



TAX INCREMENT FINANCING DISTRICT #3 BOARD MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, FEBRUARY 20, 2024 AT 3:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes of December 7, 2023
2. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 02/20/2024)
3. Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC to Authorize Reimbursement of Public Infrastructure Costs from Tax Increment Financing Zone Number 3 for a Maximum of 30 Years in an Amount Not to Exceed 60% of the Ad Valorem Taxes Collected from the Property and an Economic Development Grant of Rollback Taxes (Reviewed by the TIRZ #3 Board on 2/20/2024)
4. TIF 3 Financial Report

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 February 16, 2024.

A handwritten signature in black ink, appearing to read "Lee Harris", is written over a solid black horizontal line.

Lee Harris, CPA
Special District Administrator, Finance Department



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/20/24
REQUESTER: Lee Harriss
PRESENTER: John Lopez, Chair for TIF 3
TITLE: Minutes of December 7, 2023
RECOMMENDED ACTION: Approve

ANALYSIS:
Minutes of December 7, 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, December 7, 2023
2:15 PM**

Call to Order

Chairperson Lopez, Chair of TIF #3, called the meeting to order at 2:17 pm. Present included Board members John Lopez, Marty Wieder, Cole Humphreys, and Barry Sanders and others—Cathy Patrick, Lee Harriss, Megan Mahan, Thao Vo, and Richard Nevins. Absent was Board member Jorja Clemson.

Consider minutes of meeting of August 1, 2023

The minutes were approved.

Consider Proposal from David Pettit Economic Development for TIRZ #3 Planning Services in the Amount of \$23,750.

Marty Wieder, Director of Economic Development, presented the proposal for consulting services, which will be shared by TIF 1 and TIF 3.

The proposal was approved.

TIF Taxable Value Update

Special District Administrator Lee Harriss presented an update on available funds in TIF 3. The TIF rolls showed an increase in value of \$264 million, an increase of 28% over last year, and the total TIF 3 contribution amount will be \$3.5 million. The board discussed the plans to develop the Marshall Tract.

Adjournment

The meeting adjourned at 2:25 pm.



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 02/20/2024

PRESENTER: Rashad Jackson, Interim Director of Economic Development

TITLE: Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three

REVIEWING COMMITTEE: (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 02/20/2024)

PURPOSE:

On August 1, 2023, the City of Grand Prairie expanded TIRZ #3 to include ADZ #9, At that time, David Pettit Economic Development (DPED) reevaluated values within the existing TIRZ #3, considered what was proposed within the master planned developments, and provided a Preliminary Project Plan & Financing Plan, as is required by State law. The Amended Project Plan and Financing Plan is now being submitted for consideration.

HISTORY:

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 (TIRZ #3), City of Grand Prairie, Texas. In December of 2019, Council extended the term and expanded the territory of TIRZ #3 to include 7 other “Area Development Zones” (ADZ) beyond the original Zone.

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).

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF GRAND PRAIRIE, TEXAS; MAKING VARIOUS FINDINGS

RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. 6097 adopted by the City Council of the City of Grand Prairie, Texas (the “**City**”) on July 13, 1999, the City created Tax Increment Reinvestment Zone Number Three, City of Grand Prairie, Texas (the “**Zone**”); and

WHEREAS, on August 17, 1999, the board of directors of the Zone (the “**Board**”) adopted a Project and Financing Plan for the Zone, as required by Section 311.011(a) of the Act; 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 the Zone and approving the Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. 10776 adopted by the City Council of the City of Grand Prairie, Texas (the “**City**”) on December 17, 2019, the City amended the Zone to expand the boundaries and extend the term; and

WHEREAS, on November 18, 2020, the Board adopted an Amended Project and Financing Plan for the Zone, as required by Section 311.011(a) of the Act; and

WHEREAS, on December 15, 2020, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 10950-2020 approving the Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. 11399-2023 adopted by the City Council of the City of Grand Prairie, Texas (the “**City**”) on August 1, 2023, the City amended the Zone to expand the boundaries and extend the term; and

WHEREAS, as authorized by Section 311.011(e), and 311.008, of the Act, on February 20, 2024 the Board recommended that the Amended Project and Financing Plan in Exhibit “A” (the “**Plan**”), be approved by the City Council:

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

SECTION 1. The City Council hereby finds the statements and facts set forth in the recitals of this Ordinance are true and correct, the plan includes all information required by Sections 311.003(b) and (c) of the Act, the Plan is feasible, and the Plan conforms to the City’s master plan.

SECTION 2. Based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

SECTION 3. If any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

SECTION 4. This Ordinance shall take effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE,
TEXAS, ON THIS THE 20TH DAY OF FEBRUARY 2024.**

Tax Increment Reinvestment Zone #3

City of Grand Prairie, Texas

EXHIBIT A

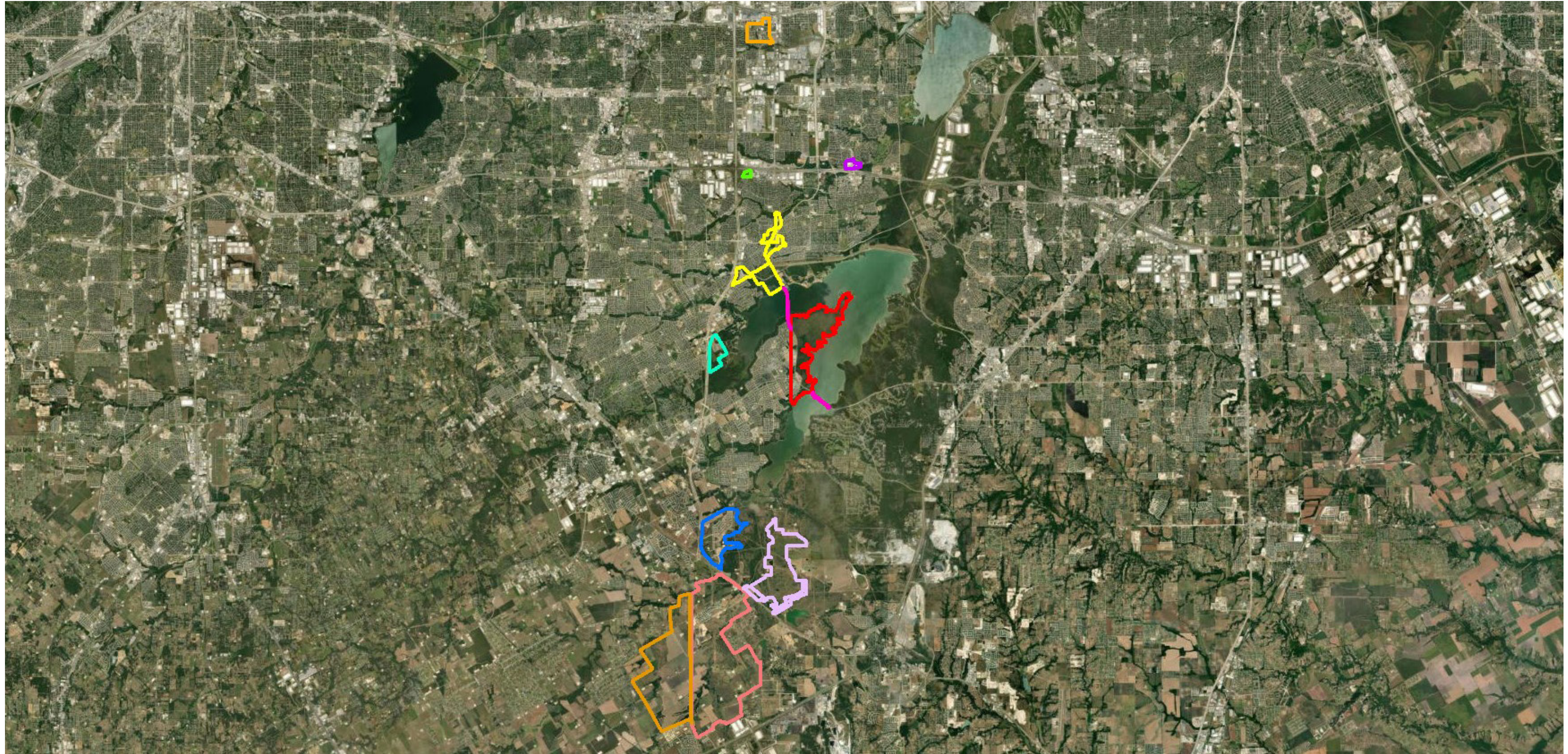
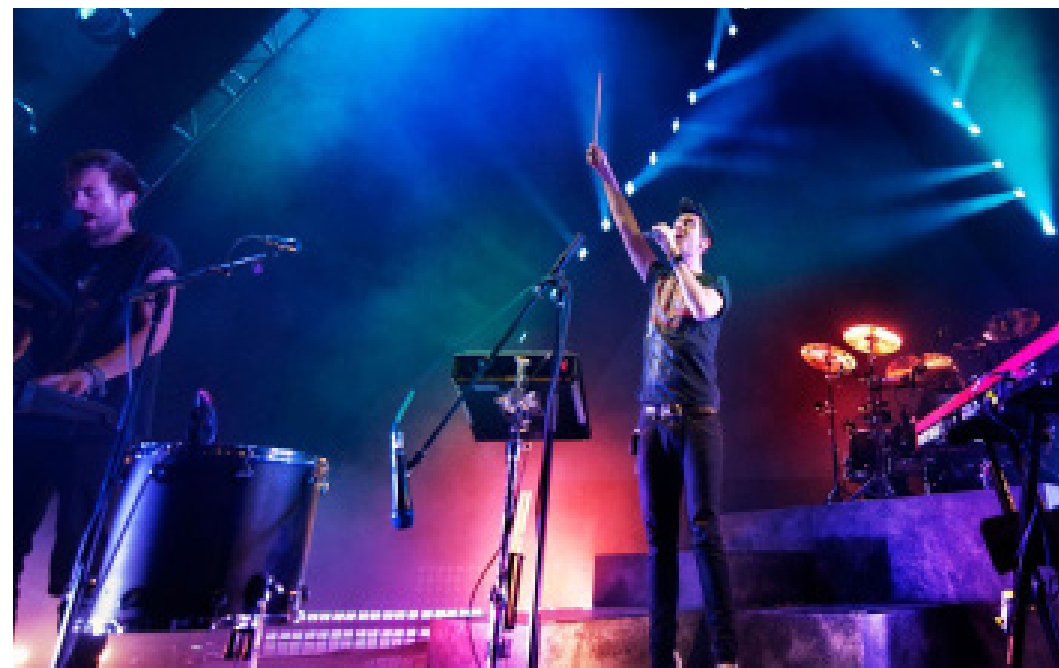


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DISCLAIMER

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

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

Item 2.

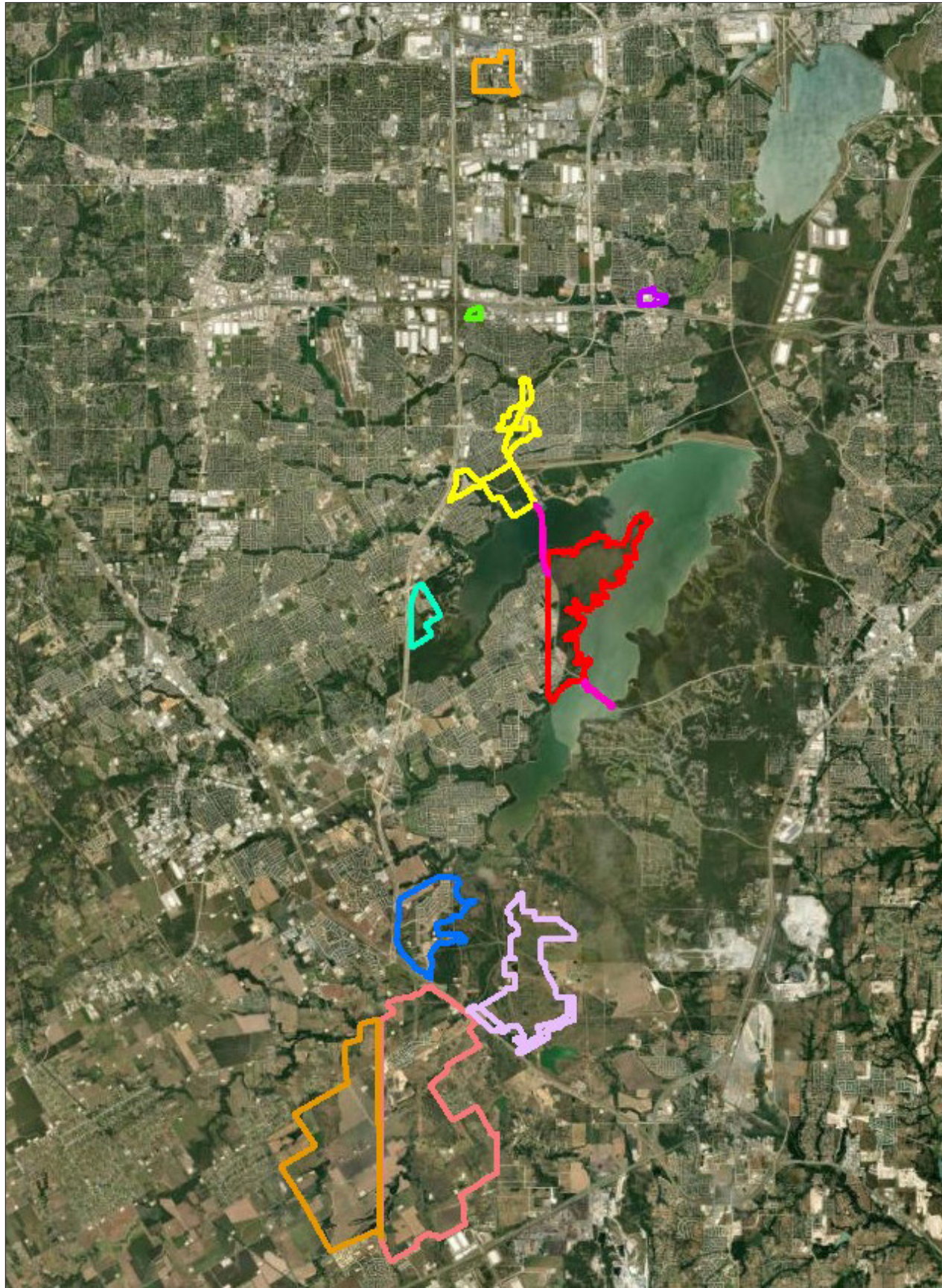


Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2021 population of 197,347, it is the 15th largest city in Texas and in the top 150 nationwide.

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 boundaries to include seven additional noncontiguous areas and extending the term to December 31, 2041. On August 1, 2023, City Council approved Ordinance 11399-2023 further expanding 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 expires 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.

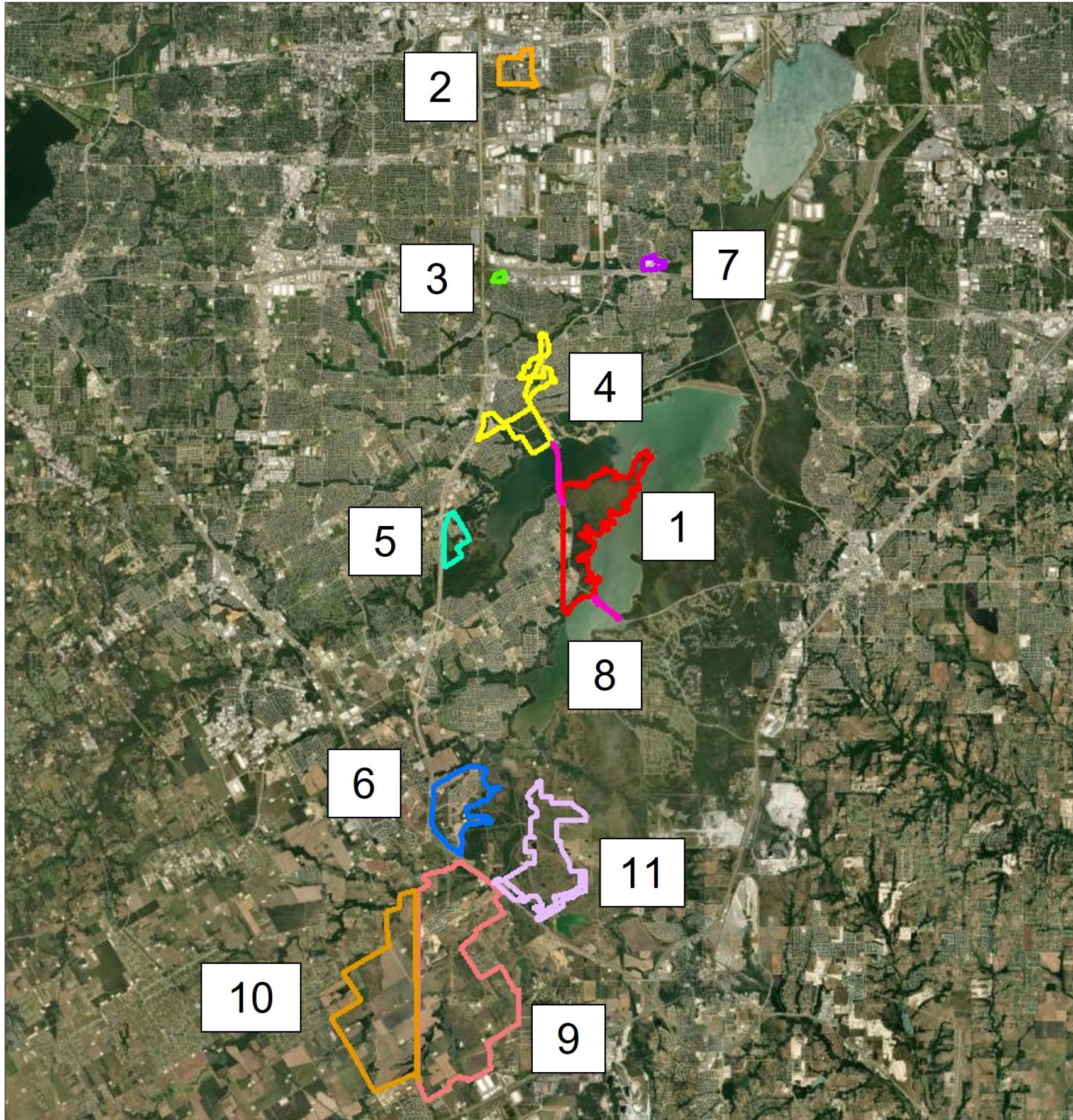
This amended project and financing plan outlines the funding of \$1,798,691,038 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax 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.**

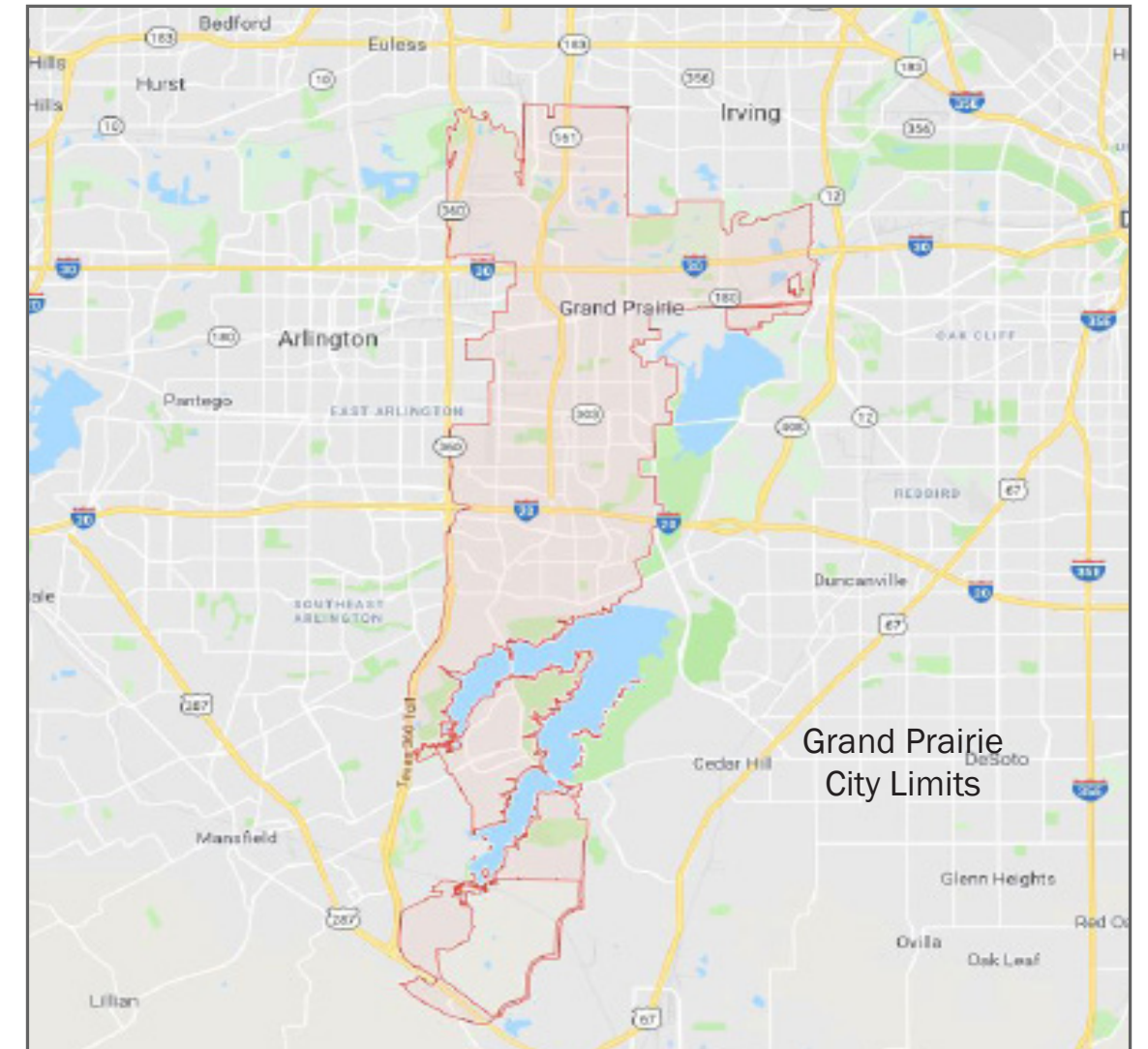


Boundary Description

Grand Prairie TIRZ #3 is noncontiguous and is made up of 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 areas 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.

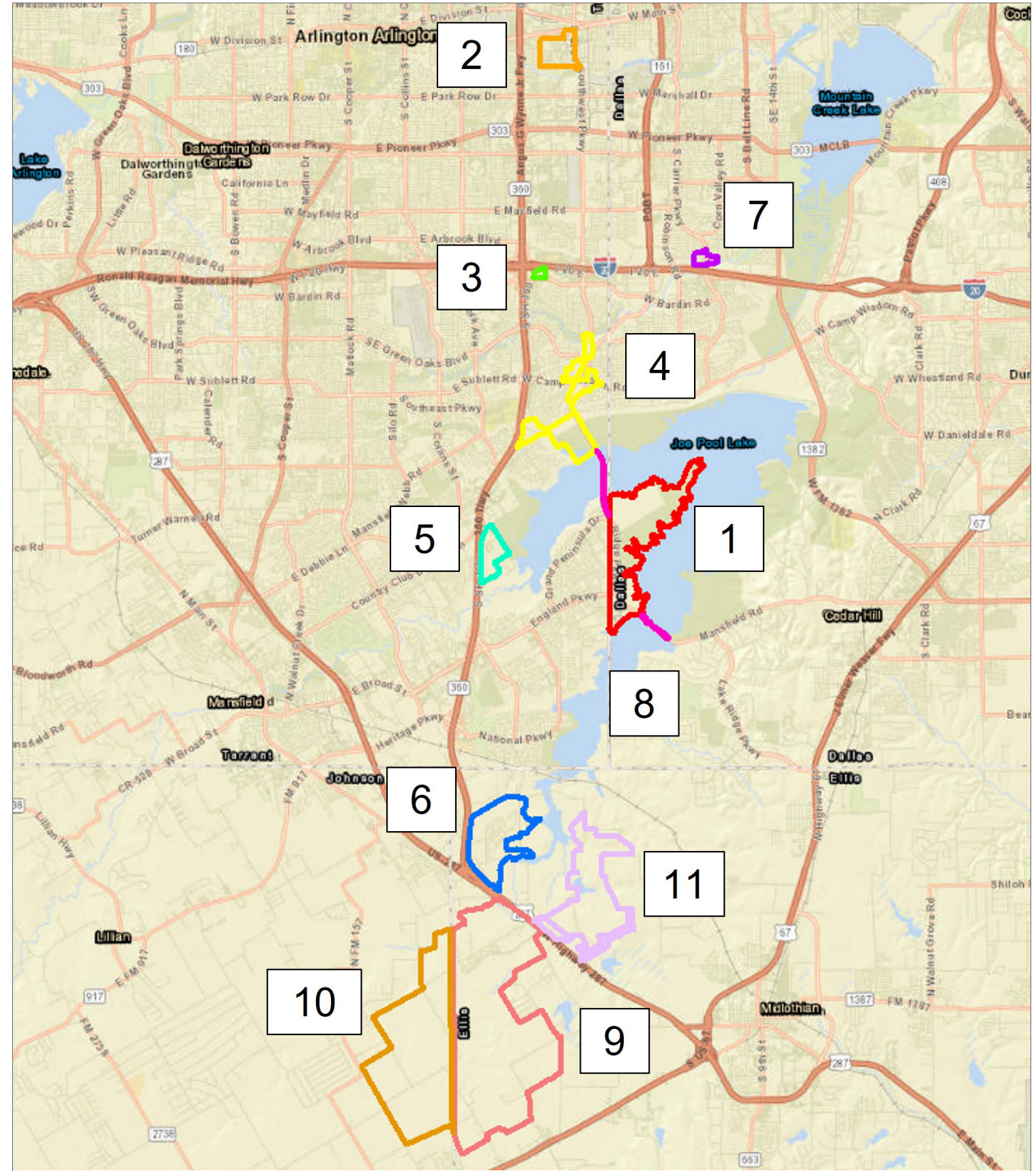
Taxable Value Information

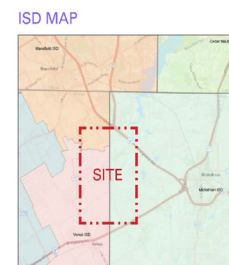
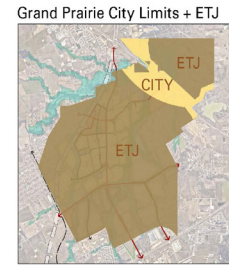
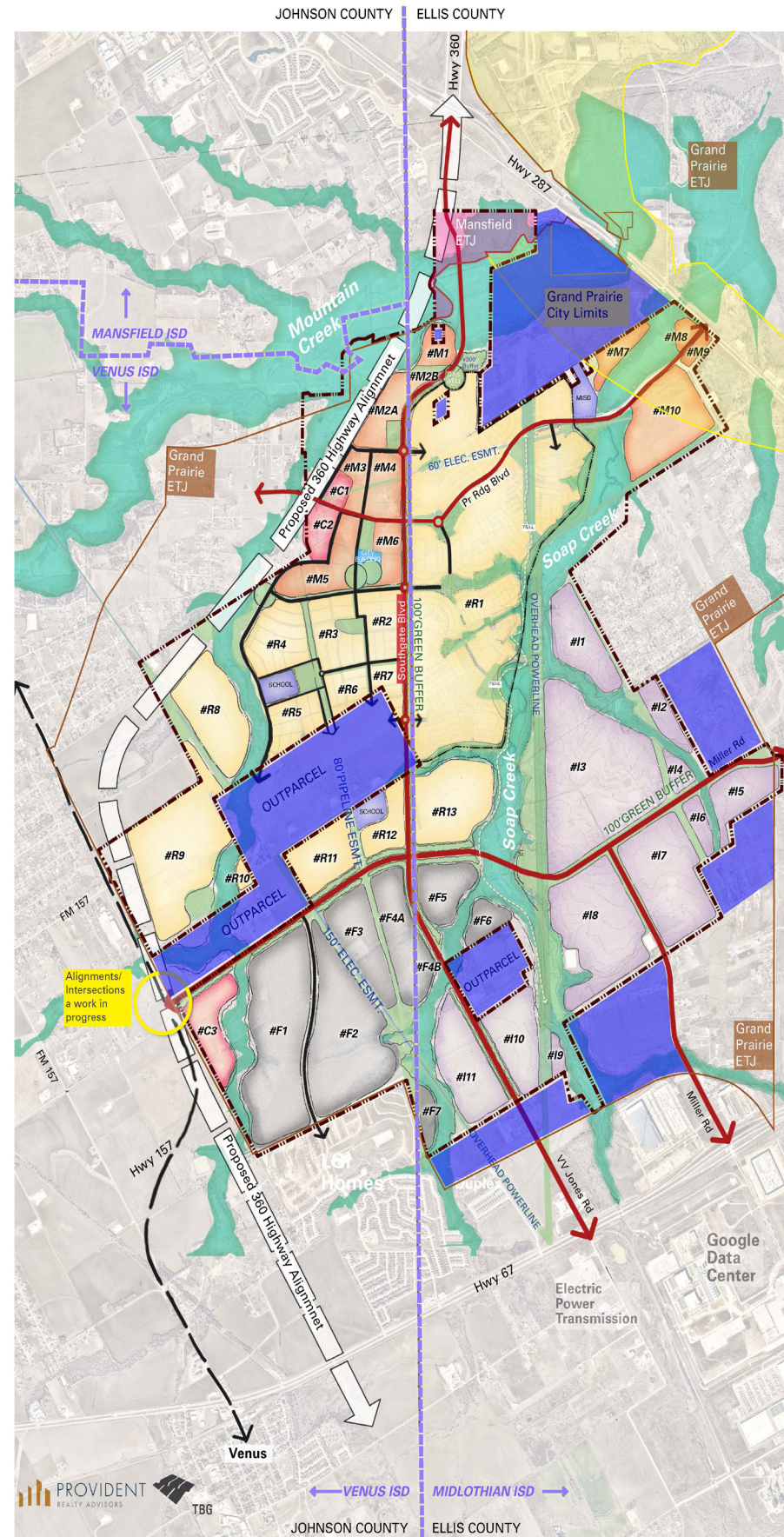
The base taxable value of the property is the value as of January 1 in the year in which the property was added to the TIRZ. The 1999 base taxable value for the original TIRZ within Dallas County is \$274,463. The 2019 expanded area base taxable value is \$229,833,938. The 2023 expanded boundaries have 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. On August 1, 2023, City Council approved Ordinance 11399-2023 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.

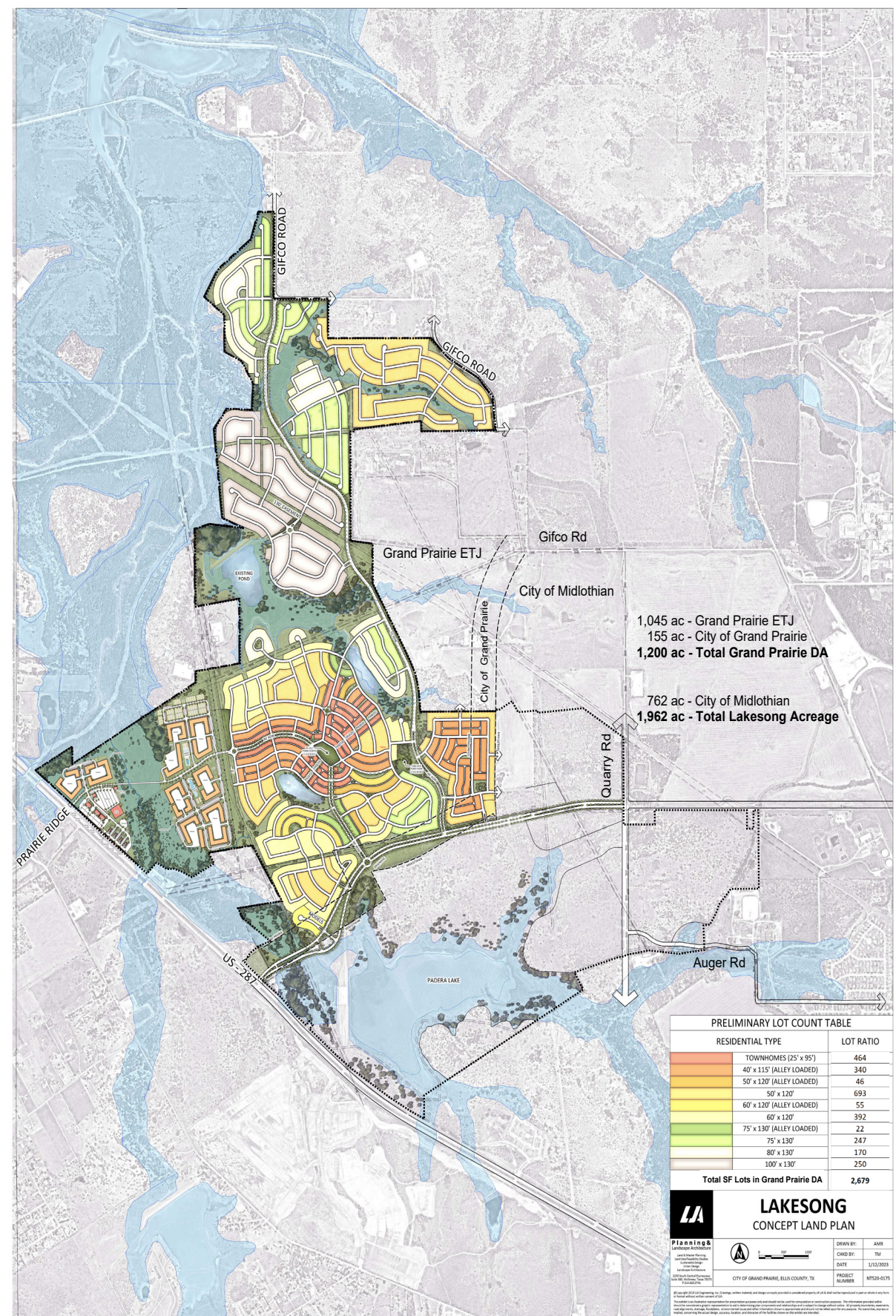
The development projections for each ADZ were informed by available site plans for planned developments, land use plans, and insight from local market experts and industry trends. The following pages will highlight the available site plans used to inform projections for ADZ#9, ADZ #10, and ADZ #11.





LEGEND

- MIXED-USE
- RESIDENTIAL
- INDUSTRIAL
- RETAIL/COMMERCIAL
- SCHOOL
- FLEXIBLE AREA
- FLOODPLAIN / OPEN SPACE
- CIVIC USE
- SITE BOUNDARY
- STREET NETWORK
- ARTERIAL ROAD



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	Incremental 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
		279,320	950		\$ 174,425,600		\$ 72,260,000

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental 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		\$ 30,625,000
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	\$ 17,100,000	\$250	\$23,750,000
Restaurant	2026	60,000		\$ 200	\$ 12,000,000	\$325	\$16,875,000
Retail	2026	25,000		\$ 180	\$ 4,500,000	\$250	\$6,250,000
Office	2026	42,000		\$ 140	\$ 5,880,000		
Industrial	2026		117	\$ 400,000	\$ 47,040,000		
Industrial	2026		108	\$ 400,000	\$ 43,200,000		
Single Family	2028		101	\$ 400,000	\$ 40,400,000		
		403,600	757		\$ 212,580,000		\$ 58,975,000
AREA DEVELOPMENT ZONE #7							
<i>*No new construction projected</i>							
AREA DEVELOPMENT ZONE #8							
<i>*No new construction projected</i>							

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #9 & 10							
Single Family	2024		2,500	\$ 475,000	\$ 1,187,500,000		
Single Family	2045		344	\$ 475,000	\$ 163,590,000		
Single Family	2028		159	\$ 475,000	\$ 75,316,000		
Single Family	2035		190	\$ 475,000	\$ 90,440,000		
Single Family	2037		230	\$ 475,000	\$ 109,345,000		
Single Family	2037		133	\$ 475,000	\$ 63,251,000		
Single Family	2038		90	\$ 475,000	\$ 42,693,000		
Single Family	2038		63	\$ 475,000	\$ 29,811,000		
Single Family	2038		346	\$ 475,000	\$ 164,141,000		
Single Family	2040		635	\$ 475,000	\$ 301,435,000		
Single Family	2043		25	\$ 475,000	\$ 11,951,000		
Single Family	2043		217	\$ 475,000	\$ 103,284,000		
Single Family	2045		128	\$ 475,000	\$ 60,914,000		
Commercial	2032	78,321		\$ 300	\$ 23,496,264	\$300	\$23,496,264
Commercial	2036	190,793		\$ 300	\$ 57,237,840	\$300	\$57,237,840
Commercial	2041	397,093		\$ 300	\$ 119,127,888	\$300	\$119,127,888
Industrial	2024	1,542,024		\$ 50	\$ 77,101,200		
Industrial	2024	1,912,894		\$ 50	\$ 95,644,692		
Industrial	2025	2,993,617		\$ 50	\$ 149,680,872		
Industrial	2028	781,074		\$ 50	\$ 39,053,700		
Industrial	2029	590,804		\$ 50	\$ 29,540,214		
Industrial	2029	196,935		\$ 50	\$ 9,846,738		
Industrial	2030	834,130		\$ 50	\$ 41,706,522		
Industrial	2030	1,027,929		\$ 50	\$ 51,396,444		
Industrial	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	2045		549	\$ 150,000	\$ 82,417,500		
		17,370,116	9,676		\$ 4,131,087,206		

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental 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 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 an estimate 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, 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		Participation	
City of Grand Prairie	0.66000000	75%	0.49500000
Dallas County	0.22794600	0%	0.00000000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
Hill College - Venus	0.03982700	0%	0.00000000
Ellis County	0.27300100	0%	0.00000000
Ellis County Lat Road	0.02286600	0%	0.00000000
Johnson County	0.36845500	0%	0.00000000
Parkland	0.23580000	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
DCCD	0.11589900	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
Cedar Hill ISD	1.19060000	0%	0.00000000
Grand Prairie ISD	1.30700000	0%	0.00000000
Mansfield ISD	1.33460000	0%	0.00000000
Venus ISD	1.36610000	0%	0.00000000
Midlothian ISD	1.29460000	0%	0.00000000

ADZ#1 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Dallas County	0.22794600	0%	0.00000000
Parkland	0.23580000	0%	0.00000000
DCCD	0.11589900	0%	0.00000000
Cedar Hill ISD	1.19060000	0%	0.00000000
	2.43024500		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Dallas County	0.22794600	0%	0.00000000
Parkland	0.23580000	0%	0.00000000
DCCD	0.11589900	0%	0.00000000
Cedar Hill ISD	1.19060000	0%	0.00000000
	2.43024500		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #1	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2025	55	\$ 400,000.00	\$ 22,000,000				
TOTAL				22,000,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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 PROPERTY	PERSONAL PROPERTY	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	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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	\$ 8,344,314	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

ADZ#2: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #2	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	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		\$ -		\$ -

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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	=	\$ 6,222,156
	100.0%	\$ 12,111,020		\$ 12,111,020
		100.0%		0.0%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 2,353,456	=	\$ 2,353,456
Tarrant County	0.0%	\$ -	=	\$ -
Tarrant County Hospital	0.0%	\$ -	=	\$ -
TCCD	0.0%	\$ -	=	\$ -
Arlington ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 2,353,456		\$ -
		100.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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		\$ -
		100.0%		0.0%

ADZ#3: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
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
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AREA DEVELOPMENT ZONE #3

	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / 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 PROPERTY	PERSONAL PROPERTY	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%	86.4%	13.6%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.0%	\$ 13,350,091	\$ 3,901,227	\$ 9,448,865
Tarrant County	9.1%	\$ 5,296,211	\$ 5,296,211	\$ -
Tarrant County Hospital	9.2%	\$ 5,306,354	\$ 5,306,354	\$ -
TCCD	5.3%	\$ 3,077,713	\$ 3,077,713	\$ -
Arlington ISD	53.4%	\$ 30,942,640	\$ 30,942,640	\$ -
	100.0%	\$ 57,973,010	\$ 48,524,146	\$ 9,448,865
		100.0%	83.7%	16.3%

ADZ#4 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #4

	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / 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

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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
		100.0%	75.5%	0.0%	24.5%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

ADZ#5 : INPUT & OUTPUT

▶ INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.23580000	0%	0.00000000
TCCD	0.11589900	0%	0.00000000
Mansfield ISD	1.33460000	0%	0.00000000
	2.57029900		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.23580000	0%	0.00000000
TCCD	0.11589900	0%	0.00000000
Mansfield ISD	1.33460000	0%	0.00000000
	2.57029900		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #5		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX 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	
TOTAL				\$ 34,150,000	\$ -	\$ 30,625,000			

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	56.4%	\$ 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%	\$ 7,349,140	=	\$ 7,349,140	+	\$ -	+	\$ -
	100.0%	\$ 24,104,566		\$ 14,153,670		\$ -		\$ 9,950,897
		100.0%		58.7%		0.0%		41.3%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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 PROPERTY	PERSONAL PROPERTY	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		\$ -		\$ 9,950,897
		100.0%		53.5%		0.0%		46.5%

ADZ#6 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Ellis County	0.27300100	0%	0.00000000
Ellis County Lat Road	0.02286600	0%	0.00000000
Midlothian ISD	1.29460000	0%	0.00000000
	2.25046700		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Ellis County	0.27300100	0%	0.00000000
Ellis County Lat Road	0.02286600	0%	0.00000000
0	0.00000000	0%	0.00000000
Midlothian ISD	1.29460000	0%	0.00000000
	2.25046700		0.00000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #6	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	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
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OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%	\$ -	=	\$ -	+
Midlothian ISD	57.5%	\$ 49,975,313	=	\$ 49,975,313	+
	100.0%	\$ 86,874,550		\$ 86,874,550	
		100.0%		100.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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		\$ -	
		100.0%		100.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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		\$ -	
		100.0%		100.0%	0.0%

ADZ#7 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Dallas County	0.22794600	0%	0.00000000
Parkland	0.23580000	0%	0.00000000
DCCD	0.11589900	0%	0.00000000
Grand Prairie ISD	1.30700000	0%	0.00000000
	2.54664500		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Dallas County	0.22794600	0%	0.00000000
Parkland	0.23580000	0%	0.00000000
DCCD	0.11589900	0%	0.00000000
Grand Prairie ISD	1.30700000	0%	0.00000000
	2.54664500		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #7	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	PERSONAL PROPERTY \$ / SF TAX VALUE	SALES \$ / SF TAX VALUE
*No new construction projected	0	-	\$ -	\$ 5.00	\$ -
TOTAL		-	\$ -	\$ -	\$ -

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

ADZ#8 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.22400000	0%	0.00000000
Tarrant County Hospital	0.22442900	0%	0.00000000
TCCD	0.13017000	0%	0.00000000
Arlington ISD	1.30870000	0%	0.00000000
	2.54729900		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #8	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	PERSONAL PROPERTY \$ / SF TAX VALUE	SALES \$ / SF TAX VALUE
*No new construction projected	0	-	\$ -	\$ 15.00	\$ -
TOTAL		-	\$ -	\$ -	\$ -

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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%

ADZ#9 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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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
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AREA DEVELOPMENT ZONE #9		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
R1	Single Family	ELLIS	2043	2,500	\$ 475,000	\$ 1,187,500,000	\$ -	\$ -	\$ -
R13	Single Family	ELLIS	2045	344	\$ 475,000	\$ 163,590,000	\$ -	\$ -	\$ -
I7	Industrial	ELLIS	2024	1,542,024	\$ 50	\$ 77,101,200	\$ 15.00	\$ 23,130,360	\$ -
I8	Industrial	ELLIS	2024	1,912,894	\$ 50	\$ 95,644,692	\$ 15.00	\$ 28,693,408	\$ -
I3	Industrial	ELLIS	2025	2,993,617	\$ 50	\$ 149,680,872	\$ 15.00	\$ 44,904,262	\$ -
I1	Industrial	ELLIS	2028	781,074	\$ 50	\$ 39,053,700	\$ 15.00	\$ 11,716,110	\$ -
I5	Industrial	ELLIS	2029	590,804	\$ 50	\$ 29,540,214	\$ 15.00	\$ 8,862,064	\$ -
I6	Industrial	ELLIS	2029	196,935	\$ 50	\$ 9,846,738	\$ 15.00	\$ 2,954,021	\$ -
I10	Industrial	ELLIS	2030	834,130	\$ 50	\$ 41,706,522	\$ 15.00	\$ 12,511,957	\$ -
I11	Industrial	ELLIS	2030	1,027,929	\$ 50	\$ 51,396,444	\$ 15.00	\$ 15,418,933	\$ -
F4B	Industrial	ELLIS	2037	740,564	\$ 50	\$ 37,028,178	\$ 15.00	\$ 11,108,453	\$ -
F5	Industrial	ELLIS	2038	562,839	\$ 50	\$ 28,141,938	\$ 15.00	\$ 8,442,581	\$ -
M10	Multifamily	ELLIS	2025	1,332	\$ 150,000	\$ 199,800,000	\$ -	\$ -	\$ -
M1	Multifamily	ELLIS	2028	111	\$ 150,000	\$ 16,575,000	\$ -	\$ -	\$ -
M2B	Multifamily	ELLIS	2031	37	\$ 150,000	\$ 5,557,500	\$ -	\$ -	\$ -
M7	Multifamily	ELLIS	2048	282	\$ 150,000	\$ 42,243,750	\$ -	\$ -	\$ -
	TOTAL				\$ 2,174,406,748	\$ 167,742,149			

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
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 PROPERTY	PERSONAL PROPERTY	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 PROPERTY	PERSONAL PROPERTY	SALES				
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		\$ -
		100.0%		89.2%		10.8%		0.0%

ADZ#10 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Johnson County	0.36845500	0%	0.00000000
0	0.00000000	0%	0.00000000
Hill College - Venus	0.03982700	0%	0.00000000
Venus ISD	1.36610000	0%	0.00000000
	2.43438200		0.49500000

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

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #10			AREA	REAL PROPERTY	PERSONAL PROPERTY	SALES	
	Year		SF/UNITS	\$ / SF TAX VALUE	\$ / SF TAX VALUE	\$ / SF TAX VALUE	
R2	Single Family	JOHNSON	2028	159 \$ 475,000	\$ 75,316,000	\$ -	
R3	Single Family	JOHNSON	2035	190 \$ 475,000	\$ 90,440,000	\$ -	
R4	Single Family	JOHNSON	2037	230 \$ 475,000	\$ 109,345,000	\$ -	
R5	Single Family	JOHNSON	2037	133 \$ 475,000	\$ 63,251,000	\$ -	
R6	Single Family	JOHNSON	2038	90 \$ 475,000	\$ 42,693,000	\$ -	
R7	Single Family	JOHNSON	2038	63 \$ 475,000	\$ 29,811,000	\$ -	
R8	Single Family	JOHNSON	2038	346 \$ 475,000	\$ 164,141,000	\$ -	
R9	Single Family	JOHNSON	2040	635 \$ 475,000	\$ 301,435,000	\$ -	
R10	Single Family	JOHNSON	2043	25 \$ 475,000	\$ 11,951,000	\$ -	
R11	Single Family	JOHNSON	2043	217 \$ 475,000	\$ 103,284,000	\$ -	
R12	Single Family	JOHNSON	2045	128 \$ 475,000	\$ 60,914,000	\$ -	
C1	Commercial	JOHNSON	2032	78,321 \$ 300	\$ 23,496,264	\$ 15.00 \$ 1,174,813	
C2	Commercial	JOHNSON	2036	190,793 \$ 300	\$ 57,237,840	\$ 15.00 \$ 2,861,892	
C3	Commercial	JOHNSON	2041	397,093 \$ 300	\$ 119,127,888	\$ 15.00 \$ 5,956,394	
F1	Industrial	JOHNSON	2031	2,335,121 \$ 50	\$ 116,756,046	\$ 15.00 \$ 35,026,814	
F2	Industrial	JOHNSON	2034	2,163,538 \$ 50	\$ 108,176,904	\$ 15.00 \$ 32,453,071	
F3	Industrial	JOHNSON	2036	817,534 \$ 50	\$ 40,876,704	\$ 15.00 \$ 12,263,011	
F4A	Industrial	JOHNSON	2038	204,906 \$ 50	\$ 10,245,312	\$ 15.00 \$ 3,073,594	
M2A	Multifamily	JOHNSON	2030	217 \$ 150,000	\$ 32,565,000	\$ -	
M3	Multifamily	JOHNSON	2033	363 \$ 150,000	\$ 54,438,750	\$ -	
M4	Multifamily	JOHNSON	2035	694 \$ 150,000	\$ 104,118,750	\$ -	
M5	Multifamily	JOHNSON	2039	1,031 \$ 150,000	\$ 154,642,500	\$ -	
M6	Multifamily	JOHNSON	2045	549 \$ 150,000	\$ 82,417,500	\$ -	
TOTAL					\$ 1,956,680,458	\$ 92,809,589	\$ 59,958,597,600

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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	88.0% \$ 2,802,989,504	4.6% \$ 147,280,603	7.4% \$ 236,033,038

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	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	100.0% \$ 569,951,554	0.0% \$ -	0.0% \$ -

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL 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	85.3% \$ 2,233,037,949	5.6% \$ 147,280,603	9.0% \$ 236,033,038

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Table with columns for Calendar Year (0-40) and rows for REAL PROPERTY (Single Family, Industrial, Multifamily, Commercial), PERSONAL PROPERTY (City of Grand Prairie, Johnson County, HI College - Venus, Venus ISD), SALES TAX, and SUMMARY. Includes sub-totals for REAL PROPERTY, PERSONAL PROPERTY, SALES TAX, and TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT.

ADZ#11 : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	75%	0.49500000
Ellis County	0.27300100	0%	0.00000000
0	0.23580000	0%	0.00000000
0	0.11589900	0%	0.00000000
Midlothian ISD	1.29460000	0%	0.00000000
	2.57930000		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Ellis County	0.27300100	0%	0.00000000
0	0.23580000	0%	0.00000000
0	0.11589900	0%	0.00000000
Midlothian ISD	1.29460000	0%	0.00000000
	2.57930000		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #11									
	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / 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	\$ -	\$ -			
TOTAL		92,368		\$ 1,526,275,000	\$ -			\$ 26,400,000	

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL 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%		98.9%	1.1%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
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%	\$ 2,148,563,727		\$ 2,119,380,600	\$ 29,183,127
		100.0%		98.6%	1.4%

Financial Feasibility Analysis - All TIRZ Revenue

Item 2.

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

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	3.00%		6.00%		REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX		MPF		TAX YEAR																				TOTALS																																																	
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099
TERRITORY (ORIGINAL BOUNDARY)																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
REVENUE A (ORIGINAL BOUNDARY)																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE GROWTH																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
2019 BASE YEAR (EXPANDED BOUNDARY)																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
REVENUE B (EXPANDED BOUNDARY)																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE GROWTH																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
AREA DEVELOPMENT ZONE #1																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
AREA DEVELOPMENT ZONE #2																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
AREA DEVELOPMENT ZONE #3																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
AREA DEVELOPMENT ZONE #4																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									
TAXABLE VALUE INCREMENT																					City of Grand Prairie	Dallas County	Parkland	DCCD	Cedar Hill ISD																																																									

Financial Feasibility Analysis - All TIRZ Revenue

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

Table with columns for Taxable Base Year Growth, Discount Rate, Real Property Tax, Business Personal Property, Sales Tax, and NPV. Rows include Area Development Zones #6-#11, Revenue #12 (Sales Tax), Revenue #13 (HOT), and NPV Present Value @ 6%. The table spans from year 2020 to 2040.

Financial Feasibility Analysis - 100% Revenue Generated

Item 2.

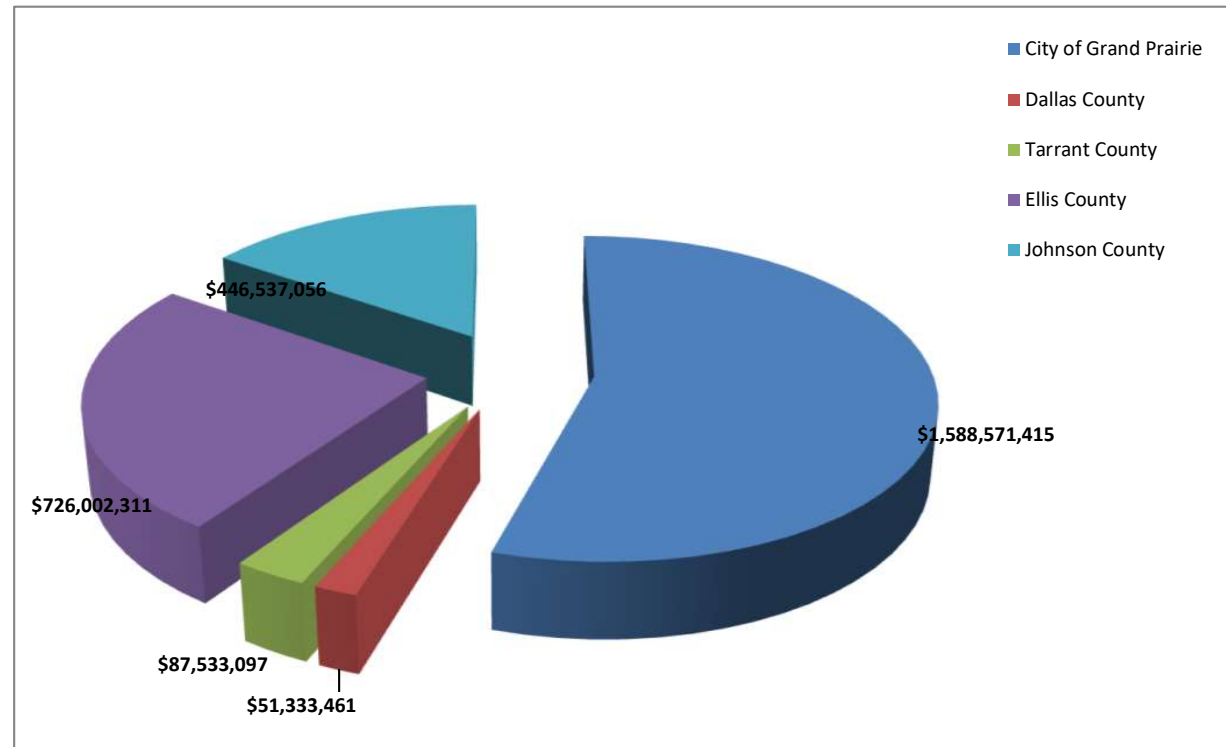
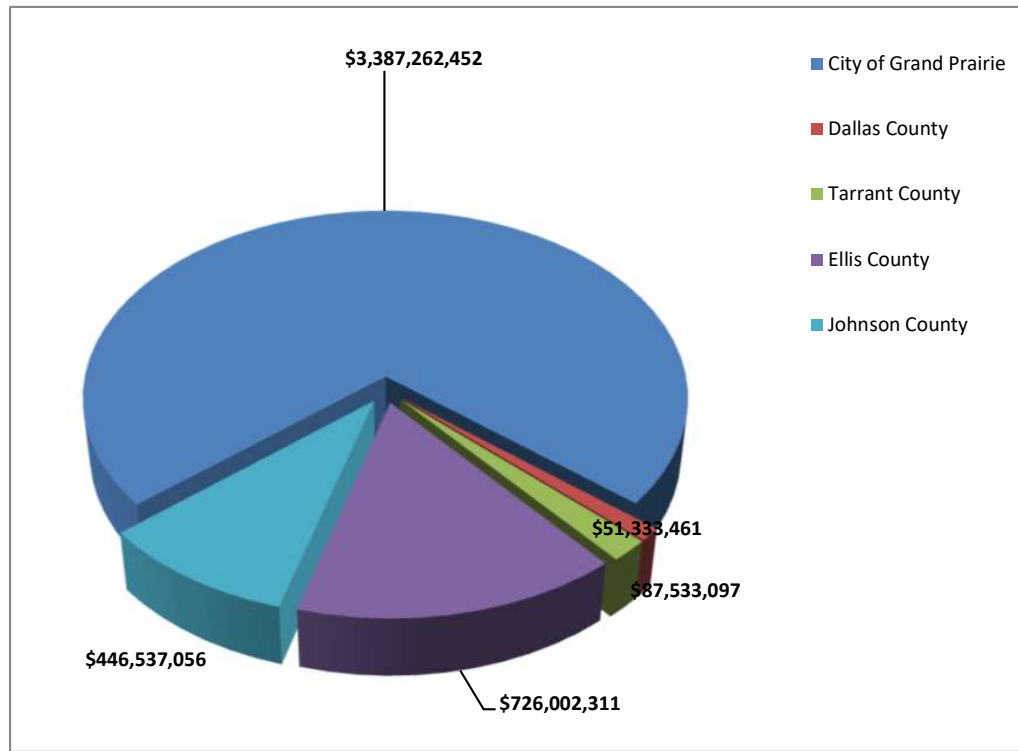
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

Table with columns for TAXABLE BASE YEAR GROWTH DISCOUNT RATE (3.00%, 4.00%), REAL PROPERTY TAX, BUSINESS PERSONAL PROPERTY, SALES TAX, and NPV. It includes sub-sections for AREA DEVELOPMENT ZONE #6, #7, #8, #9, #10, #11, REVENUE #12 - SALES TAX, and REVENUE #3 - HOT. The table contains extensive numerical data for various jurisdictions and years.

Amended Project and Financing Plan, TIRZ #3

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



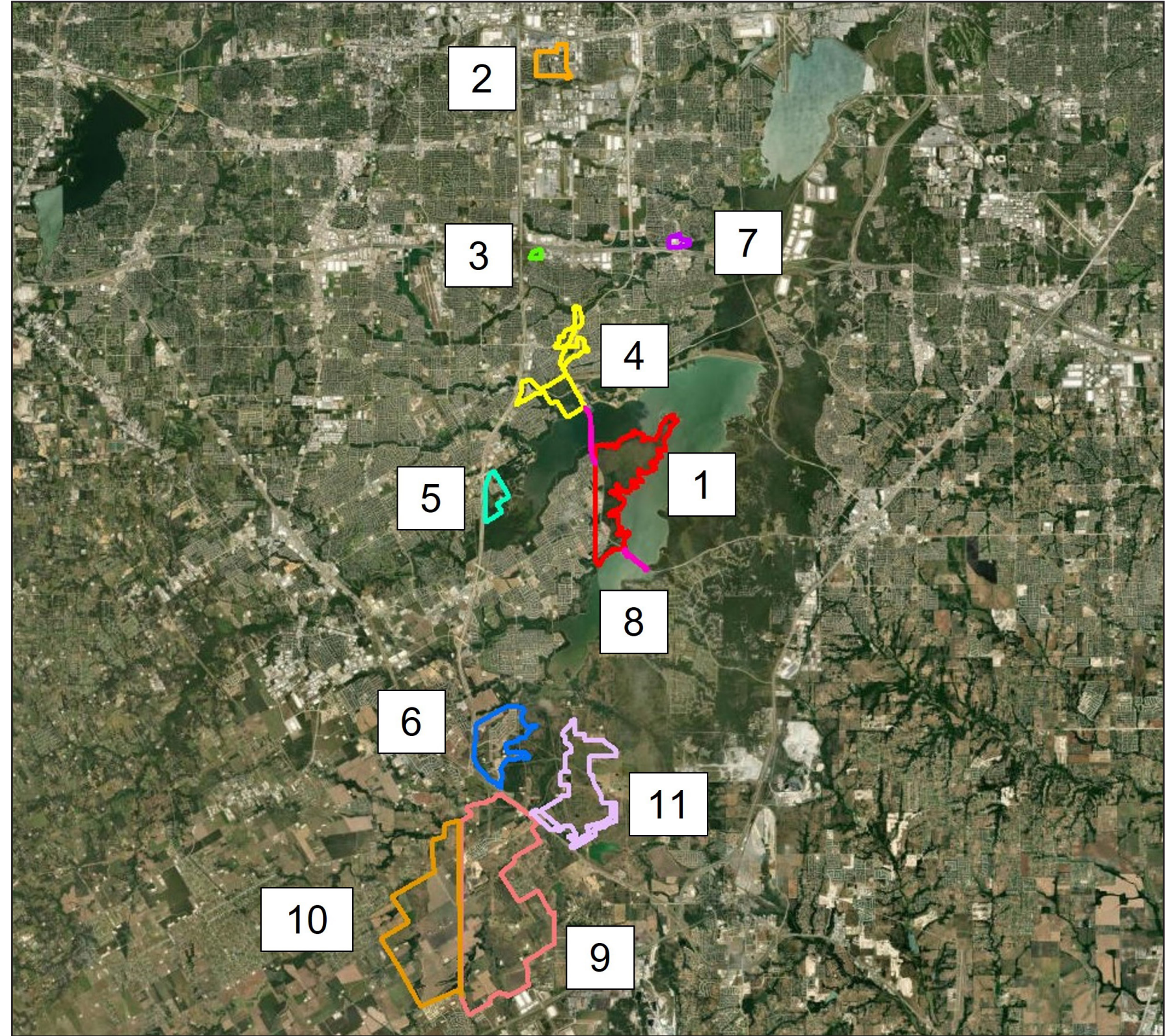
Length of TIRZ #3 in Years:

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 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.

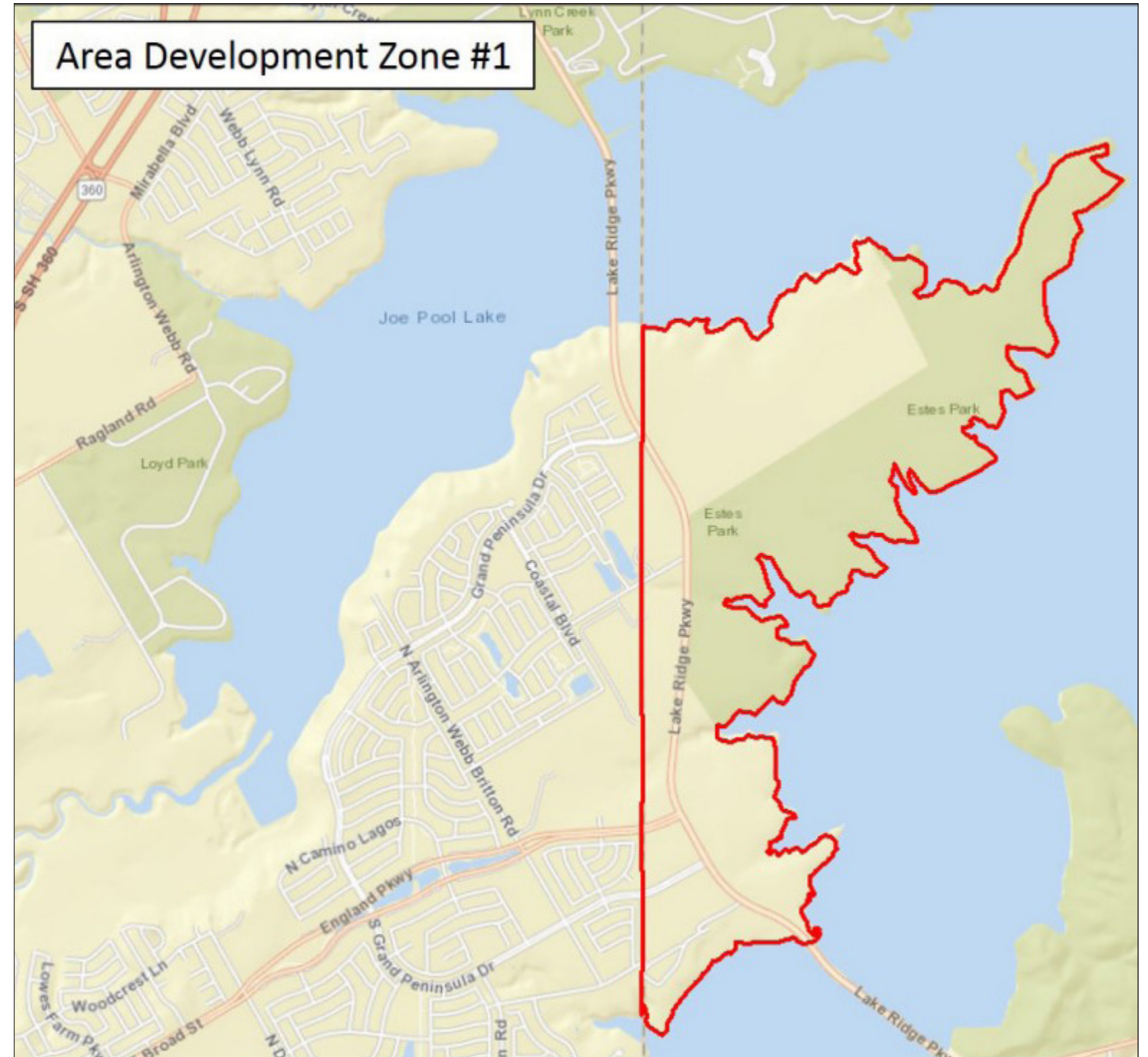


ADZ #1

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

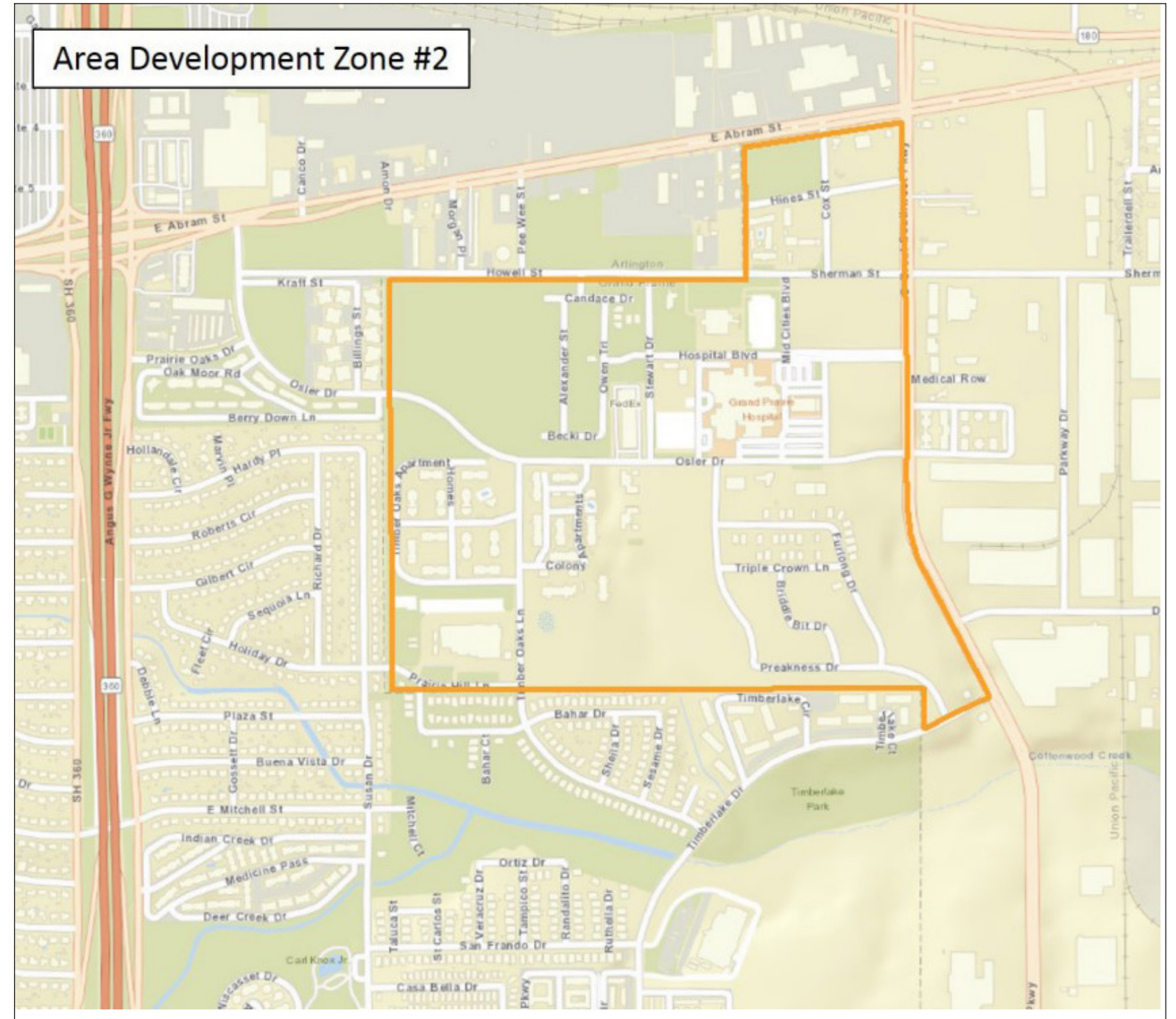
North to the southern right of way boundary of E Abram Street, thence

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 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

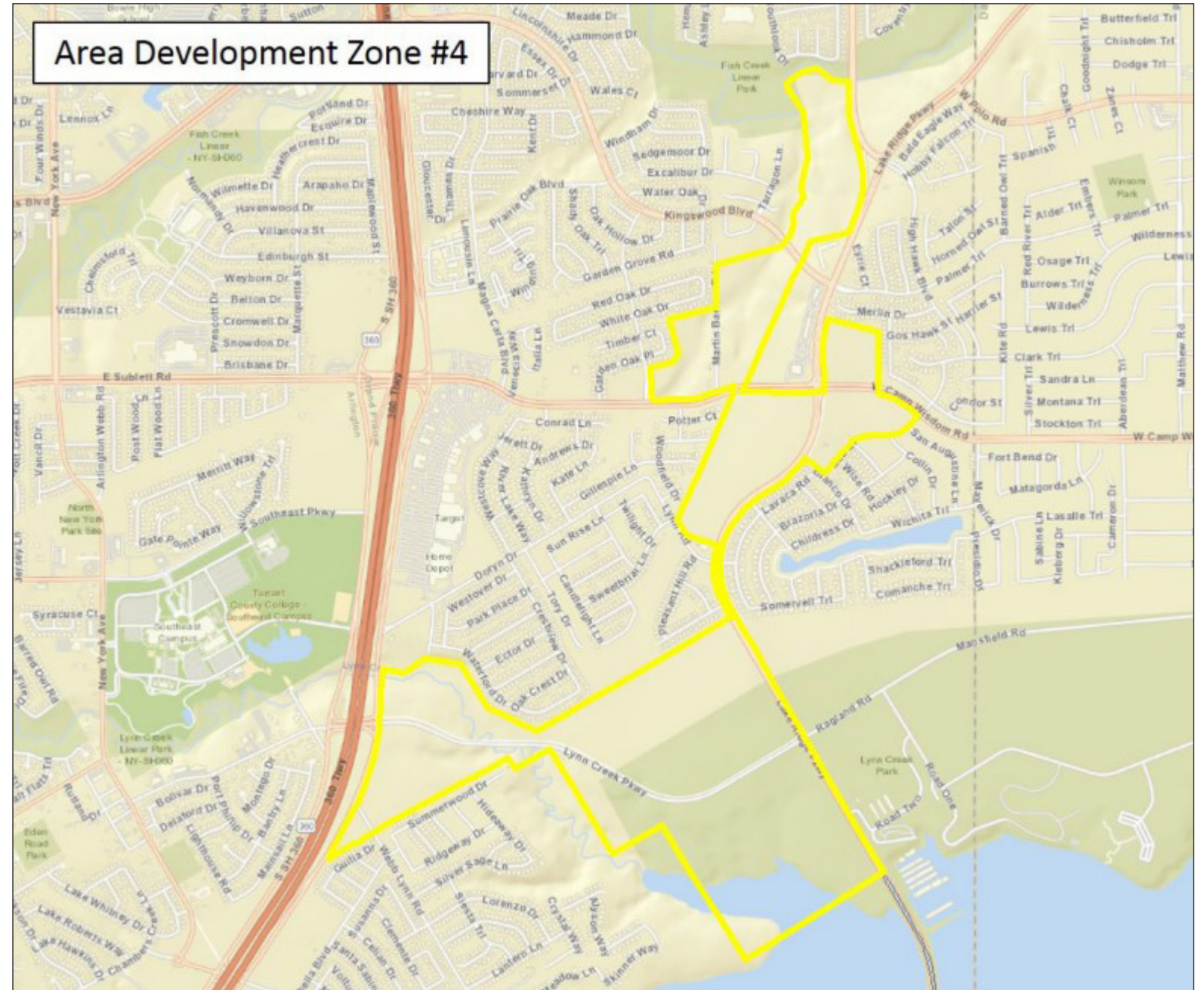
South along the eastern boundary of Property ID 42301597 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

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.

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 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.



ADZ #6

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

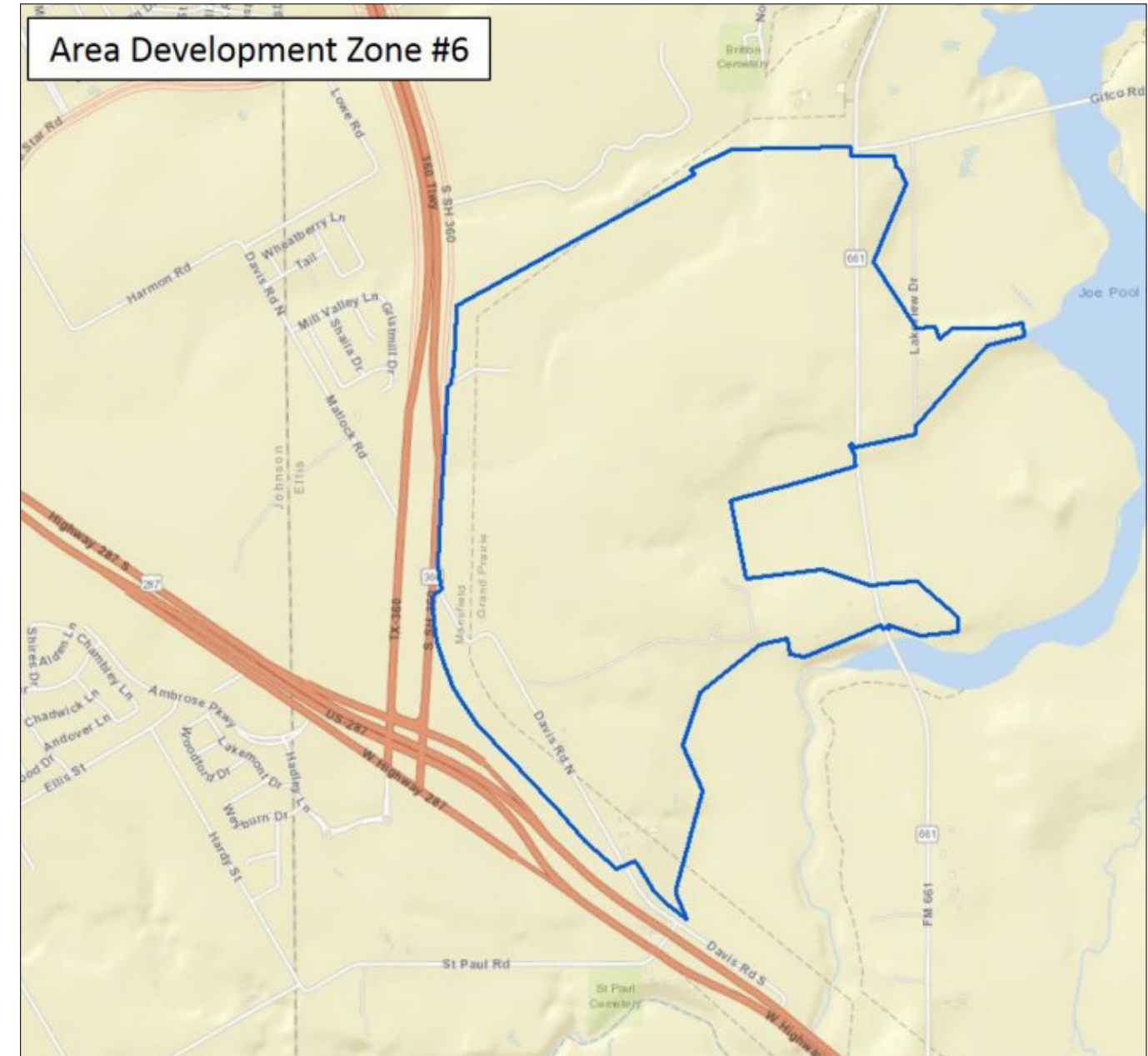
East across FM 661 to the point it meets the northwest corner of Property ID 231155, thence

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.

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

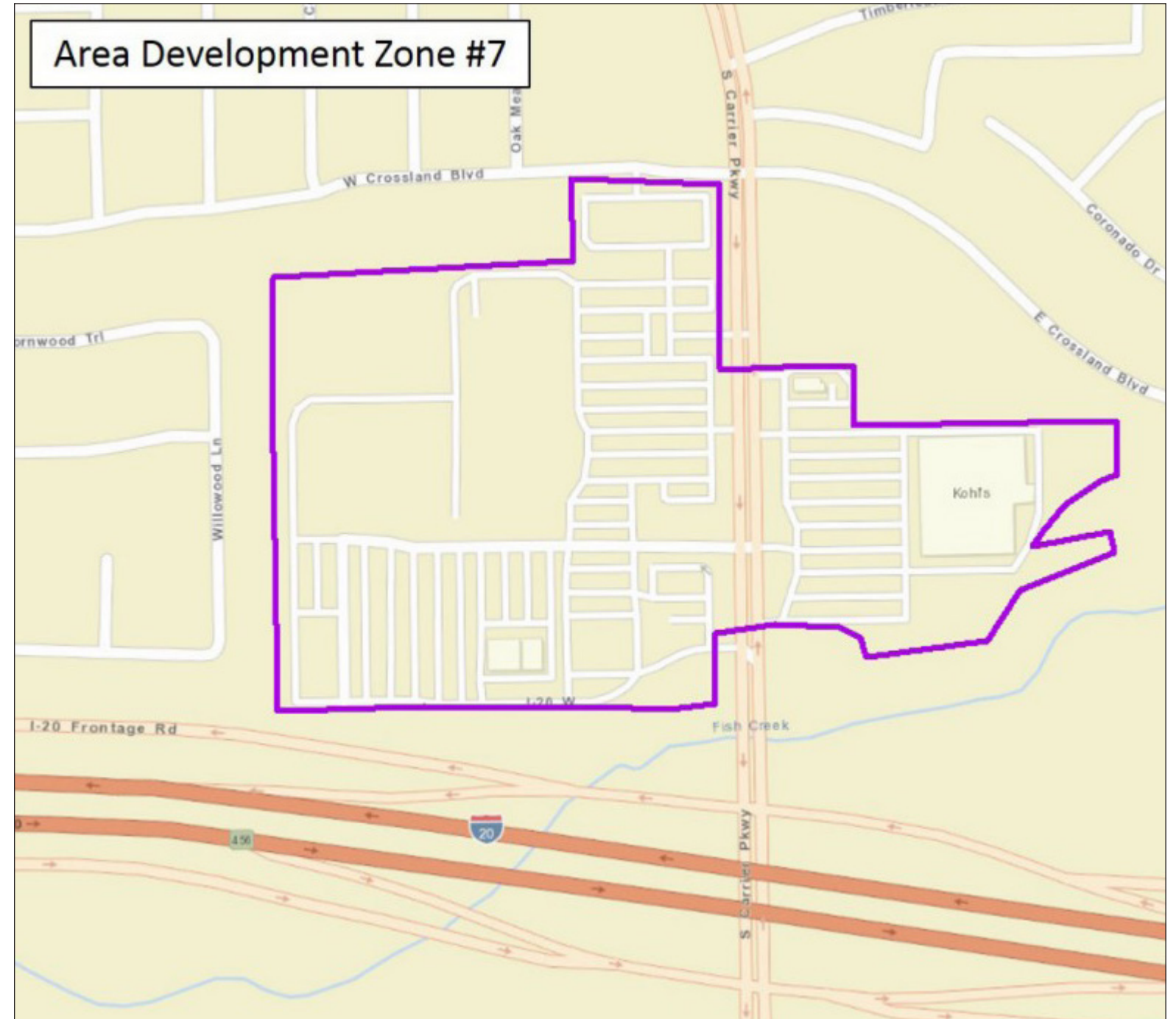
West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

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 extraterritorial 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

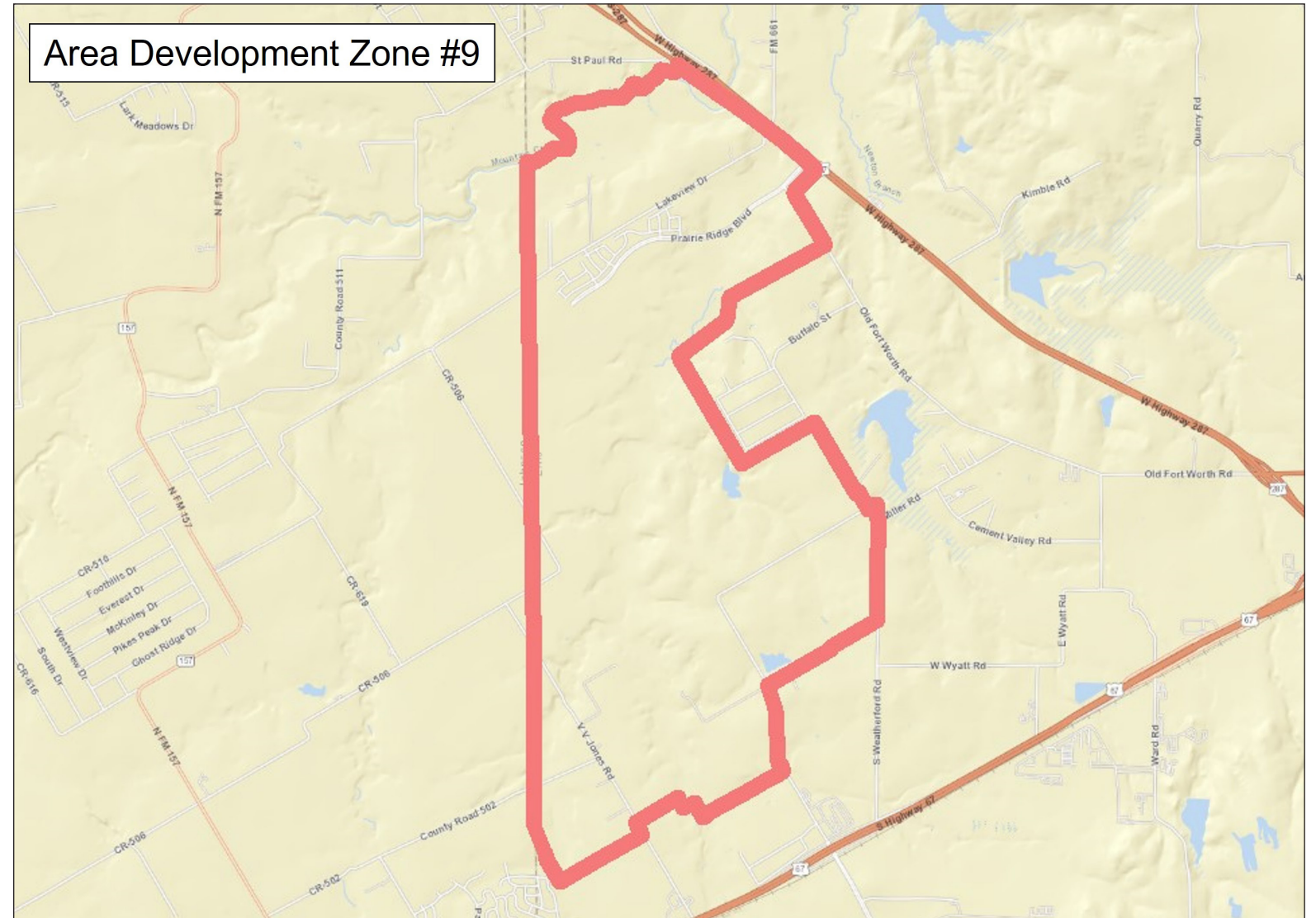
South along the eastern boundary of Miller Road to the point it meets the southeast corner of Property ID 186390, thence

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

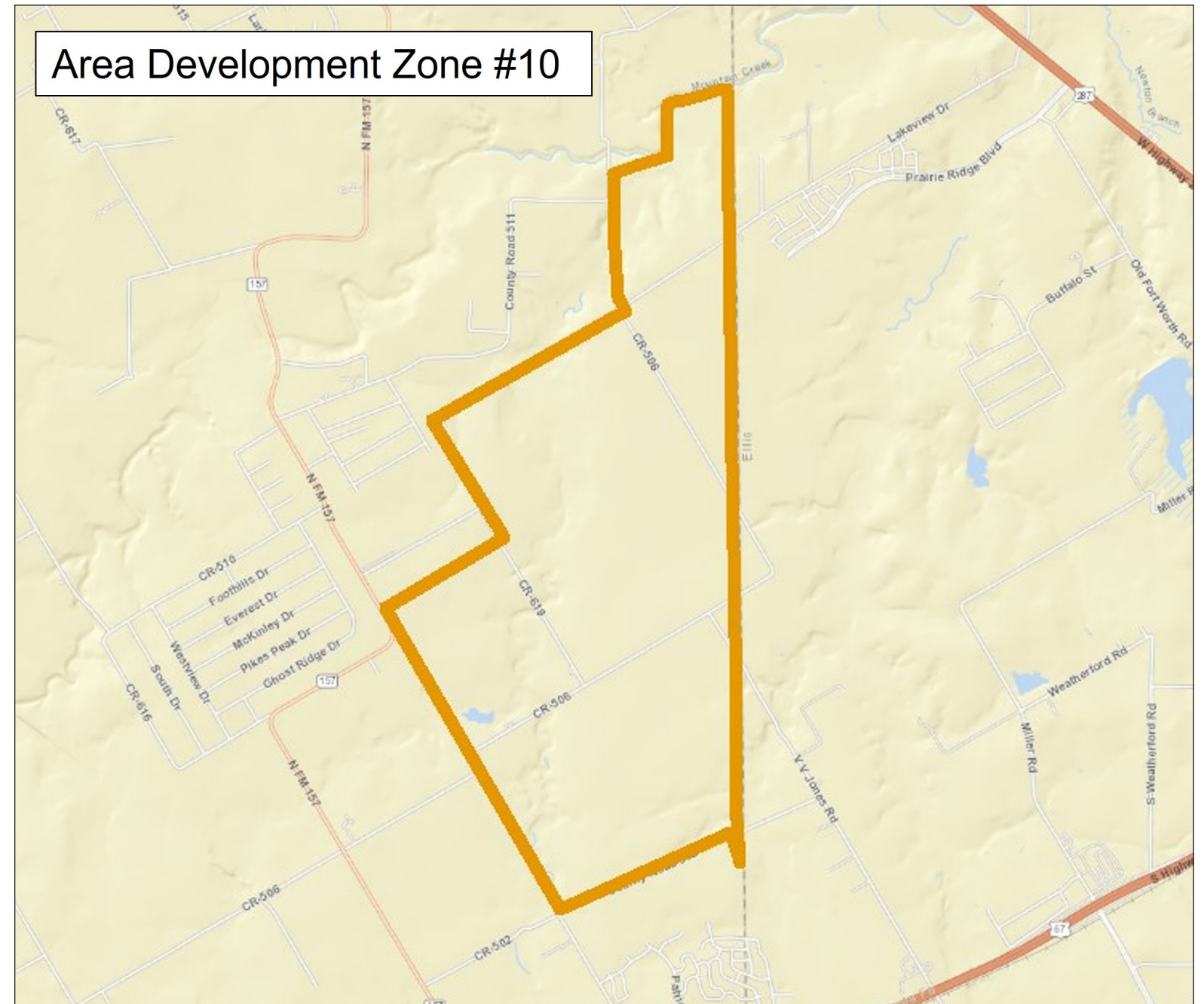
West along the southern boundary of Property ID R000012498 to the point it meets the northwest corner of Property ID R000012513, thence

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 – 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 "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;

ADZ #11 (Continued)

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.;

ADZ #11 (Continued)

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;

ADZ #11 (Continued)

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 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°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:

ADZ #11 (Continued)

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;

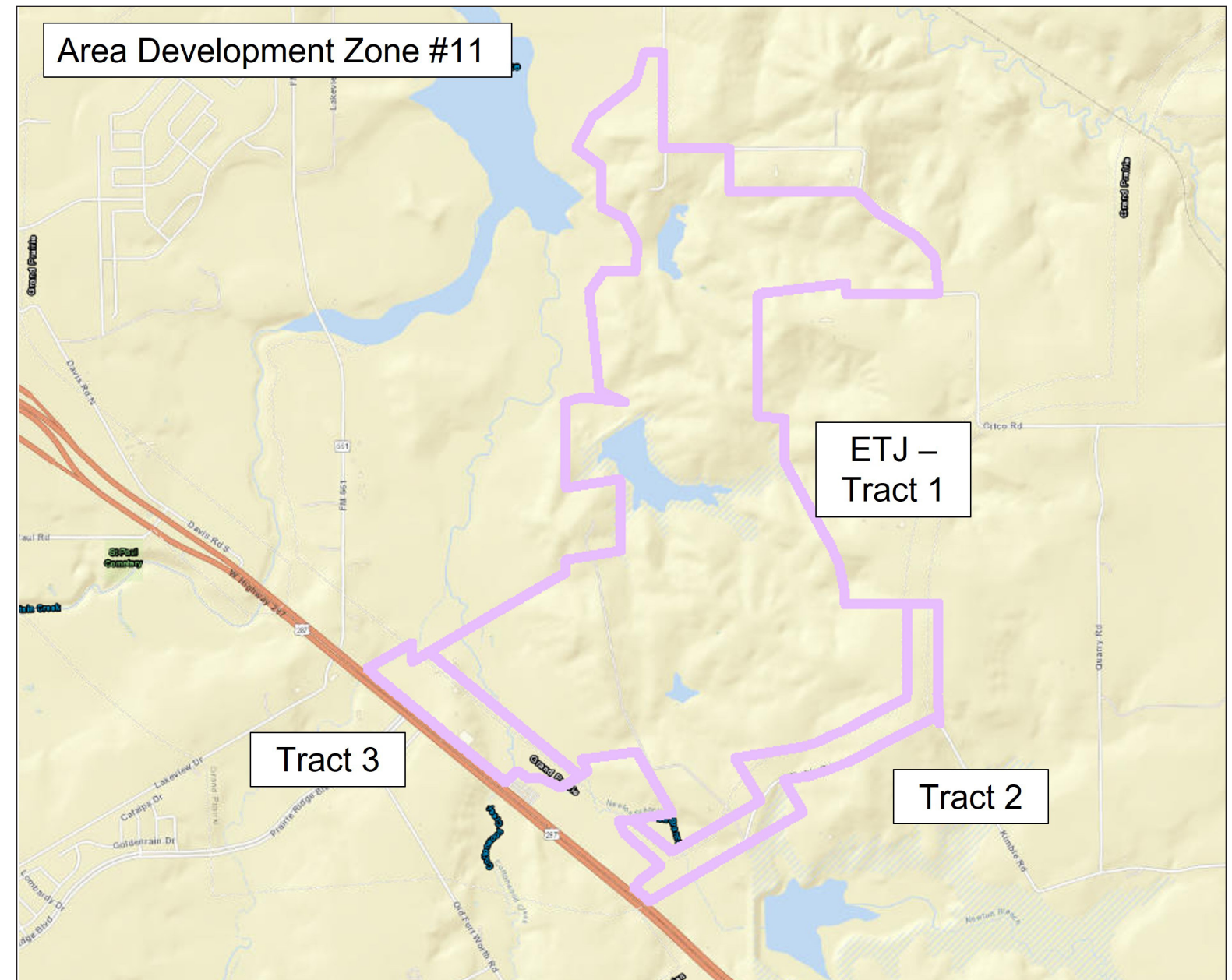
North 72°36'09" West, a distance of 170.09 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

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: 02/20/2024

PRESENTER: Megan Mahan, City Attorney

TITLE: Agreement with HC GPM, LLC, Riverside DPH, L.P, and HC Harmony Hill, LLC to Authorize Reimbursement of Public Infrastructure Costs from Tax Increment Financing Zone Number 3 for a Maximum of 30 Years in an Amount Not to Exceed 60% of the Ad Valorem Taxes Collected from the Property and an Economic Development Grant of Rollback Taxes

REVIEWING COMMITTEE: (Reviewed by the TIRZ #3 Board on 2/20/2024)

PURPOSE OF REQUEST:

In September 2023, the City entered into a Development Agreement with Huffines Communities for Lakesong. Lakesong is comprised of approximately 1,200 acres with the majority of the land currently located in the ETJ. Pursuant to the agreement, the Developer intends to annex the land into the City and develop it. The development will require the installation of a significant amount of public infrastructure. The purpose of this agreement is to help fund the public infrastructure through the Tax Increment Financing Zone (TIRZ) revenue generated by the property. The agreement allows the developer to develop the property in phases and be reimbursed for public infrastructure costs through the collection of 60% of the ad valorem taxes collected by the City. The reimbursement will also be phased with their ability to be reimbursed from each phase expiring within 30 years from the date the collection begins or the 2063 tax year, whichever is first. The developer will also be entitled to recoup the ag rollback taxes which they pay from TIRZ revenue through an economic development grant.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 02/20/24
REQUESTER: Lee Harriss
PRESENTER: Lee Harriss, Special District Administrator
TITLE: TIF 3 Financial Report
RECOMMENDED ACTION: Approve

ANALYSIS:
TIF 3 Financial Report

FINANCIAL CONSIDERATION:
None

CITY OF GRAND PRAIRIE
TIF Annual Report FY 2022-2023
as of September 30, 2023

CH. 311.016 Tax Code requires this report to be submitted on or before the 150th day following the end of the fiscal year of the municipality to the CEO of each taxing unit that levies property taxes on real property located in a TIF zone. A copy must also be sent to the Comptroller.

1. Amount and Source of Revenue in the TIF fund(s)

<u>Source of Funds</u>	<u>TIF 1</u>	<u>TIF 1 EPIC</u>	<u>TIF 1 TOTAL</u>	<u>TIF 2*</u>	<u>TIF 3</u>
City of Grand Prairie	6,313,632		6,313,632		2,238,831
Tarrant County	85		85		
Devlpr Particip/Projects-Viridian/360	693,601				
Certificate of Obligation Proceeds			-		
Transfer in		1,119,300	1,119,300		
TIF FUND TOTALS	7,007,318	1,119,300	7,433,017	-	2,238,831

2. Expenditures: Purpose and Amount

<u>Payment to/for</u>	<u>TIF 1</u>	<u>TIF 1 EPIC</u>	<u>TIF 1 TOTAL</u>	<u>TIF 2</u>	<u>TIF 3</u>
Minor Equipment		686,717	686,717		
Telecom Hardware <\$5K		7,126	7,126		
Professional Services	21,844	1,369,682	1,391,526		26,157
Legal Services		44,394	44,394		
Miscellaneous Services		1,992,313	1,992,313		
Advertising/Promotions		1,054,521	1,054,521		
Business Lunches		1,695			
Office Furniture And Equipment		5,447,518	5,447,518		
Other Machinery And Equipment		60,225	60,225		
Autos & Trucks		43,671	43,671		
Engineering-Design		193,739	193,739		
Construction		22,993,173	22,993,173		
Engineer/Consultant/Geotech		31,169	31,169		
Costs Of Issuance			-		
Interfund Reimb-Gen Fund (1001)	75,931		75,931		46,469
Interfund Reimb-Pool Inv (3900)	8,123		8,123		2,708
Wildlife Reimb-Flood Control Engineering	1,434,268		1,434,268		
Tr/STRT/4001/Hospital Road Repairs			-		1,422,881
TIF FUND TOTALS	1,540,166	33,925,942	35,464,413	-	1,498,215

3. Fund Balances (1-2)

	<u>TIF 1</u>	<u>TIF 1 EPIC</u>	<u>TIF 1 TOTAL</u>	<u>TIF 2</u>	<u>TIF 3</u>
September 30, 2022 Balance	11,549,250	44,085,104	55,634,354		6,188,033
Net Increase (Decrease)	5,467,152	(32,806,642)	(27,339,490)	-	740,616
T I F Fund Totals	17,016,402	11,278,462	28,294,864	-	6,928,649

4. Outstanding Bonded Indebtedness: Amounts of Principal & Interest Due

	<u>TIF 1</u>	<u>TIF 1 EPIC</u>	<u>TIF 1 TOTAL</u>	<u>TIF 2</u>	<u>TIF 3</u>
Series 2019 B Combination Tax and Revenue CO		29,736,020	29,736,020		
Series 2021 A Combination Tax and Revenue CO		16,979,104	16,979,104		
Tax Notes 2019	-	6,197,366	6,197,366		
Series 2021 General Obligation Bonds		67,135,170	67,135,170		
Total	-	120,047,659	120,047,659	-	-

*TIF 2 was closed in September 2015.

CITY OF GRAND PRAIRIE
TIF Annual Report FY 2022-2023
as of September 30, 2023

5. Tax Increment Base and Current Captured Appraised Value Retained.

TIF 1

<u>Base Value</u>	<u>Value as of 1/1/2022</u>	<u>Current Captured Appraised Value</u>	
\$360,279,997	\$1,316,890,878	\$956,610,881 ¹	1 = City of Grand Prairie
\$0	\$0	\$0 ²	2 = Dallas County
\$0	\$0	\$0 ³	3 = Dallas Co. Comm. College
\$0	\$0	\$0 ⁴	4 = Dallas Co. Hospital
\$0	\$0	\$0 ⁵	5 = Grand Prairie ISD
\$2,349,255	\$2,425,037	\$75,782 ⁷	7 = Tarrant Co.

TIF 2-Closed

<u>Base Value</u>	<u>Value as of 1/1/2022</u>	<u>Current Captured Appraised Value</u>	
\$0	\$0	\$0 ¹	1 = City of Grand Prairie
\$0	\$0	\$0 ²	2 = Dallas County
\$0	\$0	\$0 ³	3 = Dallas Co. Comm. College
\$0	\$0	\$0 ⁴	4 = Dallas Co. Hospital
\$0	\$0	\$0 ⁵	5 = Grand Prairie ISD
\$0	\$0	\$0 ⁶	6 = Arlington ISD
\$0	\$0	\$0 ⁷	7 = Tarrant Co, Tarrant Co. College, Tarrant Co. Hospital

TIF 3

<u>Base Value</u>	<u>Value as of 1/1/2022</u>	<u>Current Captured Appraised Value</u>	
\$230,108,401	\$682,397,433	\$452,289,032 ¹	1 = City of Grand Prairie
\$0	\$0	\$0 ²	2 = Dallas County
\$0	\$0	\$0 ³	3 = Dallas Co. Comm. College
\$0	\$0	\$0 ⁴	4 = Dallas Co. Hospital
\$0	\$0	\$0 ⁵	5 = Cedar Hill ISD