

ORDER NO. 101695

AN ORDER APPROVING AND ADOPTING THE UPDATED FINAL PROJECT AND FINANCING PLAN AS RECOMMENDED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER ONE, COUNTY OF HIDALGO

WHEREAS, on November 12, 2024, the Commissioners Court (“Court”) of Hidalgo County, Texas (“County”), designated and created Reinvestment Zone Number One, County of Hidalgo (“Zone” or “TIRZ”), a tax increment reinvestment zone created under and in accordance with TEX. TAX CODE §§ 311.001 *et seq.*, as amended (“Chapter 311”), through the passage and adoption of Order No 97397, which, *inter alia*, established a Tax Increment Financing Fund for the Zone; and

WHEREAS, the Court previously approved a Final Project Plan and Financing Plan adopted by the TIRZ Board; and

WHEREAS, the TIRZ Board of Directors (“TIRZ Board”) duly passed a Resolution at a meeting open to the public on November 20, 2025, recommending approval of an updated project plan and financing plan for the Zone, copies of which are attached hereto as **Exhibit A** (“Project and Financing Plans”) and incorporated herein; and

WHEREAS, the Court desires to approve the updated Project and Financing Plans for the Zone, as recommended by the TIRZ Board, through adoption of a formal order as required by Chapter 311.

IT IS, THEREFORE, ORDERED BY THE COMMISSIONERS COURT OF HIDALGO COUNTY, TEXAS, THAT:

Section 1. Findings.

The Court hereby finds and determines that:

- (a) The facts and recitations contained in the preamble of this Order are true and correct and are adopted as part of this Order for all purposes;

Section 2. Approval of Project and Financing Plans for Zone

The Court determines and finds that the Project and Financing Plan for the Zone, as recommended for approval by the TIRZ Board in Exhibit A, is feasible and conforms with the with the applicable requirements of Chapter 311.

As such, the Court hereby approves and adopts the Project and Financing Plans for the Zone attached hereto as Exhibit A and fully incorporated herein by reference.

Section 3. Severability.

If any provision, section, subsection, sentence, clause or phrase of this Order, or the application of same to any person or to any set circumstances, is for any reason held to be unconstitutional, void or invalid, the validity of the remaining provisions of this Order or their application to other persons or set of circumstances shall not be affected thereby, it being the intent of the Court in adopting this Order that no portion hereof or regulations connected herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any portion hereof, and all provisions of this Order are declared severable for that purpose.

Section 4. Open Meetings.

It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of the meeting of the Court at which this Order was adopted was posted at a place convenient and readily accessible at all times to the general public at the Hidalgo County Courthouse for the time required by law preceding its meeting, as required by the Open Meetings Law, Chapter 551, as amended, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter hereof has been discussed, considered and formally acted upon. The Court further ratifies, approves and confirms such written notice and the contents and posting thereof.

The effective date of this Order and its attachments shall be December 9, 2025.

PASSED AND APPROVED ON THIS 9th DAY OF December, 2025.

COUNTY OF HIDALGO, TEXAS

Honorable Richard F. Cortez
Hidalgo County Judge

ATTEST:

Arturo Guajardo, Jr.

EXHIBIT A
Reinvestment Zone Number One,
Hidalgo County
Project and Financing Plan

Reinvestment Zone Number One, Hidalgo County

PROJECT AND FINANCING PLAN

Updated 2025

LOS PRADOS

Hidalgo County, Texas





Project Overview

Hidalgo County TIRZ
#1

Hidalgo County TIRZ #1 Concept

*Replace Colonias and
substandard
Development in the
County*

*Quality Community at
an Affordable Price*

*Downpayment
Assistance Program
targeted to create a
pathway to prosperity*

*Creating paths to
prosperity through home
ownership*

Hidalgo County, Texas (the “County”) is subject to substandard development and colonias in the region. This presents unique challenges to the County from the cost of maintenance to the quality of life in the region. Section 311.010 of the Texas Tax Code (“Tax Increment Financing Act”) allows cities and counties to pledge some or all of the revenue generated by a tax increment reinvestment zone to fund improvements that benefit the general public, including, but not limited to, the ability to fund affordable housing programs, such as downpayment assistance programs.

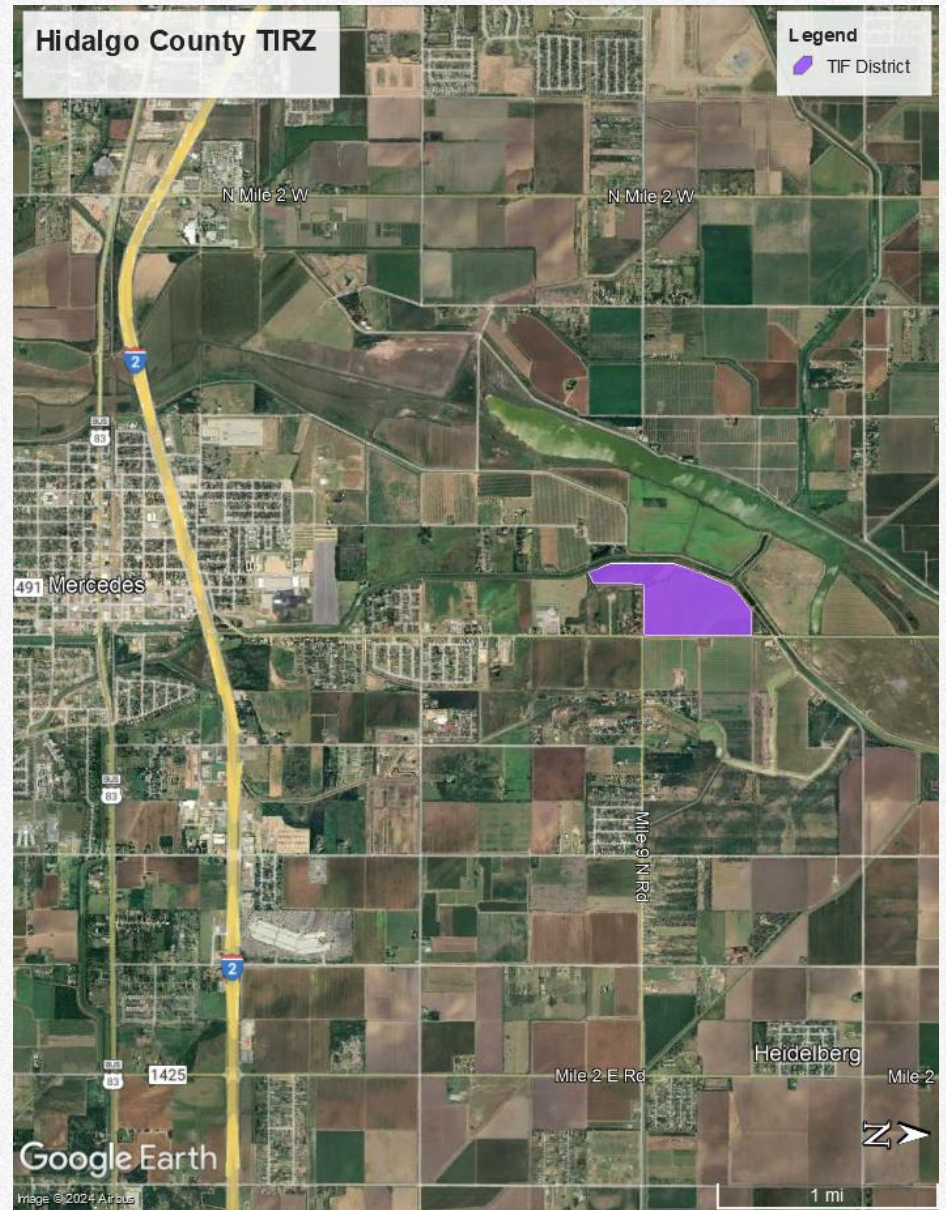
Reinvestment Zone Number One, Hidalgo County (the “Zone” or “TIRZ”), aims to challenge pre-existing notions with regard to affordable housing and provide a path to prosperity in the community by assisting qualified borrowers with purchasing a home. To accomplish this goal, the County is pledging fifty (50%) percent of its M&O tax increment generated in the TIRZ to reimburse the Developer for project costs.

By allowing more people to qualify, and by enabling better communities, this TIRZ is estimated to generate over \$8,000,000.00 for affordable housing, initially paid for by the Developer and reimbursed over time by the TIRZ with zero interest.

Through this public-private partnership, Hidalgo County is putting its residents first and revitalizing how reinvestment zones can be utilized to empower communities.

Hidalgo County TIRZ #1 Location

The area consists of approximately 97.48 acres and is more fully described in the map and legal description presented in Exhibit A.





Project Plan

Existing uses and conditions of real property and proposed improvements

List of estimated non-project costs

Lost of proposed changes to subdivision rules and regulations of the County

Statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan

Hidalgo County TIRZ #1 Project Plan

As set forth in Section 311.011, TEX. TAX CODE, the Project Plan for Reinvestment Zone Number One, Hidalgo County, must include the following elements:

1. A description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property.
2. Proposed changes of subdivision rules and regulations, if any, of the County.
3. A list of estimated non-project costs.
4. A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

Hidalgo County TIRZ #1 Project Plan

Element 1: A description and map showing existing uses and conditions of real property in the zone and proposed uses of that property

TIRZ #1 Maps located on the following pages:

- Map 1: Boundaries of the Reinvestment Zone
- Map 2: Current Uses and Conditions of Real Property in TIRZ #1
- Map 3: Proposed Land Uses

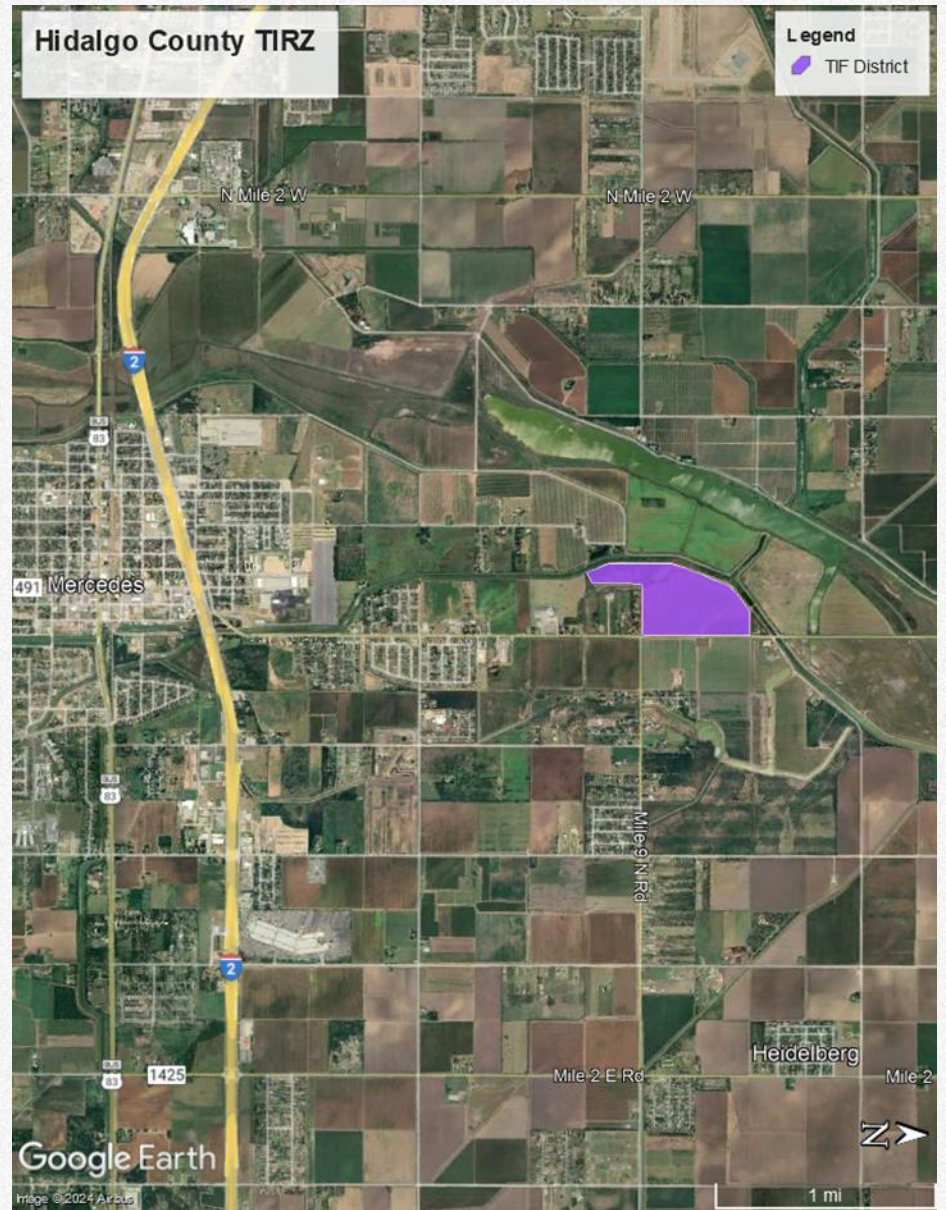
The boundaries of Reinvestment Zone Number One, Hidalgo County (the “Zone” or “TIRZ”), are shown in Map 1.

The entirety of the land in the TIRZ is currently undeveloped and underdeveloped agricultural land.

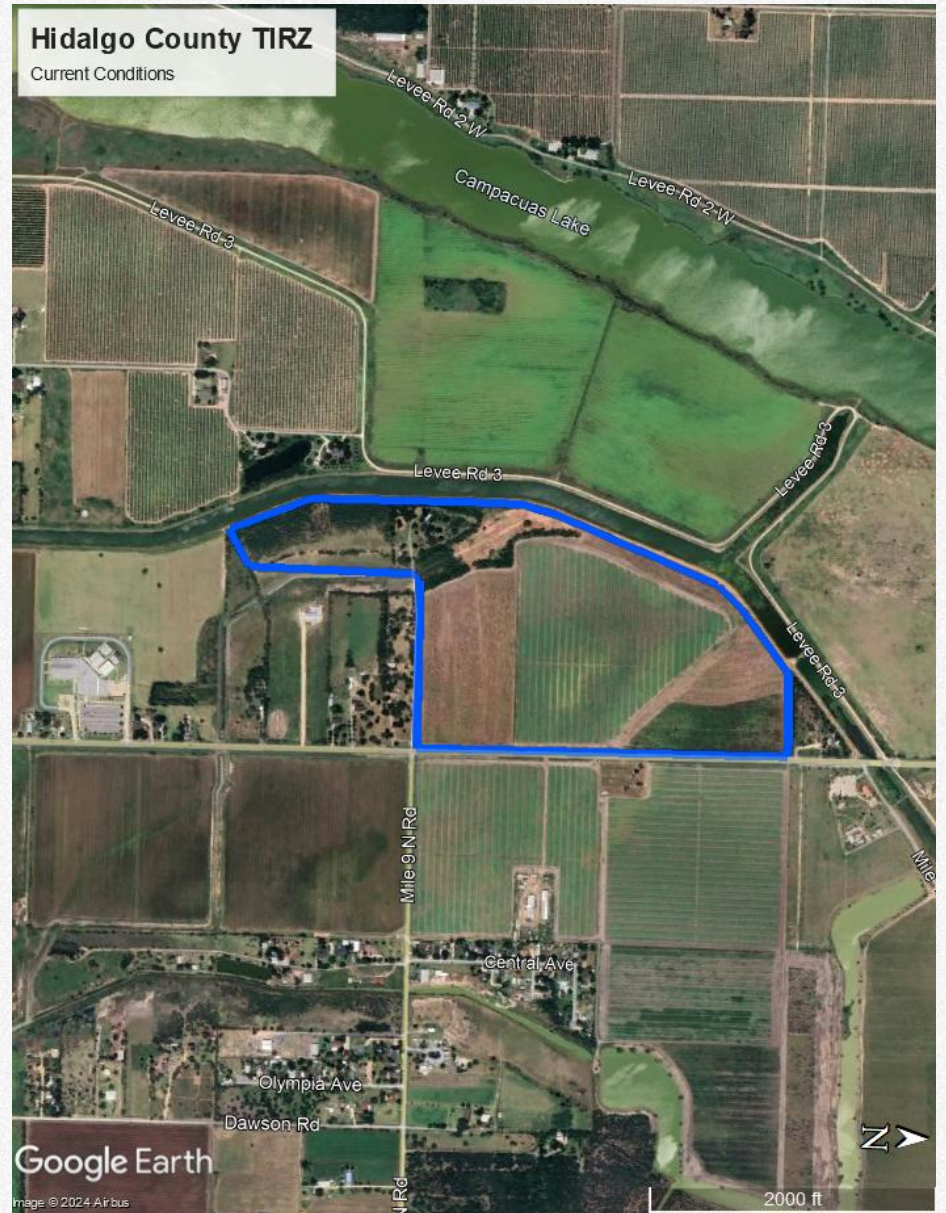
There is no current zoning on property in the Zone, as the property lies entirely outside of the city limits of any city.

The proposed use of the property includes a master planned 527 affordable home community with amenities such as a basketball court, community park, and walking trails.

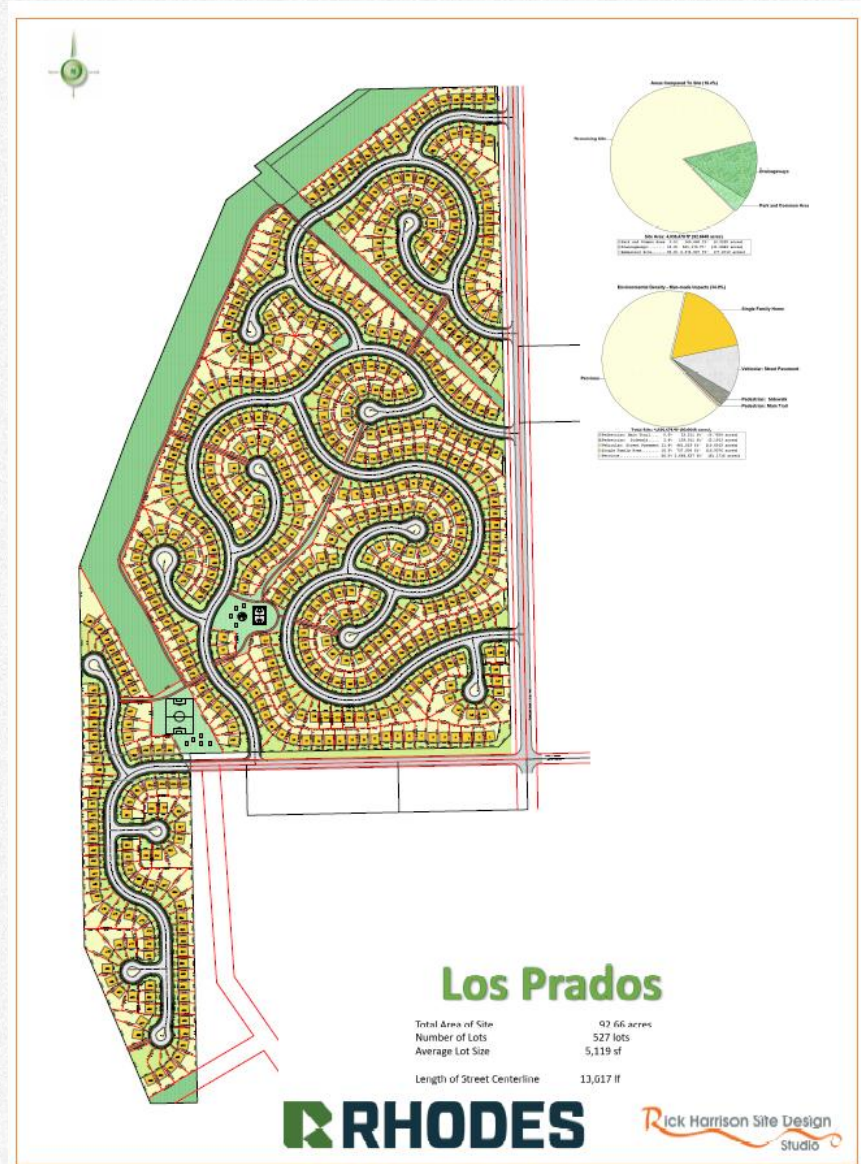
Map 1: Boundaries of Hidalgo County TIRZ #1



Map 2: Current Uses and Conditions of Real Property in TIRZ #1



Map 3: TIRZ #1 Proposed Land Use



Hidalgo County TIRZ #1 Project Plan

***Element 2:
Proposed changes of
subdivision rules and
regulations, if any, of the
County.***

***Element 3:
A list of estimated non-
project costs***

No changes are anticipated to any city codes or ordinances by the TIRZ as the property is not located in the city limits of a municipality. To the extent needed to accommodate the master plan, the County shall provide necessary variances to County subdivision regulations to allow for the unique design of the development using curvilinear streets including variances to setback requirements to allow the development to be built according to Map 3 herein.

Non-project costs within the Zone are those development costs not reimbursable by the TIRZ, estimated to be approximately \$15,000,000.00. Non-project costs includes expenses such as utilities, water, sewer, drainage, roadways, sidewalks, trails, landscaping, lighting, parks, and similar improvements. If there are additional TIRZ revenues available after the last new home is sold to a third-party, such available revenue shall be returned to the County and not used to reimburse non-project costs.

Hidalgo County TIRZ #1 Project Plan

In the process of developing Reinvestment Zone Number One, Hidalgo County, it will not be necessary to relocate individuals and/or businesses.

*Element 4:
A statement of a method of
relocating persons to be
displaced, if any, as a result
of implementing the plan.*

Financing Plan

Estimated project costs of the Zone, including administrative expenses

A statement listing the kind, number, and location of all proposed public works or public improvements in the Zone

Economic Feasibility Study

The estimated amount of bonded indebtedness, if any, to be incurred

The time when related costs or monetary obligations are to be incurred

A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the Zone

The current total appraised value of taxable real property in the Zone

The estimated captured appraised value of the Zone during each year of its existence.

The duration of the Zone

Hidalgo County TIRZ #1 Financing Plan

The Financing Plan provides information on the projected monetary impact that Reinvestment Zone Number One, Hidalgo County (“TIRZ” or “Zone”), could have on the property described in Exhibit A. It also describes how that impact will be utilized to enhance the area and region through Hidalgo County’s participation in the project.

Upon final approval of this Project Plan and Financing Plan, an Amended Development Agreement will be incorporated into this Plan.

The Tax Increment Reinvestment Zone Analysis, prepared by Earl Development Consulting, LLC, is included in its entirety in Exhibit B.

Hidalgo County TIRZ #1 Financing Plan

Allowable "project costs" for the Zone means those expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred that are listed in the project plan as the cost(s) of implementing a downpayment assistance program for the benefit of the public and the TIRZ, plus other costs incidental to those expenditures and obligations.

The anticipated cost(s) of the Los Prados Downpayment Assistance Program, to be administered by Reinvestment Zone Number One, Hidalgo County, are listed in Exhibit C.

- *The following list represents allowable "project costs" under Section 311.003, TEX. TAX. CODE; only those project costs listed in Exhibit C will be paid for by the TIRZ;
- Acquisition and construction of public works, public improvements, new buildings, structures and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- Financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- Real property assembly costs;
- Professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services; imputed administrative costs, including reasonable charges for the time spent by employees of the County in connection with the implementation of the project plan;
- Relocation costs;
- Organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
- Interest before and during construction and for one year after completion of construction, whether or not capitalized;
- The cost of operating the reinvestment zone and project facilities;
- The amount of any contributions made by the County from general revenue for the implementation of the project plan; and
- Payments made at the discretion of the governing body of the County that the County finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Hidalgo County TIRZ #1 Financing Plan

Chapter 311, TEX. TAX. CODE, also allows for the use of TIRZ revenues for affordable housing programs, such as downpayment assistance.

The anticipated cost(s) of the Los Prados Downpayment Assistance Program, to be administered by Reinvestment Zone Number One, Hidalgo County, are listed in Exhibit C.

- Section 311.010, TEX. TAX. CODE, states “An agreement may dedicate revenue from the tax increment fund to pay the costs of providing affordable housing...” and “An agreement may during the term of the agreement dedicate, pledge, or otherwise provide for the use of revenue in the tax increment fund to pay any project costs that benefit the reinvestment zone, including project costs relating to the cost of ... affordable housing...”

Hidalgo County TIRZ #1 Financing Plan

As set forth in Section 311.011, TEX. TAX CODE, the Financing Plan for Reinvestment Zone Number One, Hidalgo County, must include the following elements:

1. Estimated Project Costs of the Zone, including administrative expenses,
2. A statement listing the kind, number and location of all proposed public works or public improvements in the Zone,
3. Economic Feasibility Study,
4. The estimated amount of bonded indebtedness to be incurred,
5. The time when related costs or monetary obligations are to be incurred,
6. A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the Zone,
7. The current total appraised value of taxable real property in the Zone,
8. The estimated captured appraised value of the Zone during each year of its existence; and,
9. The duration of the Zone.

The following pages provide details regarding these requirements for the TIRZ Financing Plan.

Hidalgo County TIRZ #1 Financing Plan

***Element 1:
Estimated Project Costs of the
Zone, including administrative
expenses***

***Element 2:
A statement listing the kind,
number and location of all
proposed public works or public
improvements in the zone***

Total project costs are estimated at approximately \$8,105,390.62

Specific project cost estimates are included in Exhibit C.

TIRZ revenue will be used to reimburse expenditures made towards the Los Prados Downpayment Assistance Program as shown in Exhibit C.

The Amended Development Agreement lays out the funding mechanics of these projects. Funds will be advanced to the TIRZ Fund to pay for project costs and be reimbursed over time with revenues generated by the TIRZ in accordance with the Amended Development Agreement. TIRZ revenues are meant to reimburse funding of the Los Prados Downpayment Assistance Program. If there is additional TIRZ revenue available after payment of project costs,, such funds shall be returned to the County.

The estimated costs of each item is explained in Exhibit C.

Hidalgo County TIRZ #1 Financing Plan

Element 3: Economic Feasibility Study

Element 4: The estimated amount of bonded indebtedness to be incurred

Element 5: The time when related costs or monetary obligations are to be incurred

The fiscal impact of phased development is outlined in the Tax Increment Reinvestment Zone Analysis (Exhibit B). Not reflected in this analysis is the anticipated personal property tax revenue that the County will receive in addition to the increase in real property tax base. These additional sources of revenue to the County are not pledged to the TIRZ and represent pure windfall to the County.

Issuance of debt and/or bonds is not anticipated as funds will be advanced to the Los Prados Downpayment Assistance Program through the TIRZ; with the TIRZ reimbursing said advances made towards project costs using TIRZ revenue in accordance with the Amended Development Agreement.

Please refer to Exhibit C for details on planned expenditures.

Hidalgo County TIRZ #1 Financing Plan

Element 6:

A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit on real property in the Zone

The project is currently being funded through funds advanced to the TIRZ Fund for project costs, with such advances being reimbursable over time as TIRZ revenues become available, in accordance with the Amended Development Agreement.

Such TIRZ revenue will come from the County's participation in the TIRZ of 50% of its M&O tax rate into the Tax Increment Fund. There are no other taxing entities participating in the Zone.

Funds shall be advanced in accordance with the Amended Development Agreement to fund the Los Prados Downpayment Assistance Program through Reinvestment Zone Number One, Hidalgo County. The TIRZ, through the County, will make annual payments to reimburse such advances in accordance with the Amended Development Agreement. Once those project costs advanced to the TIRZ have been reimbursed, any remaining funds generated by the TIRZ not still owed for reimbursement shall be returned to the County in accordance with the Amended Development Agreement.

Hidalgo County TIRZ #1 Financing Plan

*Element 7:
The current total appraised value
of taxable real property in the Zone*

The total appraised value of the taxable real property in the Zone, using the 2024 base year values provided by the Hidalgo County Appraisal District, is \$396,175.00.

A listing of existing properties is included in Exhibit D.

Hidalgo County TIRZ #1 Financing Plan

Element 8:

The estimated captured appraised value of the zone during each year of its existence

The estimated captured appraised value is shown in the table below, with full build out anticipated in 2034 and showing on the tax rolls and the table below in 2035. These estimates assume a conservative 2.0% appreciation in value year over year.

Fiscal Year	Incremental Taxable Assessed Valuation
2024	\$ -
2025	\$ -
2026	\$ -
2027	\$ 5,127,757.06
2028	\$ 13,959,045.14
2029	\$ 27,875,832.12
2030	\$ 41,514,851.42
2031	\$ 55,982,344.70
2032	\$ 71,349,369.67
2033	\$ 83,790,330.17
2034	\$ 96,700,389.35
2035	\$ 104,841,321.68
2036	\$ 106,938,148.12
2037	\$ 109,076,911.08
2038	\$ 111,258,449.30
2039	\$ 113,483,618.29
2040	\$ 115,753,290.65
2041	\$ 118,068,356.47
2042	\$ 120,429,723.60
2043	\$ 122,838,318.07
2044	\$ 125,295,084.43
2045	\$ 127,800,986.12
2046	\$ 130,357,005.84
2047	\$ 132,964,145.96
2048	\$ 135,623,428.88
2049	\$ 138,335,897.45
2050	\$ 141,102,615.40
2051	\$ 143,924,667.71
2052	\$ 146,803,161.06
2053	\$ 149,739,224.29
2054	\$ 152,734,008.77

Hidalgo County TIRZ #1 Financing Plan

Element 9: The duration of the Zone

Reinvestment Zone Number One, Hidalgo County (“TIRZ”), was created by formal action of the County on November 12, 2024. The TIRZ is currently set to exist for a period of thirty (30) years from the date of formation, with expiration to occur upon the earlier of (i) November 12, 2054, or (ii) the date when all project costs are paid and all debt has been retired.

Exhibits

Exhibit A: Legal Description and Map of The Reinvestment Zone

Exhibit D: Listing of Properties

Exhibit B: Tax Increment Reinvestment Zone Analysis

Exhibit E: Public Notice of a Public Hearing

Exhibit C: Proposed Project Costs

Exhibit F: Town Square Concept Plan

Exhibit A-1: Map of The Reinvestment Zone

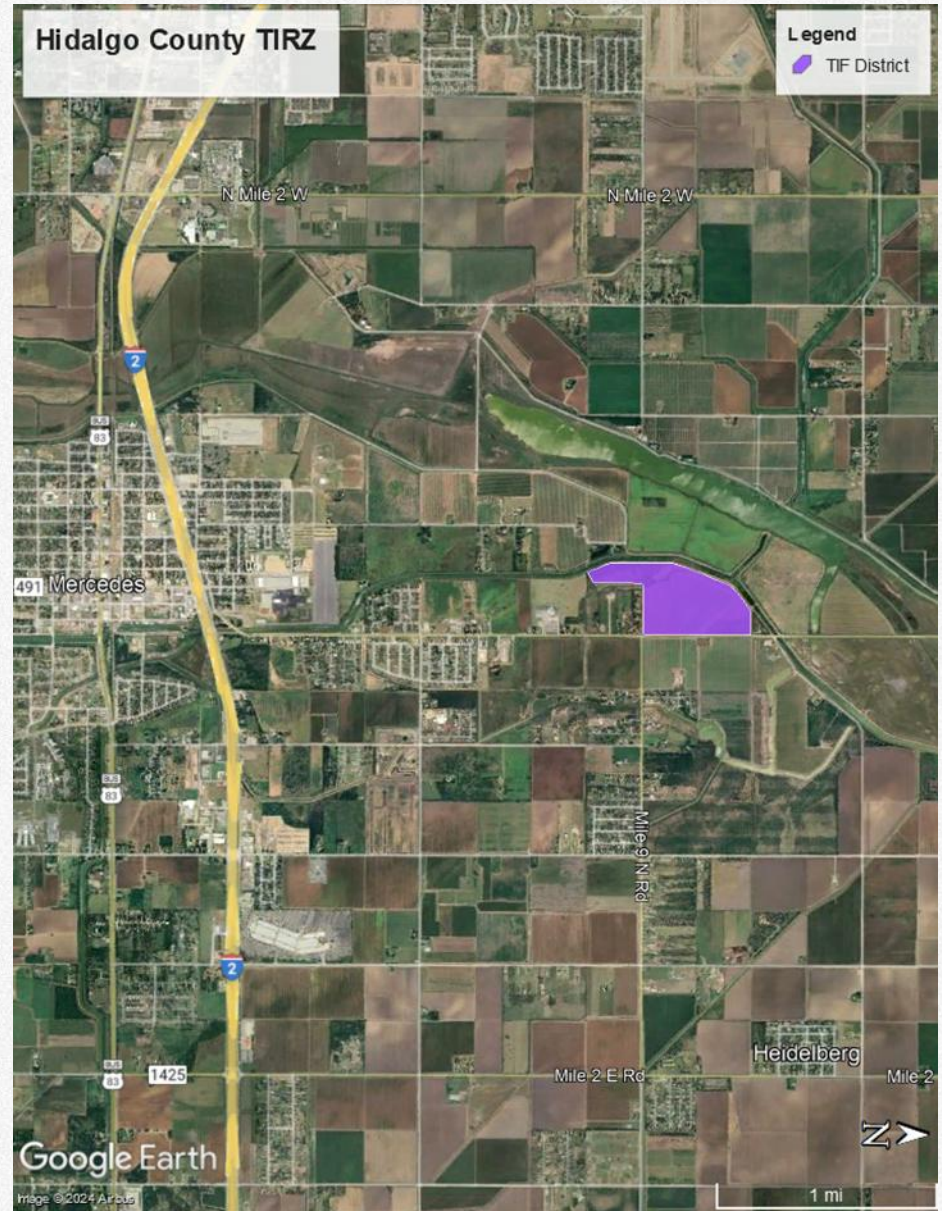


Exhibit A-2: Legal Description of The Reinvestment Zone

April 20, 2022

**METES AND BOUNDS DESCRIPTION
94.979 ACRES OUT OF
LOT 2, BLOCK 81 AND OUT OF
LOTS 9, 10, 15 AND ALL OF LTO 16, BLOCK 82,
CAPISALLO DISTRICT SUBDIVISION
HIDALGO COUNTY, TEXAS**

A tract of land containing 94.979 acres situated in Hidalgo County, Texas, being out of Lot 2, Block 81, and out of Lots 9, 10, 15 and all of Lot 16, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed Records, which said 94.979 acres were conveyed to Dora L. Garcia, by virtue of a Special Warranty Deed recorded under Document Number 1972205, Hidalgo County Official Records, and to Judith P. Lucio, by virtue of a Special Warranty Deed recorded under Document Number 2868424, Hidalgo County Official records, and to Richard D. Ribisl, by virtue of a Special Warranty Deed recorded under Document Number 1813784, and Special Warranty Distribution Deed recorded under Document Number 2025259, Hidalgo County Official records, said 94.979 acres also being more particularly described as follows:

BEGINNING at a Nail set [Northing: 16,593,272.547, Easting: 1,177,535.711] on the Southeast corner of said Lot 16, Block 82, and within the existing right-of-way of Baseline Road – F.M. 491 and Mile 9 North Road, from which a No. 4 rebar found bears N 88° 47' 48" E, a distance of 1,320.00 feet and N 01° 12' 12" W, a distance of 20.00 feet, for the Southeast corner of this herein described tract;

1. **THENCE**, S 88° 47' 48" W, along the South line of said Lot 16, block 82, and within the existing right-of-way of Mile 9 North Road, a distance of 1,320.00 feet to a No. 4 rebar set on the Southwest corner of said Lot 16, Block 82 and Northeast corner of said Lot 2, Block 81, and the Northwest corner of a certain tract of land conveyed to Mayra Banks and Michael Banks, by virtue of a Warranty Deed with Vendor's Lien recorded under Document Number 3213621, Hidalgo County Official records, for an inside corner of this tract;
2. **THENCE**, S 01° 12' 12" E, along the East line of said Lot 2, Block 81 and West line of said Mayra Banks and Michael Banks tract, a distance of 1,320.00 feet to a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81 and the North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat according to the plat thereof recorded under document number 2173891, Hidalgo County Map records, for an outside corner of this tract;
3. **THENCE**, S 88° 47' 48" W, along the South line of said Lot 2, Block 81, and North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, a distance of 183.52 feet to a No. 4 rebar set on the East line of the Hidalgo County Irrigation District No. 9 canal, for the Southwest corner of this tract;
4. **THENCE**, N 22° 53' 02" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 667.20 feet to a No. 4 rebar set, for an angle point of this tract;
5. **THENCE**, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 680.00 feet pass a No. 4 rebar set on the existing South right-of-way of Mile 9 North Road, at a distance of 700.00 feet to a No. 4 rebar set on the North line of said Lot 2, Block 81, for an outside corner of this tract;
6. **THENCE**, N 88° 47' 48" E, along the North line of said Lot 2, Block 81, a distance of 10.00 feet to a No. 4 rebar set, for an inside corner of this tract,

Exhibit A-2: Legal Description of The Reinvestment Zone

7. THENCE, N 01° 12' 12" W, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9, at a distance of 20.00 feet pass a No. 4 rebar set on the North right-of-way line of Mile 9 North Road, continuing a total distance of 790.00 feet to No. 4 rebar set, for an angle point of this tract;
8. THENCE, N 20° 24' 41" E a distance of 570.09 feet to a No. 4 rebar set on the North line of said Lot 15, Block 82, and South line of said Lot 10, Block 82 for an angle point of this tract;
9. THENCE, N 22° 41' 19" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 518.50 feet pass the East line of said Lot 10, Block 82 and the West line of said Lot 9, Block 82, continuing a total distance of 981.66 feet to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 52° 32' 49" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 130.21 feet pass a No. 4 rebar set on the South right-of-way line of a canal right-of-way claimed by Hidalgo and Cameron Counties Irrigation District No. 9, a total distance of 174.48 feet to a No. 4 rebar set, for an inside corner of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set, for an outside corner of this tract;
12. THENCE, N 53° 23' 48" E, along the East line of the Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 504.29 feet to a No. 4 rebar found on the North line of said Lot 9, for the Northwest of this tract;
13. THENCE, N 88° 47' 48" E, along the North line of said Lot 9, Block 82, at a distance of 567.80 feet pass a No. 4 rebar found on the West right-of-way line of Baseline Road – F.M. 491, continuing a total distance of 607.80 feet, to a Nail set on the East line of said Lot 9, Block 82, for the Northeast corner of this tract;
14. THENCE, S 01° 12' 12" E, along the East line of said Lot 16, Block 82, within the existing right-of-way of Baseline Road – F.M. 491, at a distance of 1,320.00 feet pass the Southeast corner of said Lot 9, Block 82 and the Northeast corner of said Lot 16, Block 82, continuing a total distance of 2,640.00 feet to the POINT OF BEGINNING and containing 98.752 acres, SAVE and EXCEPT 3.773 acres, leaving 94.979 acres Gross, of which 2.425 acres lie within the existing right-of-way of Baseline Road – F.M. 491, and 0.977 of one acre lies within the existing right-of-way of Mile 9 North Road, leaving a Net of 91.557 acres of land, more or less.

SAVE AND EXCEPT:

TRACT 1,

A certain tract of land containing 1.931 acres situated in Hidalgo County, Texas, being out of Lot 9, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.931 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.931 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar found on the intersection of the North line of said Lot 9, Block 82, and East line of said Hidalgo and Cameron Counties Irrigation District No. 9;

THENCE, S 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 459.92 feet, to a No. 4 rebar set, for the POINT OF BEGINNING, and Northwest corner of this herein described tract;

Exhibit A-2: Legal Description of The Reinvestment Zone

1. THENCE, S 46° 12' 22" E, a distance of 266.30 feet to a No. 4 rebar set, for an angle point of this tract;
2. THENCE, S 43° 00' 14" E, a distance of 156.64 feet to a No. 4 rebar set, for an angle point of this tract;
3. THENCE, S 46° 12' 22" E, a distance of 163.07 feet to a No. 4 rebar set, for an angle point of this tract;
4. THENCE, S 42° 18' 26" E, a distance of 147.07 feet, to a No. 4 rebar set, for an angle point of this tract;
5. THENCE, S 46° 12' 22" E, a distance of 297.42 feet to a No. 4 rebar set, for an angle point of this tract;
6. THENCE, S 42° 28' 35" E, a distance of 96.08 feet to a No. 4 rebar set, for an angle point of this tract;
7. THENCE, S 46° 12' 22" E, a distance of 232.31 feet to a No. 4 rebar set on the existing West right-of-way line of Baseline Road-F.M. 491, for the Northeast corner of this tract;
8. THENCE, S 01° 12' 12" E, along the West right-of-way line of Baseline Road-F.M. 491, a distance of 53.03 feet, to a No. 4 rebar set, for the Southeast corner of this tract;
9. THENCE, N 46° 12' 22" W, a distance of 269.81 feet, to a No. 4 rebar set, for an angle point of this tract;
10. THENCE, N 49° 44' 19" W, a distance of 101.43 feet, to a No. 4 rebar set, for an angle point of this tract;
11. THENCE, N 46° 12' 22" W, a distance of 292.37 feet, to a No. 4 rebar set, for an angle point of this tract;
12. THENCE, N 50° 08' 02" W, a distance of 145.98 feet, to a No. 4 rebar set, for an angle point of this tract;
13. THENCE, N 46° 12' 22" W, a distance of 160.60 feet, to a No. 4 rebar set, for an angle point of this tract;
14. THENCE, N 49° 22' 35" W, a distance of 158.22 feet, to a No. 4 rebar set, for an angle point of this tract;
15. THENCE, N 46° 12' 22" W, a distance of 243.70 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
16. THENCE, N 52° 32' 49" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 44.27 feet to a No. 4 rebar set for an inside corner of this tract;
17. THENCE, N 46° 12' 22" W, a distance of 38.41 feet to a No. 4 rebar set for an outside corner of this tract;

Exhibit A-2: Legal Description of The Reinvestment Zone

18. THENCE, N 53° 23' 48" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 44.37 feet to the POINT OF BEGINNING, and containing 1.931 acres of land, more or less.

TRACT 2:

A certain tract of land containing 1.579 acres situated in Hidalgo County, Texas, being out of Lots 15 and 16, Block 82, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 1.579 acres being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 1.579 acres being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southwest corner of Lot 16, Block 82, and within the existing right-of-way of Mile 9 North;

THENCE, N 88° 47' 48" E, along the South line of said Lot 16, Block 82, and within the existing right-of-way of Mile 9 North, a distance of 38.83 feet to the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 Canal;

THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9, a distance of 22.45 feet to a No. 4 rebar set on the existing North right-of-way line of Mile 9 north West, for the POINT OF BEGINNING, and Southwest corner of this herein described tract;

1. THENCE, N 28° 12' 26" W, along the West line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 63.08 feet pass the West line of said Lot 16, Block 82 and the East line of said Lot 15, Block 82, continuing a total distance of 933.91 feet to a No 4 rebar set, on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract;
2. THENCE, N 20° 24' 41" E, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 93.29 feet, to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northeast corner of this tract;
3. THENCE, S 28° 12' 26" E, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, at a distance of 795.14 feet pass the East line of said Lot 15, Block 82 and the West line of said Lot 16, Block 82, continuing a total distance of 1,031.25 feet to a No. 4 rebar set on the North right-of-way line of Mile 9 North, for the Southeast corner of this tract;
4. THENCE, N 88° 47' 48" E, along the existing North right-of-way line of Nile 9 North, a distance of 78.57 feet to the POINT OF BEGINNING, and containing 1.579 acres of land, more or less.

TRACT 3:

A certain tract of land containing 0.283 of one acre situated in Hidalgo County, Texas, being out of Lot 2, Block 81, Capisallo District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed records, said 0.283 of one acre being claimed by Hidalgo and Cameron Counties Irrigation District No. 9, said 0.283 of one acre being more particularly described as follows:

COMMENCING, at a No. 4 rebar set on the Southeast corner of said Lot 2, Block 81, and North line of Lot 1, M.I.S.D. North Elementary Subdivision Replat, according to the plat thereof recorded under Document Number 2173891, Hidalgo County Map Records;

Exhibit A-2: Legal Description of The Reinvestment Zone

THENCE, N 01° 12' 12" W, along the East line of said Lot 2, Block 81, a distance of 49.64 feet to a No. 4 rebar set on the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the POINT OF BEGINNING, and Southeast corner of this herein described tract;

1. THENCE, S 59° 30' 44" W, along the South line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 101.49 feet, to a No. 3 rebar set on the North line of said Lot 1, M.I.S.D. North Elementary Subdivision Replat, for an angle point of this tract;
2. THENCE, S 88° 47' 48" W, a distance of 95.00 feet to a No. 4 rebar set, on the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Southwest corner of this tract;
3. THENCE, N 22° 53' 02" W, along the East line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 23.69 feet to a No. 4 rebar set, on the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, for the Northwest corner of this tract,
4. THENCE, N 59° 29' 39" E, along the North line of said Hidalgo and Cameron Counties Irrigation District No. 9 canal, a distance of 220.48 feet to a No. 4 rebar set on the East line of said Lot 2, Block 81, for the Northeast corner of this tract;
5. THENCE, S 01° 12' 12" E, along the East line of said Lot 2, Block 81, a distance of 80.28 feet to the POINT OF BEGINNING, and containing 0.283 of one acre of land, more or less.

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY AFFIRM THAT THIS METES AND BOUNDS DESCRIPTION REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON 3/17/2022 UNDER MY DIRECTION AND SUPERVISION.


ROBERTO N. TAMEZ, R.P.L.S. #6238


DATE:



Exhibit B: Tax Increment Reinvestment Zone Analysis

LOS PRADOS FINANCING PLAN				
9 Year Estimated Build Out				
Summary Fact Sheet				
November 14, 2025				
Site Area (in Acres)	=	97.48	Total Sq. Ft. =	4,246,228.80
2024 Base Value	= \$	396,175.00		
				<u>Projected Taxable Value At Full Build</u>
	Residential Units	Affordable Homes	527 Units	\$ 152,734,008.77
		Totals	527 Lots	\$ 152,734,008.77
Projected Taxable Value Created		\$	152,734,008.77	
TIRZ Financing Model:				
TIRZ - Los Prados Downpayment Assistance Program (30 Year Term)				
Hidalgo County	50% of M&O Tax Rate	\$	0.275350	
	Available Funding	\$	8,105,390.62	
	Interest on Program		0%	
	Administration (to County)	\$	300,000.00	
	Funding Coordination (to County)	\$	180,000.00	
	Formation Costs	\$	300,000.00	
	Remaining LPDAP Funds	\$	7,325,390.62	
	Est. Downpayments Funded (\$15K/Home)		488	
<p>The projections and estimates contained in this Finance and Project Plan are subject to and may be impacted by market & economic conditions both domestic & international. Actual completion & construction of the Project may take more or less time than described herein. However it is understood that the Developer will use its best efforts to complete the project as quickly as economically feasible. A growth rate of 2.0% per year has been used to establish value of future tax base, year over year, which is less than the actual 5-year average escalation percentage. All TIRZ Revenues assumed to go to reimburse Developer for providing downpayment assistance in accordance with the Los Prados Downpayment Assistance Program, any excess revenues after the sale of the last home from a Developer related entity to an unrelated third-party shall be returned to the County.</p>				

Exhibit B: Tax Increment Reinvestment Zone Analysis

		2024	2025	2026	2027
	Development Year ▶	0	1	2	3
	Current Value				
Total Units Paying Into PID			0	0	55
Lot	\$ 32,000.00				55
<i>Added Value</i>		\$ -	\$ -	\$ -	\$ 1,867,726.08
Average Home Value	\$ 128,000.00				24
<i>Added Value</i>		\$ -	\$ -	\$ -	\$ 3,260,030.98
Annual Added Value=		\$ -	\$ -	\$ -	\$ 5,127,757.06
Total Captured Value=		\$ -	\$ -	\$ -	\$ 5,127,757.06
DOWNPAYMENT ASSISTANCE TIRZ					
County Total Revenue	\$ 0.5750		\$ -	\$ -	\$ 29,484.60
County Downpayment Assistance TIRZ	\$ 0.275350		\$ -	\$ -	\$ 14,119.28

Exhibit B: Tax Increment Reinvestment Zone Analysis

2028	2029	2030	2031	2032	2033	2034	2035
4	5	6	7	8	9	10	11
139	277	352	435	527	527	527	527
84	138	75	83	92			
\$ 2,909,577.65	\$ 4,875,620.83	\$ 2,702,789.81	\$ 3,050,909.13	\$ 3,449,365.22	\$ -	\$ -	\$ -
42	62	72	72	72	72	72	39
\$ 5,819,155.29	\$ 8,761,985.25	\$ 10,378,712.86	\$ 10,586,287.11	\$ 10,798,012.86	\$ 11,013,973.11	\$ 11,234,252.57	\$ 6,206,924.55
\$ 8,728,732.94	\$ 13,637,606.08	\$ 13,081,502.66	\$ 13,637,196.25	\$ 14,247,378.07	\$ 11,013,973.11	\$ 11,234,252.57	\$ 6,206,924.55
\$ 13,959,045.14	\$ 27,875,832.12	\$ 41,514,851.42	\$ 55,982,344.70	\$ 71,349,369.67	\$ 83,790,330.17	\$ 96,700,389.35	\$ 104,841,321.68
\$ 80,264.51	\$ 160,286.03	\$ 238,710.40	\$ 321,898.48	\$ 410,258.88	\$ 481,794.40	\$ 556,027.24	\$ 602,837.60
\$ 38,436.23	\$ 76,756.10	\$ 114,311.14	\$ 154,147.39	\$ 196,460.49	\$ 230,716.67	\$ 266,264.52	\$ 288,680.58

Exhibit B: Tax Increment Reinvestment Zone Analysis

2036	2037	2038	2039	2040	2041	2042	2043
12	13	14	15	16	17	18	19
527	527	527	527	527	527	527	527
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 106,938,148.12	\$ 109,076,911.08	\$ 111,258,449.30	\$ 113,483,618.29	\$ 115,753,290.65	\$ 118,068,356.47	\$ 120,429,723.60	\$ 122,838,318.07
\$ 614,894.35	\$ 627,192.24	\$ 639,736.08	\$ 652,530.81	\$ 665,581.42	\$ 678,893.05	\$ 692,470.91	\$ 706,320.33
\$ 294,454.19	\$ 300,343.27	\$ 306,350.14	\$ 312,477.14	\$ 318,726.69	\$ 325,101.22	\$ 331,603.24	\$ 338,235.31

Exhibit B: Tax Increment Reinvestment Zone Analysis

2044	2045	2046	2047	2048	2049	2050	2051
21	22	23	24	25	26	27	28
527	527	527	527	527	527	527	527
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 113,566,814.15	\$ 115,270,316.36	\$ 116,999,371.11	\$ 118,754,361.68	\$ 120,535,677.10	\$ 122,343,712.26	\$ 124,178,867.94	\$ 126,041,550.96
\$ 653,009.18	\$ 662,804.32	\$ 672,746.38	\$ 682,837.58	\$ 693,080.14	\$ 703,476.35	\$ 714,028.49	\$ 724,738.92
\$ 291,866.71	\$ 296,244.71	\$ 300,688.38	\$ 305,198.71	\$ 309,776.69	\$ 314,423.34	\$ 319,139.69	\$ 323,926.79
\$ 685,100.00	\$ 685,100.00	\$ 685,100.00	\$ 685,100.00	\$ 685,100.00	\$ 685,100.00	\$ 685,100.00	\$ 685,100.00
\$ 284,580.00	\$ 284,580.00	\$ 284,580.00	\$ 284,580.00	\$ 284,580.00	\$ 284,580.00	\$ 284,580.00	\$ 284,580.00

Exhibit B: Tax Increment Reinvestment Zone Analysis

2044	2045	2046	2047	2048	2049	2050	2051
20	21	22	23	24	25	26	27
527	527	527	527	527	527	527	527
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 125,295,084.43	\$ 127,800,986.12	\$ 130,357,005.84	\$ 132,964,145.96	\$ 135,623,428.88	\$ 138,335,897.45	\$ 141,102,615.40	\$ 143,924,667.71
\$ 720,446.74	\$ 734,855.67	\$ 749,552.78	\$ 764,543.84	\$ 779,834.72	\$ 795,431.41	\$ 811,340.04	\$ 827,566.84
\$ 345,000.01	\$ 351,900.02	\$ 358,938.02	\$ 366,116.78	\$ 373,439.11	\$ 380,907.89	\$ 388,526.05	\$ 396,296.57

Exhibit B: Tax Increment Reinvestment Zone Analysis

2052	2053	2054	
28	29	30	TOTALS
527	527	527	
			527
\$ -			\$ 18,855,988.71
			527
\$ -			\$ 78,059,334.58
\$ -			
\$ 146,803,161.06	\$ 149,739,224.29	\$ 152,734,008.77	\$ 152,734,008.77
\$ 844,118.18	\$ 861,000.54	\$ 878,220.55	\$ 16,926,092.63
\$ 404,222.50	\$ 412,306.95	\$ 420,553.09	\$ 8,105,390.62

Exhibit C: Proposed Project Costs

Los Prados										
Finance Summary Budget										
Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2054
Closings	24	42	62	72	72	72	72	72	39	527
Downpayment Assistance	\$ 360,000.00	\$ 630,000.00	\$ 930,000.00	\$ 1,080,000.00	\$ 1,080,000.00	\$ 1,080,000.00	\$ 1,080,000.00	\$ 1,080,000.00	\$ 5,390.62	\$ 7,325,390.62
Administration (\$10k/year to County - 30 yrs)	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 300,000.00
Funding Coordination (\$20k/year to County - 9 yrs.)	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 180,000.00
Formation (\$300,000.00)	-	-	-	-	-	-	-	-	-	\$ 300,000.00
Total	\$ 390,000.00	\$ 660,000.00	\$ 960,000.00	\$ 1,110,000.00	\$ 1,110,000.00	\$ 1,110,000.00	\$ 1,110,000.00	\$ 1,110,000.00	\$ 35,390.62	\$ 8,105,390.62

Exhibit D: Listing of Hidalgo County TIRZ #1 Properties

TAX ACCOUNT DATA 2024 TAX ROLL					
Property ID	Property Type	Geo ID	Acreage	Owner Name	Assessed Value
132187	Real	C1400-00-082-0009-00	17.37	Valley Affordable Housing, LLC	\$ 14,000.00
132188	Real	C1400-00-082-0009-01	17.52	Valley Affordable Housing, LLC	\$ 15,000.00
132189	Real	C1400-00-082-0010-00	1.14	Valley Affordable Housing, LLC	\$ 1,824.00
132206	Real	C1400-00-082-0015-00	3.18	Valley Affordable Housing, LLC	\$ 30,210.00
132210	Real	C1400-00-082-0016-00	39.00	Valley Affordable Housing, LLC	\$ 325,000.00
132208	Real	C1400-00-082-0015-02	1.00	Valley Affordable Housing, LLC	\$ 3,600.00
132209	Real	C1400-00-082-0015-04	7.27	Valley Affordable Housing, LLC	\$ 2,603.00
132115	Real	C1400-00-081-0002-03	11.00	Valley Affordable Housing, LLC	\$ 3,938.00
		TOTAL	97.48	TOTAL	\$ 396,175.00

Exhibit E: Public Notice

In addition to the public hearing notification advertised in the Advance News Journal shown below, notification letters were also sent to all property owners of record within the Zone.

Wednesday, October 23, 2024 THE ADVANCE NEWS JOURNAL 38
Public Notices/Classifieds



LEGAL NOTICE
NOTICE OF PUBLIC HEARING REGARDING CREATION OF REINVESTMENT ZONE NUMBER ONE, HIDALGO COUNTY
November 12, 2024, at 10:00 a.m.
Commissioners Courtroom
Courthouse Annex III Building
100 E. Cano, 1st Floor
Edinburg, Hidalgo County, Texas

NOTICE is hereby given that on November 12, 2024, at 10:00 a.m., the Commissioners Court of Hidalgo County, Texas, will conduct a public hearing (the "Hearing") in accordance with TEX. TAX CODE § 311.063, at the Commissioners Courtroom of the Courthouse Annex III Building, 100 E. Cano, 1st Floor, Edinburg, Hidalgo County, Texas, with respect to the designation and creation of a tax increment reinvestment zone, to be known as, if created, "Reinvestment Zone Number One, Hidalgo County," (the "TIRZ"), in benefits to the County and to the area proposed to be included in the TIRZ.

At this Hearing an interested person may speak for or against the creation of the TIRZ, its boundaries, or the concept of tax increment financing. A reasonable opportunity will be given at the Hearing for the owner(s) of the property proposed to be included in the TIRZ to present the inclusion of the property in the proposed reinvestment zone.

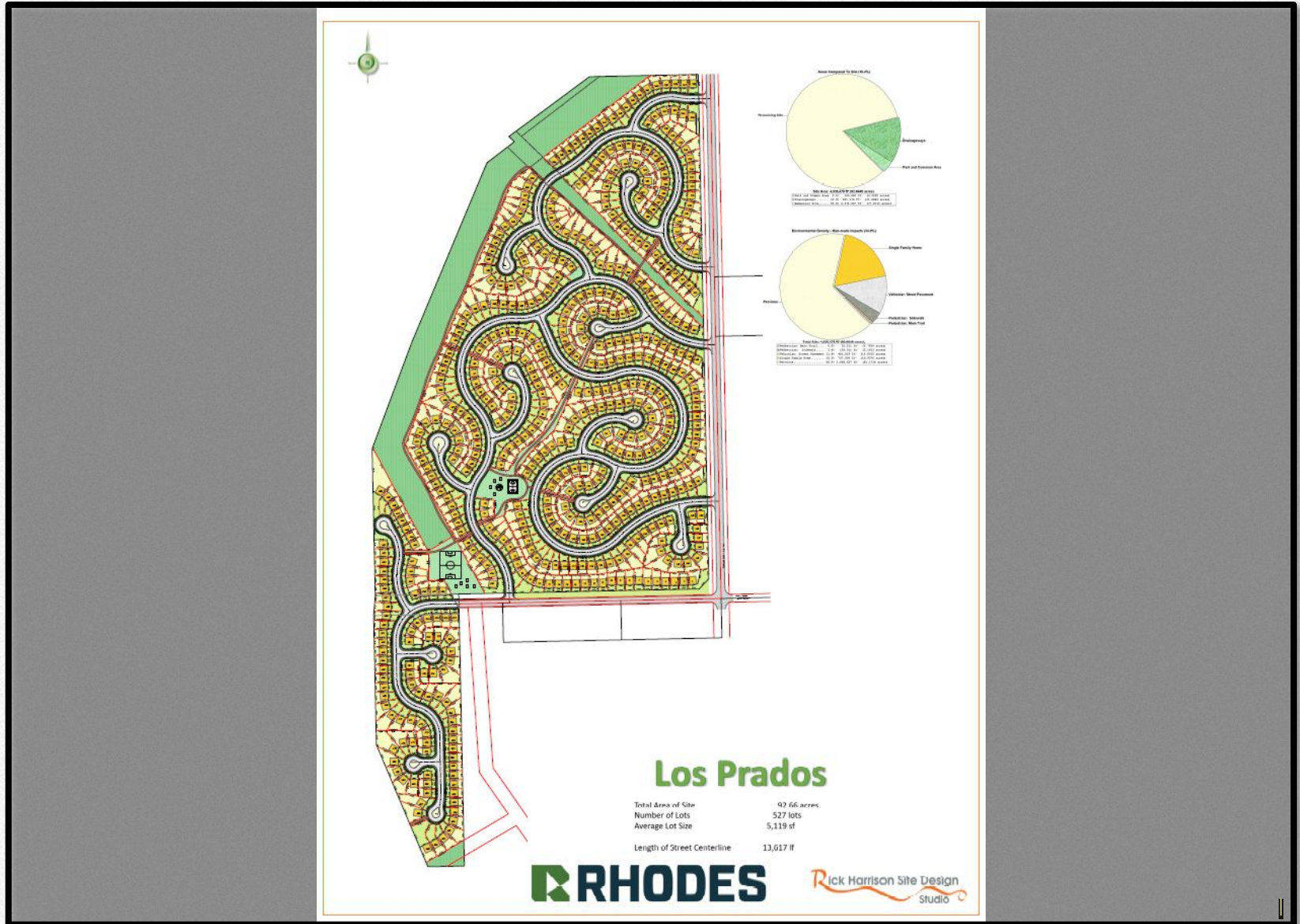
Boundaries of Proposed TIRZ: The boundaries of the proposed TIRZ are coterminous with property located within the jurisdictional limits of Hidalgo County, Texas, as well as within the extraterritorial jurisdiction of the City of Mercedes, Texas, and is further described by the legal description and map depicting the District boundaries published below:

A tract of land containing 94,979 acres situated in Hidalgo County, Texas, being out of Lot 2, Block 81, and out of Lots 9, 10, 15 and all of Lot 16, Block 32, Caspado District Subdivision, as shown in Volume "P", Page 227, Hidalgo County Deed Records, which said 94,979 acres were conveyed to Don L. Garcia, by virtue of a Special Warranty Deed recorded under Document Number 1972205, Hidalgo County Official Records, and to Judith P. Lacio, by virtue of a Special Warranty Deed recorded under Document Number 2864424, Hidalgo County Official records, and to Richard D. Ribisi, by virtue of a Special Warranty Deed recorded under Document Number 181784, and Special Warranty Distribution Deed recorded under Document Number 2025259, Hidalgo County Official records, with such 94,979 acre tract of land being depicted below:

All interested persons are invited to attend the Hearing to express their views with respect to the financing of the costs of the public improvements through tax increment financing or the creation of the TIRZ and its proposed boundaries. In lieu of attendance at the Hearing, written comments may be submitted to the County.

Exhibit F: Land Plan



HIDALGO COUNTY TIRZ #1 PROJECT AND FINANCING PLAN

LOS PRADOS Hidalgo County, Texas

