

ORDINANCE NO. 3617

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF NORTH RICHLAND HILLS; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of North Richland Hills, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the City limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the “City Council”) desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibit A** and more generally depicted in **Exhibit B** attached hereto (the “Zone”); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Three, City of North Richland Hills, dated October 4, 2019, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before October 7, 2019, which date is the seventh (7th) day before the public hearing held on October 14, 2019; and

WHEREAS, on October 14, 2019, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act, and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on October 14, 2019; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH RICHLAND HILLS, TEXAS:

SECTION 1: RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2: FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and

(b) That creation of the proposed reinvestment zone with boundaries as described and depicted in Exhibits A and B will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as described and depicted in Exhibits A and B, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located wholly within the City limits; and
2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and

(g) That the development or redevelopment of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and

(h) The City has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and

(i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3: DESIGNATON AND NAME OF ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in “**Exhibits A and B**” hereto as a tax increment reinvestment

zone. The name assigned to the zone for identification is **Reinvestment Zone Number Three, City of North Richland Hills** (hereinafter referred to as the "Zone").

SECTION 4: BOARD OF DIRECTORS.

(a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of nine (9) members, with eight (8) members being appointed by the City Council and one (1) member being appointed by Tarrant County. Council Members may serve as Board members.

(b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.

(c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.

(d) Directors shall not receive any salary or other compensation for their services as directors.

(e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.

(f) The initial Board shall be nine members and the following shall be members:

1. City Councilmember, Place 1
2. City Councilmember, Place 2
3. City Councilmember, Place 3
4. City Councilmember, Place 4
5. City Councilmember, Place 5
6. City Councilmember, Place 6
7. City Councilmember, Place 7
8. City Councilmember, Place 8
9. Tarrant County, Place 9

The City Council hereby appoints the Mayor of the City of North Richland Hills to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5: DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2039; or (ii) the cumulative amount of the City's contribution of the Tax Increment into the Tax Increment Fund since the effective date of the Zone equals \$4,173,032 and the cumulative amount of Tarrant County's contribution of the Tax Increment into the Tax Increment Fund since the effective date of the Zone equals \$1,707,150; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act; (iv) at a time designated by subsequent ordinance; or (v) at such time that the obligation, if any, to support indebtedness of the City Point Public Improvement District has been satisfied.

SECTION 6: TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2019, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). That consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is forty-five percent (45%) of the maintenance and operation portion of the real property taxes levied, assessed, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Texas Tax

Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the "Captured Appraised Value").

SECTION 7: TAX INCREMENT FUND.

There is hereby created and established a "Tax Increment Fund" for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone, however excess funds may be transferred to the City's general fund as determined by the City, in accordance with applicable law.

SECTION 8: SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of North Richland Hills hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9: OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further

ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this 14th day of October, 2019.

CITY OF NORTH RICHLAND HILLS

By: _____
Oscar Trevino, Mayor

ATTEST:

Alicia Richardson, City Secretary

APPROVED AS TO FORM AND LEGALITY:

Maleshia B. McGinnis, City Attorney

APPROVED AS TO CONTENT:

Craig Hulse, Director of Economic Development

EXHIBIT A

METES AND BOUNDS DESCRIPTION

TRACT 1:

BEING all of Lot 1, Block 3, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas.

TRACT 2

BEING 16.881 acres of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1, Block 2, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, and being a portion of the tracts of land identified as Tract I, and Parcels ONE and TWO, in the deed to La Verne Butterfield, L.P., recorded in County Clerk's File No. D213022633, of the Official Public Records of Tarrant County, Texas, and also being a portion of the tract of land conveyed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D214005869, of the Official Public Records of Tarrant County, Texas. Said 16.881 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete Texas Electric Service Company monument found at the most Westerly Northwest corner of said Lot 1, Block 2, said point being the Northeast corner of Lot 16, Block 1, Edgley Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 11, of the Plat Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the Southeast right-of-way line of State Highway No. 26 (a variable width public right-of-way);

THENCE along the Northwest boundary line of said Lot 1, Block 2, and the Southeast right-of-way line of said State Highway No. 26, as follows:

1. N 47° 39' 42" E 413.12 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
2. NORTHEASTERLY 33.48 feet, along said curve to the right, having a radius of 250.00 feet, a central angle of 07° 40' 29", and a chord bearing N 51° 29' 56" E 33.46 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;

THENCE along the North boundary line of said Lot 1, Block 2, and the South boundary lines of Lot 1, Block E, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 21590, of the Plat Records of Tarrant County, Texas, and Lot 2, Block 2, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, as follows:

1. S 42° 51' 35" E 41.46 feet, to an "X" cut in concrete set at the most Westerly Southwest corner of said Lot 1, Block E, and said point lying in the curve to the right;
2. NORTHEASTERLY 11.22 feet, along said curve to the right, having a radius of 200.50 feet, a central angle of 03° 12' 25", and a chord bearing N 74° 41' 28" E 11.22 feet, to an "X" cut in concrete set at the end of said curve;
3. N 76° 15' 24" E 261.04 feet, to an "X" cut in concrete set at the beginning of a curve to the left;

1. NORTHEASTERLY 99.70 feet, along said curve to the left, having a radius of 199.50 feet, a central angle of 28° 37' 59", and a chord bearing N 61° 57' 18" E 98.66 feet, to an "X" cut in concrete set at the end of said curve;
2. N 48° 20' 24" E 53.72 feet, to a "MAG" nail set at the beginning of a curve to the left;
3. NORTHEASTERLY 8.23 feet, along said curve to the left, having a radius of 20.00 feet, a central angle of 23° 34' 41", and a chord bearing N 35° 48' 53" E 8.17 feet, to an "X" cut in concrete set at the North corner of said Lot 1, Block 2, and said point lying in the Southwest right-of-way line of City Point Drive (a 110 foot wide public right-of-way);

THENCE along the Northeast boundary line of said Lot 1, Block 2, and the Southwest right-of-way line of said City Point Drive, as follows:

1. S 42° 23' 46" E 573.15 feet, to an "X" cut in concrete found;
2. S 06° 53' 30" E 105.89 feet, to a ½" iron rod marked "TOPOGRAPHIC" found lying at the intersection of the Southwest right-of-way line of said City Point Drive with the West right-of-way line of City Point West (a 40 foot wide public right-of-way);

THENCE continuing along the Northeast boundary line of said Lot 1, Block 2, and the West right-of-way line of City Point West, as follows:

1. S 12° 35' 44" W 47.65 feet, to an "X" cut in concrete set at the beginning of a curve to the left;
2. SOUTHEASTERLY 125.38 feet, along said curve to the left, having a radius of 271.00 feet, a central angle of 26° 30' 30", and a chord bearing S 00° 39' 31" E 124.27 feet, to a point lying at the end of said curve;
3. S 13° 54' 47" E 36.64 feet, to an "X" cut in concrete set at the beginning of a curve to the right;
4. SOUTHEASTERLY 29.57 feet, along said curve to the right, having a radius of 281.00 feet, a central angle of 06° 01' 47", and a chord bearing S 10° 53' 53" E 29.56 feet, to an "X" cut in concrete set at the Northeast corner of a proposed 10.00 acres tract of land;

THENCE severing said Lot 1, Block 2, as follows:

1. S 89° 37' 12" W 628.11 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 00° 27' 51" E 246.59 feet, to a ½" iron rod found at the Northeast corner of Ruth Road (a 50 foot wide public right-of-way);

THENCE S 89° 35' 09" W 49.95 feet, along the North right-of-way line of said Ruth Road, to a ½" iron rod found at the Northwest corner of said Ruth Road;

THENCE again severing said Lot 1, Block 2, as follows:

1. N 00° 27' 51" W 122.78 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 89° 35' 50" W 480.59 feet, to a ½" iron rod marked "Brittain & Crawford" set in the West boundary line of said Lot 1, Block 2, and the East boundary line of a tract of land conveyed to ONCOR Electric Delivery Company, LLC, by the deed recorded in Volume 1947, Page 169, of the Deed Records of Tarrant County, Texas;

THENCE N 00° 22' 36" W 473.10 feet, along the West boundary line of said Lot 1, Block 2, and the East boundary line of said ONCOR Electric Delivery Company Tract and the aforesaid Lot 16, Block 1, Edgley Addition, to the POINT OF BEGINNING containing 16.881 acres (735,331 square feet) of land.

TRACT 3:

BEING all of Lot 2, Block 1, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas.

TRACT 4:

BEING 0.759 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land identified as Tract VII, in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028589, of the Official Public Records of Tarrant County, Texas. Said 0.759 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Southwest corner of said La Verne Butterfield Tract, and the Northwest corner of Lot 9, Block A, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 299, of the Plat Records of Tarrant County, Texas, said point also being the Southeast corner of a tract of land identified as Tract I, and the Southerly portion of Tract II, in the aforesaid deed to La Verne Butterfield, L.P.;

THENCE N 00° 08' 55" W 50.08 feet, along the West boundary line of said Tract VII and the East boundary line of the aforesaid Tract of land identified as Tract I and the Southerly portion of the Tract II, to a 1/2" iron rod found at the Northwest corner of said Tract VII, and the Southwest corner of a tract of land identified as Tract II, in the deed to Columbia North Hills Hospital Subsidiary, L.P., recorded in Volume 14448, Page 33, of the Deed Records of Tarrant County, Texas;

THENCE N 89° 40' 25" E 660.60 feet, along the North boundary line of said Tract VII and the South boundary line of said Columbia North Hills Hospital Subsidiary Tract, to a 1/2" iron rod found at the Northeast corner of said Tract VII and the Southeast corner of said Columbia North Hills Hospital Subsidiary Tract, and said point lying in the West right-of-way line of Booth Calloway Road (a 60 foot wide public right-of-way);

THENCE S 00° 32' 11" E 49.98 feet, along the East boundary line of said Tract VII and the West right-of-way line of Booth Calloway Road, to a 1/2" iron rod found at the Southeast corner of said Tract VII and the Northeast corner of a tract of land identified as Tract I, in the aforesaid deed to Columbia North Hills Hospital Subsidiary, L.P.;

THENCE S 89° 39' 54" W 660.93 feet, along the South boundary line of said Tract VII and the North boundary line of said Tract I, and the aforesaid Lot 9, Block A, to the POINT OF BEGINNING containing 0.759 acre (33,059 square feet) of land.

TRACT 5:

BEING 0.169 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land identified as "Tract I and the Southerly portion of Tract II", in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028590, of the Official Public Records of Tarrant County, Texas. Said 0.169 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found with aluminum cap marked "4873" at the Southwest corner of Lot 1, Block M, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 11807, of the Plat Records of Tarrant County, Texas, said point lying in the Northeast right-of-way line of City Point Drive (a variable width public right-of-way);

THENCE S 89° 59' 16" E 51.30 feet, along the South boundary line of said Lot 1, Block M, and severing said La Verne Butterfield Tract, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1, Block M, and said point lying in the West boundary line of a tract of land identified as Tract II, in the deed to Columbia North Hills Hospital Subsidiary, L.P., recorded in Volume 14448, Page 33, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 26' 57" E 305.54 feet, along the West boundary line of said Columbia North Hills Hospital Subsidiary Tract and the East boundary line of said La Verne Butterfield Tract, to a ½" iron rod found at the Southwest corner of said Columbia North Hills Hospital Subsidiary Tract, and the Northwest corner of a tract of land identified as Tract VII, in the aforesaid deed to La Verne Butterfield;

THENCE S 00° 08' 55" E 50.08 feet, along the West boundary line of said Tract VII, to a 5/8" iron rod found at the Southwest corner of said Tract VII and the Northwest corner of Lot 9, Block A, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 299, of the Plat Records of Tarrant County, Texas, and said point lying in the East right-of-way line of the aforesaid City Point Drive;

THENCE along the Northeast right-of-way line of said City Point Drive and the West boundary line of the aforesaid Tract of land identified as Tract I and the Southerly portion of Tract II, as follows:

1. N 88° 42' 11" W 10.05 feet, to an "X" cut in concrete found;
2. N 00° 24' 47" W 80.00 feet, to an "X" cut in concrete found at the beginning of a curve to the left;
3. NORTHWESTERLY 279.79 feet, along said curve to the left, having a radius of 942.77 feet, a central angle of 17° 00' 15", and a chord bearing N 08° 54' 54" W 278.77 feet, to the POINT OF BEGINNING containing 0.169 acre (7,366 square feet) of land.

TRACT 6:

BEING 0.681 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being the same tract of land identified as the "Northerly portion of Tract II", in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028590, of the Official Public Records of Tarrant County, Texas. Said 0.681 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "SPOONER" found at the South corner of Lot 1, Block H, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D194246388, of the Official Public Records of Tarrant County, Texas, and the West corner of the aforesaid La Verne Butterfield Tract, and said point lying in the Northeast right-of-way line of Rodger Line Drive (a 70 foot wide public right-of-way);

THENCE along the Southeast boundary line of said Lot 1, Block H, and the Northwest boundary line of said La Verne Butterfield Tract, as follows:

1. N 35° 00' 51" E 100.00 feet, to a ½" iron rod with aluminum cap stamped "RPLS 4873" found;
2. N 53° 58' 52" E 143.09 feet, to a ½" iron rod with aluminum cap stamped "RPLS 4873" found at the East corner of said Lot 1, Block H, and the North corner of the aforesaid La Verne Butterfield Tract, and said point lying in the West boundary line of a tract of land conveyed to the City of North Richland Hills, by the deed recorded in Volume 10616, Page 1491, of the Deed Records of Tarrant County, Texas

THENCE along the Southwest boundary line of said La Verne Butterfield Tract and the Northeast right-of-way line of said Rodger Line Drive, as follows:

1. NORTHWESTERLY 45.05 feet, along a curve to the right, having a radius of 265.00 feet, a central angle of 09° 44' 24", and a chord bearing N 59° 51' 29" W 44.99 feet, to a 1/2" iron rod marked "Brittain & Crawford" set at the end of said curve;
2. N 54° 59' 09" W 169.48 feet, to the POINT OF BEGINNING containing 0.681 acre (29,645 square feet) of land.

TRACT 7:

Being 5.951 acres of land situated in the William W. Wallace Survey, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1, Block 2, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, and being all of the tract of land identified as Tract V in the deed to La Verne Butterfield, L.P. by the deed recorded in County Clerk's File No. D205028589, of the Official Public Records of Tarrant County, Texas, and a portion of the tracts of land identified as Parcels One and Two, in the deed to LaVerne Butterfield, L.P., recorded in County Clerk's File No. D213022633, of the Official Public Records of Tarrant County, Texas. Said 5.951 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the most Westerly Southwest corner of said Lot 1, Block 2, and the Northwest corner of a tract of land conveyed to Richland Hills Methodist Church, by the deed recorded in Volume 2650, Page 247, of the Deed Records of Tarrant County, Texas, and said point lying in the East boundary line of a tract of land conveyed to ONCOR Electric Delivery Company, LLC, by deed recorded in Volume 1947, Page 169 of the Deed Records of Tarrant County, Texas;

THENCE along the West boundary line of said Lot 1, Block 2,, and the East boundary line of said ONCOR Electric Delivery Company Tract, as follows:

1. N 00°37'34" W, 482.31 feet to a 1/2" iron rod found;
2. 2. N 00°22'36" W 57.70 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

THENCE severing said Lot 1, Block 2, as follows:

1. N 89°35'50" E 480.59 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
2. S 00°27'51" E at 122.78 feet, passing a 1/2" iron rod found at the Northwest corner of Ruth Road (a 50 foot wide public right-of-way) and continuing in all 540.00 feet, to a point lying at the most Westerly Southeast corner of said Lot 1, Block 2, and the Northeast corner of said aforesaid tract of land conveyed to Richland Hills Methodist Church;

THENCE S 89°35'50" W 479.32 feet along the South boundary line of said Lot 1, Block 2, and the North boundary line of said Richland Hills Methodist Church Tract, to the Point of Beginning containing 5.951 acres (2569,235 square feet) of land

EXHIBIT B ZONE DEPICTION

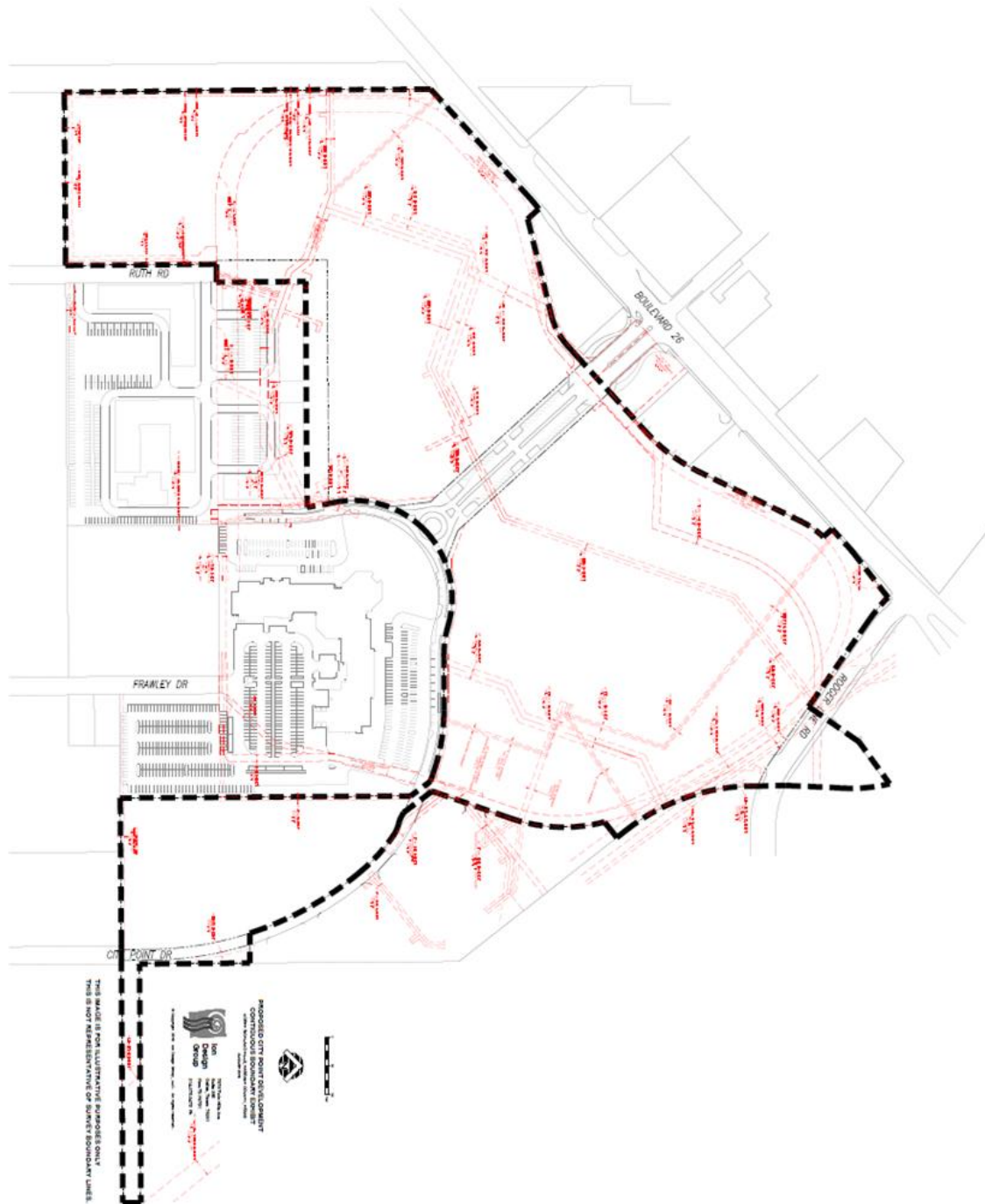


EXHIBIT C
PRELIMINARY REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN
FOR REINVESTMENT ZONE NUMBER THREE



REINVESTMENT ZONE NUMBER THREE,
CITY OF NORTH RICHLAND HILLS, TEXAS
PRELIMINARY PROJECT AND FINANCING PLAN
OCTOBER 14, 2019

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SECTION 1: INTRODUCTION

1.1 Authority and Purpose

The City of North Richland Hills, Texas, a Texas home-rule municipality (the “City”) has the authority under Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the governing body of the City (the “City Council”) has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

In accordance with Section 311.005 of the Act, an area is eligible under the Act to be designated as a tax increment reinvestment zone if the area substantially arrests or impairs the sound growth of the municipality or county designating the zone, the area is predominantly open or undeveloped, because of obsolete platting, deterioration of structures or site improvements, or other factors. The City desires to promote the development or redevelopment of the property described in the Development Agreement (hereinafter defined).

1.3 Proposed Zone

The City Council intends to create a 20-year tax increment reinvestment zone to be known as “*Reinvestment Zone Number Three, City of North Richland Hills, Texas*” (the “Zone”) that includes approximately 52.85 acres of land as described on by metes and bounds on **Appendix A** and depicted on **Appendix B** (the “Property”). The Property is currently zoned Non-residential Planned Development (mixed use). The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The City desires to provide economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the public improvements, and other projects are financed as contemplated by this Preliminary Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring a quality master planned development to the City and Tarrant County, Texas (the “County”).

1.4 Preliminary Plan and Hearing

Before the City Council adopts the ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons are given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing. At the hearing, the owners of the Property will be given a reasonable opportunity to protest the inclusion of their Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan dated October 14, 2019 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public improvements that will be undertaken and financed by the Zone. A description of how such public improvements and projects will be undertaken and financed will be determined by the Final Plan and by the TIF Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (2) that the Zone is feasible, and (3) that 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. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations

After the creation of the Zone, the Board will review the Preliminary Plan and approve and recommend to the City Council, (1) a "*Reinvestment Zone Number Three, City of North Richland Hills, Texas, Final Project and Financing Plan*" (the "Final Plan"), (2) an agreement between the Owner, Board, and City (the "TIF Agreement") pursuant to which the City will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the "Tax Increment") into a tax increment fund created by the City and segregated from all other funds of the City (the "TIF Fund") to pay to the Owner or its assigns, in accordance with the TIF Agreement, the costs of public improvements and other projects benefiting the Zone, and (3) a "County Participation Agreement" between the City and County pursuant to which the County will contribute a portion of its ad valorem tax increment attributable to new development in the Zone (the "County Tax Increment") into the TIF fund.

1.7 Council Action

The City Council will take into consideration the recommendations of the Board and will consider approval of the Final Plan, the TIF Agreement, and the County Participation Agreement. If the TIF Agreement is approved, the City Council will authorize and direct its execution.

SECTION 2: DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located in the County and within the corporate limits of the City and is zoned Non-residential Planned Development (mixed use). The Property is undeveloped, and there is no public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the proposed Zone is shown on **Appendix B**.

2.2 Existing Uses and Conditions

The proposed use of the Property is a mixed-use community expected to contain 364 single family homes (zero lot line and town homes), between 300 and 600 multifamily units, and up to 160,000 square feet of commercial pursuant to the forthcoming Development Agreement between the City and Centurion American Development Group (the “Developer”) dated _____, 2019 (the “Development Agreement”), as amended.

SECTION 3: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits of the City and is subject to the City’s zoning regulation. The City has exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. The City approved a zoning change to accommodate the new development on August 12, 2019. No proposed changes to the comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 4: RELOCATION OF DISPLACED PERSONS

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

SECTION 5: ESTIMATED NON-PROJECT COSTS

Non-project costs are private developer funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs is shown on **Appendix C**. The total non-project costs are estimated to be approximately \$152,693,310.

SECTION 6: PROPOSED PUBLIC IMPROVEMENTS

6.1 Categories of Public Improvements

The proposed public improvements to be funded by the Zone include street, water, sanitary sewer, storm drainage, and soft costs, as further described in **Appendix D** (the “Public Improvements”). All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

6.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are shown in **Appendix E**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 7: ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs for projects in the Zone include the costs of the Public Improvements and the Administrative Costs (hereinafter defined) (the “Project Costs”), are estimated to be \$12,848,471 shown on **Appendix F**. A City Point Public Improvement District (“PID”) is concurrently being established pursuant to Chapter 372 of the Texas Local Government Code to pay for Authorized Improvements, as defined in the Service and Assessment Plan dated November 12, 2019 (the “Service and Assessment Plan”), to benefit the Property. The cost for the Authorized Improvements in the PID is a Project Cost of the Zone.

7.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements (the “Public Improvement Costs”) within the Zone are \$12,605,498 as shown on **Appendix D**.

7.3 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the “Administrative Costs”). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIF Fund before any other Project Costs are paid. The Administrative Costs are estimated to be \$10,000 per year beginning 2019 and escalating at two percent (2%) thereafter.

7.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2019 through 2021, as shown on **Appendix F**.

SECTION 8: ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone, as shown on **Appendix G** (the “Feasibility Study”). This evaluation focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$16,692,130 in total new City real property tax revenue. The City, as a participant, will benefit from the new development within the Zone and will retain approximately \$12,519,097 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIF Fund to pay Project Costs. The Zone will generate approximately \$6,828,598 in total new County real property tax revenue. The County, as a participant, will benefit from the new development within the Zone and will retain approximately \$5,121,449 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIF Fund to pay toward the Project Costs.

The Feasibility Study shows that a portion of the new real property tax revenue generated by the Zone will be retained by the City and County. The remainder of the new real property tax revenue generated within the Zone will be available to pay Project Costs, up to the maximum contribution which is estimated at \$5,880,182 as shown in **Exhibit G** (the “Maximum Contribution”) to be further defined in the Final Plan and TIF Agreement, until the term expires or is otherwise

terminated. It is anticipated that a portion of the Maximum Contribution will be used to fund Authorized Improvements, as defined in the Service and Assessment Plan, not to exceed the Maximum Contribution or the term of the Zone, whichever occurs first. One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities.

During the term of the Zone, the City will deposit into the TIF Fund each year an amount equal to approximately forty three percent (43%) of the M&O portion of the City's real property taxes levied and collected that constitutes the City M&O Tax Increment for that year (currently \$0.143 per \$100 valuation of the Captured Appraised Value (defined below) levied and collected for that year).

During the term of the Zone, the County will deposit into the TIF Fund each year an amount equal to twenty five percent (25%) of the County's real property taxes levied and collected that constitute the County Tax Increment for that year (currently \$0.0585 per \$100 valuation of the Captured Appraised Value (defined below) levied and collected for that year).

Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the respective taxing entities. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 9: ESTIMATED BONDED INDEBTEDNESS

No bonded indebtedness issued by the City or the Zone pursuant to the Act is contemplated.

SECTION 10: APPRAISED VALUE

10.1 Current Appraised Value

The current total appraised value of taxable real property in the Zone is \$6,348,296, which represents the Tax Increment Base, (the "Tax Increment Base") of the Property and is determined by the Tarrant Central Appraisal District in accordance with Section 311.012(c) of the Act.

10.2 Estimated Captured Appraised Value

The amount of the Tax Increment for a year during the term of the Zone is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the Property less the Tax Increment Base of the Property, (the "Captured Appraised Value"). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as described in **Section 10.1** above. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be \$187,708,800, as shown on **Appendix F**. The actual Captured Appraised Value, as certified

by the Tarrant Central Appraisal District will, for each year, be used to calculate annual payment by the City and County into the TIF Fund pursuant to the Final Plan.

SECTION 11: METHOD OF FINANCING

Pursuant to the Development Agreement, the Owner has paid, and will in the future pay, those Project Costs attributable to the Public Improvements and will construct or cause to be constructed the Public Improvements. The Final Plan shall obligate the City to deposit into the TIF Fund each year for the duration of the Zone an amount equal to approximately forty three percent (43%) of the M&O portion of the City ad valorem tax rate (currently \$0.143 per \$100 of Captured Appraised Value) in the Zone levied and collected that constitutes the Tax Increment for that year. The 2019 City tax rate is currently \$0.572 per \$100 of assessed value; therefore, the contribution rate is twenty five percent (25%) of the total ad valorem rate. The Final Plan shall obligate the County to deposit into the TIF Fund each year for the duration of the Zone an amount equal to twenty five percent (25%) of the ad valorem rate (currently \$0.0585 per \$100 of Captured Appraised Value) in the Zone levied and collected that constitutes the Tax Increment for that year. The 2019 County tax rate is currently \$0.234 per \$100 of assessed value.

Funds captured from the 20-year Zone will be allocated to offset the single-family and commercial Project Costs issued by the PID up to the Maximum Contribution to be further defined in the Final Plan and TIF Agreement, until the term expires or is otherwise terminated.

Funds deposited into the TIF Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIF Fund shall next be used as described above. All payments of Project Costs shall be made solely from the TIF Fund and from no other funds of the City unless otherwise approved by the governing body, and the TIF Fund shall only be used to pay the Project Costs in accordance with the Final Plan and the TIF Agreement. The City may amend the Final Plan in compliance with the TIF Agreement, including but not limited to what is considered a Project Cost.

SECTION 12: DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue for twenty (20) years, with the last payment being received by September 30, 2039 unless otherwise terminated in accordance with the Zone Creation Ordinance.

12.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Maximum Contribution of Zone revenues has been collected into the TIF Fund and has been distributed according to the

Final Plan. If upon expiration of the stated term of the Zone, the Maximum Contribution of Zone revenues, has not been collected into the TIF Fund, the City and County shall have no obligation to pay the shortfall and the term shall not be extended. The provisions of this section shall be included in the TIF Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

The following exhibits are attached to and made a part of this Preliminary Plan for all purposes:

- Appendix A** Legal Description
- Appendix B** Property Map
- Appendix C** List of Non-Project Costs
- Appendix D** List of Project Costs
- Appendix E** Location of Public Improvements
- Appendix F** Estimated Timeline of Incurred Costs
- Appendix G** Feasibility Study

APPENDIX A – LEGAL DESCRIPTION

Metes and Bounds

52.873 ACRES

TRACT 1:

BEING all of Lot 1, Block 3, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas.

TRACT 2

BEING 16.881 acres of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1, Block 2, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, and being a portion of the tracts of land identified as Tract I, and Parcels ONE and TWO, in the deed to La Verne Butterfield, L.P., recorded in County Clerk's File No. D213022633, of the Official Public Records of Tarrant County, Texas, and also being a portion of the tract of land conveyed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D214005869, of the Official Public Records of Tarrant County, Texas. Said 16.881 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a concrete Texas Electric Service Company monument found at the most Westerly Northwest corner of said Lot 1, Block 2, said point being the Northeast corner of Lot 16, Block 1, Edgley Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 11, of the Plat Records of Tarrant County, Texas, and said POINT OF BEGINNING lying in the Southeast right-of-way line of State Highway No. 26 (a variable width public right-of-way);

THENCE along the Northwest boundary line of said Lot 1, Block 2, and the Southeast right-of-way line of said State Highway No. 26, as follows:

1. N 47° 39' 42" E 413.12 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the right;
2. NORTHEASTERLY 33.48 feet, along said curve to the right, having a radius of 250.00 feet, a central angle of 07° 40' 29", and a chord bearing N 51° 29' 56" E 33.46 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;

THENCE along the North boundary line of said Lot 1, Block 2, and the South boundary lines of Lot 1, Block E, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 21590, of the Plat Records of Tarrant County, Texas, and Lot 2, Block 2, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, as follows:

1. S 42° 51' 35" E 41.46 feet, to an "X" cut in concrete set at the most Westerly Southwest corner of said Lot 1, Block E, and said point lying in the curve to the right;

2. NORTHEASTERLY 11.22 feet, along said curve to the right, having a radius of 200.50 feet, a central angle of 03° 12' 25", and a chord bearing N 74° 41' 28" E 11.22 feet, to an "X" cut in concrete set at the end of said curve;
3. N 76° 15' 24" E 261.04 feet, to an "X" cut in concrete set at the beginning of a curve to the left;
1. NORTHEASTERLY 99.70 feet, along said curve to the left, having a radius of 199.50 feet, a central angle of 28° 37' 59", and a chord bearing N 61° 57' 18" E 98.66 feet, to an "X" cut in concrete set at the end of said curve;
2. N 48° 20' 24" E 53.72 feet, to a "MAG" nail set at the beginning of a curve to the left;
3. NORTHEASTERLY 8.23 feet, along said curve to the left, having a radius of 20.00 feet, a central angle of 23° 34' 41", and a chord bearing N 35° 48' 53" E 8.17 feet, to an "X" cut in concrete set at the North corner of said Lot 1, Block 2, and said point lying in the Southwest right-of-way line of City Point Drive (a 110 foot wide public right-of-way);

THENCE along the Northeast boundary line of said Lot 1, Block 2, and the Southwest right-of-way line of said City Point Drive, as follows:

1. S 42° 23' 46" E 573.15 feet, to an "X" cut in concrete found;
2. S 06° 53' 30" E 105.89 feet, to a ½" iron rod marked "TOPOGRAPHIC" found lying at the intersection of the Southwest right-of-way line of said City Point Drive with the West right-of-way line of City Point West (a 40 foot wide public right-of-way);

THENCE continuing along the Northeast boundary line of said Lot 1, Block 2, and the West right-of-way line of City Point West, as follows:

1. S 12° 35' 44" W 47.65 feet, to an "X" cut in concrete set at the beginning of a curve to the left;
2. SOUTHEASTERLY 125.38 feet, along said curve to the left, having a radius of 271.00 feet, a central angle of 26° 30' 30", and a chord bearing S 00° 39' 31" E 124.27 feet, to a point lying at the end of said curve;
3. S 13° 54' 47" E 36.64 feet, to an "X" cut in concrete set at the beginning of a curve to the right;
4. SOUTHEASTERLY 29.57 feet, along said curve to the right, having a radius of 281.00 feet, a central angle of 06° 01' 47", and a chord bearing S 10° 53' 53" E 29.56 feet, to an "X" cut in concrete set at the Northeast corner of a proposed 10.00 acres tract of land;

THENCE severing said Lot 1, Block 2, as follows:

1. S 89° 37' 12" W 628.11 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 00° 27' 51" E 246.59 feet, to a ½" iron rod found at the Northeast corner of Ruth Road (a 50 foot wide public right-of-way);

THENCE S 89° 35' 09" W 49.95 feet, along the North right-of-way line of said Ruth Road, to a ½" iron rod found at the Northwest corner of said Ruth Road;

THENCE again severing said Lot 1, Block 2, as follows:

1. N 00° 27' 51" W 122.78 feet, to a ½" iron rod marked "Brittain & Crawford" set;
2. S 89° 35' 50" W 480.59 feet, to a ½" iron rod marked "Brittain & Crawford" set in the West boundary line of said Lot 1, Block 2, and the East boundary line of a tract of land conveyed to ONCOR Electric Delivery Company, LLC, by the deed recorded in Volume 1947, Page 169, of the Deed Records of Tarrant County, Texas;

THENCE N 00° 22' 36" W 473.10 feet, along the West boundary line of said Lot 1, Block 2, and the East boundary line of said ONCOR Electric Delivery Company Tract and the aforesaid Lot 16, Block 1, Edgley Addition, to the POINT OF BEGINNING containing 16.881 acres (735,331 square feet) of land.

TRACT 3:

BEING all of Lot 2, Block 1, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas.

TRACT 4:

BEING 0.759 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land identified as Tract VII, in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028589, of the Official Public Records of Tarrant County, Texas. Said 0.759 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found at the Southwest corner of said La Verne Butterfield Tract, and the Northwest corner of Lot 9, Block A, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 299, of the Plat Records of Tarrant County, Texas, said point also being the Southeast corner of a tract of land identified as Tract I, and the Southerly portion of Tract II, in the aforesaid deed to La Verne Butterfield, L.P.;

THENCE N 00° 08' 55" W 50.08 feet, along the West boundary line of said Tract VII and the East boundary line of the aforesaid Tract of land identified as Tract I and the Southerly portion of the Tract II, to a ½" iron rod found at the Northwest corner of said Tract VII, and the Southwest corner of a tract of land identified as Tract II, in the deed to Columbia North Hills Hospital Subsidiary, L.P., recorded in Volume 14448, Page 33, of the Deed Records of Tarrant County, Texas;

THENCE N 89° 40' 25" E 660.60 feet, along the North boundary line of said Tract VII and the South boundary line of said Columbia North Hills Hospital Subsidiary Tract, to a ½" iron rod found at the Northeast corner of said Tract VII and the Southeast corner of said Columbia North Hills Hospital Subsidiary Tract, and said point lying in the West right-of-way line of Booth Calloway Road (a 60 foot wide public right-of-way);

THENCE S 00° 32' 11" E 49.98 feet, along the East boundary line of said Tract VII and the West right-of-way line of Booth Calloway Road, to a ½" iron rod found at the Southeast corner of said Tract VII and the Northeast corner of a tract of land identified as Tract I, in the aforesaid deed to Columbia North Hills Hospital Subsidiary, L.P.;

THENCE S 89° 39' 54" W 660.93 feet, along the South boundary line of said Tract VII and the North boundary line of said Tract I, and the aforesaid Lot 9, Block A, to the POINT OF BEGINNING containing 0.759 acre (33,059 square feet) of land.

TRACT 5:

BEING 0.169 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of the tract of land identified as "Tract I and the Southerly portion of Tract II", in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028590, of the Official Public Records of Tarrant County, Texas. Said 0.169 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found with aluminum cap marked "4873" at the Southwest corner of Lot 1, Block M, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 11807, of the Plat Records of Tarrant County, Texas, said point lying in the Northeast right-of-way line of City Point Drive (a variable width public right-of-way);

THENCE S 89° 59' 16" E 51.30 feet, along the South boundary line of said Lot 1, Block M, and severing said La Verne Butterfield Tract, to a ½" iron rod marked "Brittain & Crawford" set at the Southeast corner of said Lot 1, Block M, and said point lying in the West boundary line of a tract of land identified as Tract II, in the deed to Columbia North Hills Hospital Subsidiary, L.P., recorded in Volume 14448, Page 33, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 26' 57" E 305.54 feet, along the West boundary line of said Columbia North Hills Hospital Subsidiary Tract and the East boundary line of said La Verne Butterfield Tract, to a ½" iron rod found at the Southwest corner of said Columbia North Hills Hospital Subsidiary Tract, and the Northwest corner of a tract of land identified as Tract VII, in the aforesaid deed to La Verne Butterfield;

THENCE S 00° 08' 55" E 50.08 feet, along the West boundary line of said Tract VII, to a 5/8" iron rod found at the Southwest corner of said Tract VII and the Northwest corner of Lot 9, Block A, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet "A", Slide 299, of the Plat Records of Tarrant County, Texas, and said point lying in the East right-of-way line of the aforesaid City Point Drive;

THENCE along the Northeast right-of-way line of said City Point Drive and the West boundary line of the aforesaid Tract of land identified as Tract I and the Southerly portion of Tract II, as follows:

1. N 88° 42' 11" W 10.05 feet, to an "X" cut in concrete found;
2. N 00° 24' 47" W 80.00 feet, to an "X" cut in concrete found at the beginning of a curve to the left;
3. NORTHWESTERLY 279.79 feet, along said curve to the left, having a radius of 942.77 feet, a central angle of 17° 00' 15", and a chord bearing N 08° 54' 54" W 278.77 feet, to the POINT OF BEGINNING containing 0.169 acre (7,366 square feet) of land.

TRACT 6:

BEING 0.681 acre of land situated in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being the same tract of land identified as the "Northerly portion of Tract II", in the deed to La Verne Butterfield, L.P., by the deed recorded in County Clerk's File No. D205028590, of the Official Public Records of Tarrant County, Texas. Said 0.681 acre of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod marked "SPOONER" found at the South corner of Lot 1, Block H, Calloway Farm Addition, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D194246388, of the Official Public Records of Tarrant County, Texas, and the West corner of the aforesaid La Verne Butterfield Tract, and said point lying in the Northeast right-of-way line of Rodger Line Drive (a 70 foot wide public right-of-way);

THENCE along the Southeast boundary line of said Lot 1, Block H, and the Northwest boundary line of said La Verne Butterfield Tract, as follows:

1. N 35° 00' 51" E 100.00 feet, to a ½" iron rod with aluminum cap stamped "RPLS 4873" found;
2. N 53° 58' 52" E 143.09 feet, to a ½" iron rod with aluminum cap stamped "RPLS 4873" found at the East corner of said Lot 1, Block H, and the North corner of the aforesaid La Verne Butterfield Tract, and said point lying in the West boundary line of a tract of land conveyed to the City of North Richland Hills, by the deed recorded in Volume 10616, Page 1491, of the Deed Records of Tarrant County, Texas

THENCE along the Southwest boundary line of said La Verne Butterfield Tract and the Northeast right-of-way line of said Rodger Line Drive, as follows:

1. NORTHWESTERLY 45.05 feet, along a curve to the right, having a radius of 265.00 feet, a central angle of 09° 44' 24", and a chord bearing N 59° 51' 29" W 44.99 feet, to a ½" iron rod marked "Brittain & Crawford" set at the end of said curve;
2. N 54° 59' 09" W 169.48 feet, to the POINT OF BEGINNING containing 0.681 acre (29,645 square feet) of land.

TRACT 7:

Being 5.951 acres of land situated in the William W. Wallace Survey, Abstract No. 1606, North Richland Hills, Tarrant County, Texas, and being a portion of Lot 1, Block 2, CITY POINT ADDITION, an addition to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in County Clerk's File No. D214125258, of the Official Public Records of Tarrant County, Texas, and being all of the tract of land identified as Tract V in the deed to La Verne Butterfield, L.P. by the deed recorded in County Clerk's File No. D205028589, of the Official Public Records of Tarrant County, Texas, and a portion of the tracts of land identified as Parcels One and Two, in the deed to LaVerne Butterfield, L.P., recorded in County Clerk's File No. D213022633, of the Official Public Records of Tarrant County, Texas. Said 5.951 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the most Westerly Southwest corner of said Lot 1, Block 2, and the Northwest corner of a tract of land conveyed to Richland Hills Methodist Church, by the deed recorded in Volume 2650, Page 247, of the Deed Records of Tarrant County, Texas, and said point lying in the East boundary line of a tract of land conveyed to ONCOR Electric Delivery Company, LLC, by deed recorded in Volume 1947, Page 169 of the Deed Records of Tarrant County, Texas;

THENCE along the West boundary line of said Lot 1, Block 2,, and the East boundary line of said ONCOR Electric Delivery Company Tract, as follows:

1. N 00°37'34" W, 482.31 feet to a 1/2" iron rod found;
2. N 00°22'36" W 57.70 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;

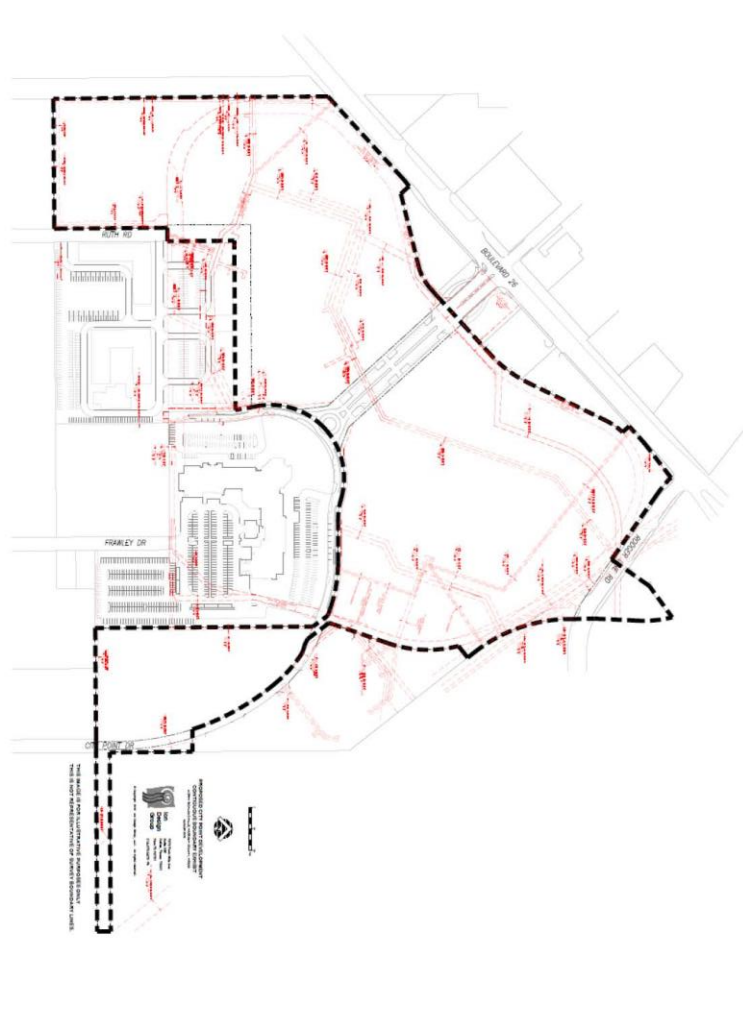
THENCE severing said Lot 1, Block 2, as follows:

1. N 89°35'50" E 480.59 feet, to a 1/2" iron rod marked "Brittain & Crawford" set;
2. S 00°27'51" E at 122.78 feet, passing a 1/2" iron rod found at the Northwest corner of Ruth Road (a 50 foot wide public right-of-way) and continuing in all 540.00 feet, to a point lying at the most Westerly Southeast

corner of said Lot 1, Block 2, and the Northeast corner of said aforesaid tract of land conveyed to Richland Hills Methodist Church;

THENCE S 89°35'50" W 479.32 feet along the South boundary line of said Lot 1, Block 2, and the North boundary line of said Richland Hills Methodist Church Tract, to the Point of Beginning containing 5.951 acres (2569,235 square feet) of land

APPENDIX B – PROPERTY MAP



REINVESTMENT ZONE NO. 3, CITY OF NORTH RICHLAND HILLS
PRELIMINARY PROJECT AND FINANCE PLAN

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APPENDIX C – LIST OF NON-PROJECT COSTS

Reinvestment Zone Number Three
City of North Richland Hills, TX
DEVELOPMENT ASSUMPTIONS

PROJECT COMPONENTS	TOTAL UNITS/LOTS	TOTAL Sq. Ft.	TOTAL ACRES	Land Value per Sq. Ft.	Finished Lot Value per Unit/Sq. Ft.	Build Out Value per Unit/Sq. Ft.	Total Land Value	Total Finished Lot Value	Build Out Value	Non-Project Costs
Multi-Family 1	200		3.50	\$7.50	\$12,019	\$125,000	\$1,143,450	\$2,403,800	\$25,000,000	\$22,596,200
Multi-Family 2	200		3.50	\$7.50	\$12,019	\$125,000	\$1,143,450	\$2,403,800	\$25,000,000	\$22,596,200
Single -Family	364	70,000	25.00	\$7.50	\$68,000	\$299,200	\$8,167,500	\$24,752,000	\$108,908,800	\$84,156,800
Commercial		90,000	5.65	\$7.50	\$15,00	\$180,00	\$1,845,855	\$3,691,710	\$12,600,000	\$8,908,290
Hotel			2.70	\$7.50	\$15,00	\$180,00	\$882,090	\$1,764,180	\$16,200,000	\$14,435,820
Right-of-Way			12.50							
Total	764	160,000	52.85				\$13,182,345	\$35,015,490	\$187,708,800	\$152,693,310

Notes:

Values are in 2019 dollars as provided by the Developer.

Values and prices are as provided by the Developer, subject to change.

APPENDIX D – LIST OF PROJECT COSTS

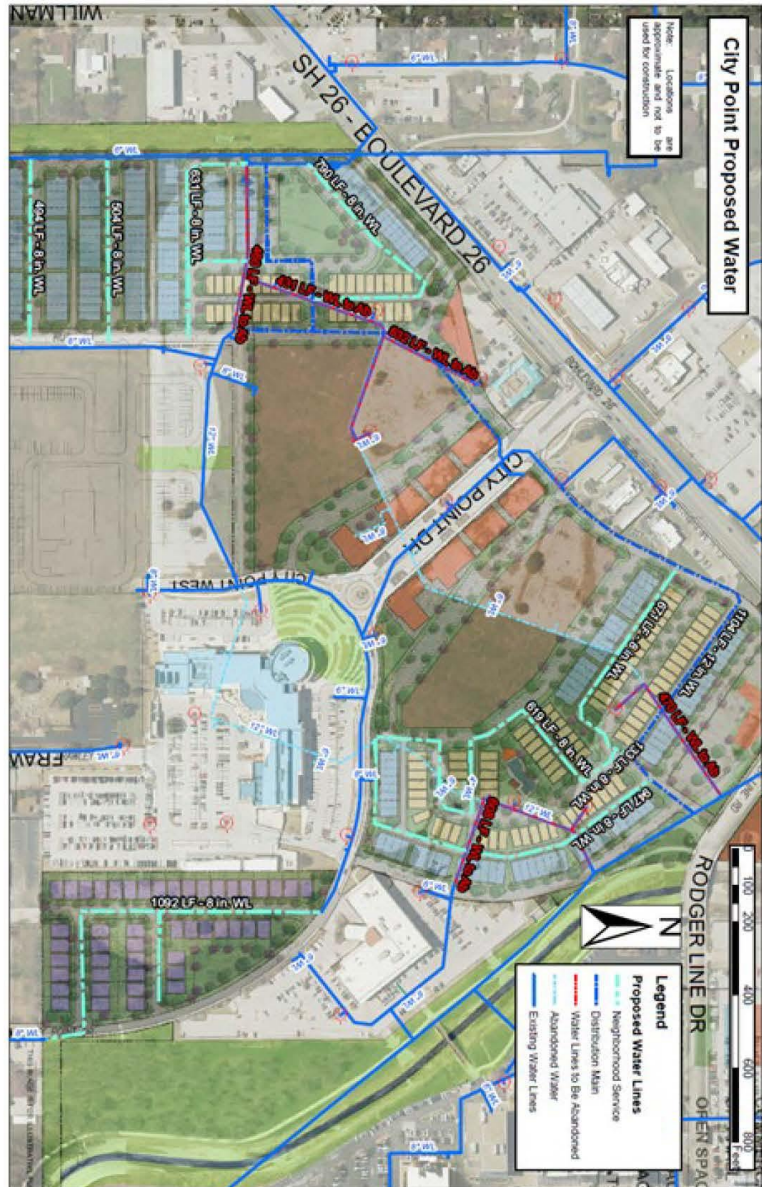
**Reinvestment Zone Number Three
City of North Richland Hills, TX
PUBLIC IMPROVEMENT COSTS**

<u>PUBLIC IMPROVEMENTS</u>	<u>Amount</u>	<u>Year</u>
Earthwork ¹	\$ 323,134	1
Engineering ¹	\$ 550,000	1
Construction Staking ¹	\$ 149,231	1
Maint. Bond ¹	\$ 132,057	1
District Formation Costs ¹	\$ 505,000	1
Prefunding of Prepayment Reserve ²	\$ 62,725	1
Capitalized Interest ²	\$ 565,431	1
Debt Service Reserve Fund ²	\$ 992,035	1
Cost of Issuance ²	\$ 689,975	1
Underwriter Discount ²	\$ 376,350	1
Water ¹	\$ 1,109,450	2
Sanitary Sewer ¹	\$ 820,450	2
Storm Drain ¹	\$ 1,242,250	2
Paving ¹	\$ 4,373,950	2
Public Park Improvements ¹	\$ 320,000	2
Contingency ¹	\$ 393,460	2
<u>TOTAL COSTS</u>	<u>\$ 12,605,498</u>	

1) Source: Ion Design Group Opinion of Probable Cost dated August 7, 2019.

2) Source: Hilltop Securities Preliminary Financial Plan dated September 12, 2019.
Subject to change.





APPENDIX F – ESTIMATED TIMELINE OF INCURRED COSTS

TRIZ Year	Tax Year	Fiscal Year	Multi-Family			Single-Family			Commercial			Cumulative							
			Row Average	Finished Average	Completed Units	TOTAL Taxable Value	Paper Lots	Finished Lots	Completed Units	TOTAL Taxable Value	Row Land Average	Finished Tract Average	Completed Square Feet	TOTAL Taxable Value	Public Improvement Costs	TOTAL Taxable Value	TRIZ Admin Cost	TRIZ Admin Cost	Total Project Costs
1	2019	2020	7.00	0	0	\$ 2,286,900	364	0	0	\$ 8,167,500	8.60	0.00	0	\$ 2,809,620	\$ 4,345,938	\$ 13,264,020	\$ 10,000	\$ 10,000	\$ 4,355,938
2	2020	2021	7.00	0	0	2,286,900	364	0	0	8,167,500	8.60	0.00	0	2,809,620	\$ 8,259,560	13,264,020	10,200	20,200	8,269,760
3	2021	2022	0.00	7.00	0	4,807,600	77	237	50	32,803,740	2.70	5.50	0	4,737,150	42,348,490	85,267,510	10,404	30,604	10,404
4	2022	2023	0.00	3.50	200	27,403,800	0	264	100	47,872,000	0.00	5.65	35,000	9,994,710	10,612	41,216	10,612	41,216	10,612
5	2023	2024	0.00	0.00	400	50,000,000	0	189	175	65,212,000	0.00	2.70	70,000	9,994,710	10,824	52,040	10,824	52,040	10,824
6	2024	2025	0.00	0	400	50,000,000	0	114	250	82,552,000	0.00	0.00	160,000	14,364,180	146,916,180	11,041	63,081	11,041	
7	2025	2026	0.00	0	400	50,000,000	0	39	325	99,892,000	0.00	0.00	160,000	28,800,000	178,692,000	11,262	74,343	11,262	
8	2026	2027	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	11,487	85,830	11,487	
9	2027	2028	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	11,717	97,546	11,717	
10	2028	2029	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	11,951	109,497	11,951	
11	2029	2030	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	12,190	121,687	12,190	
12	2030	2031	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	12,434	134,121	12,434	
13	2031	2032	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	12,682	146,803	12,682	
14	2032	2033	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	12,936	159,739	12,936	
15	2033	2034	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	13,195	172,934	13,195	
16	2034	2035	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	13,459	186,393	13,459	
17	2035	2036	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	13,728	200,121	13,728	
18	2036	2037	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	14,002	214,123	14,002	
19	2037	2038	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	14,282	228,406	14,282	
20	2038	2039	0.00	0	400	50,000,000	0	0	364	108,908,800	0.00	0.00	160,000	28,800,000	187,708,800	14,568	242,974	14,568	
															\$ 12,605,498	\$ 242,974	\$ 12,848,472		

REINVESTMENT ZONE NO. 3 CITY OF NORTH RICHLAND HILLS
PRELIMINARY PROJECT AND FINANCE PLAN

APPENDIX G – FEASIBILITY STUDY

Reinvestment Zone Number Three, City of North Richland Hills, Texas
FEASIBILITY ANALYSIS

Year No.	PID Ass / TRZ Credit Applied 1/21	Value % Inc./Yr. ²	TRZ Contribution			TIF Fund (43% City M&O Only, 25% County Contribution)						Commercial		MF		Ending Balance
			City Annual (M&O Only)	County Annual	City & County Annual	City & County Cumulative	Beginning Balance	Series A PID Ass.	Buydown	Balance after Comm.	Series A PID Ass.	Buydown	Balance After SF	Series A PID Ass.	Buydown	
Base	2020															
1	2021	0%	\$ 9,889	\$ 4,046	\$ 13,935	\$ 13,935	\$ 13,935	\$ 612,568	\$ 13,935	\$ -	\$ 186,371	\$ -	\$ -	\$ 269,631	\$ -	\$ -
2	2022	0%	\$ 9,889	\$ 4,046	\$ 13,935	\$ 27,870	\$ 13,935	\$ 612,424	\$ 13,935	\$ -	\$ 186,769	\$ -	\$ -	\$ 268,988	\$ -	\$ -
3	2023	0%	\$ 51,480	\$ 21,060	\$ 72,540	\$ 100,411	\$ 72,540	\$ 612,447	\$ 72,540	\$ -	\$ 185,298	\$ -	\$ -	\$ 270,073	\$ -	\$ -
4	2024	0%	\$ 112,854	\$ 46,168	\$ 159,022	\$ 259,433	\$ 159,022	\$ 615,557	\$ 137,131	\$ 21,891	\$ 187,340	\$ 21,891	\$ -	\$ 270,919	\$ -	\$ -
5	2025	0%	\$ 169,963	\$ 69,530	\$ 239,494	\$ 498,927	\$ 239,494	\$ 614,808	\$ 137,131	\$ 102,363	\$ 189,022	\$ 102,363	\$ -	\$ 269,678	\$ -	\$ -
6	2026	0%	\$ 201,012	\$ 82,232	\$ 283,244	\$ 782,171	\$ 283,244	\$ 614,472	\$ 137,131	\$ 146,113	\$ 187,588	\$ 146,113	\$ -	\$ 270,165	\$ -	\$ -
7	2027	0%	\$ 246,451	\$ 100,821	\$ 347,273	\$ 1,129,443	\$ 347,273	\$ 612,673	\$ 137,131	\$ 210,141	\$ 188,730	\$ 187,538	\$ 22,604	\$ 268,567	\$ -	\$ 22,604
8	2028	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 1,494,885	\$ 388,045	\$ 613,535	\$ 137,131	\$ 250,914	\$ 189,514	\$ 187,538	\$ 63,376	\$ 268,698	\$ -	\$ 63,376
9	2029	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 1,860,326	\$ 428,818	\$ 613,694	\$ 137,131	\$ 291,686	\$ 189,936	\$ 187,538	\$ 104,149	\$ 268,589	\$ -	\$ 104,149
10	2030	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 2,225,768	\$ 469,590	\$ 616,304	\$ 137,131	\$ 332,459	\$ 189,999	\$ 187,538	\$ 144,921	\$ 270,087	\$ -	\$ 144,921
11	2031	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 2,591,209	\$ 510,362	\$ 612,605	\$ 137,131	\$ 372,231	\$ 186,948	\$ 186,948	\$ 186,283	\$ 269,378	\$ -	\$ 186,283
12	2032	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 2,956,651	\$ 551,725	\$ 613,752	\$ 137,131	\$ 414,593	\$ 186,473	\$ 186,473	\$ 228,120	\$ 270,276	\$ -	\$ 228,120
13	2033	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 3,322,092	\$ 593,561	\$ 613,889	\$ 137,131	\$ 456,430	\$ 185,639	\$ 185,639	\$ 270,791	\$ 270,813	\$ -	\$ 270,791
14	2034	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 3,687,533	\$ 636,232	\$ 614,654	\$ 137,131	\$ 499,101	\$ 189,954	\$ 187,538	\$ 311,563	\$ 269,143	\$ -	\$ 311,563
15	2035	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 4,052,975	\$ 677,005	\$ 612,983	\$ 137,131	\$ 539,874	\$ 188,037	\$ 187,538	\$ 352,336	\$ 269,080	\$ -	\$ 352,336
16	2036	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 4,418,416	\$ 717,177	\$ 612,650	\$ 137,131	\$ 580,646	\$ 188,515	\$ 187,538	\$ 393,108	\$ 268,657	\$ -	\$ 393,108
17	2037	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 4,783,858	\$ 758,550	\$ 609,014	\$ 137,131	\$ 621,439	\$ 185,698	\$ 185,698	\$ 435,721	\$ 267,873	\$ -	\$ 435,721
18	2038	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 5,149,299	\$ 801,162	\$ 615,269	\$ 137,131	\$ 664,031	\$ 188,030	\$ 187,538	\$ 476,493	\$ 270,421	\$ -	\$ 476,493
19	2039	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 5,514,740	\$ 841,935	\$ 611,349	\$ 137,131	\$ 704,804	\$ 186,885	\$ 186,885	\$ 517,919	\$ 268,673	\$ -	\$ 517,919
20	2040	0%	\$ 259,346	\$ 106,096	\$ 365,441	\$ 5,880,182	\$ 883,360	\$ 471,960	\$ 137,131	\$ 746,229	\$ 12,618	\$ 12,618	\$ 733,611	\$ 270,257	\$ -	\$ 733,611
			\$ 4,173,032	\$ 1,707,150	\$ 5,880,182				\$ 2,431,640				\$ 2,714,932			

Assumptions

City Tax Rate:	\$ 0.572000
City M&O Tax Rate:	\$ 0.334938
County Tax Rate:	\$ 0.234000
City M&O TRZ Contribution: ³	42.69%
County TRZ Contribution:	25.00%
Base Value:	\$ 6,348,296

1) Values/lot counts provided by Developer.

2) Value increase assumes no growth for a conservative feasibility analysis.

3) Approximately 43% City M&O TRZ Contribution equates to 25% of total City Tax Rate.

NRH P&A

REINVESTMENT ZONE NO. 3, CITY OF NORTH RICHLAND HILLS
PRELIMINARY PROJECT AND FINANCE PLAN