

**INTERLOCAL AGREEMENT**

In consideration of the covenants set forth herein, and subject to the terms and conditions herein, the Parties (as defined below) hereby agree to the terms and conditions of this Agreement (as defined below).

**I. PARTIES & INDEX**

**A. Parties**

I. THIS INTERLOCAL AGREEMENT is made by and between the CITY OF MCALLEN, TEXAS (hereafter referred to as the "CITY"), a Texas Home Rule Municipality, acting through its Mayor pursuant to Ordinance No. 2016-88 passed and approved by the City Commission on December 12, 2016; HIDALGO COUNTY, a political subdivision of the State of Texas, acting through its County Judge pursuant to authority granted by the Hidalgo County Commissioners Court on October 3, 2017 (hereafter referred to as the "COUNTY"); the REINVESTMENT ZONE NUMBER 2A, CITY OF MCALLEN, a reinvestment zone created by the CITY pursuant to Chapter 311 of the Texas Tax Code (hereafter referred to as the "ZONE"), acting by and through its duly authorized Board of Directors, established to administer, manage and/or operate the ZONE pursuant to Chapter 311, Texas Tax Code, as well as to implement and fund the Project ("ZONE BOARD"). Collectively, the CITY, COUNTY, and ZONE, may be referred to as the "Parties". This Agreement is made pursuant to Chapter 791 Texas Government Code and Chapter 311 of the Texas Tax Code for the participation of the CITY and the COUNTY in the Project (as defined below).

2. The initial addresses of the Parties are listed below. Each party may designate a different address by giving the others at least ten (10) days prior written notice.

**If to the City, to:**

City of McAllen  
1300 Houston Avenue  
McAllen, Texas 78501  
Attention: City Manager  
Phone: (956) 681-1000

**With a copy to:**

City of McAllen  
1300 Houston Avenue  
McAllen, TX 78501  
Attention: Mayor  
Phone: (956) 681-1000

**If to the County, to:**  
 Hidalgo County  
 Attention: Hon. Ramon Garcia, Hidalgo County Judge  
 Re: McAllen TIRZ #2A  
 100 E. Cano, Ste. 201  
 Edinburg, Texas 78539  
 Phone: (956) 318-2600

**With a copy to:**  
 Hidalgo County Auditor  
 Attn: Ray Eufrazio, CPA  
 Re: McAllen TIRZ #2A  
 2808 South Business Hwy 281  
 Edinburg, Texas 78539  
 Phone: (956) 318-2511

**If to the Zone, to:**  
 Reinvestment Zone Number 2A  
 c/o City of McAllen  
 1300 Houston Avenue  
 McAllen, Texas 78501  
 Attention: Presiding Officer  
 Phone: (956) 681-1001

**With a copy to:**  
 Reinvestment Zone Number 2A  
 Attn: Board Secretary  
 1300 Houston Avenue  
 McAllen, Texas 78501  
 Phone: (956) 681-1001

**B. Index**

This Agreement consists of the following sections:

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### C. Parts Incorporated

All of the above-described exhibits are hereby incorporated into this Agreement by this reference for all purposes.

## II. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings set out below:

1. "Administrative Costs" means reasonable costs directly incurred by a Participating Taxing Entity (as hereinafter defined) related to its agreement to participate in the development of the ZONE, as described in this Agreement. These costs include, but are not limited to, costs and expenses for legal review and financial analysis related to the ZONE incurred prior to entering into this Agreement, as well as any such costs and expenses incurred after this Agreement becomes effective. The aggregate reimbursable Administrative Costs for all the combined Participating Taxing Entities, which incur Administrative Costs over the life of the ZONE, shall not exceed an aggregate reimbursement of One Hundred Thousand Dollars (\$100,000). Such costs shall be distributed as follows: \$80,000 to CITY and \$20,000 to COUNTY.

2. "Agreement" means this Interlocal Agreement.

3. "Available Tax Increment" shall mean (1) as to CITY, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the Zone that equals 60% of the CITY's M&O Tax Rate as levied, collected, and allocated to the general fund (i.e., excluding only the portion of the CITY's property tax rate that is apportioned for payment of outstanding general obligation bonded indebtedness commonly referred to as the "interest and sinking fund rate"); and (2) as to COUNTY, an amount calculated as a millage rate per \$100 of Captured Appraised Value of real property in the ZONE that equals 50% of the COUNTY Applicable M&O Tax Rate levied, collected and allocated to the general fund (excluding only that portion of the COUNTY's property tax rate that is apportioned for payment of outstanding general obligation bond indebtedness commonly referred to as the "interest and sinking fund rate").

4. "Base Year" means the year in which a Tax Increment Reinvestment Zone is created by ordinance or order. The Base Year is 2016.

5. "Captured Appraised Value" means the captured appraised value of the ZONE, as defined by Section 311.012(b), Texas Tax Code (and as said Code may be amended from time to time); e.g., the total appraised value in a given year of all real property taxable by a participating taxing entity and located in the ZONE for that year less the total appraised value of that property in 2016, the Base Year of the ZONE.

6. "CITY" has the meaning set forth in Section I.A.1 above.

7. "City Commission" means the city commission of the CITY.

8. "CITY M&O Tax Rate" means that portion of the ad valorem tax rate used by the CITY for Maintenance and Operation. The CITY M&O Tax Rate may change from time to time. The CITY M&O Tax Rate for the Base Year is \$0.4264 per \$100 dollars of valuation on the Captured Appraised Value and may be changed by the CITY during the Term of the ZONE.

9. "COUNTY" has the meaning set forth in Section I.A.1 above.

10. "COUNTY Applicable M&O Tax Rate" for any given year means the lesser of (i) the Base Year M&O Tax Rate or (ii) the COUNTY M&O Tax Rate for the given year. The Base Year M&O Tax Rate was \$0.5186 per \$100 dollars of valuation.

11. "COUNTY M&O Tax Rate" means that portion of the ad valorem tax rate used by the COUNTY for maintenance and operation. The COUNTY M&O Tax Rate is subject to change by the COUNTY in accordance with applicable law.

12. "COUNTY's Maximum Contribution" is the lesser of (i) Seven Million Five Hundred Thirty Two Thousand, Two Hundred Thirty Nine and NO/100 Dollars (\$7,532,239) or (ii) the CITY's aggregate contribution to the Tax Increment Fund over the Term of the ZONE.

13. "Creation Ordinance" has the meaning given such term in Section III below.

14. "Material Change" has the meaning given such term in Section IV.B.5 below.

15. "Participating Taxing Entity" means the CITY and COUNTY.

16. "Parties" has the meaning given such term in Section A.I above.

17. "Project" means the Drainage Projects, as more specifically identified in the Project & Finance Plan.

18. "Project & Finance Plan" means the final Project and Finance Plan for the ZONE adopted by the Board of Directors of the ZONE on April 24, 2017, approved by the City Commission on April 24, 2017, and attached hereto as an exhibit to Exhibit "T".

19. "Project Costs" means the costs of the Public Infrastructure Improvements, eligible for reimbursement under Chapter 311 of the Texas Tax Code, as described in the Project & Finance Plan. The Project Costs in the aggregate for the Term of ZONE are estimated to be Fifteen Million Three Hundred Twenty Eight Thousand Five Hundred (\$15,328,500) as more completely set forth in Exhibit "T".

20. "Tax Increment" for a Participating Taxing Entity means the total amount of ad valorem taxes levied and collected each year by that Participating Taxing Entity each year on the Captured Appraised Value of taxable real property in the ZONE. Further, with respect to the COUNTY, this term shall be further limited to the total amount of ad valorem taxes levied and collected only on behalf of the COUNTY each year.

21. "Tax Increment Base" means the total appraised value of all real property taxable by a Participating Taxing Entity and located in the ZONE as of January 1, 2016 the year in which the ZONE was designated.

22. "Tax Increment Fund" means the tax increment fund created by the CITY for the deposit of Available Tax Increments for the ZONE, entitled "Reinvestment Zone Number 2A City of McAllen, Texas Tax Increment Fund," which fund must be segregated and kept apart from any other funds of the CITY and may only be used to pay for expenses and costs approved by the Board of Directors for the ZONE.

23. "Tax Increment Payment" means the Available Tax Increment that a Participating Taxing Entity is required to deposit annually into the Tax Increment Fund in accordance with this Agreement and the Project & Finance Plan.

24. The "Term of the ZONE" has the meaning set forth in Section III. C. below.

25. "TIRZ 2" has the meaning set forth in Section III.E. below

26. "Transportation Zone" means Transportation Reinvestment Zone Number Two, Hidalgo County.

27. "ZONE" means McAllen Tax Increment Reinvestment Zone Number 2A, created by the CITY over the property contained in the Zone on December 12, 2016, by Ordinance No. 2016-88, a legal description of which is contained in Exhibit "1".

28. "ZONE BOARD" has the meaning set forth in Section I.A.I above.

### III. BACKGROUND

A. Ordinance No. 2016-88 approved by the City Commission on December 12, 2016 created a tax increment financing reinvestment zone to support revitalization and development activities for the ZONE, commonly known as McAllen TIRZ #2A, pursuant to Chapter 311, Texas Tax Code. The City Commission amended Ordinance No. 2016-88 on April 24, 2017 (as so amended, the "Creation Ordinance"). In the Creation Ordinance, the CITY found that:

1. the Zone is a contiguous geographical area located wholly within the City limits of McAllen;
2. less than ten percent (10%) of the property in the proposed Zone is used for residential purposes, as the term "residential" is defined in Section 311.006(d) of the Act;
3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifteen percent (15%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by the City, County and the McAllen Independent School District and that development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future;

5. the real property contained in the proposed Zone is predominantly open or undeveloped;
6. one of the factors that substantially impairs or arrests the sound growth of the City is lack of drainage improvements within the proposed Zone; and
7. the installation of drainage improvements within the proposed Zone will have a positive impact on the development or redevelopment of property within the proposed Zone and will positively impact the sound growth of the City;

In addition the City has found that some or all of the property is located within an enterprise zone under Section 2303 of the Texas Local Government Code and/or a federal empowerment zone and therefore qualifies for purposes of the TIRZ statute by the terms of Section 311.0031 of the Texas Tax Code.

B. On October 3, 2017, the COUNTY, authorized the execution of this Agreement and expressed its intent to participate in the ZONE at a level of 50% of the COUNTY Applicable M&O Tax Rate.

C. On December 12, 2016, the City Commission passed and approved Ordinance No. 2016-88, which created the ZONE pursuant to Section 311.013 of the Texas Tax Code. On December 12, 2016 the City Commission, after proper notice held a public hearing as required by Section 311.011 of the Texas Tax Code, passed and approved Ordinance No. 2016-89 adopting the original project and finance plan for the ZONE. The ZONE is projected to terminate on December 31, 2037, unless earlier termination occurs under this Agreement (the "Term of the ZONE").

D. On April 24, 2017, the ZONE BOARD adopted an amendment to the previously adopted project and finance plan. On April 24, 2017, the City Commission amended Ordinance No. 2016-89 (which amended ordinance is attached hereto as Exhibit "I", and any subsequent references herein to Ordinance No. 2016-89 shall be deemed to be to Ordinance No. 2016-89 as so amended) to approve the amended plan (which is the Project and Finance Plan attached hereto as an exhibit to Exhibit "I"). The CITY and the COUNTY agree to participate in the ZONE and to deposit their respective Tax Increment Payments to the Tax Increment Fund, in accordance with the terms, and in consideration for the agreements, set forth herein. The Tax Increment Fund was authorized by the Creation Ordinance. The COUNTY hereby acknowledges receipt of notice of the initial creation of the ZONE. The CITY represents that it has complied with all legal requirements and notice requirements in the creation of the ZONE.

E. The CITY had previously designated Reinvestment Zone Number Two, City of McAllen ("TIRZ 2"), which included some of the property in the ZONE. The CITY represents that it dissolved TIRZ 2 on December 12, 2016, prior to the designation of the ZONE and that the ZONE is a separate tax increment reinvestment zone from TIRZ 2.

## IV. RIGHTS AND OBLIGATIONS OF THE COUNTY

### A. Tax Increment Participation by the COUNTY

1. Subject to the limitations set out in this Agreement, the COUNTY agrees to participate in the ZONE by contributing to the Tax Increment Fund an amount equal to 50% of the revenue generated from the COUNTY Applicable M&O Tax Rate as assessed and collected on the Captured Appraised Value for each respective tax year during the Term of the ZONE. For the purpose of this Agreement the COUNTY M&O Tax Rate shall be calculated as set forth in section IV(B)(2) of this Agreement. In no event shall the COUNTY contribution to the Tax Increment Fund (including amounts allocated to the COUNTY's Administrative Expenses in accordance with Subsection IV.B.1.e. below) be greater than the COUNTY's Maximum Contribution over the life of the ZONE (which for purposes of this provision will be deemed to end no later than December 31, 2037) beginning with the 2017 tax year.

2. The Parties hereto agree that the COUNTY's contribution to the Tax Increment Fund shall be used to fund Project Costs. The COUNTY's contributions to the Tax Increment Fund shall end when it has contributed the COUNTY's Maximum Contribution, or when it has made contributions of all Tax Increment Payments, as specified in the Project & Finance Plan, attributable to all periods through the end of the COUNTY's fiscal year 2037 (ending on December 31, 2037), whichever occurs first.

### B. Tax Increment Payment

1. a. COUNTY's obligation to contribute its Tax Increment Payment to the Tax Increment Fund, as provided in Section IV.A. of this Agreement, shall accrue as the COUNTY collects its Available Tax Increment. The Parties hereto agree that all ad valorem property taxes collected each year by the COUNTY that are attributable to real property in the ZONE shall first constitute taxes on the Tax Increment Base and after the total amount of taxes on the value of the Tax Increment Base have been collected, then the remaining ad valorem taxes collected shall constitute the taxes collected on the value of the Tax Increment.

b. COUNTY agrees to deposit its first Tax Increment Payment to the Tax Increment Fund for tax year 2017 by the later of:

- (i) all tax accounts having been coded by the Hidalgo County Appraisal District and the Hidalgo County Tax Office having received the list of tax accounts (tax accounts, to the extent known on the date hereof, are listed on Exhibit "III" attached hereto);
- (ii) collection reports having been provided to the Hidalgo County Auditor's Office;
- (iii) all other information required by this Agreement, including the information required under Section 311.016 of the Tax Code, having been provided to the County;
- (iv) May 1, 2018; or

- (v) 30 days after the full execution and delivery of this Agreement by all Parties.

The amount of the first Tax Increment Payment shall be based on the Tax Increments that were received up to January 31, 2018, but only for tax year 2017, beginning January 1, 2017.

c. For subsequent payments, the COUNTY agrees to contribute its yearly Tax Increment Payment to the Tax Increment Fund annually not later than the 90<sup>th</sup> day after the delinquency date for the COUNTY's property taxes (or the first business day thereafter) following the end of each tax year. The amount of each Tax Increment Payment shall be based on the Tax Increments that are received up to January 31<sup>st</sup> following the end of the tax year, but which have not been previously deposited in the Tax Increment Fund, during the annual periods preceding each deposit date.

d. Under no circumstances shall the COUNTY be required to participate in the ZONE with taxes attributable to periods after 2037.

e. The COUNTY shall have the right to deduct the COUNTY's Administrative Costs prior to contribution of its Tax Increment Payment into the Tax Increment Fund. For the avoidance of doubt, if the COUNTY deducts Administrative Costs prior to making the payment into the Tax Increment Fund, the amount of the deducted Administrative Costs shall be counted as having been made by the COUNTY to the Tax Increment Fund for purposes of determining whether the COUNTY has reached the COUNTY Maximum Contribution.

f. The CITY shall request collection reports from the Hidalgo County Tax Assessor Collector and provide a copy of these reports along with a payment request detailing the payment calculation as illustrated in the chart in Subsection g. below to the COUNTY one month prior to the payment required to be made under this Agreement.

g. The chart below is an example of the calculation of the COUNTY's Tax Increment Payment.

*Assuming for the purpose of this example, the tax value of the zone is \$100,000.00, the base value is \$10,000.00, the Administrative Costs are \$10.00 per year and the overall COUNTY tax rate is \$.0059.*

Tax Increment Reinvestment Zone (TIRZ) Payment Calculation	EXAMPLE
TIRZ Real Property Certified Taxable Value as of January 31 (Provided by Hidalgo County Appraisal District (HCAD))	\$100,000.00
<i>(Multiplied by)</i> Hidalgo County Current (GHD) Tax Rate (.59/100)	0.0059
GHD Actual Tax Levy for all real property tax accounts located within the TIRZ	\$590.00
TIRZ Real Property Certified Taxable Value as of January 31 (Provided by Hidalgo County Appraisal District (HCAD))	\$100,000.00
<i>(Less)</i> Base Year Real Property Certified Appraised Value for Tax Accounts located within the TIRZ (Provided by HCAD)	\$10,000.00
<b>Captured Appraised Value</b>	<b>\$90,000.00</b>
Captured Appraised Value	\$90,000.00
<i>(multiplied by)</i> 50% of COUNTY's Applicable M&O Tax Rate ( The lesser of actual tax year M&O rate or rate specified on agreement) (.005191*.50)	0.0025955
<b>Tax Levy Due to TIRZ</b>	<b>\$233.60</b>
TIRZ Collections (for February 1 through January 31) as per Collections Reports provided by Hidalgo County Tax Office	\$300.00
<i>(divided)</i> GHD Actual Tax Levy for all Real Property tax accounts located within the TIRZ	\$590.00
<b>Percent Collected of Actual Levy</b>	<b>50.85%</b>
Tax Levy Due to TIRZ	\$233.60
<i>(Multiplied by)</i> Percent Collected of Actual Levy	50.85%
<b>Proposed Payment Amount</b>	<b>\$118.78</b>
<i>(LESS)</i> Administrative Cost (as per Agreement)	\$10.00
<b>TAX INCREMENT PAYMENT AMOUNT DUE TO TAX INCREMENT FUND</b>	<b>\$108.78</b>

2. One month prior to a payment required under Section IV.B. of this Agreement, the CITY shall provide to the COUNTY the TIRZ annual audit report, an updated fact sheet that includes detail as to what portion of the Project has been completed to date, a schedule of what portion of the Project is to be completed in the following year and a current roster of the ZONE's board members, including the term of each board member, the entity that appointed the board member, the date for the next annual meeting and a formal request for payment. In addition to and as part of the CITY's fact sheet, the CITY shall supply the COUNTY with all information as required under section 311.016 of the Texas Tax Code on or before the 90<sup>th</sup> day following the end of the fiscal year of the CITY.

3. Pursuant to Chapter 311 of the Texas Tax Code, in the event there is a conflict between the Parties in regards to the amount of the Tax Increment owed by the COUNTY, the Hidalgo County Auditor will make the final determination as to the amount of any Tax Increment owed by the COUNTY under this Agreement. The annual Captured Appraised Value for the real property contained within the ZONE shall be determined by the Hidalgo County Appraisal District

on the assessed appraised values and the Hidalgo County Tax Offices' verification of collections in regards to the real property contained with the ZONE.

4. Any delinquent deposit by the COUNTY of a Tax Increment Payment under this Agreement shall be administered as provided in Section 311.013(c) and (c-1) of the Texas Tax Code, which state as follows:

(c) Notwithstanding any termination of the reinvestment zone under Section 311.017(a) and unless otherwise specified by an agreement between the taxing unit and the municipality or county that created the zone, a taxing unit shall make a payment required by the Subsection (b) [Tax Increment Payment], not later than the 90<sup>th</sup> day after the later of:

(1) the delinquency date for the unit's property taxes or

(2) the date the municipality or county that created the zone submits to the taxing unit an invoice specifying the tax increment produced by the taxing unit and the amount the taxing unit is required to pay into the tax increment fund for the zone.

(c-1) A delinquent payment incurs a penalty of five percent of the amount delinquent and accrues interest at an annual rate of 10 percent."

The Parties expressly agree that the COUNTY shall not owe any penalty or interest on Tax Increments attributable to taxes that have been levied, but not received by the COUNTY. Further, the COUNTY shall not be liable for the payment of any penalties or interest if the report required to be filed by the CITY under section 311.016 of the Texas Tax Code is not filed timely; or if the fact sheet, the TIRZ's annual audit report, and/or payment request are not provided to the County timely, or under any other situation in which the CITY does not pay interest or penalties.

5. The CITY and the ZONE agree to comply with the Project & Finance Plan and to provide prior written notice to the COUNTY of a proposed change that would constitute at least a twenty-five percent (25%) increase or decrease in either the Project Costs or the scope and scale of the Project (hereinafter a "Material Change"); provided that any Material Change that is not approved by the COUNTY shall not change the amount of Tax Increment Payments due from the COUNTY. The ZONE BOARD shall have the right to amend and modify the Project & Finance Plan without providing prior written notice to the COUNTY so long as such amendment or modification does not constitute a Material Change.

6. If the CITY or the ZONE BOARD materially breaches this Agreement, then the COUNTY may provide written notice to the CITY and the ZONE (with a copy to any other Participating Taxing Entity still contributing Tax Increment Payments) demanding that all breaches must be resolved within ninety (90) days. If the objections and/or concerns, as set out in the notice,

are not resolved within ninety (90) business days from the date of such notice, then the COUNTY may discontinue its Tax Increment Payments and terminate its participation in the ZONE.

7. Except for contributing its respective Tax Increment Payments to the Tax Increment Fund as set out in this Agreement, the COUNTY shall not have any obligation or responsibility for any costs or expenses associated with the implementation of the Project & Finance Plan, including, without limitation, any obligation to pay or repay any bond or other debt issued by another Participating Taxing Entity, the ZONE or the ZONE BOARD relating to the ZONE or any costs associated with the operation of ZONE, the Project or any other projects relating thereto.

8. Notwithstanding anything herein to the contrary, the COUNTY's total Tax Increment Payment to the Tax Increment Fund over the Term of the ZONE shall not exceed the COUNTY's Maximum Contribution, plus any applicable penalty and/or interest allowed in section 311.013 of the Tax Code, subject to the limitations in Section IV.B.4.

9. a. *General Provisions.* Subject to changes in the COUNTY M&O Tax Rate that will be addressed as set forth in Section IV.B.9.b. and IV.B.9.c. below, the COUNTY agrees to participate at fifty percent (50%) of the COUNTY Applicable M&O Tax Rate (for tax year 2017, 50% equaling \$0.2593 per \$100 valuation on the Captured Appraised Value) for real property within the Zone, without regard to whether the real property is also within the Transportation Zone. The CITY represents to the COUNTY that there is no overlap between the ZONE and the Transportation Zone

b. *Transportation Zone Overlap:* This provision intentionally deleted because the maximum contribution of the COUNTY hereunder is 50% of the COUNTY Applicable M&O Tax Rate.

c. *Greater COUNTY M&O Tax Rate.* If the COUNTY M&O Tax Rate for any given year is greater than the COUNTY Applicable M&O Tax Rate for such year during the Term of the ZONE, then the COUNTY shall retain all taxes collected in excess of fifty percent (50%), of the COUNTY Applicable M&O Tax Rate per \$100 valuation on the Captured Appraised Value and to the extent any such excess has been contributed into the Tax Increment Fund, such excess shall be promptly refunded to the COUNTY.

10. COUNTY taxes that are delinquent for more than five years will be considered uncollectible and shall not be included in the Tax Increment Payment.

### **C. School District Provisions**

The COUNTY understands that the Project is located in the McAllen Independent School District. The City and the Zone represent to the COUNTY that the McAllen Independent School District is not participating in the ZONE by contribution of Tax Increment.

**D. Management of the ZONE**

1. The ZONE shall in all respects be managed by the ZONE BOARD. The ZONE BOARD shall have all powers allowed under Chapter 311 of the Texas Tax Code to manage the ZONE and carry out the Project & Finance Plan as limited by the CITY's ordinance creating the ZONE. The Participating Taxing Entities, during the term of this Agreement, may inspect the Project site and review Project plans and drawings at times and intervals in a manner that will not interfere with ongoing operations.

2. The ZONE BOARD shall be composed of six (6) members, as allowed under Section 311.009(b) of the Texas Tax Code. The COUNTY shall have the right to (i) appoint one member of the ZONE BOARD and (ii) designate a second member of the ZONE BOARD as its designee. If, in order for one or both of the persons so selected by the COUNTY as members of the ZONE BOARD to become a member of the ZONE BOARD, it is necessary for the CITY to make or confirm the COUNTY's appointment or designation, the CITY shall appoint or confirm the persons so selected by the COUNTY.

**E. Expansion of the ZONE**

Notwithstanding anything to the contrary contained herein, the obligation of the COUNTY to participate in the ZONE is limited to the legal description of the ZONE contained in Exhibit "II" attached hereto and is subject to the terms of this Agreement. The COUNTY's participation shall not extend to the Tax Increment on any additional real property added to the ZONE by the CITY unless the COUNTY approves such participation in writing.

**V. RIGHTS AND OBLIGATIONS OF CITY AND ZONE**

**A. Tax Increment Participation by the CITY**

Subject to the terms of this Agreement, the CITY agrees to participate in the ZONE by contributing to the Tax Increment Fund sixty percent (60%) of the revenue generated from the CITY M&O Tax Rate as levied and collected on the Captured Appraised Value each year during the term of this Agreement, beginning with the 2017 tax year. The CITY agrees to require the ZONE to implement the Project & Finance Plan. The CITY's contributions to the Tax Increment Fund shall end when the CITY has contributed the maximum total contribution provided for herein of Seven Million Five Hundred Thirty Two Thousand, Two Hundred Thirty Nine and No/100 Dollars (\$7,532,239), or when it has contributed all Tax Increments attributable to periods before the ZONE termination date in 2037, whichever occurs first.

**B. Tax Increment Payment**

1. The CITY's obligation to contribute its Tax Increment Payment to the Tax Increment Fund as provided above in Section V of this Agreement shall accrue as the CITY collects its Tax Increment. The CITY agrees to deposit its first Tax Increment Payment to the Tax

Increment Fund for tax year 2017 by May 1, 2018. The amount of the first Tax Increment Payment shall be based on the Tax Increments that were received through January 31, 2018, but only for the tax year 2017 beginning January 1, 2017. For subsequent Tax Increment Payments, the CITY agrees to contribute its Tax Increment Payment to the Tax Increment Fund annually on or before May 1<sup>st</sup> (or the first business day thereafter) of each tax year. Any delinquent deposit of a Tax Increment Payment by the CITY under this Agreement shall be administered as provided in Section 311.013(c) of the Texas Tax Code (or its successor provision).

2. The COUNTY, the CITY and the ZONE expressly agree that the COUNTY and the CITY shall not owe any interest on Tax Increments that have been levied, but not received by the COUNTY or the CITY by the delinquency dates specified herein.

### **C. Financing of Project Costs**

Each Participating Taxing Entity shall participate in the payment of Project Costs only to the extent described herein. The CITY and the ZONE shall be entitled to enter into any other agreements for the CITY or the ZONE to pay Project Costs and other reasonable expenses from the Tax Increments paid into the Tax Increment Fund without the consent of any other Participating Taxing Entity, but they will provide notice of such agreement(s) to each Participating Taxing Entity.

### **D. Disbursement of Funds in the Tax Increment Fund**

1. Each Participating Taxing Entity agrees the ZONE BOARD shall administer the Tax Increment Fund on behalf of the ZONE, pursuant to Ordinance No. 2016-89 passed and approved by City Commission of the CITY on December 12, 2016. Except for amounts to be paid to the CITY and COUNTY for Administrative Costs, no funds shall be disbursed from the Tax Increment Fund without the prior written approval of the ZONE BOARD, and notice of the amount of funds used and disbursement of funds by the ZONE shall be given at least annually to the COUNTY. The Parties agree that the CITY shall be responsible for the annual administration of the ZONE.
2. The parties agree and understand that under no circumstances shall Administrative Costs, in the aggregate, exceed the amount set out and described in Section II.1 above.
3. The CITY and ZONE will use funds in the Tax Increment Fund to reimburse expenditures in the order and priority of payment set forth in the Project & Finance Plan. No change in such priority shall be made without the COUNTY's consent. The foregoing notwithstanding, no funds will be paid from the Tax Increment Fund to a Participating Taxing Entity for its financial or legal services incurred in any dispute arising under this Agreement with another Participating Taxing Entity or Participating Taxing Entities.

E. Implementation of Project Plan.

The CITY and ZONE agree to implement the Project & Finance Plan in accordance with the terms thereof, without any Material Change. The CITY and ZONE agree that the annual documentation provided to the COUNTY prior to any payment being due will include a detailed status update with documentation of the progress made with respect to the implementation of the Project & Finance Plan. In the event construction of the improvements set forth in the Project & Finance Plan is not commenced by 2020, or the CITY and the ZONE thereafter fail to diligently pursue completion of the Project & Finance Plan, the COUNTY may (i) withhold payments until thirty (30) days following notice to the COUNTY from the ZONE, with documentation satisfactory to the COUNTY, that such failure has been remedied and (ii) if not promptly remedied following notice from the COUNTY, terminate its participation in the ZONE. For the avoidance of doubt, the Parties expressly agree that no such action by the COUNTY will result in a COUNTY Tax Increment Payment being delinquent (and, accordingly, neither interest nor penalties could be due from the COUNTY), because the COUNTY's exercise of its rights hereunder would prevent any Tax Increment Payment from being due hereunder from the COUNTY.

**VI. TERM AND TERMINATION**

**A. Term of the ZONE and Termination**

This Agreement shall become effective as of the last date of execution by the Parties hereto, and shall remain in effect until December 31, 2037 unless earlier terminated as provided herein. Subject to the terms of this Agreement, the COUNTY agrees to participate under this Agreement, beginning with the 2017 tax year and ending in accordance with the terms provided herein. Notwithstanding anything to the contrary contained in this Agreement, the Parties agree and understand that the CITY's and COUNTY's Tax Increment Payments will not be made after December 31, 2037 for the 2036 tax year.

**B. Early Termination**

Neither the CITY, the COUNTY, nor the ZONE BOARD shall take any action to terminate the ZONE earlier than the Term of the ZONE as specified in Section III.A. above.

**C. Disposition of Tax Increments**

Upon expiration or termination of the ZONE and after all bonds and/or notes have been paid and all reimbursements have been made, any money remaining in the Tax Increment Fund shall be paid to the Participating Taxing Entities on a pro rata basis in accordance with Section 311.014( d) of the Texas Tax Code, or any successor provision thereto. Accounting to determine the pro rata distribution of remaining funds to the respective taxing entities shall be conducted according to generally accepted accounting principles, and shall be subject to review and audit by the COUNTY upon reasonable request. In the event a discrepancy occurs between the reviews conducted by the CITY and COUNTY, said dispute will be resolved by the respective audit offices of the CITY and COUNTY. In the event the dispute cannot be resolved it shall be submitted to

mediation under the rules of the American Mediation Association with a mediator agreed upon by the County Judge of the COUNTY and the City Manager of the CITY.

## **VII. MISCELLANEOUS**

### **A. Understanding**

Any and all costs incurred by the ZONE, CITY or COUNTY are not, and shall never become, general obligations or debt of the COUNTY or any Participating Taxing Entity. With respect to the CITY and COUNTY costs, only eligible Project Costs and other allowable expenses under applicable law, if any, incurred by the CITY or COUNTY shall be payable from the Tax Increment Fund in the manner and priority provided the Project & Finance Plan and only to the extent that funds become available in the Tax Increment Fund. The Parties agree and understand that under no circumstance shall the eligible costs exceed the maximum specified in the Project & Finance Plan passed and approved in accordance with Ordinance No. 2016-89 dated December 12, 2016. The CITY and the COUNTY are not obligated above and beyond what is actually collected as its Available Tax Increment during the Term of the ZONE, which shall be deposited into the Tax Increment Fund in accordance with the terms of this Agreement.

### **B. Severability**

In the event any term, covenant or condition herein contained shall be held to be invalid by any court of competent jurisdiction, such invalidity shall not affect any other term, covenant or condition herein contained.

### **C. Entire Agreement**

This Agreement merges the prior negotiations and understandings of the Parties hereto and embodies the entire agreement of the Parties. There are no other agreements, assurances, conditions, covenants (express or implied), or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof.

### **D. Written Amendment**

This Agreement may be changed or amended only by a written instrument duly executed on behalf of each Party hereto. All Parties to this Agreement understand and recognize that only the City Commission of CITY and only the Commissioners Court of the COUNTY have authority to approve a change or amendment to this Agreement on behalf of the CITY or the COUNTY, respectively.

### **E. Notices**

All notices required or permitted hereunder shall be in writing and delivered by personal delivery, facsimile or United States Postal Service (certified mail, return receipt requested) and addressed to the respective other Party at the address prescribed in Section I of this Agreement, or at such other address as the receiving Party may have theretofore prescribed by notice to the sending Party. Such notices shall be deemed delivered the earlier of: (i) when actually received by personal delivery or facsimile if received during normal business hours and on the next business day if received after normal business hours; or (ii), if sent by the United States Postal Service, on the date indicated by the United States Postal Service on the return receipt as the date on which it was received by the respective other Party.

**F. Non-Waiver**

Failure of any Party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, or to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

**G. Assignment**

No assignment of this Agreement by either party is permitted.

**H. Successors**

This Agreement shall bind and benefit the Parties and their legal successors. This Agreement does not create any personal liability on the part of any trustee, officer, owner, partner, principal, employee, elected official or agent of a Party to this Agreement.

**I. Project & Finance Plan**

The COUNTY acknowledges that it was provided with a copy of the initial preliminary finance plan for review and comment before the Project & Finance Plan was finalized and approved by the City Commission. The Parties agree that a Material Change to the Project & Finance Plan shall not apply to the COUNTY unless the COUNTY approves the change as provided herein. Further, if such amendment to the Project & Finance Plan (i) has the effect of directly or indirectly increasing the percentage or amount of Tax Increment to be contributed by the COUNTY; or (ii) increases or reduces the geographical area of the ZONE set forth in the Project & Finance Plan or (iii) otherwise materially changes the Project, the COUNTY must approve said amendment in order for the amendment to be binding on the COUNTY.

**J. Access to Financial Information**

The ZONE agrees to conduct or to cause to be conducted, at a minimum, an annual financial review, a copy of which will be provided to the COUNTY. Furthermore, each Party to this Agreement shall have reasonable access to financial or other information and audit reports

regarding the operation of the ZONE, contribution of Tax Increment Payments to the Tax Increment Fund, and expenditures from the Tax Increment Fund for Project Costs. In addition, the CITY agrees, during the term of this Agreement, to prepare and deliver an annual report to the COUNTY in accordance with Section 311.016 and 311.0101(c), Texas Tax Code. The COUNTY shall have the right to withhold or delay payments to the Tax Increment Fund until such time as it has received the financial report (and other documentation and information pursuant to Section IV.B.2. above) from the CITY for the applicable tax year, and shall not incur any penalties or interest with respect to any such withheld or delayed payments notwithstanding any provision herein to the contrary.

**K. ZONE Designation**

The CITY represents that its designation of the ZONE meets the criteria of Section 311.005(a), Texas Tax Code.

[SIGNATURE PAGE FOLLOWS]

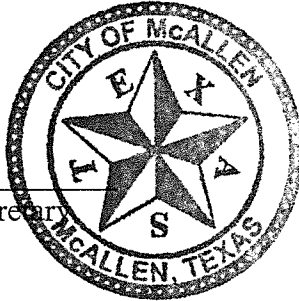
IN WITNESS HEREOF, the CITY OF MCALLEN; HIDALGO COUNTY; AND TAX INCREMENT REINVESTMENT ZONE NUMBER 2A, CITY OF MCALLEN, TEXAS have made and executed this Agreement in triplicate originals on this 3rd day of October, 2017.

**CITY OF MCALLEN**

James E. Darling  
James E. Darling, City Mayor

ATTEST/SEAL:

Perla Lara  
Perla Lara, Interim City Secretary



APPROVED AS TO FORM FOR  
CITY OF MCALLEN:

Kevin Pagan  
Kevin Pagan, City Attorney

REINVESTMENT ZONE NUMBER 2A,  
CITY OF MCALLEN

James E. Darling  
James E. Darling, BOARD PRESIDENT

APPROVED AS TO FORM FOR TIRZ #2A

Kevin Pagan  
Kevin Pagan, TIRZ Attorney

**HIDALGO COUNTY**

\_\_\_\_\_  
Honorable Ramon Garcia,  
County Judge

ATTEST/SEAL:

\_\_\_\_\_  
Arturo Guajardo, Jr., County Clerk

APPROVED AS TO FORM FOR  
HIDALGO COUNTY:

Atlas, Hall, & Rodriguez, LLP

By: \_\_\_\_\_  
Stephen L. Crain

**Exhibit "I"**

**City of McAllen Ordinance No. 2016-89 passed and approved by CITY on  
December, 12, 2016 as amended  
by the CITY on April 24, 2017, adopting the Project &  
Finance Plan, and to which the Project & Finance Plan is  
attached as Exhibit A**

[See attached 12 pages]

**ORDINANCE NO. 2017-22**  
**AMENDING ORDINANCE NO. 2016-89**

**AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MCALLEN, TAX INCREMENT REINVESTMENT ZONE #2A "PROJECT AND FINANCING PLAN" AS APPROVED BY THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO A BOARD OF DIRECTORS AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of MCALLEN, Texas (the "City") believes in improving the quality of life of its citizens and encourages new growth and job creation; and

**WHEREAS**, the City of McAllen, Texas understands that support of revitalization and economic development will attract necessary job opportunities and investment to the community; and

**WHEREAS**, the City of McAllen, Texas is committed to economic development and recognizes that Tax Increment Financing is an important tool for economic and community development; and

**WHEREAS**, the City of McAllen, Texas created Tax Increment Reinvestment Zone Number Two A and created a Tax Increment Financing Fund by passing Ordinance No. 2016-88 on December 12, 2016; and

**WHEREAS**, the Board of Directors of McAllen Tax Increment Reinvestment Zone #2A passed and approved on December 12, 2016, the McAllen Tax Increment Reinvestment Zone #2A Project and Financing Plan; and

**WHEREAS**, the proper notice of the hearing was provided as required by law, and the City Commission of the City of McAllen, Texas held a public hearing as required by Section 311.011 of the Texas Tax Code prior to adoption of the Ordinance;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MCALLEN:**


1. The City Commission of the City of McAllen, Texas finds the above recitations to be true and accurate.
2. The City Commission of the City of McAllen, Texas finds that the "Project and Financing Plan" for McAllen Tax Increment Reinvestment Zone #2A is feasible and conforms with the City of McAllen Master Plan.

3. The City Commission of the City of McAllen, Texas approves the McAllen Tax Increment Reinvestment Zone #2A "Project and Financing Plan" as outlined in the attached Exhibit "A" and incorporated herein.
4. The Effective Date of the Ordinance and its attachments shall be December 12, 2016.

**PASSED AND APPROVED AT MCALLEN, TEXAS, THIS 12<sup>TH</sup> DAY OF DECEMBER 2016.**

**AMENDED AT MCALLEN, TEXAS THIS 24<sup>TH</sup> DAY OF APRIL 2017.**

**CITY OF MCALLEN, TEXAS**

  
\_\_\_\_\_  
Jim Darling, Mayor

ATTEST:

  
\_\_\_\_\_  
Perla Lara, TRMC/CMC, CPM  
City Secretary



APPROVED AS TO FORM:

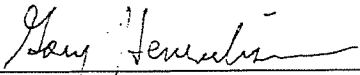
  
\_\_\_\_\_  
Gary L. Henrichson

Exhibit "A"  
Project & Finance Plan

# PROJECT PLAN AND FINANCING PLAN

## FOR

### McAllen Tax Increment Reinvestment Zone Number 2A

### City of McAllen, Texas

### Drainage Development Program

December 12, 2016

Amended April 24, 2017

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### Exhibits

1. MAP OF ZONE

## **SECTION I – EXECUTIVE SUMMARY**

### **Overview of Plan**

The McAllen Tax Increment Reinvestment Zone Number 2A represents an important opportunity for the City of McAllen, Texas to promote and encourage construction of mixed use commercial, retail, medical and institutional facilities in areas of the City that have significant and varied impediments to development.

Large and small tracts of land in and around the city have been underdeveloped and are in need of improved infrastructure, to remedy drainage issues. The costs associated with the remediation of the drainage issues are of a magnitude that without additional sources of funds the development of the city will be significantly impaired.

The creation of the TIRZ will provide the following benefits:

1. Funding for necessary public improvements associated with needed development in the city.
2. Replace lower value existing land uses with high value mixed use facilities.
3. Offer employment opportunities for McAllen, Texas and Hidalgo County residents.
4. Help to balance economic growth in Hidalgo County.
5. Provide a more efficient use of existing city and county services and infrastructure.

The proposed TIRZ is an area in the City of McAllen, Texas, outlined on Exhibit “1”, attached and incorporated herein for all purposes.

### **Development Goals and Objectives**

The development goals and objectives, which are expected to meet the specific needs of the City of McAllen, Texas TIRZ District, are:

- Provide improved development opportunities for developers and companies seeking commercial building sites.
- Provide employment opportunities to service increasing population growth within the City of McAllen, Texas and surrounding Hidalgo County.

The McAllen Tax Increment Reinvestment Zone Number 2A Project Plan and Reinvestment Zone Financing Plan provides a long term program to increase business opportunities and population within the District, using tax increment financing to fund required public improvements. This long-term program is expected to attract additional commercial and residential development to include affordable and market rate housing.

### **Planned Private Development**

The City of McAllen, Texas TIRZ Development Program includes;

Phase 1	2017	Simon Mall Redevelopment, The Shoppes at 29 <sup>th</sup>
Phase 2	2018	Provident Development,
Phase 3	2019	Boeye Reservoir

The total private investment for the life of the TIRZ is expected to be in excess of \$213,000,000.

The projected values of future commercial development is based upon an analysis of the impact of the Simon Mall reinvestment, Provident Civic Center redevelopment, the Shoppes at 29<sup>th</sup> development, hotels and retail development around the Convention Center complex and other planned and probable private investments. Consideration has also been given to visits to the City from third party developers looking at commercial sites and enquiring about the availability of drainage and the location of other utilities.

### **Planned Public Improvements**

The public improvements enumerated in the Project Plan, with an estimated cost of \$15, 228,500 to provide for twelve distinct drainage system enhancements and \$100,000 administrative expenses. The public improvements planned for the City of the McAllen, Texas TIRZ District #2 are designed to help meet the long-term needs to secure and insure growth and investment in the City and Hidalgo County.

### **Planned Public Construction**

The City of McAllen, Texas TIRZ Development Program includes;

1. South McColl at Pineridge Ave. Drainage Improvements                   \$   95,400

2. El Rancho Subdivision Drainage Improvements	\$1,064,000
3. El Rancho RDF	\$1,680,000
4. El Rancho Road Street and Drainage Improvements	\$2,500,000
5. Kennedy Ave. Drainage Improvements	\$1,860,000
6. Augusta Ave. Drainage Improvements	\$ 325,000
7. Country Club Terrace Drainage Improvements	\$ 204,100
8. Yuma Ave. Street and Drainage Improvements	\$1,500,000
9. Dallas and 1 <sup>st</sup> Street Drainage Improvements	\$ 250,000
10. Uvalde and Main Street Drainage Improvements	\$ 200,000
11. Oakland Ave. Street and Drainage Improvements	\$ 550,000
12. Boeye Drainage Improvements	\$5,000,000
13. Administrative Fees	\$ 100,000

The TIRZ Financing Plan provides for tax increment allowable expenses in the approximate amount of \$15,328,500. The Reinvestment Zone Financing Plan provides for incremental financing and predicts revenues for the McAllen Tax Increment Reinvestment Zone Number 2A.

## **Section II – Project Plan**

### **Background**

On December 12, 2016, the City of McAllen, Texas signaled its intent to consider the creation of the McAllen Tax Increment Reinvestment Zone Number 2A by holding a public hearing duly published in a newspaper of local circulation on December 1, 2016. On December 12, 2016, the City Commission approved Ordinance #2016-88 authorizing the creation of the TIRZ and appointing a Board of Directors for the Zone.

### **Program Concepts**

The McAllen Tax Increment Reinvestment Zone Number 2A represents an important opportunity for the City of McAllen, Texas to develop a viable long-range public infrastructure plan for the City. New public facilities, are key components of the development plan. Increased employment opportunities for McAllen, Texas and surrounding county and community residents will be enhanced through the development and redevelopment activity within and adjacent to the Zone.

### **Development Goals and Objectives**

The planned public improvements within the McAllen Tax Increment Reinvestment Zone Number 2A will encourage public venues and will insure the future of the City as a viable option as companies looking to expand or relocate.

## Description of District

The McAllen Tax Increment Reinvestment Zone Number 2A is located between Ware Rd. and Jackson Rd. along the Expressway corridor north and south. The 2016 market value of property within the Zone is \$ 779,782,069, the Base Value of the Zone, per the Hidalgo County Appraisal District. The McAllen Tax Increment Reinvestment Zone Number 2A includes approximately 1,769 +/- acres of public and privately held land as shown on the Exhibit 1.

## Existing Uses and Conditions

The property contained in the Zone is predominantly undeveloped/vacant land and/or blighted and underdeveloped land.

The City of McAllen, Texas has determined that the improvements in the Zone will significantly enhance the value of all of the taxable real property in the Zone and will be of general benefit to the municipality, and that the Zone area meets the requirements of Section 311.005 of the Act, being that the Zone area:

Is predominantly open or vacant and because of obsolete platting, deterioration of structures or site improvements, lack of drainage infrastructure, or other factors, substantially impairs or arrests the sound growth of the City” and

The City of McAllen, Texas, pursuant to the Act, further finds and declares that:

1. the proposed zone is located wholly within the City limits of McAllen, Texas;
2. less than thirty percent (30%) of the property in the proposed Zone is used for residential purposes, as the term “residential” is defined in Section 311.006(d) of the Act;
3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifty per cent (50%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifty percent (50%) of the total appraised value of real property taxable by Hidalgo County.
5. development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

## **City of McAllen, Texas TIRZ Zoning**

Properties within the Zone are currently predominantly zoned General Commercial.

### **Non-Project Costs:**

The Tax Increment Reinvestment Zone contemplates some reasonable administrative costs to the county and city for implementation and administration of the zone.

## **SECTION III - Project Feasibility**

The feasibility of any development has two aspects that must be considered:

1. Financial feasibility
2. Market feasibility.

The purpose of the TIRZ is to address the financial aspect of the development. TIRZ incremental funds provide for a portion of the development costs incurred for public improvements, thus insuring the financial feasibility of the Project. This project is financially feasible and can be developed with funding of public improvements from TIRZ funds, however the City acknowledges that the incremental funds to be generated from the project may not cover all of the cost of the proposed public improvements, and if necessary other funding sources will be used or the project plan will be amended.

Market feasibility addresses issues relating to product absorption, type of product, and demand.

There is demonstrated demand for the type and size of the planned private improvements in the Zone. The public improvements schedule for the Zone will insure that these private improvements are built.

## **SECTION IV – REINVESTMENT ZONE FINANCING PLAN**

### **Tax Increment Financing**

The Tax Increment Financing Act (Chapter 311 of the Tax Code), provides for municipalities to create “reinvestment zones” within which various public works and improvements can be undertaken, using tax increment revenues, bonds or notes, to pay for those improvements. At the time an area is designated a reinvestment zone for tax increment financing (“TIF”), the existing total of appraised value of real property in the zone is identified and designated as the “tax increment base.” Taxing units levying taxes in the zone during its life are limited to revenues from this base.

Public improvements are made in the area to attract private development that would not otherwise occur. As the costs of new development are added to the tax rolls, property values will rise. This rise in new value is called the “captured appraised value.” The taxes that are collected by the participating taxing jurisdictions on the increment between the base value and the new higher value, the tax increment, are then deposited into a TIF Trust Fund, which is used to pay for the public improvements. Once the public improvements are completed and paid for, the TIF is dissolved and any remaining amounts of taxes collected are kept by the taxing jurisdiction. In effect, the taxing jurisdictions are “investing” future earnings to receive the benefit of higher tax revenues from new development. Taxing jurisdictions are not restricted from raising their tax rate during the life of the zone.

### **Financing Plan**

The Reinvestment Zone Financing Plan developed by the City provides that potentially \$15,064,478 of public improvements will be paid for with TIF funds. The Reinvestment Zone Financing Plan also projects incremental funds for financing and revenues for the McAllen Tax Increment Reinvestment Zone Number 2A. It is anticipated that tax increment funds in an amount to fully reimburse the City for all approved project costs will be generated over the projected life of the Zone

Financing Method: Incremental funds will be spent as they accrue.

Financing Policy: The goal of the McAllen Tax Increment Reinvestment Zone Number 2A is not to borrow any funds for these projects.

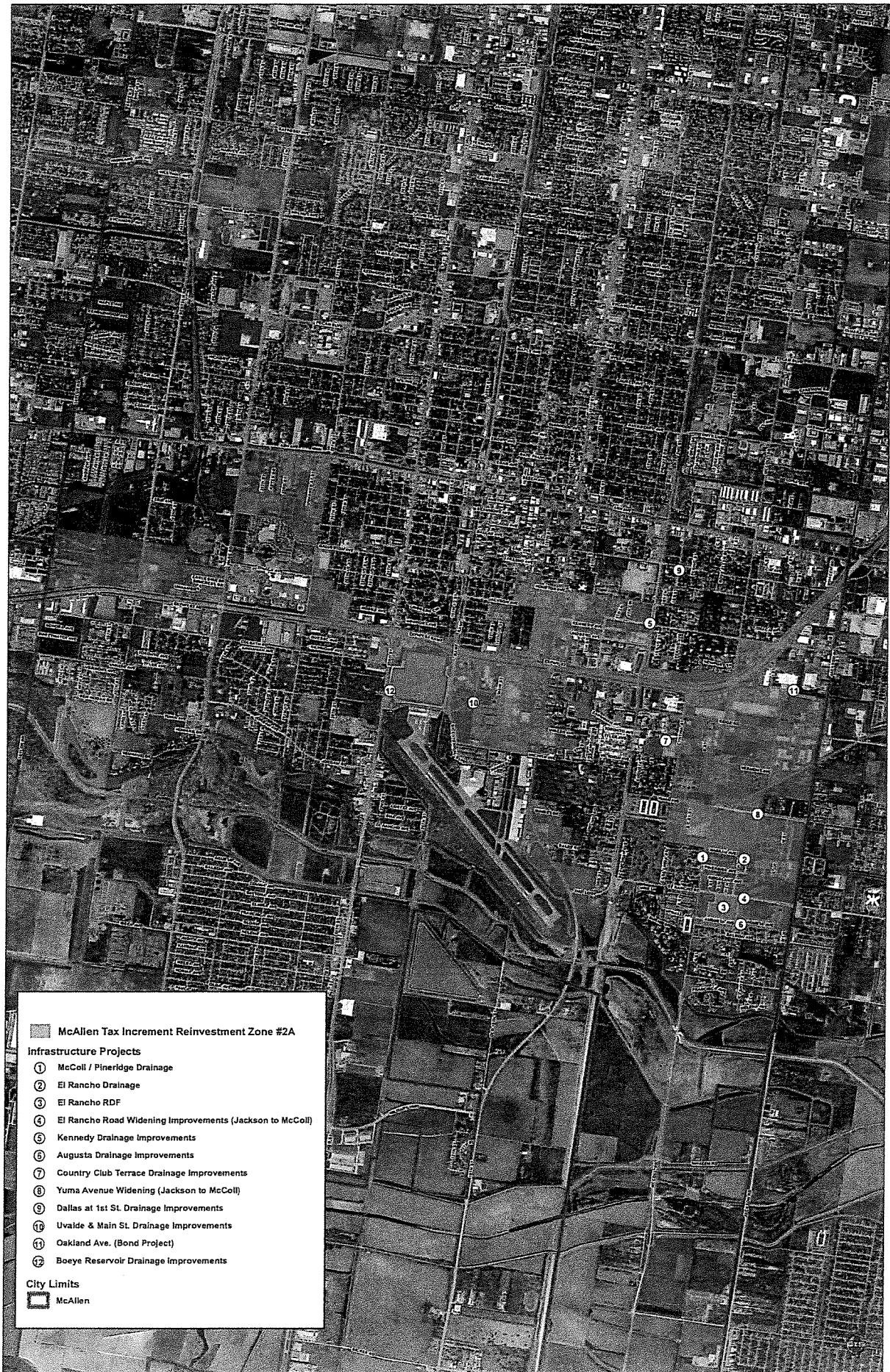
### **Development Schedule and Assumptions**

The Development Schedule is based upon the immediate needs of the City and the public works are listed by priority. The City intends to remain flexible in order to leverage other funds with TIRZ funds to maximize the efficiency of the City’s funds.

The City anticipates construction beginning in 2018 with completion in 2037.

## **Financial Assumptions**

No tax rate changes have been factored into the financial pro formas for the District. All projections assume that taxable appraised value and tax rates will remain unchanged. It has also been assumed that the taxing entities will continue to collect tax revenues at the same rate. The finance plan assumes a collection rate of 100% because the new development will be in the form of commercial construction, the long-term lenders who do the permanent financing for these types of projects generally require proof that the taxes are current.



 Tax Increment Reinvestment Zones (TIRZ#2A)

0 0.125 0.25 0.5 Miles



Date: 3/3/2017

Exhibit "II"

Creation Ordinance

(City of McAllen Ordinance No. 2016 - 88 passed and approved by the City Commission on December 12, 2016 Creating Tax Increment Reinvestment Zone #2A City Of McAllen Ordinance No. 2016 -88, as amended by the CITY on April 24, 2017)

[See attached pages]

*(17 pages)*

**ORDINANCE NO. 2017-21  
AMENDED ORDINANCE NO. 2016-88**

**DESIGNATING AN AREA KNOWN AS MCALLEN TAX INCREMENT REINVESTMENT ZONE NUMBER TWO A; DESCRIBING THE BOUNDARIES OF THE ZONE NUMBER 2A; CREATING A BOARD OF DIRECTORS FOR THE ZONE; PROVIDING FOR AN EFFECTIVE DATE AND TERMINATION DATE FOR THE ZONE; NAMING THE ZONE "MCALLEN TAX INCREMENT REINVESTMENT ZONE NUMBER 2A; AND ESTABLISHING A TAX INCREMENT FUND**

**WHEREAS**, the City Commission (the "Commission") of the City of MCALLEN, Texas (the "City") desires to support development and redevelopment in the City to be funded in whole or in part, through the creation of a Tax Increment Reinvestment Zone (the "Zone"), as hereinafter more specifically defined and named and with boundaries as hereinafter provided, pursuant to the provisions of the Tax Increment Financing Act the "Act"), Texas Tax Code, Chapter 311; and

**WHEREAS**, pursuant to the Act, the City may designate a contiguous geographical area within the City; and

**WHEREAS**, Pursuant to the Act, the City has directed that a Reinvestment Zone Financing Plan (the "Plan") be prepared for the proposed Zone; and

**WHEREAS**, A Public Hearing was held on December 12, 2016 at 5:00 p.m. in the City Commission Chambers, City Hall to consider the creation of a Tax Increment Reinvestment Zone for the Project and its respective benefits to the City and to property in the proposed Zone; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

**NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF MCALLEN:**

**SECTION 1. DESIGNATING THE AREA AS A REINVESTMENT ZONE.** The area described in Section 2. below and more commonly referred to as the "MCALLEN TIRZ #2A Project" and officially assigned the name as designated in Section 5. below (which reinvestment

zone so described, named and designated is hereinafter referred to as the "Zone", is hereby designated as a Tax Increment Reinvestment Zone.

**SECTION 2. DESCRIPTION OF THE BOUNDARIES OF THE REINVESTMENT ZONE.** Attached hereto as Exhibit "A", which is incorporated herein by reference for all purposes is a Map with the parcels, area and boundaries of the Zone outlined and designated.

**SECTION 3. CREATION AND COMPOSITION OF A BOARD OF DIRECTORS FOR THE ZONE.** There is hereby created a Board of Directors (the "Board") for the Zone, with all the rights powers and duties as provided by the Act to such Boards or by action of the City Commission. Pursuant to Section 311.009(a) of the Texas Tax Code the Board shall consist of not less than five (5) and not more than fifteen (15) members. The Board shall start with six (6) members.

The initial Board shall be

1. Jim Darling (hereby designated as Presiding Officer)
2. John Ingram
3. Richard Cortez
4. Hilda Escochea-Salinas
5. One member appointed by the City of McAllen Commission to represent the County District in which the majority of the zone is located (or the County's appointed designee); and
6. One member appointed by Hidalgo County, Texas provided that if the County waives the appointment of a board member, the position shall be filled by an appointment made by the Commission;

Each taxing unit other than the City that levies and contributes taxes on real property in the Zone to McAllen TIRZ #2A may appoint one member to the Board. A unit may waive its right to appoint a member. The City shall appoint the remaining directors.

Appointees shall be for a two (2) year term. Upon expiration of their respective terms of office, replacements to the Board shall be appointed. Vacancies on the Board shall be filled by the City Commission except for the County appointee who shall be appointed by the County Commission for the remainder of the unexpired term.

**SECTION 4. EFFECTIVE DATE AND TERMINATION DATE OF THE ZONE.** The Zone shall take effect on December 12, 2016 and continue till its termination date of December 31, 2037 unless otherwise terminated earlier as a result of payment in full of all project costs, tax increment bonds, if any, including interest on said bonds as authorized or permitted by law.

**SECTION 5 ASSIGNING A NAME TO THE ZONE.** The Tax Increment Reinvestment Zone created hereby is assigned the name of "REINVESTMENT ZONE NUMBER 2A, CITY OF MCALLEN".

**SECTION 6. TAX INCREMENT BASE.** The tax increment base for the Zone is the total assessed value of all real property taxable by the City and located in the Zone, determined as of January 1, 2016, the year in which the Zone was designated as a Reinvestment Zone (the “Tax Increment Base”).

**SECTION 7. ESTABLISHMENT OF A TAX INCREMENT FUND.** There is hereby created and established in the depository bank of the City, a fund to be called the “MCALLEN TAX INCREMENT REINVESTMENT ZONE NUMBER 2A TAX INCREMENT FUND” (“Tax Increment Fund”). Money in the Tax Increment Fund, from whatever source, may be disbursed from the Tax Increment Fund, invested, and paid as permitted by the Act or by any agreements entered into pursuant to the Act, or as otherwise authorized by law.

**SECTION 8. FINDINGS.** The City hereby finds and declares that (a) improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City; and (b) the Zone meets the requirements of 311.005(a) of the Act, being that the Zone area:

is predominantly open, and because of obsolete platting, deterioration of structures or site improvements, lack of proper drainage, or other factors, substantially impairs or arrests the sound growth of the City and

The City of MCALLEN, pursuant to the Act, further finds and declares that:

1. the proposed zone is a contiguous geographical area located wholly within the City limits of MCALLEN;
2. less than ten percent (10% ) of the property in the proposed Zone is used for residential purposes, as the term “residential” is defined in Section 311.006(d) of the Act;
3. the total appraised value of the taxable real property in the proposed Zone or in existing reinvestment zones, if any, does not exceed fifteen per cent (15%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City;
4. the proposed Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by the City, County and the McAllen Independent School District and that development or redevelopment within the boundaries of the proposed Zone will not occur solely through private investment in the reasonably foreseeable future;
5. the real property contained in the proposed Zone is predominantly open or undeveloped;
6. one of the factors that substantially impairs or arrests the sound growth of the City is lack of drainage improvements within the proposed Zone; and
7. the installation of drainage improvements within the proposed Zone will have a positive impact on the development or redevelopment of property within the proposed Zone and will positively impact the sound growth of the City.

**SECTION 9. DESIGNATION OF A SECTION 311.005(a) ZONE.** The Zone is designated pursuant to Section 311.005(a) of the Act.

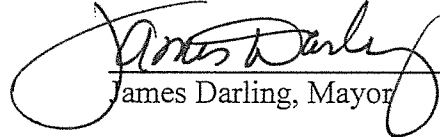
**SECTION 10. SEVERABILITY.** If any of the provisions of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance and the application thereof to other circumstance shall nevertheless be valid, as if such invalid provisions had never appeared herein, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision

**SECTION 11.** The Zone shall take effect immediately upon passage of this Ordinance, pursuant to Section 311.004(3) of the Act

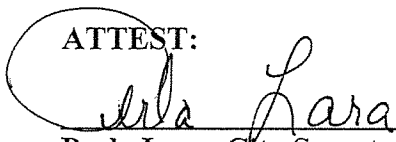
**PASSED AND APPROVED AT MCALLEN, TEXAS, THIS 12<sup>TH</sup> DAY OF DECEMBER 2016.**

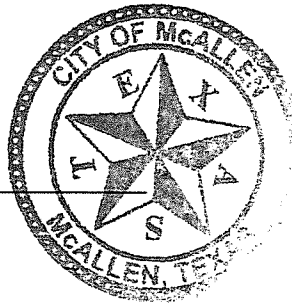
**AMENDED AT MCALLEN, TEXAS THIS 24<sup>TH</sup> DAY OF APRIL, 2017**

**CITY OF MCALLEN, TEXAS**

  
James Darling, Mayor

**ATTEST:**

  
Perla Lara, City Secretary



**APPROVED AS TO FORM:**


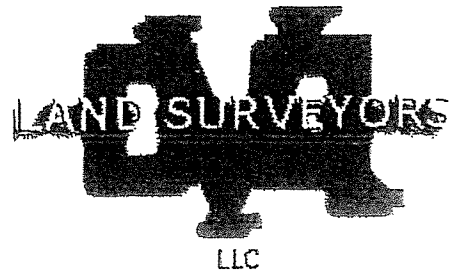
  
Gary L. Henrichson

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
PROPOSED TIRZ ANNEXATION AREA  
CITY OF McALLEN  
HIDALGO COUNTY, TEXAS



Job No.: 161125  
Sheet No.: 1 of 12

A description of proposed TIRZ Annexation Area for the City of McAllen, Hidalgo County, Texas.

**BEGINNING** at the Southernmost Southwest corner of the Northeast corner clip at the intersection of Ware Road and Business 83;

**THENCE** in an Easterly direction, with the North right-of-way line of said Business 83, to the Southernmost Northeast corner of the Northeast corner clip at the intersection of said Business 83 and 29th Street;

**THENCE** in a Southerly direction, to the Northeast corner of Lot 5, Gentry Subdivision, recorded in Volume 4, Page 7, Map Records, Hidalgo County, Texas, and the East right-of-way line of said 29th Street, continuing in a Southerly direction with the East right-of-way line of said 29th Street, to the Northwest corner of Form-O-Uth Subdivision, recorded in Volume 25, Page 62B, Map Records, Hidalgo County, Texas and the South right-of-way line of Galveston Avenue;

**THENCE** in a Westerly direction, with the North line of said Form-O-Uth Subdivision and the South right-of-way line of said Galveston Avenue, to the Northeast corner of said Form-O-Uth Subdivision;

**THENCE** in a Southerly direction, with the East line of said Form-O-Uth Subdivision, to the Southeast corner of said Form-O-Uth Subdivision, also being the Westernmost Southwest corner of McAllen Heights Subdivision, recorded in Volume 12, Page 50, Map Records, Hidalgo County, Texas;

**THENCE** in an Easterly direction, with the Northernmost South line of said McAllen Heights Subdivision, to the interior corner of said McAllen Heights Subdivision,

**THENCE** in a Southerly direction, with the Easternmost West line of said McAllen Heights Subdivision, to the North right-of-way line of Lindberg Avenue;

**THENCE** in an Easterly direction, with the North right-of-way line of said Lindberg Avenue, to the East right-of-way line of 26th Street, also being inside the West line of Linda Vista Subdivision, recorded in Volume 12, Page 28, Map Records, Hidalgo County, Texas;

**THENCE** in a Southerly direction, with the East right-of-way line of said 26th Street, to the North right-of-way line of Expressway 83, also being the South line of a tract of land conveyed to Austin Coca-Cola Bottling Company, a Texas Corporation, recorded in Document 480596, Official Records, Hidalgo County, Texas;

**THENCE** in an Easterly direction, with the North right-of-way line of said Expressway 83, and the South line of said Coca-Cola tract, to the Southwest corner of College Heights Subdivision, recorded in Volume 4, Page 5, Map Records, Hidalgo County, Texas, continuing with the South line of said College Heights subdivision and the North right-of-way line of Oakland Avenue, to the Southwest corner of S.P. Industrial Subdivision, recorded in Volume 3, Page 59, Map Records, Hidalgo County, Texas, continuing with the South line of said S.P. Industrial Subdivision and the North right-of-way line of said Oakland Avenue, to the West right-of-way line of Bicentennial Boulevard;

THENCE in a Southeasterly direction, across Bicentennial Boulevard to the Southwest corner of Lot 12, Block 2, Colonia Guadalupe Subdivision, recorded in Volume 4, Page 35, Map Records, Hidalgo County, Texas, also being on the East right-of-way line of said Bicentennial Boulevard;

THENCE in a Southerly direction, with the East right-of-way line of said Bicentennial Boulevard, to the Southwest corner of Oakland Center Subdivision, recorded in Volume 28, Page 46, Map Records, Hidalgo County, Texas and the North right-of-way line of said Expressway 83;

THENCE in an Easterly direction, with the South line of said Oakland Center Subdivision and the North right-of-way line of said Expressway 83, to the Southwest corner of Lot 10, Block 4, Colonia Guadalupe, Subdivision, recorded in Volume 4, Page 35, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, to the North right-of-way line of said Expressway 83;

THENCE in an Easterly direction, with the North right-of-way line of said Expressway 83, to the West right-of-way line of Main Street, for the Southeast corner of RTG Subdivision, recorded in Volume 55, Page 200, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the West right-of-way line of said Main Street and the East line of said RTG Subdivision, to the Northeast corner of said RTG Subdivision, continuing with the West right-of-way line of said Main Street, to the Southeast corner of Monterrey Block 4A Subdivision, recorded in Instrument No. 2074571, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the South line of said Monterrey Block 4A Subdivision, to the East line of a 20.00 foot alley, for the Southwest corner of said Monterrey Block 4A Subdivision, also being the Southwest corner of Lot 6, Block 4, Monterrey Subdivision, recorded in Volume 7, Page 11, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the East line of said 20.00 foot alley and the West line of said Monterrey Block 4A Subdivision, to the Northwest corner of Lot 1, Block 1, of said Monterrey Subdivision found on the South right-of-way line of Lindberg Avenue;

THENCE in a westerly direction, with the South right-of-way line of said Lindberg Avenue, to the West right-of-way line of 16th Street, for the Northeast corner of Lot 1, Block 10, La Flor Addition Subdivision, recorded in Volume 4, Page 22, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the West right-of-way line of said 16th Street, to the North right-of-way of Jackson Road, for the Southeast corner of Lot 10, Block 6, South McAllen Subdivision, recorded in Volume 5, Page 11, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the north right-of-way line of said Jackson Road, to the West right-of-way line of Main Street, for the Southeast corner of Lot 7A, Block 3, Nelson Addition Subdivision, recorded in Volume 29, Page 7A, Hidalgo County, Texas;

THENCE in a Northerly direction, with the West right-of-way line of said Main Street and the East line of said Lot 7A, to the North right-of-way line of Galveston Avenue, for the Southeast corner of Lot 1, Block 53, Original Townsite of McAllen, recorded in Volume Q, Page 318, Deed Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the North right-of-way line of said Galveston Avenue, to the East right-of-way of 12th Street, for the Southwest corner of Lot 12, Block 50, of said Original Townsite of McAllen;

THENCE in a Southerly direction, with the East right-of-way line of said 12th Street, to the North right-of-way line of Houston Street, for the Southwest corner of Lot 12, Block 63, of said Original Townsite of McAllen;

THENCE in an Easterly direction, with the North right-of-way line of said Houston Street, to the West right-of-way line of 1st Street, for the Southeast corner of Lot 14, The Quarter Subdivision, recorded in Volume 47, Page 123, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the West right-of-way line of said 1st Street, to the North right-of-way line of Dallas Avenue, for the Southeast corner of Lot 14, Bormann's Subdivision, recorded in Volume 7, Page 26, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the North right-of-way line of said Dallas Avenue, to the East right-of-way line of said 1st Street, for the Southwest corner of Lot 7, Stone Subdivision, recorded in Volume 12, Page 36, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction with the East right-of-way line of said 1st Street, to the South right-of-way line of Houston Avenue, for the Northwest corner of Lot 1, Beaire Subdivision, recorded in Volume 15, Page 18, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the South right-of-way line of said Houston Avenue, to the East right-of-way line of 2nd Street, also being the West line of a Hidalgo County Water Improvement District No. 2 Main Canal;

THENCE in a Southerly direction, with the East right-of-way line of said 2nd Street and the West line of said Hidalgo County Water Improvement District No. 2 Main Canal, to a point that is perpendicular to the Southwest corner of Prima Vista Subdivision, recorded in Volume 18, Page 35, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, to the Southwest corner of said Prima Vista Subdivision, continuing with the South line of said Prima Vista Subdivision, to the Southeast corner of Chula Vista Subdivision, recorded in Volume 18, Page 44, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the East line of said Chula Vista Subdivision, to the Southwest corner of Newport Landing Subdivision, recorded in Volume 23, Page 11, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said Newport Landing Subdivision, to the West right-of-way line of McColl Road, for the Southeast corner of Lot 1 of said Newport Landing Subdivision;

THENCE in a Northerly direction, with the West right-of-way line of said McColl Road, to the Northwest corner of the intersection of McColl Road and Jackson Avenue;

THENCE in an Easterly direction, with the North right-of-way line of said Jackson Avenue, to the intersection of the North right-of-way line of said Jackson Avenue and the West right-of-way line of Expressway 83;

THENCE in a Northeasterly direction with the West right-of-way line of said Expressway 83, to the Southeast corner of Lot 1, Keller's Corner Subdivision, recorded in Volume 33, Page 109A, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, to centerline of Jackson Road, also being the East city limits of the City of McAllen;

THENCE in a Southerly direction, with the centerline of said Jackson Road and the East city limits of the City of McAllen, to the East right-of-way line of said Expressway 83 and the North line of Jackson Triangle Subdivision, recorded in Volume 50, Page 20, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Jackson Triangle Subdivision, to the East right-of-way line of said Expressway 83, for the Northwest corner of said Jackson Triangle Subdivision;

THENCE in a Southwesterly direction, with the East right-of-way line of said Expressway 83 and the West line of said Jackson Triangle Subdivision, to a point found on the Northwest line of Lot 3, Concord Property Corp. Subdivision No. 1, recorded in Volume 27, Page 196, Map Records, Hidalgo County, Texas, said point also being perpendicular to the West line of Wal-Mart Subdivision No. 2, recorded in Volume 27, Page 11, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, to the Southwest corner of said Wal-Mart Subdivision No. 2, and continuing with the South line of said Wal-Mart Subdivision No. 2, to the Northwest corner of a Hidalgo County Drainage District No. 1 drain ditch right-of-way;

THENCE in a Southerly direction, with the West line of said drain ditch right-of-way, to the Southwest corner of said drain ditch right-of-way;

THENCE in an Easterly direction, with the South line of said drain ditch right-of-way, to the West right-of-way line of said Jackson Road, also being on the North line of Jackson South Subdivision, recorded in Volume 26, Page 130B, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the West right-of-way line of said Jackson Road, to the North line of a tract of land conveyed to Raul M. Salinas and wife, Rose Mary Salinas, recorded in Volume 1614, Page 730, Deed Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Salinas tract, to the Northwest corner of Lot 6B, Assad Subdivision, recorded in Volume 39, Page 180, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the West line of said Assad Subdivision, to the North right-of-way line of Yuma Avenue, for the Southwest corner of Lot 6A of said Assad Subdivision;

THENCE in an Easterly direction, with the North right-of-way line of said Yuma Avenue and the South line of said Lot 6A, to the West right-of-way line of said Jackson Road;

THENCE in a Southerly direction, with the West right-of-way line of said Jackson Road, to the Northeast corner of Lot 23, Las Cabanas Subdivision, recorded in Volume 47, Page 178, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Las Cabanas Subdivision, to the West right-of-way line of "K" Center Street;

THENCE in a Southerly direction, with the West right-of-way line of said "K" Center Street, to the North line of Las Viñas Subdivision, recorded in Volume 44, Page 13, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Las Viñas Subdivision, to the West right-of-way line of McColl Road;

THENCE in a Northerly direction, with the West right-of-way line of said McColl Road, to the Northeast corner of Lot 60, Fairway Grande Village, recorded in Volume 19, Page 174, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Fairway Grande Village, to the Northwest corner of Lot 24, Fairway Grande Village Unit No. 1, recorded in Volume 19, Page 172, Map Records,

Hidalgo County, Texas, also being on the West line of Lot 2, Block 15, Steele and Pershing Subdivision, recorded in Volume 8, Page 115, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, with the West line of said Lot 2, to the Southeast corner of Country Club View Subdivision, recorded in Volume 23, Page 7, Map Records, Hidalgo County, Texas, continuing with the East line of said Country Club View Subdivision, to the Southeast corner of Country Club Condominium Phase 4 Subdivision, recorded in Volume 21, Page 163, Map Records, Hidalgo County, Texas, found on the West right-of-way line of Cynthia Avenue, continuing with the East line of said Country Club Condominium Phase 4 Subdivision and the West right-of-way line of said Cynthia Avenue, to the Southeast corner of Country Club Terrace Subdivision, recorded in Volume 20, Page 155, Map Records, Hidalgo County, Texas, continuing with the East line of said Country Club Terrace Subdivision, to the Southeast corner of Lot 3, Block 15 of said Steele and Pershing Subdivision, found on the East line of Country Club Terrace Subdivision No. 2, recorded in Volume 24, Page 68, Map Records, Hidalgo County, Texas, and the North line of a 20.00 foot alley;

THENCE in a Westerly direction, with the North line of said 20.00 foot alley, to a point on the North line of said Country Club Terrace Subdivision, continuing with the North line of said Country Club Terrace, to the Southwest corner of a 2.27 acre tract of land conveyed to 214 Main Street Corp., a New York corporation, recorded in Document No. 1162679, Official Records, Hidalgo County, Texas;

THENCE in a Northerly, Northwesterly and Northeasterly direction, along the West line of said 2.27 acre tract, to the Northernmost Southeast corner of Lot A, Ridgeview Place Unit No. 2 Subdivision, recorded in Volume 26, Page 197B, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction continuing with the East line of said Lot "A" Ridgeview Place Unit No. 2 Subdivision, to the Northeast corner of said Lot "A" Ridgeview Place Unit No. 2 Subdivision and the South line of Ridgeview Place Unit No. 2 Phase 4 Subdivision, recorded in Volume 28, Page 117B, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said Ridgeview Place Unit No. 2 Phase 4 Subdivision, to the Southeast corner of said Ridgeview Place Unit No. 2 Phase 4 Subdivision;

THENCE in a Northerly direction, with the East line of said Ridgeview Place Unit No. 2 Phase 4 Subdivision, to the Southwest corner of Park Place Office Condominiums No. 2, recorded in Document No. 2112158, Official Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said Park Place Office Condominiums No. 2, to the Southeast corner of said Park Place Office Condominiums No. 2, also being on the West right-of-way line of 1st Street and the South right-of-way line of Toronto Avenue;

THENCE in a Northerly direction, with the East line of said Park Place Office Condominiums No. 2, to a point that is parallel with the North right-of-way line of said Toronto Avenue;

THENCE in an Easterly direction, along the North right-of-way of said Toronto Avenue to the Southwest corner of McAllen Neurosensory Center Condominiums, recorded in Volume 3189, Page 189, Deed Records, Hidalgo County, Texas, found on the North right-of-way line of said Toronto Avenue, continuing on the North right-of-way line of Toronto Avenue, to the Southeast corner of Lot 8-A, Lots 7-A and 8-A Ridgeview Place Unit No. 1, recorded in Volume 26, Page 173A, Map Records, Hidalgo County, Texas, to the West right-of-way line of said Cynthia Avenue;

THENCE in a Northerly direction, with the East line of said Lot 8-A and the West right-of-way line of said Cynthia Avenue, to the Northeast corner of Lot 1, McAllen Community Hospital Subdivision, recorded in Volume 22, Page 163, Map Records, Hidalgo County, Texas, to the South right-of-way line of Expressway 83;

THENCE in a Westerly direction, with the North line of said Lot 1 and the South right-of-way line of said Expressway 83, to the East right-of-way line of 2nd Street, also being the West line of a 150.00 foot Hidalgo County Irrigation District No. 2 canal right-of-way;

THENCE in a Southerly direction, with the East right-of-way line of said 2nd Street and the West right-of-way line of said canal right-of-way, to the Northeast corner of Los Alegres Unit No. 2 Subdivision, recorded in Volume 20, Page 65, Hidalgo County, Texas, to the South right-of-way line of Savannah Avenue;

THENCE in a Westerly direction, with the North line of said Los Alegres Unit No. 2 Subdivision, to the Northwest corner of said Los Alegres Unit No. 2 Subdivision, found on the West line of Los Amigos Town Houses Unit No. 2, recorded in Volume 1, Page 665, Deed Records, Hidalgo County, Texas;

THENCE in a Northerly direction with the West line of said Los Amigos Town Houses Unit No. 2, to the Northeast corner of said Los Amigos Town Houses Unit No. 2, also being an interior corner of Lot 4-BR, McAllen Methodist Hospital Subdivision, recorded in Volume 31, Page 30, Hidalgo County, Texas;

THENCE in a Westerly direction, with the North line of said Los Amigos Town Houses Unit No. 2, to a point that is 5.00 feet East of the extended line of the East wall of an existing building inside said Lot 4-BR;

THENCE in a Northerly direction, parallel to said East wall, to a point that is 5.00 feet North of the extended line of the North wall of said existing building;

THENCE in a Westerly direction, parallel to said North wall, to a point that is 5.00 feet West of the extended line of the West wall of said existing building;

THENCE in a Southerly direction, parallel to the said West wall, to the North line of said Los Amigos Town Houses Unit No. 2;

THENCE in a Westerly direction, with the North line of said Los Amigos Town Houses Unit No. 2, to the Northeast corner of Fairway North Subdivision, recorded in Volume 13, Page 5, Map Records, Hidalgo County, Texas;

THENCE in a Northerly direction, to the Southeast corner of Parc Pointe Subdivision, recorded in Volume 29, Page 100, Map Records, Hidalgo County, Texas;

THENCE in a Westerly direction, with the South line of said Parc Pointe Subdivision, to the Southwest corner of said Parc Pointe Subdivision;

THENCE in a Northerly direction, with the West line of said Parc Pointe Subdivision, to the Northwest corner of said Parc Pointe Subdivision, to the South right-of-way line of said Savannah Avenue;

THENCE in a Northeasterly direction, to the Southwest corner of Lot 5A, Lots 4A and 5A Savannah Park Subdivision, recorded in Volume 29, Page 60B, Map Records, Hidalgo County, Texas, to the North right-of-way line of said Savannah Avenue;

THENCE in a Northerly direction, with the West line of said Lot 5A, to the Northwest corner of said Lot 5A;

THENCE in an Easterly direction, with the North line of said Lot 5A, to the Northeast corner of said Lot 5A, found on the West right-of-way line of 6th Street;

THENCE in a Southerly direction, with the East line of said Lot 5A and the West right-of-way line of said 6th Street, to the Southeast corner of said Lot 5A, found on the North right-of-way line of said Savannah Avenue;

THENCE in a Easterly direction, with the North right-of-way line of said Savannah Avenue, to the Southeast corner of Lot 3, McAllen Methodist Hospital Subdivision, recorded in Volume 23, Page 76, Map Records, Hidalgo County, Texas, found on the West right-of-way line of 2nd Street;

THENCE in a Northerly direction, with the East line of said Lot 3 and the West right-of-way line of said 2nd Street, to the Northeast corner of said Lot 3;

THENCE in a northerly direction along West curb and Gutter and West side of the bridge of 2nd Street to the intersection with the South right-of-way line of Expressway 83;

THENCE in a Westerly direction with the South right-of-way line of said Expressway 83, to the Northern most Northwest corner of Lot 1, Artie Eugenia Subdivision, recorded in Volume 34, Page 81A, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the West line of said Lot 1, also being the East right-of-way line of 10th Street, to the Southernmost Northwest corner of said Lot 1 and continuing in a southerly direction, with the East right-of-way line of said 10th Street, to the Southwest corner of Lot A, Colbert's Addition Subdivision, recorded in Volume 27, Page 60B, Map Records, Hidalgo County, Texas, found on the North right-of-way line of Uvalde Avenue;

THENCE in an Easterly direction, with the South line of said Lot A and the North right-of-way line of said Uvalde Avenue, to the Southeast corner of Lot 9A, Lots 7A, 9A, and 9B, Hollenbeck Subdivision, recorded in Volume 29, Page 39B, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, to the Southeast corner of a tract of land conveyed to South Villa Hermosa, Ltd. a Texas Limited Partnership, recorded in Document No. 1790160, Official Records, Hidalgo County, Texas, found on the South line of Hollenbeck Subdivision, recorded in Volume 8, Page 31, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said Hollenbeck Subdivision, to the Northeast corner of a tract of land conveyed to Alonso Cantu, recorded in Document No. 2142074, Official Records, Hidalgo County, Texas, also being an external corner of Fairway Development Corp. Unit No. 2 Subdivision, recorded in Volume 22, Page 45, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the East line of said Cantu tract and the West line of said Fairway Development Corp. Unit No. 2 Subdivision, to the Southeast corner of said Cantu tract and an internal corner of said Fairway Development Corp. Unit No. 2 Subdivision;

THENCE in a Westerly direction, with the South line of said Cantu tract and the Westernmost North line of said Fairway Development Corp. Unit No. 2 Subdivision, to the Northwest corner of Lot A2, Lots A2 and A3, Wichita Commercial Park Subdivision, recorded in Volume 29, Page 169A, Map Records, Hidalgo County, Texas, to the East right-of-way line of said 10th Street;

THENCE in a Southerly direction, with the East right-of-way line of said 10th Street, to the Southwest corner of a tract of land conveyed to McAllen Country Club, Inc., recorded in Document No. 1590536, Official Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said McAllen Country Club, Inc. tract, to the Northwest corner of Lot 2A, Lot 2A Woodlands Subdivision, recorded in Volume 28, Page 142B, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, along the East line of said Lot 2A Woodlands Subdivision, to the Southwest corner of said Lot 2A Woodlands Subdivision, found on the North right-of-way line of Sunset Drive;

THENCE in an Easterly direction, with the South line of said Lot 2A Woodlands Subdivision and the North right-of-way line of said Sunset Drive, to the Southernmost East line of Lot A, Vista Alegre Subdivision, recorded in Volume 25, Page 104A, Map Records, Hidalgo County, Texas, to the West line of Lot 1, Quinta Mazatlan Subdivision, recorded in Document No. 2319080, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the West line of said Lot 1, to an external corner of said Lot 1, also being an internal corner of a tract of land conveyed to the City of McAllen, recorded in Document No. 1348440, Official Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the Westernmost South line of said Lot 1, to an internal corner of said Lot 1, also being the Easternmost Northeast corner of said City of McAllen tract;

THENCE in a Southerly direction, with the West line of said Lot 1 and the West line of said City of McAllen tract, to the Southwest corner of said Lot 1, found on the North line of La Plaza Regency No. 2 Subdivision, recorded in Volume 22, Page 27, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the North line of said La Plaza Regency No. 2 Subdivision, to the Northeast corner of said La Plaza Regency No. 2 Subdivision;

THENCE in a Southerly direction along the East line of said La Plaza Regency No. 2 Subdivision, to the Northwest corner of Lot 1, Avignon Estates Subdivision, recorded in Volume 53, Page 155, Map Records, Hidalgo County, Texas, found on the South right-of-way line of Bales Road;

THENCE in a Westerly direction, with the South right-of-way line of said Bales Road, to the Northwest corner of Lot 1, South 10th Shopping Center No. 1 Subdivision, recorded in Volume 31, Page 92A, Map Records, Hidalgo County, Texas, found on the East right-of-way line of 10th Street;

THENCE in a Southerly direction, with the East right-of-way line of said 10th Street and the West line of said Lot 1, to the Southwest corner of Lot 2, South 10th Shopping Center Unit 2 Subdivision, recorded in Volume 33, Page 200A, Map Records, Hidalgo County, Texas;

THENCE in an Easterly direction, with the South line of said Lot 2, to the Southeast corner of said Lot 2, continuing in an Easterly direction to the Southwest corner of La Paz Subdivision, recorded in Volume 27, Page 143A, Map Records, Hidalgo County, Texas, continuing with the South line of said La Paz Subdivision, to the Southeast corner of said La Paz Subdivision, found on the West line of said Avignon Estates Subdivision;

THENCE in a Southerly direction, with the West line of said Avignon Estates Subdivision, to the Southwest corner of said Avignon Estates Subdivision;

THENCE in an Easterly direction, with the South line of said Avignon Estates Subdivision, to the Northeast corner of a tract of land conveyed to Banco Mercantil Del Norte, S.A., Institucion de Banca Multiple Grupo Financiero Banorte, recorded in Document No. 2231034, Official Records, Hidalgo County, Texas, also being an inside corner of Cedar Cove Subdivision, recorded in Volume 48, Page 141, Map Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the West line of said Cedar Cove Subdivision, to the South right-of-way line of 2nd Street;

THENCE in a Westerly direction, with the South right-of-way line of 2nd Street, to the Northeast corner of a tract of land conveyed to S. 10th-2nd Partners, LTD., a Texas Limited Partnership, recorded in Document No. 2080911, Official Records, Hidalgo County, Texas;

THENCE in a Southerly direction, with the East line of said Partners tract, to an interior corner of said Partners tract;

THENCE in a Westerly direction, to the West right-of-way line of 10th Street;

THENCE in a Northerly direction, with the West right-of-way line of said 10th Street, to the Southeast corner of a tract of land conveyed to Rosi Corro, recorded in Document No. 2594032, Official Records, Hidalgo County, Texas;

THENCE in a Northwesterly direction, with the South line of said Corro tract, to the Northernmost Southwest corner of a City of McAllen Park;

THENCE in a Northerly direction, with the West line of said City of McAllen Park, to the South right-of-way line of said Bales Road;

THENCE in a Westerly direction, to the apparent West right-of-way line of South Old 10th Street;

THENCE in a Northerly direction, with the apparent West right-of-way line of said South Old 10th Street, to the apparent South right-of-way line of Wichita Avenue;

THENCE in a Westerly direction, with the apparent South right-of-way line of said Wichita Avenue, to the apparent West right-of-way line of Bicentennial Boulevard;

THENCE in a Northerly direction, with the apparent West right-of-way line of Bicentennial Boulevard, to the apparent South right-of-way line of Uvalde Avenue;

THENCE in a Westerly direction, with the apparent South right-of-way line of Uvalde Avenue, to the apparent West right-of-way line of 23rd Street;

THENCE in a Northerly direction, with the apparent West right-of-way line of 23rd Street, to the Southernmost Northeast corner of Lot A, Speedy Stop Subdivision, recorded in Volume 30, Page 115B, Map Records, Hidalgo County, Texas, to the South right-of-way line of Expressway 83;

THENCE in a Westerly direction, with the North line of said Lot A and the South right-of-way line of said Expressway 83, to the Northwest corner of Lot 2A, Lots 2A and 2B Valram Heights Subdivision, recorded in Volume 35, Page 96A, Map Records, Hidalgo County, Texas, found on the East right-of-way line of 29th Street;

THENCE in a Northerly direction, with the East right-of-way line of said 29th Street, to the Northwest corner of a tract of land conveyed to the City of McAllen, recorded in Document No. 2276948, Official Records, Hidalgo County, Texas;

THENCE in a Northwesterly direction, to the Easternmost Southeast corner of Lot 3, McAllen Convention Center Subdivision, recorded in Volume 49, Page 69, Map Records, Hidalgo County, Texas, and the North right-of-way line of Ithica Avenue;

THENCE in a Northerly direction along the West right-of-way line of said 29th Street to the southeast corner of Lot 12 of said McAllen Convention Center subdivision and the North right-of-way line of Galveston Avenue;

THENCE in a Westerly, Northwesterly and Westerly direction along the North right-of-way line of said Galveston Avenue, to the southwest corner of Lot 11 of Kings Highway Subdivision, recorded in Volume 3, Page 8, H.C.M.R., and the East right-of-way line of Ware Road;

THENCE in a Southerly direction along the West line of said McAllen Convention Center and the East right-of-way line of said Ware Road to the southwest corner of Lot 3A, Lots 1A-9A McAllen Convention Center, recorded in Volume 51, Page 152, H.C.M.R.;

THENCE in a Westerly direction to the Westernmost southeast corner of a tract of land deeded to Abel Osegura, recorded in Document No. 2654755, H.C.D.R. and the North right-of-way of said Expressway 83;

THENCE in a Westerly direction along the North right-of-way of said Expressway 83 to the Southwest corner of Lot 1, Kent Biel Subdivision, recorded in Volume 43, Page 75, H.C.M.R., and the East right-of-way of Beatsen Road

THENCE in a Northerly direction along the East right-of-way line of said Beatsen Road to the Southwest corner of Hidden Meadows Subdivision Phase II, recorded in Volume 34, Page 73, H.C.M.R.

THENCE in a Easterly direction along the South line of said Hidden Meadows Subdivision Phase II to the West line of West Side Park, recorded in Volume 22, Page 101, H.C.M.R.;

THENCE in a Southerly direction along the West line of said Westside Park Subdivision to the southwest corner of said Westside Park Subdivision and the center line of Kennedy Avenue;

THENCE in a Easterly direction along the South line of said Westside Park Subdivision to the West right-of-way line of said Ware Road;

THENCE in a Northerly direction along the West right-of-way line of said Ware Road to the intersection with the extension of the South line of City Center Subdivision Phase I, recorded in Document No. 2570362;

THENCE in a Easterly direction to the southeast corner of said City Center Subdivision, Phase I;

THENCE in a northerly direction along the East line of said City Center Subdivision Phase I, to the POINT OF BEGINNING.

**SAVE AND EXCEPT THE FOLLOWING TRACTS**

**TRACT 1**

**BEGINNING** in the intersection of Jackson Avenue and main Street also being the Northwest corner of Roselawn Cemetery Subdivision;

**THENCE** in an Easterly direction along the South right-of-way of said Jackson Avenue and the North line of Rose Law Cemetery Subdivision to the West right-of-way of 12th Street and the northeast corner of said Roselawn Cemetery Subdivision;

**THENCE** in a Southerly direction along the East line of said Roselawn Cemetery Subdivision and West right-of-way line of said 12th Street to the southeast corner of said Roselawn Cemetery Subdivision;

**THENCE** in a Westerly direction along the South line of said Roselawn Cemetery Subdivision to the East right-of-way line of 10th Street and the southeast corner of said Roselawn Cemetery Subdivision;

**THENCE** in a Northerly along the West line of said Roselawn Cemetery Subdivision and the East right-of-way line of 10th Street, to the POINT OF BEGINNING

**TRACT 2**

**BEGINNING** on the northeast corner of the South 2nd Street Professional Center Condominiums, Recorded in Volume 2413, Page 627 of the Hidalgo County Condominiums Records and the intersection of West right-of-way of 2nd Street and the South right-of-way line of Lindberg Avenue;

**THENCE** in a Westerly direction along the South right-of-way line of said Lindberg Avenue to the Northwest corner of Block 3, of the Gate Way Plaza Shopping City, recorded in Volume 13, Page 27, H.C.M.R. and the East right-of-way line of S. 9th Gateway Lane;

**THENCE** in a Southerly direction along the East right-of-way line of said S. 9th Gateway Lane to the North right-of-way line of U.S. Expressway 83;



**THENCE** in an Easterly direction along the North right-of-way line of said U.S. Expressway 83 to the intersection with the West line of crossing concrete bridge of 2nd Street;

THENCE in a Northerly direction along the West side of said concrete bridge and the west curb and gutter of said 2nd Street to the eastern most southeast corner of said 2nd Street Professional Center Condominiums;

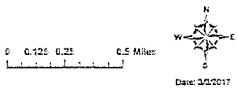
THENCE continuing in a northerly direction with the East line of said 2nd Street Professional Center Condominiums and the East right-of-way line of said 2nd Street to the POINT OF BEGINNING

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



 **McAllen Tax Increment Reinvestment Zone #2A**  
**Infrastructure Projects**  
 ① McColi / Pineridge Drainage  
 ② El Rancho Drainage  
 ③ El Rancho RDF  
 ④ El Rancho Road Widening Improvements (Jackson to McColi)  
 ⑤ Kennedy Drainage Improvements  
 ⑥ Augusta Drainage Improvements  
 ⑦ Country Club Terrace Drainage Improvements  
 ⑧ Yuma Avenue Widening (Jackson to McColi)  
 ⑨ Dallas at 1st St. Drainage Improvements  
 ⑩ Uvalde & Main St. Drainage Improvements  
 ⑪ Oakland Ave. (Bond Project)  
 ⑫ Boeye Reservoir Drainage Improvements  
  
**City Limits**  
 **McAllen**

**Tax Increment Reinvestment Zones (TIRZ#2A)**



**Exhibit "III"**  
**Tax Account List\***

\*This is a preliminary list of the tax accounts within the ZONE. The Parties acknowledge that it is subject to correction based on any errors discovered by the Hidalgo County Appraisal District or the Hidalgo County Auditor's Office. Any errors uncovered after a payment is made will be accounted for in the next payment after discovery of the error.

[See attached pages]

*(14 pages)*

TIRZ #2A  
2016 Certified Tax Roll List

PROP ID	LAST, FIRST	LEGAL DESCRIPTION	STREET	TIRZ	2016 MARKET	2016 ASSESSED	2016 IMPROVEMENTS	2016 LAND
456034	ALSON LILL	AHORA QUE LOT A	S 10TH ST	McAllen TIRZ No. 2	\$524,904	\$524,904	\$511,020	\$511,020
723265	CANTU ELENA DEL CARMEN	AMC ONE CONDOMINIUMS UNIT 1	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,535	\$109,535	\$79,456	\$79,456
723271	MEÑEZ MANUEL B & MIRNA YOIAMC	AMC ONE CONDOMINIUMS UNIT 2	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,535	\$109,535	\$79,456	\$79,456
723272	CAMPOS FERNANDO	AMC ONE CONDOMINIUMS UNIT 3	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,535	\$109,535	\$79,456	\$79,456
723273	OLIVARES CARLOS A & MARIANA I	AMC ONE CONDOMINIUMS UNIT 4	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,535	\$109,535	\$79,456	\$79,456
725069	MADRIGAL GUILLERMO M & LAUF	AMC TWO CONDOMINIUMS UNIT 1	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$89,536	\$89,536
725071	GARCIA JULIO CESAR FIKIR	AMC TWO CONDOMINIUMS UNIT 2	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$89,536	\$89,536
725072	CHAVEZ LESLEY	AMC TWO CONDOMINIUMS UNIT 3	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$89,536	\$89,536
725073	JOHNSON G SCOT MD TRUSTEE	AMC TWO CONDOMINIUMS UNIT 4	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$89,536	\$89,536
731835	AYALA ARTURO & MARIA	AMC FOUR CONDOMINIUMS UNIT 1	S L ST	McAllen TIRZ No. 2	\$92,405	\$92,405	\$66,265	\$66,265
731836	CHANDIRAMANI MOHAN & RESHI	AMC FOUR CONDOMINIUMS UNIT 2	S L ST	McAllen TIRZ No. 2	\$92,405	\$92,405	\$66,265	\$66,265
731837	GONZALEZ CELINA RAE	AMC FOUR CONDOMINIUMS UNIT 3	S L ST	McAllen TIRZ No. 2	\$92,405	\$92,405	\$66,265	\$66,265
731838	DOLENGOWSKI MATTHEW A	AMC FOUR CONDOMINIUMS UNIT 4	S L ST	McAllen TIRZ No. 2	\$92,405	\$92,405	\$66,265	\$66,265
725079	URIA EDWARD & RITA ELENA L PA	AMC THREE CONDOMINIUMS UNIT 1	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
725080	AYALA LUIS A	AMC THREE CONDOMINIUMS UNIT 2	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
725081	MONIBARAZ JUANA ELIA	AMC THREE CONDOMINIUMS UNIT 3	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
725082	CANTU MINERVA DE GARICA	AMC THREE CONDOMINIUMS UNIT 4	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
731829	RIVAS JUAN RICARDO	AMC FIVE CONDOMINIUMS UNIT 1	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
731830	O C DEVELOPMENT LTD	AMC FIVE CONDOMINIUMS UNIT 2	S M ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
731831	OC DEVELOPMENT LTD	AMC FIVE CONDOMINIUMS UNIT 3	S L ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
731832	ESQUIVEL RICARDO A OLGA I REY	AMC FIVE CONDOMINIUMS UNIT 4	S L ST	McAllen TIRZ No. 2	\$118,607	\$118,607	\$89,536	\$89,536
894965	DAVOLT OHAD	AMC SEVEN CONDOMINIUMS UNIT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$92,405	\$92,405
894966	DE LA CRUZ ADELA SALAZAR	AMC SEVEN CONDOMINIUMS UNIT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$92,405	\$92,405
894967	AGUILAR MARITERE	AMC SEVEN CONDOMINIUMS UNIT 3	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$92,405	\$92,405
894968	LOZANO MARIA DE JESUS CANTU	AMC SEVEN CONDOMINIUMS UNIT 4	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$92,405	\$92,405
731842	PLAINS CAPITAL BANK	ATHENA CONDOMINIUMS UNIT A	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731843	VILLARREAL ROBERTO C & ESTREL	ATHENA CONDOMINIUMS UNIT B	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731844	GONZALEZ LAZARA NELLY	ATHENA CONDOMINIUMS UNIT C	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731845	DE LA CRUZ ELIZABETH	ATHENA CONDOMINIUMS UNIT D	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731846	FORTUNE PLASTIC & METAL TEXA	ATHENA II CONDOMINIUMS UNIT A	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731847	FAISAL ROCIO A & JOHN M PALMI	ATHENA II CONDOMINIUMS UNIT B	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731848	HERCER CONSTRUCTION & DEV IN	ATHENA II CONDOMINIUMS UNIT C	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
731849	HERCER CONSTRUCTION & DEV IN	ATHENA II CONDOMINIUMS UNIT D	E OLYMPIA AVE	McAllen TIRZ No. 2	\$106,977	\$106,977	\$83,577	\$83,577
638620	BENTSEN EXPRESSWAY PARTNERS	BETHEL MISSIONARY LOT 1	E BRENTSEN RD	McAllen TIRZ No. 2	\$107,821	\$107,821	\$84,421	\$84,421
814989	SAN ROMAN MARIO & JEANETTE	BILTMORE ASSISTED LIVING LOT 1	E JACKSON AVE	McAllen TIRZ No. 2	\$92,309	\$92,309	\$0	\$0
814990	SAN ROMAN MARIO & JEANETTE	BILTMORE ASSISTED LIVING LOT 2	E JACKSON AVE	McAllen TIRZ No. 2	\$92,309	\$92,309	\$0	\$0
728655	GANDARIA CRYSTAL E	BREMAN 1 CONDOMINIUMS UNIT 1	E JACKSON AVE	McAllen TIRZ No. 2	\$134,713	\$134,713	\$106,977	\$106,977
728656	PADILLA JOANNA	BREMAN 1 CONDOMINIUMS UNIT 2	S L LN	McAllen TIRZ No. 2	\$134,713	\$134,713	\$106,977	\$106,977
728657	LUNA MICHELE	BREMAN 1 CONDOMINIUMS UNIT 3	S L LN	McAllen TIRZ No. 2	\$134,713	\$134,713	\$106,977	\$106,977
728658	RAMIREZ ROSA ELIA	BREMAN 1 CONDOMINIUMS UNIT 4	S L LN	McAllen TIRZ No. 2	\$134,713	\$134,713	\$106,977	\$106,977
731851	WEBB LUIS ROBERTO	BREMAN 2 CONDOMINIUMS UNIT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$146,425	\$146,425	\$108,676	\$108,676
731852	BREMAN FAMILY LTD	BREMAN 2 CONDOMINIUMS UNIT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$146,425	\$146,425	\$108,676	\$108,676
731853	ONTIVEROS CARLOS A & MARIA E	BREMAN 2 CONDOMINIUMS UNIT 3	E PINERIDGE AVE	McAllen TIRZ No. 2	\$146,425	\$146,425	\$108,676	\$108,676
731854	BREMAN FAMILY LTD	BREMAN 2 CONDOMINIUMS UNIT 4	E PINERIDGE AVE	McAllen TIRZ No. 2	\$146,425	\$146,425	\$108,676	\$108,676
814991	ARGUELLO ANA BEATRIZ	BREMAN 4 CONDOMINIUMS LOT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$138,644	\$138,644	\$107,931	\$107,931
814992	SANCHEZ SILVIA R & FELIPE	ALTA BREMAN 4 CONDOMINIUMS LOT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$138,644	\$138,644	\$107,931	\$107,931

TIRZ #2A  
2016 Certified Tax Roll List

20829347	VALLEJO JOSE EDGAR R & YENDI K CANADAS IV CONDOMINIUMS LOT C	E PINERIDGE RD	McAllen TIRZ No. 2	\$130,143	\$101,257	\$28,886
20829348	SALINAS ALFONSO R	E PINERIDGE RD	McAllen TIRZ No. 2	\$130,143	\$101,257	\$28,886
814995	CANTU KAREN L ADAM	S L ST	McAllen TIRZ No. 2	\$107,403	\$82,909	\$24,494
814996	MASCARELL ANA MARIA	S L ST	McAllen TIRZ No. 2	\$107,403	\$82,909	\$24,494
814997	MASCARELL ANA MARIA	S L ST	McAllen TIRZ No. 2	\$107,403	\$82,909	\$24,494
814998	MASCARELL ANA MARIA	S L ST	McAllen TIRZ No. 2	\$107,403	\$82,909	\$24,494
894973	GUTIERREZ FERNANDO & SONIA L CANADAS 25 CONDOMINIUMS UNIT 1	S L ST	McAllen TIRZ No. 2	\$155,460	\$120,977	\$34,483
894974	CALDERON GUILLERMO O & NAJDI CANADAS 25 CONDOMINIUMS UNIT 2	S L ST	McAllen TIRZ No. 2	\$149,012	\$116,029	\$32,983
894975	SALINAS NANCY	S L ST	McAllen TIRZ No. 2	\$149,012	\$116,029	\$32,983
894976	GONZALEZ JORGE A & ADRIANA G CANADAS 25 CONDOMINIUMS UNIT 3	S L ST	McAllen TIRZ No. 2	\$149,012	\$116,029	\$32,983
814999	HARRIS TRUMESHA	S L ST	McAllen TIRZ No. 2	\$149,012	\$116,029	\$32,983
815000	GARZA JOANA	S L ST	McAllen TIRZ No. 2	\$149,012	\$116,029	\$32,983
815001	MONTANO JUAN P LOPEZ & LINDI CANADAS 37 CONDOMINIUMS UNIT B	S L LN	McAllen TIRZ No. 2	\$123,529	\$98,775	\$24,754
815002	HERMANDEZ JOSE F & RITA	S L LN	McAllen TIRZ No. 2	\$123,529	\$98,775	\$24,754
846468	GRACIA ARTURO G & MARIA C SEC CANADAS COMMERCIAL CONDOS (AMENDED) UNIT A	S L LN	McAllen TIRZ No. 2	\$113,970	\$95,230	\$18,740
846473	GUTIERREZ ROLANDO	S JACKSON RD	McAllen TIRZ No. 2	\$160,210	\$126,550	\$33,660
846474	FIGUEROA PROPERTIES LLC	S JACKSON RD	McAllen TIRZ No. 2	\$195,592	\$162,051	\$33,541
846475	ALVARADO MIRNA	S JACKSON RD	McAllen TIRZ No. 2	\$171,650	\$138,109	\$33,541
536780	LEONARD MICHAEL M & GAIL R	S JACKSON RD	McAllen TIRZ No. 2	\$239,559	\$167,477	\$72,082
508863	CIELO PASO LAS TIENDAS LP	LINDBERG AVE	McAllen TIRZ No. 2	\$95,254	\$72,256	\$22,998
508864	DAYTON HUDSON CORP	E EXPWY 83	McAllen TIRZ No. 2	\$5,600,380	\$2,100,225	\$3,500,155
508865	WEINGARTEN LAS TIENDAS JV	E EXPWY 83	McAllen TIRZ No. 2	\$6,750,000	\$2,521,851	\$4,228,149
508903	WEINGARTEN LAS TIENDAS IV	E EXPWY 83	McAllen TIRZ No. 2	\$1,384,246	\$651,919	\$732,327
508904	WEINGARTEN LAS TIENDAS IV	E EXPWY 83	McAllen TIRZ No. 2	\$7,861,747	\$2,237,500	\$5,624,247
684896	HAM LTD	E EXPWY 83	McAllen TIRZ No. 2	\$9,229,007	\$3,763,552	\$5,465,455
684897	STORE MASTER FUNDING III LLC	E RIDGE RD	McAllen TIRZ No. 2	\$416,550	\$212,430	\$204,120
684898	STORE MASTER FUNDING I LLC	E RIDGE RD	McAllen TIRZ No. 2	\$496,157	\$292,037	\$204,120
684899	STORE MASTER FUNDING II LLC	E RIDGE RD	McAllen TIRZ No. 2	\$496,157	\$292,037	\$204,120
684900	HAM LTD	E RIDGE RD	McAllen TIRZ No. 2	\$1,623,495	\$738,976	\$884,519
154238	MARRY HOLDINGS LTD	S 10TH ST	McAllen TIRZ No. 2	\$417,180	\$118,060	\$299,120
154239	SSP PROPERTIES IV LLC	S 10TH ST	McAllen TIRZ No. 2	\$121,269	\$26,092	\$95,177
154240	HARMS FREDERICK LOUIS	S 11TH ST	McAllen TIRZ No. 2	\$691,194	\$57,136	\$634,058
154242	HARMS ELIZABETH & FRED	S 10TH ST	McAllen TIRZ No. 2	\$451,740	\$86,204	\$365,536
566553	BOTELLO MARIA DEL ROSARIO G	S CYNTHIA ST	McAllen TIRZ No. 2	\$1,189,749	\$755,220	\$434,529
612768	NEXTGEN INVESTMENTS LLC	E ZION AVE	McAllen TIRZ No. 2	\$76,658	\$0	\$76,658
612269	NEXTGEN INVESTMENTS LLC	E ZION AVE	McAllen TIRZ No. 2	\$92,914	\$0	\$92,914
612270	NEXTGEN INVESTMENTS LLC	E ZION AVE	McAllen TIRZ No. 2	\$92,914	\$0	\$92,914
612271	NEXTGEN INVESTMENTS LLC	E ZION AVE	McAllen TIRZ No. 2	\$76,658	\$0	\$76,658
840042	SALPES II USA LLC	D PLAZA LOT 1	McAllen TIRZ No. 2	\$1,295,165	\$0	\$1,295,165
840041	FAYPER USA HOLDINGS I LP	D PLAZA LOT 2	McAllen TIRZ No. 2	\$3,351,605	\$0	\$3,351,605
840044	KAMCO-SHARYLAND CENTER LLC	D PLAZA LOT 3	McAllen TIRZ No. 2	\$3,601,534	\$0	\$3,601,534
840046	INMOBILIARIA ACTIVOS PROPIOS D PLAZA LOT 4	D PLAZA LOT 4	McAllen TIRZ No. 2	\$651,222	\$0	\$651,222
840047	INMOBILIARIA ACTIVOS PROPIOS D PLAZA LOT 5	D PLAZA LOT 5	McAllen TIRZ No. 2	\$627,594	\$0	\$627,594
840045	FAYPER USA HOLDINGS I LP	D PLAZA LOT 6	McAllen TIRZ No. 2	\$3,500,032	\$0	\$3,500,032
840043	SALPES II USA LLC	D PLAZA LOT 7	McAllen TIRZ No. 2	\$113,802	\$0	\$113,802
732715	ESPAÑA CONSTRUCTION & DEVELOP DOCTORES.COM LOT 1	E TORONTO AVE	McAllen TIRZ No. 2	\$599,255	\$937	\$598,318
638318	DRISCOLL CHILDREN'S HOSPITAL	E RIDGE RD	McAllen TIRZ No. 2	\$6,154,394	\$0	\$6,154,394

2016 Certified Tax Roll List

THRX #2A

Parcel ID	Owner	Address	THRX #2A	Assessed Value	Market Value
167606	RUIZ RAUL	EL RANCHO SANTA CRUZ PH 4 LOT 1 & 3 BLK 1	McAllen TIRZ No. 2	\$103,560	\$79,930
167607	RUIZ SAN JUANITA	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 1	McAllen TIRZ No. 2	\$114,859	\$96,695
167609	RUIZ JUAN M	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 1	McAllen TIRZ No. 2	\$99,957	\$10,207
167610	LA IGLESIA BIBLICA CRISTIANA	EL RANCHO SANTA CRUZ PH 4 LOTS 1 THRU 3 BLK 2	McAllen TIRZ No. 2	\$359,009	\$40,359
167613	VILLARREAL LAZARO & GLORIA	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 2	McAllen TIRZ No. 2	\$72,976	\$10,437
167614	LOPEZ SAN JUANA & CYNTHIA	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 2	McAllen TIRZ No. 2	\$66,955	\$50,538
167615	LEAL JOSEFA	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 2	McAllen TIRZ No. 2	\$61,926	\$46,989
167616	PEQUENO SYLVIA PATRICIA	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 2	McAllen TIRZ No. 2	\$74,674	\$60,238
167617	FLORES MOISES & GLORIA	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 2	McAllen TIRZ No. 2	\$70,684	\$56,247
167618	MENDOZA ROLANDO & BELINDA	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 2	McAllen TIRZ No. 2	\$41,430	\$14,737
167619	ALEJANDRO ALBERTO	EL RANCHO SANTA CRUZ PH 4 LOT 10 BLK 2	McAllen TIRZ No. 2	\$77,250	\$62,503
167620	JD RUIZ LLC	EL RANCHO SANTA CRUZ PH 4 LOT 11 BLK 2	McAllen TIRZ No. 2	\$62,403	\$47,946
167621	JD RUIZ LLC	EL RANCHO SANTA CRUZ PH 4 LOT 12 BLK 2	McAllen TIRZ No. 2	\$85,813	\$51,436
167622	ORTEGA FRANC & MARIA F	EL RANCHO SANTA CRUZ PH 4 LOT 13 BLK 2	McAllen TIRZ No. 2	\$85,347	\$70,776
167623	TURRUBIARTES ANDRES & AUOROR	EL RANCHO SANTA CRUZ PH 4 LOT 14 BLK 2	McAllen TIRZ No. 2	\$37,905	\$20,232
167624	GAMEZ JOSEFINA	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 2	McAllen TIRZ No. 2	\$11,923	\$0
167625	BORRERO ERNESTO & MARIA G	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 3	McAllen TIRZ No. 2	\$34,744	\$13,317
167626	BORRERO ERNESTO & MA GUADA	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 3	McAllen TIRZ No. 2	\$56,354	\$49,873
167627	LEDESMA MARTIN & PERLA	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 3	McAllen TIRZ No. 2	\$49,509	\$35,665
167628	RUIZ MINERVA & JOSE E ZAMORA	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 3	McAllen TIRZ No. 2	\$70,263	\$57,811
167629	SANCHEZ JUAN C & TERESA	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 3	McAllen TIRZ No. 2	\$70,851	\$58,004
167630	SANCHEZ JUAN C & TERESA	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 3	McAllen TIRZ No. 2	\$12,807	\$0
167631	RUIZ IGNACIO E	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 3	McAllen TIRZ No. 2	\$44,769	\$31,852
167632	HERNANDEZ FABIOLA M	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 3	McAllen TIRZ No. 2	\$12,807	\$0
167633	CERDA FRANCISCO & ROSANA RAI	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 3	McAllen TIRZ No. 2	\$100,475	\$85,387
167634	RODRIGUEZ JOSE & MARCEDALIA	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 4	McAllen TIRZ No. 2	\$57,092	\$41,532
167635	RUIZ EDUARDO	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 4	McAllen TIRZ No. 2	\$15,560	\$0
167636	FLAVIN HUGH & TERESA GARZA	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 4	McAllen TIRZ No. 2	\$83,260	\$67,700
167637	SANCHEZ GENARO	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 4	McAllen TIRZ No. 2	\$38,425	\$24,219
167638	SANCHEZ JUAN M	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 4	McAllen TIRZ No. 2	\$31,507	\$19,207
167639	SANCHEZ JOSE LUIS	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 4	McAllen TIRZ No. 2	\$15,041	\$1,039
167640	SANCHEZ JOSE LUIS	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 4	McAllen TIRZ No. 2	\$75,084	\$60,792
167641	RAMIREZ ALICIA	EL RANCHO SANTA CRUZ PH 4 LOTS 9 & 10 BLK 4	McAllen TIRZ No. 2	\$16,070	\$1,728
167642	HERNANDEZ CRUZ	EL RANCHO SANTA CRUZ PH 4 LOT 11 BLK 4	McAllen TIRZ No. 2	\$25,022	\$7,162
167643	RAMIREZ ALICIA	EL RANCHO SANTA CRUZ PH 4 LOT 12 BLK 4	McAllen TIRZ No. 2	\$64,835	\$50,479
167644	SANCHEZ JOSE LUIS	EL RANCHO SANTA CRUZ PH 4 LOT 13 BLK 4	McAllen TIRZ No. 2	\$25,319	\$10,977
167645	SILVA RUBEN & DIANA	EL RANCHO SANTA CRUZ PH 4 LOT 14 BLK 4	McAllen TIRZ No. 2	\$76,346	\$62,084
167646	ESPARZA ANGELITA S	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 4	McAllen TIRZ No. 2	\$25,550	\$11,323
167647	AGUAYO JAIME & BLANCA	EL RANCHO SANTA CRUZ PH 4 LOT 16 BLK 4	McAllen TIRZ No. 2	\$45,926	\$31,718
167648	AYALA LORENA	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 5	McAllen TIRZ No. 2	\$27,063	\$11,508
167649	RODOLFO & MARIA M	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 5	McAllen TIRZ No. 2	\$11,788	\$0
167650	GONZALEZ AMANDO & MARILU	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 5	McAllen TIRZ No. 2	\$62,400	\$50,612
167651	DE LA GARZA ARTURO & AMBROC	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 5	McAllen TIRZ No. 2	\$57,289	\$25,501
167652	RODRIGUEZ MARIA C	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 5	McAllen TIRZ No. 2	\$30,422	\$18,634
167653	NAVARRO ARMANDO & BRUIDA S	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 5	McAllen TIRZ No. 2	\$113,487	\$96,850
167654	NAVARRO ARMANDO & BRUIDA	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 5	McAllen TIRZ No. 2	\$27,334	\$16,637
167655	FUENTES GUMARDO V & EDUVIGES	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 5	McAllen TIRZ No. 2	\$26,376	\$16,489
167656	CERVANTES JOSE PANFILO & LAUF	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 5	McAllen TIRZ No. 2	\$10,865	\$10,865
				\$10,865	\$0

TIRZ #2A  
2016 Certified Tax Roll List

Account Number	Owner	Address	Assessed Value	Market Value	Net Value	Tax
167706	CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 12 BLK 8	\$14,996	\$14,996	\$0	\$14,996
167707	CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 13 BLK 8	\$51,488	\$51,488	\$29,752	\$11,736
167708	CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 8	\$2,862	\$2,862	\$0	\$2,862
717135	RIO BANK	EMILY SASSER N150' LOT 1	\$466,999	\$668,999	\$331,999	\$24,900
717136	RIO BANK	EMILY SASSER N148.93' LOT 1	\$260,166	\$260,166	\$0	\$260,166
173132	JACKSON SQUARE	FAIRFIELD PLACE LOTS 3-24 BLK 1 & ALL BLK 4 & 50' X 550 CLOSE JACKSON AVE	\$3,632,516	\$3,632,516	\$1,226,516	\$1,406,000
173133	PALENOQUE MCALLEN REAL ESTATI	FAIRFIELD PLACE LOTS 1, 2, 25, 26 N 25' OF THICA AVE & ADJ W19' - HOUSTON AVE	\$215,949	\$215,949	\$0	\$119,957
173134	JACKSON-HOUSTON EAST LTD	FAIRFIELD PLACE BLK 2 & 3 A/K/A LOT A UNIT 2 EXC S163'-W229.5' 10TH ST	\$9,307,305	\$9,307,305	\$9,286,795	\$3,350,550
729958	JACKSON-HOUSTON EAST LTD	FAIRFIELD PLACE BLK 2 & 3 AN IRR TR N190.37'-W217.19' A/K/A S 10TH ST	\$1,410,168	\$1,410,168	\$775,274	\$684,894
729959	JACKSON-HOUSTON EAST LTD	FAIRFIELD PLACE BLK 2 & 3 S163'-W229.47' A/K/A LOT A UNIT 2 (S 10TH ST	\$1,303,665	\$1,303,665	\$678,551	\$625,114
173136	RAMOS JESUS JR & ANA MARIA	FAIRFIELD PLACE LOTS 3 & 4 BLK 5	\$133,326	\$133,326	\$6,201	\$37,125
173137	GOMEZ JORGE R MENDOZA & RO	FAIRFIELD PLACE LOTS 5-7 & E 1/2 LOT 8 BLK 5	\$112,635	\$112,635	\$75,510	\$37,125
173138	TREVINO JOE	FAIRFIELD PLACE W 1/2 LOT 8 & ALL LOT 9 BLK 5	\$157,993	\$147,988	\$62,994	\$64,969
173139	SANCHEZ DORA M	FAIRFIELD PLACE LOT 10 & E 1/2 LOT 11 BLK 5	\$108,511	\$105,273	\$76,186	\$30,975
173140	GONZALEZ RUDY E & NORMA	FAIRFIELD PLACE W 1/2 LOT 11 & ALL LOTS 12-13 BLK 5	\$105,765	\$105,765	\$54,560	\$30,975
173141	CAMPOS OSCAR & GENOVEVA	FAIRFIELD PLACE LOTS 14 & 15 BLK 5	\$59,052	\$61,868	\$59,960	\$6,906
173142	MARTINEZ GUADALUPE H & LORRA	FAIRFIELD PLACE LOT 16 BLK 5	\$45,256	\$43,969	\$25,406	\$20,250
173143	MALDONADO ALBERTO & GLORIA	FAIRFIELD PLACE LOT 17 & W 12.5' LOT 18 BLK 5	\$85,491	\$85,491	\$60,125	\$25,319
173144	MORALEZ CARLOS JR & HENRIETT	FAIRFIELD PLACE LOTS 18 LESS E25' BLK 5	\$96,198	\$96,198	\$70,885	\$26,313
173145	MEDINA MIGUEL A & MARTHA	FAIRFIELD PLACE LOTS 18 LESS W 12.5' LOT 19 LESS E25' BLK 5	\$62,265	\$62,265	\$55,952	\$25,513
173146	CAVAZOS HUMBERTO & LINDA B	FAIRFIELD PLACE E 12 1/2 LOT 20 & ALL LOT 21 BLK 5	\$74,647	\$74,647	\$49,334	\$22,513
173147	DAZ ANDRES & CYNTHIA I	FAIRFIELD PLACE LOT 22 & 23 BLK 5	\$105,696	\$105,696	\$65,570	\$37,125
173149	ANAYA NORMA E	FAIRFIELD PLACE LOT 24 & W 1/2 LOT 25 BLK 5	\$195,374	\$195,374	\$115,909	\$30,375
173150	HINOJOSA GLORIA ET AL	FAIRFIELD PLACE E 1/2 LOT 25 & ALL LOT 26 BLK 5	\$100,021	\$100,021	\$69,606	\$30,375
173151	FLORES EDITH RUBALCAVA	FAIRFIELD PLACE LOTS 1 & 2 BLK 6	\$75,822	\$75,822	\$38,697	\$37,125
173152	CANTU ADALBERTO H & DELIA	FAIRFIELD PLACE LOTS 3 & 4 BLK 6	\$69,571	\$69,571	\$32,406	\$37,125
173153	DAVILA JUAN & DALIA	FAIRFIELD PLACE LOT 25 BLK 6	\$40,530	\$40,530	\$24,280	\$20,250
173154	ZIGA MARTA L	FAIRFIELD PLACE LOT 26 BLK 6	\$32,290	\$32,290	\$12,810	\$20,250
173155	MIRZA ASIF	FAIRFIELD PLACE LOTS 27 & 28 BLK 6	\$119,609	\$119,609	\$82,484	\$37,125
173156	ARECHIGA EVA A & ARMANDO	FAIRFIELD PLACE LOT 1 & E 1/2 LOT 2 BLK 7	\$62,340	\$62,340	\$31,965	\$30,375
173157	DAZ ALBERTO	FAIRFIELD PLACE W 1/2 LOT 2 & ALL LOT 3 BLK 7	\$122,965	\$122,965	\$92,590	\$30,375
173158	RAMIREZ ELIZABETH B ET AL	FAIRFIELD PLACE LOTS 4, 5 & 6 BLK 7	\$55,688	\$55,688	\$0	\$55,688
173161	PEREZ MARIA G	FAIRFIELD PLACE LOT 7 BLK 7	\$48,204	\$48,204	\$27,994	\$20,250
173162	TRI-VEST INC	FAIRFIELD PLACE LOT 8 BLK 7	\$35,303	\$35,303	\$15,053	\$20,250
173163	ZAMBRANO SEVERA	FAIRFIELD PLACE LOT 9 BLK 7	\$57,224	\$57,224	\$36,374	\$20,250
173164	GARZA MARTIN	FAIRFIELD PLACE LOT 10 & E20' LOT 11 BLK 7	\$59,348	\$59,348	\$30,998	\$26,350
173165	DELTA COMPANY LLC	FAIRFIELD PLACE W 30' LOT 11 & ALL LOTS 12-14 BLK 7	\$507,252	\$507,252	\$411,082	\$409,810
173166	CABALLERO CLEMENTE M & YOLA	FAIRFIELD PLACE LOTS 15-17 & W20' LOT 18 BLK 7	\$745,890	\$745,890	\$362,535	\$383,265
173168	LINDBERG 10 B LLC	FAIRFIELD PLACE E10' LOT 19 ALL LOT 20	\$113,400	\$113,400	\$0	\$113,400
173169	LINDBERG 10 B LLC	FAIRFIELD LOT 21 LESS W10' LOT 22 LESS E20' BLK 7	\$151,400	\$151,400	\$0	\$151,200
173170	CARCAP ENTERPRISES LTD	FAIRFIELD PLACE E 20' LOT 22 & ALL LOT 23 BLK 7	\$105,800	\$105,800	\$0	\$105,800
173171	CARCAP ENTERPRISES LTD	FAIRFIELD PLACE LOT 24 & 25 LESS E10' BLK 7	\$465,021	\$465,021	\$299,921	\$170,100
173172	MACHIVELLIAN PROPERTIES LLC	FAIRFIELD PLACE LOT 26 & E10' LOT 25 BLK 7	\$185,527	\$185,527	\$72,127	\$113,400
173173	MACHIVELLIAN PROPERTIES LLC	FAIRFIELD PLACE LOTS 27 BLK 7	\$94,500	\$94,500	\$0	\$94,500
173174	RAMIREZ ROBERTO GOMEZ	FAIRFIELD PLACE LOT 1 BLK 8	\$49,963	\$49,963	\$0	\$49,963
505040	LOPEZ HILDA GOMEZ	FAIRFIELD PLACE LOT 2 BLK 8	\$49,963	\$49,963	\$0	\$49,963
173175	VILLARREAL JUAN	FAIRFIELD PLACE LOT 3 & E 30' LOT 4 BLK 8	\$105,954	\$105,954	\$113,554	\$20,250
						\$22,400

TIRZ #2A  
2016 Certified Tax Roll List

Account #	Owner	Address	Area	Value	Assessment	Exemption	Net Value	Tax
184345	INB PROPERTIES II PASEO LTD			\$257,872	\$0		\$257,872	\$0
184347	INB PROPERTIES II PASEO LTD			\$538,139	\$0		\$538,139	\$0
962598	1804 S 10TH LLC			\$738,114	\$68,161		\$669,953	\$65,005
557778	TOPP HARRY THOMAS			\$228,361	\$138,069		\$90,292	\$105,873
185474	TEXAIR CO INC			\$1,859,861	\$88,971		\$1,770,890	\$1,017,910
185475	TEXAIR COMPANY			\$742,676	\$251,322		\$491,354	\$0
185476	TEXAIR COMPANY			\$100,501	\$10,361		\$90,140	\$0
185477	TEXAIR COMPANY			\$97,796	\$8,556		\$89,240	\$0
185478	SANTOS OSCAR			\$51,748	\$4,784		\$46,964	\$0
185479	CANTU GREGORIA			\$32,161	\$1,631		\$30,530	\$0
185480	GONZALEZ MIGUEL & CAROLINA			\$120,581	\$74,780		\$45,801	\$0
185481	CHAPA MARISELA & SANTIAGO JR			\$49,560	\$3,679		\$45,881	\$0
185482	GARCIA ALEGRIA			\$108,693	\$62,432		\$46,261	\$0
185483	MURILLO MANUEL ANGEL			\$56,039	\$29,538		\$26,501	\$0
185484	MURILLO MANUEL ANGEL			\$21,775	\$0		\$21,775	\$0
185485	MURILLO MANUEL A & ALICIA			\$60,897	\$5,672		\$55,225	\$0
185486	CASAREZ GERARDO & SYLVIA			\$76,593	\$30,212		\$46,381	\$0
185487	CASAREZ GERARDO & SYLVIA			\$66,959	\$10,678		\$56,281	\$0
185488	RIVERA LEOPOLDO & ARACELI			\$60,521	\$10,048		\$50,473	\$0
185489	DG & GG INVESTMENTS LLC			\$56,576	\$0		\$56,576	\$0
185490	MENDOZA BENITO P			\$88,860	\$0		\$88,860	\$0
185491	MENDOZA BENITO P			\$72,576	\$26,295		\$46,281	\$0
185492	MENDOZA FAUSTINO P			\$64,691	\$19,484		\$45,207	\$0
185493	PONCE EVANGELINA GARCIA			\$56,334	\$15,562		\$40,772	\$0
185494	MENDOZA MARTINA CASARES			\$69,007	\$30,955		\$38,052	\$0
185495	RICE ANDREA PONCE			\$74,545	\$11,821		\$62,724	\$0
185496	CITY OF MCALLEN			\$181,292	\$43,708		\$137,584	\$0
185497	MCCLELLAND DENISE ET AL			\$177,720	\$0		\$177,720	\$0
185498	CITY OF MCALLEN			\$399,325	\$37,605		\$361,720	\$0
624424	CITY OF MCALLEN			\$238,640	\$0		\$238,640	\$0
185499	AGUILERA REAL ESTATE HOLDING			\$15,625	\$0		\$15,625	\$0
185500	RIVERA ROGELIO			\$501,011	\$232,606		\$268,405	\$0
185501	GARZA RUBEN & ERIKA			\$279,553	\$92,642		\$186,911	\$0
514696	RIO GRANDE SURGERY CENTER AS HCA			\$366,789	\$128,501		\$238,288	\$0
514697	RIO GRANDE REGIONAL HOSPITAL			\$1,335,728	\$779,228		\$556,500	\$0
557061	HIC TEXAS II LLC			\$477,420	\$0		\$477,420	\$0
583226	HIC TEXAS II LLC			\$5,413,269	\$3,976,943		\$1,436,325	\$0
622510	HIC TEXAS II LLC			\$1,207,961	\$2,289,921		\$982,000	\$0
673893	CITY OF MCALLEN			\$2,165,308	\$1,159,573		\$1,005,735	\$0
629375	RIO GRANDE RETAIL PROPERTIES			\$702,235	\$0		\$702,235	\$0
714035	UNIQUE DEVELOPMENT GROUP			\$524,232	\$15,454		\$508,778	\$0
189391	CITY OF MCALLEN			\$33,350	\$0		\$33,350	\$0
189393	CORRO ZSA ZSA WENDY J			\$1,456,400	\$0		\$1,456,400	\$0
189404	S. 10TH 2ND PARTNERS LTD			\$4,578,271	\$98,125		\$4,480,146	\$0
189405	S. 10TH 2ND PARTNERS LTD			\$669,000	\$0		\$669,000	\$0
189406	S. 10TH 2ND PARTNERS LTD			\$249,494	\$0		\$249,494	\$0
189407	S. 10TH 2ND PARTNERS LTD			\$180,090	\$0		\$180,090	\$0
189408	S. 10TH 2ND PARTNERS LTD			\$797,610	\$0		\$797,610	\$0
189409	S. 10TH 2ND PARTNERS LTD			\$786,760	\$0		\$786,760	\$0

TIRZ #2A  
2016 Certified Tax Roll List

Address	McAllen TIRZ No. 2	Assessed Value	Exemption	Net Value	Rate	Tax
189498 CITY OF MCALLEN	McAllen TIRZ No. 2	\$8,364	\$0	\$8,364	\$0.0000	\$0.00
538980 CITY OF MCALLEN	McAllen TIRZ No. 2	\$530,749	\$0	\$530,749	\$0.0000	\$0.00
189500 CANTU ALONZO TRUSTEE	McAllen TIRZ No. 2	\$665,468	\$0	\$665,468	\$0.0000	\$0.00
591381 RIGIN INC	McAllen TIRZ No. 2	\$3,387,224	\$709,696	\$2,677,528	\$0.0000	\$0.00
690204 CANTU ALONZO TRUSTEE	McAllen TIRZ No. 2	\$1,153,134	\$0	\$1,153,134	\$0.0000	\$0.00
194176 TEXAS STATE BANK	McAllen TIRZ No. 2	\$659,049	\$485,281	\$173,768	\$0.0000	\$0.00
194183 CANTU ALONZO TRUSTEE	McAllen TIRZ No. 2	\$54,329	\$11,132	\$43,197	\$0.0000	\$0.00
194186 SOUTH VILLA HERMOSA LTD	McAllen TIRZ No. 2	\$55,718	\$0	\$55,718	\$0.0000	\$0.00
195352 CS AUTO REAL PROPERTY LTD	McAllen TIRZ No. 2	\$814	\$0	\$814	\$0.0000	\$0.00
195356 FRISO CORP	McAllen TIRZ No. 2	\$898,128	\$309,162	\$588,966	\$0.0000	\$0.00
195360 HERNANDEZ JAVIER &	McAllen TIRZ No. 2	\$166,230	\$7,650	\$158,580	\$0.0000	\$0.00
195361 FESTIVA INC	McAllen TIRZ No. 2	\$623,918	\$159,685	\$464,233	\$0.0000	\$0.00
195362 RDMV NEVADA HOLDINGS LLC	McAllen TIRZ No. 2	\$522,230	\$0	\$522,230	\$0.0000	\$0.00
640018 RDMV NEVADA HOLDINGS LLC	McAllen TIRZ No. 2	\$2,017,813	\$559,076	\$1,458,737	\$0.0000	\$0.00
531525 INR PROPERTIES II PASEO LTD	McAllen TIRZ No. 2	\$0,486,810	\$4,668,048	\$4,181,230	\$0.0000	\$0.00
732335 FUENTES ISELA	McAllen TIRZ No. 2	\$121,910	\$0	\$121,910	\$0.0000	\$0.00
198744 FLORENA LEE TX INC	McAllen TIRZ No. 2	\$2,749,185	\$1,795,725	\$953,460	\$0.0000	\$0.00
198746 PALENQUE MCALLEN REAL ESTATI	McAllen TIRZ No. 2	\$771,572	\$206,107	\$565,465	\$0.0000	\$0.00
586977 PALENQUE MCALLEN REAL ESTATI	McAllen TIRZ No. 2	\$933,397	\$368,386	\$565,011	\$0.0000	\$0.00
715437 ESPONJAS DEVELOPMENT LTD	McAllen TIRZ No. 2	\$16,730	\$0	\$16,730	\$0.0000	\$0.00
715369 TREVINO RODOLFO	McAllen TIRZ No. 2	\$67,200	\$67,200	\$0	\$0.0000	\$0.00
715372 LEAL BENJAMIN & LAURA N	McAllen TIRZ No. 2	\$283,721	\$87,280	\$196,441	\$0.0000	\$0.00
715374 GARZA ANNAS	McAllen TIRZ No. 2	\$199,285	\$199,285	\$0	\$0.0000	\$0.00
715375 GRIMALDO JUAN	McAllen TIRZ No. 2	\$219,202	\$179,052	\$40,150	\$0.0000	\$0.00
715376 RESENDEZ CARLOS HUMBERTO	McAllen TIRZ No. 2	\$45,250	\$0	\$45,250	\$0.0000	\$0.00
715377 BURDEN JENNIFER	McAllen TIRZ No. 2	\$159,094	\$117,785	\$41,309	\$0.0000	\$0.00
715378 OCHOA MARGARITA CARRIEDO	McAllen TIRZ No. 2	\$543,096	\$427,655	\$115,441	\$0.0000	\$0.00
715380 OCHOA MARGARITA CARRIEDO	McAllen TIRZ No. 2	\$46,800	\$0	\$46,800	\$0.0000	\$0.00
715381 DG & GG INVESTMENTS LLC	McAllen TIRZ No. 2	\$46,800	\$0	\$46,800	\$0.0000	\$0.00
715383 CONTRERAS ANA BRENDA	McAllen TIRZ No. 2	\$226,022	\$179,222	\$46,800	\$0.0000	\$0.00
715384 GARZA CLAUDIA L	McAllen TIRZ No. 2	\$56,363	\$0	\$56,363	\$0.0000	\$0.00
715385 ROBLEDO LESLIE	McAllen TIRZ No. 2	\$64,776	\$0	\$64,776	\$0.0000	\$0.00
715386 NAVA LUIS JESUS	McAllen TIRZ No. 2	\$272,000	\$223,602	\$48,398	\$0.0000	\$0.00
715387 LOPEZ MARIA E MEDELLIN	McAllen TIRZ No. 2	\$211,825	\$166,970	\$44,855	\$0.0000	\$0.00
715388 GALVAN JOSE EUGENIO OROZCO	McAllen TIRZ No. 2	\$169,467	\$129,217	\$40,250	\$0.0000	\$0.00
715389 TIERRA MONICA M	McAllen TIRZ No. 2	\$211,996	\$166,480	\$45,516	\$0.0000	\$0.00
715390 ORDONEZ SYLVIA RAMOS	McAllen TIRZ No. 2	\$189,280	\$150,907	\$38,373	\$0.0000	\$0.00
715391 MORENO MARIA MERCEDES	McAllen TIRZ No. 2	\$105,308	\$144,269	\$38,939	\$0.0000	\$0.00
715392 MORENO MARIA MERCEDES	McAllen TIRZ No. 2	\$235,117	\$190,012	\$45,105	\$0.0000	\$0.00
715393 MARTINEZ MARIA G	McAllen TIRZ No. 2	\$264,123	\$215,501	\$48,622	\$0.0000	\$0.00
715394 MARTINEZ JUAN C	McAllen TIRZ No. 2	\$255,721	\$210,472	\$45,249	\$0.0000	\$0.00
715395 BETANCOURT JESUS & DORA A G	McAllen TIRZ No. 2	\$209,727	\$164,077	\$45,650	\$0.0000	\$0.00
715396 ENG JOSE ELIER	McAllen TIRZ No. 2	\$215,958	\$176,748	\$39,210	\$0.0000	\$0.00
715397 PEREZ-ORTIZ GRACIELA M	McAllen TIRZ No. 2	\$210,727	\$166,072	\$44,655	\$0.0000	\$0.00
715398 CONFIDENTIAL	McAllen TIRZ No. 2	\$222,877	\$183,311	\$39,566	\$0.0000	\$0.00
715399 MANCHA ALVARO GARZA & MARI	McAllen TIRZ No. 2	\$227,956	\$183,311	\$44,645	\$0.0000	\$0.00
715400 AVILA JUAN G & MARIBEL CO-TRU	McAllen TIRZ No. 2	\$227,956	\$183,311	\$44,645	\$0.0000	\$0.00
715401 MARTINEZ NINFA C & REYNALDO	McAllen TIRZ No. 2	\$227,956	\$183,311	\$44,645	\$0.0000	\$0.00

2016 Certified Tax Roll List

TIRZ #2A

2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606	1605	1604	1603	1602	1601	1600	1599	1598	1597	1596	1595	1594	1593	1592	1591	1590	1589	1588	1587	1586	1585	1584	1583	1582	1581	1580	1579	1578	1577	1576	1575	1574	1573	1572	1571	1570	1569	1568	1567	1566	1565	1564	1563	1562	1561	1560	1559	1558	1557	1556	1555	1554	1553	1552	1551	1550	1549	1548	1547	1546	1545	1544	1543	1542	1541	1540	1539	1538	1537	1536	1535	1534	1533	1532	1531	1530	1529	1528	1527	1526	1525	1524	1523	1522	1521	1520	1519	1518	1517	1516	1515	1514	1513	1512	1511	1510	1509	1508	1507	1506	1505	1504	1503	1502	1501	1500	1499	1498	1497	1496	1495	1494	1493	1492	1491	1490	1489	1488	1487	1486	1485	1484	1483	1482	1481	1480	1479	1478	1477	1476	1475	1474	1473	1472	1471	1470	1469	1468	1467	1466	1465	1464	1463	1462	1461	1460	1459	1458	1457	1456	1455	1454	1453	1452	1451	1450	1449	1448	1447	1446	1445	1444	1443	1442	1441	1440	1439	1438	1437	1436	1435	1434	1433	1432	1431	1430	1429	1428	1427	1426	1425	1424	1423	1422	1421	1420	1419	1418	1417	1416	1415	1414	1413	1412	1411	1410	1409	1408	1407	1406	1405	1404	1403	1402	1401	1400	1399	1398	1397	1396	1395	1394	1393	1392	1391	1390	1389	1388	1387	1386	1385	1384	1383	1382	1381	1380	1379	1378	1377	1376	1375	1374	1373	1372	1371	1370	1369	1368	1367	1366	1365	1364	1363	1362	1361	1360	1359	1358	1357	1356	1355	1354	1353	1352	1351	1350	1349	1348	1347	1346	1345	1344	1343	1342	1341	1340	1339	1338	1337	1336	1335	1334	1333	1332	1331	1330	1329	1328	1327	1326	1325	1324	1323	1322	1321	1320	1319	1318	1317	1316	1315	1314	1313	1312	1311	1310	1309	1308	1307	1306	1305	1304	1303	1302	1301	1300	1299	1298	1297	1296	1295	1294	1293	1292	1291	1290	1289	1288	1287	1286	1285	1284	1283	1282	1281	1280	1279	1278	1277	1276	1275	1274	1273	1272	1271	1270	1269	1268	1267	1266	1265	1264	1263	1262	1261	1260	1259	1258	1257	1256	1255	1254	1253	1252	1251	1250	1249	1248	1247	1246	1245	1244	1243	1242	1241	1240	1239	1238	1237	1236	1235	1234	1233	1232	1231	1230	1229	1228	1227	1226	1225	1224	1223	1222	1221	1220	1219	1218	1217	1216	1215	1214	1213	1212	1211	1210	1209	1208	1207	1206	1205	1204	1203	1202	1201	1200	1199	1198	1197	1196	1195	1194	1193	1192	1191	1190	1189	1188	1187	1186	1185	1184	1183	1182	1181	1180	1179	1178	1177	1176	1175	1174	1173	1172	1171	1170	1169	1168	1167	1166	1165	1164	1163	1162	1161	1160	1159	1158	1157	1156	1155	1154	1153	1152	1151	1150	1149	1148	1147	1146	1145	1144	1143	1142	1141	1140	1139	1138	1137	1136	1135	1134	1133	1132	1131	1130	1129	1128	1127	1126	1125	1124	1123	1122	1121	1120	1119	1118	1117	1116	1115	1114	1113	1112	1111	1110	1109	1108	1107	1106	1105	1104	1103	1102	1101	1100	1099	1098	1097	1096	1095	1094	1093	1092	1091	1090	1089	1088	1087	1086	1085	1084	1083	1082	1081	1080	1079	1078	1077	1076	1075	1074	1073	1072	1071	1070	1069	1068	1067	1066	1065	1064	1063	1062	1061	1060	1059	1058	1057	1056	1055	1054	1053	1052	1051	1050	1049	1048	1047	1046	1045	1044	1043	1042	1041	1040	1039	1038	1037	1036	1035	1034	1033	1032	1031	1030	1029	1028	1027	1026	1025	1024	1023	1022	1021	1020	1019	1018	1017	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TIRZ #2A  
2016 Certified Tax Roll List

Account No.	Owner	Property Description	Assessed Value	Market Value	Net Value
716068	SELEGA INVESTMENTS LLC	LAS CANADAS LOT 22 BLK 2	\$247,652	\$200,252	\$47,400
716070	HINOJOSA CYNTHIA & VALENTIN	LAS CANADAS LOT 24 BLK 2	\$163,507	\$215,107	\$47,400
716074	CHAPA GROUP LTD	LAS CANADAS LOT 28 BLK 2	\$53,640	\$0	\$53,640
716075	SHELL GULF OF MEXICO INC	LAS CANADAS LOT 29 BLK 2	\$225,379	\$0	\$225,379
716078	BREMAN FAMILY LTD	LAS CANADAS LOT 32 BLK 2	\$353,359	\$296,707	\$56,652
716092	GARZA VALENTIN & CYNTHIA HINI	LAS CANADAS LOT 46 BLK 2	\$263,107	\$215,107	\$48,000
716095	REYES THELMA & JESUS	LAS CANADAS LOT 49 BLK 2	\$48,000	\$0	\$48,000
716097	IKAME LLC	LAS CANADAS LOT 51 BLK 2	\$240,566	\$182,566	\$58,000
716098	DENNIS BARBARA J	LAS CANADAS LOT 52 BLK 2	\$57,600	\$0	\$57,600
815005	BRENNER AARON T & DIANA E	LAS ESTANCIAS CONDOMINIUMS UNIT 1	\$123,466	\$89,715	\$33,751
815006	MCCALLEN GROUP ONE LLC	LAS ESTANCIAS CONDOMINIUMS UNIT 2	\$133,035	\$99,286	\$33,749
815007	GARZA MARIO ALBERTO	LAS ESTANCIAS CONDOMINIUMS UNIT 3	\$126,640	\$91,816	\$34,824
790232	ESPONJAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 1	\$116,998	\$81,758	\$35,240
790234	GARCIA GLORIA MARIA DE LOS AN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 2	\$134,973	\$103,138	\$31,835
790235	R.A.A.N INVESTMENT LLC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 3	\$134,973	\$103,138	\$31,835
790236	MARTINEZ EDDY R MENDEZ & CE	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 4	\$134,973	\$103,138	\$31,835
790237	CARLOS SAN JUANITA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 5	\$130,021	\$86,481	\$43,540
790238	ESPONJAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 6	\$123,071	\$81,931	\$41,140
790239	ESPONJAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 7	\$115,123	\$83,983	\$31,140
790240	FLORES JOEL Q & CRISELDA R	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 8	\$126,605	\$81,269	\$45,336
790241	VILLARREAL MAYRA S	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 9	\$126,605	\$97,465	\$29,140
790242	FLORES ARMANDO & LIZBETH T	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 10	\$126,605	\$97,465	\$29,140
790243	HEG PROPERTIES INC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 11	\$126,605	\$97,465	\$29,140
790244	HELMERS LYNN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 12	\$124,487	\$99,347	\$25,140
790245	CANTU PAOLA TUERNA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 13	\$105,460	\$74,320	\$31,140
790246	ESPONJAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 14	\$134,273	\$103,139	\$31,140
790247	LEAL ROBERTO	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 15	\$134,273	\$103,139	\$31,140
790248	CARDIN ALDA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 16	\$134,273	\$103,139	\$31,140
790249	FERNANDEZ JORGE G & ANDREA E	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 17	\$132,228	\$101,088	\$31,140
790250	MUNOZ FELIPE M & MONICA P	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 18	\$132,228	\$101,088	\$31,140
790251	SOLIS SUSIE M	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 19	\$132,228	\$101,088	\$31,140
790252	IBARRA ALICIA J	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 20	\$128,079	\$101,088	\$26,991
790253	VACA JOSE ANTONIO FONSECA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 21	\$126,678	\$96,939	\$29,739
790254	ESPONJAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 22	\$126,678	\$96,939	\$29,739
790255	WISE STRATEGIC GROUP INC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 23	\$115,376	\$95,538	\$19,838
790256	ERNESTO & ANA ISABEL TF	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 24	\$126,678	\$96,939	\$29,739
790257	DELGADILLO JOSE EDUARDO LOPE	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 25	\$115,376	\$95,538	\$19,838
790258	ROMERO EVA A & RUBEN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 26	\$126,678	\$96,939	\$29,739
790259	ACEVEDO MARIANA R GAONA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 27	\$115,376	\$95,538	\$19,838
524278	SANZ JESUS A & ELVIA A	LINDBERG CENTER CONDOS BLDG A UNIT 1 - AMENDED	\$117,266	\$66,847	\$50,419
524279	NEWTON RICHARD C MD	LINDBERG CENTER CONDOS BLDG A UNIT 2 - AMENDED	\$132,228	\$82,228	\$50,000
524280	RICHARD C NEWTON LIVING TRUS	LINDBERG CENTER CONDOS BLDG A UNIT 3 - AMENDED	\$117,266	\$66,847	\$50,419
524281	LA PLAYA PROPERTIES LTD	LINDBERG CENTER CONDOS BLDG A UNIT 4 - AMENDED	\$270,364	\$216,703	\$53,661
			\$258,382	\$156,636	\$101,746

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Account #	Owner	Property Description	Assessed Value	Market Value	Net Value	Net Value %
552580	MCALLEN CARDIAC BLDG LLC	MCALLEN CARDIAC BLDG OFFICE CONDOS UNIT 3A	\$1,385,003	\$1,385,003	\$1,385,003	100%
701840	CITY OF MCALLEN	MCALLEN CONVENTION CENTER LOT 12	\$4,571,605	\$4,571,605	\$4,571,605	100%
701841	CITY OF MCALLEN	MCALLEN CONVENTION CENTER LOT 13	\$1,569,197	\$1,569,197	\$1,569,197	100%
230406	CITY OF MCALLEN	MCALLEN HEIGHTS LOT A	\$6,200	\$6,200	\$6,200	100%
230478	UNIVERSAL HEALTH SERVICES INC	MCALLEN METHODIST HOSPITAL 0.16AC A TRI SHAPE TR-E346.1; SAVANNAH AVE	\$1,102	\$1,102	\$1,102	100%
556555	MCALLEN MEDICAL CENTER INC	MCALLEN METHODIST HOSPITAL LOT 4-AR	\$569,068	\$569,068	\$569,068	100%
556556	TERRASOL OF SOUTH TEXAS LTD	MCALLEN METHODIST HOSPITAL LOT 4-BR	\$811	\$811	\$811	100%
638973	SCOTTSDALE PROPERTIES LTD	MCALLEN / MISSION WORK FORCE LOT 1	\$663,251	\$663,251	\$663,251	100%
516746	MCALLEN 83 MCCOLL INC	MCALLEN PAVILION LOT B	\$1,419,937	\$1,419,937	\$1,419,937	100%
516747	PETERSON EQUITIES LLC	MCALLEN PAVILION LOT C	\$1,006,043	\$1,006,043	\$1,006,043	100%
516748	ARC CAFELUS 001 LLC	MCALLEN PAVILION LOT D	\$1,239,419	\$1,239,419	\$1,239,419	100%
516749	MEYERHOFF LLC	MCALLEN PAVILION LOT E	\$1,233,366	\$1,233,366	\$1,233,366	100%
516750	MCALLEN TX LLC	MCALLEN PAVILION LOT F	\$965,506	\$965,506	\$965,506	100%
538771	MCALLEN 83 MCCOLL INC	MCALLEN PAVILION LOT A1	\$5,028,566	\$5,028,566	\$5,028,566	100%
538772	MCALLEN 83 MCCOLL INC	MCALLEN PAVILION LOT A2	\$4,975,064	\$4,975,064	\$4,975,064	100%
538773	MCALLEN 83 MCCOLL INC	MCALLEN PAVILION LOT A3	\$327,127	\$327,127	\$327,127	100%
561280	ARCP PM MCALLEN TX LLC	MCALLEN PAVILION #2 LOT 1A	\$229,495	\$229,495	\$229,495	100%
561381	MCALLEN PAVILION PH 2	MCALLEN PAVILION #2 LOT 2A	\$2,604,899	\$2,604,899	\$2,604,899	100%
561382	FOURCORNERSTONES III LTD	MCALLEN PAVILION #2 LOT 3A	\$2,307,433	\$2,307,433	\$2,307,433	100%
230726	REP TEXAS CENTRAL COMPANY	MCALLEN SUB CITRUS GROVES NE 2AC OF LOT 88 BLK 3	\$1,180,302	\$1,180,302	\$1,180,302	100%
528461	CITY OF MCALLEN	MCALLEN SUB CITRUS GROVES W660' LOT 97 BLK 3 5.0AC GR 4.3 S 29TH ST	\$188,941	\$188,941	\$188,941	100%
552521	SHOPS AT 29 LTD	MCALLEN SUB CITRUS GROVES W745' LOTS 98 & 99 BLK 3 11.28 S 29TH ST	\$951,786	\$951,786	\$951,786	100%
231175	PALMER ENTERPRISES INC	MCCOLL TRACT W840.9'-E1208.3'-N627.2' EXC E610.1'-N128' LOT 1 OAKLAND AVE	\$4,697,293	\$4,697,293	\$4,697,293	100%
231198	TREVINO DESAUSSEURS M	MCCOLL TRACT S289.54'-N657.2'-E190'-W250' & S30'-N657.2'-E13 K CENTER ST	\$1,255,546	\$1,255,546	\$1,255,546	100%
509982	HIDALGO CO R/O/W DEPT	MCCOLL TRACT E977.5'-N128' LOT 4 BLK 7 2.87AC GR 2.75AC NE S JACKSON RD	\$199,273	\$199,273	\$199,273	100%
231196	ISOSCELES INC	MCCOLL TRACT BNG AN IRR TR N700'-S1297.40' LOT 2 BLK 8 30.5 JACKSON RD	\$87,539	\$87,539	\$87,539	100%
231199	GUTIERREZ AGAPITO CEPEDA	MCCOLL TRACT 0.24AC IRR TR-W833.65'-E594.4'-N20.15'-S1360. S JACKSON RD	\$4,430	\$4,430	\$4,430	100%
231201	CANTU BLANCA IDALIA	MCCOLL TRACT E594.4'-N219.85'-S817.25' LOT 2 BLK 8 0.62AC S JACKSON RD	\$179,400	\$179,400	\$179,400	100%
231202	HIDALGO COUNTY WATER #2	MCCOLL TRACT 2.23AC CANAL R/O/W LOT 3 BLK 8	\$51,685	\$51,685	\$51,685	100%
557793	TOPP HARRY THOMAS	MCCOLL TRACT 1.12AC IRR TR W933.65'-E594.4'-N160.90'-S136C S JACKSON RD	\$164,652	\$164,652	\$164,652	100%
231203	ESCOBEDO KARLA MARIA	MCCOLL TRACT -N337.41'-W412' EXC E180'-N157.41' LOT 3 BLK 2 4.45 AC	\$263	\$263	\$263	100%
231204	ESCOBEDO KARLA MARIA	MCCOLL TRACT 5260'-N597.41'-W412' LOT 3 BLK 2 4.45 AC	\$201,542	\$201,542	\$201,542	100%
231208	KIDD RICHARD K III & VIVIAN L	MCCOLL TRACT E208.7'-N208.7'-S660.15' LOT 4 BLK 8 JAC GR 0.7 S JACKSON RD	\$133,449	\$133,449	\$133,449	100%
231252	ESPARZA ALBERTO	MCCOLL TRACT S22.09AC EXC N208.7'-E208.7' & EXC NW2.60AC E EL RANCHO RD	\$97,019	\$97,019	\$97,019	100%
231254	ESPARZA ALBERTO	MCCOLL TRACT NW 1.0AC FOR IMPS-W8.19AC-N19.19AC & EXC E EL RANCHO RD	\$608,300	\$608,300	\$608,300	100%
568149	HERRERA FRANK & INEZ	MCCOLL TRACT .19AC-NW COR.-W9.19AC-N19.19AC L 1 BLK 9 E EL RANCHO RD	\$79,695	\$79,695	\$79,695	100%
568175	HERRERA SYLVIA	MCCOLL TRACT E175.99'-W798.37'-N573.22' EXC N320'-W75.99' E EL RANCHO RD	\$191,568	\$191,568	\$191,568	100%
568148	HERRERA SYLVIA & DIANNA L ARA	MCCOLL TRACT E75.99'-W698.39'-N191' LOT 1 BLK 9 0.34AC GR 1 E EL RANCHO RD	\$33,571	\$33,571	\$33,571	100%
608579	ESPARZA ANTONIO	MCCOLL TRACT E75.99'-W698.38'-S131'-N822' LOT 1 BLK 9 0.234' E EL RANCHO RD	\$47,863	\$47,863	\$47,863	100%
537700	MCALLEN HOSPITALS LP	MCCOLL TRACT-W8.19AC-N19.19AC EXC NW 1.19AC FOR IMPS L E EL RANCHO RD	\$3,129	\$3,129	\$3,129	100%
604019	BOARD OF REGENTS	MEDCATH LOT A EXC 0.45AC TR	\$10,696,456	\$10,696,456	\$10,696,456	100%
604020	CITY OF MCALLEN	MEDICAL TREATMENT & EDUCATION CENTER LOT 1	\$3,331,188	\$3,331,188	\$3,331,188	100%
604021	SOUTH TEXAS COMMUNITY COLLEGE	MEDICAL TREATMENT & EDUCATION CENTER LOT 2	\$3,226,082	\$3,226,082	\$3,226,082	100%
730581	VENT REALTY LLC	MED PLEX CONDOMINIUMS (1ST AMND) UNIT A	\$9,906,182	\$9,906,182	\$9,906,182	100%
730582	HERNANDEZ JOE	MED PLEX CONDOMINIUMS (1ST AMND) UNIT B	\$2,719,326	\$2,719,326	\$2,719,326	100%
730572	MED PLEX LLP	MED PLEX SOUTH LOT A	\$191,905	\$191,905	\$191,905	100%
			\$1,109,557	\$1,109,557	\$1,109,557	100%

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243230	AMAR ERNESTO MRS	MONTERREY LOT 7 BLK 1	McAllen TIRZ No. 2	\$31,917	\$31,917	\$14,167	\$17,250
243231	MUSTAFIA ESPERANZA	MONTERREY LOTS 8 & 9 BLK 1	McAllen TIRZ No. 2	\$85,270	\$85,270	\$66,020	\$17,250
243232	SALAZAR MANUEL & MARIA A	MONTERREY LOT 10 & 11 BLK 1	McAllen TIRZ No. 2	\$28,528	\$28,528	\$15,279	\$12,249
243263	MEDINA ALBERTO & MARIA A	MONTERREY LOTS 1 & 2 BLK 4	McAllen TIRZ No. 2	\$18,558	\$18,558	\$9,817	\$8,741
243264	OLIVA MA RAQUEL P	MONTERREY LOT 3 & N 1/2 OF LOT 4 BLK 4	McAllen TIRZ No. 2	\$7,880	\$7,880	\$0	\$7,880
20827955	PRO HUMBERTO	MONTERREY LOT 1 BLK 4A	McAllen TIRZ No. 2	\$54,726	\$54,726	\$0	\$54,726
243615	ORTIZ ARTURO ABRAHAM MD	MORGAN'S ACRES LOT 1 - LESS N 131.7'	McAllen TIRZ No. 2	\$55,314	\$55,314	\$0	\$55,314
243616	ORTIZ ARTURO ABRAHAM MD	MORGAN'S ACRES N 131.7' OF LOT 1	McAllen TIRZ No. 2	\$587,723	\$587,723	\$413,920	\$171,803
243618	GUERRERO FABIAN & GRACE	MORGAN'S ACRES LOT 3	McAllen TIRZ No. 2	\$29,777	\$29,777	\$0	\$29,777
243620	CROSLY ARCHER D	MORGAN'S ACRES 551.75'-LOT 5	McAllen TIRZ No. 2	\$43,155	\$43,155	\$0	\$43,155
243621	MARTINEZ ELEUTERIO L & MARIA	MORGAN'S ACRES N 75' OF LOT 5	McAllen TIRZ No. 2	\$32,076	\$32,076	\$156,305	\$170,772
243623	VEGA ARTURO & BELINDA	MORGAN'S ACRES LOT 7	McAllen TIRZ No. 2	\$130,433	\$130,433	\$59,500	\$75,529
243625	TURLAPATI KRISHNA M	MORGAN'S ACRES 558.4' LOT 9	McAllen TIRZ No. 2	\$111,548	\$111,548	\$46,788	\$65,134
243626	APM PROPERTIES & INVESTMENT;	MORGAN'S ACRES W 1/2 OF LOT 9	McAllen TIRZ No. 2	\$267,538	\$267,538	\$216,732	\$50,786
243628	CARRANZA GERARDO & OLGA	MORGAN'S ACRES LOT 2A	McAllen TIRZ No. 2	\$182,039	\$182,039	\$181,841	\$50,188
243629	LOPEZ JESUS & GUADALUPE	MORGAN'S ACRES LOT 2C	McAllen TIRZ No. 2	\$157,095	\$157,095	\$107,735	\$49,291
243630	MERCADO MINERVA P	MORGAN'S ACRES LOT 2D	McAllen TIRZ No. 2	\$289,550	\$289,550	\$199,938	\$89,612
692206	POPTAN LOUELLA & VASILE	MORGAN'S ACRES (AMND) LOT 4A	McAllen TIRZ No. 2	\$207,836	\$207,836	\$106,562	\$101,254
692207	CHOUDHRY MUHAMMAD R	MORGAN'S ACRES (AMND) LOT 4B	McAllen TIRZ No. 2	\$180,370	\$180,370	\$107,221	\$73,149
344751	GARCIA ISRAEL JR	MORGAN'S ACRES LOT 6A	McAllen TIRZ No. 2	\$175,672	\$175,672	\$137,486	\$38,186
344752	RAMBO DARRYL L & LILY K	MORGAN'S ACRES LOT 6B	McAllen TIRZ No. 2	\$147,121	\$147,121	\$116,091	\$31,027
458249	RUBIO JOSE JAMIE JR	MORGAN'S ACRES LOT 8A	McAllen TIRZ No. 2	\$128,795	\$128,795	\$89,561	\$39,235
458240	SMITH RICHARD & CECILIA E	MORGAN'S ACRES LOT 8B	McAllen TIRZ No. 2	\$4,469,960	\$4,469,960	\$0	\$0
552295	SHOPS AT 29 LTD	MOUNTASIA ALL LOT A-1	McAllen TIRZ No. 2	\$109,094	\$109,094	\$63,998	\$45,096
644353	GONZALEZ MARIA EVA LOZANO	OLYMPIA PLACE LOT 1	McAllen TIRZ No. 2	\$77,538	\$77,538	\$60,517	\$17,021
644354	MENDOZA VICTOR & SONIA	OLYMPIA PLACE LOT 2	McAllen TIRZ No. 2	\$345,865	\$345,865	\$261,330	\$84,535
792590	GARCIA TERESA DE' ABBRY	ONE OAK LOT 1	McAllen TIRZ No. 2	\$1,010,889	\$1,010,889	\$594,334	\$416,555
600951	VILLARREAL PABLO INCORPORATE PABLO'S LOT 1	OLYMPIA PLACE LOT 1	McAllen TIRZ No. 2	\$1,650,133	\$1,650,133	\$222,236	\$1,427,877
630446	MEYERHOFF FAMILY TRUST	PALMIRIDGE PARK LOT 1	McAllen TIRZ No. 2	\$2,108,771	\$2,108,771	\$0	\$0
630447	MCALLER HOSPITALS LP	PALMIRIDGE PARK LOT 2	McAllen TIRZ No. 2	\$1,155,474	\$1,155,474	\$0	\$0
20828029	MJ FAMILY LIMITED PARTNERSHIP PALMIRIDGE PARK NO. 3 LOT 3	PALMIRIDGE PARK LOT 3	McAllen TIRZ No. 2	\$1,991,078	\$1,991,078	\$1,355,048	\$636,030
670532	GOLDBLOOM DEVELOPMENT LTD PALMIRIDGE PARK #4 LOT 3	PALMIRIDGE PARK #4 LOT 3	McAllen TIRZ No. 2	\$392,080	\$392,080	\$0	\$392,080
670553	GOLDBLOOM DEVELOPMENT LTD PALMIRIDGE PARK #4 LOT 4	PALMIRIDGE PARK #4 LOT 4	McAllen TIRZ No. 2	\$1,204,699	\$1,204,699	\$812,289	\$392,410
536009	MCALLEN MEDICAL CENTER INC	PARC POINTE LOT A	McAllen TIRZ No. 2	\$1,853,557	\$1,853,557	\$0	\$0
719404	TEXICO DEVELOPMENT PARTNERS PLAZA ON RIDGE ROAD LOT 1	PRIMROSE COMMERCE #1 LOT A	McAllen TIRZ No. 2	\$2,244,360	\$2,244,360	\$0	\$0
20406995	VALLEY AFFILIATES LTD	QUINCY LOT 1	McAllen TIRZ No. 2	\$5,135,756	\$5,135,756	\$0,799,868	\$1,335,908
264996	PAYNE E M	QUINCY LOT 2	McAllen TIRZ No. 2	\$127,475	\$127,475	\$32,070	\$95,405
264997	PAYNE E M	QUINCY LOT 3	McAllen TIRZ No. 2	\$93,054	\$93,054	\$7,554	\$85,500
264998	EMP HOLDINGS LLC	QUINCY LOT 4 & 5	McAllen TIRZ No. 2	\$73,175	\$73,175	\$500	\$72,675
264999	EMP HOLDINGS LLC	QUINCY LOT 6 & 7	McAllen TIRZ No. 2	\$236,202	\$236,202	\$90,852	\$145,350
265001	EMP HOLDINGS LLC	QUINCY LOTS 6 7 12-15	McAllen TIRZ No. 2	\$400,649	\$400,649	\$125,608	\$275,000
265011	PEREZ RAMIRO & ANDREA	QUINCY LOT 16	McAllen TIRZ No. 2	\$56,831	\$56,831	\$20,816	\$35,625
265012	MELLENDEZ JOSE VENTURA	QUINCY LOT 17	McAllen TIRZ No. 2	\$45,800	\$45,800	\$16,519	\$29,281
265013	GT REAL ESTATE LLC	QUINCY LOT 18	McAllen TIRZ No. 2	\$261,392	\$261,392	\$157,951	\$103,431
622529	FORTUNA MARIA DOLORES MELIUS R. MARTINEZ LOT 1	R. MARTINEZ LOT 1	McAllen TIRZ No. 2	\$24,345	\$24,345	\$9,895	\$14,350
622530	FUENTES ARMANDO	R. MARTINEZ LOT 2	McAllen TIRZ No. 2	\$67,213	\$67,213	\$24,241	\$12,972

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Address	Legal Description	Assessed Value	Market Value	Taxable Value	Tax
640153 VHG 1998 PROPERTIES LTD	RIDGE POINT MEDICAL PLAZA CONDOMINIUM LOT 4	\$166,355	\$166,355	\$103,050	\$63,305
656651 GONZALEZ CARMEN	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT A	\$276,724	\$276,724	\$104,898	\$133,886
656652 PERJUL PROPERTY MANAGEMENT	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT B	\$309,669	\$309,669	\$175,785	\$133,886
656660 GOMEZ FERNANDO	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT C	\$318,738	\$318,738	\$188,630	\$168,908
656661 GOMEZ FERNANDO	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT D	\$339,840	\$339,840	\$170,932	\$168,908
656662 GMI REALTY INVESTMENTS LLC	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT E	\$292,607	\$292,607	\$158,761	\$133,886
656663 VHG 1998 PROPERTIES LTD	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT F	\$292,607	\$292,607	\$158,761	\$133,886
270031 ROCOR LP	RIDGEVIEW PLACE UT NO. 3 LOT 1	\$1,961,296	\$1,961,296	\$25,465	\$535,833
680272 JARAMILLO DIEGO F & JOSE J CAPI	RIDGEVIEW PLACE CONDOMINIUMS UNIT 101	\$238,917	\$238,917	\$171,310	\$67,607
680273 RIDGEVIEW INVESTORS LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 102	\$160,739	\$160,739	\$95,132	\$67,607
680274 PSKE HEALTH SERVICES LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 103	\$238,917	\$238,917	\$171,310	\$67,607
680275 PSKE HEALTH SERVICES LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 104	\$251,997	\$251,997	\$180,390	\$67,607
680276 LEMAR MANAGEMENT LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 105	\$258,925	\$258,925	\$191,318	\$67,607
680277 GARCIA LEONARDO MD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 106	\$238,917	\$238,917	\$171,310	\$67,607
680278 FORTRESS REHABILITATION GROU	RIDGEVIEW PLACE CONDOMINIUMS UNIT 107	\$273,407	\$273,407	\$205,800	\$67,607
680279 MARFIL GROUP LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 108	\$258,925	\$258,925	\$191,318	\$67,607
680280 QUINTANA FAMILY LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 109	\$258,925	\$258,925	\$191,318	\$67,607
680281 SWEET AND SHARPY LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 110	\$3,190,103	\$3,190,103	\$2,499,679	\$691,424
20827098 RT CONSTRUCTION INC	ROBINSON LOT 1	\$118,169	\$118,169	\$88,165	\$29,004
20827099 GONZALES MELISSA D	RT CONDOMINIUMS UNIT A	\$122,638	\$122,638	\$93,694	\$29,004
20827100 RT CONSTRUCTION INC	RT CONDOMINIUMS UNIT B	\$118,169	\$118,169	\$88,165	\$29,004
20827101 RT CONSTRUCTION INC	RT CONDOMINIUMS UNIT C	\$118,169	\$118,169	\$88,165	\$29,004
273908 ESPINOSA ESTER & ERNESTINA	R/S LOT J S45-4	\$35,910	\$35,910	\$0	\$35,910
273909 RODRIGUEZ EUSEBIO & GUADALU	R/S LOT J ALL LOT 5	\$4,785	\$4,785	\$0	\$4,785
273910 PECINA ROBERTO JR	R/S LOT J S270-7 & W25' S270'-8	\$134,831	\$134,831	\$83,531	\$51,300
273911 SAENZ DANIEL	R/S LOT J E50' S270- LOT 8 & W50' S270- LOT 9 EXC NE 0.61AC	\$58,617	\$58,617	\$0	\$58,617
273923 ROBLES ERIC & MARIA ELENA	R/S LOT J E9.4'-N135.7' LOT 9 & W40.6' N135.7' LOT 10	\$11,275	\$11,275	\$0	\$11,275
273926 RAMIREZ REYES & JUANA M	R/S LOT J E25'-S270' LOT 9 & S270' LOT 10 EXC 0.02 AC	\$58,425	\$58,425	\$0	\$58,425
273930 VARGAS DALIA LARA	R/S LOT J E34.4'-N135.7' LOT 10 & W15.6'-N135.7' LOT 11	\$56,971	\$56,971	\$0	\$56,971
273931 VARGAS DALIA LARA	R/S LOT J E9.4'-N135.7' LOT 11 & W40.6'-N135.7' LOT 12	\$13,907	\$13,907	\$0	\$13,907
273934 HERNANDEZ LUIS LARA	R/S LOT J E50'-W65.6'-N135.7' LOT 11	\$11,275	\$11,275	\$0	\$11,275
273936 GONZALEZ JOHN A & MARGARITA	R/S LOT J E34.4'-N135.7' LOT 12 & W15.6'-N135.7' LOT 13	\$24,931	\$24,931	\$0	\$24,931
273937 RIOS J GUADALUPE & MA DE LA L	R/S LOT J S46' N92'-18 & S46' N92'-19 & LOT 20	\$48,266	\$48,266	\$0	\$48,266
273938 FUENTES ALFREDO	R/S LOT J S69' N161' E32'-18 & S69' N161' LOT 19 & 20	\$42,630	\$42,630	\$0	\$42,630
273939 FUENTES ALFREDO	R/S LOT J S69' N230' E32'-18 & S69' N230' LOT 19 & 20	\$60,080	\$60,080	\$0	\$60,080
273940 LOPEZ MARIA ANTONIA	R/S LOT J E42'-N39.67'-S186.42' LOT 18 & N39.67'-S186.42' LOTS 1 J ST	\$64,164	\$64,164	\$0	\$64,164
273942 HERNANDEZ GABRIEL	R/S LOT J E42'-N39.67'-S186.42' LOT 18 & N39.67'-S186.42' LOT 19 S J ST	\$16,509	\$16,509	\$0	\$16,509
273944 HERNANDEZ FEDERICO	R/S LOT J E42'-N39.67'-S186.42' LOT 18 & N39.67'-S186.42' LOT 19 S J ST	\$86,964	\$86,964	\$0	\$86,964
273946 ZAPAGOZA MARIA D & DENISE	R/S LOT J J-STEEL&PERSHING TRACT 1 A/A N50'-W90'-E318.7' L1 J ST	\$36,403	\$36,403	\$0	\$36,403
273947 FLORES DIANA & JORGE	R/S LOT J-STEEL&PERSHING TRACT 2	\$41,903	\$41,903	\$0	\$41,903
273948 HERNANDEZ LUIS SARMIENTO	R/S LOT J-STEEL&PERSHING TRACT 3	\$52,927	\$52,927	\$0	\$52,927
273949 SARMIENTO JESSE	R/S LOT J-STEEL&PERSHING TRACT 4	\$31,952	\$31,952	\$0	\$31,952
273950 FLORES ESMERALDA	R/S LOT J-STEEL&PERSHING TRACT 5	\$23,985	\$23,985	\$0	\$23,985
273951 MUNIZ MINERVA	R/S LOT J-STEEL&PERSHING TRACT 6	\$20,905	\$20,905	\$0	\$20,905
273952 DIAZ MAXIMO & MARIA G	R/S LOT J-STEEL&PERSHING TRACT 7	\$38,369	\$38,369	\$0	\$38,369
273954 FUENTES JOSE J & IRMA A	R/S LOT J-STEEL&PERSHING TRACT 9-A	\$51,777	\$51,777	\$0	\$51,777
	E PINERIDGE AVE	\$61,777	\$61,777	\$0	\$61,777

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2016 Certified Tax Roll List

286924	SOUTH MAIN STREET PROPERTIES SOUTH MAIN STREET LOT 11 & 12 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$529,976	\$574,326	\$155,650
286926	DILLARD MARIA DEL SOCORRO RE SOUTH MAIN STREET LOT 13 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$51,969	\$46,915	\$25,025
286927	HERNANDEZ FRANCISCA G & OSCAR SOUTH MAIN STREET LOT 14 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$40,853	\$40,853	\$25,025
286928	CACERES JOSE LUIS & MARGARITA SOUTH MAIN STREET LOT 15 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$25,025	\$0	\$25,025
286929	SANCHEZ ANGELINA SOUTH MAIN STREET LOT 16 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$44,718	\$44,718	\$25,025
286930	MAGALLAN DAGOBERTO SOUTH MAIN STREET LOT 17 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$25,025	\$0	\$25,025
286931	DUKE JOSEFINA MONTEMAYOR SOUTH MAIN STREET LOT 18 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$25,025	\$0	\$25,025
286932	PENA ELODIA SOUTH MAIN STREET LOT 19 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$48,295	\$48,295	\$25,025
286933	RAMIREZ RUTH & LEONOR SOUTH MAIN STREET LOT 20 BLK 1	TORONTO AVE	McAllen TIRZ No. 2	\$50,591	\$50,591	\$28,270
286934	GUERRERO ALBINO & CRISELDA SOUTH MAIN STREET LOT 1 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$85,763	\$85,763	\$20,813
286935	ALEJANDRO CONCEPCION SOUTH MAIN STREET LOT 2 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$90,611	\$90,611	\$66,941
286936	ROJAS LIONZO & ADELAIDA SOUTH MAIN STREET LOT 3 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$91,050	\$91,050	\$45,035
286937	SANCHEZ ALFREDO SOUTH MAIN STREET LOT 4 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$77,713	\$77,713	\$52,868
286938	HERNANDEZ SAMUEL D SOUTH MAIN STREET LOT 5 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$43,335	\$43,335	\$18,310
286939	RTC PROPERTIES INC SOUTH MAIN STREET LOT 6 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$53,140	\$53,140	\$25,025
286940	RTC PROPERTIES INC SOUTH MAIN STREET LOT 7 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$25,025	\$25,025	\$0
286941	RTC PROPERTIES II LTD SOUTH MAIN STREET LOT 8 BLK 2	TORONTO AVE	McAllen TIRZ No. 2	\$41,376	\$41,376	\$20,820
286944	MORENO ADAN & ORALIA SOUTH MAIN STREET LOT 1 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$31,957	\$31,957	\$19,432
286945	HERNANDEZ LINDA BALDERAS SOUTH MAIN STREET LOT 2 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0
286946	TREVINO MARY SOUTH MAIN STREET LOT 3 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$25,302	\$25,302	\$5,282
286947	OLMEDA LAURA VILLARREAL & DC SOUTH MAIN STREET LOT 4 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$32,888	\$32,888	\$12,868
286948	FRANCO VICTORIA SOUTH MAIN STREET LOT 5 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$41,045	\$41,045	\$21,025
286949	SANCHEZ ANGELINA TRUSTEE SOUTH MAIN STREET LOT 6 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$40,328	\$40,328	\$20,020
286950	ROBLEDO JERRY SOUTH MAIN STREET LOT 7 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$119,865	\$119,865	\$99,345
286951	ROBLEDO FERNANDO & VIRGINIA SOUTH MAIN STREET LOT 8 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$56,182	\$56,182	\$36,162
286952	ROBLEDO RICARDO SOUTH MAIN STREET LOT 9 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$52,729	\$52,729	\$32,709
286954	ALVAREZ CUATEMOC CAPETILLO SOUTH MAIN STREET LOT 10 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$20,962	\$20,962	\$442
286955	CORTEZ LYDIA SOUTH MAIN STREET LOT 11 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$39,516	\$39,516	\$19,056
286957	MENDOZA ANNA A & VERONICA SOUTH MAIN STREET LOT 12 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$55,995	\$55,995	\$35,975
286958	MENDOZA ANNA A & VERONICA SOUTH MAIN STREET LOT 13 BLK 3	TORONTO AVE	McAllen TIRZ No. 2	\$58,852	\$58,852	\$36,888
286959	CAMDELARIA LEROY & LUCIO GAR. SOUTH MAIN STREET LOTS 3 & 4 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$245,565	\$245,565	\$203,581
286960	WILKINS TIMOTHY SOUTH MAIN STREET LOT 5 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$109,584	\$109,584	\$69,544
286961	MARTINEZ JOSE MARIA SOUTH MAIN STREET LOT 6 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$19,014	\$19,014	\$0
286962	URRANO JOSEFINA M SOUTH MAIN STREET LOT 7 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$34,846	\$34,846	\$14,826
286963	WILKINS TIMOTHY SOUTH MAIN STREET LOT 8 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$33,781	\$33,781	\$13,761
286964	WILKINS TIMOTHY SOUTH MAIN STREET LOT 9 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$14,014	\$14,014	\$0
286965	RODRIGUEZ MARIA ELENA SOUTH MAIN STREET LOT 10 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$47,800	\$47,800	\$27,780
286966	PEREZ ROBERTO & RUBEN CASTRUC SOUTH MAIN STREET LOT 11 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0
286967	PEREZ ROBERTO & RUBEN CASTRUC SOUTH MAIN STREET LOT 12 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0
286968	MATA ANDRES L SOUTH MAIN STREET LOT 13 BLK 4	SAVANNAH AVE	McAllen TIRZ No. 2	\$50,021	\$50,021	\$21,964
286969	PEREZ ELIVIRA SOUTH MAIN STREET LOT 14 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$59,934	\$59,934	\$37,874
286970	MONTENAJO MARIA INES SOUTH MAIN STREET LOT 15 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$42,716	\$42,716	\$22,696
286971	GARCIA PEDRO & ALICIA SOUTH MAIN STREET LOT 16 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$40,655	\$40,655	\$20,620
286972	NUMEZ DAVID GARZA SOUTH MAIN STREET LOT 17 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$43,202	\$43,202	\$23,182
286973	VILLALON FRANCISCO & MARIA S SOUTH MAIN STREET LOT 18 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$45,798	\$45,798	\$26,778
286974	MARTINEZ MANUEL SOUTH MAIN STREET LOT 19 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0
286975	GARCIA MAZUELO MONTOYA SOUTH MAIN STREET LOT 20 BLK 4	TORONTO AVE	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0

TIRZ #2A  
2016 Certified Tax Roll List

TIRZ #2A	2016 Certified Tax Roll List	McAllen TIRZ No. 2	\$245,500	\$4,350	\$0	\$0
290251 MEYERHOFF FAMILY TRUST	STEELE & PERSHING AN IRR TR E520'-N519.18' & AN IRR TR N23E S MCCOLL RD	McAllen TIRZ No. 2	\$196,000	\$3,504	\$0	\$0
290252 MEYERHOFF FAMILY TRUST	STEELE & PERSHING S361.02'-E946.35' LOT 2 BLK 16 T 84AC S MCCOLL RD	McAllen TIRZ No. 2	\$90,875	\$0	\$0	\$90,875
655180 WILKINS THOMAS W	STEELE & PERSHING S599.81'-W373.65' & N769.94'-W40' & AN IRR TR CANAL ROW N37'-S632' LOT 2 B1	McAllen TIRZ No. 2	\$32,035	\$3,036	\$0	\$32,036
290257 ESPARZA RAMONA	STEELE & PERSHING E58'-N755'-LOT 1 BLK 17 TR 24 E EL RANCHO RD	McAllen TIRZ No. 2	\$112,397	\$11,397	\$0	\$23,726
290258 ORDONEZ IGNACIO	STEELE & PERSHING S62.2'-N857.36'-W350.18' OF LOT 1 BLK 17 S MCCOLL RD	McAllen TIRZ No. 2	\$90,431	\$0	\$80,671	\$0
290259 LARA FIDEL	STEELE & PERSHING S62.2'-N418.56'-W350.18' LOT 1 BLK 17 TR 6 S MCCOLL RD	McAllen TIRZ No. 2	\$91,253	\$0	\$59,826	\$0
290260 GARZA BELINDA	STEELE & PERSHING S355.44'-N755'-W350.18' LOT 1 BLK 17 TR 6 S MCCOLL RD	McAllen TIRZ No. 2	\$100,458	\$10,458	\$0	\$91,253
290261 CITY OF McALLEN	STEELE & PERSHING W288.47'-E864.46'-N755' LOT 1 BLK 17 S 0.0A E EL RANCHO RD	McAllen TIRZ No. 2	\$60,000	\$0	\$0	\$107,456
290262 CITY OF McALLEN	STEELE & PERSHING W288.47'-E575.99'-N755' LOT 1 BLK 17 S 0.0 E EL RANCHO RD	McAllen TIRZ No. 2	\$33,852	\$0	\$0	\$80,000
290263 LUINA BENITA LARA	STEELE & PERSHING E88.39'-W531.13'-N108.19' LOT 1 BLK 17 T1 E EL RANCHO RD	McAllen TIRZ No. 2	\$84,600	\$0	\$0	\$14,294
290264 CITY OF McALLEN	STEELE & PERSHING W144.23'-E1009.66'-N755' LOT 1 BLK 17 TR E EL RANCHO RD	McAllen TIRZ No. 2	\$33,652	\$0	\$0	\$19,356
290265 McALLEN VICTORY MINISTRIES IN	STEELE & PERSHING W230.47'-E288.47'-N755' LOT 1 BLK 17 TR 2 E EL RANCHO RD	McAllen TIRZ No. 2	\$80,600	\$0	\$0	\$80,600
290266 GARCIA FELICIA	STEELE & PERSHING N147'-W147.58' OF LOT 1 BLK 17 0.50AC S MCCOLL RD	McAllen TIRZ No. 2	\$30,705	\$0	\$0	\$0
290267 SILVA ISIDRO	STEELE & PERSHING S0'X147.58' LOT 1 BLK 17 TRACT 2 S MCCOLL RD	McAllen TIRZ No. 2	\$17,398	\$17,398	\$0	\$0
290268 LISCANO MARIA ESTELA	STEELE & PERSHING E50'-W197.58'-N147.58' LOT 1 BLK 17 0.17A E EL RANCHO RD	McAllen TIRZ No. 2	\$52,053	\$5,053	\$5,445	\$13,453
290269 ALANIZ GUADALUPE JR & TOMAS	STEELE & PERSHING E73.79'-W368.95'-N295.16' LOT 1 BLK 17 0.1 E EL RANCHO RD	McAllen TIRZ No. 2	\$87,082	\$87,082	\$58,863	\$13,500
290270 SILGUERO JOSE & RAMONA	STEELE & PERSHING E 73.79'-W 442.74'-N 175.16' LOT 1 BLK 17 C E EL RANCHO RD	McAllen TIRZ No. 2	\$50,583	\$0	\$23,678	\$30,705
290271 SILVA LAZARA L	STEELE & PERSHING E40'-W295.16'-N140' LOT 1 BLK 17 A/K/A T1 E EL RANCHO RD	McAllen TIRZ No. 2	\$28,531	\$28,531	\$18,207	\$10,324
290272 LARA FRANCISCO M	STEELE & PERSHING E40'-W255.16'-N147.58' LOT 1 BLK 17 TR E EL RANCHO RD	McAllen TIRZ No. 2	\$81,037	\$81,037	\$68,890	\$12,047
290273 GUTIERREZ ESTEBAN & DOMINGA	STEELE & PERSHING E17.58'-W215.16'-N147.58' & E94'-W241.58' E EL RANCHO RD	McAllen TIRZ No. 2	\$67,241	\$67,241	\$41,220	\$26,021
290277 VILLARREAL BENIGNO & ZANDA	STEELE & PERSHING S127.07'-N1037.32'-E1498.76'-W1538.76' & S MCCOLL RD	McAllen TIRZ No. 2	\$104,650	\$104,650	\$0	\$104,650
290278 HINOJOSA DELIA	STEELE & PERSHING W160'-N70.67'-S565.41' LOT 1 BLK 17 TR 7 C S MCCOLL RD	McAllen TIRZ No. 2	\$27,176	\$27,176	\$11,828	\$15,348
290279 HINOJOSA GUADALUPE	STEELE & PERSHING E125'-W285'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$26,105	\$26,105	\$13,915	\$12,690
290280 HINOJOSA FRANCISCO	STEELE & PERSHING E125'-W410'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$26,895	\$26,895	\$10,265	\$12,690
290281 ORDONEZ ISRAEL & JUANITA	STEELE & PERSHING E103'-W618'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$13,449	\$13,449	\$12,690	\$10,459
290282 SALAZAR EDMUNDO JR & EUSTAC	STEELE & PERSHING E103'-W616'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$22,565	\$22,565	\$12,106	\$10,459
290283 CHAVEZ RAUL I	STEELE & PERSHING E103'-W719'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$10,959	\$10,959	\$0	\$10,459
290284 VILLARREAL BENIGNO & ZANDA	STEELE & PERSHING E103'-W822'-N55.70'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$10,459	\$10,459	\$0	\$10,459
290285 OVIDEO CONSUELO M & CRISELDO	STEELE & PERSHING E103'-W925'-N70.67'-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	McAllen TIRZ No. 2	\$19,294	\$19,294	\$0	\$10,641
290286 QUIJADA MARIA CANDELARIA	STEELE & PERSHING E206'-W1131'-N55.70'-S565.44' LOT 1 BLK 1 E AUGUSTA AVE	McAllen TIRZ No. 2	\$19,106	\$19,106	\$0	\$19,106
290288 MARTINEZ ESPERANZA ETAL	STEELE & PERSHING E103'-W1337.4'-N70.67'-S565.41' LOT 1 BLK E AUGUSTA AVE	McAllen TIRZ No. 2	\$13,270	\$13,270	\$0	\$13,270
290289 VILLARREAL BENIGNO & ZANDA	STEELE & PERSHING E200'-N70.67'-S565.41' LOT 1 BLK 1 E AUGUSTA AVE	McAllen TIRZ No. 2	\$18,552	\$18,552	\$5,374	\$13,270
500072 SILVA RAMIRO	STEELE & PERSHING E103'-W1337.4'-N70.67'-S565.41' LOT 1 BLK E AUGUSTA AVE	McAllen TIRZ No. 2	\$22,331	\$22,331	\$0	\$22,331
564073 CITY OF McALLEN	STEELE & PERSHING E200'-N70.67'-S565.41' LOT 1 BLK 17 0.33AC E AUGUSTA AVE	McAllen TIRZ No. 2	\$15,088	\$15,088	\$55,972	\$30,705
564074 CITY OF McALLEN	STEELE & PERSHING E 73.79'-W 442.29'-S 120' OF N 295.16' LOT EL RANCHO RD	McAllen TIRZ No. 2	\$3,415	\$3,415	\$0	\$15,088
564075 CITY OF McALLEN	STEELE & PERSHING E125'-W410'-N15'-S509.74' LOT 1 BLK 17 0.04AC	McAllen TIRZ No. 2	\$3,415	\$3,415	\$0	\$3,415
564076 CITY OF McALLEN	STEELE & PERSHING N15'-S509.74'-E103'-W513' LOT 1 BLK 17 0.04AC	McAllen TIRZ No. 2	\$2,819	\$2,819	\$0	\$2,819
565089 CITY OF McALLEN	STEELE & PERSHING E103'-W616'-N15'-S509.74' LOT 1 BLK 17 0.035AC	McAllen TIRZ No. 2	\$2,819	\$2,819	\$0	\$2,819
564077 CITY OF McALLEN	STEELE & PERSHING E103'-W719'-N15'-S509.74' LOT 1 BLK 17 0.035AC	McAllen TIRZ No. 2	\$2,819	\$2,819	\$0	\$2,819
564078 CITY OF McALLEN	STEELE & PERSHING E103'-W822'-N15'-S509.74' LOT 1 BLK 17 0.035AC	McAllen TIRZ No. 2	\$2,819	\$2,819	\$0	\$2,819
564079 CITY OF McALLEN	STEELE & PERSHING E103'-W1131'-N15'-S509.74' LOT 1 BLK 17 0.035AC	McAllen TIRZ No. 2	\$2,819	\$2,819	\$0	\$2,819
565090 CITY OF McALLEN	STEELE & PERSHING S25'-N850.25'-E1508.25' LOT 1 BLK 17 0.87AC	McAllen TIRZ No. 2	\$40,529	\$40,529	\$0	\$28,819
641622 CITY OF McALLEN	STEELE & PERSHING S50'-N245.16'-W147.6' LOT 1 BLK 17 0.17AC S MCCOLL RD	McAllen TIRZ No. 2	\$13,453	\$0	\$0	\$13,453
695405 ORDONEZ JUAN & ROSALINDA	STEELE & PERSHING N10'-S469.76'-W1440.79' & N177.07'-S459.5 MCCOLL RD	McAllen TIRZ No. 2	\$33,161	\$33,161	\$0	\$33,161
20826014 CITY OF McALLEN	STEELE & PERSHING W147.6'-S50'-N295.16' LOT 1 BLK 17 0.17AC S MCCOLL RD	McAllen TIRZ No. 2	\$6,563	\$6,563	\$0	\$6,563
	STEELE & PERSHING E179.47'-W529.65'-S461.40'-N758.09' LOT 1 EL RANCHO	McAllen TIRZ No. 2	\$64,151	\$64,151	\$0	\$64,151

TIRZ #2A  
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Account No.	Property Description	Assessment	Taxable Value	Tax Rate	Total Tax
720954	SAN DIEGO DEL VALLE LLC	VILLA HERMOSA LOT 27 BLK 1	\$22,807	\$0	\$22,807
720955	GARZA CESAR & ERIKA	VILLA HERMOSA LOT 28 BLK 1	\$260,865	\$228,284	\$528,581
720956	OVEDO RAMON G & IVETTE VIUA	VILLA HERMOSA LOT 29 BLK 1	\$220,977	\$186,507	\$420,577
720957	OLIVARES JAVIER H	VILLA HERMOSA LOT 30 BLK 1	\$238,010	\$205,686	\$492,724
720958	GUERRA MANUELA & GRACIELA	VILLA HERMOSA LOT 31 BLK 1	\$221,203	\$188,622	\$422,561
720959	MATAR RAYMUNDO G	VILLA HERMOSA LOT 32 BLK 1	\$230,624	\$196,093	\$452,581
720960	DE LOS SANTOS JAVIER & MARIA I	VILLA HERMOSA LOT 33 BLK 1	\$241,428	\$205,038	\$496,350
720961	PEREZ GABRIEL MACQUIVAR	VILLA HERMOSA LOT 34 BLK 1	\$235,574	\$195,710	\$455,266
720962	CARDENAS JOSE AROLD D & MA	VILLA HERMOSA LOT 35 BLK 1	\$209,915	\$181,491	\$428,434
720963	HUTTER KARL G & JENNIFER A	VILLA HERMOSA LOT 36 BLK 1	\$222,575	\$194,441	\$458,434
720964	CANO NORA T	VILLA HERMOSA LOT 37 BLK 1	\$224,505	\$196,155	\$460,486
720965	RIVERA SANDRA R	VILLA HERMOSA LOT 38 BLK 1	\$216,222	\$187,766	\$428,434
720966	GUERRA JOSE MANUEL	VILLA HERMOSA LOT 39 BLK 1	\$197,280	\$168,646	\$378,430
720967	CISNEROS EDUARDO S & ORALIA I	VILLA HERMOSA LOT 40 BLK 1	\$215,547	\$183,969	\$428,430
720968	ANGO INVESTMENT LLC	VILLA HERMOSA LOT 41 BLK 1	\$264,362	\$231,212	\$531,150
720969	ANGO INVESTMENTS LLC	VILLA HERMOSA LOT 42 BLK 1	\$202,339	\$171,339	\$391,200
720970	MEADE RAMON G	VILLA HERMOSA LOT 43 BLK 1	\$285,878	\$269,046	\$591,200
720971	ENGELBERT MICHAEL JOHN & LET	VILLA HERMOSA LOT 44 BLK 1	\$242,423	\$211,223	\$531,200
720972	TORRES RICARDO RANGEL	VILLA HERMOSA LOT 45 BLK 1	\$216,650	\$195,450	\$422,000
720973	CONFIDENTIAL	VILLA HERMOSA LOT 46 BLK 1	\$196,559	\$165,839	\$364,200
720974	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 47 BLK 1	\$208,898	\$187,474	\$421,420
720975	ALEXANDER DEBORAH W	VILLA HERMOSA LOT 48 BLK 1	\$254,290	\$223,690	\$500,600
720976	SCHOTTE JORGE FEDERICO RIVERA	VILLA HERMOSA LOT 49 BLK 1	\$204,715	\$178,345	\$381,200
720977	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 50 BLK 1	\$21,800	\$0	\$21,800
720978	BRISENO NOEMI	VILLA HERMOSA LOT 51 BLK 1	\$221,091	\$189,891	\$420,000
720979	FLORES FRANCISCA	VILLA HERMOSA LOT 52 BLK 1	\$209,399	\$185,865	\$420,000
720980	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 1 BLK 2	\$112,199	\$0	\$112,199
720981	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 2 BLK 2	\$195,913	\$0	\$195,913
720982	AFB 515 HOUSTON INVESTMENTS	VILLAS DEL TESORO COMMON AREA	\$11,697	\$0	\$11,697
720983	AFB 515 HOUSTON INVESTMENTS	VILLAS DEL TESORO 1.16AC PRIVATE STREETS	\$50,094	\$0	\$50,094
720984	DE PICCIOTTO GUY	VILLAS DEL TESORO LOT 1	\$179,790	\$139,452	\$400,388
720985	MILLAN FERNANDO & GABRIELA	VILLAS DEL TESORO LOT 2	\$156,324	\$118,016	\$388,308
720986	LAU-GER INVESTMENTS LTD	VILLAS DEL TESORO LOT 3	\$156,720	\$118,412	\$388,308
720987	FALCON JULIO C	VILLAS DEL TESORO LOT 4	\$139,622	\$104,532	\$335,090
720988	GORENA RICARDO	VILLAS DEL TESORO LOT 5	\$165,409	\$121,101	\$388,308
720989	DELGADO JUAN JOSE	VILLAS DEL TESORO LOT 6	\$185,207	\$132,221	\$392,985
720990	GARCIA MARY JANE	VILLAS DEL TESORO LOT 7	\$210,075	\$165,425	\$485,650
720991	VILLAS DEL TESORO HOMEOWNER	VILLAS DEL TESORO LOT 8	\$79,521	\$25,361	\$253,160
720992	GARCIA TANCREDO V & JUANA M	VILLAS DEL TESORO LOT 37	\$222,344	\$177,924	\$444,420
720993	VILLARREAL HERMILO R	VILLAS DEL TESORO LOT 38	\$173,307	\$139,827	\$353,520
720994	LEAL RAUL JR	VILLAS DEL TESORO LOT 39	\$156,409	\$122,089	\$335,520
720995	DAYES CYNTHIA ANN	VILLAS DEL TESORO LOT 40	\$148,839	\$115,539	\$335,520
720996	LOPEZ NORBERTO JR	VILLAS DEL TESORO LOT 41	\$156,731	\$112,221	\$344,510
20830797	LOZANO AIDA LUCIA BARRAGAN	VILLAS DEL TESORO LOT 12A	\$222,254	\$178,234	\$551,940
20830798	VILLARREAL JOSE G & LILIA B	VILLAS DEL TESORO LOT 13A	\$161,692	\$117,732	\$403,960
20830801	WALKER APPRELI II	VILLAS DEL TESORO LOT 14A	\$43,950	\$0	\$43,960
20830802	WALKER APPRELI II	VILLAS DEL TESORO LOT 15A	\$43,960	\$0	\$43,960
20830803	WALKER APPRELI II	VILLAS DEL TESORO LOT 16A	\$192,334	\$146,374	\$483,960