,534,570 6 30.891.966	1,580,607 48.653,716		1,676,866 94,389,554 1	5,929,957 123.035.088 13		6,291,091 15.316.484 1:	6,479,824 139,375,978	6,674,219 143,557,258	17,014,808 158,004,338	17,525,252 162,744,468	18,051,010 167,626,802	18,592,540 172,655,606	19,150,316 177,835,275	19,724,826 183,170,333	20,316,570 188,665,443	20,926,068			22,866,479 12,344,618 2		259,048 24,98 276,405 232,03								31,652,555 293.934.613	32,602, 302,752
and Prairie		1 .							- 62,705 - 35,006	5 203.887	321.115	467.787	622.971	812,032	836.393	893.089	919,881	947.478	1.042.829	1.074.113	1.106.337	1.139.527	1.173.713	1.208.924	1,245,192	1.282.548	1.321.024	1.360.655	1.401.474			1.429 1.577							1,939,968	1,998, 1,115,
ounty		:			:	:	: :	: :			179,267	261,149	347,783	453,329	466,929	498,580	513,538	528,944	582,175	599,640	617,629	636,158	655,243	674,900	695,147	716,002	737,482	759,606	782,394			4,943 880				246 991,1	14 1,020,8			
e - Venus		:	:		:	:	: :	: :	- 3,784 - 129,790	4 12,303 0 422,015	19,377 664,658	28,228 968,248	37,593 1.289,456	49,001 1,680,782	50,471 1,731,206	53,892 1.848,558	55,509 1,904,015	57,175 1.961.136	62,928 2.158.497	64,816 2,223,252	66,761 2,289,950	68,764 2,358,648	70,826 2,429,408	72,951 2,502,290	75,140 2,577,359	77,394 2.654.679	79,716 2,734,320	82,107 2,816,349	84,570 2,900,840	87,108 2,987,865 3	89,721 9 077.501 3.16	2,412 95 9,826 3,264	,185 98,0 ,921 3,362,8	040 100,9 968 3,463,7	982 104, 754 3.567.		31 110,34 97 3,784,93	45 113,656 38 3,898,486	117,065 4,015,441	120,i 4,135,i
Total						-			231.285	5 752,028	1.184.417	1.725.413	2.297.802	2.995.144	3.084.998	3.294.120	3.392.944	3,494,732	3.846.429	3.961.822	4.080.677	4.203.097	4.329.190	4,459,066	4.592.838	4.730.623	4,872,541	5.018.718	5.169.279	5.324.358 5	484.088 5.64	8.611 5.811	.069 5.992.6	6,172.	390 6.357.	561 6,548,2	88 6,744,7	6,947,079	7.155,491	7.370.
	Sales Per SF	300	309	318	328	338	348 3	358 3	369 380	10 391	403	415	428	441	454	467	481	496	511	526	542	558	575	592	610	628	647	666	686	707	728	750	773	796 8	820	844 8	69 8:	96 922	950	
	SF Per Year									78,408.00				190,792.80					397,092.96								-													
	Cumulative SF									78,408.00								269,200.80														93.76 666,29							666, 293. 76	666,293
	Taxable Value		•	•		•				30,691,397	31,612,139	32,560,503	33,537,318	118,599,135 1	22,157,109 12	25,821,822 12	129,596,477	133,484,371	340,296,158	350,505,042	361,020,194	371,850,799	383,006,323	394,496,513	406,331,409	418,521,351	431,076,991	444,009,301 4	57,329,580 4	471,049,468 485	180,952 499,73	6,380 514,728	,471 530,170,	326 546,075,4	435 562,457,	698 579,331,4	29 596,711,3	72 614,612,713	633,051,095	652,042,
Total										613,828	632,243	651,210	670,746	2,371,983	2,443,142	2,516,436	2,591,930	2,669,687	6,805,923	7,010,101	7,220,404	7,437,016	7,660,126	7,889,930	8,126,628	8,370,427	8,621,540	8,880,186	9,146,592	9,420,989	703,619 9,99	4,728 10,294	,569 10,603,4	10,921,	509 11,249,	154 11,586,6	29 11,934,2	27 12,292,254	12,661,022	13,040
and Prairie						- 1	81,716 374,3	335 673,9	928 1,028,573	3 2,510,283	3,283,940	4,250,373		10,075,691	11,625,848 1	3,336,823	14,981,378	16,712,603	23,995,817	26,075,535		30,733,021	32,815,214	34,092,748	35,518,023		37,786,648	38,920,247	40,087,855	41,290,490 42	529,205 43,80	5,081 45,119	234 46,472,8	311 47,866,9	995 49,303,	005 50,782,0	95 52,305,50	58 53,874,725	55,490,966	57,155,
County		:			:		01,446 208,9				1,480,350	2,009,287	2,868,066	4,300,712		6,040,645 - 652.945	6,916,597 747,628	7,839,670 847.405	9,596,519	10,643,568	11,794,713	13,005,348	14,043,209	14,628,120	15,291,661	15,807,634	16,281,863					5,142 19,441 0,250 2,101							23,910,465	24,627
e - Venus			- 1		:	- 3	10,965 22,5 76,125 774,8	389 40,69 318 1,394,93	367 62,068 329 2,128,990	8 114,440 0 3,925,376	160,014 5,488,612	7,449,723	310,015 10,633,767	464,872 15,945,508	554,121 19,006,810 2	652,945 12,396,561	747,628 25,644,281	847,405 29,066,707	1,037,306 35,580,475	1,150,483 39,462,561	1,274,913 43,730,598	1,405,773 48,219,201	1,517,957 52,067,219	54,235,862	1,652,905 56,696,038	58,609,082	60,367,355	62,178,375	34,043,727	65,965,038 67	943,990 69,98	0,250 2,101 2,309 72,081	779 74,244,2	232 76,471,5	436 2,296, 559 78,765,	319 2,365,21 706 81,128,6	77 83,562,5	37 86,069,413	88,651,496	91,311
N						- 6	70,253 1,380,7	720 2,485,7	754 3,793,848	8 7,608,824	10,412,917	13,926,571	19,620,055	30,786,783	36,313,163 4	2,426,974	48,289,884	54,466,384	70,210,117	77,332,147	85,148,067	93,363,344	100,443,598	104,537,910	109,158,627	112,811,460	116,195,804	119,681,678 1	23,272,128 1	126,970,292 136	779,401 134,70	2,783 138,743	.866 142,906,	182 147,193,3	368 151,609,	169 156,157,4	44 160,842,1	57 165,667,432	170,637,455	175,756
	Taxable Value		-	-	-	- 27,5	32,759 56,717,4	184 102,110,2	278 146,343,614	4 256,449,777	353,118,660	474,450,929 6	\$84,013,699 1,0	044,193,399 1,2	64,592,916 1,50	04,136,068 1,73	737,813,157 1,:	,984,157,149 2	2,446,525,003	2,725,957,714 3,	3,033,500,350 3,	,357,042,182	3,633,541,564 3	3,786,953,508 3	3,961,545,936	4,095,922,912 4	4,218,800,599 4,	,345,364,617 4,4	75,725,556 4,6	609,997,322 4,748	297,242 4,890,74	6,159 5,037,468	,544 5,188,592,6	500 5,344,250,	379 5,504,577,	890 5,669,715,2	27 5,839,806,6	83 6,015,000,884	6,195,450,910	6,381,314
nd Prairie		1 .				. 1	36 287 280 7	752 505.4	146 724 401	1 1 269 426	1 747 937	2 348 532	3 385 868	5 168 757	6 259 735	7 445 474	8 602 175	9 821 578	12 110 299	13 493 491	15 015 827	16 617 359	17 986 031	18 745 420	19 609 652	20 274 818	20,883,063	21 509 555	22 154 842	22 819 487 23	504 071 24 20	9 193 24 935	489 25 683 5	33 26 454 (039 27 247	661 28.065.0	90 28 907 0	13 29.774.254	30.667.482	31.587
ounty							. 200,7		,24,401	. 1,200,420	1,141,007	_,5=0,002	-,200,000	_,.00,101	-,220,100		-,.02,110	-,021,010		,			,500,001								. 24,20	- 14,000	20,000,0	20,404,0			- 20,007,0	20,774,204		31,361,
- Venus		:				-		. :	. :		- :	- 1																								. :	:	:		
Total		1	- :	:	- :	- 1	36,287 280,7	752 505,4	446 724,401	1,269,426	1,747,937	2,348,532	3,385,868	5,168,757	6,259,735	7,445,474	8,602,175	9,821,578	12,110,299	13,493,491	15,015,827	16,617,359	17,986,031	18,745,420	19,609,652	20,274,818	20,883,063	21,509,555	22,154,842	22,819,487 23	504,071 24,20	19,193 24,931	,469 25,683,	533 26,454,6	039 27,247,	.661 28,065,0	90 28,907,0	43 29,774,254	30,667,482	31,587,
TY	Taxable Value								9,500,776	6 30.891.966	48.653.716	70.876.835	94.389.554	123.035.088 1:	26.726.141 13	15.316.484 1:	139.375.978	143.557.258	158.004.338	162.744.468	167.626.802	172.655.606	177.835.275	183.170.333	188.665.443	194.325.406	200.155.168	206.159.823 2	12.344.618 2	218.714.957 225	276.405 232.03	14.697 238.995	.738 246.165.6	510 253.550.5	579 261.157.	096 268.991.8	09 277.061.5	63 285.373.410	293,934,613	302.752
	i axable value								- 9,50U,778	JU,891,965	40,003,710	, 0, 0 / 0, 030	a-r, 309, 004 1	,20,000,088 12			.00,310,975	,+3,001,208	, 30,004, 338	.32,744,405	101,020,002	. , 2,000,000	.//,030,2/0	100,110,555	,00,000,443	, 34,320,400	200,100,768	200,109,023 2	.2,399,078 2	225	2,0,400 232,03	~,usr 238,990	,, 55 240, 165,6	203,050,0	201,157,	208,991,8	2//,001,5	200,3/3,410	293,934,013	302,762,
ind Prairie	•	1 :																														:							-	
e - Venus		:				-					:								:	:		- :	:	- :	:	:							-			: :	:	:	:	
- Venus Total					:		: :	: :	: :		:			:	:	:	:		:		:	- :	:		:	:		:								: :		:		
, Jean	Taxable Value		•							20 604 007	31.612.139	22 560 502	22 527 240	*********	- 22.157.109 12		120 506 477	133,484,371	340.296.158	350.505.042	361.020.194	274 850 700	282 006 222	204 406 512	406 224 400	418,521,351	424 076 004	444,009,301 4	F7 220 F80	471,049,468 485	.180,952 499,73		- 1.471 530.170.	-	- 435 562.457.		20 506 711	72 614,612,713	egg 054 000	650.010
	raxable Value									30,691,397	31,012,139	3∠,00U,5U3	33,037,318	110,099,135 1	22,107,109 12	co,d21,622 1.	129,090,477	133,484,371	340,290,158	300,000,042	301,020,194	317,800,799	383,000,323	394,490,513	+U0,331,409	≈18,0∠1,351	+31,070,991	++4,009,301 4	o1,329,060 ·	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	100,902 499,73	10,380 514,72	(*r7 530,170,	azu 545,075,	*30 562,457,	,uad 579,331,4	29 596,711,3	12 014,612,713	633,051,095	652,042,
Total																																								
nd Prairie						- 1	36,287 280,7	752 505,44	146 724,401	1,269,426	1,747,937	2,348,532	3,385,868	5,168,757	6,259,735	7,445,474	8,602,175	9,821,578	12,110,299	13,493,491	15,015,827	16,617,359	17,986,031	18,745,420	19,609,652	20,274,818	20,883,063	21,509,555	22,154,842	22,819,487 23	504,071 24,20	9,193 24,935	,469 25,683,5	533 26,454,0	039 27,247,	661 28,065,0	90 28,907,0	43 29,774,254	30,667,482	31,587,
ounty		:	:	- :	:	:	: :	: :	: :	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:		:	:	:		:	:	:		:	: :	:	:	:	
e - Venus				:																																:	:		:	
Total			-			- 1	36,287 280,7	752 505,4	446 724,401	1,269,426	1,747,937	2,348,532	3,385,868	5,168,757	6,259,735	7,445,474	8,602,175	9,821,578	12,110,299	13,493,491	15,015,827	16,617,359	17,986,031	18,745,420	19,609,652	20,274,818	20,883,063	21,509,555	22,154,842	22,819,487 23	504,071 24,20	19,193 24,931	,469 25,683,	533 26,454,6	039 27,247,	661 28,065,0	90 28,907,0	43 29,774,254	30,667,482	31,587
VENUE - P	ARTICIPATION =	NET RENEFIT																																						
LVENUE - P	ANI ICIFATION =	MEI DENEFII																																						
and Prairie		1 .					45.429 93.5	584 168.4	182 304.172	2 1.240.857	1.536.003	1.901.841	2.422.340			5.891.350	6.379.203	6.891.025	11.885.518	12.582.045	13.332.016	14.115.663	14.829.183	15.347.328	15.908.371	16.411.248			17.933.013	18.471.004 19	025.134 19.59	5.888 20.183		277 21.412.9	956 22.055.	344 22.717.0	05 23.398.5		24.823.484	25.568.1
ounty		:	:	:	:	- 10	01,446 208,9	978 376,2	230 574,216	6 1,058,725	1,480,350	2,009,287	2,868,066	4,300,712	5,126,385	6,040,645	6,916,597	7,839,670	9,596,519	10,643,568	11,794,713	13,005,348	14,043,209	14,628,120	15,291,661	15,807,634	16,281,863	16,770,319	17,273,429	17,791,632 18	325,381 18,87	5,142 19,441	,396 20,024,6	38 20,625,3	378 21,244,	139 21,881,4	63 22,537,9	07 23,214,044	23,910,465	24,627,7
e - Venus			1	:	:		10,965 22,5 76,125 774,8	589 40,68 318 1,394,93	 367 62,068 929 2,128,990	8 114,440 0 3,925,376	160,014 5.488.612	217,188 7,449,723	310,015 10.633.767	464,872 15.945.508	554,121 19.006.810 2	652,945 2.396.561	747,628 25.644.281	847,405 29.066,707	1,037,306 35,580,475	1,150,483 39.462.561	1,274,913 43,730,598	1,405,773 48,219,201	1,517,957 52,067,219	1,581,181 54,235.862	1,652,905 56,696,038	1,708,677 58,609,082	1,759,938 60,367,355	1,812,736 62,178,375	1,867,118 34,043,727	1,923,131 1 65.965.038 67	980,825 2,04 943,990 69.98	0,250 2,101 2,309 72,081	.457 2,164,5 .779 74,244,2	501 2,229,4 132 76,471.5	436 2,296, 559 78.765.	319 2,365,21 706 81,128,6	09 2,436,16 77 83,562,5	35 2,509,250 37 86.069.413	2,584,528 88,651,496	2,662,06 91,311,04

ADZ#11: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTIC	CIPATION
City of Grand Prairie	0.66000000	75%	0.4950000
Ellis County	0.27300100	0%	0.0000000
0	0.23580000	0%	0.0000000
0	0.11589900	0%	0.0000000
Midlothian ISD	1.29460000	0%	0.0000000
	2.57930000		0.4950000

PERSONAL PROPERTY TAX		PARTIC	IPATION
City of Grand Prairie	0.66000000	0%	0.0000000
Ellis County	0.27300100	0%	0.0000000
0	0.23580000	0%	0.0000000
0	0.11589900	0%	0.0000000
Midlothian ISD	1.29460000	0%	0.0000000
	2.57930000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

AREA DEVELOPMENT ZONE #11		AREA	REAL P	ROPERTY	PERSONAL	. PROPERTY	SA	LES
	Year	SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2035	2,679	\$ 465,295	\$ 1,246,525,000	\$ -	\$ -		
Commercial	2027	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2029	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2031	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2033	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Multifamily	2027	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2029	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2031	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2033	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2036	337	\$ 150,000	\$ 50,550,000	\$ -	\$ -		

OTAL 92,368 \$ 1,526,275,000 \$ - \$ 26,400,000

	TOTAL TAX REVENUE	TOTAL	REAL P	ROPERTY	PERSONA	L PROPERTY	SALES				
•	City of Grand Prairie 26.4%	\$ 700,291,507	=	\$ 671,108,380	+	\$ -	+	\$	29,183,127		
	Ellis County 10.5%	\$ 277,595,847	=	\$ 277,595,847	+	 \$ -	+	\$	-		
	0 9.0%	\$ 239,768,721	=	\$ 239,768,721	+	\$ -	+	\$	-		
	0 4.4%	\$ 117,849,682	=	\$ 117,849,682	+	\$ -	+	\$	-		
	Midlothian ISD 49.6%	\$ 1,316,389,255	=	\$ 1,316,389,255	+	\$ -	+	\$	-		
	100.0%	2,651,895,011		\$ 2,622,711,884		\$ -		\$	29,183,127		
		100.0%	_	08.0%	-	0.0%	-		1 1%		

TOTAL PARTICIPATION		TOTAL	REAL F	ROP	ERTY	PERSONAL	_PR	OPERTY		SA	LES	
City of Grand Prairie	100.0%	\$ 503,331,285	=	\$	503,331,285	+	\$	-	+		\$	-
Ellis County	0.0%	\$ -	=	\$	-	+	\$	-	+		\$	-
0	0.0%	\$ -	=	\$	-	+	\$	-	+		\$	-
0	0.0%	\$ -	=	\$	-	+	\$	-	+		\$	-
Midlothian ISD	0.0%	\$ -	=	\$	-	+	\$	-	+		\$	-
	100.0%	503,331,285		\$	503,331,285		\$	-			\$	-
		100.0%	•		100.0%	-		0.0%	_			0.0%

NET BENEFIT	BENEFIT				ROP	PERTY	PERSONAL	PRO	PERTY		SA	LES	
City of Grand Prairie	9.2%	\$	196,960,222	=	\$	167,777,095	+	\$	-		+	\$	29,183,127
Ellis County	12.9%	\$	277,595,847	=	\$	277,595,847	+	\$	-		+	\$	-
0	11.2%	\$	239,768,721	=	\$	239,768,721	+	\$	-		+	\$	-
0	5.5%	\$	117,849,682	=	\$	117,849,682	+	\$	-		+	\$	-
Tarrant County	61.3%	\$ 1	,316,389,255	=	\$	1,316,389,255	+	\$	-		+	\$	-
	100.0%	\$ 2	2,148,563,727		\$	2,119,380,600		\$	-			\$	29,183,127
			100.0%	•		98.6%	<u>-</u> '		0.0%	-			1.4%

REVENUE	Calendar Year	n	a	n	п	n	1	:	2			я	ĸ	7	я	9	10	11	17	13	2	14	15	16	17	18	10	20	21	22	23	24	25	26	27	28	29	30	31	32	33		34	25 2	N 37	. зя	39	
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	203	1 2	032	2033	2034	2035	2036	2037	2038	3 2	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063
	Annual Units	-	-	-					250	250		250 2	250	250	250	250	250	250	250	179					-																							
	Cumulative Units				-	465 205	479 254	402.621	1 508.44	500	520	750 1.0	000 1. 186 572	250	1,500	1,750	2,000	2,250	2,500	2,679	702 5	679 800 72	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,67	79 2.6	79 2,67	9 2,679	2,679	2,679	
Ri	sidential Value					+00,220	472,254	430,007	- 127,110,07	261,846,747	404,553,	224 555,586,4	27 715,317,	,525 884,1	12,461 1,062	432,508 1,25	50,634,837	1,449,173,118	1,658,498,124	1,830,563,987	1,885,480,5	907 1,942,04	45,334 2,000	0,306,694 2	060,315,895	2, 122, 125, 372	2,185,789,133	2,251,362,807	2,318,903,691	2,388,470,802	2,460,124,926	2,533,928,674	2,609,946,534	2,688,244,930	2,768,892,278	2,851,959,046	2,937,517,817	3,025,643,352	3,116,412,652	3, 209, 905, 032	3, 306, 202, 183	3,405,388,24	48 3,507,549,8	96 3,612,776,39	3 3,721,159,685	3,832,794,475	3,947,778,309	4,066,
	mmercial Value										6,600,					030,298 2	21,661,207	28,911,043	29,778,375	30,671,726	31,591,6	978 32,53	39,634 3	3,515,823	34,521,298	35,556,937	36,623,645	37,722,354	38,854,025	40,019,645	41,220,235	42,456,842	43,730,547	45,042,463	46,393,737	47, 785, 549	49, 219, 116	50,695,689	52,216,560	53,783,057	55, 396, 549	57,058,44	45 58,770, f	98 60,533,30	4 62,349,304	64,219,783	66,146,376	6
M	utifamily Value				•						50,700,	000 52,221,0	104,487,	7,630 107,63	12,259 161,	550,927 16	66, 397, 454	222,089,378	228, 752, 059	235,614,621	293, 233, 0	060 302,03	30,052 31:	1,090,953	320, 423, 682	330,036,392	339,937,484	350, 135, 609	360,639,677	371,458,867	382,602,633	394, 080, 712	405, 903, 133	418,080,227	430,622,634	443,541,313	456,847,553	470,552,979	484,669,569	499, 209, 656	514, 185, 945	529,611,52	24 545,499,8	70 561,854,85	6 578,720,812	2 596,082,436	613,964,909	63.
:	Total Taxable Value									261,845,747		224 614,605,4							1,917,028,558	2,096,850,334							2,562,350,262					2,970,466,227	3,059,580,214	3,151,367,621		3,343,285,909		3,546,892,021	3,653,298,781	3,762,897,745					3 4,362,229,800	9 4,493,096,694	4,627,889,594	
rairie	124,683,257 51,573,718 44,545,927 21,894,947	:	:	:	:		:	:	838,926 347,012 299,726 147,319 1,645,563 3,278,559	5 1,728,189 2 714,844 5 617,435 9 303,478 7 3,389,868 9 6,753,813	3,048, 1,260, 1,089, 535, 5,979,	231 4,056,3 864 1,677,8 050 1,449,2 283 712,3 152 7,956,8 580 15,852,1	896 5,500, 879 2,275, 840 1,965, 822 965, 882 10,789, 518 21,496,	1,487 6,60 i,210 2,74	88,047 8, 15,748 3, 11,593 2, 15,671 1, 10,630 16, 11,689 32,	217,091 398,900 935,742 442,958 117,948	9,495,377 3,927,648 3,392,439 1,667,431 18,625,326	11,221,145 4,641,491 4,009,009 1,970,484 22,010,447	12,652,388 5,233,507 4,520,353 2,221,817 24,817,852	13,839,212 5,724,422 4,944,373 2,430,229 27,145,824	14,588,0 6,034,1 5,211,9 2,561,7 28,614,6 57,010,4	019 15,02 157 6,21 901 5,36 722 2,63 519 29,47 419 58,72	25,659 15 15,182 6	5,476,429 6,401,637 5,529,306 2,717,731 0,357,250 0,482,353	15,940,722 6,593,686 5,695,185 2,799,263 31,267,967	16,418,943 6,791,497 5,866,041 2,883,241 32,206,006 64,165,728	16,911,512 6,995,242	17,418,857 7,205,099 6,223,283 3,058,830 34,167,352 68,073,421	17,941,423 7,421,252 6,409,981 3,150,595 35,192,373 70,115,624	18,479,665 7,643,890 6,602,280 3,245,113 36,248,144 72,219,093	19,034,055 7,873,206 6,800,349 3,342,467 37,335,588 74,385,665	19,605,077 8,109,403 7,004,359 3,442,741 38,455,656 76,617,235	20,193,229 8,352,685 7,214,490 3,546,023 39,609,325 78,915,752	20,799,026 8,603,265 7,430,925 3,652,404 40,797,605	21,422,997 8,861,363 7,653,853 3,761,976 42,021,533 83,721,722	22,065,687 9,127,204	22,727,658 9,401,020 8,119,972 3,991,080 44,580,645	23,409,487 9,683,051 8,363,571 4,110,812 45,918,064	24,111,772 9,973,542	24,835,125 10,272,748 8,872,913 4,361,161 48,714,474	25,580,179 10,580,931 9,139,100 4,491,996 50,175,908	26,347,58 10,898,351 9,413,27 4,626,75 51,681,18	84 27,138,0 59 11,225,3	12 27,952,150 10 11,562,069 71 9,986,540 58 4,908,520 21 54,828,570	2 28,790,717 9 11,908,931	7 29,654,438 1 12,266,199	30,544,071 12,634,185	3
	44,545,927 21,894,947	:	1		:	:		:	299,720 147,319	617,435 303,478	1,089, 535,	050 1,449,2 283 712,3	240 1,965, 322 965,	i,174 2,3 i,910 1,16	1,593 2, 5,671 1,	935,742 442,958	3,392,439 1,667,431	4,009,009 1,970,484	4,520,353 2,221,817	4,944,373 2,430,229	5,211,9 2,561,7	901 5,36 722 2,63	58,258 5 38,574 2	5,529,306 2,717,731	5,695,185 2,799,263	5,866,041 2,883,241	6,995,242 6,042,022 2,969,738 33,172,186	6,223,283 3,058,830	6,409,981 3,150,595	6,602,280 3,245,113	6,800,349 3,342,467	7,004,359 3,442,741	7,214,490 3,546,023	7,430,925 3,652,404	7,653,853 3,761,976	9,127,204 7,883,468 3,874,835 43,282,179	8,119,972 3,991,080	8,363,571 4,110,812	9,973,542 8,614,479 4,234,137 47,295,606 94,229,535	8,872,913 4,361,161	9,139,100 4,491,996	9,413,27 4,626,75	59 11,225,3 73 9,695,6 56 4,765,5 96 53,231,6	71 9,986,543 58 4,908,521	2 25,790,717 9 11,908,931 2 10,286,138 5 5,055,781 0 56,473,427	12,266,199 3 10,594,722 1 5,207,454 7 58,167,630	30,544,071 12,634,185 10,912,564 5,363,678 59,912,669 119,367,156	3 1 1 1 6
tal	244,568,097 487,265,946	:	:	:	:	:	:	:	1,645,563 3,278,559	7 3,389,868 9 6,753,813	5,979, 11,912,	152 7,956,6 580 15,852,1	582 10,789, 518 21,496,	1,288 13,00 1,069 25,9	10,630 16, 11,689 32,	117,948 112,639	18,625,326 37,108,221	22,010,447 43,852,576	24,817,852 49,445,918	27,145,824 54,084,061	28,614,6 57,010,4	519 29,47 419 58,72	73,058 30 20,731 60	0,357,250 0,482,353	31,267,967 62,296,824	32,206,006 64,165,728	33,172,186 66,090,700	34,167,352 68,073,421	35, 192, 373 70, 115, 624	36,248,144 72,219,093	37,335,588 74,385,665	38,455,656 76,617,235	39,609,325 78,915,752	40,797,605 81,283,225	42,021,533 83,721,722	43,282,179 86,233,373	44,580,645 88,820,375	45,918,064 91,484,986	47,295,606 94,229,535	48,714,474 97,056,422	50,175,908 99,968,114	51,681,18 102,967,15	95 53,231,63 58 106,056,1	21 54,828,570 72 109,237,85	0 56,473,427 7 112,514,993	7 58,167,630 3 115,890,443	59,912,659 119,367,156	12
	Taxable Value																																															
Prairie	PV -	:	:	:	:	:	:	:	:	:				:	:	:	:	:	:	:		:	:	:	:	:	:	:	:	:	:	:	:	:		:	:	:	:	:	:	:	:	:		:	:	
		- :	- :		- :	- :		:				-		:	:	-	- :	:	-	- :			-	-	-	- :	:	-	:	:	:	- :		-	:	:	-	:	:	:	- :	:	:	:	:	:	:	
ta/																																	-											-				
	0% Taxable Value	0%	0%	0%	0%	0%	0%	01	% 01	6 0%	6,600,	0% 000 6,798,0	0% 300 13,601,	0% 1,940 14,0	0% 19,998 21,	0% 030,298	0% 21,661,207	0% 28,911,043	0% 29,778,375	0% 30,671,726	b 31,591,8	0% 878 32,53	0% 39,634 3:	0% 3,515,823	0% 34,521,298	0% 35,556,937	0% 36,623,645	0% 37,722,354	0% 38,854,025	0% 40,019,645	0% 41,220,235	0% 42,456,842	0% 43,730,547	0% 45,042,463	0% 46,393,737	0% 47,785,549	0% 49,219,116	0% 50,695,689	0% 52,216,560	0% 53,783,057	0% 55, 396, 549	57,058,44	3% (45 58,770,1:	0% 0° 98 60,533,30	% 0% 4 62,349,304	64,219,783	0% 66,146,376	
otal	PV 5.422.279										132,	000 135,	960 272,	2,039 2	80,200	420,606	433,224	578,221	595,567	613,435	631,8	838 65	50, 793	670,316	690,426	711,139	732,473	754,447	777,080	800,393	824,405	849,137	874,611	900,849	927,875	955,711	984,382	1,013,914	1,044,331	1,075,661	1,107,931	1,141,16	69 1,175,4	04 1,210,66	6 1,246,986	6 1,284,396	1,322,928	
Prairie	PV 130,105,535 51,573,710		:						838,926	5 1,728,189	3,180,	231 4,192,3	356 5,772, 279 2.275	2,526 6,9	18,247 8,	637,697	9,928,601	11,799,366	13,247,956	14,452,647	15,219,8	856 15,67 157 6.21	76,452 16	6,146,745 6,401,637	16,631,148	17,130,082	17,643,985	18,173,304	18,718,503	19,280,058	19,858,460	20,454,214	21,067,840	21,699,876	22,350,872	23,021,398	23,712,040	24,423,401	25, 156, 103	25,910,786	26,688,110	27,488,75	53 28,313,4	16 29,162,81	8 30,037,703	30,938,834	31,866,999	
	130,105,535 51,573,718 44,545,927 21,894,947						- 1		299,72	5 617,435 9 303,478	3,180, 1,260, 1,089, 535, 5,979,	050 1,449,1 283 712.1	240 1,965, 322 965	2,526 6,9 5,210 2,7 5,174 2,3 5,910 1,1 1,288 13,0	r1,593 2, 55,671 1.	935,742 442,958	9,928,601 3,927,648 3,392,439 1,667,431 18,625,326	11,799,366 4,641,491 4,009,009 1,970,484 22,010,447	13,247,956 5,233,507 4,520,353 2,221,817 24,817,852	4,944,373 2,430,229	5,211,9	901 5,36 722 2.63	68,258 38,574	5,529,305 2.717.731	16,631,148 6,593,686 5,695,185 2,799,263 31,267,967	17,130,082 6,791,497 5,866,041 2,883,241 32,206,006	17,643,985 6,995,242 6,042,022 2,969,738 33,172,186	18,173,304 7,205,099 6,223,283 3,058,830 34,167,352	6,409,981 3,150,595	6,602,280 3,245,113	6,800,349 3,342,467	7,004,359	7,214,490 3,546,023	21,699,876 8,603,265 7,430,925 3,652,404 40,797,605	22,350,872 8,861,363 7,653,853 3,761,976 42,021,533	23,021,398 9,127,204 7,883,468 3,874,835 43,282,179	23,712,040 9,401,020 8,119,972 3,991,080 44,580,645	24,423,401 9,683,051 8,363,571 4,110,812 45,918,064	8,614,479 4,234,137	8,872,913 4,361,161	26,688,110 10,580,931 9,139,100 4,491,996 50,175,908	27,488,75 10,898,35 9,413,27 4,626,75 51,681,18	53 28,313,4 59 11,225,3 73 9,695,6 56 4,765,5 86 53,231,6	16 29,162,81 10 11,562,06 71 9,986,54 58 4,908,52 21 54,828,57	8 30,037,703 9 11,908,931 2 10,286,138 5 5,055,781 0 56,473,427	3 30,938,834 1 12,266,199 8 10,594,722 5,207,454 7 58,167,630	10,912,564	
dal	274,796,714 492,688,224			:	:	:	:	:	838,921 347,01; 299,72; 147,31; 1,645,56; 3,278,556	1,728,189 2 714,844 5 617,435 9 303,478 7 3,389,868 0 6,753,813	5,979, 12,044 ,	231 4,192,: 864 1,677,8 050 1,449,: 283 712,: 152 7,956,6 580 15,988,4	356 5,772, 379 2,275, 240 1,965, 322 965, 382 10,789, 478 21,768,	1,288 13,00 8,108 26,2	10,630 16, 21,889 32,	637,697 398,900 935,742 442,958 117,948 1533,245	18,625,326 37,541,446	22,010,447 44,430,797	24,817,852 50,041,485	14,452,647 5,724,422 4,944,373 2,430,229 27,145,824 54,697,495	15,219,8 6,034,1 5,211,9 2,561,7 28,614,6 57,642,2	856 15,67 157 6,21 901 5,36 722 2,63 519 29,47 256 59,37	73,058 30 71,524 6	6,146,745 6,401,637 5,529,306 2,717,731 0,357,250 1,152,670	31,267,967 62,987,250	32,206,006 64,876,867	33,172,185 66,823,173	34,167,352 68,827,868	18,718,503 7,421,252 6,409,981 3,150,595 35,192,373 70,892,704	19,280,058 7,643,890 6,602,280 3,245,113 36,248,144 73,019,486	19,858,460 7,873,206 6,800,349 3,342,467 37,335,588 75,210,070	20,454,214 8,109,403 7,004,359 3,442,741 38,455,656 77,466,372	21,067,840 8,352,685 7,214,490 3,546,023 39,609,325 79,790,363	40,797,605 82,184,074	42,021,533 84,649,597	43,282,179 87,189,084	44,580,645 89,804,757	45,918,064 92,498,900	25, 156, 103 9,973,542 8,614,479 4,234,137 47,295,606 95,273,867	25,910,786 10,272,748 8,872,913 4,361,161 48,714,474 98,132,083	50,175,908 101,076,045	51,681,18 104,108,32	96 53,231,6 27 107,231, 5	21 54,828,571 76 110,448,52	0 56,473,427 4 113,761,979	7 58,167,630 9 117,174,839	31,866,999 12,634,185 10,912,564 5,363,678 59,912,659 120,690,084	6 12
	Taxable Value								- 127.110.07	1 261.846.747	44.85	224 614.605.4		1005 4005 7		043.733 4.4	20 602 600	1.700.173.539	1.917.028.558	0.006.000.004	2 240 205		45.000 0.04	4042.470	445 050 574	2 407 740 704	2 552 250 252	2 520 220 750	0.746.707.700	2 770 040 244	2 002 047 704	0.070.455.007	2 050 500 044	2 454 257 524	3.245.908.649	2 242 205 200	24/2504 405	3,545,800,004	3.653.298.781	3.753.607.745	3.875.784.677	2002 050 06	17 4.111.819.9			7 4,493,096,694	4577 880 504	4.76
	PV								- 121,110,07		407,003,						30,093,499	1,700,173,039	7,977,020,000	2,090,830,334	2,210,300,0	2,270,07	15,020 2,34-	4,973,470 2	,470,200,074	2,467,716,701	2,562,350,262	2,639,220,769	2,710,397,392	2,799,949,314	2,003,947,794	2,970,400,227	3,009,000,214	3,101,301,021	3,240,900,049	3,343,280,909	3,443,004,400	3,540,692,021	3,003,290,707	3,702,097,743	3,070,704,077	3,992,050,21	17 4,777,013,38	94 4,230,774,00.	3 4,362,229,600	4,493,030,094	4,027,009,094	4,76
Prairie	93,512,443	- :	- 1	- :	-		- :		629,195	1,296,141	2,286,	173 3,042,2	97 4,125, -	i,365 4,90 -	8,535 6,	162,818	7,121,533	8,415,859	9,489,291	10,379,409	10,941,0	014 11,26	59,244 11	1,607,322	11,955,541	12,314,208	12,683,634	13,064,143	13,456,067	13,859,749	14,275,542	14,703,808	15,144,922	15,599,270	16,067,248	16,549,265	17,045,743	17,557,116	18,083,829	18,626,344	19,185,134	19,760,68	88 20,353,5	09 20,954,114	4 21,593,038	22,240,829	22,908,053	2
,		- :	- :	- :	- 1	- :	- :	- :	- :	- :				-	-		- :	- :		- :			-	- :	- :	- :	- :	- :	- :		:	- :	- :	- :	- :	:	:	- :	- :	- :	- :		:	:	:	:		
ad 🔳	93.512.443								629,19	1, 296, 141	2, 286,	173 3,042,2	297 4,125,	i,365 4,9	r8,535 6,	162,818	7,121,533	8,415,859	9,489,291	10,379,409	10,941,6	014 11,26	59,244 1:	1,607,322	11,955,541	12,314,208	12,683,634	13,064,143	13,456,067	13,859,749	14,275,542	14,703,808	15,144,922	15,599,270	16,067,248	16,549,265	17,045,743	17,557,116	18,083,829	18,626,344	19, 185, 134	19,760,68	88 20,353,5	09 20,964,11-	4 21,593,038	8 22,240,829	22,908,053	1
	Taxable Value																														-																	
Prairie	PV -	-	-	-	-		-	-						-	-	-	-			-					-	-	-	-	-	-								-	-	-		-						
			-	-	-		-		-						-	-		-	-	-			-	-		-		-							-			-			-	-		-	-			
al	•						- 1		- :										- :																													
	Taxable Value										6,600,	000 6,798,0	000 13,601,	1,940 14,0	19,998 21,	030,298 2	21,661,207	28,911,043	29,778,375	30,671,726	31,591,8	878 32,53	39,634 3:	3,515,823	34,521,298	35,556,937	36,623,645	37,722,354	38,854,025	40,019,645	41,220,235	42,455,842	43,730,547	45,042,463	46, 393, 737	47,785,549	49,219,116	50,695,689	52,216,560	53,783,057	55, 396, 549	57,058,44	45 58,770,1:	98 60,533,30	4 62,349,304	4 64,219,783	66,146,376	
a/	PV																																															
Prairie	93,512,443	-	:	:		:			629,190	1,296,141	2,286,	173 3,042,2	297 4,125,	i,365 4,9	r8,535 6,	162,818	7,121,533	8,415,859	9,489,291	10,379,409	10,941,0	014 11,26	59,244 1	1,607,322	11,955,541	12,314,208	12,683,634	13,064,143	13,456,067	13,859,749	14,275,542	14,703,808	15,144,922	15,599,270	16,067,248	16,549,265	17,045,743	17,557,116	18,083,829	18,626,344	19,185,134	19,760,68	88 20,353,5	20,964,114	4 21,593,038	3 22,240,829	22,908,053	2
	:	:	-	-	- :	:	-	- :	:	:		:		:	:	-	-	:	:	:			:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	:	
tal	93.512.443	:	:	:	:	:	:	:	629, 191	1, 296, 141	2,286,	173 3,042,1	197 4,125,	i,365 4,90	r8,535 6,	162,818	7,121,533	8,415,859	9,489,291	10,379,409	10,941,0	- 014 11,26	69,244 1:	1,607,322	11,955,541	12,314,208	12,683,634	13,064,143	13,456,067	13,859,749	14,275,542	14,703,808	15,144,922	15,599,270	16,067,248	16,549,265	17,045,743	17,557,116	18,083,829	18,626,344	19,185,134	19,760,68	88 20,353,5	99 20,964,114	4 21,593,038	22,240,829	22,908,053	
NUE - PA	RTICIPATION =	NET BENEF	т																																													
Prairie	PV 36,593,093								209,732	2 432,047	894,	058 1,150,0	1,647,	,161 1,90	19,712 2,	474,879	2,807,068	3,383,507	3,758,665	4,073,238	4,278,8	842 4,40	07,207 4	4,539,424	4,675,606	4,815,875	4,960,351	5,109,161	5,262,436	5,420,309	5,582,919	5,750,406	5,922,918	6,100,606	6,283,624	6,472,133	6,666,297	6,866,285	7,072,274	7,284,442	7,502,976	7,728,06	55 7,959,9	07 8,198,70	4 8,444,665	5 8,698,005	8,958,945	
	51,573,718 44,545,927	:	:	:	:	:	:	:	209,733 347,012 299,728 147,315 1,645,56	2 432,047 714,844 6 617,435 9 303,478 7 3,389,868	1,260, 1,089, 535, 5,979,	864 1,677,8 050 1,449,2 283 712,3 152 7,956,6	159 1,647, 379 2,275, 240 1,965, 322 965, 382 10,789,	i,210 2,74 i,174 2,3	19,712 2, 15,748 3, 11,593 2, 15,671 1, 20,630 16,	398,900 935,742 442,958 117,948	3,927,648 3,392,439 1,667,431	4,641,491 4,009,009 1,970,484 22,010,447	5,233,507 4,520,353 2,221,817	5,724,422 4,944,373 2,430,229 27,145,824	6,034,1 5,211,9 2,561,7 28,614,6	157 6,21 901 5,36	15,182 6 58,258 5 38,574 2 73,058 30	6,401,637 5,529,306 2,717,731 0,357,250	6,593,686 5,695,185 2,799,263	6,791,497 5,866,041 2,883,241	6,995,242 6,042,022 2,969,738	5,109,161 7,205,099 6,223,283 3,058,830 34,167,352	7,421,252 6,409,981 3,150,595 35,192,373	7,643,890 6,602,280 3,245,113 36,248,144	7,873,206 6,800,349 3,342,467 37,335,588	8,109,403 7,004,359 3,442,741 38,455,656	8,352,685 7,214,490 3,546,023 39,609,325	8,603,265 7,430,925 3,652,404	8,861,363 7,653,853 3,761,976	9,127,204 7,883,468 3,874,835	6,666,297 9,401,020 8,119,972 3,991,080 44,580,645	9,683,051 8,363,571 4,110,812	9,973,542 8,614,479 4,234,137 47,295,606	10,272,748 8,872,913 4,361,161	10,580,931 9,139,100 4,491,996	10,898,35 9,413,27 4,626,75	59 11,225,3 73 9,695,6 56 4,765,5	10 11,562,069 71 9,986,543 58 4,908,52	9 11,908,931 2 10,286,138 5 5,055,781	1 12,266,199 3 10,594,722 1 5,207,454	12,634,185 10,912,564 5,363,678	13, 11, 5,
, .	21,894,947	-	-	-	-	-			147,319	303,478	535,	283 712,3	522 965,	1,1	0,0/1 1,	442,958	1,667,431 18.625.326	1,970,484	2,221,817	2,430,229	2,561,7	rzz 2,63	35,574 2	2,717,731	2,799,263 31,267,967	2,883,241 32,206,006	2,969,738 33,172,186	3,058,830	3,150,595	3,245,113	3,342,467	3,442,741	3,546,023	3,652,404 40,797,605	3,761,976 42.021.533	3,874,835 43,282,179	3,991,080	4,110,812 45,918,064	4,234,137	4,361,161 48,714,474	4,491,996 50.175.908	4,626,75 51,681,18	56 4,765,5 86 53,231.6	58 4,908,52 21 54.828.57	5 5,055,781 0 56,473,427	1 5,207,454 7 58.167.630	5,363,678 59.912.659	61.

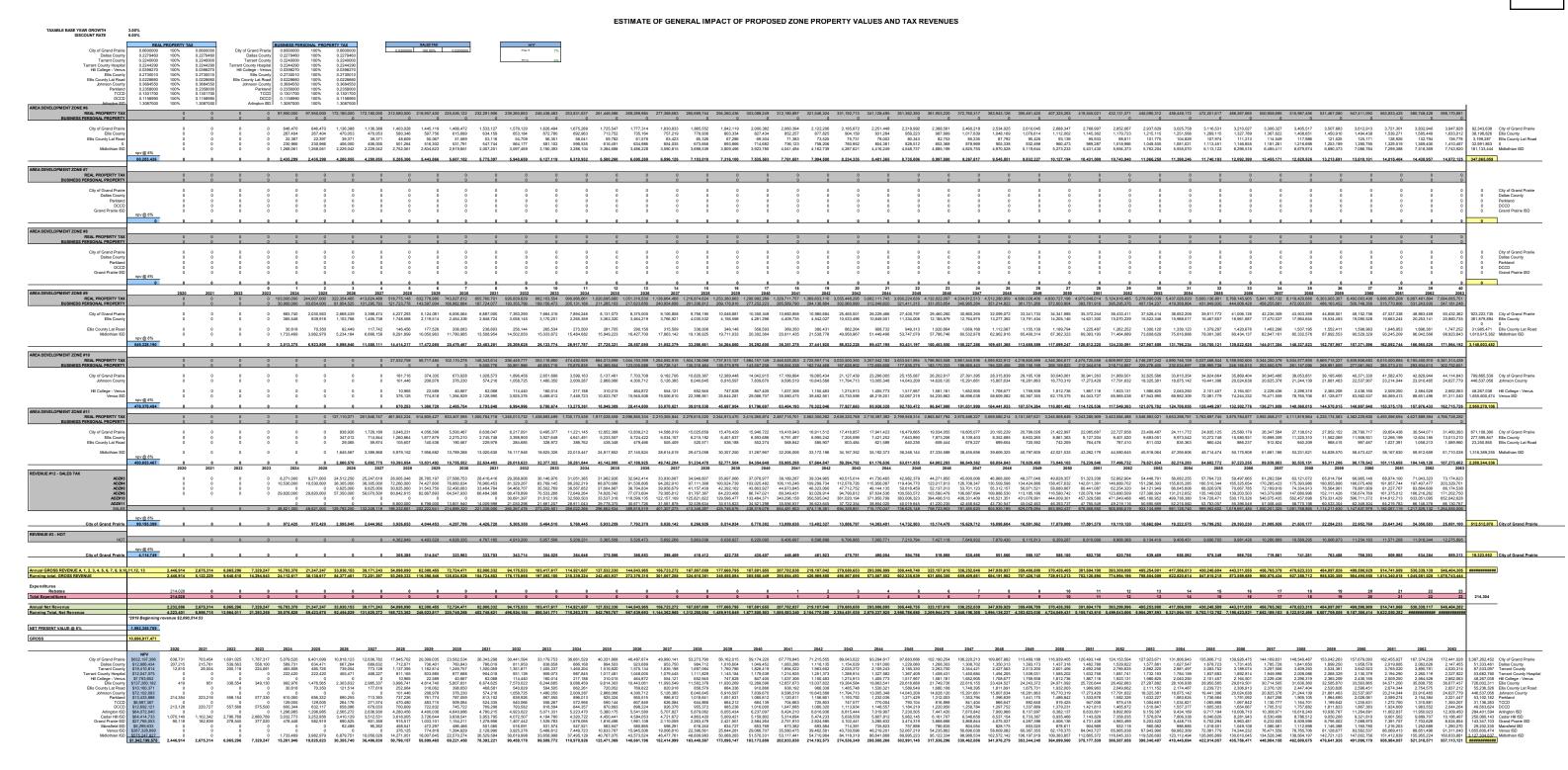
TAXABLE BASE YEAR GROWTH	ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES	
DISCOUNT RATE Olly of Grand Phail Dallate Count Tarrant Count Farrant Count Held County held Held County held Held County held Elia Count Dallate One Phail County Laff County Laff County Held Count	Description	
TAX YEAR 1999 BASE YEAR (ORIGINAL BOUNDARY)	BASEYEAR 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 2019 2020 2021 2022 2023 2024 2025 2028 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2080 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2019	63 TOTALS
City of Grand Prais Datas Coun Parkter DDC Cedar Hill IS	mp 274.463 274	
TAXABLE VALUE City of Grand Prais Dallas Coun Parkta DCC Cedar Hill S	mcf 875,500,988 90,158,835 92,081,540 225,178,985 242,233.922 249,090,994 259,055,056,056,072 272,081,912 200,155,000 205,056,056 200,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,076,076 205,	
TAXABLE VALUE INCREMENT City of Grand Prair Dallas Coun Parties Dicc Cedar Hill S	89,882,372 92,587,077 24,904,102 241,959,459 249,226,477 265,711,505 284,421,084 272,361,950 280,541,043 288,965,580 297,642,707 306,580,222 315,785,883 325,267,872 335,033,380 345,033,180 355,442,218 361,280,776 377,118,095 386,498,971 400,101,301 69,882,372 92,587,077 24,904,102 241,959,459 249,226,477 285,711,505 284,421,084 272,361,950 205,541,043 288,965,580 297,642,707 306,580,222 315,785,883 325,267,872 335,033,380 345,033,180 355,442,218 361,280,776 377,118,095 386,498,971 400,101,301 69,882,372 92,587,077 24,904,102 241,959,49 249,226,477 285,711,267 241,954,99 249,226,477 285,711,267 241,954,976 244,921,084 272,361,950 205,442,108 272,3	
REVENUE A (ORIGINAL BOUNDARY) TAXABLE VALUE GROWTH City of Grand Prair Dallas Coun		30,116,808 City of Grand Prairie 0 Dallas County 0 Parkland
DCC Cedar Hill IS	CC 0	0 Parkland 0 DCCD 1,070,140 Cedar Hill ISD
2019 BASE YEAR (EXPANDED BOUNDARY) City of Grand Prais Dates Coun Terrant Coun Elis Coun Partice Proce Grand Prais	100 (2007) 190 (282.201 190 (28	
TAXABLE VALUE City of Grand Prair Dallas Coun Tarrant Coun Ellis Coun	my 53.115.03 30,189.32 30,	
Parklar DCC Grand Prairie IS TAXABLE VALUE INCREMENT	md 55,115,03 30,189,300 735,486,520 38,972,489 38,081,685 39,224,113 40,00,00,877 41,672,286 24,286,274 44,47,085 45,471,497 48,875,682 48,240,772 48,887,93 51,718,571 52,713,289 54,295,340 55,324,206 57,091,933 59,322,991 50,322,327 40,00,00,874 48,00,770 44,483,770 45,888,480,480,220 50,00,888 51,718,575 54,709,430 55,709,430 50,709,40 50,70	
TAXABLE VALUE INCREMENT City of Grand Prair Dailes coun Tarrant Coun Ellie Paride Double Grand Prairie IS	hgy 1022778 2.078270 1,802.510 2.878.279 3.888,553 5,131,003 6.307,727 7.519,726 8,781,727 1,805,878 11,782,387 12,742,582 14,147.002 15,594,803 17,005,407 17,005,40	
REVENUE 8 (EXPANDED BOUNDARY) TAWARE VALUE GROWTH Oly of Grand Pria Tarrant Coun Eins Coun Printe Grand Prairie E		9,712,107 City of Grand Praisic Dallas County 0 Tarrant County 0 Ellis County 0 Platsiand 0 Platsiand 0 Grand Praisie SD 0 9,712,107
AREA DEVELOPMENT ZONE #1 REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	AX 0 0 0 0 5,500,000 16,500,000 22,600,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
City of Grand Präid Dalliss Coun Parkter C C C Cedar Hill S		2,134,322 City of Grand Prairie Dalsas County Darksand DCCD DCCD Cedar Hill ISD 2,134,322
AREA DEVELOMENT ZONE #2 REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	AX 0 0 0 0 0 0 13,500,000 13,500,000 22,500,000 22,500,000 32,445,000 33,418,350 34,420,501 35,453,229 36,517,133 37,812,447 38,741,027 39,903,258 41,100,355 42,333,360 TX 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
City of Grand Prais Tarrant Coun Tarrant County Hospi TC Arlington S		2,353,456 City of Grand Prairie
AREA DEVELOPMENT ZONE #3 REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	AX 0 0 0 0 57,524,00 57,524,00 120,538,80 124,556,54 128,303,573 132,153,092 138,117,885 140,201,215 144,07,252 148,794,49 153,201,654 157,77,703 162,531,534 167,407,583 172,429,811 177,602,705 182,903,786 177 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
City of Grand Prais Tarrant Coun Tarrant County Hospit TCC Artington IS		11,703.881 City of Grand Prairie
AREA DEVELOPMENT ZONE #4 REAL PROPERTY T/ BUSINESS PERSONAL PROPERTY City of Grand Prair		14,657,728 City of Grand Prairie
City of Grand Prair Tarrant County Tarrant County Hospi To Mansfield IS		14,857,728 City of Grand Fraine 0 Tarrant County 0 Tarrant County Hospital 0 TCCD 0 Mansfield ISD
		ı

TAXABLE BASE YEAR GROWTH	ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES	
Clay of Care Paris Dallac Count Tarrant	0.279460 0% 0.000000 Tarrar County Supplied 0.2294000 0% 0.0000000 0.0000000 0.0000000 0.0000000	
TAX YEAR AREA DEVELOPMENT ZONE #6 REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	2019 2020 2021 2022 2023 2024 2025 2028 2027 2028 2028 2027 2028 2028 2027 2028 2028	<u>s</u>
City of Grand Praint Ellis Count Ju Rio Ellis County Ju Rio Midothan Si AREA DEVELOPMENT ZONE 87	0 0 0 0 444.853 444.853 852.291 852.291 1,052.271 1,063.839 1,116,354 1,149,845 1,164.340 1,219,870 1,206.467 1,294.161 1,332.865 1,502.87	Ellis County Ellis County Lat Road 0 Midlothian ISD
REAL PROPERTY TA BUSINESS PERSONAL PROPERTY City of Grand Phain Data Count Parkan DCC Grand Praire Si		City of Grand Prairie Dallas County Parkland DCCD Grand Prairie ISD
AREA DEVELOPMENT ZONE 88 BUSINESS PERSONAL PROPERTY TA BUSINESS PERSONAL PROPERTY Cly of Carand Praint Datas: Count Parkton DCCC Grand Prains SI		
AREA DEVELOPMENT ZONE #9 REAL PROPERTY TA	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
BUSINESS PERSONAL PROPERT City of Grand Phain Ellis County Lat Ros Middothan Si	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ellis County 0 Ellis County Lat Road Midlothian ISD
REAL PROPERTY TA BUSINESS PERSONAL PROPERT	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
City of Grand Prain Johnson Count Johnson Count Hill College - Venus ISI AREA DEVELOPMENT ZONE #11		Hill College - Venus Venus ISD
REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	0 0 0 0 0 127,110,271 281,848,747 481853,224 614805,427 83,3407,095 1,095,794,718 1,245,013,732 1,488,693,499 1,700,173,539 1,917,028,582 2,098,895,334 2,219,346,993,44 2,278,895,344 2,278,348,344 2,278,348,344 2,278,348,344 2,278,348,344 2,278,348,344 2	,285 City of Grand Prairie
City of Grand Praint Ellis County Ellis County Lat Roa Midlothian ISI	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ellis County Ellis County Lat Road Midlothian ISD
REVENUE #12 - SALES TAX AD2# AD2# AD2# AD2# AD2# AD2# AD2# AD2#	0 0 0 8,271,000 8,271,000 24,512,250 25,247,818 20,005,046 26,785,197 27,586,753 28,416,410 28,288,998 30,148,976 31,051,385 31,982,998 30,148,977 35,997,696 37,076,977 0 0 0 0 10,500,000 38,005,000 38,250,000 74,472,800,700 74,472,800,700 38,240,140 38,349,747 35,269,749 38,7891,45 81,222,198 88,7781,45 81	
City of Grand Prairie REVENUE #3 - HOT		City of Grand Prairie
HO City of Grand Prairi	0 0 0 0 0 0 0 4382,849 4,893,529 4,628,335 4767,185 4,919,200 5,057,506 5,209,231 5,385,508 5,028,473 5,892,208 5,883,108 6,038,927 6,220,095	City of Grand Prairie
	1.15-1.15-1.15-1.15-1.15-1.15-1.15-1.15	
Expenditures Rebates Total Expenditures	214.028	
Annual Net Revenue Running Total, Net Revenue	1,335,169 527,691 1,269,269 1,340,469 2,327,370 3,756,422 5,761,034 6,992,450 9,682,715 11,319,221 13,384,009 15,210,839 11,483,985 33,395,301 33,393,317 3,463,318 3,325 5,321,534 6,862,022 9,489,391 13,245,813 19,066,447 28,993,248 13,682,012 47,001,23 60,385,242 78,086,135 93,096,066 112,384,739 133,203,486 157,263,626 184,970,253 214,324,388 245,882,23 279,264,224 314,897,441 31,245,134 31,	
NET PRESENT VALUE @ 6% GROSS	342.582.688 1,798.691.038	
City of Grand Phain Galant Court Tarrant County Hospita HS Codage, Venue Elis County Hospita HS Codage, Venue Elis County Laf Roa Johnson County Tocco Tocco Codage HS SI Grand Phains SI Membels SI	\$0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	820,888 Cly of Grand Prairie 0 Dalas County 0 Tarrant County 0 Tarrant County Pospital 0 Elis County 0 Deptidate 0 Deptidate 0 Deptidate 0 DCCD 0 Artington SD 070,140 Cedar Halfs SD 0 Grand Prairie SD 0 Versus SD 0 Middohan SD
	3342,582,288 [1,549,188 527,591 1,269,269 1,340,489 2,327,770 3,756,422 5,761,034 6,992,450 9,682,715 11,319,221 13,394,009 15,210,809 24,004,178 27,046,227 29,344,134 31,483,905 33,395,331 58,393,317	

ESTIMATE OF GENERAL	IMPACT OF PROPOSE	D ZONE PROPERTY VA	ALUES AND TAX REVENUES

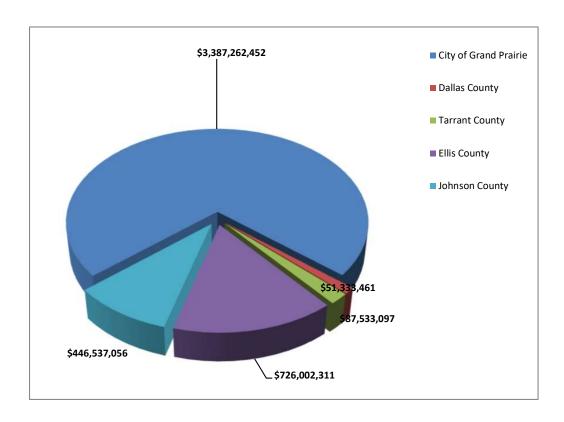
TAXABLE BASE YEAR GROWTH DISCOUNT RATE	3.00% 6.00%																																							
City of Grand Prais Dables Cour Tarrant County Hospi Hill College - Wen Ellis Court Ellis Court Ellis Court Court Court Court Court Court Court Adington fo Coder Hill Grand Praise Montered Mon	hty 0.2240000 1014140	56 0.6800000 0.2279460 0.2279460 0.2240000 0.244290 0.0398270 0.0398270 0.0228600 0.0228600 0.0238000 0.1158990 0.1158990 0.1307000 0.13070000 0.13346000 0.13346000	City of Grand Prairie Dallas County Tarrant County Tarrant County His Caleid His Caleid His Caleid His Caleid His County Lat Road Johnson County Parkland TCCD DCCD Adingon BOCCD Adingon His County Grand Phairie SD Wansfield SD Venus SD Midlothian ISD	BUSINESS PERSONJ 0.6600000 0.2279460 0.2279460 0.2240000 0.2244290 0.0398270 0.0730010 0.0228600 0.3884550 0.2386000 0.3884550 0.2386000 0.1589900 1.1906000 1.3047000 1.3047000 1.3046000 1.3046000 1.3046000 1.3046000 1.3046000 1.2046000	IAL PROPERTY TAX 100% 0.6800 100% 0.227 100% 0.227 100% 0.224 100% 0.224 100% 0.398 100% 0.039 100% 0.039 100% 0.028 100% 0.235 100% 0.235 100% 0.381 100% 0.158 100% 0.118 100% 1.308 100% 1.100% 1.308 100% 1.308 100% 1.308	0000 4290 8270 0010 8660	0.0200000	SALES TAX 100,00%	0.0200000		SATT TIRST 7% Grade 6%																													
TAX YEAR	BASE YEAR 2019	1 2 2020 2021	2022 2023	5 2024	2025 2	7 8 2026 2027	2028	10 2029	2030	12 2031 20	13 14 132 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040	22 041 20	23 24 42 2043	25 2044	26 2045	27 2046	28 2047	29 2048	30 2049 2	31 32 50 2051	33 2052	34 2053	35 2054	36 2055	37 2056	38 2057	39 40 058 2059	2060	2061	43 2062	2063 TO	TALS	_
1999 BASE FEAK (ORIGINAL BUUNDARY) City of Grand Prail Dista Coun Parkta DCC Cedar Hill R	tie. 274,463 27 tty 274,463 27 nd 274,463 27 CD 274,463 27 SD 274,463 27 274,463 27	.463 274.463 2	274,463 274,463 174,463 274,463 174,463 274,463 174,463 274,463 174,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274, 274,463 274, 274,463 274, 274,463 274, 274,463 274,	,463 274,463 ,463 274,463 ,463 274,463 ,463 274,463 ,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 2 274,463 2 274,463 2 274,463 2 274,463 2	274,463 274,4 174,463 274,4 174,463 274,4 174,463 274,4 174,463 274,4	163 274,463 163 274,463 163 274,463 163 274,463 163 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	774,463 274 174,463 274 174,463 274 174,463 274 174,463 274	463 274,4 463 274,4 463 274,4 463 274,4 463 274,4	63 274,463 63 274,463 63 274,463 63 274,463 63 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 27 274,463 27 274,463 27 274,463 27 274,463 27	74,463 274, 74,463 274, 74,463 274, 74,463 274, 74,463 274,	63 274,463 63 274,463 63 274,463 63 274,463 63 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 2 274,463 2 274,463 2 274,463 2 274,463 2	74,463 274 74,463 274 74,463 274 74,463 274 74,463 274	463 274,463 463 274,463 463 274,463 463 274,463 463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463	274,463 274,463 274,463 274,463 274,463		
TAXABLE VALUE City of Grand Prail Daths Cour Particus DCC Cedar Hill 6	nd 87,530,908 90,15 CD 87.530,908 90,15	i,835 92,861,540 235,1 i,835 92,861,540 235,1	78,565 242,233,922 78,565 242,233,922 78,565 242,233,922 78,565 242,233,922 78,565 242,233,922	249,500,940 256,3 249,500,940 256,3 249,500,940 256,3 249,500,940 256,3 249,500,940 256,3	,985,968 264,695, ,985,968 264,695, ,985,968 264,695, ,985,968 264,695, ,985,968 264,695,	,547 272,636,413 ,547 272,636,413 ,547 272,636,413 ,547 272,636,413 ,547 272,636,413	280,815,506 2 280,815,506 2	289,239,971 297 289,239,971 297 289,239,971 297 289,239,971 297 289,239,971 297	7,917,170 306,8 7,917,170 306.8	154,685 316,060,3 154,685 316,060,3 154,685 316,060,3 154,685 316,060,3 154,685 316,060,3	326 325,542,135 326 325,542,135 326 325,542,135 326 325,542,135 326 325,542,135	335,308,399 335,308,399 335,308,399 335,308,399 335,308,399		55,728,681 36 55,728,681 36 55,728,681 36 55,728,681 36 55,728,681 36	6,400,541 377 6,400,541 377 6,400,541 377 6,400,541 377 6,400,541 377	7,392,558 388, 7,392,558 388, 7,392,558 388, 7,392,558 388, 7,392,558 388,		175,764 412,387 175,764 412,387 175,764 412,387 175,764 412,387 175,764 412,387	037 424,758,6 037 424,758,6	48 437,501,408 48 437,501,408 48 437,501,408	450,626,450 450,626,450	464,145,244 464,145,244 464,145,244 464,145,244 464,145,244	478,069,601 49 478,069,601 49	2,411,689 507, 2,411,689 507,	184,040 522,35 184,040 522,35 184,040 522,35 184,040 522,35 184,040 522,35	99,561 538,071, 99,561 538,071, 99,561 538,071, 99,561 538,071, 99,561 538,071,	554,213,694 554,213,694 554,213,694 554,213,694 554,213,694	570,840,105 570,840,105 570,840,105 570,840,105 570,840,105	587,965,308 6i 587,965,308 6i 587,965,308 6i 587,965,308 6i 587,965,308 6i	05,604,267 623	3,772,395 642 3,772,395 642	.485,587 661,7 .485,587 661,7 .485,587 661,7 .485,587 661,7 .485,587 661,7	60,134 681,612	,938 702,061,326 ,938 702,061,326	723,123,166	744,816,861 744,816,861 744,816,861 744,816,861 744,816,861	767,161,367 790 767,161,367 790 767,161,367 790 767,161,367 790 767,161,367 790	0,176,208 0,176,208 0,176,208 0,176,208 0,176,208 0,176,208		
TAXABLE VALUE INCREMENT City of Grand Prais Daliss Coun Parkins DCC Cedar Hill R	rie 89,88 sty 89,88 nd 89,88 CD 89,88 CD 89,88	1,372 92,587,077 234,5 1,372 92,587,077 234,5	04,102 241,959,459 104,102 241,959,459 104,102 241,959,459 104,102 241,959,459 104,102 241,959,459	249,226,477 256, 249,226,477 256,	(711,505 264,421) (711,505 264,421) (711,505 264,421) (711,505 264,421) (711,505 264,421)	,084 272,361,950 .084 272,361,950	280,541,043 2 280,541,043 2	288,965,508 297 288,965,508 297 288,965,508 297 288,965,508 297 288,965,508 297	7,642,707 306,5 7,642,707 306,5	880,222 315,785,8 880,222 315,785,8 880,222 315,785,8 880,222 315,785,8 880,222 315,785,8	363 325,267,672 363 325,267,672	335,033,936 335,033,936	345,093,188 35 345,093,188 35	5,454,218 36 5,454,218 36	6,126,078 377 6,126,078 377	7,118,095 388,4 7,118,095 388,4	439,871 400,1 439,871 400,1 439,871 400,1 439,871 400,1 439,871 400,1	01,301 412,112 01.301 412.112	574 424,484,1 574 424,484,1 574 424,484,1 574 424,484,1 574 424,484,1	85 437,226,945 85 437,226,945 85 437,226,945 85 437,226,945 85 437,226,945	450,351,987 450,351,987	463,870,781 4 463,870,781 4	477,795,138 49 477,795,138 49	2,137,226 506,9 2,137,226 506,9	909,577 522,12 909,577 522,12 909,577 522,12 909,577 522,12 909,577 522,12	25,098 537,797, 25,098 537,797.	85 553,939,231 85 553,939,231 85 553,939,231 85 553,939,231 85 553,939,231	570,565,642 570,565,642	587,690,845 6 587,690,845 6	05,329,804 623 05.329.804 623	8,497,932 642 8,497,932 642	211,104 661,4 211,104 661,4 211,104 661,4 211,104 661,4 211,104 661,4	85,671 681,338 85,671 681,338	.475 701,786,863 .475 701,786,863 .475 701,786,863	722,848,703 722,848,703	744,542,398 744,542,398	766,886,904 785 766,886,904 785 766,886,904 785 766,886,904 785	9,901,745 9,901,745 9,901,745 9,901,745 9,901,745		
REVENUE A (ORIGINAL BOUNDARY) TAXABLE VALUE GROWTH City of Grand Prait Dates Cour Partite Cedar Hill R	nty 20 nd 21 CD 21	,883 211,049 5 ,943 218,320 5 ,943 218,320 5 ,140 1,102,342 2,7	1,596,932 135,455 551,537 153,904 570,540 153,904 570,540 196,768 2,880,769 190,398 6,170,319	568,102 587,676 587,676 2,967,290 3,0	,694,296 1,745, 585,164 602, 605,326 623, 605,326 623, ,056,407 3,148,	,737 620,838 ,505 642,229 ,505 642,229 ,197 3,242,741	639,482 661,516 661,516 3,340,122	658,685 681,381 681,381	678,465 6 701,842 7 701,842 7 3,543,734 3,6	123,429 2,084,1 198,837 719,8 22,916 744,6 122,916 744,6 150,144 3,759,7	321 741,435 323 766,981 323 766,981	2,211,224 763,698 790,010 790,010 3,988,914 8,543,855	786,626 813,730 813,730 4,108,680	810,244 838,161 838,161 4,232,038	2,416,432 2 834,570 883,325 863,325 4,359,097 4	859,626 889,244 889,244 4,489,968 4,	885,433 9 915,941 9 915,941 9 624,765 4,7	140,669 2,719 112,015 939 143,439 971 143,439 971 163,606 4,906	394 967,5 761 1,000,9 761 1,000,9 612 5,053,9	95 996,641 34 1,030,981 34 1,030,981	2,972,323 1,026,559 1,061,930 1,061,930 5,361,891 11,484,633	5,522,846	1,089,115 1,126,641 1,126,641	1,121,807 1, 1,160,460 1, 1,160,460 1, 5,859,386 6,0	155,480 1,19 195,293 1,23 195,293 1,23 035,265 6,21	46,026 3,549, 90,163 1,225, 31,171 1,268, 31,171 1,268, 16,421 6,403, 14,952 13,714.	87 1,262,682 26 1,306,189 26 1,306,189	3,765,733 1,300,582 1,345,394 1,345,394 6,793,155 14,550,257	3,878,760 1,339,618 1,385,775 1,385,775 6,997,047	1,379,825 1 1,427,368 1 1,427,368 1	1,421,239 1 1,470,208 1 1,470,208 1 7,423,366 7	463,895 1,5 514,334 1,5 514,334 1,5 646,165 7,8	65,805 4,496 07,830 1,553 59,783 1,606 59,783 1,606 75,648 8,112 68,850 17,375	.084 1,599,695 .596 1,654,813 .596 1,654,813 .016 8,355,474	1,647,705 1,704,477 1,704,477 8,606,237	4,913,980 1,697,155 1,755,631 1,755,631 8,864,522 18,986,918	1,748,088 1 1,808,319 1 1,808,319 1	,800,549 44,36 1,862,588 45,86 1,862,588 45,86 0,404,570 231,7	42,862 City of Grand Prairi 10,661 Dallas County 19,131 Parkland 19,131 DCCD 103,138 Cedar Hill ISD	•
2019 BASE YEAR (EXPANDED BOUNDARY) Cly of Grand Prail Tarrian Cour Parkin DDC Grand Prain Cour Cour Cour Cour Cour Cour Cour Cour	tty 190,623,201 190,62 tty 5,117,627 5,11 nd 34,093,110 34,09 CD 34,093,110 34,09	.627 5.117.627 5.1	23,201 190,623,201 17,627 5,117,627 193,110 34,093,110 193,110 34,093,110	190,623,201 190,6 5,117,627 5, 34,093,110 34,6 34,093,110 34,6	,623,201 190,623, i,117,627 5,117, i,093,110 34,093, i,093,110 34,093,	,201 190,623,201 ,627 5,117,627 ,110 34,093,110 ,110 34,093,110	190,623,201 1 5,117,627 34,093,110 34,093,110	190,623,201 190 5,117,627 5 34,093,110 34 34,093,110 34	0,623,201 190,6 5,117,627 5,1 4,093,110 34,0 4.093,110 34,0	133,938 229,833,9 193,110 34,093,1 123,201 190,623,2 17,627 5,117,6 193,110 34,093,1 193,110 34,093,1 133,938 229,833,9	201 190,623,201 327 5,117,627 110 34,093,110 110 34,093,110	190,623,201 5,117,627 34,093,110 34,093,110	190,623,201 19 5,117,627 34,093,110 3 34,093,110 3	14,093,110 3 14,093,110 3	4,093,110 34 4.093.110 34	4,093,110 34,i 4.093.110 34,i	093,110 34,0 093,110 34,0	33,938 229,833 193,110 34,093 123,201 190,623 17,627 5,117 193,110 34,093 193,110 34,093 193,110 34,093 133,938 229,833	110 34,093,1 110 34,093,1	10 34,093,110 10 34,093,110	190,623,201	229,833,938 : 34,093,110 190,623,201 5,117,627 34,093,110 34,093,110 229,833,938 :	190,623,201 19 5,117,627 34,093,110 3 34,093,110 3	0,623,201 190,0 5,117,627 5,1 4,093,110 34,0 4,093,110 34,0	833,938 229,83 093,110 34,05 623,201 190,62 117,627 5,11 093,110 34,05 093,110 34,05 833,938 229,83	23,201 190,623, 17,627 5,117, 93,110 34,093, 93,110 34,093,	901 190,623,201 127 5,117,627 10 34,093,110 10 34,093,110	34,093,110 34,093,110	190,623,201 1: 5,117,627 34,093,110 34,093,110	34,093,110 34 90,623,201 190 5,117,627 5 34,093,110 34 34,093,110 34	1,093,110 34 0,623,201 190 i,117,627 5 1,093,110 34 1,093,110 34	623,201 190,6 ,117,627 5,1	93,110 34,093 23,201 190,623 17,627 5,117 93,110 34,093	110 34,093,110 201 190,623,201 627 5,117,627 110 34,093,110	34,093,110 190,623,201 5,117,627 34,093,110 34,093,110	34,093,110 190,623,201 5,117,627 34,093,110 34,093,110	229,833,938 229 34,093,110 34 190,623,201 199 5,117,627 5 34,093,110 34 34,093,110 34 229,833,938 229	i,093,110 i,623,201 i,117,627 i,093,110		
TAXABLE VALUE Cly of Grand Prais Dates Cour Tarrant Cour Elle Branch Dick Grand Praise Grand Praise	aty 35,11 aty 196,34 aty 5,27 and 35,11 CD 35,11	1,956 243,830,825 251,1 1,903 38,169,380 35,8 1,897 202,232,154 282,1 1,56 5,429,290 129,1 1,903 36,169,380 35,8 1,903 36,169,380 37,2 1,956 243,830,825 251,1	95,620 36,972,489 93,521 290,659,327 29,727 133,003,619 195,620 36,972,489 154,462 38,372,096	38,081,663 39,2 299,379,106 308,3 136,993,727 141,3 38,081,663 39,3 39,523,259 40,3	(,224,113 40,400) (,360,480 317,611) (,103,539 145,336) (,224,113 40,400) (,708,956 41,930)	,837 41,612,862 ,294 327,139,633 ,645 149,696,745 ,837 41,612,862 ,225 43,188,132	42,861,247 336,953,822 354,187,647 42,861,247 44,483,776	44,147,085 45 347,062,436 357 158,813,276 163 44,147,085 45 45,818,289 47	5,471,497 46,8 7,474,310 368,1 3,577,675 168,4 5,471,497 46,8 7,192,838 48,6	135,642	712 49,687,933 195 390,621,830 555 178,745,742 712 49,687,933 381 51,568,888	51,178,571 402,340,485 184,108,114 51,178,571 53,115,955	52,713,928 5 414,410,699 42 189,631,358 19 52,713,928 5 54,709,433 5	i4,295,346 5 i6,843,020 43 i5,320,298 20 i4,295,346 5 i6,350,716 5	5,924,206 57 9,648,311 452 11,179,907 207 5,924,206 57 8,041,238 58	7,601,933 59, 2,837,760 466, 7,215,304 213, 7,601,933 59, 9,782,475 61,	329,991 61,1 422,893 480,4 431,764 219,8 329,991 61,1 575,949 63,4	09,890 62,943 115,580 494,828 134,716 226,429 09,890 62,943 123,227 65,325	187 64,831,4 047 509,672,8 758 233,222,6 187 64,831,4 924 67,285,7	83 66,776,427 89 524,963,075 51 240,219,330 83 66,776,427 02 69,304,273	68,779,720 540,711,968 247,425,910 68,779,720 71,383,401	70,843,111 556,933,327 254,848,687 70,843,111 73,524,903	72,968,405 7 573,641,326 59 262,494,148 27 72,968,405 7 75,730,650 7	5,157,457 77, 0,850,566 608, 0,368,972 278, 5,157,457 77, 8,002,570 80,	412,181 79,73 576,083 626,83 480,042 286,83 412,181 79,73 342,647 82,75	34,546 82,126, 33,366 645,638, 34,443 295,439, 34,546 82,126, 52,926 85,235,	591,841,410 82 84,590,380 867 665,007,518 76 304,302,680 82 84,590,380 114 87,792,580 111 591,841,410	87,128,091 684,957,743 313,431,740 87,128,091 90,426,357	89,741,934 705,506,475 322,834,692 89,741,934 93,139,148	92,434,192 95 26,671,670 748 32,519,733 342 92,434,192 95 95,933,322 98	5,207,218 98 8,471,820 770 2,495,325 352 5,207,218 98 8,811,322 101	063,434 101,0 925,974 794,0 770,185 363,3 063,434 101,0 775,662 104,8	05,337 104,035 53,754 817,875 53,291 374,253 05,337 104,035 28,931 107,973	,889 385,481,506 ,498 107,156,562 ,799 111,213,013	110,371,259 867,683,976 397,045,951 110,371,259 114,549,404	113,682,397 893,714,495 408,957,330 113,682,397 117,985,886	819,246,926 843 117,092,869 120 920,525,930 948 421,226,050 433 117,092,869 120 121,525,462 125 819,246,926 843	0,605,655 8,141,708 8,862,831 0,605,655 6,171,226		
TAXABLE VALUE INCREMENT City of Grand Prait Coly	nty 15 nd 1,02 CD 1,02	,018 13,996,887 21,3 7,793 2,076,270 1,8 1,696 11,608,953 91,5 1,529 311,683 124,6 7,793 2,076,270 1,5 1,018 13,996,887 21,3	111,812 28,846,184 102,510 2,879,379 770,320 100,036,126 112,100 127,885,992 102,510 2,879,379 61,352 4,278,986 111,812 28,846,184	131,876,100 135,5	,985,912 140,219, 131,003 6,307	,018 144,579,118 727 7 519 752	149,070,020 1 8 768 137	153,695,649 158 10.053,975 11	8,460,048 163,3 1.378,387 12.7	167,378 168,421,9 '42,532 14,147,6	928 173,628,115 302 15.594.823	178,990,487 17 085 461	184,513,731 19 18 620 818 2	10,202,671 19 10,202,236 2	6,062,280 202 1,831,096 22	2,097,677 208,i 3,508,823 25	314,137 214,7 236,881 27 ('17,089 221,312 116,780 28,850	131 228,105,0 077 30,738,3	22 237,371,137 73 32,683,317 88 334,339,874 24 235,101,703 73 32,683,317 92 35,211,163 22 237,371,137	242,308,283 34,686,610	249,731,060 : 36,750,001	257,376,521 26 38,875,295 4	5,251,345 273, 1 064 347 43	362,415 281,71 319,071 45,64	16,816 290,321, 11,436 48,033	173 362,007,472 172 50,497,270 66 474,384,317 49 299,185,033 72 50,497,270 04 53,699,470 173 362,007,472	308,314,113 53,034,981	317,717,065 3: 55,648,824	27,402,106 337 58,341,082 61	',377,698 347 .114.108 63	,652,558 358,2 .970.324 66.9	55,657 498,056 12,227 69,942 30,553 627,252 35,664 369,131 12,227 69,942 35,821 73,886 498,056	,262 380,363,879 388 73.063.452	391,928,324 76,278,149 80,456,294	403,839,703 79.589.287	589,412,988 613 82,999,759 86 729,902,729 757 416,108,423 422 82,999,759 86 87,432,352 91 589,412,988 613	3,745,204 3.512.545		
REVONUE B (EXPANDED BOUNDARY) TAXBLE VALUE GROWTH Oly of Grand Phains Cour Tarrant Cour Ellis Cour DOC Grand Phairie E	CD	,331 4,733 ,810 26,004 2 419 851 3 ,412 4,896 ,185 2,406	40,658 190,385 4,109 6,563 105,118 224,081 38,554 349,130 4,250 6,790 3,664 4,959 778,545 377,020	478,448	294,359 348, 11,896 14, 263,732 284, 371,243 382, 12,099 14, 7,688 9, 582,919 690,	,799 394,702 ,874 17,732 ,083 10,541 ,525 801,359	915,517	1,033,101 1	25,937 373,746 3432,598 26,830 15,182 1,154,211 1,2	145,838 710,7 29,046 32,2 197,769 422,5 45,995 459,7 30,047 33,3 16,823 18,5 778,956 1,407,4	794 474,006 360 36,773 513 20,254	846,383 38,946 474,247 488,646 40,288 22,047 1,676,095		46,050 529,132 519,255 47,637 25,796 1,961,108	49,763 557,816 535,252 51,478 27,756 2,110,059	53,587 587,361 (551,729 : 55,434 29,774 2,263,479 2,	57,526 817,791 6 568,700 5 59,509 31,852 421,501 2,8	104,984 1,389 61,584 65 449,135 681 86,180 604 63,706 68 33,993 36 84,264 2,751	184 622,7 028 72,4 199 38,4 910 2,924,5	67 74,500 71 748,921 29 641,830 81 77,067 70 40,809 85 3,102,441	1,659,156 79,067 784,199 661,504 81,791 43,219 3,285,632 6,594,568	1,754,438 83,770 820,535 881,768 88,657 45,701 3,474,319	88,615 857,961 702,640 91,668 48,257	93,605 896,509 724,139 96,830 50,891 3,868,844 4,0	98,744 10 936,214 97 746,282 76 102,146 10 53,603 5 075,027 4,28	35,020 2,275, 34,038 109, 77,111 1,019, 19,090 792, 77,623 113, 36,396 59, 47,396 4,506,	90 115,107 34 1,062,621 82 816,778 63 119,073 74 62,237 36 4,731,438	2,506,434 120,891 1,107,309 841,701 125,056 65,290 4,963,499 9,730,180	126,849 1,153,339 867,371 131,220 68,434 5,202,522	132,986 1,200,749 893,811 137,568 71,672 5,448,715 5	139,307 1,249,581 1 921,044 144,107 75,008 5,702,294 5	145,818 1,299,878 1,3 949,095 9 150,842 1 78,443 963,481 6,2	47,247 3,281 52,524 155 52,524 155 51,684 1,406 77,987 1,007 57,779 164 81,982 85 32,503 6,506 01,707 12,615	.431 166,545 .045 1,460,006 .746 1,038,397 .924 172,284 .627 89,381 .596 6,795,002	1,069,968 179,864 93,248 7,088,970	3,732,639 181,421 1,574,924 1,102,486 187,672 97,231 7,391,757	189,195 1,634,982 1,135,980 195,713 101,333 7,703,628	197,202 3,45 ,896,841 33,91 ,170,479 28,32 203,997 3,57 105,559 1,88 8,024,854 143,3	18,448 City of Grand Prairi 2,2,952 Tarrant County 19,745 Ellis County 19,745 Ellis County 19,745 Parkland 1,582 DCD 17,103 Grand Prairie ISD 29,724	•
AREA DEVELOPMENT ZONE #1 REAL PROPERTY TA	ax	0 0	0 0	5,500,000 16,8	,500,000 22,000,	,000 22,660,000	23,339,800	24,039,994 24	4,761,194 25,5	04,030 26,269,1	151 27,057,225	27,868,942	28,705,010 2	9,566,160 3	0,453,145 3	1,366,740 32,	307,742 33,2	76,974 34,275	283 35,303,5	42 36,362,648	37,453,527	38,577,133	39,734,447 4	0,926,481 42,	154,275 43,41	18,903 44,721,	70 46,063,114	47,445,008	48,868,358	50,334,409 51	1,844,441 53	399,774 55,0	01,768 56,651	821 58,351,375	60,101,917	61,904,974	63,762,123 65	5,674,987		
BUSINESS PERSONAL PROPER City of Grand Print Dallies Cour Parket DCC Ccdar Hill S	CD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0	36,300 12,537 12,969 6,374 65,483	108,900 145, 37,611 50, 38,907 51, 19,123 25, 196,449 261, 400,990 534,	,498 26,263	154,043 53,202 55,035 27,051 277,884 567,214	158,664 54,798 56,686 27,862 286,220 584,231	163,424 1 56,442 58,387 28,698 294,807 3	68,327 173,3 58,135 59,8 60,139 61,5 29,559 30,4 103,651 312,7 119,810 638,4	376 178,578 379 61,676 343 63,801 446 31,359 761 322,143 405 657,557	183,935 63,526 65,715 32,300 331,808 677,284	189,453 65,432 67,686 33,269 341,762 697,602	195,137 67,395 69,717 34,267 352,015 718,530	200,991 69,417 71,809 35,295 362,575 740,086	207,020 : 71,499 : 73,963 : 36,354 : 373,452 : 762,289 :	213,231 2 73,644 76,182 37,444 384,656 3 785,157 8	119,628 226 75,854 78 78,467 80 38,568 39 196,196 408 108,712 832	217 233,0 129 80,4 821 83,2 725 40,9 082 420,3 973 857,9	03 239,993 73 82,887 46 85,743 16 42,144 24 432,934 63 883,701	247,193 85,374 88,315 43,408 445,922 910,212	254,609 87,935 90,965 44,711 459,299 937,519	262,247 90,573 93,694 48,062 473,078 965,644	270,115 : 93,290 : 96,505 : 47,433 : 487,271 : 994,614 1,4	278,218 26 96,089 5 99,400 10 48,856 5 501,889 51 024,462 1,05	36,565 295, 38,972 101, 12,382 105, 50,322 51, 16,945 532, 55,186 1,086,	41 104,999 53 108,617	313,137 108,149 111,875 54,988 564,880 1,153,030	322,531 111,393 115,232 56,638 581,827 1,187,621	332,207 114,735 118,689 58,337 599,281 1,223,249 1	342,173 118,177 122,249 60,087 617,260	352,439 3 121,723 1 125,917 1 61,890 635,778 6 297,745 1,3	63,012 373 25,374 129 29,694 133 63,746 65 54,851 674 36,678 1,376	902 385,119 ,136 133,010 ,585 137,593 ,659 67,625 ,497 694,731 ,778 1,418,081	396,673 137,000 141,720 69,658 715,573	408,573 141,110 145,972 71,747 737,041 1,504,443	145,343 150,351 73,900 759,152		17,152 City of Grand Prairi 8,364 Dallas County 9,592 Parkland 8,910 DCCD 17,005 Cedar Hill ISD	e
AREA DEVELOMENT ZONE #2 REAL PROPERTY TA BUSINESS DED CONAL DEODER	ax ry	0 0	0 0	0	0 13,500,	,000 13,500,000	22,500,000	22,500,000 31	1,500,000 32,4	45,000 33,418,3	350 34,420,901	35,453,528	36,517,133 3	37,612,647 3	8,741,027 39	9,903,258 41,	100,355 42,3	133,366 43,603	367 44,911,4	68 46,258,812	47,646,576 0	49,075,974	50,548,253 5	2,064,700 53,0	626,641 55,23	35,441 56,892,	04 58,599,279	60,357,257	62,167,975	64,033,014 65	6,954,005 67	932,625 69,9	70,604 72,069	722 74,231,813	76,458,768	78,752,531	81,115,107 83	3,548,560		
City of Grand Pail Tarrant Cour Tarrant County Hospi Toc Avington B	tál CD	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0	0 89, 0 30, 0 30, 0 17, 0 176,		294,458	148,500 50,400 50,497 29,288 294,458 573,142	412,241 4	114,137 220,5 72,677 74,8 72,816 75,0 42,234 43,5 124,608 437,3 126,471 851,2		463,980				89,383 89,554 51,942 522,214	537,880 5	54,017 570		02 103,620 94 103,818 61 60,215 56 605,389	623,551	323,901 109,930 110,141 63,882 642,257		116,625 116,848 67,773 681,371	120,124 12 120,354 12 69,806 7 701,812 72	34,554 375, 23,727 127, 23,964 127, 71,900 74, 22,866 744, 37,012 1,449,	39 131,262 83 131,514 57 76,279 52 766,889	789,895		143,434 143,709 83,352 838,000	147,737 148,020 85,852 863,140	889,034 9	15,705 943	.660 489,930 436 166,275 745 166,596 813 96,628 176 971,472 831 1,890,908	171,268 171,596 99,526 1,000,616	519,767 176,406 176,744 102,512 1,030,634 2,006,062	181,698 182,046 105,588	187,149 4,23 187,507 4,24 108,755 2,46 ,093,400 24,74	77,304 City of Grand Prairi 4,721 Tarrant County 2,832 Tarrant County Hos 0,865 TCCD 0,981 Arlington ISD	e spital
AREA DEVELOPMENT ZONE #3 REAL PROPERTY TA	ax	0 0	0 0	57,524,800 57,5	,524,800 120,938,	,800 124,566,964	128,303,973 1	132,153,092 136	6,117,685 140,2	01,215 144,407,2	252 148,739,469	153,201,654	157,797,703 16	12,531,634 16	7,407,583 172	2,429,811 177,	602,705 182,9	30,786 188,418	710 194,071,2	71 199,893,409	205,890,212	212,066,918	218,428,925 22	4,981,793 231,	731,247 238,68	33,184 245,843,	80 253,218,990	260,815,560	268,640,027 2	76,699,228 285	5,000,204 293	550,211 302,3	56,717 311,427	418 320,770,241	330,393,348	340,305,149	350,514,303 361	1,029,732		
BUSINESS PERSONAL PROPER! City of Grand Phail Tarrant County Newsi Artington B	tal CD	0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	128,856 129,102 74,880 752,827	0 379,864 798, 128,856 270, 129,102 271, 74,880 157, 752,827 1,582, 465,329 3,080.	,903 279,030 ,422 279,564 ,426 162,149	287,401 287,951 167,013 1,679,114	296,023 296,590 172,024 1,729,488 1	304,904 3 305,488 3 177,184 1 1,781,372 1,8	0 125,328 953,0 114,051 323,4 114,652 324,0 82,500 187,5 134,813 1,889,8 171,344 3,678,4	172 333 176	2,004,950	1,041,465 353,467 354,144 205,405 2,065,099 4,019,579	364,071 364,768 211,567 2,127,051	374,993 375,711 217,914 2,190,863	386,243 386,982 224,452 2,256,589 2,	397,830 4 398,592 4 231,185 2 324,287 2,3	0 107,343 1,243 109,765 422 110,550 422 138,121 245 194,015 2,465 159,794 4,799	058 434,7 866 435,5 265 252,6 836 2,539,8	20 447,761 52 448,619 23 260,201 11 2,616,005	462,077 268,007 2,694,485	1,399,642 475,030 475,940 276,048 2,775,320 5,401,978	489,281 490,218 284,329 2,858,579	503,959 504,924 292,859 2,944,337 3,0	519,078 53 520,072 53 301,645 31	0 75,309 1,622, 34,650 550, 35,674 551, 10,694 320, 23,647 3,217, 79,974 6,262.	90 567,211 45 568,297 15 329,615 56 3,313,877	1,721,383 584,227 585,346 339,504 3,413,293 6,643,752	601,754 602,906 349,689 3,515,692	619,806 620,993 360,179 3,621,163 3	638,400 639,623 370,985 1,729,798 3	657,552 6 658,812 6 382,114 3	0 95,554 2,056 77,279 697 78,576 698 93,578 405 56,942 4,076 01,930 7,932	597 718,525 933 719,901 385 417,547 651 4,197,920	740,081 741,498 430,073 4,323,858	0 2,246,014 762,284 763,743 442,975 4,453,573 8,668,590	785,152 786,656 456,264 4,587,181	808,707 18,91 810,255 19,02 469,952 11,03 1,724,796 110,9	12,129 City of Grand Prairi 13,207 Tarrant County 19,583 Tarrant County Hos 17,258 TCCD 86,118 Arlington ISD	
AREA DEVELOPMENT ZONE #4 REAL PROPERTY TA BUSINESS PERSONAL PROPERTY	ax ry	0 0	0 0	41,580,000 41,5	,580,000 61,578,	,000 63,425,340	176,272,940 1	181,561,128 187	7,007,962 192,6	18,201 198,396,7	747 204,348,649	210,479,109	216,793,482 22	3,297,287 22	9,996,205 236	8,896,091 244,	002,974 251,3	23,063 258,862	755 266,628,6	38 274,627,497	282,866,322	291,352,312	300,092,881 30	9,095,667 318,	368,537 327,91	19,593 337,757,	81 347,889,897	358,326,594	369,076,391 3	80,148,683 391	1,553,144 403	299,738 415,3	98,730 427,860	692 440,696,513	453,917,408	467,534,930	481,560,978 496	5,007,808		
BUSINESS PERSONAL PROPER City of Grand Prain Tarrant County New Tarrant County New Manufield E		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 274,428 2 93,139 0 0	0 274,428 406, 93,139 137, 0 15, 0 9, 0 92, 0 178,	0 0 ,415 418,607 ,935 142,073 ,553 16,020 ,021 9,291 ,488 95,262 ,323 183,672	1,163,401 394,851 77,109 44,724 458,541 884,097	1,198,303 1 406,697 79,422 46,085 472,297 910,620	418,898 4 81,805 47,447	0 171,280 1,309,4 31,465 444,4 84,259 86,7 101,060 516,6 166,077 995,6	787 89,391 337 51,847	0 1,389,162 471,473 92,072 53,402 547,521 1,055,658	0 1,430,837 485,617 94,834 55,004 563,947 1,087,328	500,186 97,679 56,655 580,865	515,191 100,610 58,354	616,240	634,727	0 158,732 1,708 162,984 579 09,939 113 63,765 65 153,769 673 160,511 1,298	9494 1,759,7 853 597,2 237 116,6 678 67,6 382 693,5 326 1,337,2	48 615,166 34 120,133 49 69,678 84 714,391	735,823	757,898	1,980,613 672,208 131,273 76,139 780,635 1,505,116	692,374 135,211 78,423 804,054	713,146 73 139,268 14 80,776 8	0 34,269 2,229, 34,540 758, 33,446 147, 33,199 85, 33,020 878, 44,681 1,694,	76 779,273 49 152,181 95 88,266	0 2,364,956 802,652 156,747 90,914 932,118 1,797,187	2,435,904 826,731 161,449 93,641 960,082 1,851,103	851,533 166,293 96,451	877,079 171,282 99,344 1,018,551 1	903,391 9 176,420 1 102,325 1	80,581 1,112	0 (881 2,908,591 408 987,160 164 192,775 556 111,813 998 1,146,386 936 2,210,314	1,180,780	1,216,203	1,078,697 1 210,655 122,181	,111,057 25,41 216,974 4,91 125,846 2,84 ,290,270 29,20	19,200 City of Grand Prairi 10,880 Tarrant County 7,223 Tarrant County Hos 8,245 TCCD 12,335 Mansfield ISD	

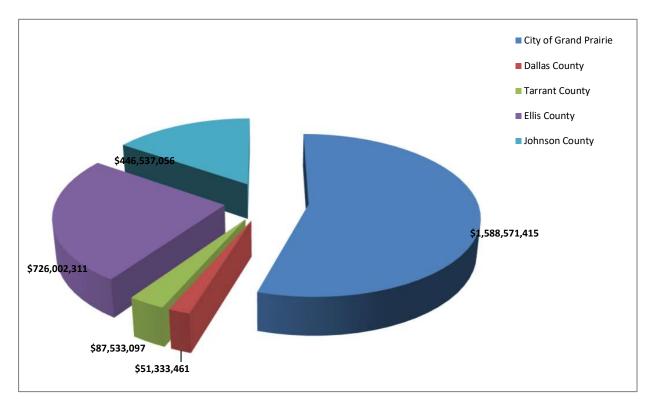




Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$3,387,262,452	\$1,798,691,038	\$1,588,571,415
Dallas County	\$51,333,461	\$0	\$51,333,461
Tarrant County	\$87,533,097	\$0	\$87,533,097
Ellis County	\$726,002,311	\$0	\$726,002,311
Johnson County	\$446,537,056	\$0	\$446,537,056
Total	\$4,698,668,377	\$1,798,691,038	\$2,899,977,339





Length of TIRZ #3 in Years:

Termination of the Zone shall occur upon any of the following: (i) on December 31, 2041 for the original boundaries of the TIRZ and for those parcels added to the TIRZ with the boundary expansion included in the December 17, 2019 amendment; (ii) on December 31, 2063 (with the final year's tax increment to be collected by September 1, 2064) for those parcels added to the TIRZ with the boundary expansion included in the proposed August 1, 2023 amendment; (iii) at an earlier time designated by subsequent ordinance; (iv) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

Powers and Duties of Board of Directors:

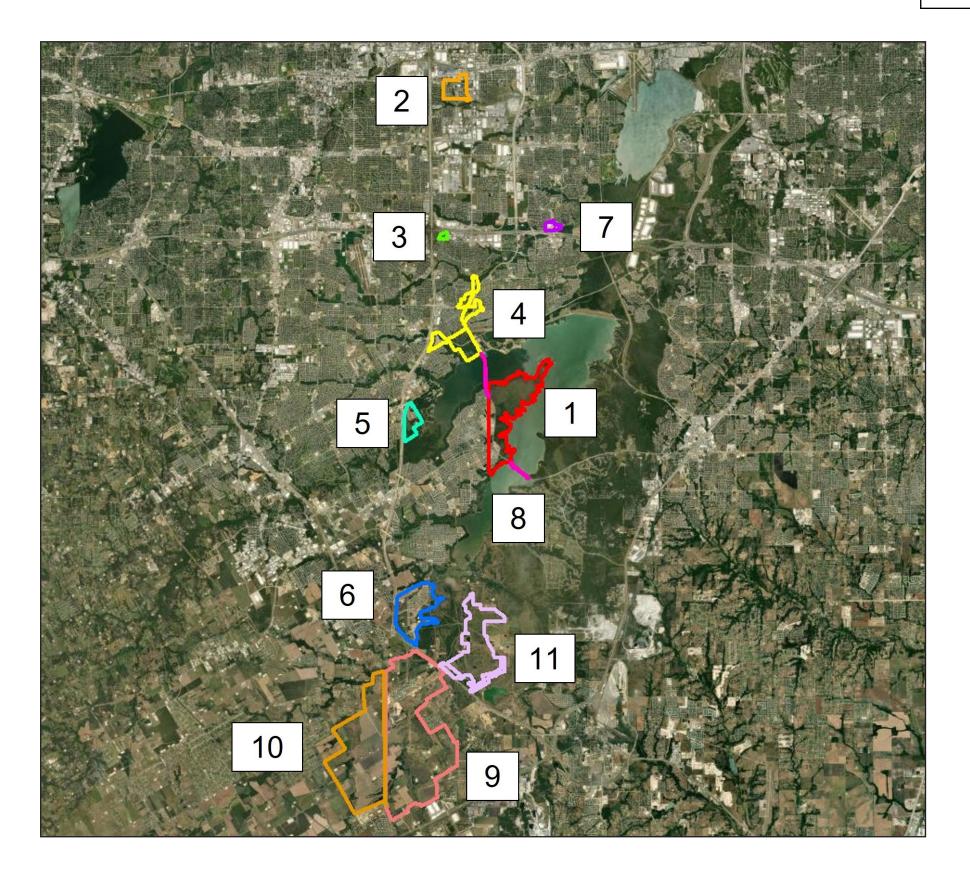
The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

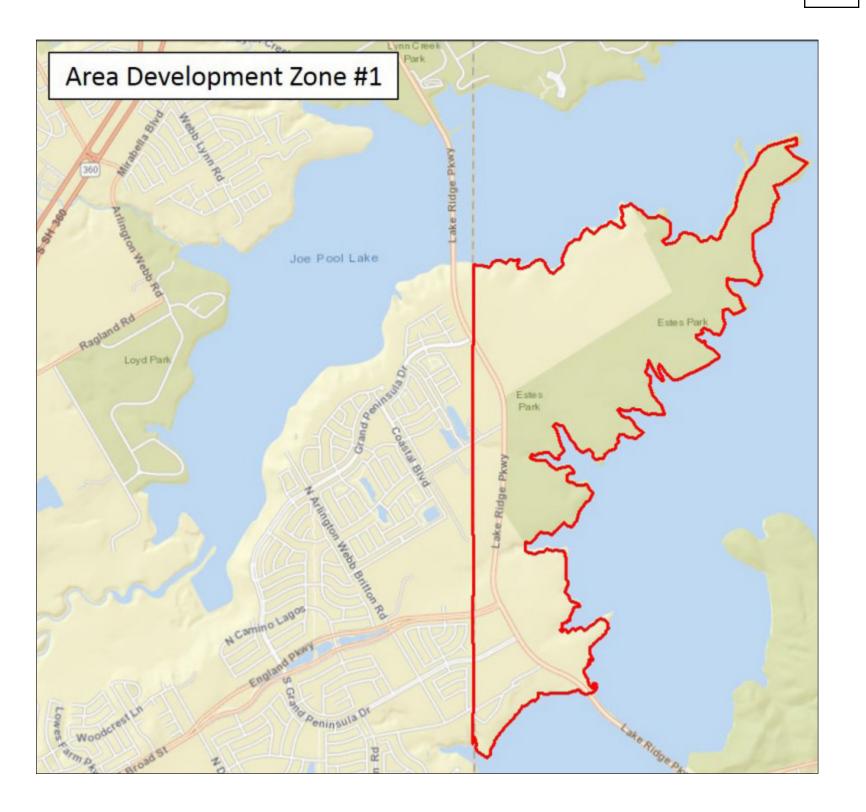
give final approval to the Zone's project and financing plan.



Beginning at the point where Lake Ridge Parkway meets the northwestern boundary of Property ID 28J0EP00LLANDES00, thence

Following the boundary of Property ID 28J0EPOOLLANDES00, continuing across Lake Ridge Parkway to the point it meets the western boundary of Dallas County, thence

North along the western boundary of Dallas County to the point it meets where Lake Ridge Parkway meets the northwestern boundary of Property ID 28J0EP00LLANDES00, which is the point of beginning.



Beginning at the point where the northwest corner Property ID 05658446 meets the southern right of way boundary of Howell Street, thence

East along the southern right of way boundary of Howell Street to the point it meets the southwest corner of Property ID 10722319, thence

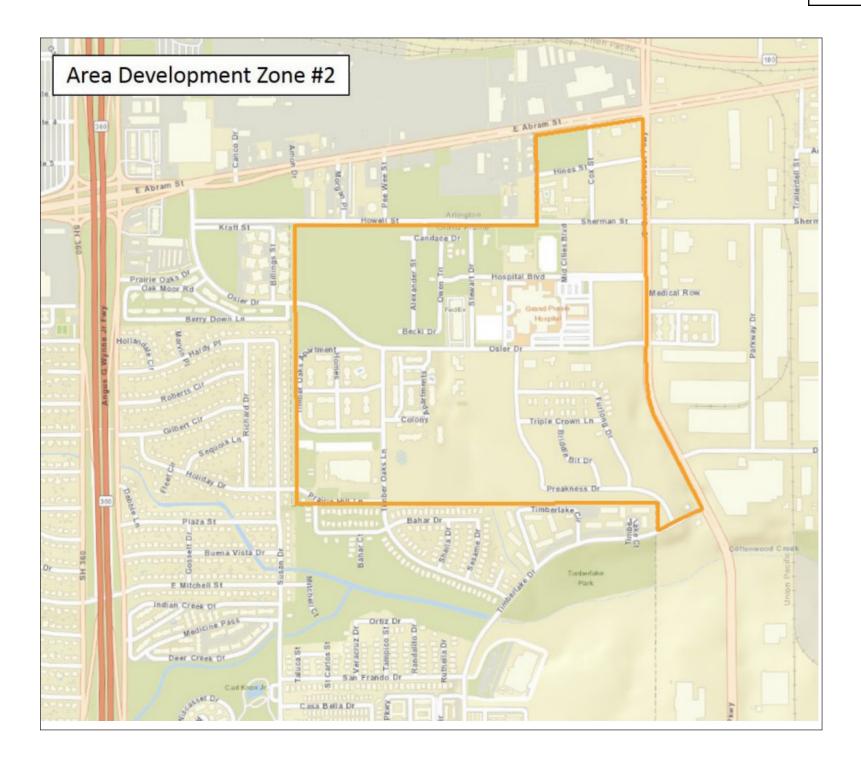
North to the southern right of way boundary of E Abram Street, thence

East along the southern right of way boundary of E Abram Street to the point it meets the western right of way boundary of S Great Southwest Parkway, thence

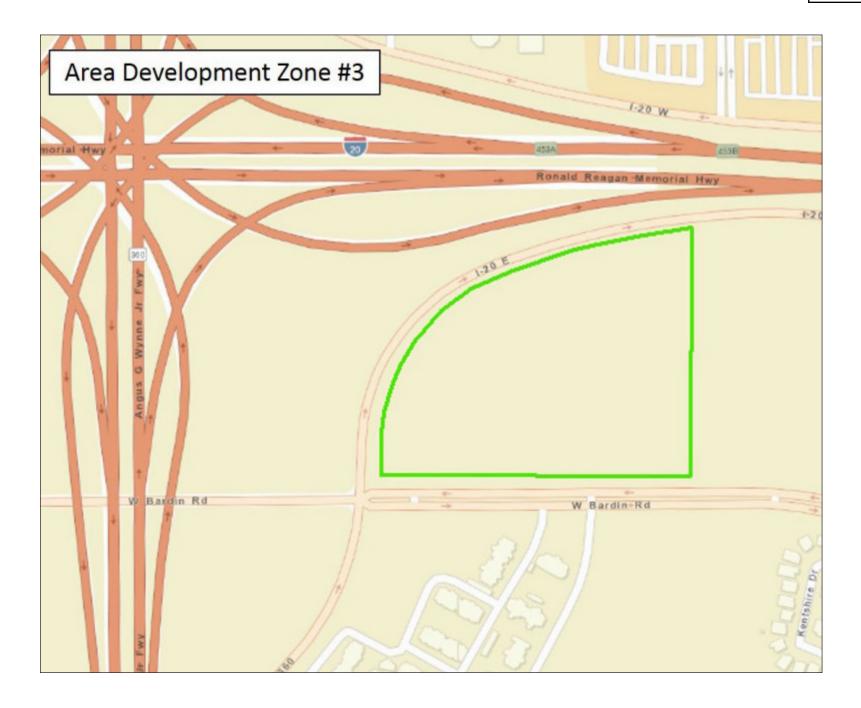
South along the western right of way boundary of S Great Southwest Parkway to the point it meets the northern right of way boundary of Timberlake Drive, thence

West along the northern right of way boundary of Timberlake Drive, to the point it meets the western boundary of the City of Grand Prairie, thence

Following the western boundary of the City of Grand Prairie west then north, to the point it meets the northwest corner Property ID 05658446 where it meets the southern right of way boundary of Howell Street, which is the point of beginning.



Property ID 40779726, described as SHEFFIELD VILLAGE PH 4, 5 & 6 ADN Block 3 Lot B.



Beginning at the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, thence

South along the eastern boundary of Property ID 03956407 to the point it meets Property ID 41506669, thence

South across Kingswood Boulevard to the eastern boundary of Property ID 04641809, thence

South along the eastern boundary of Property ID 04641809 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

South to the southern right of way boundary of W Camp Wisdom Road, thence

East along the southern right of way boundary of W Camp Wisdom Road to the point it meets the eastern right of way boundary of Lake Ridge Parkway, thence

North across W Camp Wisdom Road to the point it meets the southwest corner of Property ID 42182784, thence

North along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the northwest corner of Property ID 42301571, thence

East along the northern boundary of Property ID 42301571 to the point it meets the northwest corner of Property ID 42301589, thence

East along the northern boundary of Property ID 42301589, continuing south along the boundary to the to the point it meets the northeast corner of Property ID 42301597, thence

South along the eastern boundary of Property ID 42301597 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

South across W Camp Wisdom Road to the point it meets Property ID 40519597, thence

East along the northern boundary of Property ID 40519597 to the point it meets Property ID 41304950, thence

East along the northern boundary of Property ID 41304950 to the point it meets the western right of way boundary of Bee Drive, thence

South along the western right of way boundary of Bee Drive to the point it meets the eastern right of way boundary of Blanco Drive, thence



ADZ #4 (continued)

North along the eastern right of way boundary of Blanco Drive to the point it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the eastern corner of Property ID 04009568, thence

West along the southern boundary of Property ID 04009568 to the point it meets Property ID 04012305, thence

West along the southern boundary of Property ID 04012305 to the point it meets Property ID 04012208, thence

West along the southern boundary of Property ID 04012208 to the point it meets Property ID 07169086, thence

West along the southern boundary of Property ID 07169086 to the point it meets Property ID 07037252, thence

West along the southern boundary of Property ID 07037252 to the point it meets the eastern right of way boundary of Webb Lynn Road, thence

West across Webb Lynn Road to Property ID 03769372, thence

West along the southern boundary of Property ID 03769372 to the point it meets the eastern right of way boundary of S State Highway 360, thence

North along the eastern right of way boundary of S State Highway 360 to the point it meets the northern boundary of Property ID 04012267, thence

East along the northern boundary of Property ID 04012267 to the point it meets Property ID 07169086, thence

East along the northern boundary of Property ID 07169086 to the point it meets Property ID 04012208, thence

East along the northern boundary of Property ID 04012208 to the point it meets Property ID 04012194, thence

East along the northern boundary of Property ID 04012194 to the point it meets the western right of way boundary of Lake Ridge Parkway, thence

ADZ #4 (continued)

North along the western right of way boundary of Lake Ridge Parkway to the point it meets the southeast corner of Property ID 41537750, thence

West along the southern boundary of Property ID 41537750 to the point it meets Property ID 41537769, thence

West along the southern boundary of Property ID 41537769 to the point it meets Property ID 05976901, thence

North along the western boundary of Property ID 05976901 to the point it meets Property ID 05976898, thence

North along the western boundary of Property ID 05976898 to the point it meets Property ID 41601939, thence

North along the western boundary of Property ID 41601939 to the point it meets the southern right of way boundary of W Camp Wisdom Road, thence

North across W Camp Wisdom Road to the southwest corner of Property ID 04641809, thence

West along the northern right of way boundary of W Camp Wisdom Road to the point it meets the southwest corner of Property ID 03921425, thence

North along the western boundary of Property ID 03921425 to the point it meets Martin Barnes Road, thence

East across Martin Barnes Road to the point it meets Property ID 04641795, thence

North along the eastern right of way boundary of Martin Barnes Road to the point it meets Kingswood Boulevard, thence

North across Kingswood Boulevard to the point it meets Property ID 03956407, thence

North along the western boundary of Property ID 03956407, to the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, which is the point of beginning.



Beginning at the point where the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road meet the corner of Property ID 42232862, thence

South along the western right of way boundary of N Day Miar Road to the point it meets the eastern corner of Property ID 03734072, thence

West along the southern boundary of Property ID 03734072 to the point it meets Property ID 03895076, thence

South along the eastern boundary of Property ID 03895076 to the point it meets Property ID 03895106, thence

West along the southern boundary of Property ID 03895106 to the point it meets Property ID 05978408, thence

West along the southern boundary of Property ID 05978408 to the point it meets the eastern right of way boundary of S State Highway 360, thence

North along the eastern right of way boundary of S State Highway 360 to the point it meets the southwest corner of Property ID 42232862, thence

North along the western boundary of Property ID 42232862 to the point it meets the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road, which is the point of beginning.



Beginning at the point where Property ID 273808 meets the western right of way boundary of FM 661, thence

East across FM 661 to the northwest corner of Property ID 186718, thence

East across the northern boundary of Property ID 186718 to the point it meets the northwest corner of Property ID 186719, thence

East then south along the eastern boundary of Property ID 186719 to the point it meets the eastern boundary of Property ID 186718, thence

South along the boundary of Property ID 186718 to the point it meets Property ID 182243, thence

East then south along the boundary of Property ID 182243 to the point it meets the eastern right of way boundary of FM 661, thence

West across FM 661 to the point the western right of way boundary of FM 661 meets Property ID 273808, thence

South along the eastern boundary of Property ID 273808 to the point it meets Property ID 248355, thence

South along the eastern boundary of Property ID 248355 to the point it meets Property ID 186708, thence

East along the boundary of Property ID 186708 to the point it meets the western right of way boundary of FM 661, thence

East across FM 661 to the point it meets the northwest corner of Property ID 231155, thence

East, then south along the boundary of Property ID 231155, continuing along the boundary until it meets the eastern right of way boundary of FM 661, thence

West across FM 661 to the point it meets the southeast corner of Property ID 186708, thence

West along the southern boundary of Property ID 186708 to the point it meets Property ID 186713, thence

South along the boundary of Property ID 186713, continuing south along the boundary to the point it meets the western boundary of the City of Grand Prairie, thence



North along the western boundary of the City of Grand Prairie as it runs along the eastern right of way boundary of S State Highway 360 to the point it meets Property ID 186699, thence

North along the western boundary of Property ID 186699, continuing east along the boundary until it meets Property ID 273808, thence

East along the northern boundary of Property ID 273808 to the point it meets the western right of way boundary of FM 661, which is the point of beginning.

Beginning at the northwest corner of Property ID 28021690010010000 where it meets the southern right of way boundary of W Crossland Boulevard, thence

East along the southern right of way boundary of W Crossland Boulevard to the point it meets the western right of way boundary of S Carrier Parkway, thence

South along the western right of way boundary of S Carrier Parkway, along the eastern boundary of Property ID 28021680010020000, thence

East across S Carrier Parkway to the northwest corner of Property ID 28125000010030000, thence

East along the northern boundary of Property ID 28125000010030000, continuing south along the boundary to the point it meets Property ID 28110450011R10000, thence

East along the northern boundary of Property ID 28110450011R10000, continuing south along the boundary to the point it meets Property ID 28110450011R20000, thence

West along the southern boundary of Property ID 28110450011R20000 to the point it meets S Carrier Parkway, thence

West across S Carrier Parkway to the point it meets Property ID 280216800107C0000, thence

South along western right of way boundary of S Carrier Parkway to the point it meets the southeast corner of Property ID 28021680010080000, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

North along the western boundary of Property ID 28021680010050000 to the point it meets Property ID 28021680010010000, thence

North along the western boundary of Property ID 28021680010010000 to the point it meets Property ID 28021680010090000, thence

North along the western boundary of Property ID 28021680010090000, continuing east along the boundary to the point it meets Property ID 28021690010010000, thence

North along the western boundary of Property ID 28021690010010000 to the point it meets the southern right of way boundary of W Crossland Boulevard, which is the point of beginning.



Appendix A: TIRZ Boundary

ADZ #8

ADZ #8 consists of two non-contiguous areas, one north of ADZ #1, within Tarrant County, and one south of ADZ #1, within Dallas County.

North of ADZ #1: Beginning at the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, thence

South along the western right of way boundary of Lake Ridge Parkway to the point it meets the eastern boundary of Tarrant County, thence

North across Lake Ridge Parkway to the eastern right of way boundary of Lake Ridge Parkway, thence

North along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the southwest corner of Property ID 04009533, thence

West across Lake Ridge Parkway to the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, which is the point of beginning.

South of ADZ #1: Beginning at the southern border of the original Dallas county boundaries of TIRZ #3, where it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway, across Joe Pool Lake, to the point Lake Ridge Parkway meets the City of Grand Prairie limit, thence

West across Lake Ridge Parkway to the western right of way boundary of Lake Ridge Parkway, thence

North along the western right of way boundary of Lake Ridge Parkway to the point it meets the original Dallas county boundaries of TIRZ #3, thence

East across Lake Ridge Parkway to the point where the southern border of the original Dallas county boundaries of TIRZ #3 meets the eastern right of way boundary of Lake Ridge Parkway, which is the point of beginning.



Beginning at the point where Property ID 184414 meets the southern right of way boundary of Highway 287, thence

South along the southern right of way boundary of Highway 287 to the point it meets the northeast corner of Property ID 245944, thence

South along the eastern boundary of Property ID 245944 to the point it meets the eastern right of way boundary of Old Fort Worth Road, thence

South along the eastern right of way boundary of Old Fort Worth Road to the point it meets the southeast corner of Property ID 190600, thence

West along the southern boundary of Property ID 190600 to the point it meets Property ID 261508, thence

South along the eastern boundary of Property ID 261508 to the point it meets the northwest corner of Property ID 261509, thence

East along the northern boundary of Property ID 261509 to the point it meets the northwest corner of 196791, thence

East along the northern boundary of Property ID 196791, continuing south along the eastern boundary of Property ID 196791 to the point it meets Property ID 216966, thence

South along the eastern boundary of Property ID 216966 to the point it meets Miller Road, thence South across Miller Road, continuing south along the eastern extraterrestrial jurisdiction boundary of the City of Grand Prairie and the eastern boundary of Property ID 181916, to the point it meets the southern right of way boundary of Weatherford Road, thence

West along the southern right of way boundary of Weatherford Road to the point it meets the eastern boundary of Miller Road, thence

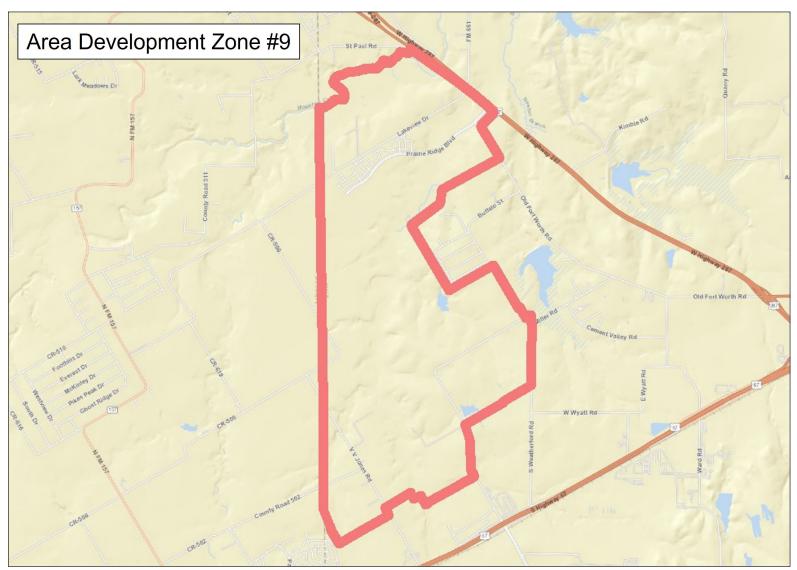
South along the eastern boundary of Miller Road to the point it meets the southeast corner of Property ID 186390, thence

West along the southern boundary of Property ID 186390 to the point it meets Property ID 181262, thence

West along the southern boundary of Property ID 181262 to the point it meets Property ID 186389, thence

West along the southern boundary of Property ID 186389 to the point it meets V V Jones Road, thence

South along the western right of way boundary of V V Jones Road to the point it meets the southeast corner of Property ID 179554, thence



West along the southern boundary of Property ID 179554 to the point it meets Property ID 179553, thence

West along the southern boundary of Property ID 179553, thence

North along the western boundary of Property ID 179553 to the point it meets Property ID 277740, thence

North along the western boundary of Property ID 277740 to the point it meets the western boundary of Ellis County, thence

North along the western boundary of Ellis County to the point it meets the extraterritorial jurisdiction boundary of the City of Grand Prairie, thence

Following the extraterritorial jurisdiction boundary of the City of Grand Prairie to the point it meets the northern corner of Property ID 184414 where it meets the southern right of way boundary of Highway 287, which is the point of beginning.

Beginning at the point where the eastern boundary of Property ID R000008055 and the extraterritorial jurisdiction boundary of the City of Grand Prairie meet the eastern boundary of Johnson County, thence

West along the extraterritorial jurisdiction boundary of the City of Grand Prairie to the point it meets the eastern right of way boundary of County Road 511, thence

South along the eastern right of way boundary of County Road 511 to the point it meets Property ID R000021410, thence

South along the western boundary of Property ID R000021410 to the point it meets Property ID R000021411, thence

South along the western boundary of Property ID R000021411 to the point it meets the Country Road 506, thence

West along the northern boundaries of Property IDs R000021430 and R000021431 to the point it meets Property ID R000018613, thence

South along the western boundary of Property ID R000018613, continuing south along the western boundaries of Property IDs R000012507 and R000012508 to the point it meets County Road 619, thence

South along the western right of way boundary of County Road 619 to the point it meets the southeast corner of Property ID R000012498, thence

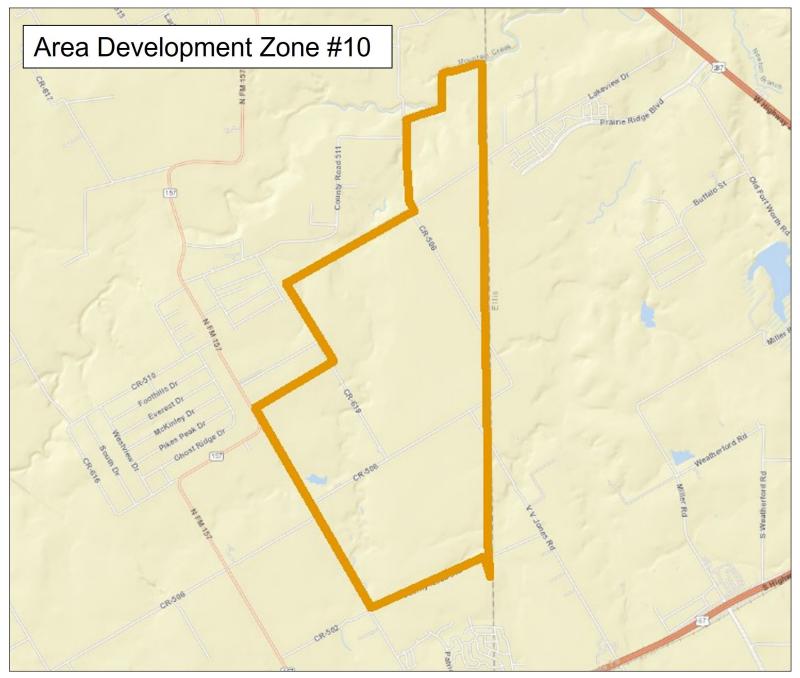
West along the southern boundary of Property ID R000012498 to the point it meets the northwest corner of Property ID R000012513, thence

South along the western boundary of Property ID R000012513 to the point it meets Property ID R000092429, thence

South along the western boundary of Property ID R000092429 to the point it meets Property ID R000012503, thence

South along the western boundary of Property ID R000012503 to the point it meets Property ID R000001865, thence

South along the western boundary of Property ID R000001865 to the point it meets County Road 502, thence



East along the southern right of way boundary of County Road 502 to the point it meet Property ID R000001820, thence

South and then north along the boundary of Property ID R000001820 to the point the northeast corner meets the eastern boundary of Johnson County, thence

North along the eastern boundary of Johnson County to the point where the eastern boundary of Property ID R000008055 and the extraterritorial jurisdiction boundary of the City of Grand Prairie meet the eastern boundary of Johnson County, which is the point of beginning.

ADZ #11 consists of 1,200.43 acres, consisting of three contiguous tracts, including 1) Tract 1 in the extraterritorial jurisdiction of the City of Grand Prairie, consisting of 1,045 acres, 2) Tract 2 in the City limits consisting of 94.12 acres, and 3) Tract 3 in the City limits consisting of 61.31 acres.

TRACT 1 - 1,045 ACRES

BEING A 1,045 ACRE TRACT OF LAND, SITUATED IN THE S.A. & M.G.R.R. CO. SURVEY, ABSTRACT NO. 1056, D. MORGAN SURVEY, ABSTRACT NO. 1224, J. THOMPSON SURVEY, ABSTRACT NO. 1086, J. JONES SURVEY, ABSTRACT NO. 583, JOSEPH STEWART SURVEY, ABSTRACT NO. 961, AND THE A. REEVES SURVEY, ABSTRACT NO. 939, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC GPM LLC AS RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), ALSO BEING A PORTION OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC, AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, D.R.E.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found Aluminum Disk TX-DOT monument being a point in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), also being the west corner of a tract of land described by deed to Kreher Steel Co. Inc., as recorded in Volume 2244, Page 1334, D.R.E.C.T.;

THENCE North 30°37'22" West, a distance of 2,469.23 feet to the POINT OF BEGINNING, being a set 1/2 inch iron rod with a "Graham Assoc Inc" (GAI) cap, and being in the southeast line of a tract of land conveyed by deed to Dr. R. G. Alexander, DDS, MSD, and Spouse Janna Alexander, as recorded in Volume 2600, Page 1493, D.R.E.C.T., also being in the northwest line of said HC Harmony Hill, LLC tract,

THENCE North 59°28'48" East, continuing along the said southeast line of the Alexander tract, a distance of 1,227.56 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 59°42'41" East, continuing along the said southeast line of the Alexander tract, a distance of 1353.49 feet to a set 1/2 inch iron rod with a "GAI" cap, being the east corner of said Alexander tract, also being the southwest corner of the northern remainder tract of land of said deed to Randol Mill Capital LLP;

THENCE North 00°25′19″ West, along the south line of said Randol Mill Capital LLP northern tract, a distance of 199.74 feet to a found 1/2 inch iron rod with a yellow cap stamped "DCA INC", being the southeast corner of said Randol Mill Capital LLP northern tract;

THENCE North 80°44′05″ East, leaving the said south line of Randol Mill Capital LLP northern tract, and along the east line of said Randol Mill Capital LLP northern tract, a distance of 901.24 feet to a found 1/2 inch iron rod with a yellow cap stamped "DCA INC", being the northeast corner of said Randol Mill Capital LLP northern tract;

THENCE North 00°34′32″ West, leaving the said east line of Randol Mill Capital LLP northern tract, and along the north line of said Randol Mill Capital LLP northern tract, a distance 1162.27 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of said Randol Mill Capital LLP northern tract, also being in the east line of said Alexander tract;

THENCE South 80°39'59" West, leaving the said north line of said Randol Mill Capital LLP northern tract, and along the said east line of the Alexander tract, a distance of 899.64 feet to a set 1/2 inch iron rod with a "GAI" cap, being the north corner of said Alexander tract, also being a point for corner on the east line of a U.S.A. tract taken for lake purposes;

THENCE along said east line of U.S.A. Lake tract the following bearings and distances:

North 00°39'30" West, a distance of 1020.64 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 00°18'44" West, a distance of 377.75 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 74°18'19" East, a distance of 313.49 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 84°01'57" East, a distance of 690.12 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 67°27'25" West, a distance of 467.88 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 06°00'25" West, a distance of 1605.91 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 34°58'18" East, a distance of 449.38 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 87°16'02" East, a distance of 508.67 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 03°14'20" East, a distance of 467.31 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 29°57'57" West, a distance of 469.84 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 63°28'38" West, a distance of 386.07 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southeast corner of a tract of land described by deed to the U.S.A., as recorded in Volume 696, Page 307, D.R.E.C.T.;

THENCE leaving said east line of U.S.A. Lake tract, and along the east line of said U.S.A. tract the following bearings and distances:

North 00°44'59" West, a distance of 314.29 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 00°22'03" West, a distance of 342.47 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 51°17'16" West, a distance of 518.01 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 28°37'06" East, a distance of 559.09 feet to a found Aluminum Army Corp of Engineers monument for a point;

North 50°53'29" East, a distance of 867.05 feet to a found Aluminum Army Corp of Engineers monument for a point;

North 16°55'44" East, a distance of 515.50 feet to a found 5/8 inch iron rod, being in the southwest corner of a tract of land described by deed to the City of Grand Prairie, as recorded in Volume 2458, Page 370. D.R.E.C.T.;

THENCE South 89°56'00" East, leaving said east line of the U.S.A. tract, and along the south line of said Grand Prairie tract, a distance of 318.30 feet to a found Mag Nail, being the southeast corner of said City of Grand Prairie tract, also being in the southwest line of a tract of land described by deed to Atherton & Murphy Holdings Inc., as recorded in Volume 973, Page 263, D.R.E.C.T.;

THENCE South 00°04'27" West, leaving the said south line of the Grand Prairie tract, and along the said southwest line of Atherton & Murphy tract, a distance of 1557.48 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 89°50'14" East, continuing along the said southwest line of the Atherton & Murphy tract, a distance of 1088.78 feet to a found Mag Nail, being the northwest corner of a tract of land described by deed to Hal T. Thorne, as recorded in Instrument No. 1632258, D.R.E.C.T.;

THENCE South 00°08'12" East, leaving the said southwest line of the Atherton & Murphy tract, and along the west of said Thorne tract, a distance of 711.72 feet to a found 1/2 inch iron rod with a cap stamped "LANDPOINT", being the southwest corner of said Thorne tract;

THENCE North 89°51'04" East, leaving said west line of, and along the south line of said Thorne tract, a distance of 2090.91 feet to a found 5/8 inch iron rod with a cap stamped "LANDPOINT", being the southeast corner of said Thorne tract, also being in the said southwest line of the Atherton & Murphy tract;

THENCE South 43°37'04" East, leaving the said south line of the Thorne tract, and along the said southwest line of the Atherton & Murphy tract, a distance of 495.81 feet to a found 5/8 inch iron rod with a cap stamped "LANDPOINT" for a point;

THENCE South 59°31'36" East, continuing along said southwest line of the Atherton & Murphy tract, a distance of 712.62 feet to a found Mag Nail for a point;

THENCE South $39^45'25''$ East, continuing along said southwest line of the Atherton & Murphy tract, a distance 435.78 feet to a 1/2 inch with a yellow cap stamped "DCA INC" for a point;

THENCE South 06°10'01" East, continuing along the said southwest line of the Atherton & Murphy tract, until passing at a distance of 239.34 feet the south corner of said Atherton & Murphy tract, being the northwest corner of a tract of land described to the TCBL Corporation, as recorded in Volume 2160, Page 27, D.R.E.C.T., and continuing along the west line of said TCBL Corporation tract, a total distance of 596.39 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the north line of a tract of land described by deed to Burnitt Irrevocable Trust, as recorded in Document Number 1519720, D.R.E.C.T.;

THENCE South 88°42'01" West, a distance of 935.97 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of a tract of land described by deed to Michael Graham, as recorded in Volume 2384, Page 642, D.R.E.C.T., also being the northern most northeast corner of a tract of land described by deed to One Windsor Hills LP, as recorded in Volume 2199, Page 2119, D.R.E.C.T.;

THENCE South 89°46'05" West, along the north line of said One Windsor Hills tract, a distance of 562.56 feet to a set 1/2 inch iron rod with a "GAI" cap, being a point in the east line of a tract of land described by deed to Texas Midstream Gas Services as recorded in Volume 2687, Page 2254, D.R.E.C.T.;

THENCE North 01°07'09" West, leaving the said north line of the One Windsor Hills tract, and along the said east line of the Texas Midstream tract, a distance of 184.68 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of said Texas Midstream tract;

THENCE South 83°27'27" West, leaving said east line of, and along the north line of said Texas Midstream tract, a distance of 1386.37 feet to a set 1/2 iron rod with a "GAI" cap, being the northwest corner of said Texas Midstream tract:

THENCE South 01°07'51" East, leaving said north line of, and along the west of said Texas Midstream tract, a distance of 32.27 feet to a set 1/2 inch rod with a "GAI" cap, being in the north line of said One Windsor tract;

THENCE South 89°46'05" West, leaving the said west line of the Texas Midstream tract, and along the said north line of the One Windsor tract, a distance of 59.03 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of said One Windsor tract;

THENCE South 00°13'55" East, leaving the said north line of, and along the west line of said One

Windsor tract, a distance of 1965.03 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said One Windsor tract;

THENCE South 83°32'55" East, leaving the said west line of, and along the south of said One Windsor tract, a distance of 447.87 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northwest corner of a tract of land described by the deed recorded in JAS Holdings LLC, as recorded in Volume 2051, Page 2082, D.R.E.C.T.;

THENCE South 00°16'39" East, leaving the said south line of the One Windsor tract, and along the west line of said JAS Holdings tract, a distance of 712.69 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 28°35'03" East, continuing along said west line of the JAS Holdings tract, a distance of 1286.07 feet to a 1/2 inch iron rod with a "GAI" cap, being the southwest corner if said JAS Holdings tract, also being the northwest corner of the remainder of Tract II described by deed to One Windsor Hills LP, as recorded in Volume 2199, Page 2425, D.R.E.C.T.;

THENCE South 28°35'55" East, leaving the said west line of the JAS Holdings tract, and along the west line of said remainder of Tract II, distance of 306.17 feet to a set 1/2 inch iron rod with a "GAI" cap, for the beginning of a tangent curve to the right having a radius of 1560.13 feet, a central angle of 24°18'13", and a long chord which bears South 16°26'49" East, 656.83 feet;

THENCE continuing along the said west line of remainder of Tract II, and along said curve to the right, an arc distance of 661.78 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 04°17'42" East, continuing along the said west line of remainder of Tract II, a distance of 276.60 feet to a set 1/2 inch iron rod with a "GAI" cap, being the southwest corner of said remainder of Tract II;

THENCE North 89°32'54" East, along the south line of said remainder of Tract II, a distance of 1028.27 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 00°43'43" West, leaving said south line of the remainder of Tract II, a distance of 1491.00 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 04°47'16" East, a distance of 33.02 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 63°08'29" West, a distance of 760.55 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 61°09'15" West, a distance of 322.66 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 63°34'35" West, a distance of 272.26 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 68°55'46" West, a distance of 241.36 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 71°19'10" West, a distance of 270.19 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 80°23'15" West, a distance of 1119.17 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 30°27'05" East, a distance of 808.63 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 59°50'30" West, a distance of 1658.80 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 50°44'03" West, a distance of 834.78 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the south line of the southern remainder of a tract of land described by deed to Randol Mill Capital LLP, as recorded in Volume 2181, Page 1612, D.R.E.C.T.;

THENCE North 81°42'35" East, along the south line of said Randol Mill Capital southern tract, a distance of 657.72 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the southeast corner of said Randol Mill Capital southern tract;

THENCE North 30°55'31" West, leaving said south line of, and along the east line of said Randol Mill Capital southern tract, a distance of 1162.24 feet to a set 1/2 inch iron rod with a "GAI" cap, being the northeast corner of said Randol Mill Capital southern tract;

THENCE South 81°41'41" West, leaving said east line of, and along the north line of said Randol Mill Capital southern tract, a distance of 899.91 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the northwest corner of said Randol Mill Capital southern tract;

THENCE South 30°54'43" East, leaving the said north line, and along the west line of said Randol Mill Capital southern tract, a distance of 210.08 feet to a set 1/2 inch iron rod with a "GAI" cap, being in the north corner of a tract of land described by deed to Wendell G. Watson, ET AL, as recorded in Volume 1047, Page 663, D.R.E.C.T.;

THENCE South 58°50'54" West, leaving said west line of Randol Mill Capital southern tract, and along the northwest line of said Wendell G. Watson tract, being a common line, a distance of 152.33 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 50°43'31" West, leaving said common line, a distance of 3,174.58 feet to the POINT OF BEGINNING and **CONTAINING 45,534,748 square feet**, **1,045 acres of land, more or less**.

TRACT 2 - 94.12 ACRES

BEING A 94.12 ACRE TRACT OF LAND SITUATED IN THE J. JONES, ABSTRACT NO. 583 AND THE A. REEVES SURVEY, ABSTRACT NO. 939, ELLIS COUNTY, TEXAS, BEING PART OF TRACT OF LAND CONVEYED TO HC GPM LLC, RECORDED IN INSTRUMENT NO. 2213805, DEED RECORDS, ELLIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found TxDOT Aluminum Disk, being in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), and being in the southwest line of said HC GPM LLC tract, being a common line;

THENCE North 51°07'00" West, a distance of 490.32 feet to the POINT OF BEGINNING, being a set 1/2 inch iron rod with a "Graham Assoc Inc" (GAI) cap, and being in said common line, and also being in the northwestern city limit line of Midlothian, Texas;



THENCE North 49°03'20" West, along said common line, a distance of 311.98 feet to a set 1/2 inch iron rod with GAI cap, for the beginning of a non-tangent curve to the right, having a radius of 1585.00 feet, a central angle of 20°33'33" and a long chord which bears North 50°38'59" East, 565.69 feet;

THENCE along said non-tangent curve to the right, leaving said common line, an arc distance of 568.74 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 47°29'39" West, a distance of 787.92 feet to a set 1/2 inch iron rod with GAI cap, being the southeast corner of a tract of land described by deed to Wendell G. Watson Et AI, as recorded in Volume 1047, Page 663, Deed Records, Ellis County, Texas;

THENCE North 30°46'51" West, along the east line of said Wendell G. Watson tract, a distance of 229.26 feet to a set 1/2 inch iron rod with GAI cap, being the southwest corner of a remainder tract of land described by deed to Randol Mill Capital, LLP, as recorded in Volume 2181, Page 1612, Deed Records, Ellis County, Texas;

THENCE North 81°42'35" East, along the south line of said Randol Mill Capital tract, a distance of 242.55 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 50°44'03" East, leaving said south line of Randol Mill Capital tract, a distance of 834.78 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 59°50'30" East, a distance of 1658.80 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 30°27'05" West, a distance of 808.63 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 80°23'15" East, a distance of 1119.17 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 71°19'10" East, a distance of 270.19 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 68°55'46" East, a distance of 241.36 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 63°34'35" East, a distance of 272.26 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 61°09'15" East, a distance of 322.66 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 63°08'29" East, a distance of 760.55 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 04°47'16" West, a distance of 33.02 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 00°43'43" East, a distance of 1491.00 feet to a set 1/2 inch iron rod with GAI cap, being in the south line of Tract II, as described by deed to One Windsor Hills, LP, as recorded in Volume 2199, Page 2425, Deed Records, Ellis County, Texas;

THENCE North 89°32'54" East, along said south line of One Windsor Hills, LP tract, a distance of 494.67 feet to a set 1/2 inch iron rod with GAI cap, being in the northwestern city limit line of Midlothian, Texas;

THENCE South 00°42'37" West, leaving said south line of One Windsor Hills, LP tract, along said city limit line, a distance of 1477.26 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South $04^{\circ}47'16''$ East, continuing along said city limit line, a distance of 476.87 feet to a set 1/2 inch iron rod with GAI cap;

THENCE North 29°51'04" West, a distance of 133.25 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 61°25'14" West, a distance of 290.88 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 63°08'29" West, a distance of 737.31 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 61°09'15" West, a distance of 324.54 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 63°34'35" West, a distance of 305.87 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 68°55'46" West, a distance of 274.83 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 71°19'10" West, a distance of 319.78 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 80°23'15" West, a distance of 440.31 feet to a set 1/2 inch iron rod with GAI cap:

THENCE South 30°27'05" East, a distance of 588.09 feet to a set 1/2 inch iron rod with GAI cap;

THENCE South 59°50'30" West, a distance of 2894.98 feet to the POINT OF BEGINNING and **CONTAINING 4,099,913** square feet, **94.12** acres of land, more or less.

TRACT 3 - 61.31 ACRES

BEING A 61.31 ACRE TRACT OF LAND, SITUATED IN THE JOSEPH STEWART SURVEY, ABSTRACT NO. 961, BEING OUT OF THE TRACTS OF LAND DESCRIBED BY DEED TO HC HARMONY HILL LLC AS RECORDED IN INSTRUMENT NO.'S 2224153 AND 2224154, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found Aluminum Disk TX-DOT monument being a point in the existing northeast right-of-way line of West U.S. Highway 287 (having a variable width Right-Of-Way), also being the west corner of a tract of land described by deed to Kreher Steel Co. Inc., as recorded in Volume 2244, Page 1334, D.R.E.C.T.; THENCE along the said existing northeast right-of-way line of West U.S. Highway 287 the following bearings and distances:



North 50°39'14" West, a distance of 1203.70 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 50°53'38" West, a distance of 58.13 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 52°32'36" West, a distance of 196.96 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 50°38′03" West, a distance of 1181.10 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 46°40′14" West, a distance of 61.88 feet to a found Aluminum Disk TX-DOT monument for a point;

North 50°46′02″ West, a distance of 228.94 feet to a set 1/2 inch iron rod with a "GAI" cap, being the south corner of a tract of land described by deed to Dr. R. G. Alexander, DDS, MD, and spouse Janna Alexander, as recorded in Volume 2600, Page 1493, D.R.E.C.T.;

THENCE North 60°04′27″ East, leaving the said existing northeast right-of-way line of West U.S. Highway 287, and along the southeast line of said Alexander tract, a distance of 845.68 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 01°07'47" East, continuing along the said southeast line of the Alexander tract, a distance of 312.79 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE North 59°28′48″ East, continuing along the said southeast line of the Alexander tract, a distance of 314.47 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

THENCE South 50°43′31″ East, leaving said southeast line of the Alexander tract, a distance of 3174.58 feet to a set 1/2 inch iron rod with a "GAI" cap for a point, being in the southeast line of said HC Harmony Hill LLC tract, and being in the northwest line of a tract of land described by deed to Wendell G. Watson, ET AL, as recorded in Volume 1047, Page 663, D.R.E.C.T., being a common line;

THENCE South 58°50′54″ West, along said common line, a distance of 371.88 feet to a set 1/2 inch iron rod with a "GAI" cap, being the east corner of said Kreher Steel tract;

THENCE along the northeast and northwest line of said Kreher Steel tract the following bearings and distances:

North 62°14'04" West, a distance of 228.11 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

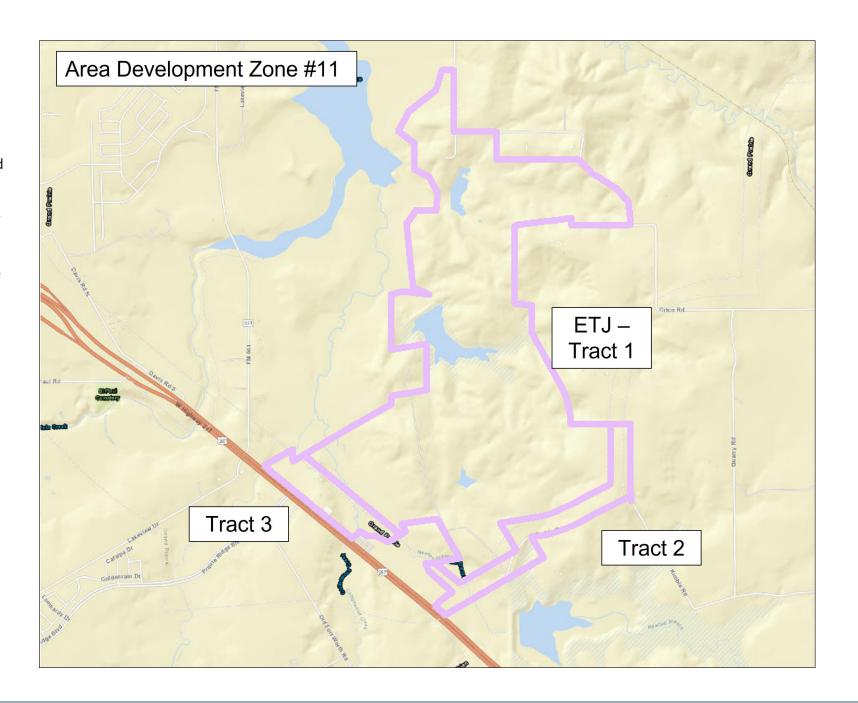
North 72°36′09" West, a distance of 170.09 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 85°23'38" West, a distance of 141.06 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

North 57°25′06″ West, a distance of 229.20 feet to a set 1/2 inch iron rod with a "GAI" cap, being the north corner of said Kreher Steel tract:

South 46°28'11" West, a distance of 221.97 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

South 30°00'31" West, a distance of 45.27 feet to the POINT OF BEGINNING and **CONTAINING 2,670,822 square** feet, **61.31** acres of land, more or less.







CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/01/23

REQUESTER: Lee Harriss

PRESENTER: Lee Harriss, Special District Administrator

TITLE: TIF 3 Taxable Value Update

RECOMMENDED ACTION: Approve

ANALYSIS:

TIF 3 Taxable Value Update

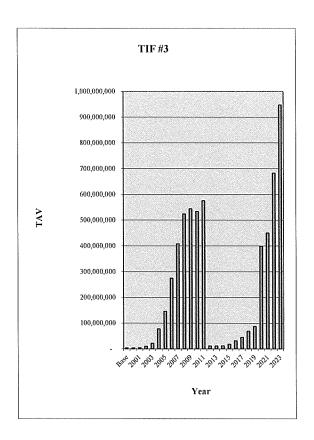
FINANCIAL CONSIDERATION:

None

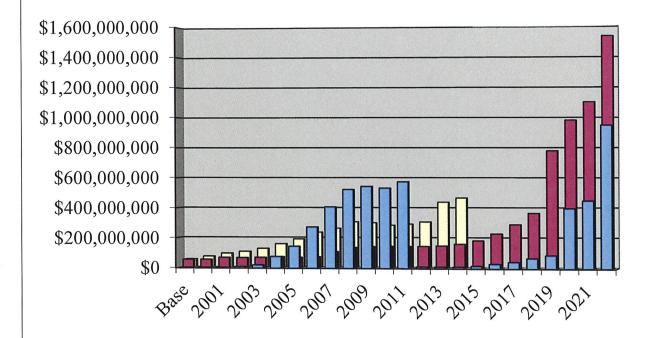
TIF Revenue Forecasts for Fiscal 2023/24 as of 7/25/23 (Certified)

TIF #1 City of Grand Prairie Dallas County	Tax Rate 0.66 NA	Participation Percentage 100% 0%	Effective Contribution Rate 0.660000	<u>TAV</u> 1,173,633,788	Expected Revenue 7,745,983	School Percentage	School Rebate Amount	Expected Net Revenue after Rebate 7,745,983
Parkland Hospital	NA	0%	_	_	_			_
DCCD	NA NA	0%	-	-	-			_
TC	0.224	50%	0.112000	231,778	260			260
	0.224 NA	0%	0.112000	231,776		0%		200
GPISD	NA	076	-	-	-	076		-
					7,746,243		-	7,746,243
TIF #3								
City of Grand Prairie	0.66	75%	0.495000	716,520,156	3,546,775			3,546,775
Dallas County	NA	0%	-	, ´ <u>-</u>	, , , <u>-</u>			· · ·
Parkland Hospital	NA	0%	-	_				-
DCCCD	NA	0%	_	-	-			-
CHISD	NA	0%	-		-	0%	-	-
Tarrant County	NA	0%	-	_	-			-
JPS Hospital	NA	0%	-	-	_			-
TCCD	NA	0%	-	-	-			-
					3,546,775		•	3,546,775
								11,293,017

History of TIF Taxable Values As of January 1, 2023 (7/25/23, Certified)



History of TIF Taxable Values



□TIF #2	54,141	72,431	93,219	104,83	125,34	157,16	189,21	235,17	262,34	304,92	299,13	283,15	290,64	305,16	437,58	465,49	0	0	0	0	0	0	0	0
■TIF #1	53,116	54,209	67,778	66,220	68,748	73,557	70,222	74,084	108,32	137,26	142,80	145,12	144,30	144,56	147,34	160,79	182,67	229,02	290,47	366,28	779,40	981,17	1,100,	1,533,
■TIF #3	3,064,	2,991,	3,530,	9,325,	20,786	77,205	145,22	274,19	407,75	523,63	543,81	532,86	574,52	10,479	10,569	10,830	17,570	30,725	43,874	68,213	87,530	398,43	449,17	946,62
	Base	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2023

■ TIF #3

■ TIF #1

□ TIF #2



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 08/01/23

REQUESTER: Lee Harriss

PRESENTER: John Lopez, Chair for TIF 3

TITLE: Next Meeting Date

RECOMMENDED ACTION: Approve

ANALYSIS:

Next Meeting Date

FINANCIAL CONSIDERATION:

None