

Increment Reinvestment Participation Policy, adopted on November 11-22-2016, which states "The aggregate amount of the County's participation in a TIRZ shall not exceed either: (i) the creating municipality's total contribution to a zone; unless (A) Special Circumstances apply and (B) the municipality is contributing a greater percentage of its tax rate than the County is contributing; and (ii) the maximum total contribution agreed to by the County in an Interlocal Agreement with the entity creating a TIRZ and the developer (if applicable)." The City participation rate for the Amended Plan currently provides for \$0.5060/ \$100 value versus the proposed County tax rate of \$0.48/\$100 value. At no time will the County be expected to contribute more than the City. Further, this Second Amended Plan recognizes that the County will cap its overall participation in the Zone at \$15 Million dollars.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)):

The 2016 appraised value of taxable real property in the Zone is \$19,902,548. Note: Base Value at the time of creation in 2004 was \$1,356,701.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)):

It is projected that taxable property values in the Zone will increase by approximately \$415,000,000 by 2047 over the base value. Schedules C and D shows the annual captured value of these increases in property value during the existence of the Zone.

Zone Duration (Texas Tax Code § 311.011(c)(9)):

The Zone was established by the City on November 3, 2004 and will terminate on December 31, 2047. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

REVENUE SCHEDULES / FEASIBILITY ANALYSIS

SCHEDULE A- RESIDENTIAL BUILD OUT

SCHEDULE B- COMMERCIAL BUILD OUT

SCHEDULE C-PROJECTED ASSESSED VALUATIONS

SCHEDULE D- PROJECTED ZONE REVENUES

SCHEDULE E- PROJECT COSTS PAID/ REIMBURSED TO DATE

SCHEDULE A

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Residential Bailout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Penitas: Project Values											
Single Family	0	0	20	21	25	27	33	35	40	43	45
Median Lots (R2/R7)	0	0	25	28	35	36	38	40	45	48	50
Large Lots (R1/R2/R4/R6/R8)	0	0	45	50	60	64	71	75	85	91	95
Bank Home Sales											
Total Captured Value	0	50	55,784	14,035	57,765	58,211	59,034	59,792	\$10,861	\$11,622	\$12,129
Cumulative Captured Value			55,784	69,819	127,584	185,795	244,829	304,621	315,482	327,103	339,232
											636
Home Construction Value											
Single Family	45	43	45	45	45	43	45	45	45	45	45
Median Lots (R2/R7)	50	50	50	50	50	50	50	50	50	50	50
Large Lots (R1/R2/R4/R6/R8)	95	95	95	95	95	95	95	95	95	95	95
Total Home Sales											
Total Captured Value	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129	\$12,129
Cumulative Captured Value	\$12,129	\$24,258	\$36,387	\$48,516	\$60,645	\$72,774	\$84,903	\$97,032	\$109,161	\$121,290	\$133,419
											1045

Capture value in thousands of dollars

2. Projected home value in 2017 Adjusted with 1.5% inflation per year

Revised 02/27/2017

SCHEDULE B

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS

Commercial Buildout Schedule (in Thousands)

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Commercial Project Values											
Commercial Value	\$1,100	\$3,500	\$1,950	\$4,825	\$3,400	\$1,600	\$2,400	\$3,170	\$1,950	\$1,950	\$2,000
Profit Capture Value	\$2,100	\$3,900	\$1,950	\$4,825	\$3,600	\$1,600	\$2,400	\$3,170	\$1,950	\$1,950	\$2,000
Commercial Capture Value	\$3,200	\$7,400	\$3,900	\$9,650	\$7,000	\$3,200	\$4,800	\$6,340	\$3,900	\$3,900	\$4,000
Commercial Project Values											
Commercial Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,300	\$2,500	\$1,500	\$2,500	\$2,500	\$2,500	\$2,500
Profit Capture Value	\$2,000	\$2,400	\$2,400	\$2,500	\$2,300	\$2,500	\$1,500	\$2,500	\$2,500	\$2,500	\$2,500
Commercial Capture Value	\$4,000	\$4,800	\$4,800	\$5,000	\$4,600	\$5,000	\$3,000	\$5,000	\$5,000	\$5,000	\$5,000
Total Commercial Value	\$7,200	\$10,800	\$6,750	\$12,175	\$9,300	\$5,200	\$6,900	\$9,510	\$6,400	\$6,400	\$6,500
Total Commercial Capture Value	\$11,200	\$15,200	\$9,300	\$17,675	\$13,600	\$7,700	\$9,800	\$13,350	\$8,900	\$8,900	\$9,000

1. Capture value in thousands of dollars

TAX INCREMENT REINVESTMENT ZONE NO. ONE, CITY OF PENITAS
Projected Assessed Valuations

Tax Roll January 1	Incremental Residential Assessed Valuation	Residential Cumulative Assessed Valuation	No. of Homes Added	Cum. No. of Homes Added	Senior Citizen Exemption		Cumulative Commercial Valuation	City Projected Taxable Valuation	County Projected Taxable Valuation
					No. of Eligible Homes (5% of total)	County Exemption Amount (\$15,000)			
2016	\$0	\$0	0	0	0.00	\$0	\$2,100,000	\$18,545,847	\$18,545,847
2017	\$0	\$0	0	0	0.00	\$0	\$5,600,000	\$20,645,847	\$20,645,847
2018	\$5,785,500	\$5,785,500	45	45	2.25	\$33,750	\$7,550,000	\$24,145,847	\$24,145,847
2019	\$6,435,100	\$12,220,600	50	95	4.75	\$71,250	\$12,375,000	\$31,881,347	\$31,881,347
2020	\$7,764,750	\$19,985,350	60	155	7.75	\$116,250	\$15,975,000	\$43,141,447	\$43,070,197
2021	\$8,211,350	\$28,196,700	64	219	10.95	\$164,250	\$17,775,000	\$54,506,197	\$54,389,947
2022	\$9,084,250	\$37,280,950	71	290	14.50	\$217,500	\$20,175,000	\$64,517,547	\$64,353,297
2023	\$9,591,750	\$46,872,700	75	365	18.25	\$273,750	\$23,275,000	\$76,001,797	\$75,784,297
2024	\$10,860,500	\$57,733,200	85	450	22.50	\$337,500	\$25,225,000	\$88,693,547	\$88,419,797
2025	\$11,621,750	\$69,354,950	91	541	27.05	\$405,750	\$27,175,000	\$101,504,047	\$101,166,547
2026	\$12,129,250	\$81,484,200	95	636	31.80	\$477,000	\$29,175,000	\$115,075,797	\$114,670,047
2027	\$12,129,250	\$93,613,450	95	731	36.55	\$548,250	\$31,175,000	\$129,205,047	\$128,728,047
2028	\$12,129,250	\$105,742,700	95	826	41.30	\$619,500	\$33,575,000	\$143,334,297	\$142,786,047
2029	\$12,129,250	\$117,871,950	95	921	46.05	\$690,750	\$35,975,000	\$157,863,547	\$157,244,047
2030	\$12,129,250	\$130,001,200	95	1,016	50.80	\$762,000	\$38,475,000	\$172,392,797	\$171,702,047
2031	\$12,129,250	\$142,130,450	95	1,111	55.55	\$833,250	\$40,975,000	\$187,022,047	\$186,260,047
2032	\$12,129,250	\$154,259,700	95	1,206	60.30	\$904,500	\$43,475,000	\$201,651,297	\$200,818,047
2033	\$12,129,250	\$166,388,950	95	1,301	65.05	\$975,750	\$45,975,000	\$216,280,547	\$215,376,047
2034	\$12,129,250	\$178,518,200	95	1,396	69.80	\$1,047,000	\$48,475,000	\$230,909,797	\$229,934,047
2035	\$12,129,250	\$190,647,450	95	1,491	74.55	\$1,118,250	\$50,975,000	\$245,539,047	\$244,492,047
2036	\$12,129,250	\$202,776,700	95	1,586	79.30	\$1,189,500	\$53,475,000	\$260,168,297	\$259,050,047
2037	\$12,129,250	\$214,905,950	95	1,681	84.05	\$1,260,750	\$55,975,000	\$274,797,547	\$273,608,047
2038	\$12,129,250	\$227,035,200	95	1,776	88.80	\$1,332,000	\$58,475,000	\$289,426,797	\$288,166,047
2039	\$12,129,250	\$239,164,450	95	1,871	93.55	\$1,403,250	\$60,975,000	\$304,056,047	\$303,115,047
2040	\$12,129,250	\$251,293,700	95	1,966	98.30	\$1,474,500	\$63,475,000	\$318,685,297	\$317,744,047
2041	\$12,129,250	\$263,422,950	95	2,061	103.05	\$1,545,750	\$65,975,000	\$333,314,547	\$332,393,047
2042	\$12,129,250	\$275,552,200	95	2,156	107.80	\$1,617,000	\$68,475,000	\$347,943,797	\$347,022,047
2043	\$12,129,250	\$287,681,450	95	2,251	112.55	\$1,688,250	\$70,975,000	\$362,573,047	\$361,651,047
2044	\$12,129,250	\$299,810,700	95	2,346	117.30	\$1,759,500	\$73,475,000	\$377,202,297	\$376,279,047
2045	\$12,129,250	\$311,940,000	95	2,441	122.05	\$1,830,750	\$75,975,000	\$391,831,547	\$390,908,047
2046	\$12,129,250	\$324,069,250	95	2,536	126.80	\$1,902,000	\$78,475,000	\$406,460,797	\$405,537,047
2047	\$12,129,250	\$336,198,500	95	2,631	131.55	\$1,973,250	\$80,975,000	\$421,090,047	\$420,214,047