



TAX INCREMENT FINANCING DISTRICT #3 BOARD MEETING
CITY HALL E. CONFERENCE ROOM C, 300 W. MAIN ST.
TUESDAY, APRIL 16, 2024 AT 3:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes of February 20, 2024
2. Presentation Related to the Proposed Expansion of Tax Increment Reinvestment Zone #3 and Extension of Term of Area Development Zones 9 and 10 to Align with the Term of Area Development Zone 9A
3. Ordinance Approving an Amended Project Financing Plan for Tax Increment Reinvestment Number Three (Reviewed by the Tax Increment Reinvestment Zone #3 Board on 04/16/2024)
4. Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards and Authorize Reimbursement for Public Improvements from Area Development Zones 9, 9A, and 10 of Tax Increment Reinvestment Zone #3 for 30 Years Per Area in an Amount Not to Exceed 70% of the Captured Appraised Value

(Reviewed by the Tax Increment Reinvestment Zone #3 Board and City Council Development Committee on 04/16/2024)
5. 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 April 12, 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: 04/16/24
REQUESTER: Lee Harriss
PRESENTER: John Lopez, Chair for TIF 3
TITLE: Minutes of February 20, 2024
RECOMMENDED ACTION: Approve

ANALYSIS:
Minutes of February 20, 2024

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.
Tuesday, February 20, 2024
3:00 PM**

Call to Order

Chairperson Lopez, Chair of TIF #3, called the meeting to order at 3:02 pm. Present included Board members John Lopez, Jorja Clemson, Cole Humphreys, and Sara Dedeluk and others—Rashad Jackson, Cathy Patrick, Susan Sanders, Tiffany Bull, Noreen Housewright, Lee Harriss, Megan Mahan, Thao Vo, Ryan Simpson, Krystal Crump, David Petit, Nate Woodsen, and Richard Nevins.

Consider minutes of meeting of December 7, 2023

The minutes were approved.

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)

This was approved.

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)

This was approved.

TIF Taxable Value Update

Special District Administrator Lee Harriss the FY 2023 annual report.

Adjournment

The meeting adjourned at 3:23 pm.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/2024

PRESENTER: Natalie Moore, David Pettit Economic Development, LLC

TITLE: Presentation Related to the Proposed Expansion of Tax Increment Reinvestment Zone #3 and Extension of Term of Area Development Zones 9 and 10 to Align with the Term of Area Development Zone 9A

REVIEWING COMMITTEE:

SUMMARY:

On April 16, 2024, Grand Prairie City Council will hold a public hearing and consider expanding Tax Increment Reinvestment Zone #3 to include Area Development Zone 9A and extending the term of Area Development Zones 9 and 10, including 9A, to December 31, 2084.



CITY OF GRAND PRAIRIE
ORDINANCE

MEETING DATE: 04/16/2024
PRESENTER: Natalie Moore, David Pettit 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 04/16/2024)

PURPOSE:

In conjunction with council’s consideration of the expansion of TIRZ #3, David Pettit Economic Development (DPED) reevaluated values within the existing TIRZ #3, considered what was proposed within the master planned development of the additional land which was considered for incorporation, and provided a Preliminary Project Plan & Financing Plan, as is required by State law. The Amended Project Plan and Financing Plan is 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. On August 1, 2023, the City adopted Ordinance No. 11399-2023, amending the Zone to expand the boundaries and extend the term.

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 \$4,204,504,307 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, the incremental costs of providing municipal services incurred as a result of the creation of the zone or the development or redevelopment of the land in the zone, 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, on February 20, 2024, the Board adopted the Amended Project and Financing Plan the Zone; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. ____ adopted by the City Council of the City of Grand Prairie, Texas (the “**City**”) on April 16, 2024, and prior to the adoption of this ordinance, 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 April 16, 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 16TH DAY OF APRIL 2024.

Tax Increment Reinvestment Zone #3

City of Grand Prairie, Texas

EXHIBIT A

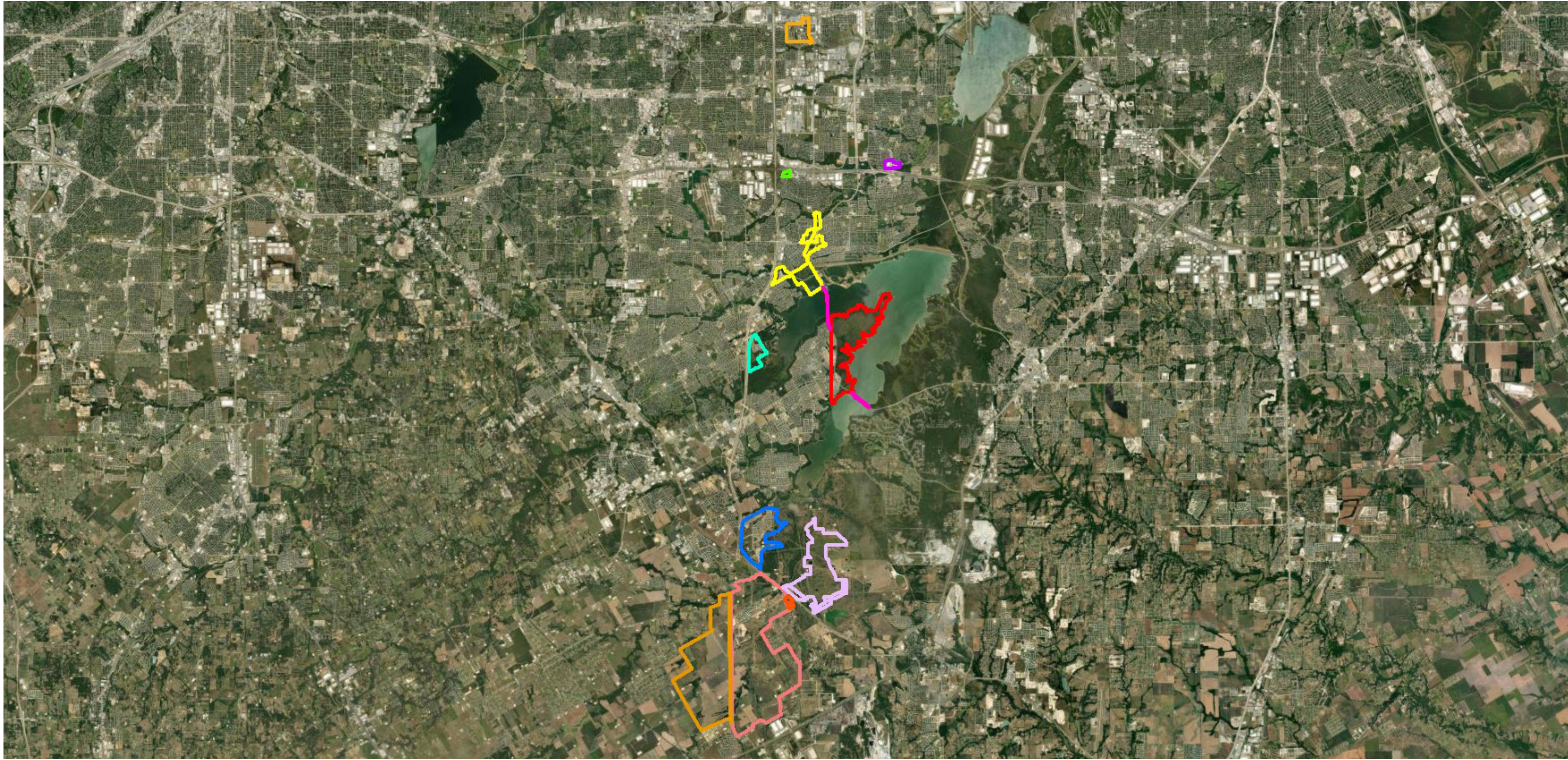
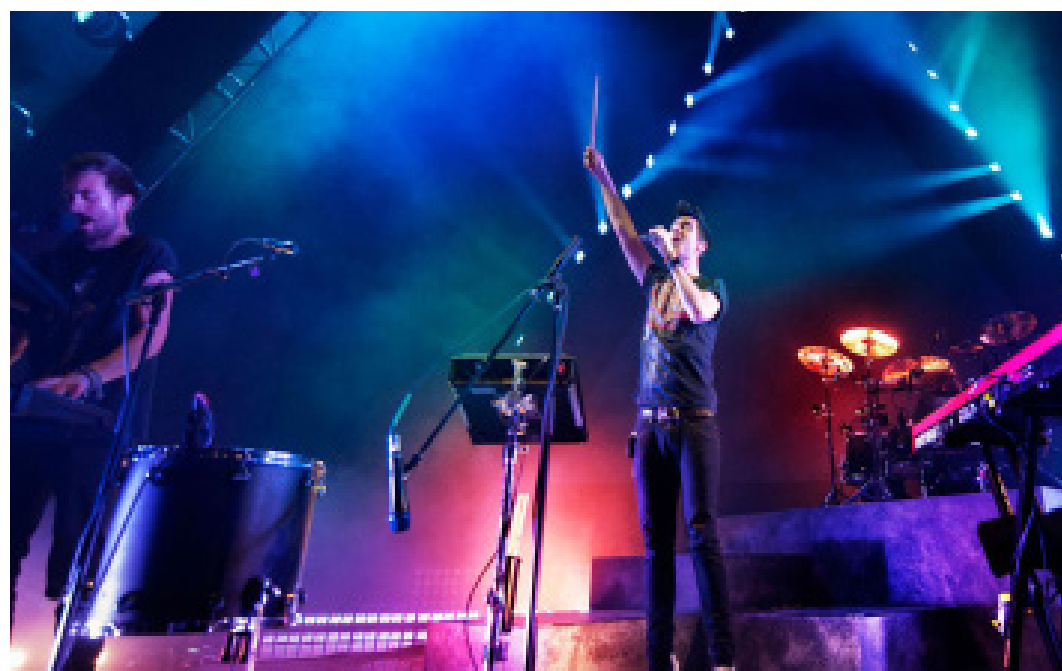
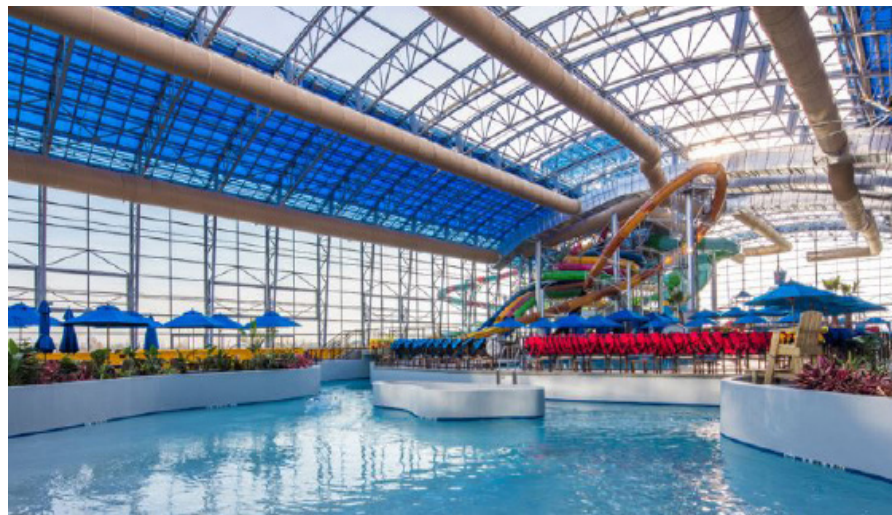


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DISCLAIMER

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 3.

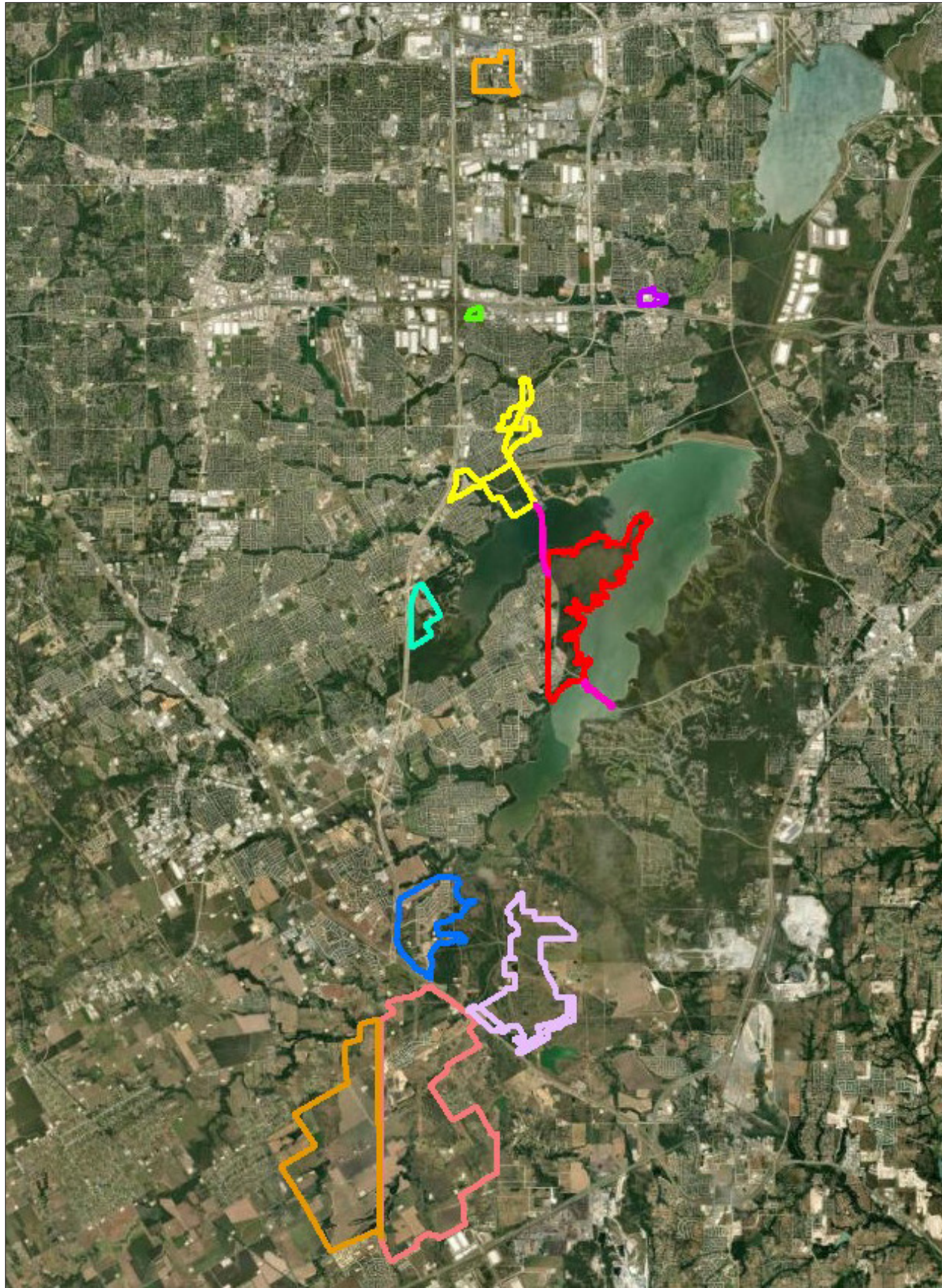


Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2021 population of 197,347, it is the 15th largest city in Texas and in the top 150 nationwide.

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 (with the final year's tax increment to be collected by September 1, 2042). 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). On April 16, 2024, City Council approved an ordinance to further expanded the TIRZ to include ADZ #9A and to extend the term for ADZ #9 and #10, and to set the term for ADZ #9A, so that the term for ADZ #9, #9A, and #10 will expire December 31, 2084 (with the final year's tax increment to be collected by September 1, 2085).

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.

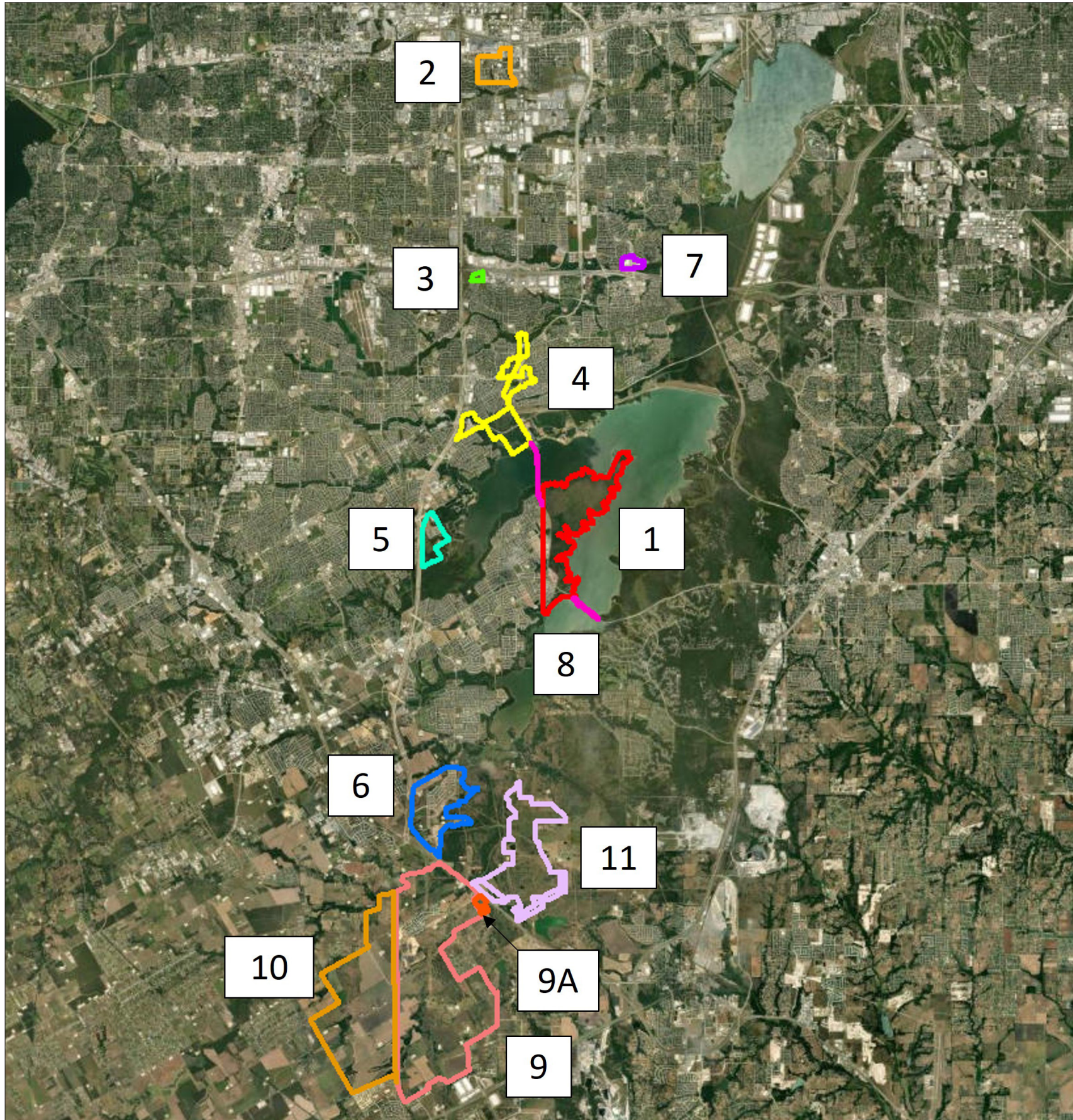
This amended project and financing plan outlines the funding of \$4,204,504,307 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax 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.**

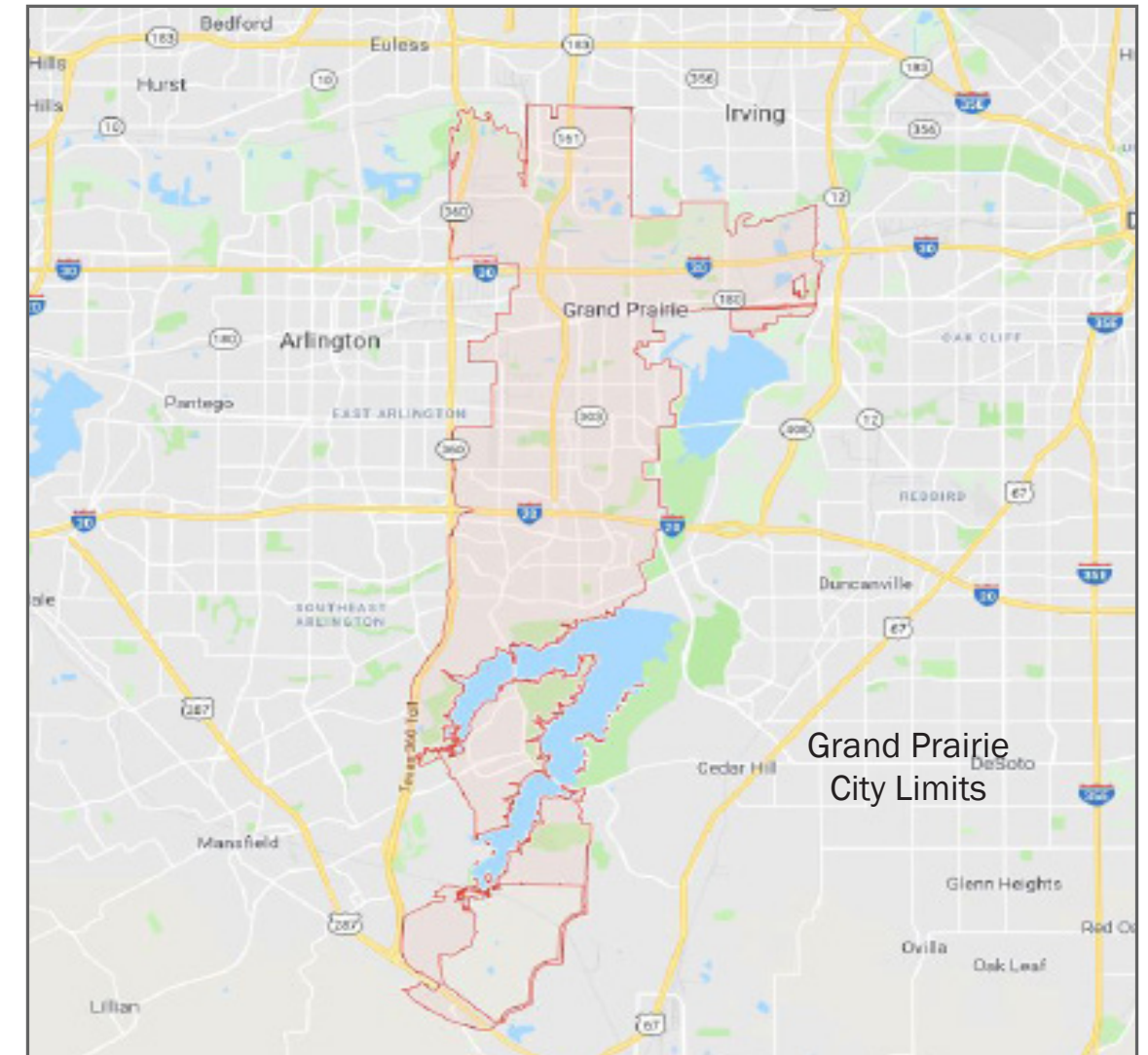


Boundary Description

Grand Prairie TIRZ #3 is noncontiguous and is made up of eleven area development zones (ADZ) consisting of approximately 10,063 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. In 2024 an expansion was approved to include ADZ #9A located in Ellis 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. The 2024 expanded boundaries have a 2024 base, the value of which will be confirmed by the appraisal district.

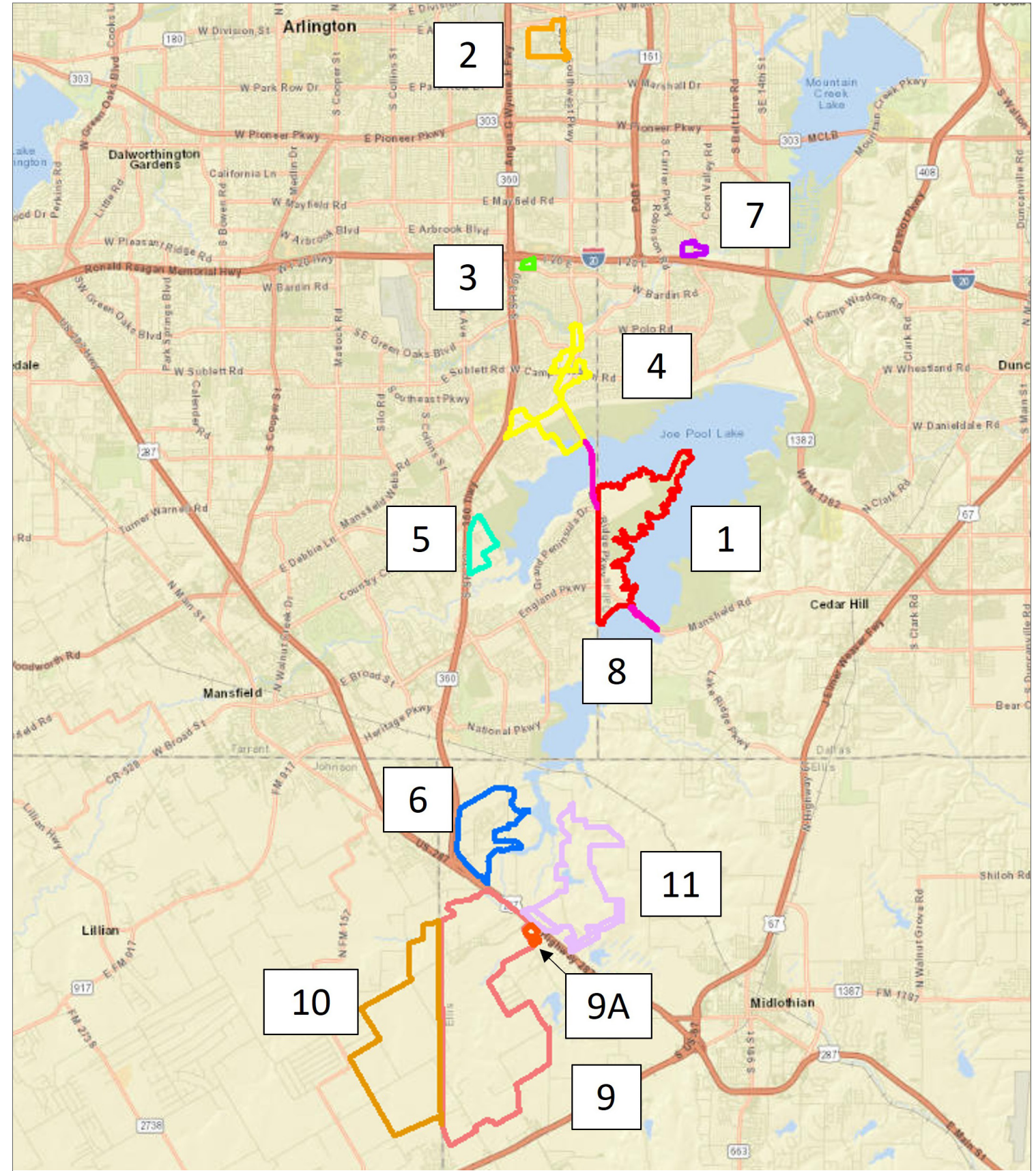
Area Redevelopment Zones

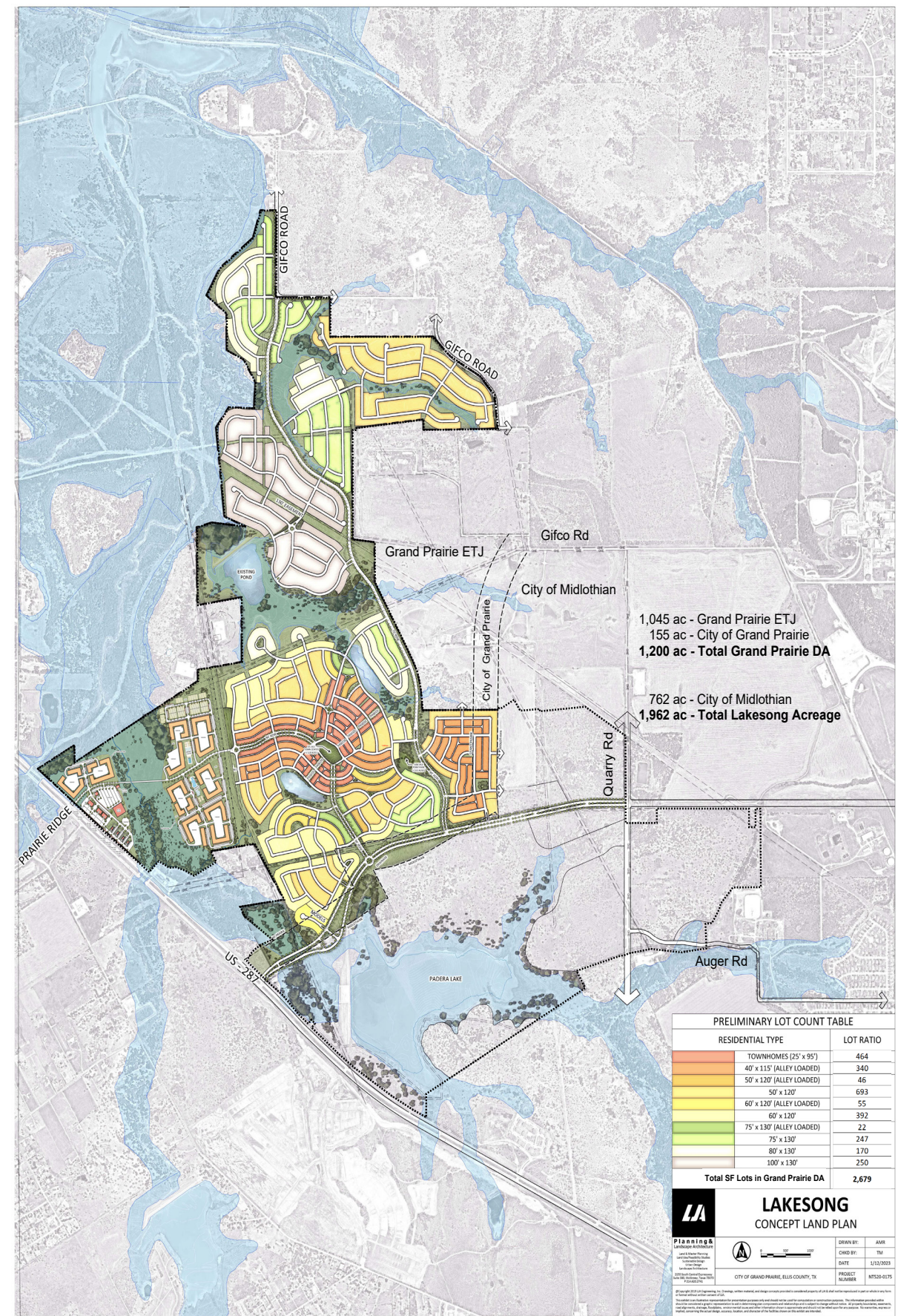
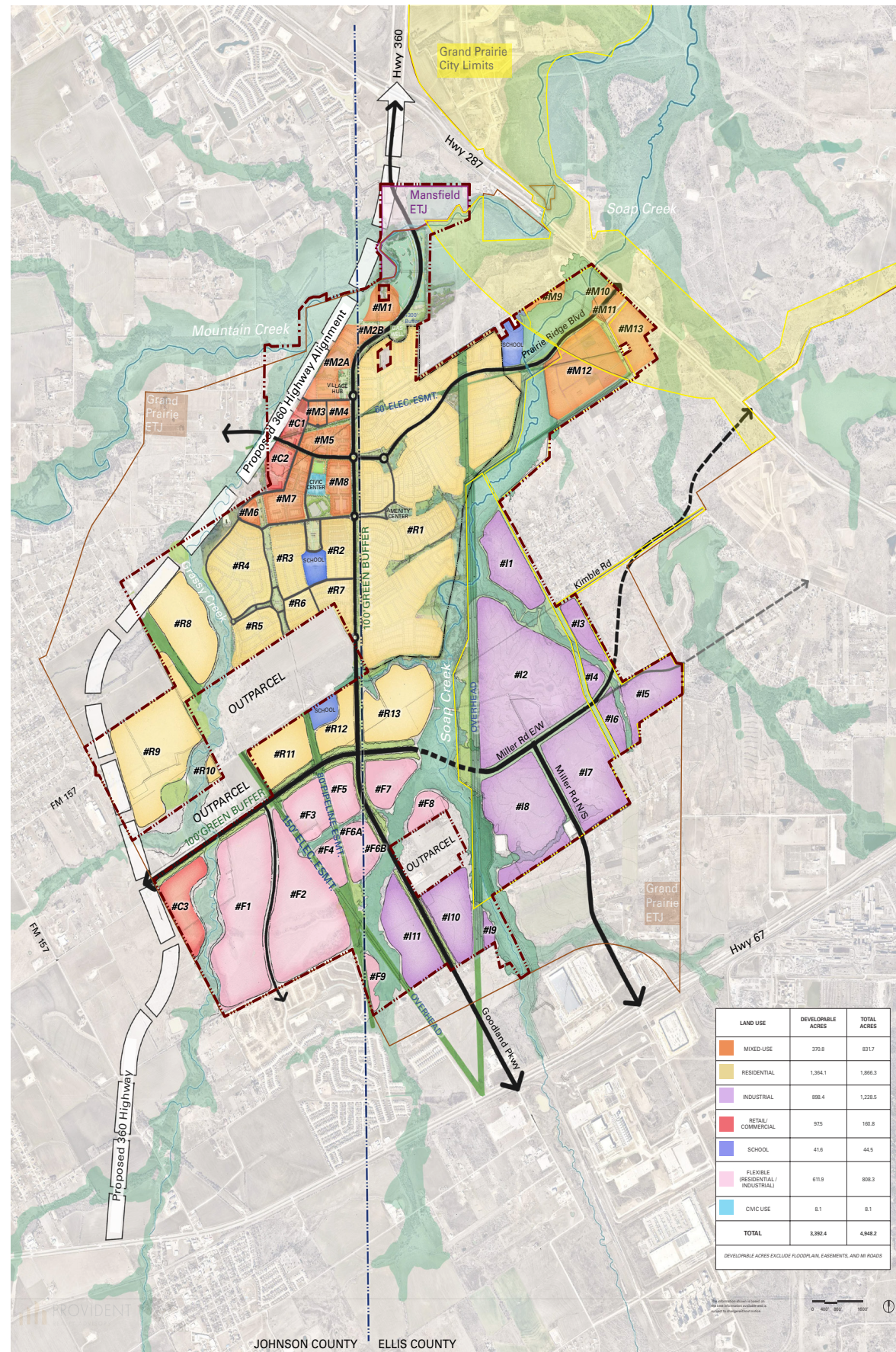
In 2019, DPED divided the TIRZ into eight Area Development Zones (ADZ) for the purpose of organizing our projections for future development. ADZ #1 consists of the original TIRZ boundaries located within Dallas County. ADZ #1, 2, 3, 4, 5, and 6 represent areas where there is expected to be new development. 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.

On April 16, 2024, City Council approved an ordinance to expand the TIRZ to include an additional ADZ: ADZ#9A, located in Ellis County. The property within ADZ#9A is located within 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 #9A, ADZ #10, and ADZ #11.





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

Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #1						
Single Family		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		\$ 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		\$ 174,425,600		\$ 72,260,000
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		\$ 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		\$ 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, #9A, & 10							
Single Family	2035		2,350	\$ 475,000	\$ 1,116,250,000		
Single Family	2032		126	\$ 475,000	\$ 59,755,000		
Single Family	2032		177	\$ 475,000	\$ 83,847,000		
Single Family	2034		358	\$ 475,000	\$ 169,822,000		
Single Family	2035		167	\$ 475,000	\$ 79,097,000		
Single Family	2036		80	\$ 475,000	\$ 37,810,000		
Single Family	2036		83	\$ 475,000	\$ 39,653,000		
Single Family	2038		340	\$ 475,000	\$ 161,519,000		
Single Family	2040		635	\$ 475,000	\$ 301,435,000		
Single Family	2040		28	\$ 475,000	\$ 13,167,000		
Single Family	2040		208	\$ 475,000	\$ 98,762,000		
Single Family	2040		128	\$ 475,000	\$ 60,648,000		
Single Family	2031		355	\$ 475,000	\$ 168,701,000		
Commercial	2031	261,360		\$ 300	\$ 78,408,000	\$300	\$78,408,000
Commercial	2033	261,360		\$ 300	\$ 78,408,000	\$300	\$78,408,000
Commercial	2031	50,442		\$ 300	\$ 15,132,744	\$300	\$15,132,744
Commercial	2031	56,889		\$ 300	\$ 17,066,808	\$300	\$17,066,808
Commercial	2031	87,120		\$ 300	\$ 26,136,000	\$300	\$26,136,000
Commercial	2034	409,464		\$ 300	\$ 122,839,200	\$300	\$122,839,200
Industrial	2030	400,000		\$ 50	\$ 20,000,000		
Industrial	2026	440,000		\$ 50	\$ 22,000,000		
Industrial	2027	440,000		\$ 50	\$ 22,000,000		
Industrial	2028	440,000		\$ 50	\$ 22,000,000		
Industrial	2029	440,000		\$ 50	\$ 22,000,000		
Industrial	2030	440,000		\$ 50	\$ 22,000,000		
Industrial	2031	440,000		\$ 50	\$ 22,000,000		
Industrial	2032	440,000		\$ 50	\$ 22,000,000		
Industrial	2033	440,000		\$ 50	\$ 22,000,000		
Industrial	2028	337,285		\$ 50	\$ 16,864,254		
Industrial	0	0		\$ 50	\$ -		
Industrial	2029	400,000		\$ 50	\$ 20,000,000		
Industrial	2030	243,326		\$ 50	\$ 12,166,308		
Industrial	2025	1,000,000		\$ 50	\$ 50,000,000		
Industrial	2026	1,000,000		\$ 50	\$ 50,000,000		
Industrial	2027	500,000		\$ 50	\$ 25,000,000		
Industrial	2028	750,000		\$ 50	\$ 37,500,000		
Industrial	2029	600,000		\$ 50	\$ 30,000,000		
Industrial	0	0		\$ 50	\$ -		
Industrial	2030	810,608		\$ 50	\$ 40,530,402		
Industrial	2031	905,743		\$ 50	\$ 45,287,154		
Industrial	2031	500,000		\$ 50	\$ 25,000,000		
Industrial	2032	1,000,000		\$ 50	\$ 50,000,000		
Industrial	2033	835,774		\$ 50	\$ 41,788,716		
Industrial	2034	1,000,000		\$ 50	\$ 50,000,000		
Industrial	2035	1,000,000		\$ 50	\$ 50,000,000		
Industrial	2036	148,379		\$ 50	\$ 7,418,960		
Industrial	2036	495,800		\$ 50	\$ 24,789,996		
Industrial	2037	238,360		\$ 50	\$ 11,918,016		
Industrial	2038	399,619		\$ 50	\$ 19,980,972		
Industrial	2038	283,184		\$ 50	\$ 14,159,178		
Industrial	2039	180,600		\$ 50	\$ 9,029,988		
Industrial	2040	497,629		\$ 50	\$ 24,881,472		
Industrial	2041	286,712		\$ 50	\$ 14,335,596		
Industrial	0	0		\$ 50	\$ -		

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
AREA DEVELOPMENT ZONE #9, #9A, & 10							
Multifamily	2029		238	\$ 150,000	\$ 35,665,500		
Multifamily	2029		43	\$ 150,000	\$ 6,483,750		
Multifamily	2032		281	\$ 150,000	\$ 42,075,000		
Multifamily	2035		283	\$ 150,000	\$ 42,480,000		
Multifamily	2045		749	\$ 150,000	\$ 112,410,000		
Multifamily	2045		288	\$ 150,000	\$ 43,200,000		
Multifamily	2045		1,323	\$ 150,000	\$ 198,495,000		
Multifamily	2043		865	\$ 150,000	\$ 129,780,000		
Multifamily	2032		96	\$ 150,000	\$ 14,325,000		
Multifamily	2032		1,071	\$ 150,000	\$ 160,668,000		
Multifamily	2038		400	\$ 150,000	\$ 60,000,000		
		18,459,656	10,670		\$ 4,440,690,014		\$ 337,990,752
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	\$ 630,675,646	15.0%
Sanitary Sewer Facilities and Improvements	\$ 630,675,646	15.0%
Storm Water Facilities and Improvements	\$ 630,675,646	15.0%
Transit/Parking Improvements	\$ 168,180,172	4.0%
Street and Intersection Improvements	\$ 630,675,646	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 420,450,431	10.0%
Incremental Costs of Providing Municipal Services	\$ 210,225,215	5.0%
Economic Development Grants	\$ 840,900,861	20.0%
Administrative Costs	\$ 42,045,043	1.0%
Total	\$ 4,204,504,307	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 \$4,204,504,307 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.

Sec. 311.010 (i) of the Texas Tax Code notes the authority of the board of directors to contract with the municipality that created the zone to allocate from the tax increment fund for the zone an amount equal to the tax increment produced by the municipality and paid into the tax increment fund for the zone to pay the incremental costs of providing municipal services incurred as a result of the creation of the zone or the development or redevelopment of the land 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 and the incremental costs of providing municipal services incurred as a result of the creation of the zone or the development or redevelopment of the land in the zone, 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 - 2023 Rates		Participation	
City of Grand Prairie	0.66000000	75%	0.49500000
Dallas County	0.21571800	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
Hill College - Venus	0.03809800	0%	0.00000000
Ellis County	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Johnson County	0.33500000	0%	0.00000000
Parkland	0.21950000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
DCCD	0.11002800	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
Cedar Hill ISD	1.13260000	0%	0.00000000
Grand Prairie ISD	1.09505000	0%	0.00000000
Mansfield ISD	1.14920000	0%	0.00000000
Venus ISD	1.18070000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
Sales Tax Rate	0.02000000	0.00%	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	0.21571800	0%	0.00000000
Parkland	0.21950000	0%	0.00000000
DCCD	0.11002800	0%	0.00000000
Cedar Hill ISD	1.13260000	0%	0.00000000
	2.33784600		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Dallas County	0.21571800	0%	0.00000000
Parkland	0.21950000	0%	0.00000000
DCCD	0.11002800	0%	0.00000000
Cedar Hill ISD	1.13260000	0%	0.00000000
	2.33784600		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		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2025	55	\$ 400,000.00	\$ 22,000,000				
TOTAL				<u>22,000,000</u>		<u>-</u>		<u>-</u>

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	28.2%	\$ 3,071,979	= \$ 3,071,979	+ \$ -	+ \$ -
Dallas County	9.2%	\$ 1,004,062	= \$ 1,004,062	+ \$ -	+ \$ -
Parkland	9.4%	\$ 1,021,666	= \$ 1,021,666	+ \$ -	+ \$ -
DCCD	4.7%	\$ 512,127	= \$ 512,127	+ \$ -	+ \$ -
Cedar Hill ISD	48.4%	\$ 5,271,702	= \$ 5,271,702	+ \$ -	+ \$ -
	100.0%	\$ 10,881,537	\$ 10,881,537	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 2,303,984	= \$ 2,303,984	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Cedar Hill ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 2,303,984	\$ 2,303,984	\$ -	\$ -
		100.00%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	9.0%	\$ 767,995	= \$ 767,995	+ \$ -	+ \$ -
Dallas County	11.7%	\$ 1,004,062	= \$ 1,004,062	+ \$ -	+ \$ -
Parkland	11.9%	\$ 1,021,666	= \$ 1,021,666	+ \$ -	+ \$ -
DCCD	6.0%	\$ 512,127	= \$ 512,127	+ \$ -	+ \$ -
Cedar Hill ISD	61.5%	\$ 5,271,702	= \$ 5,271,702	+ \$ -	+ \$ -
	100.0%	\$ 8,577,552	\$ 8,577,552	\$ -	\$ -
		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	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.00000000

SALES TAX RATE	0.0200000	0.00%	0.00000000
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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	29.0%	\$ 3,425,723	= \$ 3,425,723	+ \$ 0	+ \$ -
Tarrant County	8.5%	\$ 1,009,550	= \$ 1,009,550	+ \$ 0	+ \$ -
Tarrant County Hospital	8.5%	\$ 1,009,550	= \$ 1,009,550	+ \$ 0	+ \$ -
TCCD	4.9%	\$ 582,217	= \$ 582,217	+ \$ 0	+ \$ -
Arlington ISD	49.0%	\$ 5,790,510	= \$ 5,790,510	+ \$ 0	+ \$ -
	100.0%	\$ 11,817,550	\$ 11,817,550	\$ 0	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 2,569,292	= \$ 2,569,292	+ \$ -	+ \$ -
Tarrant County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County Hospital	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
TCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Arlington ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 2,569,292	\$ 2,569,292	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	9.3%	\$ 856,431	= \$ 856,431	+ \$ 0	+ \$ -
Tarrant County	10.9%	\$ 1,009,550	= \$ 1,009,550	+ \$ 0	+ \$ -
Tarrant County Hospital	10.9%	\$ 1,009,550	= \$ 1,009,550	+ \$ 0	+ \$ -
TCCD	6.3%	\$ 582,217	= \$ 582,217	+ \$ 0	+ \$ -
Arlington ISD	62.6%	\$ 5,790,510	= \$ 5,790,510	+ \$ 0	+ \$ -
	100.0%	\$ 9,248,258	\$ 9,248,258	\$ 0	\$ -
		100.0%	100.0%	0.0%	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%	0.49500000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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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	39.6%	\$ 27,061,121	\$ 16,848,471	\$ 10,212,650
Tarrant County	7.3%	\$ 4,965,193	\$ 4,965,193	\$ -
Tarrant County Hospital	7.3%	\$ 4,965,193	\$ 4,965,193	\$ -
TCCD	4.2%	\$ 2,863,474	\$ 2,863,474	\$ -
Arlington ISD	41.7%	\$ 28,479,022	\$ 28,479,022	\$ -
	100.0%	\$ 68,334,004	\$ 58,121,354	\$ 10,212,650
		100.0%	85.1%	14.9%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 12,636,353	\$ 12,636,353	\$ -
Tarrant County	0.0%	\$ -	\$ -	\$ -
Tarrant County Hospital	0.0%	\$ -	\$ -	\$ -
TCCD	0.0%	\$ -	\$ -	\$ -
Arlington ISD	0.0%	\$ -	\$ -	\$ -
	100.0%	\$ 12,636,353	\$ 12,636,353	\$ -
		100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	25.9%	\$ 14,424,768	\$ 4,212,118	\$ 10,212,650
Tarrant County	8.9%	\$ 4,965,193	\$ 4,965,193	\$ -
Tarrant County Hospital	8.9%	\$ 4,965,193	\$ 4,965,193	\$ -
TCCD	5.1%	\$ 2,863,474	\$ 2,863,474	\$ -
Arlington ISD	51.1%	\$ 28,479,022	\$ 28,479,022	\$ -
	100.0%	\$ 55,697,651	\$ 45,485,000	\$ 10,212,650
		100.0%	81.7%	18.3%

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	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		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				<u>174,425,600</u>				<u>72,260,000</u>

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	47.9% \$ 47,898,687	= \$ 21,252,132	+ \$ -	+ \$ 26,646,556
Tarrant County	6.3% \$ 6,262,939	= \$ 6,262,939	+ \$ -	+ \$ -
Tarrant County Hospital	6.3% \$ 6,262,939	= \$ 6,262,939	+ \$ -	+ \$ -
TCCD	3.6% \$ 3,611,896	= \$ 3,611,896	+ \$ -	+ \$ -
Arlington ISD	35.9% \$ 35,922,542	= \$ 35,922,542	+ \$ -	+ \$ -
	100.0% \$ 99,959,004	\$ 73,312,448	\$ -	\$ 26,646,556
	100.0%	73.3%	0.0%	26.7%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0% \$ 15,939,099	= \$ 15,939,099	+ \$ -	+ \$ -
Tarrant County	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County Hospital	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
TCCD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Arlington ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
	100.0% \$ 15,939,099	\$ 15,939,099	\$ -	\$ -
	100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	38.0% \$ 31,959,589	= \$ 5,313,033	+ \$ -	+ \$ 26,646,556
Tarrant County	7.5% \$ 6,262,939	= \$ 6,262,939	+ \$ -	+ \$ -
Tarrant County Hospital	7.5% \$ 6,262,939	= \$ 6,262,939	+ \$ -	+ \$ -
TCCD	4.3% \$ 3,611,896	= \$ 3,611,896	+ \$ -	+ \$ -
Arlington ISD	42.8% \$ 35,922,542	= \$ 35,922,542	+ \$ -	+ \$ -
	100.0% \$ 84,019,905	\$ 57,373,349	\$ -	\$ 26,646,556
	100.0%	68.3%	0.0%	31.7%

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	0.19450000	0%	0.00000000
Tarrant County Hospital	0.21950000	0%	0.00000000
TCCD	0.11002800	0%	0.00000000
Mansfield ISD	1.14920000	0%	0.00000000
	2.33322800		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.21950000	0%	0.00000000
TCCD	0.11002800	0%	0.00000000
Mansfield ISD	1.14920000	0%	0.00000000
	2.33322800		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	59.6%	\$ 14,817,753	=	\$ 3,967,380	+	\$ -	+	\$ 10,850,374
Tarrant County	4.7%	\$ 1,169,175	=	\$ 1,169,175	+	\$ -	+	\$ -
Tarrant County Hospital	5.3%	\$ 1,319,454	=	\$ 1,319,454	+	\$ -	+	\$ -
TCCD	2.7%	\$ 661,398	=	\$ 661,398	+	\$ -	+	\$ -
Mansfield ISD	27.8%	\$ 6,908,049	=	\$ 6,908,049	+	\$ -	+	\$ -
	100.0%	\$ 24,875,830		\$ 14,025,456		\$ -		\$ 10,850,374
		100.0%		56.4%		0.0%		43.6%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	100.0%	\$ 2,975,535	=	\$ 2,975,535	+	\$ -	+	\$ -
Tarrant County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County Hospital	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Mansfield ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 2,975,535		\$ 2,975,535		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	54.1%	\$ 11,842,218	=	\$ 991,845	+	\$ -	+	\$ 10,850,374
Tarrant County	5.3%	\$ 1,169,175	=	\$ 1,169,175	+	\$ -	+	\$ -
Tarrant County Hospital	6.0%	\$ 1,319,454	=	\$ 1,319,454	+	\$ -	+	\$ -
TCCD	3.0%	\$ 661,398	=	\$ 661,398	+	\$ -	+	\$ -
Mansfield ISD	31.5%	\$ 6,908,049	=	\$ 6,908,049	+	\$ -	+	\$ -
	100.0%	\$ 21,900,295		\$ 11,049,922		\$ -		\$ 10,850,374
		100.0%		50.5%		0.0%		49.5%

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	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Ellis County	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		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 \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / 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		

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	#REF!	\$ 27,538,307	=	\$ 27,538,307	+	\$ -	+	\$ -
Ellis County	#REF!	\$ 10,550,593	=	\$ 10,550,593	+	\$ -	+	\$ -
Ellis County Lat Road	#REF!	\$ 820,725	=	\$ 820,725	+	\$ -	+	\$ -
#REF!	#REF!	#REF!	=	#REF!	+	#REF!	+	\$ -
Midlothian ISD	#REF!	\$ 46,281,046	=	\$ 46,281,046	+	\$ -	+	\$ -
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	#REF!	\$ 20,653,730	=	\$ 20,653,730	+	\$ -	+	\$ -
Ellis County	#REF!	\$ -	=	\$ -	+	\$ -	+	\$ -
Ellis County Lat Road	#REF!	\$ -	=	\$ -	+	\$ -	+	\$ -
#REF!	#REF!	#REF!	=	#REF!	+	#REF!	+	\$ -
Midlothian ISD	#REF!	\$ -	=	\$ -	+	\$ -	+	\$ -
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	#REF!	\$ 6,884,577	=	\$ 6,884,577	+	\$ -	+	\$ -
Ellis County	#REF!	\$ 10,550,593	=	\$ 10,550,593	+	\$ -	+	\$ -
Ellis County Lat Road	#REF!	\$ 820,725	=	\$ 820,725	+	\$ -	+	\$ -
#REF!	#REF!	#REF!	=	#REF!	+	#REF!	+	\$ -
Tarrant County	#REF!	\$ 46,281,046	=	\$ 46,281,046	+	\$ -	+	\$ -
	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!

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	0.21571800	0%	0.00000000
Parkland	0.21950000	0%	0.00000000
DCCD	0.11002800	0%	0.00000000
Grand Prairie ISD	1.09505000	0%	0.00000000
	2.30029600		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Dallas County	0.21571800	0%	0.00000000
Parkland	0.21950000	0%	0.00000000
DCCD	0.11002800	0%	0.00000000
Grand Prairie ISD	1.09505000	0%	0.00000000
	2.30029600		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	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Tarrant County	0.19450000	0%	0.00000000
Tarrant County Hospital	0.19450000	0%	0.00000000
TCCD	0.11217000	0%	0.00000000
Arlington ISD	1.11560000	0%	0.00000000
	2.27677000		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%	0.49500000
Ellis County	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Ellis County	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		0.00000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #9		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY \$ / SF	PERSONAL PROPERTY TAX VALUE	SALES \$ / SF	SALES TAX VALUE
R1	Single Family	Ellis	2035	2,350	\$ 475,000	\$ 1,116,250,000	\$ -	\$ -	\$ -
R13	Single Family	Ellis	2031	355	\$ 475,000	\$ 168,701,000	\$ -	\$ -	\$ -
M10	Commercial	Ellis	2031	50,442	\$ 300	\$ 15,132,744	\$ 15.00	\$ 756,637	\$ 300.00
M11	Commercial	Ellis	2031	56,889	\$ 300	\$ 17,066,808	\$ 15.00	\$ 853,340	\$ 300.00
I1	Industrial	Ellis	2030	400,000	\$ 50	\$ 20,000,000	\$ 15.00	\$ 6,000,000	\$ -
I2a	Industrial	Ellis	2026	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2b	Industrial	Ellis	2027	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2c	Industrial	Ellis	2028	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2d	Industrial	Ellis	2029	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2e	Industrial	Ellis	2030	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2f	Industrial	Ellis	2031	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2g	Industrial	Ellis	2032	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I2h	Industrial	Ellis	2033	440,000	\$ 50	\$ 22,000,000	\$ 15.00	\$ 6,600,000	\$ -
I3	Industrial	Ellis	2028	337,285	\$ 50	\$ 16,864,254	\$ 15.00	\$ 5,059,276	\$ -
I4	Industrial	Ellis	0	-	\$ -	\$ 15.00	\$ -	\$ -	\$ -
I5	Industrial	Ellis	2029	400,000	\$ 50	\$ 20,000,000	\$ 15.00	\$ 6,000,000	\$ -
I6	Industrial	Ellis	2030	243,326	\$ 50	\$ 12,166,308	\$ 15.00	\$ 3,649,892	\$ -
I7A	Industrial	Ellis	2025	1,000,000	\$ 50	\$ 50,000,000	\$ 15.00	\$ 15,000,000	\$ -
I7B	Industrial	Ellis	2026	1,000,000	\$ 50	\$ 50,000,000	\$ 15.00	\$ 15,000,000	\$ -
I8A	Industrial	Ellis	2027	500,000	\$ 50	\$ 25,000,000	\$ 15.00	\$ 7,500,000	\$ -
I8B	Industrial	Ellis	2028	750,000	\$ 50	\$ 37,500,000	\$ 15.00	\$ 11,250,000	\$ -
I8C	Industrial	Ellis	2029	600,000	\$ 50	\$ 30,000,000	\$ 15.00	\$ 9,000,000	\$ -
I9	Industrial	Ellis	0	-	\$ -	\$ 15.00	\$ -	\$ -	\$ -
I10	Industrial	Ellis	2030	810,608	\$ 50	\$ 40,530,402	\$ 15.00	\$ 12,159,121	\$ -
I11	Industrial	Ellis	2031	905,743	\$ 50	\$ 45,287,154	\$ 15.00	\$ 13,586,146	\$ -
F6B	Industrial	Ellis	2039	180,600	\$ 50	\$ 9,029,988	\$ 15.00	\$ 2,708,996	\$ -
F7	Industrial	Ellis	2040	497,629	\$ 50	\$ 24,881,472	\$ 15.00	\$ 7,464,442	\$ -
F8	Industrial	Ellis	2041	286,712	\$ 50	\$ 14,335,596	\$ 15.00	\$ 4,300,679	\$ -
F9	Industrial	Ellis	0	-	\$ -	\$ 15.00	\$ -	\$ -	\$ -
M1	Multifamily	Ellis	2029	104	\$ 150,000	\$ 15,600,000	\$ -	\$ -	\$ -
M2B	Multifamily	Ellis	2029	43	\$ 150,000	\$ 6,483,750	\$ -	\$ -	\$ -
M9	Multifamily	Ellis	2032	96	\$ 150,000	\$ 14,325,000	\$ -	\$ -	\$ -
M12	Multifamily	Ellis	2032	1,071	\$ 150,000	\$ 160,668,000	\$ -	\$ -	\$ -
TOTAL					\$ 2,085,822,476		\$ 173,088,530		\$ 32,199,552

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	33.3%	\$ 2,599,215,364	=	\$ 2,301,197,308	+	\$ 190,037,586	+	\$ 106,980,471
Ellis County	12.2%	\$ 954,452,481	=	\$ 881,644,475	+	\$ 72,808,006	+	\$ -
Ellis County Lat Road	1.0%	\$ 74,246,349	=	\$ 68,582,653	+	\$ 5,663,696	+	\$ -
Midlothian ISD	53.6%	\$ 4,186,784,460	=	\$ 3,867,406,142	+	\$ 319,378,318	+	\$ -
	100.0%	\$ 7,813,698,654		\$ 7,118,830,577		\$ 587,887,606		\$ 106,980,471
		100.0%		91.1%		7.5%		1.4%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	100.0%	\$ 1,725,897,981	=	\$ 1,725,897,981	+	\$ -	+	\$ -
Ellis County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Ellis County Lat Road	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Midlothian ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 1,725,897,981		\$ 1,725,897,981		\$ 0.00		\$ 0.00
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	14.3%	\$ 872,317,384	=	\$ 575,299,327	+	\$ 190,037,586	+	\$ 106,980,471
Ellis County	15.7%	\$ 954,452,481	=	\$ 881,644,475	+	\$ 72,808,006	+	\$ -
Ellis County Lat Road	1.2%	\$ 74,246,349	=	\$ 68,582,653	+	\$ 5,663,696	+	\$ -
Midlothian ISD	68.8%	\$ 4,186,784,460	=	\$ 3,867,406,142	+	\$ 319,378,318	+	\$ -
	100.0%	\$ 6,087,800,674		\$ 5,392,932,597		\$ 587,887,606		\$ 106,980,471
		100.0%		88.6%		9.7%		1.8%

ADZ#9A : 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	0.25286200	0%	0.0000000
Ellis County Lat Road	0.01967000	0%	0.0000000
Midlothian ISD	1.10920000	0%	0.0000000
	2.04173200		0.4950000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.0000000
Ellis County	0.25286200	0%	0.0000000
Ellis County Lat Road	0.01967000	0%	0.0000000
Midlothian ISD	1.10920000	0%	0.0000000
	2.04173200		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #9A		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE	
M13	Commercial	Ellis	2031	87,120	\$ 300	\$ 26,136,000	\$ 15.00	\$ 1,306,800	\$ 300.00	\$ 26,136,000
M13	Multifamily	Ellis	2038	400	\$ 150,000	\$ 60,000,000		\$ -	\$ -	
TOTAL					\$ 86,136,000	\$ 1,306,800	\$ 26,136,000			

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	47.8%	\$ 175,714,575	= \$ 90,262,968	+ \$ 1,387,065	+ \$ 84,064,542
Ellis County	9.6%	\$ 35,113,350	= \$ 34,581,931	+ \$ 531,418	+ \$ -
Ellis County Lat Road	0.7%	\$ 2,731,449	= \$ 2,690,110	+ \$ 41,339	+ \$ -
Midlothian ISD	41.9%	\$ 154,027,601	= \$ 151,696,491	+ \$ 2,331,110	+ \$ -
	100.0%	\$ 367,586,975	= \$ 279,231,501	+ \$ 4,290,932	+ \$ 84,064,542
		100.0%	76.0%	1.2%	22.9%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 67,697,226	= \$ 67,697,226	+ \$ -	+ \$ -
Ellis County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Ellis County Lat Road	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Midlothian ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 67,697,226	= \$ 67,697,226	+ \$ -	+ \$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	36.0%	\$ 108,017,349	= \$ 22,565,742	+ \$ 1,387,065	+ \$ 84,064,542
Ellis County	11.7%	\$ 35,113,350	= \$ 34,581,931	+ \$ 531,418	+ \$ -
Ellis County Lat Road	0.9%	\$ 2,731,449	= \$ 2,690,110	+ \$ 41,339	+ \$ -
Midlothian ISD	51.4%	\$ 154,027,601	= \$ 151,696,491	+ \$ 2,331,110	+ \$ -
	100.0%	\$ 299,889,748	= \$ 211,534,275	+ \$ 4,290,932	+ \$ 84,064,542
		100.0%	70.5%	1.4%	28.0%

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	0.33500000	0%	0.00000000
Hill College - Venus	0.03809800	0%	0.00000000
Venus ISD	1.18070000	0%	0.00000000
	2.21379800		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Johnson County	0.33500000	0%	0.00000000
Hill College - Venus	0.03809800	0%	0.00000000
Venus ISD	1.18070000	0%	0.00000000
	2.21379800		0.00000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #10		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
R2	Single Family	Johnson	2032	126	\$ 475,000	\$ 59,755,000		\$ -	\$ -
R3	Single Family	Johnson	2032	177	\$ 475,000	\$ 83,847,000		\$ -	\$ -
R4	Single Family	Johnson	2034	358	\$ 475,000	\$ 169,822,000		\$ -	\$ -
R5	Single Family	Johnson	2035	167	\$ 475,000	\$ 79,097,000		\$ -	\$ -
R6	Single Family	Johnson	2036	80	\$ 475,000	\$ 37,810,000		\$ -	\$ -
R7	Single Family	Johnson	2036	83	\$ 475,000	\$ 39,653,000		\$ -	\$ -
R8	Single Family	Johnson	2038	340	\$ 475,000	\$ 161,519,000		\$ -	\$ -
R9	Single Family	Johnson	2040	635	\$ 475,000	\$ 301,435,000		\$ -	\$ -
R10	Single Family	Johnson	2040	28	\$ 475,000	\$ 13,167,000		\$ -	\$ -
R11	Single Family	Johnson	2040	208	\$ 475,000	\$ 98,762,000		\$ -	\$ -
R12	Single Family	Johnson	2040	128	\$ 475,000	\$ 60,648,000		\$ -	\$ -
C1	Commercial	Johnson	2031	261,360	\$ 300	\$ 78,408,000	\$ 15.00	\$ 3,920,400	\$ 300.00 \$ 78,408,000
C2	Commercial	Johnson	2033	261,360	\$ 300	\$ 78,408,000	\$ 15.00	\$ 3,920,400	\$ 300.00 \$ 78,408,000
C3	Commercial	Johnson	2034	409,464	\$ 300	\$ 122,839,200	\$ 15.00	\$ 6,141,960	\$ 300.00 \$ 122,839,200
F1A	Industrial	Johnson	2031	500,000	\$ 50	\$ 25,000,000	\$ 15.00	\$ 7,500,000	\$ - \$ -
F1B	Industrial	Johnson	2032	1,000,000	\$ 50	\$ 50,000,000	\$ 15.00	\$ 15,000,000	\$ - \$ -
F1C	Industrial	Johnson	2033	835,774	\$ 50	\$ 41,788,716	\$ 15.00	\$ 12,536,615	\$ - \$ -
F2A	Industrial	Johnson	2034	1,000,000	\$ 50	\$ 50,000,000	\$ 15.00	\$ 15,000,000	\$ - \$ -
F2B	Industrial	Johnson	2035	1,000,000	\$ 50	\$ 50,000,000	\$ 15.00	\$ 15,000,000	\$ - \$ -
F2C	Industrial	Johnson	2036	148,379	\$ 50	\$ 7,418,960	\$ 15.00	\$ 2,225,688	\$ - \$ -
F3	Industrial	Johnson	2036	495,800	\$ 50	\$ 24,789,996	\$ 15.00	\$ 7,436,999	\$ - \$ -
F4	Industrial	Johnson	2037	238,360	\$ 50	\$ 11,918,016	\$ 15.00	\$ 3,575,405	\$ - \$ -
F5	Industrial	Johnson	2038	399,619	\$ 50	\$ 19,980,972	\$ 15.00	\$ 5,994,292	\$ - \$ -
F6A	Industrial	Johnson	2038	283,184	\$ 50	\$ 14,159,178	\$ 15.00	\$ 4,247,753	\$ - \$ -
M2A	Multifamily	Johnson	2029	238	\$ 150,000	\$ 35,665,500		\$ -	\$ -
M3	Multifamily	Johnson	2032	281	\$ 150,000	\$ 42,075,000		\$ -	\$ -
M4	Multifamily	Johnson	2035	283	\$ 150,000	\$ 42,480,000		\$ -	\$ -
M5	Multifamily	Johnson	2045	749	\$ 150,000	\$ 112,410,000		\$ -	\$ -
M6	Multifamily	Johnson	2045	288	\$ 150,000	\$ 43,200,000		\$ -	\$ -
M7	Multifamily	Johnson	2045	1,323	\$ 150,000	\$ 198,495,000		\$ -	\$ -
M8	Multifamily	Johnson	2043	865	\$ 150,000	\$ 129,780,000		\$ -	\$ -
TOTAL					\$ 2,284,331,538		\$ 102,499,511		\$ 279,655,200

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	36.6%	\$ 3,426,790,480	=	\$ 2,410,118,292
Johnson County	13.7%	\$ 1,278,484,310	=	\$ 1,223,317,618
Hill College - Venus	1.6%	\$ 145,396,105	=	\$ 139,122,253
Venus ISD	48.2%	\$ 4,505,989,329	=	\$ 4,311,555,556
	100.0%	\$ 9,356,660,226		\$ 8,084,113,718
		100.0%		86.4%
				3.9%
				9.7%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 1,807,588,719	=	\$ 1,807,588,719
Johnson County	0.0%	\$ -	=	\$ -
Hill College - Venus	0.0%	\$ -	=	\$ -
Venus ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 1,807,588,719		\$ -
		100.0%		0.0%
				0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	21.4%	\$ 1,619,201,761	=	\$ 602,529,573
Johnson County	16.9%	\$ 1,278,484,310	=	\$ 1,223,317,618
Hill College - Venus	1.9%	\$ 145,396,105	=	\$ 139,122,253
Venus ISD	59.7%	\$ 4,505,989,329	=	\$ 4,311,555,556
	100.0%	\$ 7,549,071,506		\$ 6,276,524,999
		100.0%		83.1%
				4.8%
				12.0%

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	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		0.49500000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66000000	0%	0.00000000
Ellis County	0.25286200	0%	0.00000000
Ellis County Lat Road	0.01967000	0%	0.00000000
Midlothian ISD	1.10920000	0%	0.00000000
	2.04173200		0.00000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #11

	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Single Family	2035	2,679	\$ 465,295	\$ 1,246,525,000	\$ -	\$ -		
Commercial	2027	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2029	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2031	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Commercial	2033	22,000	\$ 300	\$ 6,600,000	\$ -	\$ -	\$ 300.00	\$ 6,600,000
Multifamily	2027	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2029	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2031	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2033	338	\$ 150,000	\$ 50,700,000	\$ -	\$ -		
Multifamily	2036	337	\$ 150,000	\$ 50,550,000	\$ -	\$ -		
TOTAL		92,368		\$ 1,526,275,000	\$ -	\$ -	\$ 26,400,000	

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	33.3%	\$ 700,291,507	=	\$ 671,108,380	+	\$ -	+	\$ 29,183,127
Ellis County	12.2%	\$ 257,117,890	=	\$ 257,117,890	+	\$ -	+	\$ -
Ellis County Lat Road	1.0%	\$ 20,001,063	=	\$ 20,001,063	+	\$ -	+	\$ -
Midlothian ISD	53.6%	\$ 1,127,868,810	=	\$ 1,127,868,810	+	\$ -	+	\$ -
	100.0%	2,105,279,270		\$ 2,076,096,143		\$ -		\$ 29,183,127
		100.0%		98.6%		0.0%		1.4%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	100.0%	\$ 503,331,285	=	\$ 503,331,285	+	\$ -	+	\$ -
Ellis County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Ellis County Lat Road	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Midlothian ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	503,331,285		\$ 503,331,285		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	12.3%	\$ 196,960,222	=	\$ 167,777,095	+	\$ -	+	\$ 29,183,127
Ellis County	16.1%	\$ 257,117,890	=	\$ 257,117,890	+	\$ -	+	\$ -
Ellis County Lat Road	1.2%	\$ 20,001,063	=	\$ 20,001,063	+	\$ -	+	\$ -
Tarrant County	70.4%	\$ 1,127,868,810	=	\$ 1,127,868,810	+	\$ -	+	\$ -
	100.0%	\$ 1,601,947,985		\$ 1,572,764,858		\$ -		\$ 29,183,127
		100.0%		98.2%		0.0%		1.8%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Main data table with columns for Calendar Year (0-40) and rows for Tax Revenue (Total, Residential, Commercial, Multifamily) and Participation (Real Property, Personal Property, Sales Tax) with a summary at the bottom.

PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

													*ADZ 11 terminates Dec. 31, 2063													*ADZ 9, 8A, and 10 terminate Dec. 31, 2084																											
32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	TOTALS																			
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																			
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32,156,766																		
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,018,008	
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33,174,773	
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,754,338	
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,303,984
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,303,984
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,569,292
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,569,292
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,636,353
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,636,353
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,939,099
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,939,099
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,975,535
																	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,975,535

Financial Feasibility Analysis - All TIRZ Revenue

Item 3.

ESTIMATE OF GENERAL IMPACT OF P

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	3.00%	6.00%																																	
TAX YEAR	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		
REAL PROPERTY TAX	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	
BUSINESS PERSONAL PROPERTY TAX	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	
SALES TAX	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	
HOT	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000
NPV @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Annual GROSS REVENUE	1,497,056	527,991	1,268,269	1,340,488	3,434,671	3,976,995	6,299,254	8,173,893	11,439,250	14,409,567	17,760,558	21,470,335	25,640,234	29,827,610	33,124,162	37,746,813	41,778,648	45,395,593	48,182,397	51,109,926	53,865,098	56,073,232	58,537,860	62,423,234	64,243,779	66,126,376	67,810,167	69,544,472	61,330,896	63,170,721	65,065,852				
Running Total GROSS REVENUE	1,497,056	2,025,047	3,293,316	4,633,804	8,068,475	12,045,470	18,344,724	26,518,617	37,957,867	52,367,434	70,128,000	91,598,335	116,238,569	145,066,179	178,190,341	215,937,154	258,715,802	306,611,395	358,793,792	415,903,718	477,013,644	542,086,876	611,624,736	684,662,596	761,196,375	841,322,751	925,132,918	1,012,677,390	1,104,047,862	1,200,218,334	1,301,284,155	1,408,049,907			
Expenditures	203,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total Expenditures	203,602	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Annual Net Revenue	1,293,454	527,991	1,268,269	1,340,488	3,434,671	3,976,995	6,299,254	8,173,893	11,439,250	14,409,567	17,760,558	21,470,335	25,640,234	29,827,610	33,124,162	37,746,813	41,778,648	45,395,593	48,182,397	51,109,926	53,865,098	56,073,232	58,537,860	62,423,234	64,243,779	66,126,376	67,810,167	69,544,472	61,330,896	63,170,721	65,065,852				
Running Total Net Revenue	1,293,454	1,821,445	3,089,714	4,429,202	7,863,873	11,840,868	18,140,122	26,314,015	37,753,265	52,162,832	69,923,390	91,393,725	116,033,959	144,861,569	177,985,731	215,732,544	258,511,192	306,406,785	358,802,378	415,903,718	477,013,644	542,086,876	611,624,736	684,662,596	761,196,375	841,322,751	925,132,918	1,012,677,390	1,104,047,862	1,200,218,334	1,301,284,155	1,408,049,907			
NET PRESENT VALUE @ 6%	509,879,192																																		
GROSS	4,395,523,315																																		
NPV	509,879,192	1,497,056	527,991	1,268,269	1,340,488	3,434,671	3,976,995	6,299,254	8,173,893	11,439,250	14,409,567	17,760,558	21,470,335	25,640,234	29,827,610	33,124,162	37,746,813	41,778,648	45,395,593	48,182,397	51,109,926	53,865,098	56,073,232	58,537,860	62,423,234	64,243,779	66,126,376	67,810,167	69,544,472	61,330,896	63,170,721	65,065,852			

Financial Feasibility Analysis - 100% Revenue Generated

Item 3.

PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

Table with columns for years 2021 to 2064 and a TOTALS column. Rows represent individual property units, with columns grouped by year. The table shows property values and tax revenues for each unit over a 44-year period.

Financial Feasibility Analysis - 100% Revenue Generated

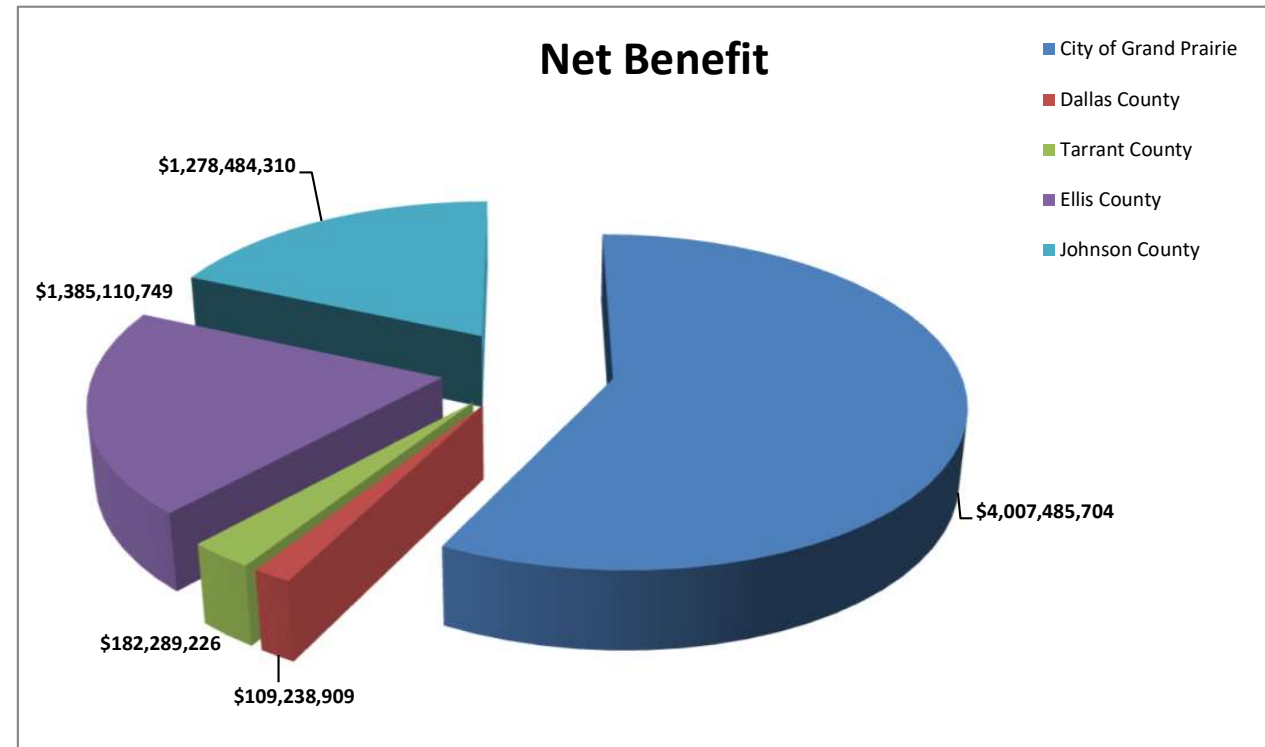
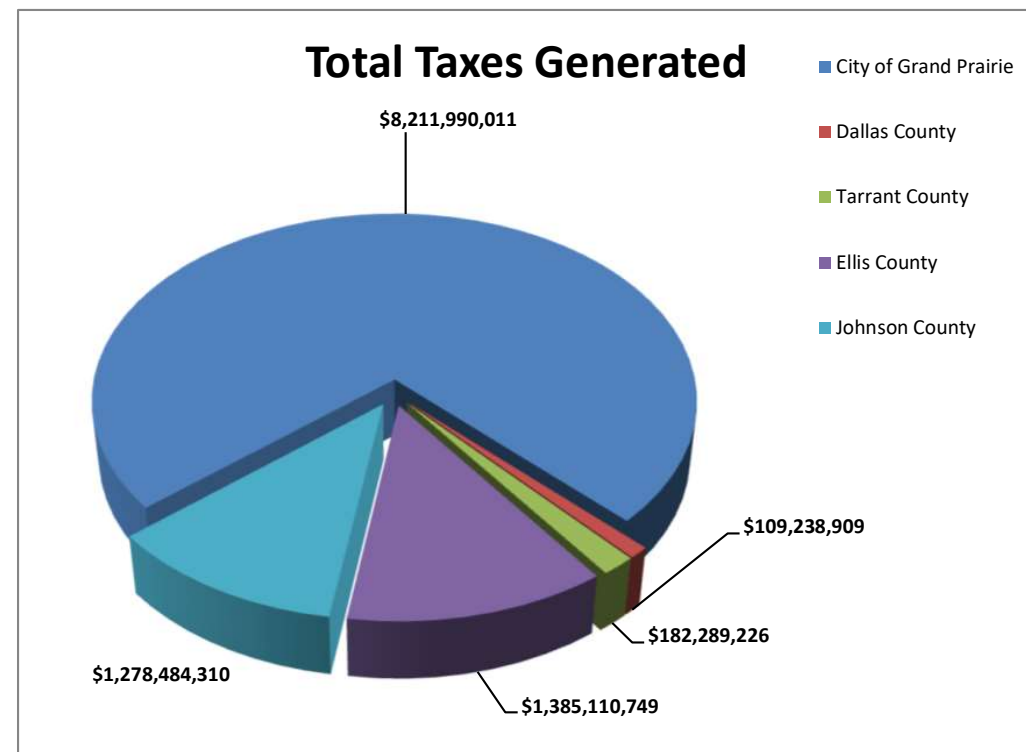
Item 3.

ESTIMATE OF GENERAL IMPACT OF PF

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	3.00%		6.00%		REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX		HOT	
	1	2	3	4	5	6	7	8	9	10	11	12
City of Grand Prairie	0.860000	100%	0.860000	100%	0.860000	100%	0.860000	100%	0.000000	100.00%	0.000000	0.000000
Dallas County	0.215718	100%	0.215718	100%	0.215718	100%	0.215718	100%	0.000000	100.00%	0.000000	0.000000
Tarrant County	0.194500	100%	0.194500	100%	0.194500	100%	0.194500	100%	0.000000	100.00%	0.000000	0.000000
Tarrant County Hospital	0.194500	100%	0.194500	100%	0.194500	100%	0.194500	100%	0.000000	100.00%	0.000000	0.000000
Hill College - Venus	0.030690	100%	0.030690	100%	0.030690	100%	0.030690	100%	0.000000	100.00%	0.000000	0.000000
Ellis County	0.252620	100%	0.252620	100%	0.252620	100%	0.252620	100%	0.000000	100.00%	0.000000	0.000000
Ellis County Lat Road	0.018670	100%	0.018670	100%	0.018670	100%	0.018670	100%	0.000000	100.00%	0.000000	0.000000
Johnson County	0.335000	100%	0.335000	100%	0.335000	100%	0.335000	100%	0.000000	100.00%	0.000000	0.000000
Parkland	0.219500	100%	0.219500	100%	0.219500	100%	0.219500	100%	0.000000	100.00%	0.000000	0.000000
TCDD	0.112700	100%	0.112700	100%	0.112700	100%	0.112700	100%	0.000000	100.00%	0.000000	0.000000
DCCD	0.110280	100%	0.110280	100%	0.110280	100%	0.110280	100%	0.000000	100.00%	0.000000	0.000000
Arlington ISD	1.115600	100%	1.115600	100%	1.115600	100%	1.115600	100%	0.000000	100.00%	0.000000	0.000000
Cedar Hill ISD	1.132600	100%	1.132600	100%	1.132600	100%	1.132600	100%	0.000000	100.00%	0.000000	0.000000
Grand Prairie ISD	1.085500	100%	1.085500	100%	1.085500	100%	1.085500	100%	0.000000	100.00%	0.000000	0.000000
Mansfield ISD	1.142000	100%	1.142000	100%	1.142000	100%	1.142000	100%	0.000000	100.00%	0.000000	0.000000
Venus ISD	1.180700	100%	1.180700	100%	1.180700	100%	1.180700	100%	0.000000	100.00%	0.000000	0.000000
Midlothian ISD	1.102000	100%	1.102000	100%	1.102000	100%	1.102000	100%	0.000000	100.00%	0.000000	0.000000
City of Grand Prairie	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County	0	0	0	0	0	0	0	0	0	0	0	0
Tarrant County	0	0	0	0	0	0	0	0	0	0	0	0
Tarrant County Hospital	0	0	0	0	0	0	0	0	0	0	0	0
Hill College - Venus	0	0	0	0	0	0	0	0	0	0	0	0
Ellis County	0	0	0	0	0	0	0	0	0	0	0	0
Ellis County Lat Road	0	0	0	0	0	0	0	0	0	0	0	0
Johnson County	0	0	0	0	0	0	0	0	0	0	0	0
Parkland	0	0	0	0	0	0	0	0	0	0	0	0
TCDD	0	0	0	0	0	0	0	0	0	0	0	0
DCCD	0	0	0	0	0	0	0	0	0	0	0	0
Arlington ISD	0	0	0	0	0	0	0	0	0	0	0	0
Cedar Hill ISD	0	0	0	0	0	0	0	0	0	0	0	0
Grand Prairie ISD	0	0	0	0	0	0	0	0	0	0	0	0
Mansfield ISD	0	0	0	0	0	0	0	0	0	0	0	0
Venus ISD	0	0	0	0	0	0	0	0	0	0	0	0
Midlothian ISD	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%	0	0	0	0	0	0	0	0	0	0	0	0
NPV @ 6%	0	0	0	0	0	0	0	0	0	0	0	0

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$8,211,990,011	\$4,204,504,307	\$4,007,485,704
Dallas County	\$109,238,909	\$0	\$109,238,909
Tarrant County	\$182,289,226	\$0	\$182,289,226
Ellis County	\$1,385,110,749	\$0	\$1,385,110,749
Johnson County	\$1,278,484,310	\$0	\$1,278,484,310
Total	\$11,167,113,205	\$4,204,504,307	\$6,962,608,897



Length of TIRZ #3 in Years:

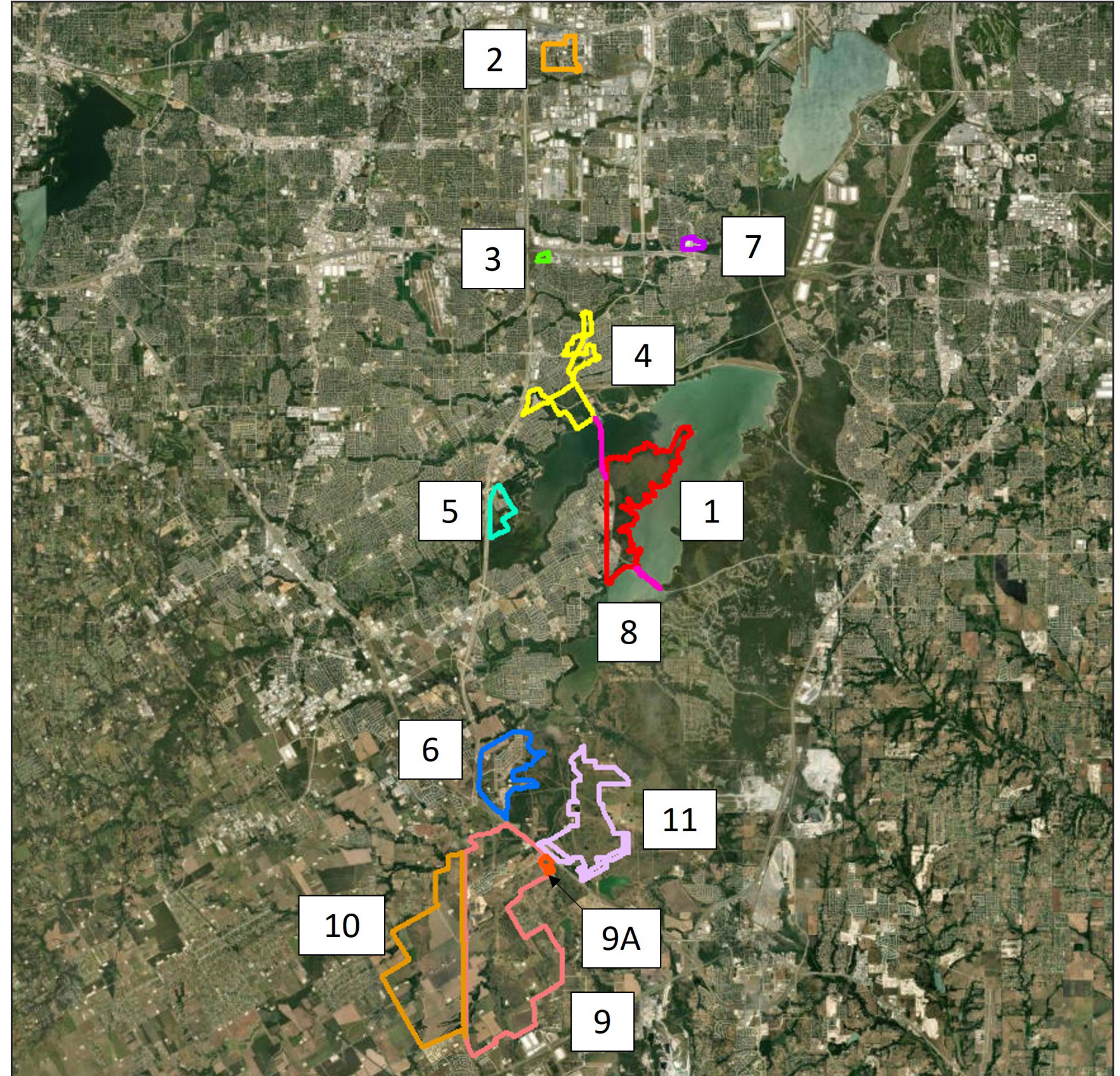
Termination of the Zone shall occur upon any of the following:

- (i) on December 31, 2041 (with the final year’s tax increment to be collected by September 1, 2042) for ADZ #1, the original boundaries of the TIRZ, and for ADZ #2, 3, 4, 5, 6, 7, and 8, which were 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 ADZ #11, which was added to the TIRZ with the boundary expansion included in the August 1, 2023 amendment;
- (iii) on December 31, 2084 (with the final year’s tax increment to be collected by September 1, 2085) for ADZ #9 and 10 which were added to the TIRZ with the boundary expansion included in the August 1, 2023 amendment and also for ADZ #9A, which was added to the TIRZ with the boundary expansion included in the April 16, 2024 amendment;
- (iv) at an earlier time designated by subsequent ordinance;
- (v) 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.

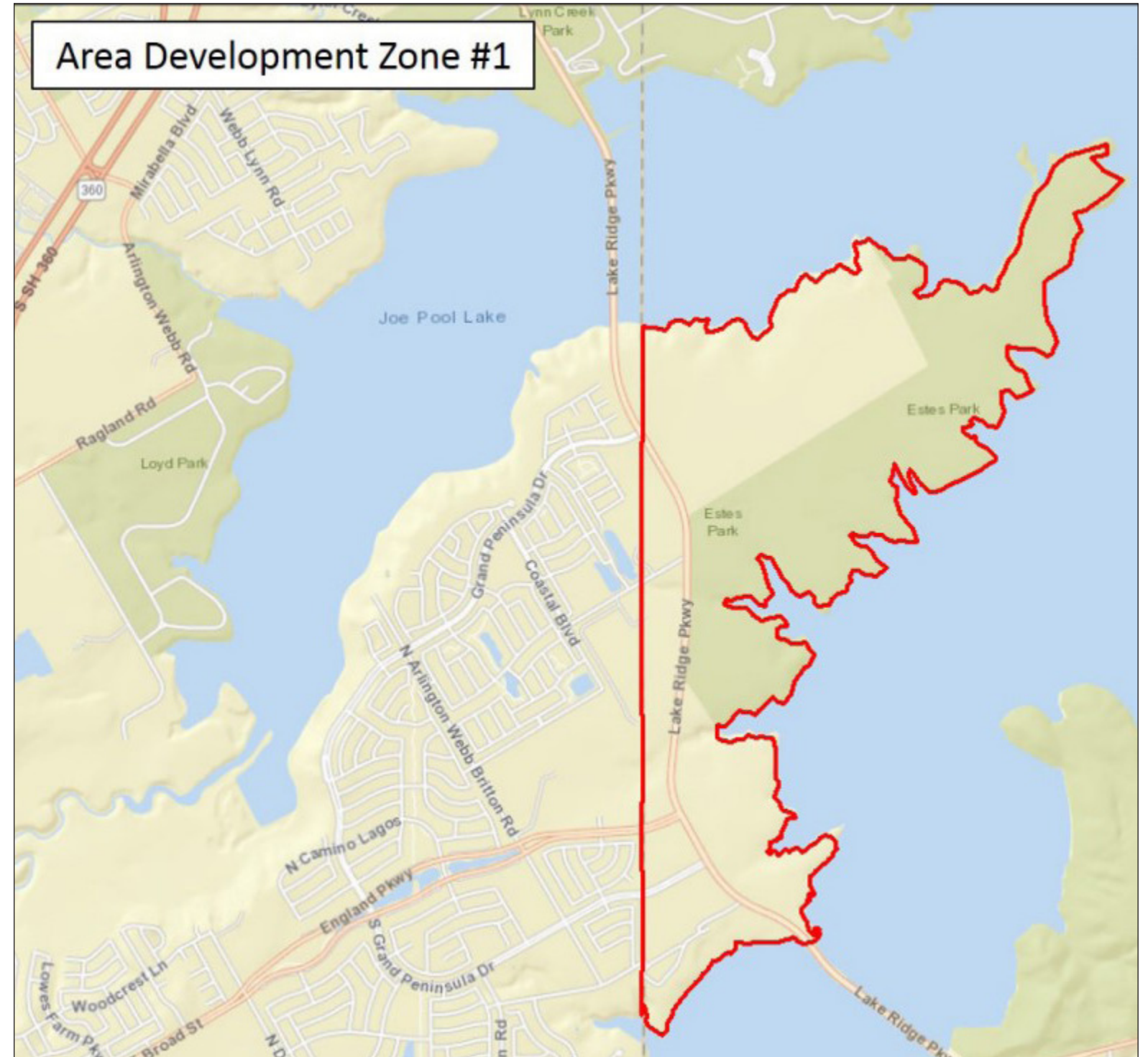


ADZ #1

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

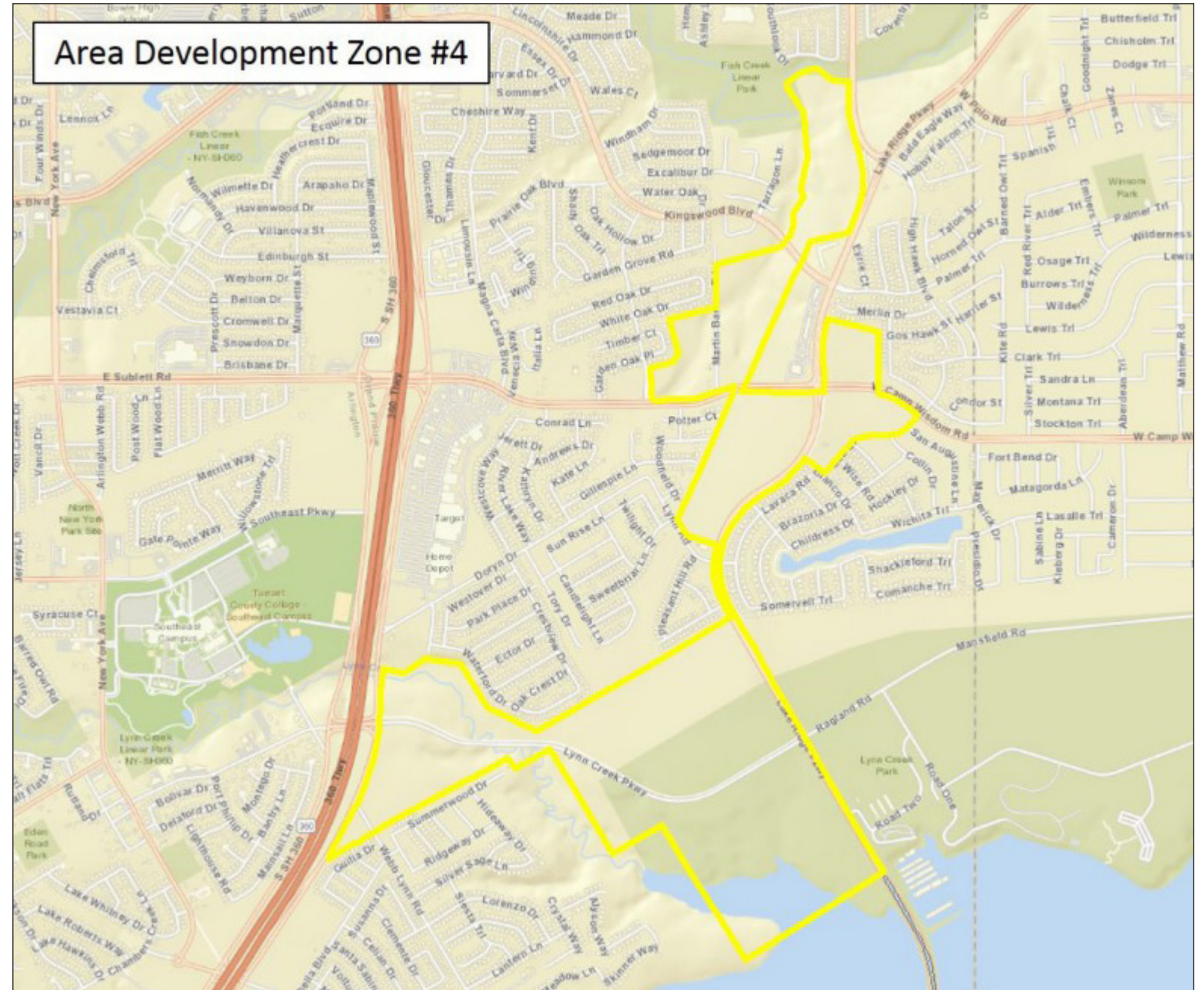
South along the eastern boundary of Property ID 42301597 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

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

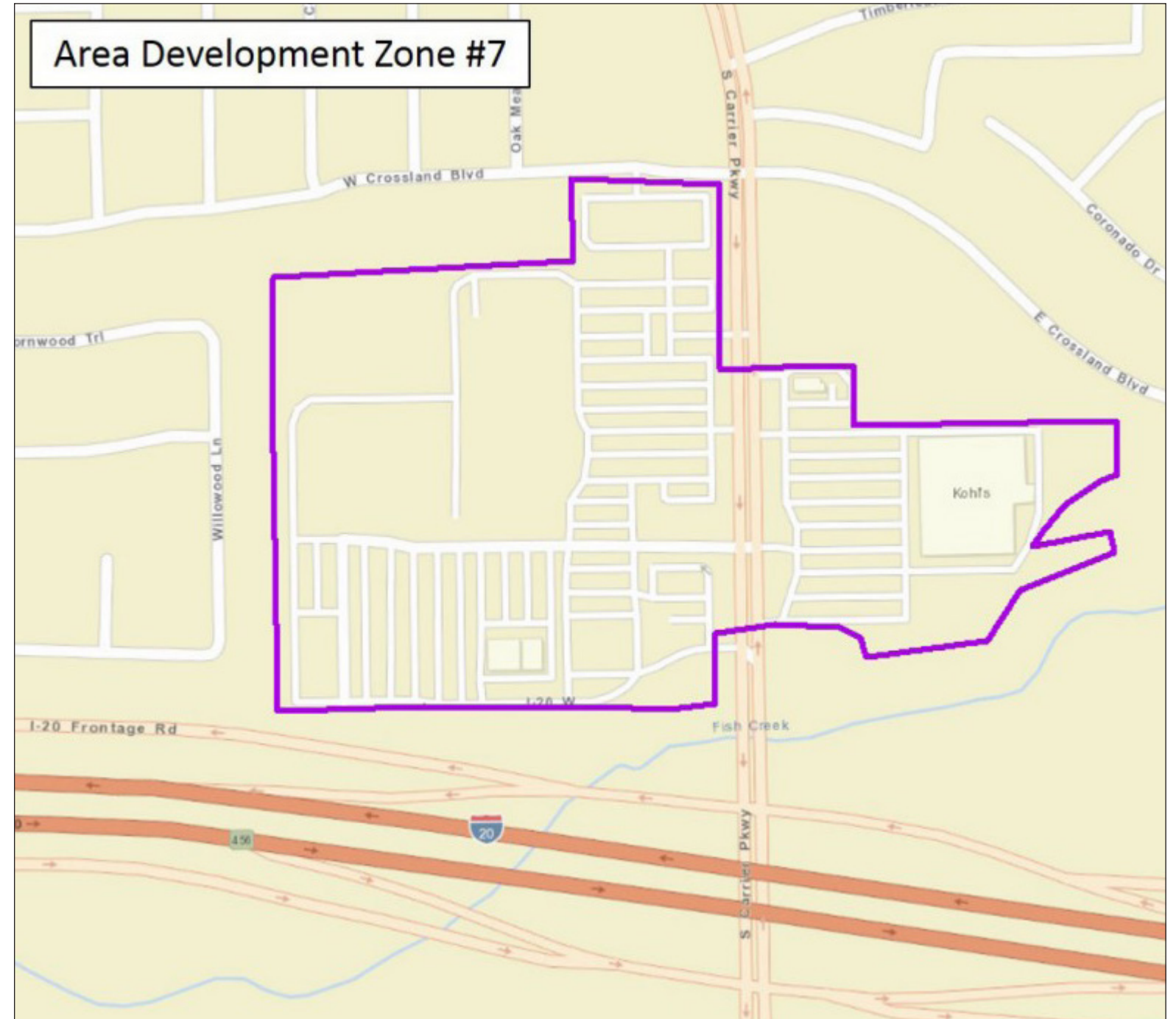
West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

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

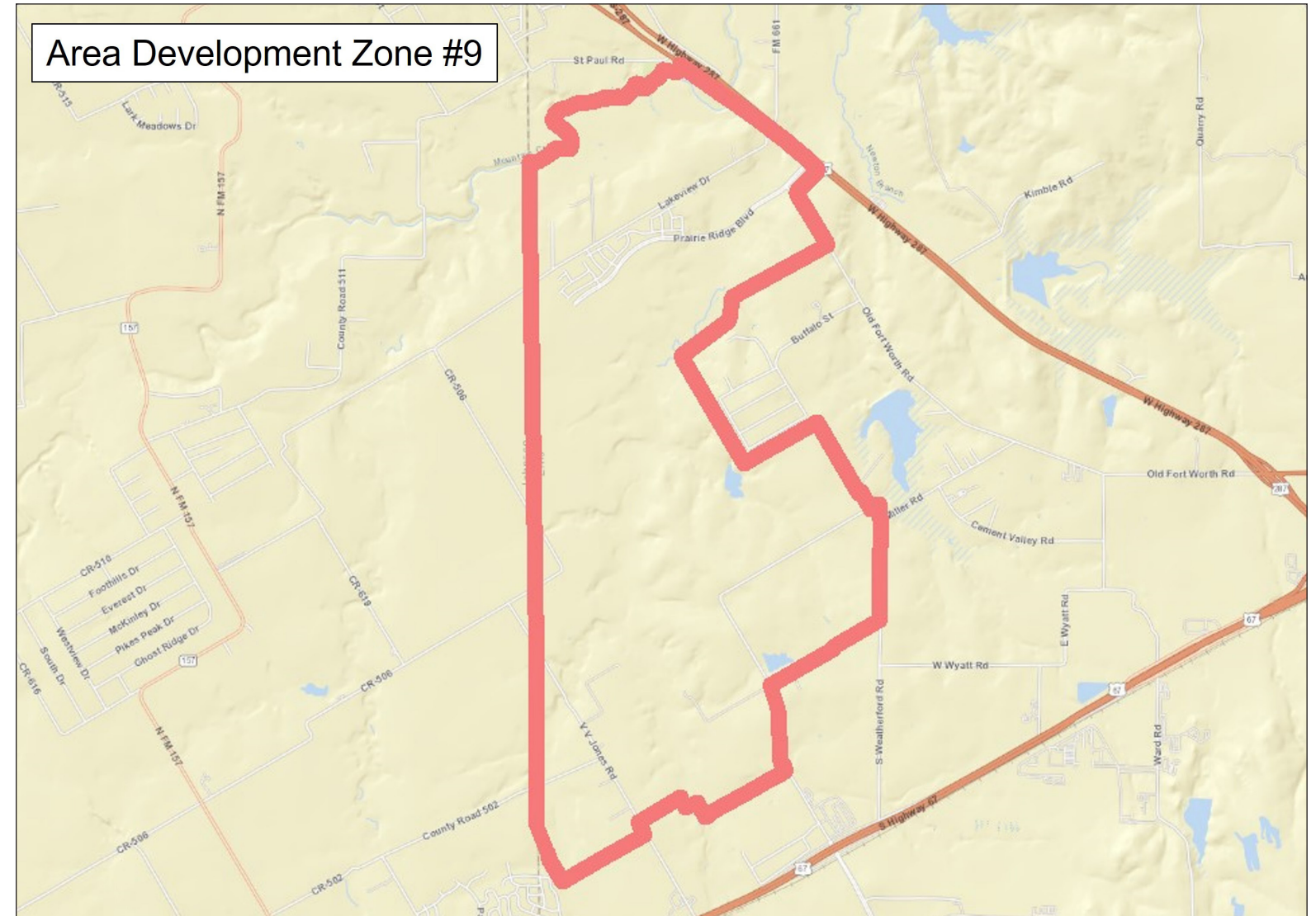
South along the eastern boundary of Miller Road to the point it meets the southeast corner of Property ID 186390, thence

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 #9A

BEING a 35.588 acre tract of land situated in The J. Stewart Survey, Abstract Number 961, located in Ellis County, Texas, being all of a tract of land described in the Special Warranty Deed to Bloomfield Homes, L.P. recorded in Instrument Number 2156572, Official Public Records, Ellis County, Texas (OPRECT), said 35.588 acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on October 02, 2023 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000072449) being more particularly described as follows:

BEGINNING at a found aluminum disk stamped "TxDOT" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone (4202) Grid Coordinates of Northing 6870345.4 and Easting 2412541.7, at the northeast corner of said Bloomfield Homes tract, the southeast corner of land described AS Tract 3 in Special Warranty Deed to Soap Box Partners LP recorded in Instrument Number 2156131, OPRECT and the West right-of-way line of State Highway No. 287, a variable width right-of-way, recorded in Volume 1741, Page 927 Deed Records, Ellis County Texas (DRECT);

THENCE with the east line of said Bloomfield Homes tract and the west right-of-way line of said State Highway No. 287 the following three (3) courses and distances:

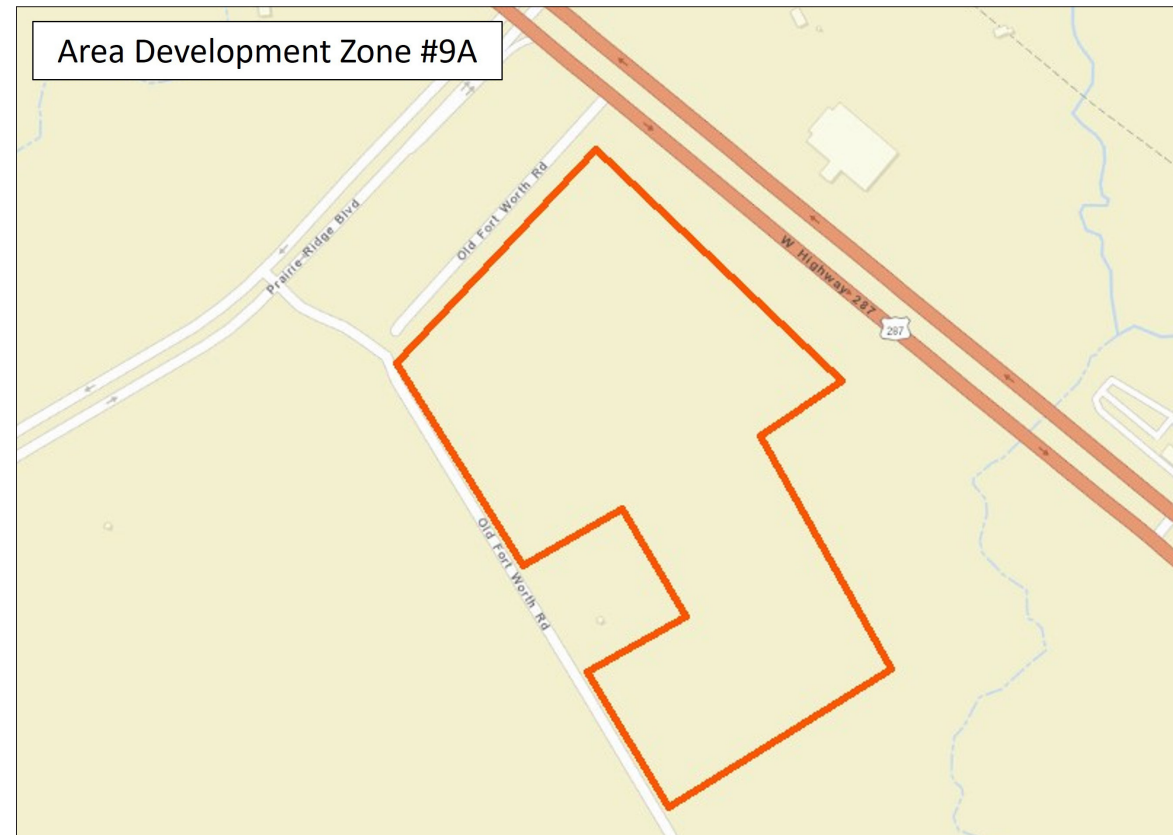
1. South 46 degrees 34 minutes 48 seconds East, a distance of 160.33 feet to a found 1/2" iron rod;
2. South 46 degrees 33 minutes 02 seconds East, a distance of 438.46 feet to a found 1/2" iron rod with an illegible cap;
3. South 52 degrees 19 minutes 24 seconds East, a distance of 510.07 feet to a found 1/2" iron rod with a cap stamped "RPLS 4818 at the most east corner of said Bloomfield Homes tract and on the north line of a called 11.96 acre tract described in Deed to Southland Contracting Inc. recorded Volume 1968, Page 6815, DRECT and further described in Volume 2109, Page 319, DRECT;

THENCE South 58 degrees 48 minutes 19 seconds West, with the southeast line of said Bloomfield Homes tract and the north line of said 11.96 acre tract, a distance of 442.27 feet to a found 5/8" iron rod at an inner ell corner of said Bloomfield Homes tract and the northwest corner of a said 11.96 acre tract;

THENCE South 30 degrees 53 minutes 53 seconds East, with an inner east line of said Bloomfield Homes tract and the west line of said 11.96 acre tract, a distance of 832.45 feet to a found 1/2" iron rod at the southeast corner of said Bloomfield Homes tract, the southwest corner of a said 11.96 acre tract and on the north line of a called 29.643 acre tract to Quinn Huynh and Kim Bui recorded in Instrument Number 1736137, OPRECT;

THENCE South 59 degrees 36 minutes 39 seconds West, with the south line of said Bloomfield Homes tract and the north line of said 29.643 acre tract, at a passing distance of 767.06 feet a found 1/2" iron rod, and continuing a total distance of 792.06 feet to a point in the approximate centerline of Old Fort Worth Road;

THENCE North 30 degrees 47 minutes 45 seconds West, with the approximate centerline of said Old Fort Worth Road and the west line of said Bloomfield Homes tract, a distance of 541.72 feet to a point in the approximate centerline of said Old Fort Worth Road;



THENCE North 59 degrees 10 minutes 50 seconds East, at a passing distance of 25.05 feet a found 5/8" aluminum disk stamped "Brazos Electric Waco S-3" continuing along a total distance of 320.17 feet to a found 5/8" aluminum disk stamped "Brazos Electric Waco S-3" at the southeast corner of a called 2.0000 acre tract to Brazos Electric Power Cooperative, INC. recorded in Volume 1192, Page 654, DRECT

THENCE North 30 degrees 49 minutes 10 seconds West, a distance of 295.16 feet to a found 5/8" aluminum disk stamped "Brazos Electric Waco S-3" at the northeast corner of said 2.0000 acre tract;

THENCE South 59 degrees 10 minutes 50 seconds West, at a passing distance of 295.05 feet a found 5/8" aluminum disk stamped "Brazos Electric Waco S-3" continuing a total distance of 320.05 feet to a point in the approximate centerline of said Old Fort Worth Road;

THENCE with the approximate centerline of said Old Fort Worth Road the following three (3) courses and distances:

1. North 30 degrees 47 minutes 45 seconds West, a distance of 747.81 feet to a point for corner;
2. North 59 degrees 35 minutes 14 seconds East, a distance of 2.79 feet to a point for corner;
3. North 30 degrees 17 minutes 54 seconds West, a distance of 45.40 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the northwest corner of said Bloomfield Homes tract and the south corner of said Tract 3;

THENCE North 43 degrees 18 minutes 19 seconds East, with the north line of said Bloomfield Homes tract and the south line of said Tract 3, a distance of 914.79 feet to the POINT OF BEGINNING and containing 35.588 acres, or 1,550,222 square feet of land, more or less.

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

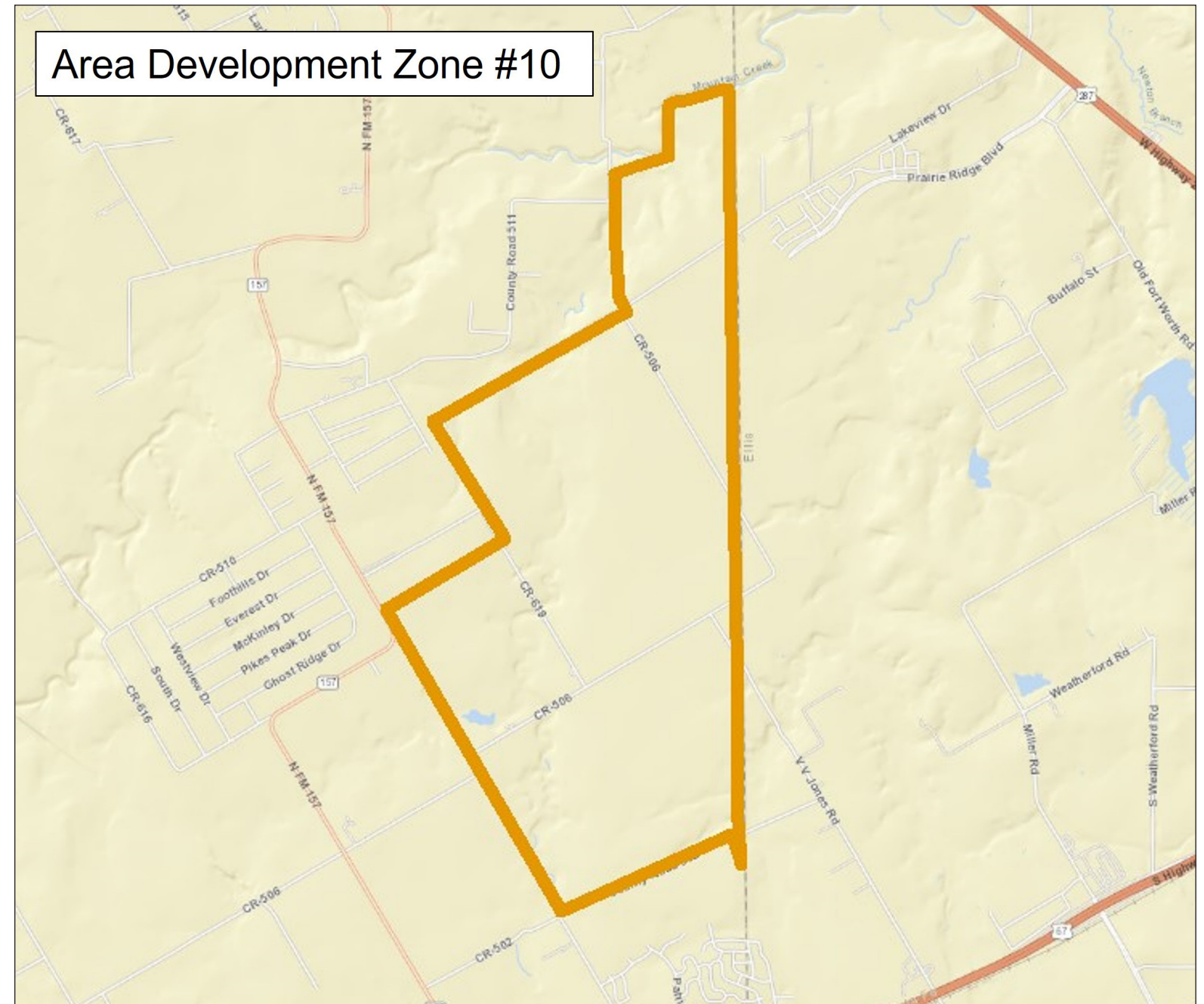
West along the southern boundary of Property ID R000012498 to the point it meets the northwest corner of Property ID R000012513, thence

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;

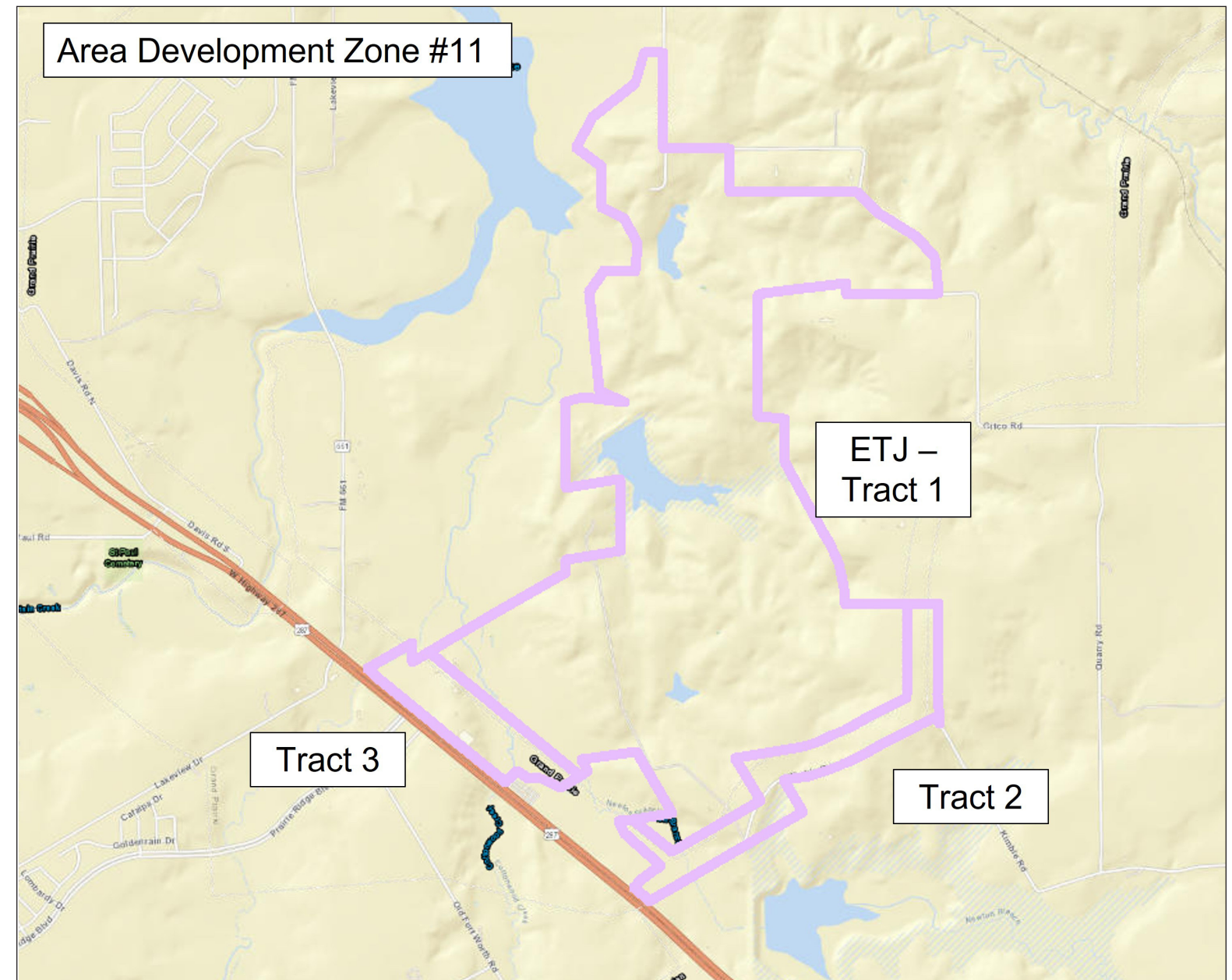
North 72°36'09" West, a distance of 170.09 feet to a set 1/2 inch iron rod with a "GAI" cap for a point;

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:	04/16/2024
PRESENTER:	Tiffany Bull, Deputy City Attorney
TITLE:	Development Agreement with Provident Realty Advisors, Inc. on Behalf of Affiliated Entities and Prairie Ridge Municipal Management District No. 1 to Establish Development Standards and Authorize Reimbursement for Public Improvements from Area Development Zones 9, 9A, and 10 of Tax Increment Reinvestment Zone #3 for 30 Years Per Area in an Amount Not to Exceed 70% of the Captured Appraised Value
REVIEWING COMMITTEE:	(Reviewed by the Tax Increment Reinvestment Zone #3 Board and City Council Development Committee on 04/16/2024)

PURPOSE OF REQUEST:

Establish the process for approval of development standards for the Goodland Development, approve development standards for approximately 1572 acres of the Goodland Development, and authorize 70% of the captured appraised value for Area Development Zones 9, 9A, and 10 to be used for reimbursement of Public Improvements benefiting Tax Increment Reinvestment Zone (TIRZ) #3.

SUMMARY:

In addition to 972 acres of land in Ellis County Fresh Water Supply District No. 1, Provident Realty Advisors, Inc, through various affiliated entities, owns or has development control of approximately 3,737 acres of land in the City of Grand Prairie's Extra-Territorial Jurisdiction (ETJ Property) and 175 acres of neighboring property currently located within the City of Grand Prairie. Through the agreement, the City is agreeing to provide water to the development, to the extent legally able. The development agreement establishes the process for the development and annexation of the ETJ Property in phases. Prior to the development and annexation of each phase, the City and developer will negotiate the development standards and establish the water and waste water infrastructure needs for the phase. The development agreement adopts the standards for ETJ portion of the first phase.

The first phase includes approximately 1572 acres of ETJ Property located in Ellis County which includes approximately 1431 acres of light industrial, including data center. The remainder of the ETJ property is designated for mixed-use or residential use with the option for data center use.

The mixed-use and residential use area allows a variety of housing types including single family style units, paired home style units, multi-unit homes, parCHAUS style units, townhome style units, bungalow court, and auto court style units. The residential area will include a maximum density of 12 units/acre

and maximum of 1332 units with a portion of the units having a base zoning district of TH and the others having a base zoning district of MF-3. The agreement provides the flexibility to transition the mixed-use and residential area to a data center use.

As each phase is developed, the developer will be able to receive reimbursement for the cost of Public Improvements which benefit the TIRZ. Reimbursement from each area will be limited to 30 years and 70% of the captured appraised value received by the city. Initially, the TIRZ revenue dedicated for reimbursement will be allocated with 60% available to reimburse the developer and 40% available to reimburse the City for road projects. Once the City has been reimbursed for road projects, the reimbursement will be allocated with 75% available to reimburse the developer and 25% available to reimburse the City for costs associated with certain project costs incurred by the City.



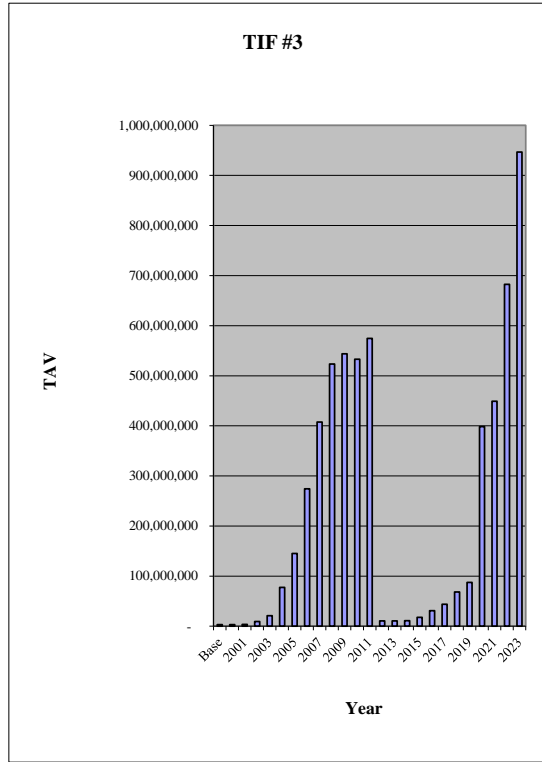
**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 04/16/24
REQUESTER: Lee Harriss
PRESENTER: Lee Harriss, Special District Administrator
TITLE: TIF 3 Financial Report
RECOMMENDED ACTION: Approve

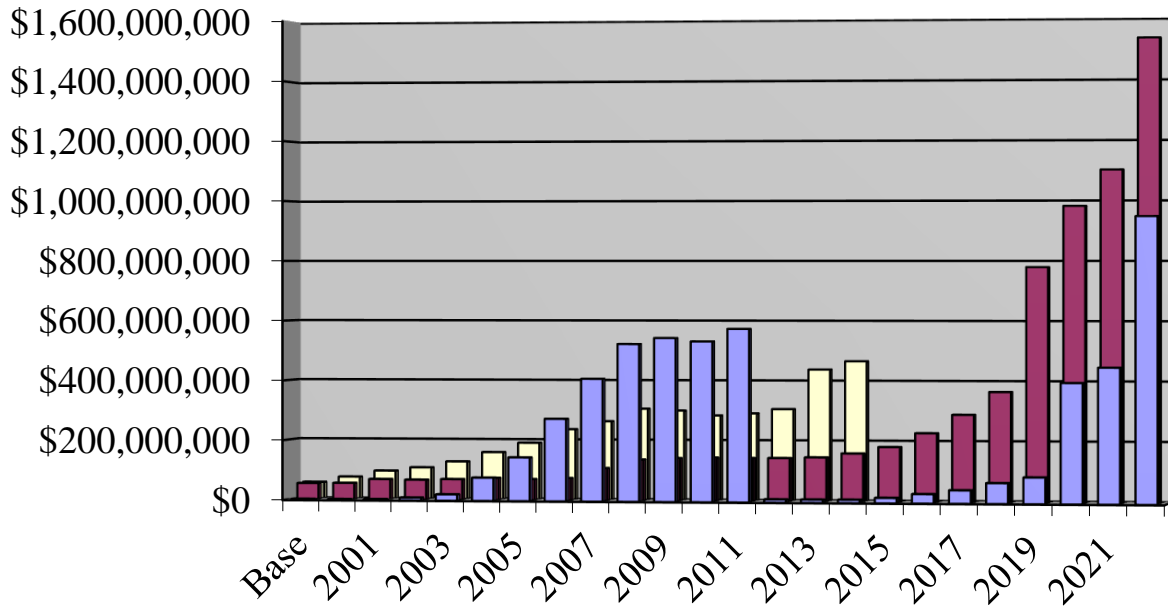
ANALYSIS:
TIF 3 Financial Report

FINANCIAL CONSIDERATION:
None

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



History of TIF Taxable Values



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

■ TIF #3
 ■ TIF #1
 ■ TIF #2

Budget/Actual Report for Fiscal 2024
TIF 3
Peninsula (Lake District)
as of 3/31/24 Preliminary

	<u>FYE 9/30/18</u>	<u>FYE 9/30/19</u>	<u>FYE 9/30/20</u>	<u>FYE 9/30/21</u>	<u>FYE 9/30/22</u>	<u>FYE 9/30/23</u>	<u>10/1/2023 - 9/30/2024</u>	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>
Beginning Resource Balance	1,439,489.53	2,090,514.53	3,105,415.53	4,366,917.53	5,152,539.53	6,188,033.28	6,928,649.24	6,928,649.24
Tax Levy								
City Of Grand Prairie Tif	292,120.00	455,188.00	584,616.00	847,160.00	1,092,601.00	2,238,830.71	3,546,775.00	3,546,774.76
Dallas County Tif	-	-	-	-	-	-	-	-
Dallas Co. Comm College Tif	-	-	-	-	-	-	-	-
Dallas Co. Hosp District Tif	-	-	-	-	-	-	-	-
Cedar Hill Isd Tif	448,631.00	699,641.00	846,108.00	-	-	-	-	-
Tarrant Co. Tif	-	-	-	-	-	-	-	-
Tarrant Co. Hospital District	-	-	-	-	-	-	-	-
Tarrant County College	-	-	-	-	-	-	-	-
Bond Proceeds								
Certificate Of Ob Proceeds	-	-	-	-	-	-	-	-
Other Revenues								
Trsf In Tif 3 Public Safety Fu	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
Total Revenues	740,751.00	1,154,829.00	1,430,724.00	847,160.00	1,092,601.00	2,238,830.71	3,546,775.00	3,546,774.76
Expenditures								
Debt Service Transfers								
Tr To T F 3 D/Trsf To Debt Svc	-	-	-	-	-	-	-	-
Amortization Of Fiscal Fees	-	-	-	-	-	-	-	-
Costs Of Issuance	-	-	-	-	-	-	-	-
Rebates								
Pay Cedar Hill I S D	89,726.00	139,928.00	169,222.00	-	-	-	-	-
Developer Agreements								
Grand Peninsula (Wynne Jackson)								
Tr/STRT/Wynne Jackson (4091)	-	-	-	-	-	-	-	-
Tr/Str/4001/6100 Wj Install P	-	-	-	-	-	-	-	-
Wj Installment Pmt	-	-	-	-	-	-	-	-
Tr/Wter/Wj Ph I 042-0088	-	-	-	-	-	-	-	-
Tr/Str/4001/10-05 Wj Installm	-	-	-	-	-	-	-	-
Mira Lagos (Hanover)								
Mira Lagos Reimbursement Pmt	-	-	-	-	-	-	-	-
Mira Lagos Ph I Water Improvem	-	-	-	-	-	-	-	-
Tr/Wter/Mira Lagos Install Pmt	-	-	-	-	-	-	-	-
Tr/Str/Hanover/MI-Install Pmt	-	-	-	-	-	-	-	-
Mira Lagos Reimbursement Pmt-P	-	-	-	-	-	-	-	-
Mira Lagos Installment Pmt	-	-	-	-	-	-	-	-
Tr/Wter/Mira Lagos 24" Line (W	-	-	-	-	-	-	-	-
Tr/Str/4001/Mira Lagos Instal	-	-	-	-	-	-	-	-
Mira Lagos East (Hanover)								
Mira Lagos East	-	-	-	-	-	-	-	-
Developer Participation/Mira L	-	-	-	-	-	-	-	-
Mozley (Hanover)								
Mira Lagos Installment Pmt (Mo	-	-	-	-	-	-	-	-
Developer Participation/Mozley	-	-	-	-	-	-	-	-
Other Projects								
Professional Services	-	-	-	12,962.00	8,381.25	26,156.75	23,750.00	-
Lakeshore Village T H Culvert	-	-	-	-	-	-	-	-
Tr/Wter/Eng Pkwy 24" Wtr Ln (5	-	-	-	-	-	-	-	-
Miscellaneous								
Legal Services-Hanover (708W)	-	-	-	-	-	-	-	-
Interfund Reimb-Gen Fund(1001)	-	-	-	45,944.01	46,019.00	46,469.00	47,881.00	19,951.00
Interfund Reimb-Poolinv (3900)	-	-	-	2,631.99	2,707.00	2,708.00	2,910.00	1,209.00
Tr/Str/4001/Hospital Road Rep	-	-	-	-	-	1,422,881.00	-	-
Public Safety Transfer								
Tr/ Fire Cap Fund (4005) Stati	-	-	-	-	-	-	-	-
Trans To General Fund (1001)	-	-	-	-	-	-	-	-
Tr/Tif 3 Public Safety/City Of	-	-	-	-	-	-	-	-
Total Expenditures	89,726.00	139,928.00	169,222.00	61,538.00	57,107.25	1,498,214.75	74,541.00	21,160.00
Ending Resource Balance	2,090,514.53	3,105,415.53	4,366,917.53	5,152,539.53	6,188,033.28	6,928,649.24	10,400,883.24	10,454,264.00