

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, DESIGNATING A CERTAIN AREA WITHIN THE CITY OF SACHSE, DALLAS AND COLLIN COUNTIES, TEXAS, AS TAX INCREMENT REINVESTMENT ZONE NO. THREE, CITY OF SACHSE; ESTABLISHING THE BOUNDARIES OF SUCH TAX INCREMENT ZONE; CREATING A BOARD OF DIRECTORS FOR SAID TAX INCREMENT REINVESTMENT ZONE AND OTHER MATTERS RELATED THERETO; CONTAINING FINDINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to promote the development or redevelopment of a certain geographic area within the City by the creation of a tax increment reinvestment zone, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"); and

WHEREAS, in compliance with the Act, the City called a public hearing to receive public comments on the creation of the proposed Tax Increment Reinvestment Zone No. Three, City of Sachse (the "Reinvestment Zone" or the "Zone") and its benefits to the City and the property in the proposed Reinvestment Zone; and

WHEREAS, in compliance with the Act, notice of the public hearing was published in a paper of general circulation in the City, such publication date being not later than seven (7) days prior to the date of the public hearing; and

WHEREAS, such hearing was convened at the time and place mentioned in the published notice, to wit, on the 18th day of October 2021, 7:00 p.m., at the Council Chambers in the City Hall of the City of Sachse, Texas, which hearing was then closed; and

WHEREAS, the City, at such hearing, invited any interested person, or the person's representative, to appear and speak for or against the creation of the Reinvestment Zone, the boundaries of the proposed Reinvestment Zone, as described in Exhibit "A" attached hereto, and as depicted in the map attached hereto as Exhibit "B", whether all or part of the territory described in Exhibit "A" and as depicted in Exhibit "B" should be included in such proposed Reinvestment Zone, the concept of tax increment financing,

WHEREAS, all owners of property located within the proposed Reinvestment Zone were given the opportunity at such public hearing to protest the inclusion of their property in the proposed Reinvestment Zone; and

WHEREAS, the City has prepared a preliminary reinvestment zone project and financing plan attached hereto as Exhibit "C".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. The City Council, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

- (a) That the public hearing on adoption of the Reinvestment Zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law.
- (b) That creation of the proposed Reinvestment Zone with boundaries as described in Exhibit "A" and as depicted in Exhibit "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.
- (c) That the Reinvestment Zone, as described in Exhibit "A" and as depicted in Exhibit "B," meets the criteria for the creation of a reinvestment zone as set forth in the Act in that it is a geographic area located wholly within the corporate limits of the city and the area meets the criteria set forth in the Act for designation as a reinvestment zone under Tax Code Section 311.005.
- (d) That the total appraised value of taxable real property in the proposed Reinvestment Zone and in existing reinvestment zones does not exceed fifty percent (50%) of the total appraised value of taxable real property in the city and in the industrial districts created by the City.
- (e) That the proposed improvements in the Reinvestment Zone will significantly enhance the value of all taxable real property in the Reinvestment Zone and will be of general benefit to the city.
- (f) 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.
- (g) That not more than more than thirty percent (30%) of the property in the proposed Reinvestment Zone, excluding property that is publicly owned, is used for residential purposes.
- (h) That the proposed Zone is predominantly open and, because of obsolete platting, deterioration of structures, or site improvements, or other factors substantially impair or arrest the sound growth of the municipality. That the proposed Reinvestment Zone meets the requirements of Tax Code Section 311.005, as the Zone is predominantly open or undeveloped and, because of obsolete platting,

deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the city.

SECTION 3. The City hereby creates the Reinvestment Zone over the area described in Exhibit “A,” attached hereto, and as depicted in the map attached as Exhibit “B,” and such Reinvestment Zone shall hereafter be identified as “Reinvestment Zone No. Three, City of Sachse” (the “Highway 78 Zone” or “Reinvestment Zone No. Three”).

SECTION 4. There is hereby established a Board of Directors for the Zone, which shall consist of at least five (5) but not more than fifteen (15) members, unless more members are required to be appointed to satisfy the requirements of Section 311.009, Tax Code. The Board of Directors of Reinvestment Zone No Three shall be appointed as follows:

- (a) The City shall be entitled to appoint a minimum of five (5) and a maximum of ten (10) members of the Board of Directors, except that if there are fewer than five (5) directors appointed by taxing units other than the City, the City Council may appoint more than ten (10) members as long as the total membership of the Board of Directors does not exceed fifteen (15) members. The City Council shall appoint its initial members to the Board of Directors within sixty (60) days after passage of this Ordinance. The seats on the Board of Directors shall be designated by place number (e.g., Director Place 1, Director Place 2, Director Place 3, etc.).
- (b) Each member of the Board of Directors shall be a resident of the county in which the Zone is located or a county adjacent to that county, or shall own real property in the Zone, whether the individual resides in the county in which the Zone is located or a county adjacent to that county.
- (c) Each taxing unit other than the City that levies taxes on real property in the Zone may appoint one member of the Board if the taxing unit has approved the payment of all or part of the tax increment produced by the taxing unit into the tax increment fund for the Zone. A taxing unit eligible to appoint a member to the Board of Directors may waive such right. If a taxing unit waives its right to appoint a member of the Board, the City may appoint a member to the Board of Directors to such position. The governing body of each taxing unit, other than the City, eligible to appoint a member to the Board of Directors shall appoint such member within sixty (60) days after such taxing unit has entered into an agreement with the City for payment of all or part of the tax increment produced by such taxing unit into the tax increment fund for the Zone.
- (d) A vacancy on the Board shall be filled as set forth in the Act. All members appointed to the Board shall meet eligibility requirements as set forth in the Act.
- (e) The terms of the Board members shall be two years. To provide for staggered terms, the initial Directors appointed to odd-numbered positions shall be appointed for two-year terms, while the initial Directors appointed for even-numbered positions shall be appointed for one-year terms. All subsequent appointments shall be for

terms of two years. Each year, the City Council shall designate a member of the Board to serve as Chairperson of the Board of Directors. The Chairperson shall serve a term of office of one year. The Board of Directors shall elect from its members a Vice-Chairperson and other officers, as it deems appropriate.

- (f) The Board of Directors shall make recommendations to the City Council concerning the administration of the Zone. The Board of Directors shall prepare and adopt a project plan and financing plan for the Reinvestment Zone and must submit such plans to the City Council for its approval. The Board of Directors shall prepare required annual reports on the status of the Reinvestment Zone, which shall be subject to the approval of the City Council. The Board of Directors may not enter into any agreements to implement the project plan and reinvestment financing zone plan without the express authorization of the City Council.

SECTION 5. The Zone shall take effect on the adoption of this Ordinance, and the termination of the Zone shall occur on December 31, 2051, or at an earlier time designated by subsequent Ordinance of the City Council, or at such time, subsequent to the issuance of any tax increment bonds, if any, that all project costs, tax increment bonds, notes or other obligations of the Zone, and the interest thereon, if any, have been paid in full.

SECTION 6. The Tax Increment Base for the Zone, which is the total appraised value of all taxable real property located in the Zone, is to be determined as of January 1, 2021, the year in which the Zone was designated as a tax increment financing reinvestment zone (the "Tax Increment Base"). Tax Increment Base means the total appraised value of all real property taxable by a Taxing Unit and located in the Zone for the 2021 tax year. Tax Increment means the amount of property taxes levied and collected by the City and by a Taxing Unit for that year on the captured appraised value of real property taxable by the City and Taxing Unit and located in the Zone. Captured Appraised Value means the total appraised value of all real property taxable by the City and a Taxing Unit and located in the Zone for the year less the Tax Increment Base of the City and a Taxing Unit. For purposes of this Ordinance, "Taxing Unit" means Dallas or Collin County, and any other political subdivision or special district that taxes real property within the Zone that enters into an agreement with the City for the payment of all or part of the Tax Increment produced by such other Taxing Unit into the Tax Increment Fund for the Zone.

SECTION 7. There is hereby created and established a Tax Increment Fund for the Zone which may be divided into such sub-accounts as may be authorized by subsequent Ordinance, into which all Tax Increments, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. All Tax Increments as defined herein shall be deposited in the Tax Increment Fund. The Tax Increment Fund and any sub-accounts are to be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of the City. In addition, all revenues from the sale of any tax increment bonds, notes or certificates of obligation, hereafter issued by the City; revenues from the sale of any property acquired as part of the Reinvestment Zone financing plan; and any other revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund or sub-account from which money will be disbursed to pay project costs for the Zone or to satisfy the claims of holders of tax increment bonds, notes or certificates of obligations issued for the Zone.

SECTION 8. The City will participate in the Zone by contributing fifty percent (50%) of the City's Tax Increment from real property ad valorem taxes in the Zone assessed and collected for tax years beginning January 1, 2021, and continuing until termination of the Zone.

SECTION 9. The Mayor or City Manager is hereby authorized to execute any contracts or other agreements with any taxing units that elect to enter into an agreement with the City for payment of all or part of the Tax Increment produced by such other Taxing Unit into the Tax Increment Fund for the Zone.

SECTION 10. All Ordinances of the City of Sachse, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said Ordinances not in conflict with the provisions of this Ordinance shall remain in full force and effect.


SECTION 11. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 12. This Ordinance shall take effect upon its passage and the publication of the caption, as the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Sachse, Texas, on the 18th day of October 2021.



APPROVED:


Mike J. Felix, Mayor

DULY ENROLLED:


Leah K Granger

Executive Assistant to the City Manager

APPROVED AS TO FORM:


Joseph J. Gorfida, Jr.

City Attorney

(PGS:10-8-21 TM 124685)

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480065800A02A0000 | \$269,500 | 0.2296 |
| Dallas | 480066700A0010000 | \$425,000 | 0.3673 |
| Dallas | 480066000B0050000 | \$389,170 | 0.3444 |
| Dallas | 480066000B0040000 | \$167,000 | 0.3673 |
| Dallas | 480065800B0010000 | \$365,790 | 0.4591 |
| Dallas | 48000500220010000 | \$0 | 0.2579 |
| Dallas | 48000500100030000 | \$79,800 | 0.3005 |
| Dallas | 65124847017010300 | \$0 | 0.2835 |
| Dallas | 48000500150030000 | \$220,110 | 1.04 |
| Dallas | 48004520010110000 | \$4,000 | 0.0537 |
| Dallas | 480005001209R0000 | \$197,110 | 0.2755 |
| Dallas | 48000500220050000 | \$0 | 0.4676 |
| Dallas | 65124847017010200 | \$0 | 1.6035 |
| Dallas | 48000500100110000 | \$10,000 | 0.1947 |
| Dallas | 48000500110060000 | \$47,684 | 0.3534 |
| Dallas | 480005601704R0000 | \$279,240 | 0.5564 |
| Dallas | 48000500170020000 | \$249,410 | 0.4132 |
| Dallas | 65124847010440000 | \$0 | 1.334 |
| Dallas | 48000500220020000 | \$0 | 0.37 |
| Dallas | 48000500110040000 | \$52,500 | 0.18 |
| Dallas | 48000500120010000 | \$147,950 | 0.2755 |
| Dallas | 48000500120100000 | \$75,000 | 0.2755 |
| Dallas | 480066200100A0000 | \$243,660 | 0.5051 |
| Dallas | 480066700A0030000 | \$460,000 | 0.6047 |
| Dallas | 48000500100010000 | \$71,400 | 0.323 |
| Dallas | 48000500120030000 | \$0 | 0.2204 |
| Dallas | 480005001804R0000 | \$251,510 | 1.081 |
| Dallas | 480065800A0010000 | \$404,760 | 0.4591 |
| Dallas | 480066700A0040000 | \$983,500 | 1.164 |
| Dallas | 48000500210010000 | \$920,000 | 1.7878 |
| Dallas | 48000500120050000 | \$0 | 0.1653 |
| Dallas | 480066000B0060000 | \$270,000 | 0.3903 |
| Dallas | 48000500100050000 | \$50,400 | 0.1679 |
| Dallas | 48000500100060000 | \$105,270 | 0.2974 |
| Dallas | 48000500200030000 | \$105,730 | 0.222 |
| Dallas | 480066200100B0000 | \$270,430 | 0 |
| Dallas | 480065800A02B0000 | \$169,310 | 0.2296 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500100080000 | \$126,000 | 0.4414 |
| Dallas | 48000500120060000 | \$79,322 | 0.2755 |
| Dallas | 48000500160010000 | \$231,080 | 1.365 |
| Dallas | 480066400C09A0000 | \$243,000 | 0 |
| Dallas | 480065800B0030000 | \$382,500 | 0.4591 |
| Dallas | 480066700A0020000 | \$294,000 | 0.3673 |
| Dallas | 48000500100040000 | \$50,400 | 0.1847 |
| Dallas | 48000500200040000 | \$123,860 | 0 |
| Dallas | 480066700A0070000 | \$278,400 | 0 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 4.778 |
| Dallas | 65124847010360000 | \$0 | 2.39 |
| Dallas | 48000500120040000 | \$0 | 0.1653 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 1.58 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 3.368 |
| Dallas | 480065800B0020000 | \$429,180 | 0.4591 |
| Dallas | 48000500200010000 | \$33,218 | 0.242 |
| Dallas | 65124847017010000 | \$72,200 | 1.6575 |
| Dallas | 48000500160130000 | \$195,330 | 0.5697 |
| Dallas | 48000500160040000 | \$550,140 | 1.08 |
| Dallas | 480065800C02B0000 | \$229,910 | 0 |
| Dallas | 48000500110050000 | \$50,400 | 0.1785 |
| Dallas | 48011900010010000 | \$0 | 1.042 |
| Dallas | 65174775110150100 | \$141,130 | 1.62 |
| Dallas | 65174775110030000 | \$84,940 | 0.67 |
| Dallas | 65124847010160000 | \$86,250 | 0 |
| Dallas | 65124847110020000 | \$157,830 | 0.3354 |
| Dallas | 65124847110290000 | \$45,780 | 0.2398 |
| Dallas | 480115502511R0000 | \$414,430 | 0.731 |
| Dallas | 48000500360080000 | \$41,970 | 0.1674 |
| Dallas | 48000500350060100 | \$89,000 | 0.11 |
| Dallas | 48000500350070000 | \$177,500 | 0.1765 |
| Dallas | 48000500390030000 | \$156,020 | 0.4582 |
| Dallas | 480010000A0000000 | \$430,000 | 0.6104 |
| Dallas | 65174775110110000 | \$283,070 | 1.407 |
| Dallas | 65124847010120100 | \$0 | 2.824 |
| Dallas | 48000500390020000 | \$66,073 | 0.1813 |
| Dallas | 485070600G0040000 | \$204,578 | 0 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500360050000 | \$42,000 | 0.1377 |
| Dallas | 48000500360070000 | \$0 | 0.1692 |
| Dallas | 48000500390010100 | \$111,150 | 0.1813 |
| Dallas | 48000500400020000 | \$0 | 0.4318 |
| Dallas | 48000500410030100 | \$85,091 | 0.2325 |
| Dallas | 480114400A0010000 | \$1,664,480 | 1.825 |
| Dallas | 48001320010010000 | \$0 | 1.768 |
| Dallas | 48000500230040000 | \$0 | 0.6767 |
| Dallas | 48000500370010000 | \$363,470 | 2.5 |
| Dallas | 48000500350060000 | \$86,000 | 0.1 |
| Dallas | 48000500350080000 | \$173,000 | 0.1887 |
| Dallas | 65124847010120000 | \$304,540 | 2.297 |
| Dallas | 48000500330040000 | \$84,000 | 0.2783 |
| Dallas | 65174775110150000 | \$15,330 | 0.176 |
| Dallas | 65124847010310000 | \$0 | 3.374 |
| Dallas | 65124847010390000 | \$0 | 9.962 |
| Dallas | 480012800A0010000 | \$994,600 | 0.8432 |
| Dallas | 65124847110320000 | \$307,960 | 1.795 |
| Dallas | 48000500240080000 | \$105,000 | 0.3125 |
| Dallas | 48000500360060000 | \$75,100 | 0.1414 |
| Dallas | 48000500360030000 | \$75,340 | 0.1341 |
| Dallas | 48000500330010000 | \$145,270 | 0.2541 |
| Dallas | 48000930000010000 | \$893,780 | 0.5633 |
| Dallas | 65124847110230100 | \$1,320 | 0.0245 |
| Dallas | 480005003601R0000 | \$110,970 | 0.2797 |
| Dallas | 48000500390020100 | \$89,240 | 0.1842 |
| Dallas | 48000500410030200 | \$150,000 | 0.2382 |
| Dallas | 48000500410040100 | \$89,436 | 0.2489 |
| Dallas | 65174775110130000 | \$245,760 | 1.577 |
| Dallas | 65124847010120000 | \$0 | 1.185 |
| Dallas | 480012800A02R0000 | \$830,000 | 1.029 |
| Dallas | 480113300B0090000 | \$221,930 | 0.636 |
| Dallas | 65124847110090000 | \$200,690 | 0.5224 |
| Dallas | 65174775110120000 | \$271,890 | 1.497 |
| Dallas | 65174775110040100 | \$207,970 | 0.53 |
| Dallas | 65174775110070000 | \$0 | 0.3843 |
| Dallas | 65124847110010000 | \$392,040 | 1.044 |
| Dallas | 65124847110300000 | \$121,680 | 0.3114 |
| Dallas | 65124847110280000 | \$76,670 | 0.1647 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500240070000 | \$42,000 | 0.1568 |
| Dallas | 48000500240020000 | \$135,490 | 0.2882 |
| Dallas | 48000500240100000 | \$115,800 | 0.3197 |
| Dallas | 48000500400040000 | \$0 | 0.6128 |
| Dallas | 48000500400010000 | \$0 | 0.2023 |
| Dallas | 65124847110340000 | \$195,410 | 0.5211 |
| Dallas | 65124847110050000 | \$35,880 | 0.171 |
| Dallas | 65124847110350000 | \$278,190 | 0.95 |
| Dallas | 480042600A0030000 | \$6,352,020 | 5.012 |
| Dallas | 65124847110110000 | \$202,220 | 0.5036 |
| Dallas | 48000500240050000 | \$63,000 | 0.1859 |
| Dallas | 48000500350090000 | \$176,270 | 0.2169 |
| Dallas | 48000500330070000 | \$93,304 | 0.9482 |
| Dallas | 489013300A0020000 | \$965,200 | 3.405 |
| Dallas | 480113300B0080000 | \$221,930 | 0.3183 |
| Dallas | 480042600A0010000 | \$197,980 | 0.5052 |
| Dallas | 485070600G0030000 | \$182,550 | 0.3731 |
| Dallas | 48000500240010000 | \$52,500 | 0.0946 |
| Dallas | 48000500400010100 | \$0 | 0.2002 |
| Dallas | 480010000A0000100 | \$695,000 | 0.5778 |
| Dallas | 48001000010010000 | \$76,930 | 0.3472 |
| Dallas | 489013300A0010000 | \$2,276,560 | 1.956 |
| Dallas | 48000500230090000 | \$75,823 | 0.1527 |
| Dallas | 48000500360040000 | \$78,630 | 0.1453 |
| Dallas | 48000500390010000 | \$81,500 | 0.1775 |
| Dallas | 48000500330020000 | \$143,530 | 0.2766 |
| Dallas | 48000500280050000 | \$321,080 | 0.9831 |
| Dallas | 48000500400030000 | \$0 | 0.3382 |
| Dallas | 48000500410010000 | \$0 | 0.8928 |
| Dallas | 480010000B10A0000 | \$185,720 | 0.5556 |
| Dallas | 65124847110110100 | \$206,000 | 0.4892 |
| Dallas | 48000500230010100 | \$286,790 | 0.094 |
| Dallas | 48000500350050000 | \$176,270 | 0.1915 |
| Dallas | 48000500350030000 | \$173,000 | 0.1887 |
| Dallas | 480005002807R0000 | \$250,000 | 0.3875 |
| Dallas | 480118100B0010000 | \$512,160 | 0.8988 |
| Dallas | 48000500410040200 | \$165,560 | 0.2228 |
| Dallas | 48011410000050000 | \$217,510 | 0.6438 |
| Dallas | 65124847110060000 | \$78,440 | 0.3109 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 65124847010140400 | \$0 | 9.41 |
| Dallas | 480008000A0010000 | \$1,825,030 | 1.003 |
| Dallas | 48000500230070000 | \$298,000 | 0.5272 |
| Dallas | 48000500240120000 | \$42,000 | 0.1581 |
| Dallas | 48000500360090000 | \$176,850 | 0.1627 |
| Dallas | 480005002601R0000 | \$421,060 | 0.98 |
| Dallas | 48000500330060000 | \$15,078 | 0.1381 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 0 |
| Dallas | 484176500A0010000 | \$200,130 | 3.464 |
| Dallas | 484176500A0030000 | \$209,350 | 2.403 |
| Dallas | 484176500A0020000 | \$436,360 | 0.6945 |
| Dallas | 480042600A2R20100 | \$23,530 | 0.06 |
| Dallas | 480042600A2R10000 | \$645,840 | 0.287 |
| Dallas | 486063800A48X0000 | \$0 | 4.4323 |
| Dallas | 48000500440010000 | \$0 | 2.442 |
| Dallas | 486063800A47X0000 | \$4,610 | 0.5731 |
| Dallas | 65124847110220000 | \$123,993 | 0.5 |
| Dallas | 480005002714A0000 | \$169,470 | 0.262 |
| Dallas | 480161600A0010000 | \$628,000 | 0.393 |
| Dallas | 48001390010010000 | \$0 | 0.7052 |
| Dallas | 48000500110010000 | \$126,430 | 0 |
| Dallas | 65124847017010100 | \$0 | 0.545 |
| Dallas | 480051500A3R20000 | \$0 | 6.114 |
| Dallas | 48000500180010000 | \$303,750 | 1.878 |
| Dallas | 48000500390010200 | \$71,600 | 0.1582 |
| Dallas | 48000500340010000 | \$0 | 1.727 |
| Dallas | 48000500360100000 | \$50,470 | 0.1655 |
| Dallas | 48000500360110000 | \$123,890 | 0.1655 |
| Dallas | 48000500450010000 | \$92,390 | 0 |
| Dallas | 480005001103R0000 | \$345,630 | 0.25 |
| Dallas | 480009500101R0000 | \$2,753,780 | 2.02 |
| Dallas | 48000500190190000 | \$103,627 | 0.3782 |
| Dallas | 48000500200070000 | \$98,670 | 0.1653 |
| Dallas | 48000500190070000 | \$0 | 0.3 |
| Dallas | 48000500260070000 | \$167,080 | 0.4055 |
| Dallas | 65124847110310000 | \$126,020 | 0.43 |
| Dallas | 480036502516RA000 | \$687,920 | 0.3324 |
| Dallas | 480036502516RB000 | \$294,080 | 0.2876 |
| Dallas | 48004290020170000 | \$7,970 | 0.3388 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 65174767010020000 | \$177,730 | 5.4 |
| Dallas | 480065800C0040000 | \$382,500 | 0 |
| Dallas | 480065800C02A0000 | \$38,920 | 0 |
| Dallas | 48004290030040000 | \$7,990 | 0 |
| Dallas | 48004290020070000 | \$4,540 | 0.1931 |
| Dallas | 48000500350010000 | \$700,000 | 0.5374 |
| Dallas | 65134626010180000 | \$90,040 | 3.8276 |
| Dallas | 48004290020150000 | \$7,970 | 0.3388 |
| Dallas | 48004290020080000 | \$7,180 | 0.305 |
| Dallas | 48000500200070100 | \$47,230 | 0.1653 |
| Dallas | 48004290020160000 | \$7,970 | 0.3388 |
| Dallas | 48004290020140000 | \$7,970 | 0.3388 |
| Dallas | 48004290020190000 | \$7,240 | 0.3076 |
| Dallas | 48004290030020000 | \$10,700 | 0 |
| Dallas | 48006680010010000 | \$20,680 | 0 |
| Dallas | 48004290010040000 | \$7,970 | 0.3387 |
| Dallas | 48004290010020000 | \$7,970 | 0.3387 |
| Dallas | 48004290010110000 | \$2,500 | 0.1062 |
| Dallas | 480066600C0070000 | \$181,000 | 0 |
| Dallas | 48004290010080000 | \$8,970 | 0.3812 |
| Dallas | 48004290010060000 | \$0 | 1.89 |
| Dallas | 48004290010050000 | \$7,970 | 0.3387 |
| Dallas | 48004290010100000 | \$6,550 | 0.2784 |
| Dallas | 48004290010090000 | \$8,890 | 0.3778 |
| Dallas | 48000500390040000 | \$103,320 | 0.427 |
| Dallas | 48004290020180000 | \$7,970 | 0.3388 |
| Dallas | 48004290030030000 | \$7,970 | 0.3387 |
| Dallas | 48004290030010000 | \$11,320 | 0 |
| Dallas | 65124847110310100 | \$122,710 | 0.5749 |
| Dallas | 480066600C0080000 | \$253,750 | 0 |
| Dallas | 48004290020130000 | \$7,970 | 0.3388 |
| Dallas | 48004290020110000 | \$0 | 0.9571 |
| Dallas | 480065800C0060000 | \$382,500 | 0 |
| Dallas | 480065800C0050000 | \$382,500 | 0 |
| Dallas | 48004290020090000 | \$7,970 | 0.3388 |
| Dallas | 48004290010070000 | \$8,970 | 0.3811 |
| Dallas | 48004290020060000 | \$1,910 | 0.0813 |
| Dallas | 48000500200160000 | \$50,400 | 0.165 |
| Dallas | 480042602017R0000 | \$222,300 | 0.083 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480042602018R0000 | \$222,300 | 0.083 |
| Dallas | 480066700A05R0000 | \$280,160 | 0 |
| Dallas | 48004290020100000 | \$7,970 | 0.3388 |
| Dallas | 48004290010010000 | \$7,950 | 0.3378 |
| Dallas | 480042600A2R20000 | \$790,000 | 0.87 |
| Dallas | 480014700A0010000 | \$0 | 1.167 |
| Dallas | 48006550000010000 | \$1,081,920 | 0.6371 |
| Dallas | 65124847010250000 | \$168,600 | 0.774 |
| Dallas | 48000500200110000 | \$50,400 | 0.1653 |
| Dallas | 48005000191R20000 | \$0 | 2.784 |
| Dallas | 480066700A0080000 | \$358,720 | 0 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480065800C0010000 | \$602,640 | 0 |
| Dallas | 48004290020120000 | \$7,970 | 0.3388 |
| Dallas | 48004290010030000 | \$7,970 | 0.3387 |
| Dallas | 48000500430020100 | \$249,950 | 0.1891 |
| Dallas | 48012000010030000 | \$236,520 | 0.9915 |
| Dallas | 48012000010020000 | \$273,610 | 1.014 |
| Dallas | 48012000010010000 | \$170,792 | 1.096 |
| Dallas | 48000500430030000 | \$73,675 | 0.3368 |
| Dallas | 48000500430020200 | \$174,280 | 0.1866 |
| Dallas | 48000500430010000 | \$191,160 | 0.3044 |
| Dallas | 480113500M0150000 | \$305,072 | 1.0077 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|---------|
| Collin | 424133 | \$1,696,923 | 23.558 |
| Collin | 424188 | \$123,715 | 0.9467 |
| Collin | 424204 | \$168,969 | 0.862 |
| Collin | 424213 | \$167,009 | 0.852 |
| Collin | 424302 | \$138,521 | 1.06 |
| Collin | 424384 | \$0 | 2.9 |
| Collin | 426033 | \$0 | 3.37 |
| Collin | 427933 | \$604,526 | 1.542 |
| Collin | 427951 | \$814,850 | 1.3981 |
| Collin | 427997 | \$656,667 | 2.01 |
| Collin | 432473 | \$0 | 100.14 |
| Collin | 450791 | \$643,150 | 0.5385 |
| Collin | 450835 | \$223,687 | 0.871 |
| Collin | 450844 | \$159,952 | 0.459 |
| Collin | 450853 | \$159,952 | 0.459 |
| Collin | 451095 | \$421,094 | 0.627 |
| Collin | 451184 | \$372,443 | 0.323 |
| Collin | 451193 | \$55,250 | 0.488 |
| Collin | 1326103 | \$0 | 2.75 |
| Collin | 1610180 | \$789,103 | 0 |
| Collin | 1871674 | \$602,813 | 0.54 |
| Collin | 1877874 | \$0 | 94.0215 |
| Collin | 2028340 | \$0 | 0 |
| Collin | 2028341 | \$0 | 0 |
| Collin | 2143053 | \$275,717 | 23.9056 |
| Collin | 2512057 | \$712,075 | 1.6347 |
| Collin | 2512058 | \$1,000 | 0.0871 |
| Collin | 2519562 | \$702,137 | 0.5969 |
| Collin | 2543078 | \$35,153 | 0.1345 |
| Collin | 2557567 | \$667,497 | 0.8358 |
| Collin | 2557569 | \$3,867,142 | 4.228 |
| Collin | 2557570 | \$848,847 | 0.8769 |
| Collin | 2564316 | \$1,286,261 | 1.2446 |
| Collin | 2575579 | \$28,338 | 9.4459 |
| Collin | 2587020 | \$1,455 | 0.167 |
| Collin | 2598365 | \$6,103 | 0.0467 |
| Collin | 2631745 | \$83 | 0.3812 |
| Collin | 2631746 | \$2,222 | 0.3812 |
| Collin | 2631747 | \$7,316 | 0.4421 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|---------|
| Collin | 2631748 | \$18,187 | 0 |
| Collin | 2631749 | \$7,477 | 0 |
| Collin | 2631750 | \$7,380 | 0 |
| Collin | 2631751 | \$7,380 | 0 |
| Collin | 2631752 | \$7,305 | 0.3388 |
| Collin | 2631753 | \$5,608 | 0.3388 |
| Collin | 2631754 | \$3,173 | 0.3388 |
| Collin | 2631755 | \$736 | 0.3388 |
| Collin | 2647386 | \$1,682,505 | 5.15 |
| Collin | 2648345 | \$1,138,754 | 0.693 |
| Collin | 2672094 | \$0 | 0.9755 |
| Collin | 2675093 | \$559,927 | 24.0476 |
| Collin | 2675788 | \$165 | 0.9858 |
| Collin | 2675789 | \$68,019 | 43.149 |
| Collin | 2675791 | \$1,000 | 0.08 |
| Collin | 2686914 | \$1,915 | 11.4669 |
| Collin | 2689729 | \$813,200 | 0.913 |
| Collin | 2692504 | \$2,537,460 | 2.083 |
| Collin | 2701104 | \$65,162,540 | 18.712 |
| Collin | 2701209 | \$14,073,591 | 16.338 |
| Collin | 2701210 | \$541,015 | 0.828 |
| Collin | 2701993 | \$1,800,653 | 1.4342 |
| Collin | 2701994 | \$641,080 | 1.4034 |
| Collin | 2704958 | \$3,252,533 | 1.02 |
| Collin | 2704959 | \$922,359 | 0.9564 |
| Collin | 2704962 | \$1,614,522 | 1.571 |
| Collin | 2714780 | \$7,168,497 | 3.7892 |
| Collin | 2719230 | \$3,070,907 | 0.865 |
| Collin | 2732100 | \$1,744,581 | 1.116 |
| Collin | 2739044 | \$1,000 | 0.179 |
| Collin | 2759311 | \$1,876,844 | 5.3858 |
| Collin | 2759312 | \$1,993,654 | 5.721 |
| Collin | 2778736 | \$3,174,033 | 1.484 |
| Collin | 2779508 | \$565,871 | 1.4434 |
| Collin | 2779509 | \$1,037,708 | 1.3433 |
| Collin | 2787719 | \$2,135,150 | 1.066 |
| Collin | 2796729 | \$870,800 | 0.7756 |
| Collin | 2799325 | \$3,057,487 | 1.631 |
| Collin | 2799326 | \$6,528,479 | 2.082 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|--------|
| Collin | 2801622 | \$1,462,758 | 0.9809 |
| Collin | 2804736 | \$879,191 | 1.003 |
| Collin | 2809654 | \$28,330,813 | 13.421 |
| Collin | 2809656 | \$5,000 | 0.731 |
| Collin | 2814900 | \$3,483 | 0.0533 |
| Collin | 2820624 | \$52,920 | 0.114 |
| Collin | 2820631 | \$52,920 | 0.114 |
| Collin | 2820632 | \$55,440 | 0.185 |
| Collin | 2820633 | \$57,960 | 0.261 |
| Collin | 2820641 | \$55,440 | 0.149 |
| Collin | 2820642 | \$114,148 | 0.12 |
| Collin | 2820643 | \$52,920 | 0.12 |
| Collin | 2820644 | \$52,920 | 0.121 |
| Collin | 2820645 | \$52,920 | 0.121 |
| Collin | 2820646 | \$52,920 | 0.121 |
| Collin | 2820647 | \$52,920 | 0.121 |
| Collin | 2820648 | \$52,920 | 0.122 |
| Collin | 2820649 | \$52,920 | 0.122 |
| Collin | 2820650 | \$52,920 | 0.122 |
| Collin | 2820651 | \$52,920 | 0.122 |
| Collin | 2820652 | \$52,920 | 0.123 |
| Collin | 2820653 | \$52,920 | 0.123 |
| Collin | 2820654 | \$52,920 | 0.123 |
| Collin | 2820655 | \$52,920 | 0.123 |
| Collin | 2820656 | \$52,920 | 0.124 |
| Collin | 2820657 | \$50,400 | 0.165 |
| Collin | 2820658 | \$52,920 | 0.124 |
| Collin | 2820659 | \$52,920 | 0.125 |
| Collin | 2820660 | \$52,920 | 0.145 |
| Collin | 2820668 | \$52,920 | 0.119 |
| Collin | 2820669 | \$52,920 | 0.119 |
| Collin | 2820670 | \$52,920 | 0.119 |
| Collin | 2820671 | \$52,920 | 0.119 |
| Collin | 2820672 | \$52,920 | 0.119 |
| Collin | 2820673 | \$52,920 | 0.119 |
| Collin | 2820674 | \$52,920 | 0.119 |
| Collin | 2820675 | \$52,920 | 0.119 |
| Collin | 2820676 | \$52,920 | 0.119 |
| Collin | 2820677 | \$52,920 | 0.119 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820678 | \$52,920 | 0.131 |
| Collin | 2820679 | \$0 | 3.062 |
| Collin | 2820735 | \$52,920 | 0.121 |
| Collin | 2820736 | \$52,920 | 0.121 |
| Collin | 2820737 | \$122,171 | 0.121 |
| Collin | 2820738 | \$52,920 | 0.121 |
| Collin | 2820739 | \$104,656 | 0.121 |
| Collin | 2820740 | \$52,920 | 0.121 |
| Collin | 2820741 | \$83,682 | 0.121 |
| Collin | 2820742 | \$74,001 | 0.121 |
| Collin | 2820743 | \$81,028 | 0.121 |
| Collin | 2820744 | \$52,920 | 0.134 |
| Collin | 2820745 | \$52,920 | 0.134 |
| Collin | 2820759 | \$52,920 | 0.121 |
| Collin | 2820760 | \$52,920 | 0.114 |
| Collin | 2820761 | \$52,920 | 0.114 |
| Collin | 2820762 | \$52,920 | 0.114 |
| Collin | 2820763 | \$52,920 | 0.114 |
| Collin | 2820764 | \$52,920 | 0.114 |
| Collin | 2820765 | \$52,920 | 0.114 |
| Collin | 2820766 | \$52,920 | 0.114 |
| Collin | 2820767 | \$52,920 | 0.114 |
| Collin | 2820768 | \$1,000 | 0.273 |
| Collin | 2820789 | \$52,920 | 0.121 |
| Collin | 2820790 | \$123,431 | 0.121 |
| Collin | 2820791 | \$52,920 | 0.121 |
| Collin | 2820792 | \$52,920 | 0.121 |
| Collin | 2820793 | \$52,920 | 0.121 |
| Collin | 2820794 | \$52,920 | 0.121 |
| Collin | 2820795 | \$52,920 | 0.121 |
| Collin | 2820796 | \$52,920 | 0.121 |
| Collin | 2820797 | \$52,920 | 0.121 |
| Collin | 2820798 | \$0 | 0 |
| Collin | 2820799 | \$1,000 | 0.123 |
| Collin | 2820801 | \$114,562 | 0.107 |
| Collin | 2820802 | \$50,400 | 0.079 |
| Collin | 2820803 | \$50,400 | 0.079 |
| Collin | 2820804 | \$111,691 | 0.079 |
| Collin | 2820805 | \$101,912 | 0.079 |

EXHIBIT "A"
BOUNDARIES DESCRIPTION

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820806 | \$113,419 | 0.079 |
| Collin | 2820807 | \$108,631 | 0.079 |
| Collin | 2820808 | \$113,116 | 0.079 |
| Collin | 2820809 | \$111,540 | 0.079 |
| Collin | 2820810 | \$102,178 | 0.079 |
| Collin | 2820811 | \$111,691 | 0.079 |
| Collin | 2820812 | \$78,514 | 0.079 |
| Collin | 2820813 | \$77,853 | 0.092 |
| Collin | 2820814 | \$50,400 | 0.092 |
| Collin | 2820815 | \$50,400 | 0.079 |
| Collin | 2820816 | \$50,400 | 0.079 |
| Collin | 2820817 | \$50,400 | 0.079 |
| Collin | 2820818 | \$50,400 | 0.079 |
| Collin | 2820819 | \$50,400 | 0.079 |
| Collin | 2820820 | \$50,400 | 0.079 |
| Collin | 2820821 | \$50,400 | 0.079 |
| Collin | 2820822 | \$50,400 | 0.079 |
| Collin | 2820823 | \$50,400 | 0.079 |
| Collin | 2820824 | \$50,400 | 0.079 |
| Collin | 2820825 | \$50,400 | 0.079 |
| Collin | 2820826 | \$50,400 | 0.107 |
| Collin | 2820827 | \$50,400 | 0.107 |
| Collin | 2820828 | \$50,400 | 0.079 |
| Collin | 2820829 | \$50,400 | 0.079 |
| Collin | 2820830 | \$50,400 | 0.079 |
| Collin | 2820831 | \$50,400 | 0.079 |
| Collin | 2820832 | \$50,400 | 0.079 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820833 | \$50,400 | 0.079 |
| Collin | 2820834 | \$50,400 | 0.079 |
| Collin | 2820835 | \$50,400 | 0.079 |
| Collin | 2820836 | \$50,400 | 0.079 |
| Collin | 2820837 | \$50,400 | 0.079 |
| Collin | 2820838 | \$50,400 | 0.079 |
| Collin | 2820839 | \$50,400 | 0.092 |
| Collin | 2820840 | \$50,400 | 0.092 |
| Collin | 2820841 | \$50,400 | 0.079 |
| Collin | 2820842 | \$50,400 | 0.079 |
| Collin | 2820843 | \$50,400 | 0.079 |
| Collin | 2820844 | \$50,400 | 0.079 |
| Collin | 2820845 | \$50,400 | 0.079 |
| Collin | 2820846 | \$50,400 | 0.079 |
| Collin | 2820847 | \$50,400 | 0.079 |
| Collin | 2820848 | \$50,400 | 0.079 |
| Collin | 2820849 | \$50,400 | 0.079 |
| Collin | 2820850 | \$50,400 | 0.079 |
| Collin | 2820851 | \$50,400 | 0.079 |
| Collin | 2820852 | \$50,400 | 0.107 |
| Collin | 2820853 | \$52,920 | 0.138 |
| Collin | 2820854 | \$52,920 | 0.114 |
| Collin | 2820855 | \$52,920 | 0.114 |
| Collin | 2820856 | \$52,920 | 0.114 |
| Collin | 2820857 | \$52,920 | 0.114 |
| Collin | 2820858 | \$52,920 | 0.114 |
| Collin | 2820859 | \$52,920 | 0.114 |

EXHIBIT "B" DEPICTION OF THE ZONE

SACHSE, TX

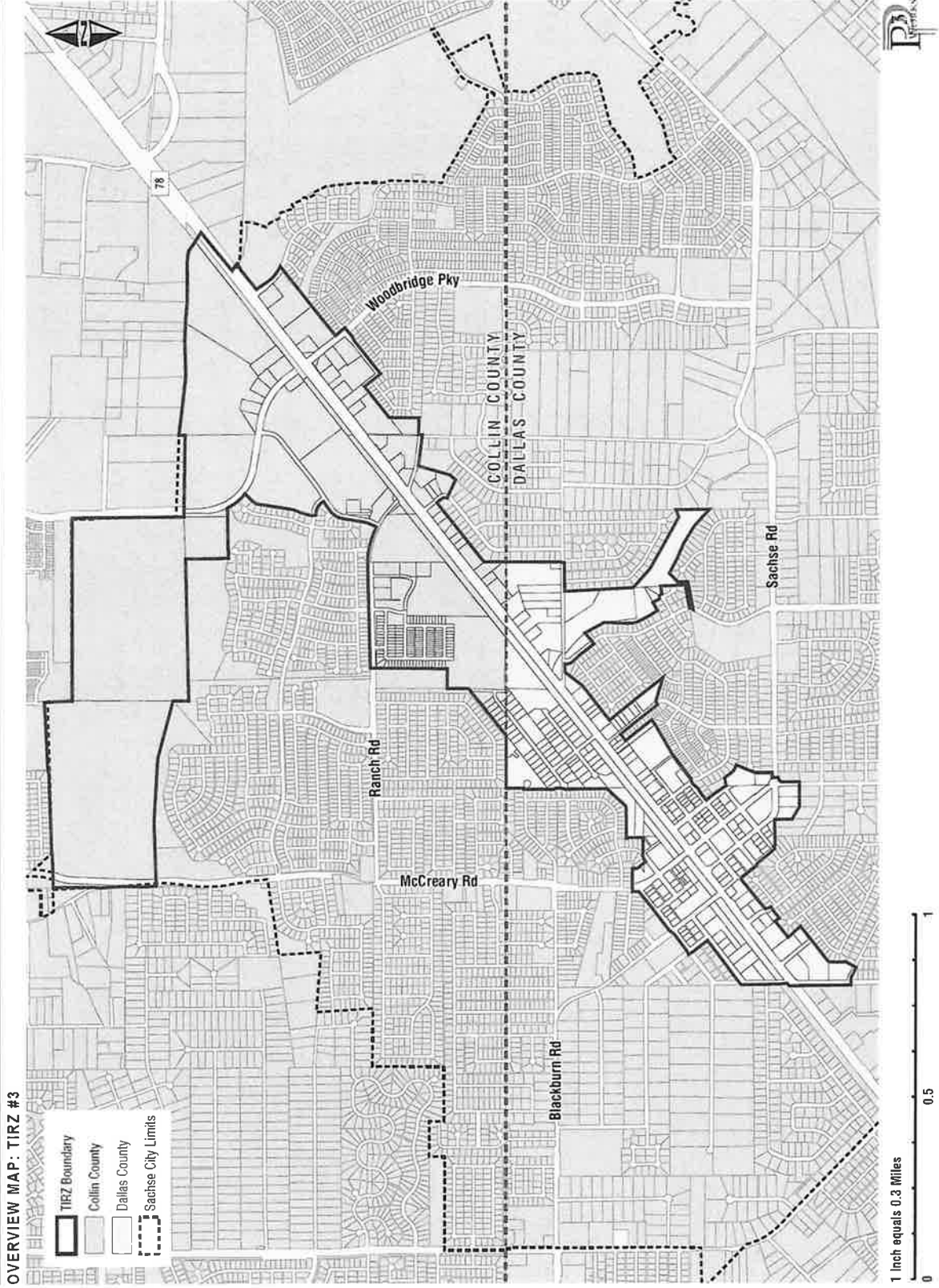


EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN



*REINVESTMENT ZONE NUMBER THREE,
CITY OF SACHSE, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN*

(the "Preliminary Plan")

October 18, 2021

PETTY
& ASSOCIATES

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

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EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Section 1: Introduction

1.1 Authority and Purpose. The City of Sachse, Texas, a Texas home-rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, 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 if the governing body of the City (the "City Council") determines 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. An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City. As shown on **Table 1** below, the Zone (hereinafter defined) is compliant with eligibility requirements of the Act.

Table 1

| | Proposed Zone | Statutory Maximum |
|---|--------------------------|------------------------------|
| Residential Percentage of the Zone | 11.44% | 30% |
| Percentage of City's Taxable Value | 8.76% | 50% |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

for the City and the State of Texas, and increased job opportunities for residents of the City, Dallas County, Texas, Collin County, Texas (the "County"), and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and to all of the region quality developments.

1.4 Preliminary Plan; Hearing. Before the City may adopt an 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 may speak for or against the creation of the proposed Zone, the boundaries of the proposed Zone, and the concept of tax increment financing, and at which hearing the owners of the Property are 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, the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A more detailed description of how such public works, improvements, programs, and projects will be undertaken and financed will be determined by the Final Plan (hereinafter defined), which require approval by the TIRZ 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 (the "Creation Ordinance") 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 Creation Ordinance will appoint a Board of Directors for the Zone (the "TIRZ Board").

1.6 TIRZ Board Recommendations. After the creation of the Zone, the TIRZ Board will review and recommend to the City Council (1) a *Reinvestment Zone Number Three, City of Sachse, Texas, Final Project and Finance Plan* (as amended from time to time, the "Final Plan"), pursuant to which the City will contribute a portion of its ad valorem tax increment, (the "City Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City, (the "TIRZ Fund") to fund the costs of public works, public improvements, programs, and other projects benefiting the Zone; and (2) a "County Participation Agreement" between the City and the 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 TIRZ Fund to pay such costs.

1.7 Council Action. The City Council will take into consideration the recommendations of the TIRZ Board, and will consider approval of the Final Plan, and the County Participation Agreement, if applicable. If the County Participation Agreement is approved, the City Council will

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

authorize and direct its execution when the agreement has been approved by the County.

Section 2: Descriptions and Maps

2.1 Existing Uses and Conditions.

The Property is currently located in the corporate limits of the City and is zoned General Commercial District, Single Family Residential, Old Town, Planned Development, and Neighborhood Shopping District. The Property is underdeveloped, and there is limited and aging public infrastructure to support future development. Development will require more 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 are shown on **Exhibit A**.

2.2 Proposed Uses.

A map of the Property and proposed uses of the Property are shown on **Exhibit B**.

2.3 Parcel Identification.

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

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.

Section 4: Relocation of Displaced Persons

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

Section 5: Estimated Non-Project Costs

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs includes developer-initiated land assembly within the Zone for private development and property owner initiatives on private property improvements. Non-project costs are currently estimated at \$95 million, however it is hoped that private sector investment within the Zone will lead to a valuation at least three times the cost of improvements within the Zone.

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Section 6: Proposed Public Improvements

6.1 Categories of Public Improvements.

The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed by the Zone are as follows: streets, water, sanitary sewer, storm drainage, parking, economic development grants, environmental, façade land acquisition, landscaping, parks and open space, and professional services. 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 on **Exhibit C**. These locations are provided for informational purposes only and may be revised from time to time without amending the Final Plan.

Section 7: Estimated Project Costs

7.1 Project Costs.

The total project costs for the Zone (the "Project Costs") include the Administrative Costs (defined below) and the costs of the Public Improvements, which are estimated to be \$79.7 million in 2021 dollars, as set forth on **Exhibit D**.

7.2 Public Improvements.

The estimated costs of the Public Improvements (the "Public Improvements") within the Zone are \$79.3 million, as shown on **Exhibit D**.

7.3 Administrative Costs.

The Project 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. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

7.4 Estimated Timeline of Incurred Costs.

The Administrative Costs will be incurred annually. It is estimated that the remainder of the Project Costs will be incurred during the time intervals set forth on **Exhibit F**.

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

Section 9: Economic Feasibility

For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone based on the feasibility study (the "Feasibility Study") attached as **Exhibit G**. This evaluation focuses only on "direct" financial benefits (i.e., tax revenues from new development in the Zone) and does not take into consideration the "multiplier effect" that will result from new development that occurs outside the Zone. As illustrated in **Table 2** below, during the term of the Zone, new development that occurs in the Zone, which likely would not have occurred but for the Zone, will generate approximately \$121 million in total new real property tax revenue over the term of the Zone. The taxing units that will participate in and benefit from new development in the Zone will retain approximately \$60 million as follows:

Table 2

| | Gross New Revenue | TIRZ Contribution | Retained New Revenue |
|---------------|--------------------------|--------------------------|-----------------------------|
| City | \$ 101,277,845 | \$ 50,638,922 | \$ 50,638,922 |
| County | \$ 19,954,893 | \$ 9,977,447 | \$ 9,977,447 |
| Total | \$ 121,232,738 | \$ 60,616,369 | \$ 60,616,369 |

These projections assume an annual property value inflation factor of 2%, with two years of 0% growth every ten years to simulate a market downturn.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A portion of the new tax revenue generated for all taxing units by new development within the Zone will be retained by those taxing units. The remainder of the new tax revenue generated by new development within the Zone will be available to pay actual Project Costs until the term of the Zone expires or until the Zone is otherwise terminated as hereinafter provided. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the respective taxing units.

Section 10: Estimated Bonded Indebtedness

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

Section 11: Total Appraised Value

The total appraised value of taxable real property in the Zone at the time of creation is estimated at \$238,466,620 (the "Base Taxable Value"), and shall be confirmed by the Collin County Appraisal District and the Dallas Central Appraisal District (the "Appraisal Districts"). Each year, the Appraisal Districts shall confirm the current taxable value of the Zone, less the Base Taxable Value (the "Captured Appraised Value"). It is estimated that upon expiration of the term of the

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Zone, the total appraised value of taxable real property in the Zone will be \$1.1 billion in 2021 dollars.

Section 12: Estimated Captured Appraised Value Taxable by the City

The amount of the City Tax Increment for a year is the amount of property taxes levied and collected by the City for that year on the Captured Appraised Value of the Property. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study and shall be verified by the Appraisal Districts. The actual Captured Appraised Value for each year will be used to calculate annual payments by the City into the TIRZ Fund pursuant to the Final Plan. During the term of the Zone, the City will deposit into the TIRZ Fund each year an amount that equals 50% of the City's real property taxes levied and collected that constitute the City's Tax Increment for that year.

Section 13: Estimated Captured Appraised Value Taxable by the County

The amount of the County Tax Increment for a year is the amount of property taxes levied and collected by the County for that year on the Captured Appraised Value. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study and is verified by the Collin County Appraisal District. The actual Captured Appraised Value for each year will be used to calculate annual payments by the County into the TIRZ Fund pursuant to the County Participation Agreement. During the term of the Zone, the County will deposit into the TIRZ Fund each year an amount that equals 50% of the County's real property taxes levied and collected that constitute the County Tax Increment for that year.

Section 14: Method of Financing

The City will, in the future, pay (using the TIRZ Fund) the Project Costs and will construct or cause to be constructed the Public Improvements. The City's approval of the Final Plan, and County Participation Agreement, shall obligate the City to pay from the TIRZ Fund actual Project Costs, which shall be reviewed and approved by the City.

Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City or the County, unless otherwise approved by their respective governing bodies, and the TIRZ Fund shall only be used to pay the Project Costs.

Section 15: Duration of the Zone; Termination

The term of the Zone shall commence immediately upon passage by the City Council of an ordinance creating the Zone and shall continue until December 31, 2051, with final collection anticipated by September 30, 2052. If upon expiration of the stated term of the Zone the Project Costs have not been paid, the City, and County shall have no obligation to pay the shortfall. The

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

provisions of this section shall be included in the Creation Ordinance, and County Participation Agreement. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

Section 16: Economic Development Program

The City Council and the TIRZ Board have determined it to be necessary and convenient to the accomplishment of the objectives of the Zone to establish and provide for the administration of economic development programs that may be used to incentivize development. The economic development programs established in this Section are authorized by Section 311.010(h) of the Act and by Article III, Section 52-a, Texas Constitution, as amended (the “Economic Development Provision”). The Economic Development Provision provides that the TIRZ Board, subject to the approval of the City Council, may establish and provide for the administration of one or more programs as the TIRZ Board determines is necessary or convenient to implement and achieve the purposes of the Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone, and developing business and commercial activity within the Zone. This section is intended to designate an economic development program as authorized by the Economic Development Provision (the “Economic Development Program”).

Such Economic Development Program may include, to the extent permitted by the law, programs to make grants of any lawfully available money from the TIRZ Fund, including activities that benefit the Zone and stimulate business and commercial activity in the Zone. The Economic Development Program will further the public purpose of developing and diversifying the economy of the Zone. All grants that are part of the Economic Development Program described in this Section serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, and increased job opportunities for residents of the City, County, and the region.

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Section 17: List of Exhibits

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

| | |
|------------------|--|
| Exhibit A | Map of Zone and Property |
| Exhibit B | Proposed Uses of the Property |
| Exhibit C | Location of Public Improvements |
| Exhibit D | Estimated Project Costs |
| Exhibit E | Estimated Non-Project Costs |
| Exhibit F | Estimated Time When Costs are to be Incurred |
| Exhibit G | Feasibility Study |
| Exhibit H | Parcel Identification |

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EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit A – Map of Zone and Property

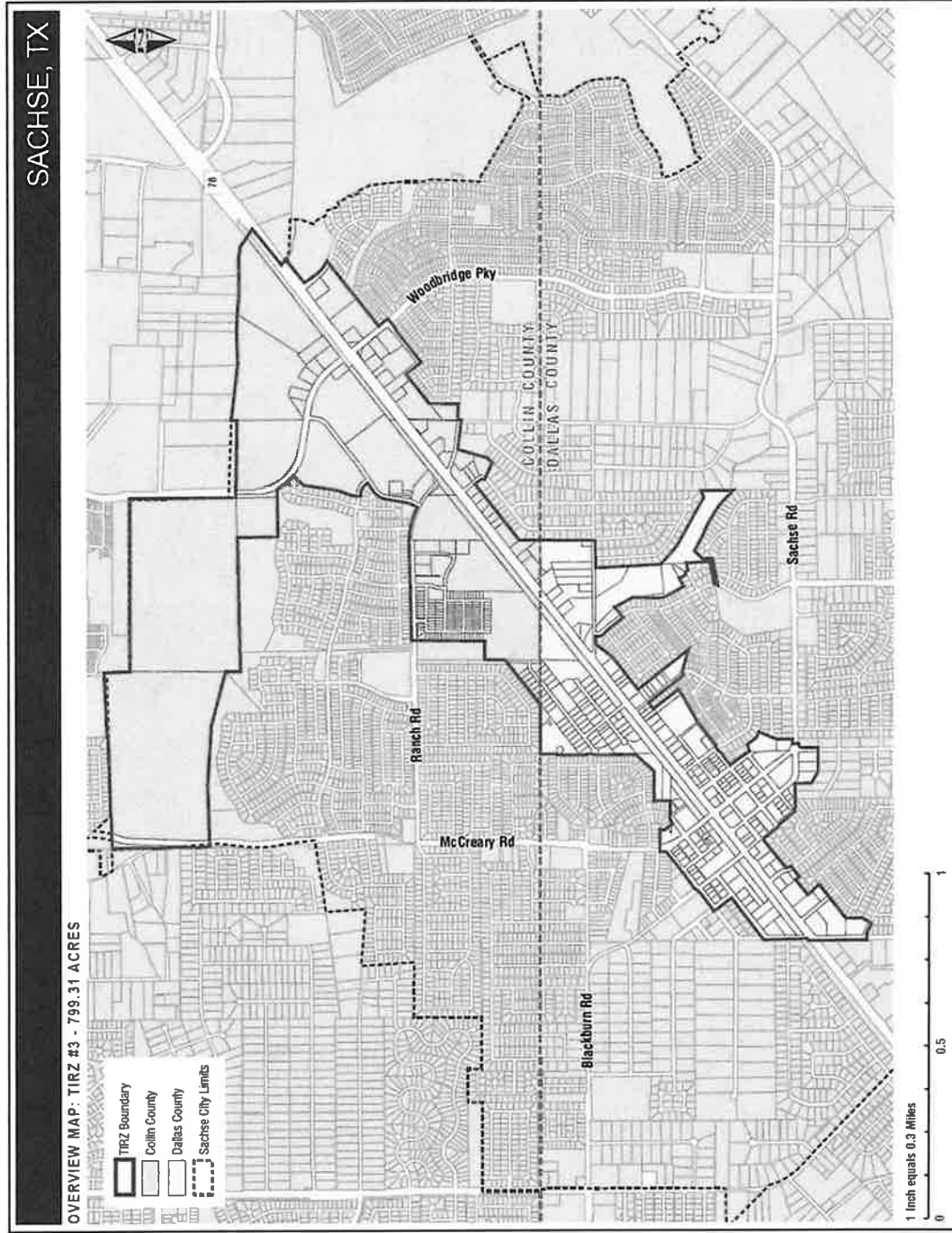


EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit B – Proposed Uses of the Property

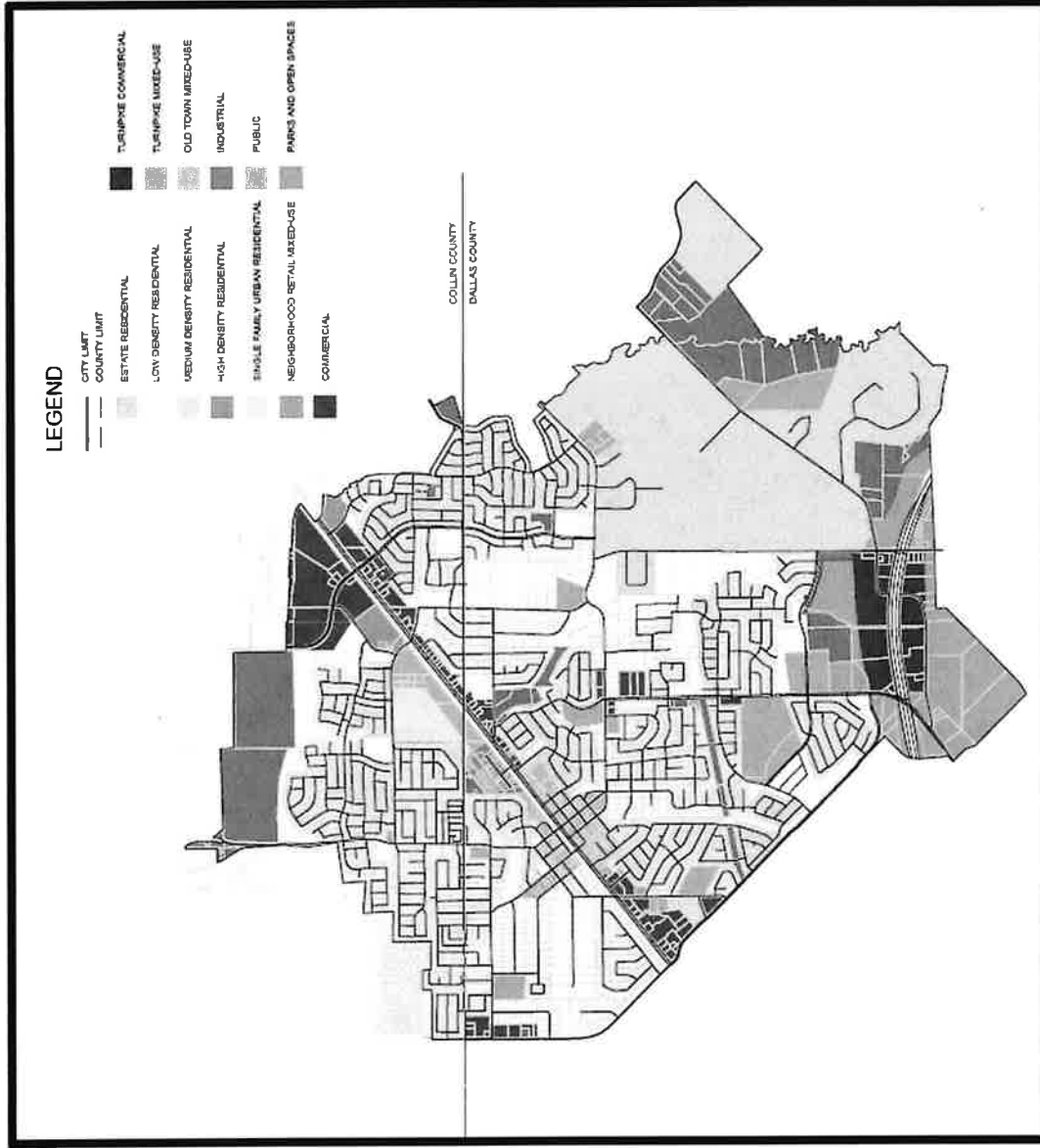
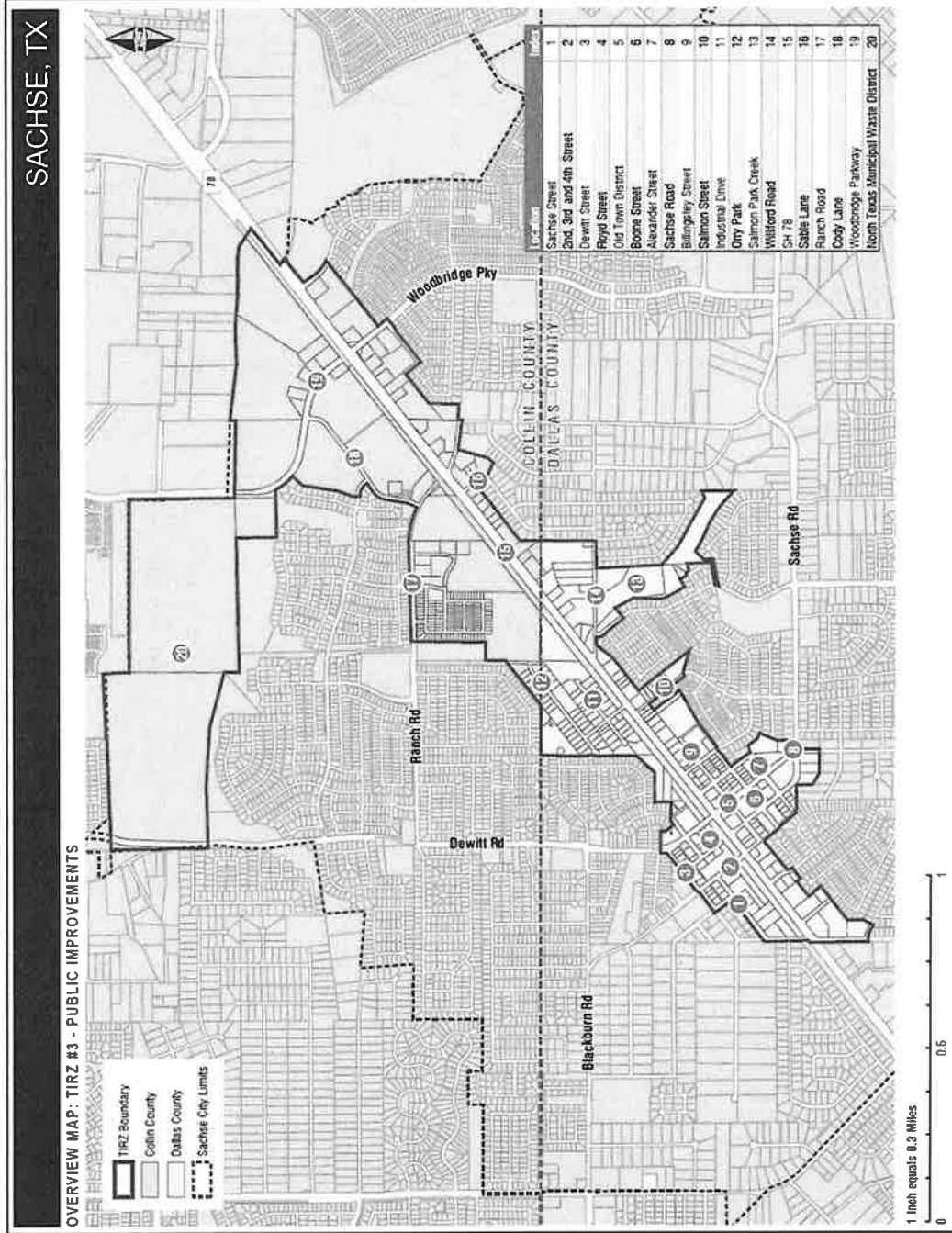


EXHIBIT "C"

PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit C – Location of Public Improvements



REINVESTMENT ZONE NUMBER THREE, CITY OF SACHSE
PRELIMINARY PROJECT AND FINANCE PLAN

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit D – Estimated Project Costs

| Public Improvement | Location | County | Estimated Cost |
|-------------------------------------|---|---------------|----------------------|
| Streets | Ranch Road | Collin | \$ 750,000 |
| Streets | Woodbridge Parkway | Collin | \$ 750,000 |
| Sewer | Williford Road | Collin | \$ 400,000 |
| Sewer | Salmon Street | Dallas | \$ 500,000 |
| Sewer | Salmon Street | Dallas | \$ 350,000 |
| Sewer | SH 78 | Dallas | \$ 175,000 |
| Sewer | SH 78 | Dallas | \$ 200,000 |
| Sewer | SH 78 | Dallas | \$ 250,000 |
| Water | Sable Lane | Collin | \$ 200,000 |
| Water | Industrial Drive | Dallas | \$ 750,000 |
| Drainage | Salmon Park Creek | Dallas | \$ 500,000 |
| Drainage | SH 78 | Dallas | \$ 1,500,000 |
| Drainage | Orry Park | Dallas | \$ 4,500,000 |
| Drainage | Woodbridge Parkway | Collin | \$ 250,000 |
| Streets | Sachse Street | Dallas | \$ 4,000,000 |
| Streets | Dewitt Street | Dallas | \$ 3,000,000 |
| Streets | Floyd Street | Dallas | \$ 750,000 |
| Streets | Industrial Drive | Dallas | \$ 2,500,000 |
| Streets | 2nd, 3rd and 4th Street | Dallas | \$ 3,250,000 |
| Streets | Billingsley Street | Dallas | \$ 3,000,000 |
| Streets | Boone Street | Dallas | \$ 2,000,000 |
| Streets | Alexander Street | Dallas | \$ 750,000 |
| Streets | Sachse Road | Dallas | \$ 2,500,000 |
| Parking | Old Town District | Dallas | \$ 5,000,000 |
| Economic Development Grants | Old Town District, SH 78, NWC SH 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway | Dallas/Collin | \$ 8,000,000 |
| Environmental | Old Town District, SH 78 | Dallas/Collin | \$ 2,000,000 |
| Façade Improvements | Old Town District, SH 78 | Dallas/Collin | \$ 5,000,000 |
| Environmental | Old Town District, SH 78 | Dallas/Collin | \$ 3,000,000 |
| Land Acquisition | Old Town District, SH 78, NWC Hwy 78 & Ranch Road, NWC Ranch Road & Cody Lane, SWC Cody Lane and Woodbridge Parkway | Dallas/Collin | \$ 10,000,000 |
| Landscaping Improvements | Old Town District, SH 78, Ranch Road, Cody Lane | Dallas/Collin | See Above |
| Drainage | Old Town District, SH 78, Woodbridge Parkway, Salmon Park | Dallas/Collin | \$ 500,000 |
| Drainage | Orry Park area, Woodbridge Parkway, Old Town District, Salmon Park | Dallas/Collin | \$ 3,000,000 |
| Professional Services | N/A | Dallas/Collin | \$ 2,000,000 |
| Parks and Open Space | NTMWD property | Collin | \$ 5,000,000 |
| Landscaping Improvements | SH 78 | Dallas/Collin | \$ 3,000,000 |
| Public Improvements Subtotal | | | \$ 79,325,000 |
| <i>Administrative Costs</i> | | | <i>\$ 405,681</i> |
| Total Project Costs | | | \$ 79,730,681 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit E – Estimated Non-Project Costs

| Reinvestment Zone No. 3 City of Sachse, TX Preliminary Plan Non-Project Costs | | | | | | |
|---|-------|-----------|---------------|----------------|----------------|-------------------|
| Land Use | Units | Lot Value | | Buildout Value | | Non-Project Costs |
| | | Per Unit | Total | Per Unit | Total | |
| Single-Family | 264 | \$ 60,000 | \$ 15,840,000 | \$ 300,000 | \$ 79,200,000 | \$ 63,360,000 |
| Multifamily | 324 | \$ 25,000 | \$ 8,100,000 | \$ 125,000 | \$ 40,500,000 | \$ 32,400,000 |
| | | | \$ 23,940,000 | | \$ 119,700,000 | \$ 95,760,000 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit F – Estimated Time When Costs Are to be Incurred

| Reinvestment Zone No. 3 City of Sachse, TX Preliminary Plan Timeline to Incur Costs | | | | | |
|---|---------------|-----------------------------|-------------------|----------------------|--------------------------|
| Zone Year | Calendar Year | TIRZ Fund Beginning Balance | Admin Fees | Public Improvements | TIRZ Fund Ending Balance |
| Base | 2021 | | | | |
| 1 | 2022 | \$ - | \$ 10,000 | \$ - | \$ (10,000) |
| 2 | 2023 | \$ 407,084 | \$ 10,200 | \$ 396,884 | \$ - |
| 3 | 2024 | \$ 711,760 | \$ 10,404 | \$ 701,356 | \$ - |
| 4 | 2025 | \$ 746,313 | \$ 10,612 | \$ 735,700 | \$ - |
| 5 | 2026 | \$ 913,747 | \$ 10,824 | \$ 902,923 | \$ - |
| 6 | 2027 | \$ 952,339 | \$ 11,041 | \$ 941,299 | \$ - |
| 7 | 2028 | \$ 1,123,895 | \$ 11,262 | \$ 1,112,633 | \$ - |
| 8 | 2029 | \$ 1,166,690 | \$ 11,487 | \$ 1,155,203 | \$ - |
| 9 | 2030 | \$ 1,342,532 | \$ 11,717 | \$ 1,330,816 | \$ - |
| 10 | 2031 | \$ 1,342,532 | \$ 11,951 | \$ 1,330,582 | \$ - |
| 11 | 2032 | \$ 1,474,724 | \$ 12,190 | \$ 1,462,534 | \$ - |
| 12 | 2033 | \$ 1,524,536 | \$ 12,434 | \$ 1,512,102 | \$ - |
| 13 | 2034 | \$ 1,707,535 | \$ 12,682 | \$ 1,694,853 | \$ - |
| 14 | 2035 | \$ 1,762,003 | \$ 12,936 | \$ 1,749,067 | \$ - |
| 15 | 2036 | \$ 1,949,752 | \$ 13,195 | \$ 1,936,557 | \$ - |
| 16 | 2037 | \$ 2,009,064 | \$ 13,459 | \$ 1,995,605 | \$ - |
| 17 | 2038 | \$ 2,201,754 | \$ 13,728 | \$ 2,188,026 | \$ - |
| 18 | 2039 | \$ 2,266,106 | \$ 14,002 | \$ 2,252,103 | \$ - |
| 19 | 2040 | \$ 2,463,937 | \$ 14,282 | \$ 2,449,654 | \$ - |
| 20 | 2041 | \$ 2,463,937 | \$ 14,568 | \$ 2,449,369 | \$ - |
| 21 | 2042 | \$ 2,596,128 | \$ 14,859 | \$ 2,581,269 | \$ - |
| 22 | 2043 | \$ 2,668,368 | \$ 15,157 | \$ 2,653,211 | \$ - |
| 23 | 2044 | \$ 2,874,244 | \$ 15,460 | \$ 2,858,784 | \$ - |
| 24 | 2045 | \$ 2,952,046 | \$ 15,769 | \$ 2,936,277 | \$ - |
| 25 | 2046 | \$ 3,163,596 | \$ 16,084 | \$ 3,147,511 | \$ - |
| 26 | 2047 | \$ 3,247,185 | \$ 16,406 | \$ 3,230,778 | \$ - |
| 27 | 2048 | \$ 3,464,637 | \$ 16,734 | \$ 3,447,903 | \$ - |
| 28 | 2049 | \$ 3,554,247 | \$ 17,069 | \$ 3,537,178 | \$ - |
| 29 | 2050 | \$ 3,777,840 | \$ 17,410 | \$ 3,760,430 | \$ - |
| 30 | 2051 | \$ 3,777,840 | \$ 17,758 | \$ 3,760,082 | \$ - |
| | | | \$ 405,681 | \$ 60,210,688 | |

EXHIBIT "C"

PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit G – Feasibility Study

Reinvestment Zone No. 3
City of Sachse, TX
Preliminary Plan | Feasibility Study

| Zone Year | Calendar Year | Collection Year | Growth/ Year ¹ | Collin County Value | | | | City | | | | Collin County ² | | | | TIRZ Contribution | | | | | |
|--------------|------------------|--------------------|------------------------------|--------------------------|----------------------|----------------------|---------------|--------------------------|----------------------|----------------------|---------------|----------------------------|------------|-----------|------------|-------------------|------------|--------|------------|----|-------------|
| | | | | Added Value ² | Net Taxable Value | Incremental Value | % | Added Value ² | Net Taxable Value | Incremental Value | % | Annual | Cumulative | % | Cumulative | Annual | Cumulative | Annual | Cumulative | | |
| Base | 2021 | 2022 | | \$ | \$ | \$ | 56,035,006 | \$ | 182,431,614 | \$ | 86,748,632 | 50% | \$ | \$ | 50% | \$ | \$ | | | | |
| 1 | 2022 | 2023 | 2% | \$ | 7,200,000 | \$ | 64,355,706 | \$ | 8,320,700 | \$ | 269,180,246 | 50% | \$ | 342,250 | 50% | \$ | 74,834 | \$ | 417,084 | \$ | 417,084 |
| 2 | 2023 | 2024 | 2% | \$ | 7,130,000 | \$ | 72,772,820 | \$ | 16,737,814 | \$ | 338,421,951 | 50% | \$ | 585,821 | 50% | \$ | 125,939 | \$ | 711,760 | \$ | 1,128,844 |
| 3 | 2024 | 2025 | 2% | \$ | 7,060,000 | \$ | 81,499,699 | \$ | 18,464,693 | \$ | 404,198,722 | 50% | \$ | 932,586 | 50% | \$ | 191,309 | \$ | 913,747 | \$ | 2,788,904 |
| 4 | 2025 | 2026 | 2% | \$ | 7,000,000 | \$ | 90,516,933 | \$ | 20,024,103 | \$ | 422,282,696 | 50% | \$ | 988,480 | 50% | \$ | 283,490 | \$ | 1,197,237 | \$ | 3,986,141 |
| 5 | 2026 | 2027 | 2% | \$ | 6,950,000 | \$ | 99,952,827 | \$ | 21,761,108 | \$ | 441,998,350 | 50% | \$ | 1,116,546 | 50% | \$ | 361,000 | \$ | 1,558,237 | \$ | 5,544,378 |
| 6 | 2027 | 2028 | 2% | \$ | 6,900,000 | \$ | 109,769,116 | \$ | 23,641,803 | \$ | 468,268,350 | 50% | \$ | 1,228,146 | 50% | \$ | 448,893 | \$ | 2,007,130 | \$ | 7,551,508 |
| 7 | 2028 | 2029 | 2% | \$ | 6,850,000 | \$ | 120,000,000 | \$ | 25,643,335 | \$ | 511,056,391 | 50% | \$ | 1,269,878 | 50% | \$ | 554,558 | \$ | 2,561,688 | \$ | 10,113,196 |
| 8 | 2029 | 2030 | 2% | \$ | 6,800,000 | \$ | 130,657,908 | \$ | 27,794,902 | \$ | 551,277,519 | 50% | \$ | 1,424,045 | 50% | \$ | 631,478 | \$ | 3,193,166 | \$ | 13,306,362 |
| 9 | 2030 | 2031 | 0% | \$ | 7,130,000 | \$ | 135,076,666 | \$ | 79,041,660 | \$ | 628,527,179 | 50% | \$ | 1,116,546 | 50% | \$ | 752,987 | \$ | 3,946,153 | \$ | 17,252,515 |
| 10 | 2031 | 2032 | 0% | \$ | 7,130,000 | \$ | 140,724,373 | \$ | 81,743,193 | \$ | 669,644,531 | 50% | \$ | 1,677,586 | 50% | \$ | 925,977 | \$ | 4,872,130 | \$ | 22,124,645 |
| 11 | 2032 | 2033 | 2% | \$ | 7,130,000 | \$ | 146,663,763 | \$ | 91,628,757 | \$ | 725,041,864 | 50% | \$ | 1,839,907 | 50% | \$ | 1,106,922 | \$ | 5,979,052 | \$ | 28,103,697 |
| 12 | 2033 | 2034 | 2% | \$ | 7,130,000 | \$ | 152,837,908 | \$ | 94,582,032 | \$ | 813,925,986 | 50% | \$ | 2,172,122 | 50% | \$ | 1,326,607 | \$ | 7,305,659 | \$ | 35,409,356 |
| 13 | 2034 | 2035 | 2% | \$ | 7,130,000 | \$ | 160,759,379 | \$ | 104,724,373 | \$ | 947,642,892 | 50% | \$ | 2,060,522 | 50% | \$ | 1,591,899 | \$ | 8,907,558 | \$ | 44,316,914 |
| 14 | 2035 | 2036 | 2% | \$ | 7,130,000 | \$ | 169,379,199 | \$ | 116,854,373 | \$ | 1,069,644,506 | 50% | \$ | 2,172,122 | 50% | \$ | 1,775,860 | \$ | 10,683,418 | \$ | 54,990,332 |
| 15 | 2036 | 2037 | 2% | \$ | 7,130,000 | \$ | 178,389,379 | \$ | 131,854,373 | \$ | 1,204,499,373 | 50% | \$ | 2,326,607 | 50% | \$ | 1,978,922 | \$ | 12,662,340 | \$ | 67,652,672 |
| 16 | 2037 | 2038 | 2% | \$ | 7,130,000 | \$ | 188,204,454 | \$ | 148,167,448 | \$ | 1,358,666,827 | 50% | \$ | 2,524,046 | 50% | \$ | 2,201,754 | \$ | 14,864,094 | \$ | 82,486,766 |
| 17 | 2038 | 2039 | 2% | \$ | 7,130,000 | \$ | 198,548,152 | \$ | 166,227,227 | \$ | 1,527,894,054 | 50% | \$ | 2,762,153 | 50% | \$ | 2,483,937 | \$ | 17,348,031 | \$ | 99,834,797 |
| 18 | 2039 | 2040 | 2% | \$ | 7,130,000 | \$ | 209,528,227 | \$ | 186,167,448 | \$ | 1,724,061,506 | 50% | \$ | 3,051,238 | 50% | \$ | 2,762,153 | \$ | 20,110,184 | \$ | 120,044,981 |
| 19 | 2040 | 2041 | 0% | \$ | 7,130,000 | \$ | 221,004,497 | \$ | 170,969,491 | \$ | 1,905,026,003 | 50% | \$ | 3,366,541 | 50% | \$ | 3,166,541 | \$ | 23,276,725 | \$ | 143,321,206 |
| 20 | 2041 | 2042 | 0% | \$ | 7,130,000 | \$ | 233,794,991 | \$ | 189,969,491 | \$ | 2,100,995,994 | 50% | \$ | 3,681,129 | 50% | \$ | 3,548,074 | \$ | 26,824,799 | \$ | 169,146,005 |
| 21 | 2042 | 2043 | 2% | \$ | 7,130,000 | \$ | 247,904,497 | \$ | 210,969,491 | \$ | 2,322,965,491 | 50% | \$ | 4,031,129 | 50% | \$ | 3,980,603 | \$ | 30,805,402 | \$ | 200,051,407 |
| 22 | 2043 | 2044 | 2% | \$ | 7,130,000 | \$ | 263,548,152 | \$ | 233,227,227 | \$ | 2,577,192,718 | 50% | \$ | 4,451,238 | 50% | \$ | 4,411,238 | \$ | 35,216,640 | \$ | 235,268,047 |
| 23 | 2044 | 2045 | 2% | \$ | 7,130,000 | \$ | 280,837,908 | \$ | 258,167,448 | \$ | 2,855,360,166 | 50% | \$ | 4,948,893 | 50% | \$ | 4,948,893 | \$ | 40,165,533 | \$ | 275,433,580 |
| 24 | 2045 | 2046 | 2% | \$ | 7,130,000 | \$ | 300,000,000 | \$ | 287,167,448 | \$ | 3,166,541,114 | 50% | \$ | 5,500,000 | 50% | \$ | 5,500,000 | \$ | 45,665,533 | \$ | 321,099,113 |
| 25 | 2046 | 2047 | 2% | \$ | 7,130,000 | \$ | 321,227,227 | \$ | 318,167,448 | \$ | 3,509,708,562 | 50% | \$ | 6,031,129 | 50% | \$ | 6,031,129 | \$ | 51,696,662 | \$ | 372,730,241 |
| 26 | 2047 | 2048 | 2% | \$ | 7,130,000 | \$ | 344,724,373 | \$ | 344,167,448 | \$ | 3,981,875,010 | 50% | \$ | 6,611,238 | 50% | \$ | 6,611,238 | \$ | 58,307,899 | \$ | 431,038,140 |
| 27 | 2048 | 2049 | 2% | \$ | 7,130,000 | \$ | 370,000,000 | \$ | 379,969,491 | \$ | 4,491,844,503 | 50% | \$ | 7,262,153 | 50% | \$ | 7,262,153 | \$ | 65,570,052 | \$ | 496,608,192 |
| 28 | 2049 | 2050 | 2% | \$ | 7,130,000 | \$ | 400,000,000 | \$ | 410,969,491 | \$ | 5,100,000,000 | 50% | \$ | 7,948,893 | 50% | \$ | 7,948,893 | \$ | 73,518,945 | \$ | 570,127,137 |
| 29 | 2050 | 2051 | 0% | \$ | 7,130,000 | \$ | 432,004,497 | \$ | 449,969,491 | \$ | 5,750,969,491 | 50% | \$ | 8,762,153 | 50% | \$ | 8,762,153 | \$ | 82,281,098 | \$ | 652,408,235 |
| 30 | 2051 | 2052 | 0% | \$ | 107,020,000 | \$ | 447,268,000 | \$ | 170,969,491 | \$ | 6,018,238,982 | 50% | \$ | 9,481,129 | 50% | \$ | 9,481,129 | \$ | 91,762,227 | \$ | 744,170,462 |
| | | | | \$ | 447,268,000 | \$ | 6,018,238,982 | \$ | 170,969,491 | \$ | 6,018,238,982 | 50% | \$ | 9,481,129 | 50% | \$ | 9,481,129 | \$ | 91,762,227 | \$ | 744,170,462 |

| Assumptions | |
|--------------------------------|----------------|
| Net Taxable Value ³ | \$ 238,465,620 |
| City of Sachse AV Rate | 0.72000 |
| Collin County AV Rate | 0.17253 |
| Total Acctress | 799.31 |

- Footnotes:**
- Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
 - Annual added value based on City's adjusted average growth over past decade.
 - Collin County has not yet agreed to participate, and is shown for illustration purposes only.

REINVESTMENT ZONE NUMBER THREE, CITY OF SACHSE
PRELIMINARY PROJECT AND FINANCE PLAN

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit H – Parcel Identification

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480065800A02A0000 | \$269,500 | 0.2296 |
| Dallas | 480066700A0010000 | \$425,000 | 0.3673 |
| Dallas | 480066000B0050000 | \$389,170 | 0.3444 |
| Dallas | 480066000B0040000 | \$167,000 | 0.3673 |
| Dallas | 480065800B0010000 | \$365,790 | 0.4591 |
| Dallas | 48000500220010000 | \$0 | 0.2579 |
| Dallas | 48000500100030000 | \$79,800 | 0.3005 |
| Dallas | 65124847017010300 | \$0 | 0.2835 |
| Dallas | 48000500150030000 | \$220,110 | 1.04 |
| Dallas | 48004520010110000 | \$4,000 | 0.0537 |
| Dallas | 480005001209R0000 | \$197,110 | 0.2755 |
| Dallas | 48000500220050000 | \$0 | 0.4676 |
| Dallas | 65124847017010200 | \$0 | 1.6035 |
| Dallas | 48000500100110000 | \$10,000 | 0.1947 |
| Dallas | 48000500110060000 | \$47,684 | 0.3534 |
| Dallas | 480005601704R0000 | \$279,240 | 0.5564 |
| Dallas | 48000500170020000 | \$249,410 | 0.4132 |
| Dallas | 65124847010440000 | \$0 | 1.334 |
| Dallas | 48000500220020000 | \$0 | 0.37 |
| Dallas | 48000500110040000 | \$52,500 | 0.18 |
| Dallas | 48000500120010000 | \$147,950 | 0.2755 |
| Dallas | 48000500120100000 | \$75,000 | 0.2755 |
| Dallas | 480066200100A0000 | \$243,660 | 0.5051 |
| Dallas | 480066700A0030000 | \$460,000 | 0.6047 |
| Dallas | 48000500100010000 | \$71,400 | 0.323 |
| Dallas | 48000500120030000 | \$0 | 0.2204 |
| Dallas | 480005001804R0000 | \$251,510 | 1.081 |
| Dallas | 480065800A0010000 | \$404,760 | 0.4591 |
| Dallas | 480066700A0040000 | \$983,500 | 1.164 |
| Dallas | 48000500210010000 | \$920,000 | 1.7878 |
| Dallas | 48000500120050000 | \$0 | 0.1653 |
| Dallas | 480066000B0060000 | \$270,000 | 0.3903 |
| Dallas | 48000500100050000 | \$50,400 | 0.1679 |
| Dallas | 48000500100060000 | \$105,270 | 0.2974 |
| Dallas | 48000500200030000 | \$105,730 | 0.222 |
| Dallas | 480066200100B0000 | \$270,430 | 0 |
| Dallas | 480065800A02B0000 | \$169,310 | 0.2296 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500100080000 | \$126,000 | 0.4414 |
| Dallas | 48000500120060000 | \$79,322 | 0.2755 |
| Dallas | 48000500160010000 | \$231,080 | 1.365 |
| Dallas | 480066400C09A0000 | \$243,000 | 0 |
| Dallas | 480065800B0030000 | \$382,500 | 0.4591 |
| Dallas | 480066700A0020000 | \$294,000 | 0.3673 |
| Dallas | 48000500100040000 | \$50,400 | 0.1847 |
| Dallas | 48000500200040000 | \$123,860 | 0 |
| Dallas | 480066700A0070000 | \$278,400 | 0 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 4.778 |
| Dallas | 65124847010360000 | \$0 | 2.39 |
| Dallas | 48000500120040000 | \$0 | 0.1653 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 1.58 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 3.368 |
| Dallas | 480065800B0020000 | \$429,180 | 0.4591 |
| Dallas | 48000500200010000 | \$33,218 | 0.242 |
| Dallas | 65124847017010000 | \$72,200 | 1.6575 |
| Dallas | 48000500160130000 | \$195,330 | 0.5697 |
| Dallas | 48000500160040000 | \$550,140 | 1.08 |
| Dallas | 480065800C02B0000 | \$229,910 | 0 |
| Dallas | 48000500110050000 | \$50,400 | 0.1785 |
| Dallas | 48011900010010000 | \$0 | 1.042 |
| Dallas | 65174775110150100 | \$141,130 | 1.62 |
| Dallas | 65174775110030000 | \$84,940 | 0.67 |
| Dallas | 65124847010160000 | \$86,250 | 0 |
| Dallas | 65124847110020000 | \$157,830 | 0.3354 |
| Dallas | 65124847110290000 | \$45,780 | 0.2398 |
| Dallas | 480115502511R0000 | \$414,430 | 0.731 |
| Dallas | 48000500360080000 | \$41,970 | 0.1674 |
| Dallas | 48000500350060100 | \$89,000 | 0.11 |
| Dallas | 48000500350070000 | \$177,500 | 0.1765 |
| Dallas | 48000500390030000 | \$156,020 | 0.4582 |
| Dallas | 480010000A0000000 | \$430,000 | 0.6104 |
| Dallas | 65174775110110000 | \$283,070 | 1.407 |
| Dallas | 65124847010120100 | \$0 | 2.824 |
| Dallas | 48000500390020000 | \$66,073 | 0.1813 |
| Dallas | 485070600G0040000 | \$204,578 | 0 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500360050000 | \$42,000 | 0.1377 |
| Dallas | 48000500360070000 | \$0 | 0.1692 |
| Dallas | 48000500390010100 | \$111,150 | 0.1813 |
| Dallas | 48000500400020000 | \$0 | 0.4318 |
| Dallas | 48000500410030100 | \$85,091 | 0.2325 |
| Dallas | 480114400A0010000 | \$1,664,480 | 1.825 |
| Dallas | 48001320010010000 | \$0 | 1.768 |
| Dallas | 48000500230040000 | \$0 | 0.6767 |
| Dallas | 48000500370010000 | \$363,470 | 2.5 |
| Dallas | 48000500350060000 | \$86,000 | 0.1 |
| Dallas | 48000500350080000 | \$173,000 | 0.1887 |
| Dallas | 65124847010120000 | \$304,540 | 2.297 |
| Dallas | 48000500330040000 | \$84,000 | 0.2783 |
| Dallas | 65174775110150000 | \$15,330 | 0.176 |
| Dallas | 65124847010310000 | \$0 | 3.374 |
| Dallas | 65124847010390000 | \$0 | 9.962 |
| Dallas | 480012800A0010000 | \$994,600 | 0.8432 |
| Dallas | 65124847110320000 | \$307,960 | 1.795 |
| Dallas | 48000500240080000 | \$105,000 | 0.3125 |
| Dallas | 48000500360060000 | \$75,100 | 0.1414 |
| Dallas | 48000500360030000 | \$75,340 | 0.1341 |
| Dallas | 48000500330010000 | \$145,270 | 0.2541 |
| Dallas | 48000930000010000 | \$893,780 | 0.5633 |
| Dallas | 65124847110230100 | \$1,320 | 0.0245 |
| Dallas | 480005003601R0000 | \$110,970 | 0.2797 |
| Dallas | 48000500390020100 | \$89,240 | 0.1842 |
| Dallas | 48000500410030200 | \$150,000 | 0.2382 |
| Dallas | 48000500410040100 | \$89,436 | 0.2489 |
| Dallas | 65174775110130000 | \$245,760 | 1.577 |
| Dallas | 65124847010120000 | \$0 | 1.185 |
| Dallas | 480012800A02R0000 | \$830,000 | 1.029 |
| Dallas | 480113300B0090000 | \$221,930 | 0.636 |
| Dallas | 65124847110090000 | \$200,690 | 0.5224 |
| Dallas | 65174775110120000 | \$271,890 | 1.497 |
| Dallas | 65174775110040100 | \$207,970 | 0.53 |
| Dallas | 65174775110070000 | \$0 | 0.3843 |
| Dallas | 65124847110010000 | \$392,040 | 1.044 |
| Dallas | 65124847110300000 | \$121,680 | 0.3114 |
| Dallas | 65124847110280000 | \$76,670 | 0.1647 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 48000500240070000 | \$42,000 | 0.1568 |
| Dallas | 48000500240020000 | \$135,490 | 0.2882 |
| Dallas | 48000500240100000 | \$115,800 | 0.3197 |
| Dallas | 48000500400040000 | \$0 | 0.6128 |
| Dallas | 48000500400010000 | \$0 | 0.2023 |
| Dallas | 65124847110340000 | \$195,410 | 0.5211 |
| Dallas | 65124847110050000 | \$35,880 | 0.171 |
| Dallas | 65124847110350000 | \$278,190 | 0.95 |
| Dallas | 480042600A0030000 | \$6,352,020 | 5.012 |
| Dallas | 65124847110110000 | \$202,220 | 0.5036 |
| Dallas | 48000500240050000 | \$63,000 | 0.1859 |
| Dallas | 48000500350090000 | \$176,270 | 0.2169 |
| Dallas | 48000500330070000 | \$93,304 | 0.9482 |
| Dallas | 489013300A0020000 | \$965,200 | 3.405 |
| Dallas | 480113300B0080000 | \$221,930 | 0.3183 |
| Dallas | 480042600A0010000 | \$197,980 | 0.5052 |
| Dallas | 485070600G0030000 | \$182,550 | 0.3731 |
| Dallas | 48000500240010000 | \$52,500 | 0.0946 |
| Dallas | 48000500400010100 | \$0 | 0.2002 |
| Dallas | 480010000A0000100 | \$695,000 | 0.5778 |
| Dallas | 48001000010010000 | \$76,930 | 0.3472 |
| Dallas | 489013300A0010000 | \$2,276,560 | 1.956 |
| Dallas | 48000500230090000 | \$75,823 | 0.1527 |
| Dallas | 48000500360040000 | \$78,630 | 0.1453 |
| Dallas | 48000500390010000 | \$81,500 | 0.1775 |
| Dallas | 48000500330020000 | \$143,530 | 0.2766 |
| Dallas | 48000500280050000 | \$321,080 | 0.9831 |
| Dallas | 48000500400030000 | \$0 | 0.3382 |
| Dallas | 48000500410010000 | \$0 | 0.8928 |
| Dallas | 480010000B10A0000 | \$185,720 | 0.5556 |
| Dallas | 65124847110110100 | \$206,000 | 0.4892 |
| Dallas | 48000500230010100 | \$286,790 | 0.094 |
| Dallas | 48000500350050000 | \$176,270 | 0.1915 |
| Dallas | 48000500350030000 | \$173,000 | 0.1887 |
| Dallas | 480005002807R0000 | \$250,000 | 0.3875 |
| Dallas | 480118100B0010000 | \$512,160 | 0.8988 |
| Dallas | 48000500410040200 | \$165,560 | 0.2228 |
| Dallas | 48011410000050000 | \$217,510 | 0.6438 |
| Dallas | 65124847110060000 | \$78,440 | 0.3109 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 65124847010140400 | \$0 | 9.41 |
| Dallas | 480008000A0010000 | \$1,825,030 | 1.003 |
| Dallas | 48000500230070000 | \$298,000 | 0.5272 |
| Dallas | 48000500240120000 | \$42,000 | 0.1581 |
| Dallas | 48000500360090000 | \$176,850 | 0.1627 |
| Dallas | 480005002601R0000 | \$421,060 | 0.98 |
| Dallas | 48000500330060000 | \$15,078 | 0.1381 |
| Dallas | 48KANSASCITYSOU00 | \$0 | 0 |
| Dallas | 484176500A0010000 | \$200,130 | 3.464 |
| Dallas | 484176500A0030000 | \$209,350 | 2.403 |
| Dallas | 484176500A0020000 | \$436,360 | 0.6945 |
| Dallas | 480042600A2R20100 | \$23,530 | 0.06 |
| Dallas | 480042600A2R10000 | \$645,840 | 0.287 |
| Dallas | 486063800A48X0000 | \$0 | 4.4323 |
| Dallas | 48000500440010000 | \$0 | 2.442 |
| Dallas | 486063800A47X0000 | \$4,610 | 0.5731 |
| Dallas | 65124847110220000 | \$123,993 | 0.5 |
| Dallas | 480005002714A0000 | \$169,470 | 0.262 |
| Dallas | 480161600A0010000 | \$628,000 | 0.393 |
| Dallas | 48001390010010000 | \$0 | 0.7052 |
| Dallas | 48000500110010000 | \$126,430 | 0 |
| Dallas | 65124847017010100 | \$0 | 0.545 |
| Dallas | 480051500A3R20000 | \$0 | 6.114 |
| Dallas | 48000500180010000 | \$303,750 | 1.878 |
| Dallas | 48000500390010200 | \$71,600 | 0.1582 |
| Dallas | 48000500340010000 | \$0 | 1.727 |
| Dallas | 48000500360100000 | \$50,470 | 0.1655 |
| Dallas | 48000500360110000 | \$123,890 | 0.1655 |
| Dallas | 48000500450010000 | \$92,390 | 0 |
| Dallas | 480005001103R0000 | \$345,630 | 0.25 |
| Dallas | 480009500101R0000 | \$2,753,780 | 2.02 |
| Dallas | 48000500190190000 | \$103,627 | 0.3782 |
| Dallas | 48000500200070000 | \$98,670 | 0.1653 |
| Dallas | 48000500190070000 | \$0 | 0.3 |
| Dallas | 48000500260070000 | \$167,080 | 0.4055 |
| Dallas | 65124847110310000 | \$126,020 | 0.43 |
| Dallas | 480036502516RA000 | \$687,920 | 0.3324 |
| Dallas | 480036502516RB000 | \$294,080 | 0.2876 |
| Dallas | 48004290020170000 | \$7,970 | 0.3388 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 65174767010020000 | \$177,730 | 5.4 |
| Dallas | 480065800C0040000 | \$382,500 | 0 |
| Dallas | 480065800C02A0000 | \$38,920 | 0 |
| Dallas | 48004290030040000 | \$7,990 | 0 |
| Dallas | 48004290020070000 | \$4,540 | 0.1931 |
| Dallas | 48000500350010000 | \$700,000 | 0.5374 |
| Dallas | 65134626010180000 | \$90,040 | 3.8276 |
| Dallas | 48004290020150000 | \$7,970 | 0.3388 |
| Dallas | 48004290020080000 | \$7,180 | 0.305 |
| Dallas | 48000500200070100 | \$47,230 | 0.1653 |
| Dallas | 48004290020160000 | \$7,970 | 0.3388 |
| Dallas | 48004290020140000 | \$7,970 | 0.3388 |
| Dallas | 48004290020190000 | \$7,240 | 0.3076 |
| Dallas | 48004290030020000 | \$10,700 | 0 |
| Dallas | 48006680010010000 | \$20,680 | 0 |
| Dallas | 48004290010040000 | \$7,970 | 0.3387 |
| Dallas | 48004290010020000 | \$7,970 | 0.3387 |
| Dallas | 48004290010110000 | \$2,500 | 0.1062 |
| Dallas | 480066600C0070000 | \$181,000 | 0 |
| Dallas | 48004290010080000 | \$8,970 | 0.3812 |
| Dallas | 48004290010060000 | \$0 | 1.89 |
| Dallas | 48004290010050000 | \$7,970 | 0.3387 |
| Dallas | 48004290010100000 | \$6,550 | 0.2784 |
| Dallas | 48004290010090000 | \$8,890 | 0.3778 |
| Dallas | 48000500390040000 | \$103,320 | 0.427 |
| Dallas | 48004290020180000 | \$7,970 | 0.3388 |
| Dallas | 48004290030030000 | \$7,970 | 0.3387 |
| Dallas | 48004290030010000 | \$11,320 | 0 |
| Dallas | 65124847110310100 | \$122,710 | 0.5749 |
| Dallas | 480066600C0080000 | \$253,750 | 0 |
| Dallas | 48004290020130000 | \$7,970 | 0.3388 |
| Dallas | 48004290020110000 | \$0 | 0.9571 |
| Dallas | 480065800C0060000 | \$382,500 | 0 |
| Dallas | 480065800C0050000 | \$382,500 | 0 |
| Dallas | 48004290020090000 | \$7,970 | 0.3388 |
| Dallas | 48004290010070000 | \$8,970 | 0.3811 |
| Dallas | 48004290020060000 | \$1,910 | 0.0813 |
| Dallas | 48000500200160000 | \$50,400 | 0.165 |
| Dallas | 480042602017R0000 | \$222,300 | 0.083 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480042602018R0000 | \$222,300 | 0.083 |
| Dallas | 480066700A05R0000 | \$280,160 | 0 |
| Dallas | 48004290020100000 | \$7,970 | 0.3388 |
| Dallas | 48004290010010000 | \$7,950 | 0.3378 |
| Dallas | 480042600A2R20000 | \$790,000 | 0.87 |
| Dallas | 480014700A0010000 | \$0 | 1.167 |
| Dallas | 48006550000010000 | \$1,081,920 | 0.6371 |
| Dallas | 65124847010250000 | \$168,600 | 0.774 |
| Dallas | 48000500200110000 | \$50,400 | 0.1653 |
| Dallas | 48005000191R20000 | \$0 | 2.784 |
| Dallas | 480066700A0080000 | \$358,720 | 0 |

| County | Account Number | Taxable Value | Acres |
|--------|-------------------|---------------|--------|
| Dallas | 480065800C0010000 | \$602,640 | 0 |
| Dallas | 48004290020120000 | \$7,970 | 0.3388 |
| Dallas | 48004290010030000 | \$7,970 | 0.3387 |
| Dallas | 48000500430020100 | \$249,950 | 0.1891 |
| Dallas | 48012000010030000 | \$236,520 | 0.9915 |
| Dallas | 48012000010020000 | \$273,610 | 1.014 |
| Dallas | 48012000010010000 | \$170,792 | 1.096 |
| Dallas | 48000500430030000 | \$73,675 | 0.3368 |
| Dallas | 48000500430020200 | \$174,280 | 0.1866 |
| Dallas | 48000500430010000 | \$191,160 | 0.3044 |
| Dallas | 480113500M0150000 | \$305,072 | 1.0077 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|---------|
| Collin | 424133 | \$1,696,923 | 23.558 |
| Collin | 424188 | \$123,715 | 0.9467 |
| Collin | 424204 | \$168,969 | 0.862 |
| Collin | 424213 | \$167,009 | 0.852 |
| Collin | 424302 | \$138,521 | 1.06 |
| Collin | 424384 | \$0 | 2.9 |
| Collin | 426033 | \$0 | 3.37 |
| Collin | 427933 | \$604,526 | 1.542 |
| Collin | 427951 | \$814,850 | 1.3981 |
| Collin | 427997 | \$656,667 | 2.01 |
| Collin | 432473 | \$0 | 100.14 |
| Collin | 450791 | \$643,150 | 0.5385 |
| Collin | 450835 | \$223,687 | 0.871 |
| Collin | 450844 | \$159,952 | 0.459 |
| Collin | 450853 | \$159,952 | 0.459 |
| Collin | 451095 | \$421,094 | 0.627 |
| Collin | 451184 | \$372,443 | 0.323 |
| Collin | 451193 | \$55,250 | 0.488 |
| Collin | 1326103 | \$0 | 2.75 |
| Collin | 1610180 | \$789,103 | 0 |
| Collin | 1871674 | \$602,813 | 0.54 |
| Collin | 1877874 | \$0 | 94.0215 |
| Collin | 2028340 | \$0 | 0 |
| Collin | 2028341 | \$0 | 0 |
| Collin | 2143053 | \$275,717 | 23.9056 |
| Collin | 2512057 | \$712,075 | 1.6347 |
| Collin | 2512058 | \$1,000 | 0.0871 |
| Collin | 2519562 | \$702,137 | 0.5969 |
| Collin | 2543078 | \$35,153 | 0.1345 |
| Collin | 2557567 | \$667,497 | 0.8358 |
| Collin | 2557569 | \$3,867,142 | 4.228 |
| Collin | 2557570 | \$848,847 | 0.8769 |
| Collin | 2564316 | \$1,286,261 | 1.2446 |
| Collin | 2575579 | \$28,338 | 9.4459 |
| Collin | 2587020 | \$1,455 | 0.167 |
| Collin | 2598365 | \$6,103 | 0.0467 |
| Collin | 2631745 | \$83 | 0.3812 |
| Collin | 2631746 | \$2,222 | 0.3812 |
| Collin | 2631747 | \$7,316 | 0.4421 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|---------|
| Collin | 2631748 | \$18,187 | 0 |
| Collin | 2631749 | \$7,477 | 0 |
| Collin | 2631750 | \$7,380 | 0 |
| Collin | 2631751 | \$7,380 | 0 |
| Collin | 2631752 | \$7,305 | 0.3388 |
| Collin | 2631753 | \$5,608 | 0.3388 |
| Collin | 2631754 | \$3,173 | 0.3388 |
| Collin | 2631755 | \$736 | 0.3388 |
| Collin | 2647386 | \$1,682,505 | 5.15 |
| Collin | 2648345 | \$1,138,754 | 0.693 |
| Collin | 2672094 | \$0 | 0.9755 |
| Collin | 2675093 | \$559,927 | 24.0476 |
| Collin | 2675788 | \$165 | 0.9858 |
| Collin | 2675789 | \$68,019 | 43.149 |
| Collin | 2675791 | \$1,000 | 0.08 |
| Collin | 2686914 | \$1,915 | 11.4669 |
| Collin | 2689729 | \$813,200 | 0.913 |
| Collin | 2692504 | \$2,537,460 | 2.083 |
| Collin | 2701104 | \$65,162,540 | 18.712 |
| Collin | 2701209 | \$14,073,591 | 16.338 |
| Collin | 2701210 | \$541,015 | 0.828 |
| Collin | 2701993 | \$1,800,653 | 1.4342 |
| Collin | 2701994 | \$641,080 | 1.4034 |
| Collin | 2704958 | \$3,252,533 | 1.02 |
| Collin | 2704959 | \$922,359 | 0.9564 |
| Collin | 2704962 | \$1,614,522 | 1.571 |
| Collin | 2714780 | \$7,168,497 | 3.7892 |
| Collin | 2719230 | \$3,070,907 | 0.865 |
| Collin | 2732100 | \$1,744,581 | 1.116 |
| Collin | 2739044 | \$1,000 | 0.179 |
| Collin | 2759311 | \$1,876,844 | 5.3858 |
| Collin | 2759312 | \$1,993,654 | 5.721 |
| Collin | 2778736 | \$3,174,033 | 1.484 |
| Collin | 2779508 | \$565,871 | 1.4434 |
| Collin | 2779509 | \$1,037,708 | 1.3433 |
| Collin | 2787719 | \$2,135,150 | 1.066 |
| Collin | 2796729 | \$870,800 | 0.7756 |
| Collin | 2799325 | \$3,057,487 | 1.631 |
| Collin | 2799326 | \$6,528,479 | 2.082 |

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|--------|
| Collin | 2801622 | \$1,462,758 | 0.9809 |
| Collin | 2804736 | \$879,191 | 1.003 |
| Collin | 2809654 | \$28,330,813 | 13.421 |
| Collin | 2809656 | \$5,000 | 0.731 |
| Collin | 2814900 | \$3,483 | 0.0533 |
| Collin | 2820624 | \$52,920 | 0.114 |
| Collin | 2820631 | \$52,920 | 0.114 |
| Collin | 2820632 | \$55,440 | 0.185 |
| Collin | 2820633 | \$57,960 | 0.261 |
| Collin | 2820641 | \$55,440 | 0.149 |
| Collin | 2820642 | \$114,148 | 0.12 |
| Collin | 2820643 | \$52,920 | 0.12 |
| Collin | 2820644 | \$52,920 | 0.121 |
| Collin | 2820645 | \$52,920 | 0.121 |
| Collin | 2820646 | \$52,920 | 0.121 |
| Collin | 2820647 | \$52,920 | 0.121 |
| Collin | 2820648 | \$52,920 | 0.122 |
| Collin | 2820649 | \$52,920 | 0.122 |
| Collin | 2820650 | \$52,920 | 0.122 |
| Collin | 2820651 | \$52,920 | 0.122 |
| Collin | 2820652 | \$52,920 | 0.123 |
| Collin | 2820653 | \$52,920 | 0.123 |
| Collin | 2820654 | \$52,920 | 0.123 |
| Collin | 2820655 | \$52,920 | 0.123 |
| Collin | 2820656 | \$52,920 | 0.124 |
| Collin | 2820657 | \$50,400 | 0.165 |
| Collin | 2820658 | \$52,920 | 0.124 |
| Collin | 2820659 | \$52,920 | 0.125 |
| Collin | 2820660 | \$52,920 | 0.145 |
| Collin | 2820668 | \$52,920 | 0.119 |
| Collin | 2820669 | \$52,920 | 0.119 |
| Collin | 2820670 | \$52,920 | 0.119 |
| Collin | 2820671 | \$52,920 | 0.119 |
| Collin | 2820672 | \$52,920 | 0.119 |
| Collin | 2820673 | \$52,920 | 0.119 |
| Collin | 2820674 | \$52,920 | 0.119 |
| Collin | 2820675 | \$52,920 | 0.119 |
| Collin | 2820676 | \$52,920 | 0.119 |
| Collin | 2820677 | \$52,920 | 0.119 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820678 | \$52,920 | 0.131 |
| Collin | 2820679 | \$0 | 3.062 |
| Collin | 2820735 | \$52,920 | 0.121 |
| Collin | 2820736 | \$52,920 | 0.121 |
| Collin | 2820737 | \$122,171 | 0.121 |
| Collin | 2820738 | \$52,920 | 0.121 |
| Collin | 2820739 | \$104,656 | 0.121 |
| Collin | 2820740 | \$52,920 | 0.121 |
| Collin | 2820741 | \$83,682 | 0.121 |
| Collin | 2820742 | \$74,001 | 0.121 |
| Collin | 2820743 | \$81,028 | 0.121 |
| Collin | 2820744 | \$52,920 | 0.134 |
| Collin | 2820745 | \$52,920 | 0.134 |
| Collin | 2820759 | \$52,920 | 0.121 |
| Collin | 2820760 | \$52,920 | 0.114 |
| Collin | 2820761 | \$52,920 | 0.114 |
| Collin | 2820762 | \$52,920 | 0.114 |
| Collin | 2820763 | \$52,920 | 0.114 |
| Collin | 2820764 | \$52,920 | 0.114 |
| Collin | 2820765 | \$52,920 | 0.114 |
| Collin | 2820766 | \$52,920 | 0.114 |
| Collin | 2820767 | \$52,920 | 0.114 |
| Collin | 2820768 | \$1,000 | 0.273 |
| Collin | 2820789 | \$52,920 | 0.121 |
| Collin | 2820790 | \$123,431 | 0.121 |
| Collin | 2820791 | \$52,920 | 0.121 |
| Collin | 2820792 | \$52,920 | 0.121 |
| Collin | 2820793 | \$52,920 | 0.121 |
| Collin | 2820794 | \$52,920 | 0.121 |
| Collin | 2820795 | \$52,920 | 0.121 |
| Collin | 2820796 | \$52,920 | 0.121 |
| Collin | 2820797 | \$52,920 | 0.121 |
| Collin | 2820798 | \$0 | 0 |
| Collin | 2820799 | \$1,000 | 0.123 |
| Collin | 2820801 | \$114,562 | 0.107 |
| Collin | 2820802 | \$50,400 | 0.079 |
| Collin | 2820803 | \$50,400 | 0.079 |
| Collin | 2820804 | \$111,691 | 0.079 |
| Collin | 2820805 | \$101,912 | 0.079 |

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820806 | \$113,419 | 0.079 |
| Collin | 2820807 | \$108,631 | 0.079 |
| Collin | 2820808 | \$113,116 | 0.079 |
| Collin | 2820809 | \$111,540 | 0.079 |
| Collin | 2820810 | \$102,178 | 0.079 |
| Collin | 2820811 | \$111,691 | 0.079 |
| Collin | 2820812 | \$78,514 | 0.079 |
| Collin | 2820813 | \$77,853 | 0.092 |
| Collin | 2820814 | \$50,400 | 0.092 |
| Collin | 2820815 | \$50,400 | 0.079 |
| Collin | 2820816 | \$50,400 | 0.079 |
| Collin | 2820817 | \$50,400 | 0.079 |
| Collin | 2820818 | \$50,400 | 0.079 |
| Collin | 2820819 | \$50,400 | 0.079 |
| Collin | 2820820 | \$50,400 | 0.079 |
| Collin | 2820821 | \$50,400 | 0.079 |
| Collin | 2820822 | \$50,400 | 0.079 |
| Collin | 2820823 | \$50,400 | 0.079 |
| Collin | 2820824 | \$50,400 | 0.079 |
| Collin | 2820825 | \$50,400 | 0.079 |
| Collin | 2820826 | \$50,400 | 0.107 |
| Collin | 2820827 | \$50,400 | 0.107 |
| Collin | 2820828 | \$50,400 | 0.079 |
| Collin | 2820829 | \$50,400 | 0.079 |
| Collin | 2820830 | \$50,400 | 0.079 |
| Collin | 2820831 | \$50,400 | 0.079 |
| Collin | 2820832 | \$50,400 | 0.079 |

| County | Property ID | Taxable Value | Acres |
|--------|-------------|---------------|-------|
| Collin | 2820833 | \$50,400 | 0.079 |
| Collin | 2820834 | \$50,400 | 0.079 |
| Collin | 2820835 | \$50,400 | 0.079 |
| Collin | 2820836 | \$50,400 | 0.079 |
| Collin | 2820837 | \$50,400 | 0.079 |
| Collin | 2820838 | \$50,400 | 0.079 |
| Collin | 2820839 | \$50,400 | 0.092 |
| Collin | 2820840 | \$50,400 | 0.092 |
| Collin | 2820841 | \$50,400 | 0.079 |
| Collin | 2820842 | \$50,400 | 0.079 |
| Collin | 2820843 | \$50,400 | 0.079 |
| Collin | 2820844 | \$50,400 | 0.079 |
| Collin | 2820845 | \$50,400 | 0.079 |
| Collin | 2820846 | \$50,400 | 0.079 |
| Collin | 2820847 | \$50,400 | 0.079 |
| Collin | 2820848 | \$50,400 | 0.079 |
| Collin | 2820849 | \$50,400 | 0.079 |
| Collin | 2820850 | \$50,400 | 0.079 |
| Collin | 2820851 | \$50,400 | 0.079 |
| Collin | 2820852 | \$50,400 | 0.107 |
| Collin | 2820853 | \$52,920 | 0.138 |
| Collin | 2820854 | \$52,920 | 0.114 |
| Collin | 2820855 | \$52,920 | 0.114 |
| Collin | 2820856 | \$52,920 | 0.114 |
| Collin | 2820857 | \$52,920 | 0.114 |
| Collin | 2820858 | \$52,920 | 0.114 |
| Collin | 2820859 | \$52,920 | 0.114 |

EXHIBIT “C”
PRELIMINARY FINANCING AND PROJECT PLAN

If there are any additional questions, please feel free to reach out to Petty & Associates directly.

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PETTY
& ASSOCIATES