

THE STATE OF TEXAS
COUNTY OF HIDALGO

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§

CITY OF MCALLEN

FILED
AT 1:00 O'CLOCK P M
OCT 03 2017
ARTURO GUAJARDO, JR. COUNTY CLERK HIDALGO COUNTY, TEXAS
BY <u>NAC</u> DEPUTY

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:

<u>Section</u>	<u>Description</u>	<u>Page</u>
I.	Parties & Index	1-3
II.	Definitions	3-5
III	Background	5-6
IV.	Rights and Obligations of COUNTY	6-12
V.	Rights and Obligations of CITY and ZONE BOARD	12-14
VI	Term and Termination	14
VIII.	Miscellaneous	15-17
Signature Page		18
Exhibit "I"	City of McAllen Ordinance No.2017-22 passed and approved by CITY on April 24, 2017 amending 2016-89 passed and approved December, 12, 2016, adopting the Project & Finance Plan and to which the Project & Finance Plan is attached as Exhibit A	19-27
Exhibit "II"	City Of McAllen Ordinance No. 2017-21 passed and approved by CITY on April 24, 2017 amending 2016-88 passed and approved December 12, 2016 creating McAllen Tax Increment District #2A	28-29
Exhibit "III"	Tax Accounts	30-51

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 "I".

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 "I".

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 90th 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 31st 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
Captured Appraised Value	\$90,000.00
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
Tax Levy Due to TIRZ	\$233.60
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
Percent Collected of Actual Levy	50.85%
Tax Levy Due to TIRZ	\$233.60
<i>(Multiplied by)</i> Percent Collected of Actual Levy	50.85%
Proposed Payment Amount	\$118.78
(LESS) Administrative Cost (as per Agreement)	\$10.00
TAX INCREMENT PAYMENT AMOUNT DUE TO TAX INCREMENT FUND	\$108.78

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 90th 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 90th 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 1st (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

HIDALGO COUNTY

Ramon Garcia
Honorable Ramon Garcia,
County Judge

ATTEST/SEAL:

Perla Lara
Perla Lara, Interim City Secretary



ATTEST/SEAL:

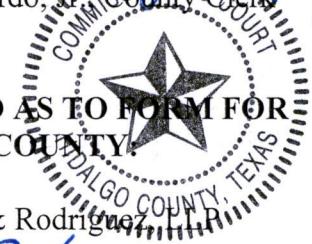
Arturo Guajardo
Arturo Guajardo, County Clerk

APPROVED AS TO FORM FOR
CITY OF MCALLEN:

Kevin Pagan
Kevin Pagan, City Attorney

APPROVED AS TO FORM FOR
HIDALGO COUNTY:

Atlas, Hall, & Rodriguez, LLP
By: Stephen L. Crain
Stephen L. Crain



**REINVESTMENT ZONE NUMBER 2A,
CITY OF MCALLEN**

James E. Darling
James E. Darling, BOARD PRESIDENT

APPROVED BY
COMMISSIONERS' COURT
ON: 10/3/17 ms

APPROVED AS TO FORM FOR TIRZ #2A

Kevin Pagan
Kevin Pagan, TIRZ Attorney

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:

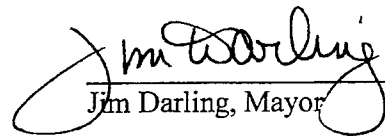
1. The City Commission of the City of McAllen, Texas finds the above recitations to be true and accurate.
2. The City Commission of the City of McAllen, Texas finds that the “Project and Financing Plan” for McAllen Tax Increment Reinvestment Zone #2A is feasible and conforms with the City of McAllen 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 12TH DAY OF DECEMBER 2016.

AMENDED AT MCALLEN, TEXAS THIS 24TH DAY OF APRIL 2017.

CITY OF MCALLEN, TEXAS


Jim Darling, Mayor

ATTEST:


Perla Lara, TRMC/CMC, CPM
City Secretary



APPROVED AS TO FORM:

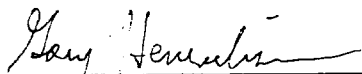

Gary L. Henrichson

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

Table of Contents

	Page
I. EXECUTIVE SUMMARY	21
II. PROJECT PLAN	23
III. PROJECT FEASIBILITY	25
IV. REINVESTMENT ZONE FINANCING PLAN	25

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 th
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 29th 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 st 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.

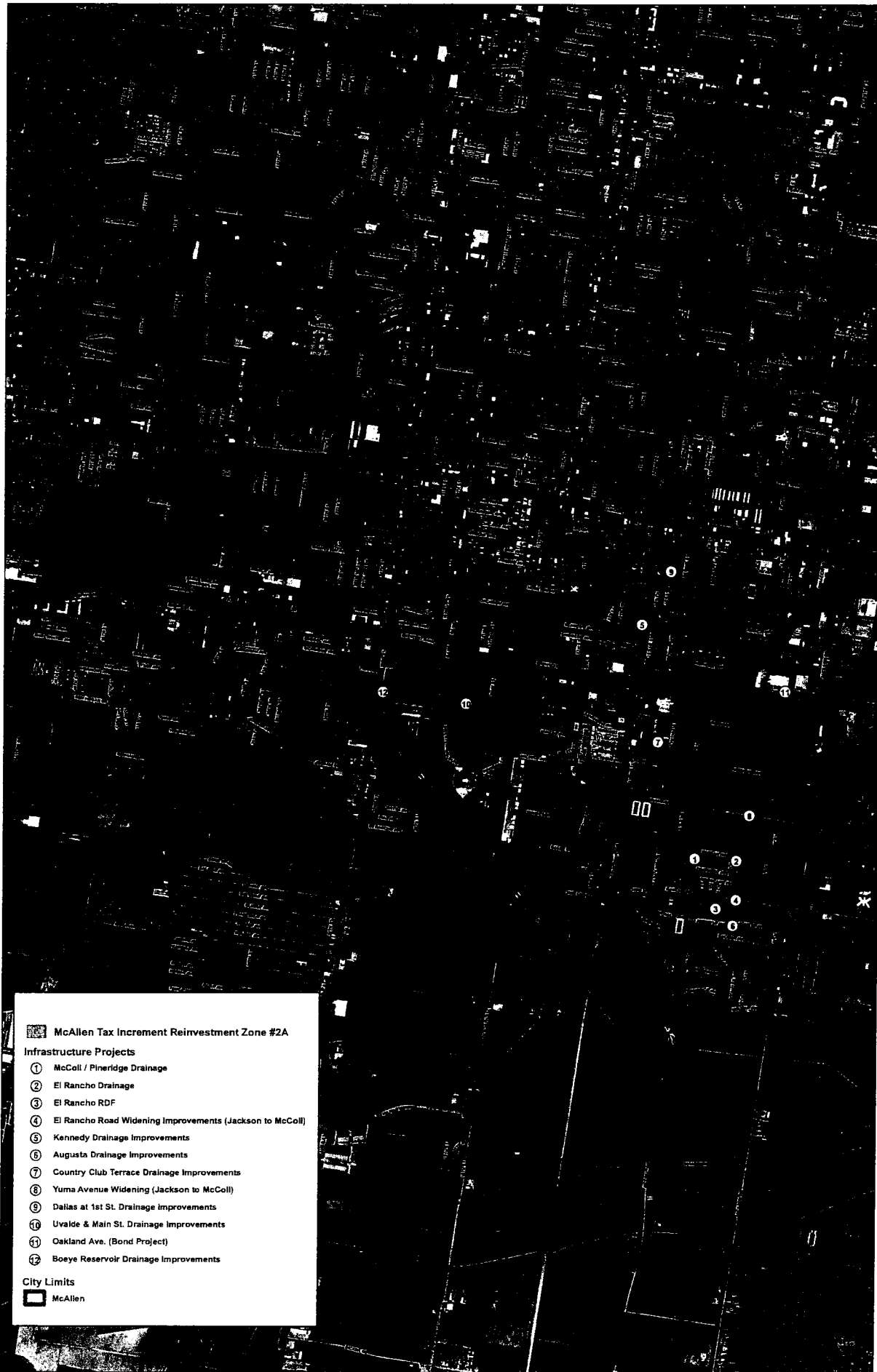


Exhibit "II"

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 12TH DAY OF DECEMBER 2016.

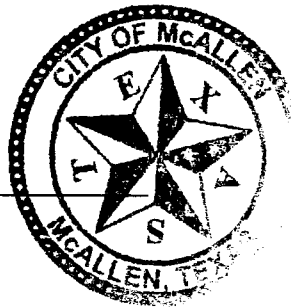
AMENDED AT MCALLEN, TEXAS THIS 24TH DAY OF APRIL, 2017

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, Belaire 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 Bentsen Road

THENCE in a Northerly direction along the East right-of-way line of said Bentsen 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;

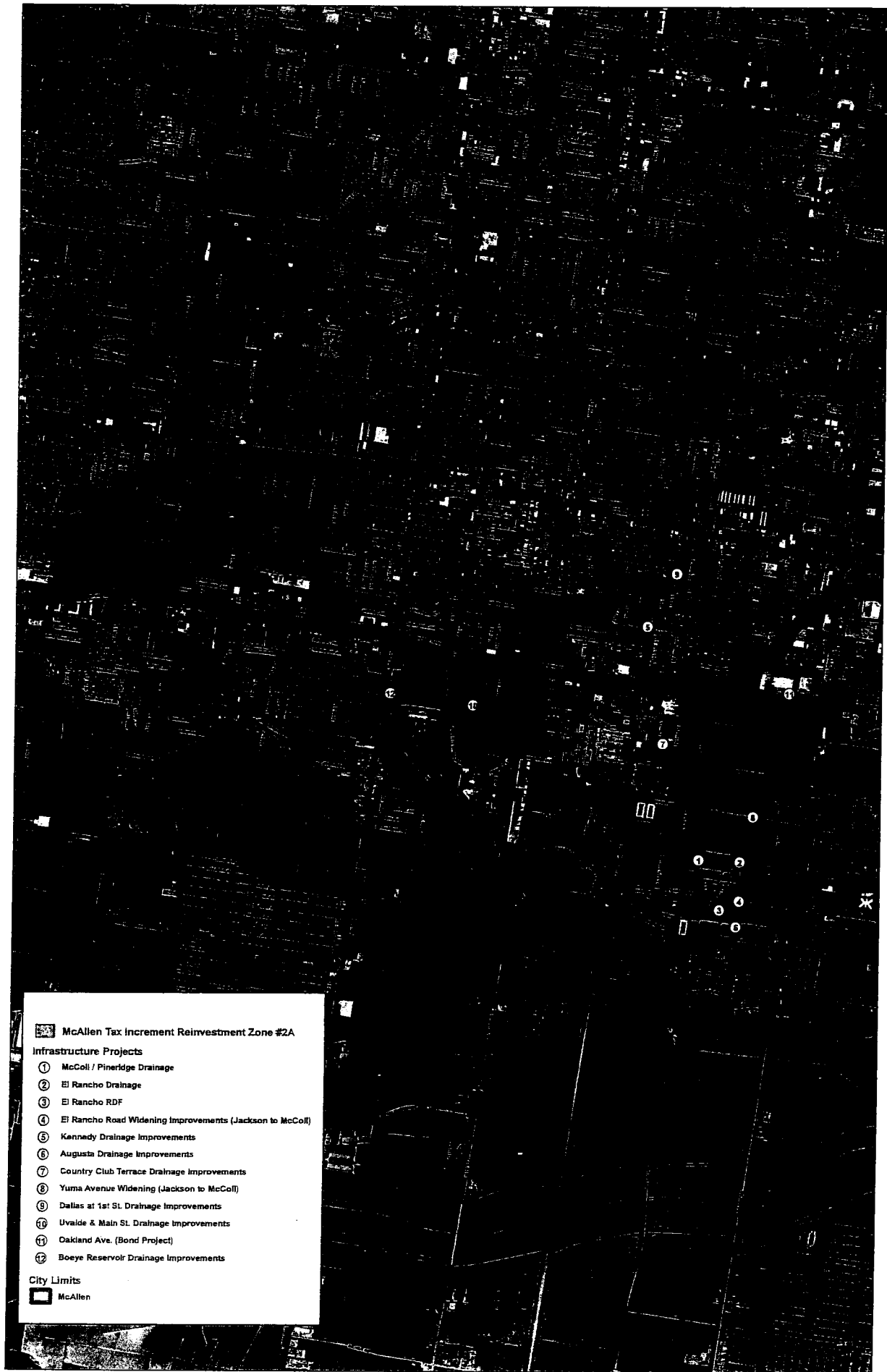
THENCE in a Southerly direction along the East right-of-way line of said S. 9th Gateway Lane to the North right-of-way line of U.S. Expressway 83;

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.



Tax Increment Reinvestment Zones (TIRZ#2A)

0 0.125 0.25 0.5 Miles



Date: 3/2/2017

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
456014	ALSON LLLC	AHORA QUE LOT A	S 10TH ST	McAllen TIRZ No. 2	\$57,000	\$57,000	\$0	\$57,000
723265	CANTU ELENA DEL CARMEN	AMC ONE CONDOMINIUMS UNIT 1	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,335	\$109,335	\$0	\$109,335
723271	MENDEZ MANUEL B & MIRNA YOI	AMC ONE CONDOMINIUMS UNIT 2	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,335	\$109,335	\$0	\$109,335
723272	CAMPOS FERNANDO	AMC ONE CONDOMINIUMS UNIT 3	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,335	\$109,335	\$0	\$109,335
723273	OLIVARES CARLOS A & MARIANA I	AMC ONE CONDOMINIUMS UNIT 4	OLYMPIA AVE	McAllen TIRZ No. 2	\$109,335	\$109,335	\$0	\$109,335
725069	MADRIGAL GUILLERMO M & LAUF	AMC TWO CONDOMINIUMS UNIT 1	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$0	\$122,030
725071	GARCIA JULIO CESAR FIKR	AMC TWO CONDOMINIUMS UNIT 2	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$0	\$122,030
725072	CHAVEZ LESLEY	AMC TWO CONDOMINIUMS UNIT 3	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$0	\$122,030
725073	JOHNSON G SCOT MD TRUSTEE	AMC TWO CONDOMINIUMS UNIT 4	S M ST	McAllen TIRZ No. 2	\$122,030	\$122,030	\$0	\$122,030
731835	AYALA ARTURO & MARIA	AMC FOUR CONDOMINIUMS UNIT 1	S L ST	McAllen TIRZ No. 2	\$57,741	\$57,741	\$0	\$57,741
731836	CHANDIRAMANI MOHAN & RESHI	AMC FOUR CONDOMINIUMS UNIT 2	S L ST	McAllen TIRZ No. 2	\$57,741	\$57,741	\$0	\$57,741
731837	GONZALEZ CELINA RAE	AMC FOUR CONDOMINIUMS UNIT 3	S L ST	McAllen TIRZ No. 2	\$57,741	\$57,741	\$0	\$57,741
731838	DOLENGOWSKI MATHEW A	AMC FOUR CONDOMINIUMS UNIT 4	S L ST	McAllen TIRZ No. 2	\$57,741	\$57,741	\$0	\$57,741
725079	LURIA EDWARD & RITA ELENA L PA	AMC THREE CONDOMINIUMS UNIT 1	S M ST	McAllen TIRZ No. 2	\$119,507	\$119,507	\$0	\$119,507
725080	AYALA LUIS A	AMC THREE CONDOMINIUMS UNIT 2	S M ST	McAllen TIRZ No. 2	\$119,507	\$119,507	\$0	\$119,507
725081	MONJARAZ JUANA ELIA	AMC THREE CONDOMINIUMS UNIT 3	S M ST	McAllen TIRZ No. 2	\$119,507	\$119,507	\$0	\$119,507
725082	CANTU MINERVA DE GARICA	AMC THREE CONDOMINIUMS UNIT 4	S M ST	McAllen TIRZ No. 2	\$119,507	\$119,507	\$0	\$119,507
731829	RIVAS JUAN RICARDO	AMC FIVE CONDOMINIUMS UNIT 1	S L ST	McAllen TIRZ No. 2	\$57,003	\$57,003	\$0	\$57,003
731830	O C DEVELOPMENT LTD	AMC FIVE CONDOMINIUMS UNIT 2	S L ST	McAllen TIRZ No. 2	\$57,003	\$57,003	\$0	\$57,003
731831	OC DEVELOPMENT LTD	AMC FIVE CONDOMINIUMS UNIT 3	S L ST	McAllen TIRZ No. 2	\$57,003	\$57,003	\$0	\$57,003
731832	ESQUIVEL RICARDO A OLGA I REY	AMC FIVE CONDOMINIUMS UNIT 4	S L ST	McAllen TIRZ No. 2	\$57,003	\$57,003	\$0	\$57,003
894965	DAVOLT OHAD	AMC SEVEN CONDOMINIUMS UNIT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$0	\$125,864
894966	DE LA CRUZ ADELA SALAZAR	AMC SEVEN CONDOMINIUMS UNIT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$0	\$125,864
894967	AGUILAR MARTIRE	AMC SEVEN CONDOMINIUMS UNIT 3	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$0	\$125,864
894968	LOZANO MARIA DE JESUS CANTU	AMC SEVEN CONDOMINIUMS UNIT 4	E PINERIDGE AVE	McAllen TIRZ No. 2	\$125,864	\$125,864	\$0	\$125,864
731842	PLAINS CAPITAL BANK	ATHENA CONDOMINIUMS UNIT A	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731843	VILLARREAL ROBERTO C & ESTREL	ATHENA CONDOMINIUMS UNIT B	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731844	GONZALEZ LAZARA NELLY	ATHENA CONDOMINIUMS UNIT C	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731845	DE LA CRUZ ELIZABETH	ATHENA CONDOMINIUMS UNIT D	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731846	FORTUNE PLASTIC & METAL TEXA	ATHENA II CONDOMINIUMS UNIT A	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731847	FAISAL ROCIO A & JOHN M PALMI	ATHENA II CONDOMINIUMS UNIT B	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731848	HERCER CONSTRUCTION & DEV IN	ATHENA II CONDOMINIUMS UNIT C	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
731849	HERCER CONSTRUCTION & DEV IN	ATHENA II CONDOMINIUMS UNIT D	E OLYMPIA AVE	McAllen TIRZ No. 2	\$105,977	\$105,977	\$0	\$105,977
638620	BENTSEN EXPRESSWAY PARTNERS	BELT MISSIONARY LOT 1	S BENTSEN RD	McAllen TIRZ No. 2	\$107,831	\$107,831	\$0	\$107,831
814989	SAN ROMAN MARIO & JEANETTE	BILTMORE ASSISTED LIVING LOT 1	E JACKSON AVE	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
814990	SAN ROMAN MARIO & JEANETTE	BILTMORE ASSISTED LIVING LOT 2	E JACKSON AVE	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
728655	GANDARIA CRYSTAL E	BREMAN 1 CONDOMINIUMS UNIT 1	S LLN	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
728656	PADILLA JOANNA	BREMAN 1 CONDOMINIUMS UNIT 2	S LLN	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
728657	LUNA MICHELE	BREMAN 1 CONDOMINIUMS UNIT 3	S LLN	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
728658	RAMIREZ ROSA ELIA	BREMAN 1 CONDOMINIUMS UNIT 4	S LLN	McAllen TIRZ No. 2	\$119,506	\$119,506	\$0	\$119,506
731851	WEBB LUIS ROBERTO	BREMAN 2 CONDOMINIUMS UNIT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$106,678	\$106,678	\$0	\$106,678
731852	BREMAN FAMILY LTD	BREMAN 2 CONDOMINIUMS UNIT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$106,678	\$106,678	\$0	\$106,678
731853	ONTIVEROS CARLOS A & MARIA E	BREMAN 2 CONDOMINIUMS UNIT 3	E PINERIDGE AVE	McAllen TIRZ No. 2	\$106,678	\$106,678	\$0	\$106,678
731854	BREMAN FAMILY LTD	BREMAN 2 CONDOMINIUMS UNIT 4	E PINERIDGE AVE	McAllen TIRZ No. 2	\$106,678	\$106,678	\$0	\$106,678
814991	ARGUELLO ANA BEATRIZ	BREMAN 4 CONDOMINIUMS LOT 1	E PINERIDGE AVE	McAllen TIRZ No. 2	\$107,931	\$107,931	\$0	\$107,931
814992	SANCHEZ SILVIA R & FELIPE ALTAI	BREMAN 4 CONDOMINIUMS LOT 2	E PINERIDGE AVE	McAllen TIRZ No. 2	\$107,931	\$107,931	\$0	\$107,931

TIRZ #2A
2016 Certified Tax Roll List

Address	Parcel No.	Assessed Value	Market Value	Taxable Value	Tax Rate	Taxes
706229347 VALLEJO JOSE EDGAR R & YENDI K CANADAS IV CONDOMINIUMS LOT C	McAllen TIRZ No. 2	\$130,143	\$130,143	\$130,143	\$1.01257	\$131,257
708229348 SALINAS ALFONSO R CANADAS IV CONDOMINIUMS LOT D	McAllen TIRZ No. 2	\$130,143	\$130,143	\$130,143	\$1.01257	\$131,257
814995 CANTU KAREN L ADAM CANADAS 23 CONDOMINIUMS UNIT 1	McAllen TIRZ No. 2	\$107,203	\$107,203	\$107,203	\$1.01257	\$108,509
814995 MASCARELL ANA MARIA CANADAS 23 CONDOMINIUMS UNIT 2	McAllen TIRZ No. 2	\$107,203	\$107,203	\$107,203	\$1.01257	\$108,509
814997 MASCARELL ANA MARIA CANADAS 23 CONDOMINIUMS UNIT 3	McAllen TIRZ No. 2	\$107,203	\$107,203	\$107,203	\$1.01257	\$108,509
814998 MASCARELL ANA MARIA CANADAS 23 CONDOMINIUMS UNIT 4	McAllen TIRZ No. 2	\$107,203	\$107,203	\$107,203	\$1.01257	\$108,509
894973 GUTIERREZ FERNANDO & SONIA L CANADAS 25 CONDOMINIUMS UNIT 1	McAllen TIRZ No. 2	\$135,860	\$135,860	\$135,860	\$1.01257	\$137,529
894974 CALDERON GUILLERMO O & NADI CANADAS 25 CONDOMINIUMS UNIT 2	McAllen TIRZ No. 2	\$135,860	\$135,860	\$135,860	\$1.01257	\$137,529
894975 SALINAS INANCY CANADAS 25 CONDOMINIUMS UNIT 3	McAllen TIRZ No. 2	\$135,860	\$135,860	\$135,860	\$1.01257	\$137,529
894976 GONZALEZ JORGE A & ADRIANA G CANADAS 25 CONDOMINIUMS UNIT 4	McAllen TIRZ No. 2	\$135,860	\$135,860	\$135,860	\$1.01257	\$137,529
814999 HARRIS TRUMESHA CANADAS 37 CONDOMINIUMS UNIT A	McAllen TIRZ No. 2	\$110,425	\$110,425	\$110,425	\$1.01257	\$111,770
815000 GARZA JOANA CANADAS 37 CONDOMINIUMS UNIT B	McAllen TIRZ No. 2	\$110,425	\$110,425	\$110,425	\$1.01257	\$111,770
815001 MONTANO JUAN P LOPEZ & LINDY CANADAS 37 CONDOMINIUMS UNIT C	McAllen TIRZ No. 2	\$110,425	\$110,425	\$110,425	\$1.01257	\$111,770
815002 HERNANDEZ JOSE F & RITA CANADAS 37 CONDOMINIUMS UNIT D	McAllen TIRZ No. 2	\$110,425	\$110,425	\$110,425	\$1.01257	\$111,770
846468 GRACIA ARTURO G & MARIA C SE CANADAS COMMERCIAL CONDOS (AMENDED) UNIT A	McAllen TIRZ No. 2	\$150,710	\$150,710	\$150,710	\$1.01257	\$152,669
846473 GUTIERREZ ROLANDO CANADAS COMMERCIAL CONDOS (AMENDED) UNIT B	McAllen TIRZ No. 2	\$150,710	\$150,710	\$150,710	\$1.01257	\$152,669
846474 FIGUEROA PROPERTIES LLC CANADAS COMMERCIAL CONDOS (AMENDED) UNIT C	McAllen TIRZ No. 2	\$150,710	\$150,710	\$150,710	\$1.01257	\$152,669
846475 ALVARADO MIRNA CANADAS COMMERCIAL CONDOS (AMENDED) UNIT D	McAllen TIRZ No. 2	\$150,710	\$150,710	\$150,710	\$1.01257	\$152,669
536780 LEONARD MICHAEL M & GAIL R CLARK NO. 2 LOT 'A'	McAllen TIRZ No. 2	\$171,630	\$171,630	\$171,630	\$1.01257	\$173,802
508863 CIELO PASO LAS TIENDAS LP CONCORD PROPERTY CORP NO. 1 LOT 1	McAllen TIRZ No. 2	\$486,254	\$486,254	\$486,254	\$1.01257	\$492,256
508864 DAYTON HUDSON CORP CONCORD PROPERTY CORP NO. 1 LOT 2 - AMENDED	McAllen TIRZ No. 2	\$5,500,980	\$5,500,980	\$5,500,980	\$1.01257	\$5,567,858
508865 WEINGARTEN LAS TIENDAS IV CONCORD PROPERTY CORP NO. 1 LOT 3	McAllen TIRZ No. 2	\$8,750,000	\$8,750,000	\$8,750,000	\$1.01257	\$8,855,556
508903 WEINGARTEN LAS TIENDAS IV CONCORD PROPERTY CORP NO. 2 N11.03AC GR LOT 4 - AMENDED	McAllen TIRZ No. 2	\$1,384,246	\$1,384,246	\$1,384,246	\$1.01257	\$1,399,541
508904 WEINGARTEN LAS TIENDAS IV CONCORD PROPERTY CORP NO. 2 SE 9.36AC LOT 4 - AMENDED	McAllen TIRZ No. 2	\$7,861,747	\$7,861,747	\$7,861,747	\$1.01257	\$7,957,591
684896 HLAM LTD CORNERSTONE RIDGE ROAD CONDOS UNIT A	McAllen TIRZ No. 2	\$9,229,007	\$9,229,007	\$9,229,007	\$1.01257	\$9,334,851
684897 STORE MASTER FUNDING III LLC CORNERSTONE RIDGE ROAD CONDOS UNIT B	McAllen TIRZ No. 2	\$416,550	\$416,550	\$416,550	\$1.01257	\$421,430
684898 STORE MASTER FUNDING I LLC CORNERSTONE RIDGE ROAD CONDOS UNIT C	McAllen TIRZ No. 2	\$495,133	\$495,133	\$495,133	\$1.01257	\$500,120
684899 STORE MASTER FUNDING III LLC CORNERSTONE RIDGE ROAD CONDOS UNIT D	McAllen TIRZ No. 2	\$1,623,956	\$1,623,956	\$1,623,956	\$1.01257	\$1,640,520
684900 HLAM LTD CORNERSTONE RIDGE ROAD CONDOS UNIT E	McAllen TIRZ No. 2	\$96,157	\$96,157	\$96,157	\$1.01257	\$97,317
154238 MARYK HOLDINGS LTD COUNTRY CLUB ACRES SE 34.3X142.3' OF LOT 5	McAllen TIRZ No. 2	\$17,180	\$17,180	\$17,180	\$1.01257	\$17,387
154239 SSP PROPERTIES IV LLC COUNTRY CLUB ACRES NE 89.7X104.79' OF LOT 5	McAllen TIRZ No. 2	\$17,180	\$17,180	\$17,180	\$1.01257	\$17,387
154240 HARMIS FREDERICK LOUIS COUNTRY CLUB ACRES W 199.03' OF LT 6	McAllen TIRZ No. 2	\$17,180	\$17,180	\$17,180	\$1.01257	\$17,387
154241 HARMIS FRED J COUNTRY CLUB ACRES E 152' OF LT 6	McAllen TIRZ No. 2	\$17,180	\$17,180	\$17,180	\$1.01257	\$17,387
154242 HARMIS ELIZABETH & FRED COUNTRY CLUB ACRES LOT N 80' OF 7	McAllen TIRZ No. 2	\$17,180	\$17,180	\$17,180	\$1.01257	\$17,387
566353 BOTELLO MARIA DEL ROSARIO G COUNTRY CLUB HEIGHTS LOT 1	McAllen TIRZ No. 2	\$115,940	\$115,940	\$115,940	\$1.01257	\$117,387
612268 NEXTGEN INVESTMENTS LLC COUNTRY CLUB HEIGHTS LOT 2A	McAllen TIRZ No. 2	\$115,940	\$115,940	\$115,940	\$1.01257	\$117,387
612269 NEXTGEN INVESTMENTS LLC COUNTRY CLUB HEIGHTS LOT 3A	McAllen TIRZ No. 2	\$115,940	\$115,940	\$115,940	\$1.01257	\$117,387
612270 NEXTGEN INVESTMENTS LLC COUNTRY CLUB HEIGHTS LOT 4A	McAllen TIRZ No. 2	\$115,940	\$115,940	\$115,940	\$1.01257	\$117,387
612271 NEXTGEN INVESTMENTS LLC COUNTRY CLUB HEIGHTS LOT 5A	McAllen TIRZ No. 2	\$115,940	\$115,940	\$115,940	\$1.01257	\$117,387
800442 SALPES II USA LLC D PLAZA LOT 1	McAllen TIRZ No. 2	\$1,295,165	\$1,295,165	\$1,295,165	\$1.01257	\$1,307,944
800441 FAYPER USA HOLDINGS I LP D PLAZA LOT 2	McAllen TIRZ No. 2	\$2,351,605	\$2,351,605	\$2,351,605	\$1.01257	\$2,375,222
840444 KAMCO-SHARYLAND CENTER LLC D PLAZA LOT 3	McAllen TIRZ No. 2	\$3,604,594	\$3,604,594	\$3,604,594	\$1.01257	\$3,638,795
840446 INMOBILIARIA ACTIVOS PROPIOS D PLAZA LOT 4	McAllen TIRZ No. 2	\$651,222	\$651,222	\$651,222	\$1.01257	\$659,222
840447 INMOBILIARIA ACTIVOS PROPIOS D PLAZA LOT 5	McAllen TIRZ No. 2	\$627,594	\$627,594	\$627,594	\$1.01257	\$635,594
840445 FAYPER USA HOLDINGS I LP D PLAZA LOT 6	McAllen TIRZ No. 2	\$1,500,032	\$1,500,032	\$1,500,032	\$1.01257	\$1,515,032
840443 SALPES II USA LLC D PLAZA LOT 7	McAllen TIRZ No. 2	\$113,802	\$113,802	\$113,802	\$1.01257	\$115,802
732715 ESPANA CONSTRUCTION & DEVEL DOCTORES.COM LOT 1	McAllen TIRZ No. 2	\$598,255	\$598,255	\$598,255	\$1.01257	\$605,255
638318 DRISCOLL CHILDREN'S HOSPITAL DRISCOLL LOT 1	McAllen TIRZ No. 2	\$6,154,394	\$6,154,394	\$6,154,394	\$1.01257	\$6,231,065

TIRZ #2A
2016 Certified Tax Roll List

Account #	Owner	Address	Assessed Value	Market Value	Taxable Value	Tax Rate	Total Tax
167606	RUIZ RAUL	EL RANCHO SANTA CRUZ PH 4 LOT 1 & 3 BLK 1	\$103,560	\$103,560	\$103,560	\$0.75	\$79,943
167607	RUIZ SAN JUANITA	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 1	111,953	111,953	111,953	\$0.75	\$86,695
167609	RUIZ JUAN M	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 1	99,957	99,957	99,957	\$0.75	\$85,750
167610	LA IGLESIA BIBLICA CRISTIANA	EL RANCHO SANTA CRUZ PH 4 LOTS 1 THRU 3 BLK 2	313,091	313,091	313,091	\$0.75	\$235,370
167613	VILLARREAL LAZARO & GLORIA	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 2	77,979	77,979	77,979	\$0.75	\$59,539
167614	LOPEZ SAN JUANA & CYNTHIA	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 2	88,953	88,953	88,953	\$0.75	\$67,518
167615	LEAL JOSEFA	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 2	81,103	81,103	81,103	\$0.75	\$61,989
167616	PEQUENO SYLVIA PATRICIA	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 2	79,571	79,571	79,571	\$0.75	\$60,234
167617	FLORES MOISES & GLORIA	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 2	70,891	70,891	70,891	\$0.75	\$54,377
167618	MENDOZA ROLANDO & BELINDA	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 2	77,740	77,740	77,740	\$0.75	\$59,302
167619	ALEJANDRO ALBERTO	EL RANCHO SANTA CRUZ PH 4 LOT 10 BLK 2	77,740	77,740	77,740	\$0.75	\$59,302
167620	ID RUIZ LLC	EL RANCHO SANTA CRUZ PH 4 LOT 11 BLK 2	67,703	67,703	67,703	\$0.75	\$51,437
167621	ID RUIZ LLC	EL RANCHO SANTA CRUZ PH 4 LOT 12 BLK 2	65,913	65,913	65,913	\$0.75	\$50,435
167622	ORTEGA FRANC & MARIA F	EL RANCHO SANTA CRUZ PH 4 LOT 13 BLK 2	85,497	85,497	85,497	\$0.75	\$65,143
167623	TURRUBIARTES ANDRES & AURORA	EL RANCHO SANTA CRUZ PH 4 LOT 14 BLK 2	77,740	77,740	77,740	\$0.75	\$59,302
167625	BORRERO ERNESTO & MARIA G	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 2	110,917	110,917	110,917	\$0.75	\$85,187
167626	BORRERO ERNESTO & MIA GUADA	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 3	56,359	56,359	56,359	\$0.75	\$43,268
167627	LEDISMA MARTIN & PERLA	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 3	48,500	48,500	48,500	\$0.75	\$37,375
167628	RUIZ MINERVA & JOSE E ZAMORA	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 3	70,268	70,268	70,268	\$0.75	\$54,201
167629	SANCHEZ JUAN C & TERESA	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 3	70,851	70,851	70,851	\$0.75	\$54,638
167630	SANCHEZ JUAN C & TERESA	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 3	81,207	81,207	81,207	\$0.75	\$62,905
167631	RUIZ IGNACIO E	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 3	94,769	94,769	94,769	\$0.75	\$73,077
167632	HERNANDEZ FABIOLA M	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 3	12,807	12,807	12,807	\$0.75	\$9,805
167633	CERDA FRANCISCO & ROSANA BAI	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 3	100,475	100,475	100,475	\$0.75	\$77,356
167634	RODRIGUEZ JOSE & NARCEDALIA	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 4	67,097	67,097	67,097	\$0.75	\$51,323
167635	RUIZ EDUARDO	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167636	FLAVIN HUGH & TERESA GARZA	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167637	SANCHEZ GENARO	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167638	SANCHEZ JUAN M	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167639	SANCHEZ JOSE LUIS	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167640	SANCHEZ JOSE LUIS	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167641	RAMIREZ ALICIA	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167642	HERNANDEZ CRUZ	EL RANCHO SANTA CRUZ PH 4 LOT 9 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167643	RAMIREZ ALICIA	EL RANCHO SANTA CRUZ PH 4 LOT 10 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167645	SILVA RUBEN & DIANA	EL RANCHO SANTA CRUZ PH 4 LOTS 9 & 10 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167646	ESPARZA ANGELITA S	EL RANCHO SANTA CRUZ PH 4 LOT 11 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167647	AGUAYO JAIME & BLANCA	EL RANCHO SANTA CRUZ PH 4 LOT 14 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167648	AYALA LORENA	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 4	11,560	11,560	11,560	\$0.75	\$8,820
167649	LOPEZ RODOLFO & MARIA M	EL RANCHO SANTA CRUZ PH 4 LOT 1 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167650	GONZALEZ AMANDO & MARIU	EL RANCHO SANTA CRUZ PH 4 LOT 2 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167651	DE LA GARZA ARTURO & AMBROC	EL RANCHO SANTA CRUZ PH 4 LOT 3 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167652	RODRIGUEZ MARIA C	EL RANCHO SANTA CRUZ PH 4 LOT 4 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167653	NAVARRO ARMANDO & BRUIDA S	EL RANCHO SANTA CRUZ PH 4 LOT 5 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167654	NAVARRO ARMANDO & BRUIDA	EL RANCHO SANTA CRUZ PH 4 LOT 6 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167655	FUENTES GLUMARO V & EDUVIGES	EL RANCHO SANTA CRUZ PH 4 LOT 7 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041
167656	SERVANTES JOSE PANFILO & LAJUF	EL RANCHO SANTA CRUZ PH 4 LOT 8 BLK 5	11,788	11,788	11,788	\$0.75	\$9,041

TIRZ #2A
2016 Certified Tax Roll List

Address	Owner	Assessed Value	Market Value	Tax
167706 CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 12 BLK 8	\$14,996	\$14,996	\$0
167707 CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 13 BLK 8	\$1,481	\$1,481	\$79,752
167708 CASANOVA ESTER PEREZ	EL RANCHO SANTA CRUZ PH 4 LOT 15 BLK 8	\$2,862	\$2,862	\$0
717135 RIO BANK	EMILY SASSER N150' LOT 1	\$16,599	\$16,599	\$31,599
717136 RIO BANK	EMILY SASSER S148.93' LOT 1	\$16,599	\$16,599	\$0
731332 JACKSON SQUARE MCALLEN	FAIRFIELD PLACE LOTS 3-24 BLK 1 & ALL BLK 4 & 50' X 550 CLOSE JACKSON AVE	\$1,410,168	\$1,410,168	\$1,905,000
731333 PALENIQUE MCALLEN REAL ESTATE	FAIRFIELD PLACE LOTS 1 & 25 N 25' OF ITHICA AVE & ADJ W19' HOUSTON AVE	\$1,410,168	\$1,410,168	\$1,905,000
731334 JACKSON-HOUSTON EAST LTD	FAIRFIELD PLACE BLK 2 & 3 A/K/A LOT A UNIT 2 EXC S163'-W229.5' 10TH ST	\$1,410,168	\$1,410,168	\$1,905,000
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	\$1,905,000
729959 JACKSON-HOUSTON EAST LTD	FAIRFIELD PLACE BLK 2 & 3 S163'-W229.47' A/K/A LOT A UNIT 2 I S 10TH ST	\$1,410,168	\$1,410,168	\$1,905,000
731335 TRIGO MARK ANTHONY	FAIRFIELD PLACE LOTS 1 & 2 BLK 5	\$13,326	\$13,326	\$75,510
731336 RAMOS JESUS JR & ANA MARIA	FAIRFIELD PLACE LOTS 3 & 4 BLK 5	\$11,635	\$11,635	\$66,201
731337 GOMEZ JORGE R MENDOZA & RO	FAIRFIELD PLACE LOTS 5-7 & E 1/2 LOT 8 BLK 5	\$17,888	\$17,888	\$75,510
731338 TREVINO JOE	FAIRFIELD PLACE W 1/2 LOT 8 & ALL LOT 9 BLK 5	\$106,511	\$106,511	\$83,954
731339 SANCHEZ DORA M	FAIRFIELD PLACE LOT 10 & E 1/2 LOT 11 BLK 5	\$64,925	\$64,925	\$76,126
731340 GONZALEZ RUDY E & NORMA	FAIRFIELD PLACE W 1/2 LOT 11 & ALL LITS 12-13 BLK 5	\$105,786	\$105,786	\$84,550
731341 CAMPOS OSCAR & GENOVEVA	FAIRFIELD PLACE LOTS 14 & 15 BLK 5	\$30,052	\$30,052	\$59,380
731342 MARTINEZ GUADALUPE H & LIBRA	FAIRFIELD PLACE LOT 16 BLK 5	\$45,216	\$45,216	\$26,927
731343 MALDONADO ALBERTO & GLORIA	FAIRFIELD PLACE LOT 17 & W 12.5' LOT 18 BLK 5	\$85,481	\$85,481	\$25,006
731344 MORALES CARLOS JR & HENRIETT	FAIRFIELD PLACE LOTS 18 LESS W 12.5' LOT 19 LESS E25' BLK 5	\$95,198	\$95,198	\$60,128
731345 MEDINA MIGUEL A & MARTHA	FAIRFIELD PLACE E25' LOT 19 & W37.5' LOT 20 BLK 5	\$62,265	\$62,265	\$70,885
731346 CAVAZOS HUMBERTO & LINDA	BE FAIRFIELD PLACE E 1/2 LOT 20 & ALL LOT 21 BLK 5	\$74,647	\$74,647	\$86,952
731347 DIAZ ANDRES & CYNTHIA I	FAIRFIELD PLACE LOT 22 & 23 BLK 5	\$105,696	\$105,696	\$89,338
731349 ANAYA NORMA E	FAIRFIELD PLACE LOT 24 & W 1/2 LOT 25 BLK 5	\$186,374	\$186,374	\$69,570
731350 HINOJOSA GLORIA ET AL	FAIRFIELD PLACE E 1/2 LOT 25 & ALL LOT 26 BLK 5	\$100,021	\$100,021	\$135,989
731351 FLORES EDITH RUBALCAVA	FAIRFIELD PLACE LOTS 1 & 2 BLK 6	\$75,872	\$75,872	\$30,375
731352 CANTU ADALBERTO H & DELIA	FAIRFIELD LOTS 3 & 4 BLK 6	\$65,971	\$65,971	\$38,697
731353 DAVILA JUAN & DALIA	FAIRFIELD PLACE LOT 25 BLK 6	\$40,130	\$40,130	\$37,125
731354 ZIGA MARTA L	FAIRFIELD PLACE LOT 26 BLK 6	\$33,290	\$33,290	\$32,406
731355 MIRZA ASIF	FAIRFIELD PLACE LOTS 27 & 28 BLK 6	\$15,609	\$15,609	\$42,280
731356 ARECHIGA EVA A & ARMANDO	FAIRFIELD PLACE LOT 1 & E 1/2 LOT 2 BLK 7	\$15,609	\$15,609	\$16,250
731357 DIAZ ALBERTO	FAIRFIELD PLACE W 1/2 LOT 2 & ALL LOT 3 BLK 7	\$62,340	\$62,340	\$12,040
731358 RAMIREZ ELIZABETH B ET AL	FAIRFIELD PLACE LOTS 4 & 5 BLK 7	\$122,965	\$122,965	\$82,084
731361 PEREZ MARIA G	FAIRFIELD PLACE LOTS 6 & 7 BLK 7	\$55,680	\$55,680	\$31,965
731362 TRI-VEST INC	FAIRFIELD PLACE LOT 7 BLK 7	\$8,744	\$8,744	\$30,375
731363 ZAMBRANO SEVERA	FAIRFIELD PLACE LOT 8 BLK 7	\$15,803	\$15,803	\$30,375
731364 GARZA MARTIN	FAIRFIELD PLACE LOT 9 BLK 7	\$7,224	\$7,224	\$20,290
731365 DELTA COMPANY LLC	FAIRFIELD PLACE LOT 10 & E20' LOT 11 BLK 7	\$59,348	\$59,348	\$36,972
731366 CABALLERO CLEMENTE M & YOLA	FAIRFIELD PLACE LOTS 11 & ALL LITS 12-14 BLK 7	\$47,292	\$47,292	\$30,998
731368 LINDBERG 10 B LLC	FAIRFIELD PLACE E10' LOT 19 ALL LOT 20	\$745,800	\$745,800	\$141,482
731369 LINDBERG 10 B LLC	FAIRFIELD LOT 21 LESS W10' LOT 22 LESS E20' BLK 7	\$113,400	\$113,400	\$362,535
731370 CARCAP ENTERPRISES LTD	FAIRFIELD PLACE E 20' LOT 22 & ALL LOT 23 BLK 7	\$151,200	\$151,200	\$0
731371 CARCAP ENTERPRISES LTD	FAIRFIELD PLACE LOT 24 & 25 LESS E10' BLK 7	\$105,840	\$105,840	\$0
731372 MACHIAVELLIAN PROPERTIES LLC	FAIRFIELD PLACE LOT 24 & 25 LESS E10' BLK 7	\$65,021	\$65,021	\$294,921
731373 MACHIAVELLIAN PROPERTIES LLC	FAIRFIELD PLACE LOTS 27 BLK 7	\$185,527	\$185,527	\$72,127
731374 RAMIREZ ROBERTO GOMEZ	FAIRFIELD PLACE LOT 1 BLK 8	\$59,560	\$59,560	\$0
505040 LOPEZ HILDA GOMEZ	FAIRFIELD PLACE LOT 2 BLK 8	\$49,963	\$49,963	\$29,713
731375 VILLARREAL JUAN	FAIRFIELD PLACE LOT 3 & E 30' LOT 4 BLK 8	\$49,963	\$49,963	\$20,250
		\$145,954	\$145,954	\$32,400

TIRZ #2A
2016 Certified Tax Roll List

Account No.	Owner	Address	McAllen TIRZ No. 2	2016 Certified Tax	2015 Certified Tax
184345	INB PROPERTIES II PASEO LTD	H. L. H. ENTERPRISE INC. W119.77'-N135'-S242.7'-LOT 1	McAllen TIRZ No. 2	\$257,872	\$257,872
184347	INB PROPERTIES II PASEO LTD	H. L. H. ENTERPRISE INC. LOT 2 EXC E36.82'-S15'	McAllen TIRZ No. 2	\$517,135	\$517,135
962598	1804 S 10TH LLC	H. L. H. ENTERPRISE INC. LOT 1A	McAllen TIRZ No. 2	\$200,510	\$200,510
557778	TOPP HARRY THOMAS	HACIENDA TREVINO N160.90' LOT 1	McAllen TIRZ No. 2	\$798,114	\$798,114
185472	RELIEVE INVESTMENTS LLC	C.E. HAMMOND LT 1 R/S-LTS 13-14 BLK 3 EXC NW COR & E144.3 S 23RD ST	McAllen TIRZ No. 2	\$100,317	\$100,317
185474	TEXAIR INC	C.E. HAMMOND S21'-LT 12 BLK 2; E19'-LT 2 & W31'-LT 3 BLK 3; EXPWY 83	McAllen TIRZ No. 2	\$200,510	\$200,510
185476	TEXAIR COMPANY	C.E. HAMMOND E 50' OF W 81.4' OF N 150' OF S 346' OF LOT 3 PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185477	TEXAIR COMPANY	C.E. HAMMOND E 50' OF W 131.4' OF N 150' OF S 346' OF LOT 3 PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185478	SANTOS OSCAR	C.E. HAMMOND LOT W 25' OF W 50' OF E 181' OF S OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185479	CANTU GREGORIA	C.E. HAMMOND LOT E 25' OF W 50' OF E 181' OF S OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185480	GONZALEZ MIGUEL & CAROLINA	C.E. HAMMOND LOT W 50' OF E 131' OF S OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185481	CHAPA MIRELA & SANTIAGO JR	C.E. HAMMOND W 49.6' OF E 81' OF LOT 3 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185482	GARCIA ALEGRIA	C.E. HAMMOND LOT E 31.4' OF S & W 19' OF 4 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185483	MURILLO MANUEL ANGEL	C.E. HAMMOND W 25' OF E 107' OF W 126.6' OF N 150' OF LOT 7 PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185484	MURILLO MANUEL ANGEL	C.E. HAMMOND E 25' OF W 68.6' OF N 150' OF S 346' OF L 4 OF PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185485	MURILLO MANUEL A & ALICIA	C.E. HAMMOND E 57' OF W 125.6' OF N 150' OF S 346' OF L 4 OF PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185486	CASAREZ GERARDO & SYLVIA	C.E. HAMMOND LOT W 50' OF E 187' OF 4 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185487	CASAREZ GERARDO & SYLVIA	C.E. HAMMOND LOT W 50' OF E 137' OF 4 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185488	RIVERA LEOPOLDO & ARACELI	C.E. HAMMOND LOT W 50' OF E 87' OF 4 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185489	DG & GG INVESTMENTS LLC	C.E. HAMMOND E 37' OF 4 & W 13' OF 5 OF R/S OF LOTS 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185490	MENDOZA BENITO P	C.E. HAMMOND LOT W 50' OF E 300' OF 5 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185491	MENDOZA BENITO P	C.E. HAMMOND W 50' OF E 250' OF 5 OF R/S OF 13 & 14 - LESS S PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185492	MENDOZA FAUSTINO P	C.E. HAMMOND E 50' OF W 100' OF E 250' - 5 R/S LOT 13 - 14 LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185493	PONCE EVANGELINA GARCIA	C.E. HAMMOND LOT W 50' OF E 150' OF 5 OF R/S OF 13 & 14 - LI PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185494	MENDOZA MARTINA CASARES	C.E. HAMMOND W 50' OF E 100' OF 5 OF R/S OF 13 & 14 - LESS S PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185495	RICE ANDREA PONCE	C.E. HAMMOND LOT E 50' OF 5 OF R/S OF 13 & 14 - LESS S 196' 8 PORTLAND AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185496	CITY OF MCALLEN	C.E. HAMMOND OUT OF NE PART OF LOTS 13 & 14 BLK. 3 EXPWY 83	McAllen TIRZ No. 2	\$100,317	\$100,317
185497	MCCLELLAN DENISE ET AL	C.E. HAMMOND S 162.8' OF W 3AC OF S 17.94AC OF LOT 14 BLK S 23RD ST	McAllen TIRZ No. 2	\$100,317	\$100,317
624424	CITY OF MCALLEN	C.E. HAMMOND S PART OF LOT 14 & ALL OF 15 BLK 3	McAllen TIRZ No. 2	\$100,317	\$100,317
185500	RIVERA ROGELIO	C.E. HAMMOND S 4.37AC OF LAND EAST OF LOTS 14 15 & 16 BLK UVALDE AVE	McAllen TIRZ No. 2	\$100,317	\$100,317
185501	GARZA RUBEN & ERIKA	C.E. HAMMOND N20'-W237.8'-W2.40 AC - S 1/2 - N 1/2 LOT 16 B S 23RD ST	McAllen TIRZ No. 2	\$100,317	\$100,317
514696	RIO GRANDE SURGERY CENTER AS	HCA RIO GRANDE REGIONAL LOT 1	McAllen TIRZ No. 2	\$100,317	\$100,317
514697	RIO GRANDE REGIONAL HOSPITAL	HCA RIO GRANDE REGIONAL LOT 2	McAllen TIRZ No. 2	\$100,317	\$100,317
557063	HIC TEXAS II LLC	HEARTHSTONE LOT A1	McAllen TIRZ No. 2	\$100,317	\$100,317
583226	HIC TEXAS II LLC	HEARTHSTONE #2 LOT 1	McAllen TIRZ No. 2	\$100,317	\$100,317
622510	HIC TEXAS II LLC	HEARTHSTONE #3 LOT 1	McAllen TIRZ No. 2	\$100,317	\$100,317
189572	ESCALVA JACOB RO & JOSE R & ELI	HIDALGO CANAL CO-MC W 4.85 AC OF S 12.18 AC OF N 24.36 AC S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
675893	CITY OF MCALLEN	HIDALGO CANAL SW2.92AC BNG AN IRR TR N721.22'-E667.3' LO SUNSET DR	McAllen TIRZ No. 2	\$100,317	\$100,317
629375	RIO GRAND RETAIL PROPERTIES	HIDALGO CANAL CO-MC AN IRR TR W113.76'-S172.55' LOT 9 BLK 6 0.23AC NET	McAllen TIRZ No. 2	\$100,317	\$100,317
714033	UNIQUE DEVELOPMENT GROUP U	HIDALGO CANAL CO-MC AN IRR TR S738.44'-W875.53' EXC AN IRR S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
189591	CITY OF MCALLEN	HIDALGO CANAL CO-MC NW 8.5 AC OF LOT 10 BLK. 6 S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
189593	CORRO ZSA WENDY J	HIDALGO CANAL CO-MC AN IRR TR NW COR LOT 10 6.0 AC NET S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
189594	CITY OF MCALLEN	HIDALGO CANAL CO-MC 1.110 AC OUT OF CENTER OF LOT 10 SB S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
189604	S. 10TH 2ND PARTNERS LTD	HIDALGO CANAL CO-MC NE 2.71AC OF NW10AC OF LOT 16 BLK 6 S 2ND LOOP	McAllen TIRZ No. 2	\$100,317	\$100,317
189605	S. 10TH 2ND PARTNERS LTD	HIDALGO CANAL CO-MC SE11.56AC OF LOT 16 BLK 6 S 10TH ST	McAllen TIRZ No. 2	\$100,317	\$100,317
189606	S. 10TH 2ND PARTNERS LTD	HIDALGO CANAL CO-MC NE 10 AC OF LOT 16 & A STRIP 20' WIDE S 2ND LOOP	McAllen TIRZ No. 2	\$100,317	\$100,317

TIRZ #2A
2016 Certified Tax Roll List

Address	Owner	Area	Value	Assessment	Net Value
189498 CITY OF MCALLEN	MCALLEN TIRZ No. 2		\$8,364	\$0	\$8,364
538980 CITY OF MCALLEN	MCALLEN TIRZ No. 2		\$530,249	\$0	\$530,249
189500 CANTU ALONZO TRUSTEE	MCALLEN TIRZ No. 2		\$656,868	\$0	\$656,868
591381 RIGIN INC	MCALLEN TIRZ No. 2		\$709,096	\$0	\$709,096
690204 CANTU ALONZO TRUSTEE	MCALLEN TIRZ No. 2		\$1,153,117	\$0	\$1,153,117
194176 TEXAS STATE BANK	MCALLEN TIRZ No. 2		\$59,009	\$485,281	\$644,290
194183 CANTU ALONZO TRUSTEE	MCALLEN TIRZ No. 2		\$1,189,188	\$11,132	\$1,200,320
194186 SOUTH VILLA HERMOSA LTD	MCALLEN TIRZ No. 2		\$1,577,111	\$0	\$1,577,111
195352 CS AUTO REAL PROPERTY LTD	MCALLEN TIRZ No. 2		\$814	\$0	\$814
195356 FRISO CORP	MCALLEN TIRZ No. 2		\$698,278	\$0	\$698,278
195360 HERNANDEZ JAVIER &	MCALLEN TIRZ No. 2		\$166,230	\$0	\$166,230
195361 FESTIVA INC	MCALLEN TIRZ No. 2		\$623,218	\$0	\$623,218
640018 RDM NEVADA HOLDINGS LLC	MCALLEN TIRZ No. 2		\$652,230	\$0	\$652,230
511525 INR PROPERTIES II PASEO LTD	MCALLEN TIRZ No. 2		\$1,017,813	\$259,075	\$1,276,888
732335 FUENTES ISELA	MCALLEN TIRZ No. 2		\$1,405,869	\$2,655,084	\$4,060,953
198744 FLORENTIA LEE TX INC	MCALLEN TIRZ No. 2		\$121,610	\$0	\$121,610
198746 PALENQUE MCALLEN REAL ESTATE	MCALLEN TIRZ No. 2		\$749,185	\$98,560	\$847,745
586977 PALENQUE MCALLEN REAL ESTATE	MCALLEN TIRZ No. 2		\$771,677	\$1,795,725	\$2,567,402
715376 TREVINO RODOLFO	MCALLEN TIRZ No. 2		\$131,397	\$296,107	\$427,504
715377 LEAL BENJAMIN & LAURA N	MCALLEN TIRZ No. 2		\$16,730	\$368,386	\$385,116
715378 GARZA ANAIS	MCALLEN TIRZ No. 2		\$67,290	\$0	\$67,290
715379 GRIMALDO JUAN	MCALLEN TIRZ No. 2		\$283,721	\$564,252	\$847,973
715376 RESENDEN CARLOS HUMBERTO	MCALLEN TIRZ No. 2		\$199,285	\$193,221	\$392,506
715377 BURDEN JENNIFER	MCALLEN TIRZ No. 2		\$219,202	\$154,035	\$373,237
715378 OCHOA MARGARITA CARRIEDO	MCALLEN TIRZ No. 2		\$45,250	\$0	\$45,250
715381 DG & GG INVESTMENTS LLC	MCALLEN TIRZ No. 2		\$15,9094	\$117,785	\$133,694
715383 CONTRERAS ANA BRENDA	MCALLEN TIRZ No. 2		\$533,656	\$427,635	\$961,291
715384 GARZA CLAUDIA L	MCALLEN TIRZ No. 2		\$15,300	\$0	\$15,300
715385 ROBLEDO LESUE	MCALLEN TIRZ No. 2		\$46,800	\$0	\$46,800
715386 NAVA LUIS JESUS	MCALLEN TIRZ No. 2		\$226,022	\$179,222	\$405,244
715387 LOPEZ MARIA E MEDULLIN	MCALLEN TIRZ No. 2		\$15,563	\$0	\$15,563
715388 GALVAN JOSE EUGENIO OROZCO	MCALLEN TIRZ No. 2		\$64,776	\$59,776	\$124,552
715389 TUJERINA MONICA M	MCALLEN TIRZ No. 2		\$211,825	\$0	\$211,825
715390 ORDONEZ SYLVIA RAMOS	MCALLEN TIRZ No. 2		\$169,467	\$223,642	\$393,109
715391 MORENO MARIA MERCEDES	MCALLEN TIRZ No. 2		\$11,995	\$166,970	\$178,965
715392 MORENO MARIA MERCEDES	MCALLEN TIRZ No. 2		\$195,549	\$124,217	\$319,766
715393 MARTINEZ MARIA G	MCALLEN TIRZ No. 2		\$109,308	\$166,480	\$275,788
715394 MARTINEZ JUAN C	MCALLEN TIRZ No. 2		\$105,308	\$150,987	\$256,295
715395 BETANCOURT JESUS & DORA A GA	MCALLEN TIRZ No. 2		\$255,117	\$44,269	\$300,386
715396 ENG JOSE ELIER	MCALLEN TIRZ No. 2		\$277,070	\$80,250	\$357,320
715397 PEREZ-ORTIZ GRACIELA M	MCALLEN TIRZ No. 2		\$255,721	\$190,012	\$445,733
715398 CONFIDENTIAL	MCALLEN TIRZ No. 2		\$209,727	\$49,592	\$259,319
715400 AVILA JUAN G & MARIBEL CO-TRU	MCALLEN TIRZ No. 2		\$210,727	\$49,250	\$259,977
715401 MARTINEZ NINFA C & REYNALDO	MCALLEN TIRZ No. 2		\$222,877	\$170,748	\$393,625
JACKSON MEADOWS LOT 31	MCALLEN TIRZ No. 2		\$237,966	\$166,072	\$404,038
JACKSON MEADOWS LOT 32	MCALLEN TIRZ No. 2		\$237,966	\$178,222	\$416,188

TIRZ #2A
2016 Certified Tax Roll List

Account No.	Owner	Description	Area	Assessed Value	Market Value	Taxes	Net Value
204812	MCCOY CORP	KING'S HIGHWAY 2.15 AC OUT OF 5.066 AC LOT 1.2.15AC	S 3RD ST	\$196,673	\$196,673	\$0	\$196,673
204813	HOUSTON METAL SYSTEMS LLC	KING'S HIGHWAY NW .62 AC OF LOT 2 & NE .65 AC OF LOT 3	HWY 83	\$334,013	\$334,013	\$132,728	\$201,285
204816	BARRERA J OSCAR SR & BEATRIZ L	KING'S HIGHWAY N557.4' LT 5 & E10.5'-N549.14' LT 6 2.28AC GR HWY 83	HWY 83	\$51,959	\$51,959	\$0	\$51,959
204817	BARRERA JOSE O & CHRISTINA C T	KING'S HIGHWAY-N1.0AC-S5.0AC LOTS 5 & 6 0.95AC NET	S 35TH ST	\$177,201	\$177,201	\$94,640	\$82,561
518112	BARRERA J OSCAR	KING'S HIGHWAY-599.67'-N657.07'-LOT 5 & S99.67'-N648.8'-E10 S 35TH ST	S 35TH ST	\$18,503	\$18,503	\$21,258	\$39,761
204819	SOLLOA KURI INVESTMENTS LLC	KING'S HIGHWAY AN IRR TR N637'-W157.80' LOT 6 & N745.05' L HWY 83	HWY 83	\$133,880	\$133,880	\$0	\$133,880
204820	GUERRA ELIDA D	KING'S HIGHWAY-N1.0AC-S4.0AC LOTS 5 & 6 1.0AC GR 0.94AC N S 35TH ST	S 35TH ST	\$115,346	\$115,346	\$61,554	\$53,792
204821	ANGULO-MARTINEZ SYLVIA	KING'S HIGHWAY-S 0.75AC-N2.75AC-S5AC LOTS 5 & 6 0.75AC GR S 35TH ST	S 35TH ST	\$79,831	\$79,831	\$64,595	\$15,236
204822	JANG SYLVIA ANGULO	KING'S HIGHWAY-S194.5' LOTS 5 & 6 1.50AC GR 1.41AC NET	S 35TH ST	\$116,549	\$116,549	\$30,347	\$86,202
204825	BARRERA VICTOR	KING'S HIGHWAY N311.45'-S536.45'-LOT 7 & N386.45'-S611.45'- S WARE RD	S WARE RD	\$735,475	\$735,475	\$0	\$735,475
204827	SDDR LLC	KING'S HIGHWAY N75'-S686.45'-LOT 8 0.27AC GR 0.23AC NET	S WARE RD	\$93,529	\$93,529	\$25,537	\$67,992
204831	TORRES RAMON M	KING'S HIGHWAY S100' OF LOT 7 & 8 0.75AC GR 0.69AC NET	S WARE RD	\$175,310	\$175,310	\$15,713	\$159,597
204832	WARE GROUP LLC	KING'S HIGHWAY N125'- S225' LITS 7 & 8 0.75AC GR 0.69AC NET	S WARE RD	\$457,641	\$457,641	\$79,551	\$378,090
204834	SERR PROPERTIES LLC	KING'S HIGHWAY S 15' OF 4 & AN IRR TR 330' LT 9 & N165 LT 12	S 35TH ST	\$158,806	\$158,806	\$0	\$158,806
204836	SOLELO OSCAR MD	KING'S HIGHWAY LOT 10	S WARE RD	\$10,889	\$10,889	\$0	\$10,889
6R3562	MEYERHOFF DON	KING'S HIGHWAY LOT 11	S 35TH ST	\$1,575,76	\$1,575,76	\$0	\$1,575,76
204840	GARZA RICHARD A	KING'S HIGHWAY E 460'-S100'-LOT 12 TRACT 5 1.06AC NET	S 33RD ST	\$2,347	\$2,347	\$0	\$2,347
204841	OCHOA EDUARDO GUADALUPE & KING'S HIGHWAY W 200' OF S 100' LOT 12 TR 5 0.46 AC NET	S KINGS HWY	\$191,809	\$191,809	\$74,449	\$117,360	
20407142	VRI DPB LLC	LA COPA HOTEL - S 10TH ST LOT 1	S 10TH ST	\$551,511	\$551,511	\$1,204,804	\$653,297
6R5554	GATWICK INVESTMENTS LLC	LA ESTANCIA APARTMENTS LOT 1	S MCCOLL RD	\$750,982	\$750,982	\$1,959,905	\$1,208,977
210999	ADELANTE MOBILE PARKS LTD	LA LOMITA (HOIT) W4.18AC-W134.67'-E530.85'-N1361.69' N OF HWY 83	S WARE RD	\$138,049	\$138,049	\$277,742	\$415,791
211000	PECINA RAMON JR & GUY L DE LA	LA LOMITA (HOIT) E265.60'-W731.52'-S412.51'-N916' LOT 147 2 HWY 83	S WARE RD	\$173,716	\$173,716	\$362,344	\$546,060
211002	ATD868 PARTNERSHIP L L C	LA LOMITA (HOIT) E215.3'-W465.3'-N1107.9' LOT 147 5.44AC MO HWY 83	S WARE RD	\$179,685	\$179,685	\$0	\$179,685
560674	CITY OF MCALLEN	LA LOMITA (HOIT) N919'-E60'-W791' LOT 147 1.25AC NET	S WARE RD	\$304,920	\$304,920	\$0	\$304,920
211071	SSP PARTNERS	LA LOMITA (HOIT) JAC IMP-S165' LOT 161 1.00AC NET	S WARE RD	\$537,602	\$537,602	\$28,995	\$566,597
211072	GEGENHEIMER ELOYD F GRANT OF R	LA LOMITA (HOIT) S165' LOT 161 EXC 2.19AC 2.81AC GR 2.78AC S WARE RD REAR	S WARE RD	\$170,525	\$170,525	\$0	\$170,525
211073	JULIAN CHRISTOPHER R	LA LOMITA (HOIT) S70'-N230'-W555'- LOT 162 LESS SW 8.4 AC & LESS NW 2.95 AC E S BENTSEN RD	S BENTSEN RD	\$157,956	\$157,956	\$0	\$157,956
211074	JULIAN CHRISTOPHER R	LA LOMITA (HOIT) N160'-W263.8' LOT 162 0.97AC GR 0.70AC NE S BENTSEN RD	S BENTSEN RD	\$131,661	\$131,661	\$0	\$131,661
211077	JULIAN CHRISTOPHER R	LA LOMITA (HOIT) N160'-E291.24'-W555.04' LOT 152 1.07AC	S BENTSEN RD	\$183,027	\$183,027	\$118,377	\$301,404
555490	GEGENHEIMER L W JR ET AL	LA LOMITA (HOIT) LOT 162 LESS SW 8.4 AC & LESS NW 2.95 EXC I S BENTSEN RD	S BENTSEN RD	\$78,804	\$78,804	\$0	\$78,804
211091	SHOPS AT 29 LTD	LA LOMITA (HOIT) N200'-W745' LOT 167 3.42AC GR S 2.6AC NET S 29TH ST	S 29TH ST	\$991,059	\$991,059	\$0	\$991,059
815674	LONE STAR NATIONAL BANK	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 100	S 10TH ST	\$1,696,321	\$1,696,321	\$0	\$1,696,321
899391	E & M VENTURES LLC DBA GLITZ & LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 41 S 10TH ST	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 41 S 10TH ST	S 10TH ST	\$561,201	\$561,201	\$1,170,496	\$1,731,697
899396	E & M VENTURES LLC DBA GLITZ & LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 41 S 10TH ST	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 41 S 10TH ST	S 10TH ST	\$591,201	\$591,201	\$281,560	\$872,761
899397	E & M VENTURES LLC DBA GLITZ & LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 8 S 10TH ST	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 8 S 10TH ST	S 10TH ST	\$591,201	\$591,201	\$281,560	\$872,761
899398	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 200 UNIT 8 S 10TH ST	S 10TH ST	\$483,027	\$483,027	\$178,386	\$661,413
899399	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 300 UNIT 21 S 10TH ST	S 10TH ST	\$421,328	\$421,328	\$158,370	\$579,706
899400	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 300 UNIT 21 S 10TH ST	S 10TH ST	\$425,391	\$425,391	\$166,433	\$591,824
899401	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 300 UNIT 6 S 10TH ST	S 10TH ST	\$429,399	\$429,399	\$166,441	\$595,840
899402	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 300 UNIT 8 S 10TH ST	S 10TH ST	\$428,056	\$428,056	\$165,136	\$593,192
899403	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 400 UNIT 21 S 10TH ST	S 10TH ST	\$474,244	\$474,244	\$210,446	\$684,690
899404	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 400 UNIT 21 S 10TH ST	S 10TH ST	\$360,028	\$360,028	\$266,376	\$626,404
899405	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 400 UNIT 21 S 10TH ST	S 10TH ST	\$360,028	\$360,028	\$152,069	\$512,097
899406	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 400 UNIT 6 S 10TH ST	S 10TH ST	\$360,028	\$360,028	\$152,069	\$512,097
899407	LA PLACITA RGV LLC	LA PLACITA RGV CONDOMINIUMS 'AMENDED' BLDG 400 UNIT 8 S 10TH ST	S 10TH ST	\$359,800	\$359,800	\$145,542	\$505,342
212528	MACYSTX L LP	LA PLAZA LT 3 & COUNTRY CLUB ACRES LITS 11-15 & 20 X325.7'-S 10TH ST	S 10TH ST	\$13,892,856	\$13,892,856	\$9,327,697	\$4,565,159

TIRZ #2A
2016 Certified Tax Roll List

Account No.	Owner	Property Description	Assessment	Market Value	Net Value	Net Value
716068	SELEGNA INVESTMENTS LLC	LAS CANADAS LOT 22 BLK 2	\$247,652	\$200,252	\$47,400	\$47,400
716070	HINOJOSA CYNTHIA & VALENTIN	LAS CANADAS LOT 24 BLK 2	\$181,507	\$215,107	\$33,600	\$33,600
716074	CHAPA GROUP LTD	LAS CANADAS LOT 28 BLK 2	\$53,640	\$0	\$0	\$0
716075	SHELL GULF OF MEXICO INC	LAS CANADAS LOT 29 BLK 2	\$225,876	\$0	\$0	\$0
716078	BREMAN FAMILY LTD	LAS CANADAS LOT 32 BLK 2	\$353,359	\$299,707	\$53,652	\$53,652
716092	GARZA VALENTIN & CYNTHIA HINI	LAS CANADAS LOT 46 BLK 2	\$263,807	\$215,107	\$48,700	\$48,700
716095	REYES THELMA & JESUS	LAS CANADAS LOT 49 BLK 2	\$48,000	\$0	\$0	\$0
716097	IKAME LLC	LAS CANADAS LOT 51 BLK 2	\$240,568	\$197,568	\$43,000	\$43,000
716098	DENNIS BARBARA J	LAS CANADAS LOT 52 BLK 2	\$57,600	\$0	\$0	\$0
815005	BRENNER AARON T & DIANA E	LAS ESTANCIAS CONDOMINIUMS UNIT 1	\$123,464	\$89,715	\$33,749	\$33,749
815006	MALLEN GROUP ONE LLC	LAS ESTANCIAS CONDOMINIUMS UNIT 2	\$193,035	\$99,266	\$93,769	\$93,769
815007	GARZA MARIO ALBERTO	LAS ESTANCIAS CONDOMINIUMS UNIT 3	\$126,640	\$94,866	\$31,774	\$31,774
790232	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 1	\$116,598	\$108,333	\$7,265	\$7,265
790233	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 2	\$134,373	\$103,333	\$31,040	\$31,040
790234	GARCIA GLORIA MARIA DE LOS AN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 3	\$184,275	\$103,333	\$80,942	\$80,942
790235	R.A.A.N INVESTMENT LLC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 4	\$134,273	\$103,333	\$30,940	\$30,940
790236	MARTINEZ EDDY R MENDEZ & CEC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 5	\$130,021	\$94,931	\$35,090	\$35,090
790237	CARLOS SAN JUANITA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 6	\$123,071	\$94,931	\$28,140	\$28,140
790238	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 7	\$115,133	\$83,982	\$31,151	\$31,151
790239	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 8	\$117,429	\$81,289	\$36,140	\$36,140
790240	FLORES JOEL Q & CRISELDA R	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 9	\$126,805	\$97,465	\$29,340	\$29,340
790241	VILLARREAL MAYRA S	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 10	\$126,805	\$97,465	\$29,340	\$29,340
790242	FLORES ARMANDO & LIZBETH T	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 11	\$124,487	\$93,307	\$31,180	\$31,180
790243	HEG PROPERTIES INC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 12	\$105,460	\$74,320	\$31,140	\$31,140
790244	HELMERS LYNN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 13	\$134,273	\$103,133	\$31,140	\$31,140
790245	CANTU PAOLA TIERRA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 14	\$134,273	\$103,133	\$31,140	\$31,140
790246	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 15	\$134,273	\$103,133	\$31,140	\$31,140
790247	LEAL ROBERTO	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 16	\$134,273	\$103,133	\$31,140	\$31,140
790263	CARDIN ALDA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 17	\$132,228	\$101,088	\$31,140	\$31,140
790248	BERMEJO LIZET	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 18	\$132,228	\$101,088	\$31,140	\$31,140
790249	FERNANDEZ JORGE G & ANDREA P	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 19	\$132,228	\$101,088	\$31,140	\$31,140
790251	MUNOZ FELIPE M & MONICA P	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 20	\$132,228	\$101,088	\$31,140	\$31,140
790252	IBARRA ALICIA J	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 21	\$126,079	\$96,939	\$29,140	\$29,140
790253	VACA JOSE ANTONIO FONSECA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 22	\$126,079	\$96,939	\$29,140	\$29,140
790254	RUTOSKEY JUANA L	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 23	\$116,578	\$95,538	\$21,040	\$21,040
790255	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 24	\$116,578	\$95,538	\$21,040	\$21,040
790256	WISE STRATEGIC GROUP INC	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 25	\$116,578	\$95,538	\$21,040	\$21,040
790257	GARZA ERNESTO & ANA ISABEL T	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 26	\$116,578	\$95,538	\$21,040	\$21,040
790258	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 27	\$116,578	\$95,538	\$21,040	\$21,040
790259	DELGADILLO JOSE EDUARDO LOPE	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 28	\$116,578	\$95,538	\$21,040	\$21,040
790260	ROMERO EVA A & RUBEN	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 29	\$116,578	\$95,538	\$21,040	\$21,040
790261	ESPOÑAS DEVELOPMENT LTD	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 30	\$116,578	\$95,538	\$21,040	\$21,040
790262	ACEVEDO MARIANA R GAONA	LAS JOLLAS CONDOMINIUMS - AMENDED UNIT 31	\$116,578	\$95,538	\$21,040	\$21,040
524278	SAENZ JESUS A & ELVIA A	LINDBERG CENTER CONDOS BLDG A UNIT 1 - AMENDED	\$117,266	\$86,126	\$31,140	\$31,140
524279	NEWTON RICHARD C MID	LINDBERG CENTER CONDOS BLDG A UNIT 2 - AMENDED	\$132,228	\$101,088	\$31,140	\$31,140
524280	RICHARD C NEWTON LIVING TRUS	LINDBERG CENTER CONDOS BLDG A UNIT 3 - AMENDED	\$132,228	\$101,088	\$31,140	\$31,140
524281	LA PLAYA PROPERTIES LTD	LINDBERG CENTER CONDOS BLDG A UNIT 4 - AMENDED	\$132,228	\$101,088	\$31,140	\$31,140

TIRZ #2A
2016 Certified Tax Roll List

Address	Owner	Assessed Value	Market Value	Taxable Value	Tax
243230 AMAR ERNESTO MRS	MONTERREY LOT 7 BLK 1	\$11,500	\$11,500	\$11,500	\$11,500
743231 MUSTAFFA ESPERANZA	MONTERREY LOTS 8 & 9 BLK 1	\$31,917	\$31,917	\$31,917	\$14,167
743232 SALAZAR MANUEL & WA DEL CARI	MONTERREY LOT 10 & 11 BLK 1	\$85,270	\$85,270	\$85,270	\$66,020
243263 MEDINA ALBERTO & MARIA A	MONTERREY LOTS 1 & 2 BLK 4	\$28,528	\$28,528	\$28,528	\$16,279
743264 OLIVA WA RAQUEL P	MONTERREY LOT 3 & N 1/2 OF LOT 4 BLK 4	\$19,558	\$19,558	\$19,558	\$9,817
20877955 PRO HUMBERTO	MONTERREY LOT 1 BLK 4A	\$7,886	\$7,886	\$7,886	\$0
243615 ORTIZ ARTURO ABRAHAM MD	MORGAN'S ACRES LOT 1 - LESS N 131.7'	\$54,776	\$54,776	\$54,776	\$44,726
243616 ORTIZ ARTURO ABRAHAM MD	MORGAN'S ACRES N 131.7' OF LOT 1	\$55,314	\$55,314	\$55,314	\$55,314
243618 GUERRERO FABIAN & GRACE	MORGAN'S ACRES LOT 3	\$587,723	\$587,723	\$587,723	\$415,920
243620 CROSLLEY ARCHER D	MORGAN'S ACRES 551.75' LOT 5	\$29,777	\$29,777	\$29,777	\$0
243621 MARTINEZ ELEUTERIO L & MARIA	MORGAN'S ACRES N 75' OF LOT 5	\$43,155	\$43,155	\$43,155	\$0
243623 VEGA ARTURO & BELINDA	MORGAN'S ACRES LOT 7	\$307,076	\$307,076	\$307,076	\$336,305
243625 TURLAPATI KRISHNA M	MORGAN'S ACRES 558.4' LOT 9	\$130,833	\$130,833	\$130,833	\$54,508
243626 APM PROPERTIES & INVESTMENT	MORGAN'S ACRES W 1/2 OF LOT 9	\$111,918	\$111,918	\$111,918	\$75,529
243627 CANTERBURY ROBERT L & FLORA	MORGAN'S ACRES LOT 2A	\$265,538	\$265,538	\$265,538	\$66,768
243628 CARRANZA GERARDO & OLGA	MORGAN'S ACRES LOT 2B	\$192,039	\$192,039	\$192,039	\$41,841
243629 LOPEZ JESUS & GUADALUPE	MORGAN'S ACRES LOT 2C	\$155,852	\$155,852	\$155,852	\$50,198
243630 MERCADO MINERVA P	MORGAN'S ACRES LOT 2D	\$157,005	\$157,005	\$157,005	\$56,484
692206 POPTAEN LOUELLA & VASILE	MORGAN'S ACRES (AMND) LOT 4A	\$275,550	\$275,550	\$275,550	\$99,291
692207 CHOUDHRY MUHAMMAD R	MORGAN'S ACRES (AMND) LOT 4B	\$275,550	\$275,550	\$275,550	\$99,291
344751 GARCIA ISRAEL JR	MORGAN'S ACRES LOT 6A	\$100,570	\$100,570	\$100,570	\$30,404
344752 RAMBO DARRYL L & LILY K	MORGAN'S ACRES LOT 6B	\$173,572	\$173,572	\$173,572	\$107,725
458249 RUBIO JOSE JAIME JR	MORGAN'S ACRES LOT 8A	\$173,572	\$173,572	\$173,572	\$107,721
458240 SMITH RICHARD & CECILIA E	MORGAN'S ACRES LOT 8B	\$173,572	\$173,572	\$173,572	\$107,721
552295 SHOPS AT 29 LTD	MOUNTASIA ALL LOT A-1	\$128,796	\$128,796	\$128,796	\$39,361
644353 GONZALEZ MARIA EVA LOZANO	OLYMPIA PLACE LOT 1	\$4,469,960	\$4,469,960	\$4,469,960	\$4,469,960
792590 GARCIA TERESA DE' ABBRYI	ONE OAK LOT 1	\$109,094	\$109,094	\$109,094	\$93,998
644354 MENDOZA VICTOR & SONIA	OLYMPIA PLACE LOT 2	\$77,538	\$77,538	\$77,538	\$60,517
600951 VILLARREAL PABLO INCORPORATE PABLO'S LOT 1	PARC POINTE LOT A	\$445,685	\$445,685	\$445,685	\$261,330
627641 COLUMBIA RIO GRANDE HEALTH (PALM)	PALM BRIDGE PARK LOT 1	\$1,010,889	\$1,010,889	\$1,010,889	\$694,334
650446 MEYERHOFF FAMILY TRUST	PALM BRIDGE PARK LOT 2	\$1,550,413	\$1,550,413	\$1,550,413	\$222,236
630447 MCCALLEN HOSPITALS LP	PALM BRIDGE PARK LOT 2	\$3,068,771	\$3,068,771	\$3,068,771	\$0
20928029 MI FAMILY LIMITED PARTNERSHIP	PALM BRIDGE PARK NO. 3 LOT 3	\$1,243	\$1,243	\$1,243	\$0
670552 GOLDBLOOM DEVELOPMENT LTD	PALM BRIDGE PARK #4 LOT 3	\$1,991,078	\$1,991,078	\$1,991,078	\$1,355,048
670553 GOLDBLOOM DEVELOPMENT LTD	PALM BRIDGE PARK #4 LOT 4	\$537,505	\$537,505	\$537,505	\$0
536009 MCCALLEN MEDICAL CENTER INC	PARC POINTE LOT A	\$1,404,689	\$1,404,689	\$1,404,689	\$812,299
719004 TEXCO DEVELOPMENT PARTNERS	PLAZA ON RIDGE ROAD LOT 1	\$1,933,257	\$1,933,257	\$1,933,257	\$0
20406995 VALLEY AFFILIATES LTD	PRIMROSE COMMERCE #1 LOT A	\$3,740,360	\$3,740,360	\$3,740,360	\$0
264996 PAYNE E M	QUINCY LOT 1	\$6,355,756	\$6,355,756	\$6,355,756	\$4,799,848
264997 PAYNE E M	QUINCY LOT 2	\$127,475	\$127,475	\$127,475	\$32,000
264998 EMP HOLDINGS LLC	QUINCY LOT 3	\$93,054	\$93,054	\$93,054	\$7,553
264999 EMP HOLDINGS LLC	QUINCY LOT 4 & 5	\$73,175	\$73,175	\$73,175	\$500
265001 EMP HOLDINGS LLC	QUINCY LOTS 6 7 12-15	\$236,202	\$236,202	\$236,202	\$90,862
265011 PEREZ RAMIRO & ANDREA	QUINCY LOT 16	\$400,649	\$400,649	\$400,649	\$125,608
265012 MELENDEZ JOSE VENTURA	QUINCY LOT 17	\$56,431	\$56,431	\$56,431	\$20,896
265013 GT REAL ESTATE LLC	QUINCY LOT 18	\$46,800	\$46,800	\$46,800	\$16,519
625259 FORTUNA MARIA DOLORES MELLIS R	MARTINEZ LOT 1	\$261,392	\$261,392	\$261,392	\$157,961
625260 FUENTES ARMANDO	R. MARTINEZ LOT 2	\$24,345	\$24,345	\$24,345	\$9,985
		\$87,213	\$87,213	\$87,213	\$74,243

TIRZ #2A
2016 Certified Tax Roll List

Address	Owner	Legal Description	Area	Value	Assessed Value	Market Value
640153 VHG 1998 PROPERTIES LTD	RIDGE POINT MEDICAL PLAZA CONDOMINIUM LOT 4	E RIDGE RD	McAllen TIRZ No. 2	\$166,355	\$166,355	\$103,050
656651 GONZALEZ CARMEN	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT A	E RIDGE RD	McAllen TIRZ No. 2	\$278,724	\$278,724	\$140,838
656652 PERBUL PROPERTY MANAGEMENT	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT B	E RIDGE RD	McAllen TIRZ No. 2	\$309,669	\$309,669	\$175,783
656660 GOMEZ FERNANDO	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT C	E RIDGE RD	McAllen TIRZ No. 2	\$311,738	\$311,738	\$149,830
656661 GOMEZ FERNANDO	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT D	E RIDGE RD	McAllen TIRZ No. 2	\$339,840	\$339,840	\$170,932
656662 GNI REALTY INVESTMENTS LLC	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT E	E RIDGE RD	McAllen TIRZ No. 2	\$292,847	\$292,847	\$135,886
656663 VHG 1998 PROPERTIES LTD	RIDGE POINT MEDICAL PLAZA #2 CONDOS UNIT F	E RIDGE RD	McAllen TIRZ No. 2	\$159,547	\$159,547	\$158,761
270031 BOCOR LP	RIDGEVIEW PLACE UT NO. 3 LOT 1	S CYNTHIA ST	McAllen TIRZ No. 2	\$1,561,296	\$1,561,296	\$825,465
680272 JARAMILLO DIEGO F & JOSE J CAPI	RIDGEVIEW PLACE CONDOMINIUMS UNIT 101	S CYNTHIA ST	McAllen TIRZ No. 2	\$238,917	\$238,917	\$171,310
680273 RIDGEVIEW INVESTORS LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 102	S CYNTHIA ST	McAllen TIRZ No. 2	\$160,789	\$160,789	\$93,132
680274 PSIKE HEALTH SERVICES LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 103	S CYNTHIA ST	McAllen TIRZ No. 2	\$238,917	\$238,917	\$171,310
680275 PSIKE HEALTH SERVICES LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 104	S CYNTHIA ST	McAllen TIRZ No. 2	\$251,997	\$251,997	\$184,330
680276 LEMAR MANAGEMENT LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 105	S CYNTHIA ST	McAllen TIRZ No. 2	\$258,925	\$258,925	\$191,310
680277 GARCIA LEONARDO MD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 106	S CYNTHIA ST	McAllen TIRZ No. 2	\$258,925	\$258,925	\$191,310
680278 FORTRESS REHABILITATION GROU	RIDGEVIEW PLACE CONDOMINIUMS UNIT 107	S CYNTHIA ST	McAllen TIRZ No. 2	\$238,917	\$238,917	\$171,310
680279 MARFIL GROUP LLC	RIDGEVIEW PLACE CONDOMINIUMS UNIT 108	S CYNTHIA ST	McAllen TIRZ No. 2	\$238,917	\$238,917	\$171,310
680280 QUINTANA FAMILY LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 109	S CYNTHIA ST	McAllen TIRZ No. 2	\$258,925	\$258,925	\$191,310
680281 SWEETY AND SHARPY LTD	RIDGEVIEW PLACE CONDOMINIUMS UNIT 110	S CYNTHIA ST	McAllen TIRZ No. 2	\$258,925	\$258,925	\$191,310
21503 MCCOY CORP	ROBINSON LOT 1	HWY 83	McAllen TIRZ No. 2	\$191,310	\$191,310	\$191,310
20827098 RT CONSTRUCTION INC	RT CONDOMINIUMS UNIT A	S LLN	McAllen TIRZ No. 2	\$191,310	\$191,310	\$191,310
20827099 GONZALES MELISSA D	RT CONDOMINIUMS UNIT B	S LLN	McAllen TIRZ No. 2	\$191,310	\$191,310	\$191,310
20827100 RT CONSTRUCTION INC	RT CONDOMINIUMS UNIT C	S LLN	McAllen TIRZ No. 2	\$191,310	\$191,310	\$191,310
20827101 RT CONSTRUCTION INC	RT CONDOMINIUMS UNIT D	S LLN	McAllen TIRZ No. 2	\$191,310	\$191,310	\$191,310
273908 ESPINOSA ESTER & ERNESTINA	R/S LOT J S45-4	S G ST	McAllen TIRZ No. 2	\$118,169	\$118,169	\$89,165
273909 RODRIGUEZ EUSEBIO & GUADALU	R/S LOT J ALL LOT 5	S MCCOLL RD	McAllen TIRZ No. 2	\$35,910	\$35,910	\$0
273914 PECINA ROBERTO JR	R/S LOT J S270-7 & W25 S270-8	E PINERIDGE AVE	McAllen TIRZ No. 2	\$44,785	\$44,785	\$13,336
273919 PECINA LUCINDA	R/S LOT J E50 S270-7 LOT 8 & W50 S270-7 LOT 9 EXC NE 0.61AC	E PINERIDGE AVE	McAllen TIRZ No. 2	\$134,831	\$134,831	\$83,531
273921 SAENZ DANIEL	R/S LOT J E9-4-N135-7 LOT 9 & W40-6-N135-7 LOT 10	E MASSAU AVE	McAllen TIRZ No. 2	\$58,617	\$58,617	\$0
273923 ROBLES ERIC & MARIA ELENA	R/S LOT J E25 S270-7 LOT 9 & S270-7 LOT 10 EXC 0.02 AC	E MASSAU AVE	McAllen TIRZ No. 2	\$11,275	\$11,275	\$0
273926 RAMIREZ REYES & JUANA M	R/S LOT J E34-4-N135-7 LOT 10 & W15-6-N135-7 LOT 11	E MASSAU AVE	McAllen TIRZ No. 2	\$58,625	\$58,625	\$0
273930 VARGAS DALIA LARA	R/S LOT J E9-4-N135-7 LOT 11 & W40-6-N135-7 LOT 12	E MASSAU AVE	McAllen TIRZ No. 2	\$56,871	\$56,871	\$0
273931 VARGAS DALIA LARA	R/S LOT J E50 S270-7 LOT 11	E MASSAU AVE	McAllen TIRZ No. 2	\$15,907	\$15,907	\$0
273934 HERNANDEZ JUAN JOSE	R/S LOT J E34-4-N135-7 LOT 12 & W15-6-N135-7 LOT 13	E MASSAU AVE	McAllen TIRZ No. 2	\$11,275	\$11,275	\$0
273936 GONZALEZ JOHN A & MARGARITA	R/S LOT J M46 E32-18 & N46-19 & 20	S J ST	McAllen TIRZ No. 2	\$24,331	\$24,331	\$13,056
273937 RIOS J GUADALUPE & MA DE LA	R/S LOT J S46 N92 E32-18 & S46 N92-19 & LOT 20	S J ST	McAllen TIRZ No. 2	\$48,266	\$48,266	\$11,275
273938 FUENTES ALFREDO	R/S LOT J S69 N161 E32-18 & S69 N161 LOT 19 & 20	S J ST	McAllen TIRZ No. 2	\$42,630	\$42,630	\$25,123
273939 FUENTES ALEJANDRO	R/S LOT J S69 N230 E32-18 & S69 N230 LOT 19 & 20	S J ST	McAllen TIRZ No. 2	\$50,000	\$50,000	\$23,487
273940 LOPEZ MARIA ANTONIA	R/S LOT J E42-N39-67-S186-42 LOT 18 & N39-67-S186-42 LOTS S J ST	S J ST	McAllen TIRZ No. 2	\$16,309	\$16,309	\$36,613
273942 HERNANDEZ GABRIEL	R/S LOT J E42-S39-67-N356-99 LOT 18 S39-67-N356-99 LOT 19 S J ST	S J ST	McAllen TIRZ No. 2	\$86,964	\$86,964	\$37,551
273944 HERNANDEZ FEDERICO	R/S LOT J E42-N39-67-S186-42 LOT 18 & N39-67-S186-42 LOT 19 S J ST	S J ST	McAllen TIRZ No. 2	\$36,403	\$36,403	\$0
273946 ZARAGOZA MARIA D & DENISE	R/S LOT J-STEEL&PERSHING TRACT 1 A/K/A N50-W90-E318.7 I S J ST	S J ST	McAllen TIRZ No. 2	\$41,903	\$41,903	\$70,455
273947 FLORES DIANA & JORGE	R/S LOT J-STEEL&PERSHING TRACT 2	S J ST	McAllen TIRZ No. 2	\$52,927	\$52,927	\$19,894
273948 HERNANDEZ LUIS SARMIENTO	R/S LOT J-STEEL&PERSHING TRACT 3	S J ST	McAllen TIRZ No. 2	\$31,952	\$31,952	\$32,678
273949 SARMIENTO JESSE	R/S LOT J-STEEL&PERSHING TRACT 4	S J ST	McAllen TIRZ No. 2	\$23,985	\$23,985	\$4,214
273950 FLORES ESMEBALDA	R/S LOT J-STEEL&PERSHING TRACT 5	S J ST	McAllen TIRZ No. 2	\$20,905	\$20,905	\$23,239
273951 MINIZ MINERVA	R/S LOT J-STEEL&PERSHING TRACT 6	S J ST	McAllen TIRZ No. 2	\$38,369	\$38,369	\$5,272
273952 DIAZ MAXIMO & MARIA G	R/S LOT J-STEEL&PERSHING TRACT 7	S J ST	McAllen TIRZ No. 2	\$20,527	\$20,527	\$12,192
273954 FUENTES JOSE J & IRMA A	R/S LOT J-STEEL&PERSHING TRACT 9-A	E PINERIDGE AVE	McAllen TIRZ No. 2	\$61,777	\$61,777	\$8,713
						\$14,422

TIRZ #2A
2016 Certified Tax Roll List

Address	McAllen TIRZ No. 2	Value	Value	Value	Value
286924 SOUTH MAIN STREET PROPERTIES SOUTH MAIN STREET LOT 11 & 12 BLK 1	McAllen TIRZ No. 2	\$529,976	\$374,326	\$155,650	\$155,650
286926 DILLARD MARIA DEL SOCORRO RE SOUTH MAIN STREET LOT 13 BLK 1	McAllen TIRZ No. 2	\$51,269	\$48,815	\$26,849	\$26,849
286927 HERMANDEZ FRANCISCA G & OSCA SOUTH MAIN STREET LOT 14 BLK 1	McAllen TIRZ No. 2	\$40,853	\$40,853	\$15,928	\$15,928
286928 CACERES JOSE LUIS & MARGARITA SOUTH MAIN STREET LOT 15 BLK 1	McAllen TIRZ No. 2	\$25,025	\$0	\$0	\$25,025
286929 SANCHEZ ANGELINA SOUTH MAIN STREET LOT 16 BLK 1	McAllen TIRZ No. 2	\$44,718	\$44,718	\$19,693	\$19,693
286930 MAGALLAN DAGOBERTO SOUTH MAIN STREET LOT 17 BLK 1	McAllen TIRZ No. 2	\$25,025	\$0	\$0	\$25,025
286931 DUKE JOSEFINA MONTEMAYOR SOUTH MAIN STREET LOT 18 BLK 1	McAllen TIRZ No. 2	\$15,025	\$0	\$0	\$15,025
286932 PEÑA ELODIA SOUTH MAIN STREET LOT 19 BLK 1	McAllen TIRZ No. 2	\$48,295	\$48,295	\$23,270	\$23,270
286933 RAMIREZ RUTH & LEONOR SOUTH MAIN STREET LOT 20 BLK 1	McAllen TIRZ No. 2	\$50,591	\$50,591	\$20,813	\$20,813
286934 GUERRERO ALBINO & CRISELDA SOUTH MAIN STREET LOT 1 BLK 2	McAllen TIRZ No. 2	\$45,763	\$45,763	\$18,466	\$18,466
286935 ALEJANDRO CONCEPCION SOUTH MAIN STREET LOT 2 BLK 2	McAllen TIRZ No. 2	\$91,937	\$90,811	\$66,371	\$66,371
286936 ROJAS LIONZO & ADELAIDA SOUTH MAIN STREET LOT 3 BLK 2	McAllen TIRZ No. 2	\$41,060	\$41,060	\$16,032	\$16,032
286937 SANCHEZ ALFREDO SOUTH MAIN STREET LOT 4 BLK 2	McAllen TIRZ No. 2	\$77,713	\$77,713	\$52,688	\$52,688
286938 HERNANDEZ SAMUEL D SOUTH MAIN STREET LOT 5 BLK 2	McAllen TIRZ No. 2	\$43,835	\$43,835	\$18,310	\$18,310
286939 RTC PROPERTIES INC SOUTH MAIN STREET LOT 6 BLK 2	McAllen TIRZ No. 2	\$53,740	\$53,740	\$28,115	\$28,115
286940 RTC PROPERTIES INC SOUTH MAIN STREET LOT 7 BLK 2	McAllen TIRZ No. 2	\$25,025	\$25,025	\$0	\$25,025
286941 RTC PROPERTIES II LTD SOUTH MAIN STREET LOT 8 BLK 2	McAllen TIRZ No. 2	\$11,816	\$11,816	\$0	\$11,816
286944 MORENO ADAN & ORALIA SOUTH MAIN STREET LOT 1 BLK 3	McAllen TIRZ No. 2	\$31,997	\$31,997	\$19,412	\$19,412
286945 HERNANDEZ LINDA BALDERAS SOUTH MAIN STREET LOT 2 BLK 3	McAllen TIRZ No. 2	\$31,997	\$31,997	\$11,977	\$11,977
286946 TREVINO MARY SOUTH MAIN STREET LOT 3 BLK 3	McAllen TIRZ No. 2	\$0,020	\$0	\$0	\$0,020
286947 OLMEIDA LAURA VILLARREAL & DC SOUTH MAIN STREET LOT 4 BLK 3	McAllen TIRZ No. 2	\$5,902	\$5,902	\$5,282	\$5,282
286948 FRANCO VICTORIA SOUTH MAIN STREET LOT 5 BLK 3	McAllen TIRZ No. 2	\$12,888	\$12,888	\$12,888	\$12,888
286949 SANCHEZ ANGELINA TRUSTEE SOUTH MAIN STREET LOT 6 BLK 3	McAllen TIRZ No. 2	\$40,328	\$40,328	\$21,025	\$21,025
286950 ROBLEDO JERRY SOUTH MAIN STREET LOT 7 BLK 3	McAllen TIRZ No. 2	\$119,865	\$119,865	\$99,885	\$99,885
286951 ROBLEDO FERNANDO & VIRGINIA SOUTH MAIN STREET LOT 8 BLK 3	McAllen TIRZ No. 2	\$56,182	\$56,182	\$36,162	\$36,162
286952 ROBLEDO RICARDO SOUTH MAIN STREET LOT 9 BLK 3	McAllen TIRZ No. 2	\$52,729	\$52,729	\$32,709	\$32,709
286953 ROBLEDO ELIZABETH SOUTH MAIN STREET LOT 10 BLK 3	McAllen TIRZ No. 2	\$20,962	\$20,962	\$942	\$942
286954 ALVAREZ CUARTEMOC CAPETILLO SOUTH MAIN STREET LOT 11 BLK 3	McAllen TIRZ No. 2	\$39,516	\$39,516	\$19,496	\$19,496
286955 CORTIZ LYDIA SOUTH MAIN STREET LOT 12 BLK 3	McAllen TIRZ No. 2	\$55,956	\$55,956	\$35,976	\$35,976
286956 MENDOZA ANNA A & VERONICA SOUTH MAIN STREET LOT 13 BLK 3	McAllen TIRZ No. 2	\$58,852	\$58,852	\$36,888	\$36,888
286957 CANDELARIA LEROY & LUCIO GAR SOUTH MAIN STREET LOT 1 & 2 BLK 4	McAllen TIRZ No. 2	\$245,565	\$245,565	\$203,581	\$203,581
286959 CANALES DIANA A SOUTH MAIN STREET LOTS 3 & 4 BLK 4	McAllen TIRZ No. 2	\$109,584	\$109,584	\$69,544	\$69,544
286960 WILKINS TIMOTHY SOUTH MAIN STREET LOT 5 BLK 4	McAllen TIRZ No. 2	\$14,014	\$14,014	\$0	\$14,014
286961 MARTINEZ JOSE MARIA SOUTH MAIN STREET LOT 6 BLK 4	McAllen TIRZ No. 2	\$34,846	\$34,846	\$14,826	\$14,826
286962 URBANO JOSEFINA M SOUTH MAIN STREET LOT 7 BLK 4	McAllen TIRZ No. 2	\$33,781	\$33,781	\$13,761	\$13,761
286963 WILKINS TIMOTHY SOUTH MAIN STREET LOT 8 BLK 4	McAllen TIRZ No. 2	\$14,014	\$14,014	\$0	\$14,014
286964 WILKINS TIMOTHY SOUTH MAIN STREET LOT 9 BLK 4	McAllen TIRZ No. 2	\$14,014	\$14,014	\$0	\$14,014
286965 RODRIGUEZ MARIA ELENA SOUTH MAIN STREET LOT 10 BLK 4	McAllen TIRZ No. 2	\$47,800	\$47,800	\$27,780	\$27,780
286966 PEREZ ROBERTO & RUBEN CASTRI SOUTH MAIN STREET LOT 11 BLK 4	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0	\$20,020
286967 PEREZ ROBERTO & RUBEN CASTRI SOUTH MAIN STREET LOT 12 BLK 4	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0	\$20,020
286968 MATA ANDRES L SOUTH MAIN STREET LOT 13 BLK 4	McAllen TIRZ No. 2	\$50,021	\$50,021	\$28,057	\$28,057
286969 PEREZ ELVIRA SOUTH MAIN STREET LOT 14 BLK 4	McAllen TIRZ No. 2	\$59,934	\$59,934	\$37,970	\$37,970
286970 MONTEJANO MARIA INES SOUTH MAIN STREET LOT 15 BLK 4	McAllen TIRZ No. 2	\$42,716	\$42,716	\$22,696	\$22,696
286971 GARCIA PEDRO & ALICIA SOUTH MAIN STREET LOT 16 BLK 4	McAllen TIRZ No. 2	\$40,655	\$40,655	\$20,635	\$20,635
286972 NUNEZ DAVID GARZA SOUTH MAIN STREET LOT 17 BLK 4	McAllen TIRZ No. 2	\$43,202	\$43,202	\$23,182	\$23,182
286973 VILLALON FRANCISCO & MARIA S SOUTH MAIN STREET LOT 18 BLK 4	McAllen TIRZ No. 2	\$46,798	\$46,798	\$26,778	\$26,778
286974 MARTINEZ MANUEL SOUTH MAIN STREET LOT 19 BLK 4	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0	\$20,020
286975 GARCIA NAZARIO MONTOYA SOUTH MAIN STREET LOT 20 BLK 4	McAllen TIRZ No. 2	\$20,020	\$20,020	\$0	\$20,020

TIRZ #2A

2016 Certified Tax Roll List

Parcel ID	Owner	Description	Assessed Value	Market Value	Tax
290251	MEYERHOFF FAMILY TRUST	STEELE & PERSHING AN IRR TR E520-N519.18' & AN IRR TR N231 S MCCOLL RD	\$245,500	\$4,390	\$0
290252	MEYERHOFF FAMILY TRUST	STEELE & PERSHING S361.02-E946.35' LOT 2 BLK 16 7 84AC S MCCOLL RD	\$196,000	\$3,504	\$0
655180	WILKINS THOMAS W	STEELE & PERSHING S599.81-W373.65' & N769.94-W40' & AN IRR TR CANAL ROW N37-S652' LOT 2 Bl McAllen TIRZ No. 2	\$90,875	\$90,875	\$0
290257	ESPARZA RAMONA	STEELE & PERSHING E58-N755'-LOT 1 BLK 17 TR 24 E EL RANCHO RD	\$11,055	\$52,005	\$0
290258	ORDONEZ IGNACIO	STEELE & PERSHING S62.2-N357.36-W350.18' OF LOT 1 BLK 17 S MCCOLL RD	\$112,397	\$112,397	\$88,671
290259	LARA FIDEL	STEELE & PERSHING S62.2-N419.56-W350.18'-LOT 1 BLK 17 0.5 S MCCOLL RD	\$90,831	\$90,831	\$0
290260	GARZA BELINDA	STEELE & PERSHING S355.44-N755-W350.18' LOT 1 BLK 17 TR 6 S MCCOLL RD	\$91,353	\$91,353	\$0
290261	CITY OF MCALLEN	STEELE & PERSHING W288.47-E864.46-N755' LOT 1 BLK 17 5.0A E EL RANCHO RD	\$80,000	\$80,000	\$0
290262	CITY OF MCALLEN	STEELE & PERSHING W288.47-E575.99'-N755' LOT 1 BLK 17 5.0 E EL RANCHO RD	\$33,652	\$33,652	\$0
290263	LUNA BENITA LARA	STEELE & PERSHING E88.39-W531.13-N108.19' LOT 1 BLK 17 TR 7 E EL RANCHO RD	\$80,600	\$80,600	\$0
290264	CITY OF MCALLEN	STEELE & PERSHING W144.23-E1009.66-N755' LOT 1 BLK 17 TR 7 E EL RANCHO RD	\$80,600	\$80,600	\$0
290265	MCALLEN VICTORY INDUSTRIES IN	STEELE & PERSHING W230.47-E288.47-N755' LOT 1 BLK 17 TR 7 E EL RANCHO RD	\$82,512	\$1,788	\$0
290266	GARCIA FELICIA	STEELE & PERSHING N147-W147.58' OF LOT 1 BLK 17 0.50AC S MCCOLL RD	\$30,705	\$30,705	\$0
290267	SILVA ISIDRO	STEELE & PERSHING S0X147.58' LOT 1 BLK 17 TRACT 2 S MCCOLL RD	\$17,698	\$17,698	\$0
290268	LISCANO MARIA ESTELA	STEELE & PERSHING E50-W197.58-N147.58' LOT 1 BLK 17 0.17A E EL RANCHO RD	\$52,063	\$52,063	\$3,945
290269	ALANIZ GUADALUPE JR & TOMAS	STEELE & PERSHING E73.79-W968.95-N295.16' LOT 1 BLK 17 0.4 E EL RANCHO RD	\$87,082	\$87,082	\$6,565
290270	SILGUERO JOSE & RAMONA	STEELE & PERSHING E73.79-W442.74-N175.16' LOT 1 BLK 17 0.4 E EL RANCHO RD	\$50,555	\$50,555	\$3,377
290271	SILVA LAZARA L	STEELE & PERSHING E40-W295.16-N140' LOT 1 BLK 17 A/A TR E EL RANCHO RD	\$1,037	\$1,037	\$23,876
290272	LARA FRANCISCO M	STEELE & PERSHING E40'-W255.16'-N147.58' LOT 1 BLK 17 TR E EL RANCHO RD	\$7,241	\$7,241	\$16,207
290273	GUTIERREZ ESTEBAN & DOMINGA	STEELE & PERSHING E17.58-N295.16-E53.58'-W295.16' EXC W13.58-N7-S8' LOT 1 BLK 17 TR 7 CS MCCOLL RD	\$10,650	\$10,650	\$58,990
290277	VILLARREAL BENIGNO & ZAIDA	STEELE & PERSHING S127.07-N103.73-E1498.76-W1538.76' & S MCCOLL RD	\$1,116	\$1,116	\$41,220
290278	HINOJOSA DELIA	STEELE & PERSHING W160-N70.67-S565.41' LOT 1 BLK 17 TR 7 CS MCCOLL RD	\$26,105	\$26,105	\$0
290279	HINOJOSA DELIA	STEELE & PERSHING E125-W285-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$26,895	\$26,895	\$11,828
290280	HINOJOSA FRANCISCO	STEELE & PERSHING E125-W410-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$33,140	\$33,140	\$13,415
290281	ORDONEZ ISRAEL & JUAMITA	STEELE & PERSHING E103-W513-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$27,264	\$27,264	\$12,690
290282	SALAZAR EDMUNDO JR & EUSTAC	STEELE & PERSHING E103-W616-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$10,459	\$10,459	\$10,459
290283	CHAVEZ RAUL I	STEELE & PERSHING E103-W719-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$10,459	\$10,459	\$0
290284	VILLARREAL BENIGNO & ZAIDA	STEELE & PERSHING E103-W822-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$10,459	\$10,459	\$0
290285	OVEDO CONSUELO M & CRISDEL	STEELE & PERSHING E103-W925-N70.67-S565.41' LOT 1 BLK 17 E AUGUSTA AVE	\$19,105	\$19,105	\$16,653
290286	QUIJADA MARIA CANDELARIA	STEELE & PERSHING E206-W1131-N55.70-S565.44' LOT 1 BLK 17 E AUGUSTA AVE	\$19,105	\$19,105	\$0
290287	GONZALEZ SOFIA	STEELE & PERSHING E103-W1294-S70.67-N825.25' LOT 1 BLK 1 E AUGUSTA AVE	\$13,270	\$13,270	\$0
290288	MARTINEZ ESPERANZA ETAL	STEELE & PERSHING E103-W1337-S70.67-N825.25' LOT 1 BLK 1 E AUGUSTA AVE	\$18,652	\$18,652	\$5,370
290289	VILLARREAL BENIGNO & ZAIDA	STEELE & PERSHING E200-N70.67-S565.41' LOT 1 BLK 17 0.39AC E AUGUSTA AVE	\$22,331	\$22,331	\$0
290291	SILGUERO RENE	STEELE & PERSHING E73.79-W442.74-N120' OF N 295.16' LOT EL RANCHO RD	\$66,677	\$66,677	\$35,972
500072	SILVA RAMIRO	STEELE & PERSHING S147.58-N295.16-E53.58'-W295.16' EXC W13.58-N7-S8' LOT 1 BLK 17 0.19AC	\$15,088	\$15,088	\$0
564074	CITY OF MCALLEN	STEELE & PERSHING E125-W285-N15-S509.74' LOT 1 BLK 17 0.04AC	\$3,415	\$3,415	\$0
564075	CITY OF MCALLEN	STEELE & PERSHING E125-W410-N15-S509.74' LOT 1 BLK 17 0.04AC	\$2,819	\$2,819	\$0
564076	CITY OF MCALLEN	STEELE & PERSHING N15-S509.74-E103-W513' LOT 1 BLK 17 0.035AC	\$2,819	\$2,819	\$0
564077	CITY OF MCALLEN	STEELE & PERSHING E103-W616-N15-S509.74' LOT 1 BLK 17 0.035AC	\$2,819	\$2,819	\$0
564078	CITY OF MCALLEN	STEELE & PERSHING E103-W719-N15-S509.74' LOT 1 BLK 17 0.035AC	\$2,819	\$2,819	\$0
564079	CITY OF MCALLEN	STEELE & PERSHING E103-W1028-N15-S509.74' LOT 1 BLK 17 0.035AC	\$2,819	\$2,819	\$0
564080	CITY OF MCALLEN	STEELE & PERSHING E103-W1131-N15-S509.74' LOT 1 BLK 17 0.035AC	\$2,819	\$2,819	\$0
565090	CITY OF MCALLEN	STEELE & PERSHING S25-N850.25-E1508.25' LOT 1 BLK 17 0.87AC	\$40,529	\$40,529	\$0
625707	PEREZ ALDO FROYLAN	STEELE & PERSHING S50-N245.16-W147.6' LOT 1 BLK 17 0.17AC S MCCOLL RD	\$13,453	\$13,453	\$0
641622	CITY OF MCALLEN	STEELE & PERSHING N10-S469.76-W1440.79' & N177.07-S459.5 MCCOLL RD	\$33,161	\$33,161	\$0
695405	ORDONEZ JUAN & ROSALINDA	STEELE & PERSHING W147.6-S50-N295.16' LOT 1 BLK 17 0.17A S MCCOLL RD	\$6,563	\$6,563	\$0
70826014	CITY OF MCALLEN	STEELE & PERSHING E179.47-W529.65-S461.40'-N758.09' LOT 1 EL RANCHO	\$64,161	\$64,161	\$0

TIRZ #2A
2016 Certified Tax Roll List

TIRZ #	Owner	Address	SP	Value	SP
720954	SAN DIEGO DEL VALLE LLC	VILLA HERMOSA LOT 27 BLK 1	McAllen TIRZ No. 2	\$22,807	\$22,807
720955	GARZA CESAR & ERIKA	VILLA HERMOSA LOT 28 BLK 1	McAllen TIRZ No. 2	\$260,865	\$228,284
720956	OVEDO RAMON G & IVETTE	VILLA HERMOSA LOT 29 BLK 1	McAllen TIRZ No. 2	\$220,977	\$188,507
720957	OLIVARES JAVIER H	VILLA HERMOSA LOT 30 BLK 1	McAllen TIRZ No. 2	\$238,410	\$205,686
720958	GUERRA MANUELA & GRACIELA	VILLA HERMOSA LOT 31 BLK 1	McAllen TIRZ No. 2	\$221,203	\$188,522
720959	MATAR RAYMUNDO G	VILLA HERMOSA LOT 32 BLK 1	McAllen TIRZ No. 2	\$230,624	\$198,093
720960	DE LOS SANTOS JAVIER & MARIA I	VILLA HERMOSA LOT 33 BLK 1	McAllen TIRZ No. 2	\$241,428	\$205,436
720961	PEREZ GABRIEL MACQUIVAR	VILLA HERMOSA LOT 34 BLK 1	McAllen TIRZ No. 2	\$235,974	\$195,710
720962	CARDENAS JOSE AROLD D & MA	VILLA HERMOSA LOT 35 BLK 1	McAllen TIRZ No. 2	\$209,915	\$181,481
720963	HUTTER KARL G & JENNIFER A	VILLA HERMOSA LOT 36 BLK 1	McAllen TIRZ No. 2	\$222,575	\$196,141
720964	CANO NORA T	VILLA HERMOSA LOT 37 BLK 1	McAllen TIRZ No. 2	\$224,585	\$196,151
720965	RIVERA SANDRA R	VILLA HERMOSA LOT 38 BLK 1	McAllen TIRZ No. 2	\$216,222	\$187,782
720966	CISNEROS EDUARDO S & ORALIA	VILLA HERMOSA LOT 39 BLK 1	McAllen TIRZ No. 2	\$197,280	\$168,948
720968	ANGO INVESTMENT LLC	VILLA HERMOSA LOT 41 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720969	ANGO INVESTMENTS LLC	VILLA HERMOSA LOT 42 BLK 1	McAllen TIRZ No. 2	\$264,857	\$231,242
720970	MEADE RAMON G	VILLA HERMOSA LOT 43 BLK 1	McAllen TIRZ No. 2	\$207,339	\$171,139
720971	ENGELBERT MICHAEL JOHN & LET	VILLA HERMOSA LOT 44 BLK 1	McAllen TIRZ No. 2	\$205,046	\$171,139
720972	TORRES RICARDO RANGEL	VILLA HERMOSA LOT 45 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720973	CONFIDENTIAL	VILLA HERMOSA LOT 46 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720974	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 47 BLK 1	McAllen TIRZ No. 2	\$209,915	\$185,968
720975	ALEXANDER DEBORAH W	VILLA HERMOSA LOT 48 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720976	SCHOTTE JORGE FEDERICO RIVERA	VILLA HERMOSA LOT 49 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720977	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 50 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720978	BRISENO NOEMI	VILLA HERMOSA LOT 51 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720979	FLORES FRANCISCA	VILLA HERMOSA LOT 52 BLK 1	McAllen TIRZ No. 2	\$215,547	\$185,968
720980	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 1 BLK 2	McAllen TIRZ No. 2	\$215,547	\$185,968
720981	SOUTH VILLA HERMOSA LTD	VILLA HERMOSA LOT 2 BLK 2	McAllen TIRZ No. 2	\$215,547	\$185,968
720995	ARB 515 HOUSTON INVESTMENTS	VILLAS DEL TESORO COMMON AREA	McAllen TIRZ No. 2	\$11,687	\$0
720997	AR 515 HOUSTON INVESTMENTS	VILLAS DEL TESORO COMMON AREA	McAllen TIRZ No. 2	\$11,687	\$0
720998	DE PICCIOTTO GUY	VILLAS DEL TESORO LOT 1	McAllen TIRZ No. 2	\$50,094	\$0
720999	MILLAN FERNANDO & GABRIELA	VILLAS DEL TESORO LOT 2	McAllen TIRZ No. 2	\$175,790	\$139,452
720798	LAI-GER INVESTMENTS LTD	VILLAS DEL TESORO LOT 3	McAllen TIRZ No. 2	\$156,324	\$118,016
720799	FALCON JULIO C	VILLAS DEL TESORO LOT 4	McAllen TIRZ No. 2	\$156,324	\$118,016
720800	GORENA RICARDO	VILLAS DEL TESORO LOT 5	McAllen TIRZ No. 2	\$139,622	\$104,532
720801	DELGADO JUAN JOSE	VILLAS DEL TESORO LOT 6	McAllen TIRZ No. 2	\$165,409	\$127,101
720802	GARCIA MARY JANE	VILLAS DEL TESORO LOT 7	McAllen TIRZ No. 2	\$145,207	\$112,221
720803	VILLAS DEL TESORO HOMEOWNERS	VILLAS DEL TESORO LOT 8	McAllen TIRZ No. 2	\$210,075	\$166,425
720832	GARCIA TANCREDO V & JUANA M	VILLAS DEL TESORO LOT 37	McAllen TIRZ No. 2	\$79,521	\$25,361
720833	VILLARREAL HERMILO R	VILLAS DEL TESORO LOT 38	McAllen TIRZ No. 2	\$222,344	\$177,924
720834	LEAL RAUL JR	VILLAS DEL TESORO LOT 39	McAllen TIRZ No. 2	\$173,367	\$139,827
720835	CAITES CYNTHIA ANN	VILLAS DEL TESORO LOT 40	McAllen TIRZ No. 2	\$156,409	\$122,869
720836	LOPEZ NORBERTO JR	VILLAS DEL TESORO LOT 41	McAllen TIRZ No. 2	\$148,839	\$115,335
20830797	LOZANO AIDA LUCIA BARRAGAN	VILLAS DEL TESORO LOT 12A	McAllen TIRZ No. 2	\$156,731	\$112,221
20830798	VILLARREAL JOSE G & LILIA B	VILLAS DEL TESORO LOT 13A	McAllen TIRZ No. 2	\$222,354	\$170,314
20830801	WALKER ARPRELLI II	VILLAS DEL TESORO LOT 14A	McAllen TIRZ No. 2	\$161,692	\$117,732
20830802	WALKER ARPRELLI II	VILLAS DEL TESORO LOT 15A	McAllen TIRZ No. 2	\$43,960	\$0
20830803	WALKER ARPRELLI II	VILLAS DEL TESORO LOT 16A	McAllen TIRZ No. 2	\$43,960	\$0
				\$192,334	\$148,571