

4035
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:

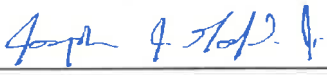

Mike J. Felix, Mayor

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

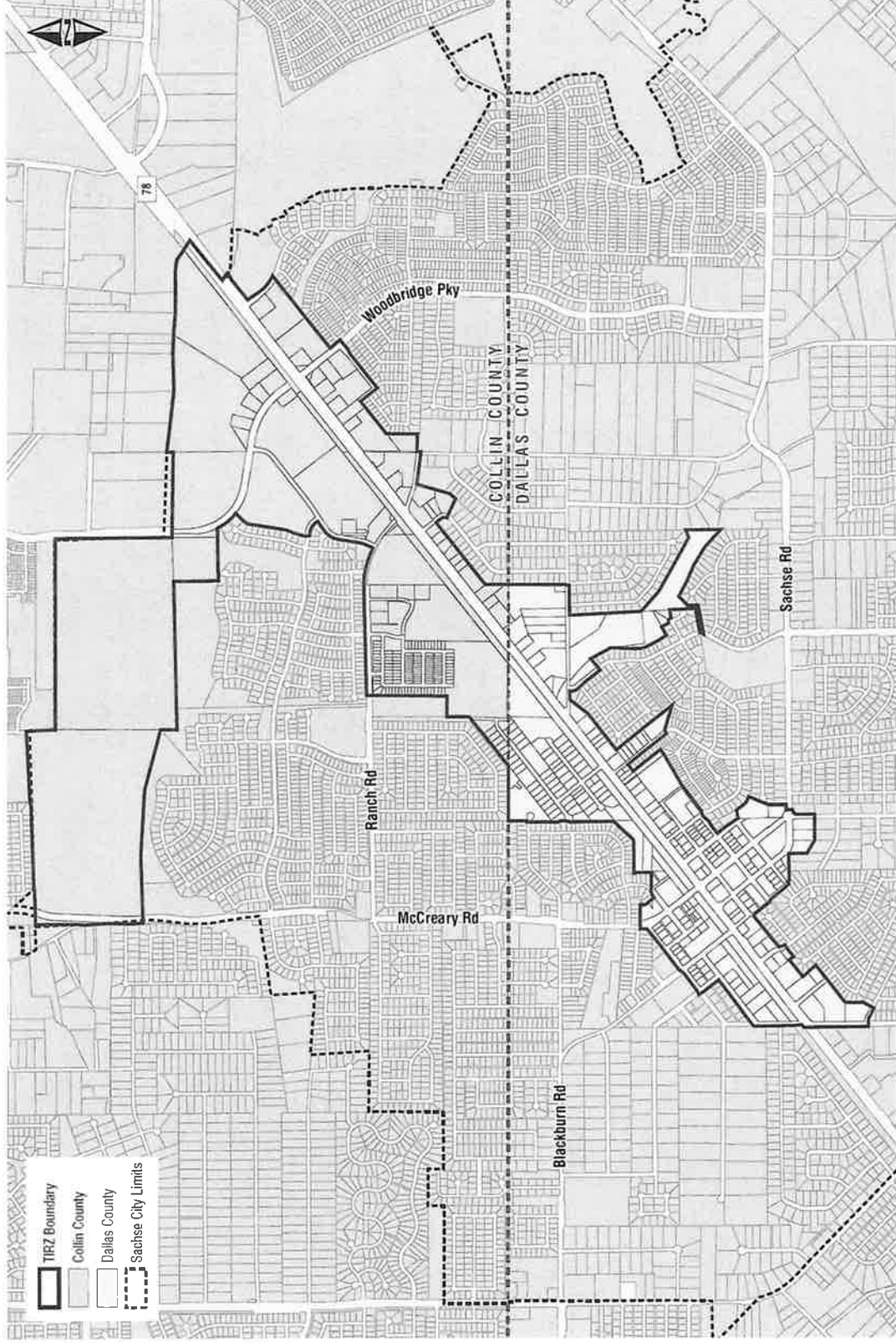
County	Property ID	Taxable Value	Acres
Collin	2820833	\$50,400	0.079
Collin	2820834	\$50,400	0.079
Collin	2820835	\$50,400	0.079
Collin	2820836	\$50,400	0.079
Collin	2820837	\$50,400	0.079
Collin	2820838	\$50,400	0.079
Collin	2820839	\$50,400	0.092
Collin	2820840	\$50,400	0.092
Collin	2820841	\$50,400	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

OVERVIEW MAP: TIRZ #3



1 Inch equals 0.3 Miles
0 0.5 1



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

Table of Contents

Section 1: Introduction	2
Section 2: Descriptions and Maps.....	4
Section 3: Proposed Changes to Ordinances, Plans, Codes, Rules, and Regulations	4
Section 4: Relocation of Displaced Persons.....	4
Section 5: Estimated Non-Project Costs	4
Section 6: Proposed Public Improvements.....	5
Section 7: Estimated Project Costs	5
Section 9: Economic Feasibility.....	6
Section 10: Estimated Bonded Indebtedness	6
Section 11: Total Appraised Value	6
Section 12: Estimated Captured Appraised Value Taxable by the City	7
Section 13: Estimated Captured Appraised Value Taxable by the County.....	7
Section 14: Method of Financing.....	7
Section 15: Duration of the Zone; Termination.....	7
Section 16: Economic Development Program	8
Section 17: List of Exhibits	9
Exhibit A – Map of Zone and Property.....	10
Exhibit B – Proposed Uses of the Property.....	11
Exhibit C – Location of Public Improvements	12
Exhibit D – Estimated Project Costs.....	13
Exhibit E – Estimated Non-Project Costs	14
Exhibit F – Estimated Time When Costs Are to be Incurred.....	15
Exhibit G – Feasibility Study	16
Exhibit H – Parcel Identification.....	17

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

[Remainder of page intentionally left blank.]

EXHIBIT "C"
PRELIMINARY FINANCING AND PROJECT PLAN

Exhibit A – Map of Zone and Property

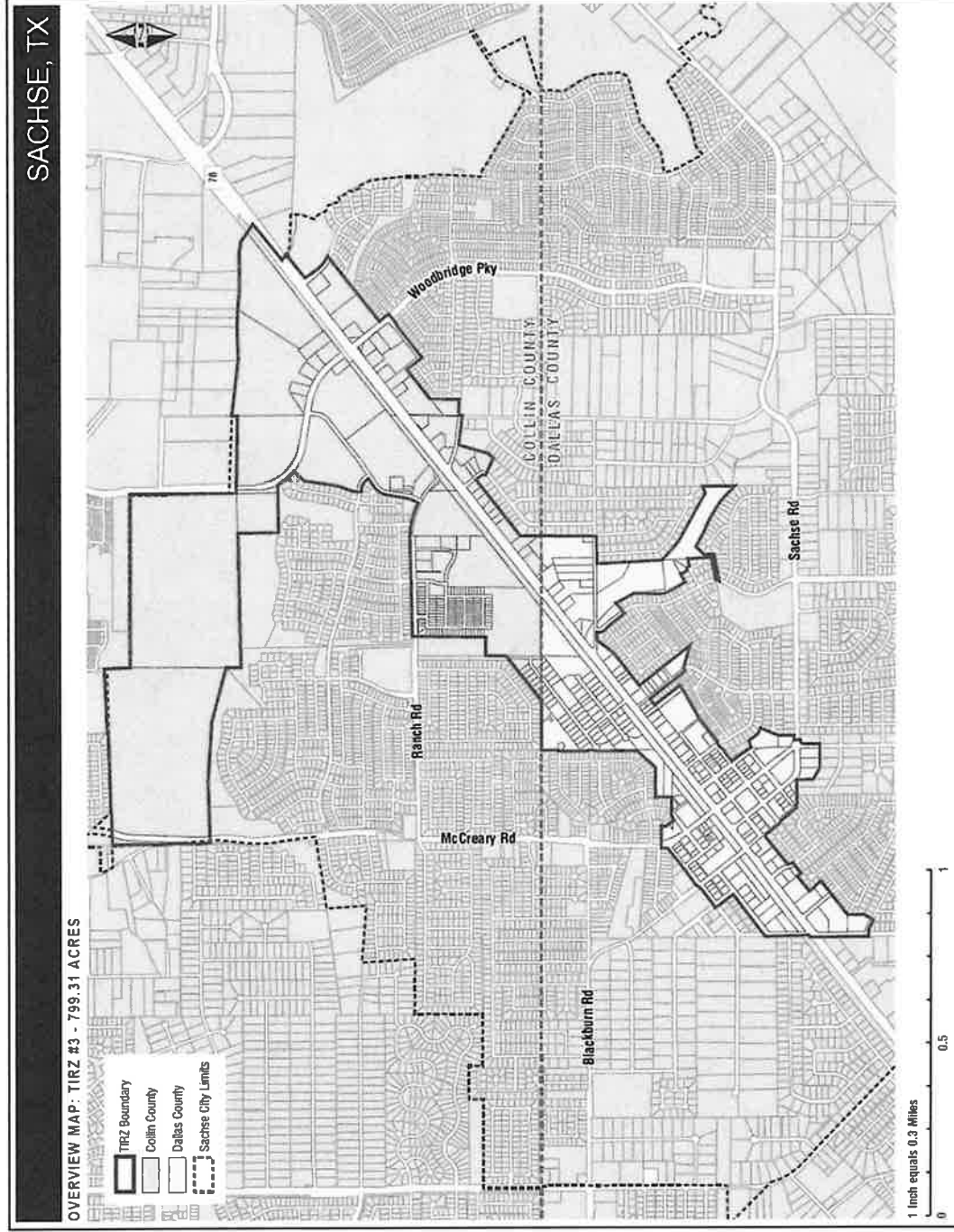


EXHIBIT "C" **PRELIMINARY FINANCING AND PROJECT PLAN**

Exhibit B – Proposed Uses of the Property

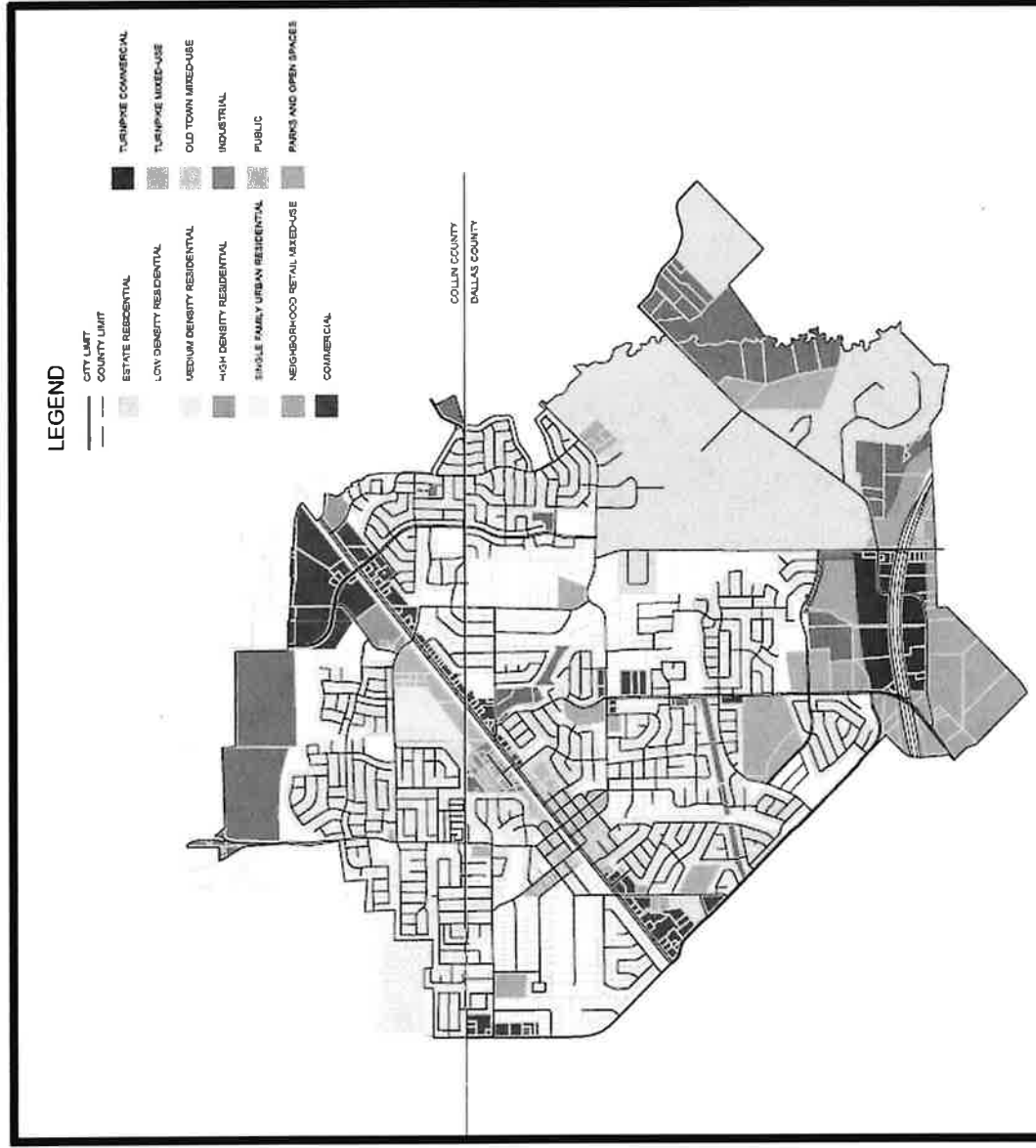
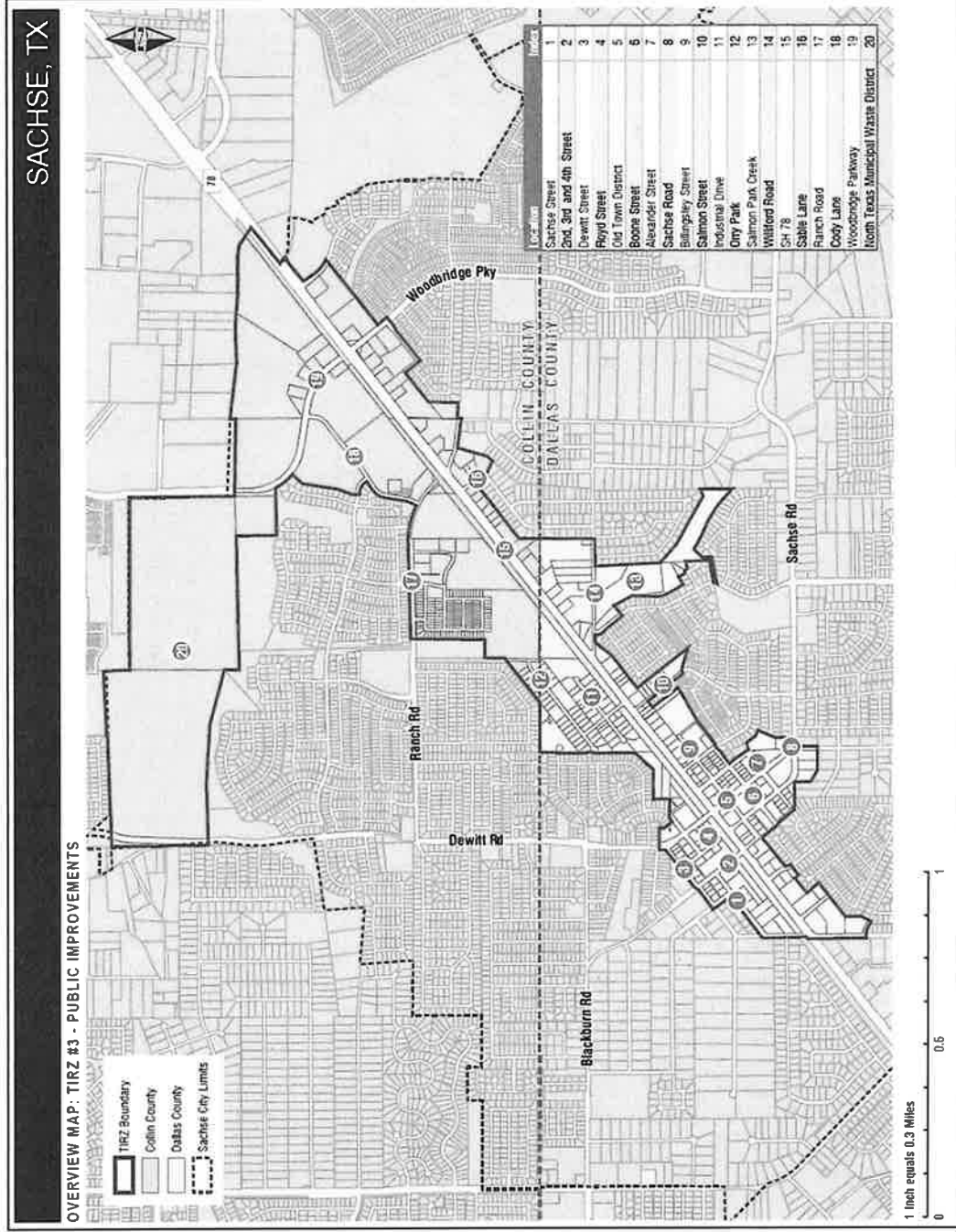


EXHIBIT "C" **PRELIMINARY FINANCING AND PROJECT PLAN**

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	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	%	Annual	Cumulative	Annual	Cumulative		
Base	2021		\$ 56,035,006	\$	\$ 182,431,614	\$	\$ 83,100,000	\$ 269,180,246	\$ 86,748,632	50%	\$	\$	50%	\$	\$	\$	\$
1	2022	2%	\$ 7,200,000	\$ 64,355,706	\$ 8,320,700	\$ 7,200,000	\$ 68,421,951	\$ 85,748,632	\$ 86,748,632	50%	\$ 342,250	\$ 342,250	50%	\$ 74,834	\$ 74,834	\$	\$ 417,084
2	2023	2%	\$ 7,130,000	\$ 72,727,820	\$ 16,737,814	\$ 7,130,000	\$ 76,857,820	\$ 93,585,800	\$ 152,536,674	50%	\$ 585,821	\$ 928,071	50%	\$ 125,939	\$ 200,773	\$ 711,760	\$ 1,128,844
3	2024	2%	\$ 7,130,000	\$ 79,857,820	\$ 18,193,271	\$ 7,130,000	\$ 86,990,288	\$ 104,128,000	\$ 152,536,674	50%	\$ 614,707	\$ 1,542,778	50%	\$ 131,606	\$ 332,379	\$ 746,313	\$ 1,875,156
4	2025	2%	\$ 7,130,000	\$ 87,842,842	\$ 26,467,836	\$ 7,130,000	\$ 94,974,842	\$ 112,112,654	\$ 152,536,674	50%	\$ 755,771	\$ 2,298,549	50%	\$ 157,977	\$ 490,356	\$ 913,747	\$ 2,788,904
5	2026	2%	\$ 7,130,000	\$ 94,974,842	\$ 28,604,693	\$ 7,130,000	\$ 102,104,842	\$ 120,234,536	\$ 152,536,674	50%	\$ 788,056	\$ 3,086,604	50%	\$ 164,284	\$ 654,639	\$ 952,339	\$ 3,741,243
6	2027	2%	\$ 7,130,000	\$ 102,104,842	\$ 37,284,687	\$ 7,130,000	\$ 109,234,842	\$ 127,364,529	\$ 152,536,674	50%	\$ 932,586	\$ 4,019,191	50%	\$ 191,309	\$ 845,948	\$ 1,123,895	\$ 4,865,138
7	2028	2%	\$ 7,130,000	\$ 109,234,842	\$ 39,151,081	\$ 7,130,000	\$ 116,364,842	\$ 134,494,910	\$ 152,536,674	50%	\$ 968,408	\$ 4,987,598	50%	\$ 198,282	\$ 1,044,230	\$ 1,366,590	\$ 6,031,828
8	2029	2%	\$ 7,130,000	\$ 116,364,842	\$ 41,022,269	\$ 7,130,000	\$ 123,494,842	\$ 141,625,078	\$ 152,536,674	50%	\$ 968,408	\$ 5,956,006	50%	\$ 198,282	\$ 1,242,512	\$ 1,564,792	\$ 7,596,520
9	2030	0%	\$ 7,130,000	\$ 123,494,842	\$ 42,903,457	\$ 7,130,000	\$ 130,624,842	\$ 148,758,535	\$ 152,536,674	50%	\$ 968,408	\$ 6,924,414	50%	\$ 198,282	\$ 1,440,794	\$ 1,759,076	\$ 9,355,596
10	2031	0%	\$ 7,130,000	\$ 130,624,842	\$ 44,714,646	\$ 7,130,000	\$ 137,754,842	\$ 155,893,181	\$ 152,536,674	50%	\$ 968,408	\$ 7,892,822	50%	\$ 198,282	\$ 1,639,076	\$ 1,957,368	\$ 11,312,964
11	2032	2%	\$ 7,130,000	\$ 137,754,842	\$ 46,525,835	\$ 7,130,000	\$ 144,884,842	\$ 163,023,016	\$ 152,536,674	50%	\$ 968,408	\$ 8,861,230	50%	\$ 198,282	\$ 1,837,358	\$ 2,155,646	\$ 13,468,610
12	2033	2%	\$ 7,130,000	\$ 144,884,842	\$ 48,337,024	\$ 7,130,000	\$ 152,014,842	\$ 170,152,040	\$ 152,536,674	50%	\$ 968,408	\$ 9,830,638	50%	\$ 198,282	\$ 2,035,640	\$ 2,353,920	\$ 15,822,530
13	2034	2%	\$ 7,130,000	\$ 152,014,842	\$ 50,148,213	\$ 7,130,000	\$ 159,144,842	\$ 177,282,254	\$ 152,536,674	50%	\$ 968,408	\$ 10,800,046	50%	\$ 198,282	\$ 2,233,922	\$ 2,552,142	\$ 18,374,672
14	2035	2%	\$ 7,130,000	\$ 159,144,842	\$ 51,959,402	\$ 7,130,000	\$ 166,274,842	\$ 184,410,466	\$ 152,536,674	50%	\$ 968,408	\$ 11,769,454	50%	\$ 198,282	\$ 2,432,204	\$ 2,750,366	\$ 21,125,038
15	2036	2%	\$ 7,130,000	\$ 166,274,842	\$ 53,770,591	\$ 7,130,000	\$ 173,404,842	\$ 191,680,655	\$ 152,536,674	50%	\$ 968,408	\$ 12,738,862	50%	\$ 198,282	\$ 2,630,486	\$ 2,948,630	\$ 24,073,668
16	2037	2%	\$ 7,130,000	\$ 173,404,842	\$ 55,581,780	\$ 7,130,000	\$ 180,534,842	\$ 198,950,844	\$ 152,536,674	50%	\$ 968,408	\$ 13,708,270	50%	\$ 198,282	\$ 2,828,768	\$ 3,146,912	\$ 27,220,580
17	2038	2%	\$ 7,130,000	\$ 180,534,842	\$ 57,392,969	\$ 7,130,000	\$ 187,664,842	\$ 206,220,033	\$ 152,536,674	50%	\$ 968,408	\$ 14,677,678	50%	\$ 198,282	\$ 3,027,050	\$ 3,345,194	\$ 30,565,774
18	2039	2%	\$ 7,130,000	\$ 187,664,842	\$ 59,204,158	\$ 7,130,000	\$ 194,794,842	\$ 213,490,222	\$ 152,536,674	50%	\$ 968,408	\$ 15,647,086	50%	\$ 198,282	\$ 3,225,332	\$ 3,543,476	\$ 34,109,250
19	2040	0%	\$ 7,130,000	\$ 194,794,842	\$ 61,015,347	\$ 7,130,000	\$ 201,924,842	\$ 220,705,411	\$ 152,536,674	50%	\$ 968,408	\$ 16,616,494	50%	\$ 198,282	\$ 3,423,614	\$ 3,741,758	\$ 37,850,998
20	2041	0%	\$ 7,130,000	\$ 201,924,842	\$ 62,826,536	\$ 7,130,000	\$ 209,054,842	\$ 227,935,600	\$ 152,536,674	50%	\$ 968,408	\$ 17,585,902	50%	\$ 198,282	\$ 3,621,896	\$ 3,939,040	\$ 41,790,038
21	2042	2%	\$ 7,130,000	\$ 209,054,842	\$ 64,637,725	\$ 7,130,000	\$ 216,184,842	\$ 235,165,789	\$ 152,536,674	50%	\$ 968,408	\$ 18,555,310	50%	\$ 198,282	\$ 3,820,178	\$ 4,137,322	\$ 45,927,360
22	2043	2%	\$ 7,130,000	\$ 216,184,842	\$ 66,448,914	\$ 7,130,000	\$ 223,314,842	\$ 242,395,978	\$ 152,536,674	50%	\$ 968,408	\$ 19,524,718	50%	\$ 198,282	\$ 4,018,460	\$ 4,335,594	\$ 50,262,854
23	2044	2%	\$ 7,130,000	\$ 223,314,842	\$ 68,260,103	\$ 7,130,000	\$ 230,444,842	\$ 249,626,167	\$ 152,536,674	50%	\$ 968,408	\$ 20,494,126	50%	\$ 198,282	\$ 4,216,742	\$ 4,533,876	\$ 54,796,730
24	2045	2%	\$ 7,130,000	\$ 230,444,842	\$ 70,071,292	\$ 7,130,000	\$ 237,574,842	\$ 256,856,356	\$ 152,536,674	50%	\$ 968,408	\$ 21,463,534	50%	\$ 198,282	\$ 4,415,024	\$ 4,732,158	\$ 59,528,888
25	2046	2%	\$ 7,130,000	\$ 237,574,842	\$ 71,882,481	\$ 7,130,000	\$ 244,704,842	\$ 264,086,545	\$ 152,536,674	50%	\$ 968,408	\$ 22,432,942	50%	\$ 198,282	\$ 4,613,306	\$ 4,930,440	\$ 64,459,328
26	2047	2%	\$ 7,130,000	\$ 244,704,842	\$ 73,693,670	\$ 7,130,000	\$ 251,834,842	\$ 271,316,734	\$ 152,536,674	50%	\$ 968,408	\$ 23,402,350	50%	\$ 198,282	\$ 4,811,588	\$ 5,128,722	\$ 69,588,050
27	2048	2%	\$ 7,130,000	\$ 251,834,842	\$ 75,504,859	\$ 7,130,000	\$ 258,964,842	\$ 278,546,923	\$ 152,536,674	50%	\$ 968,408	\$ 24,371,758	50%	\$ 198,282	\$ 5,010,070	\$ 5,327,004	\$ 75,015,054
28	2049	2%	\$ 7,130,000	\$ 258,964,842	\$ 77,316,048	\$ 7,130,000	\$ 266,094,842	\$ 285,777,112	\$ 152,536,674	50%	\$ 968,408	\$ 25,341,166	50%	\$ 198,282	\$ 5,208,552	\$ 5,525,286	\$ 80,540,340
29	2050	0%	\$ 7,130,000	\$ 266,094,842	\$ 79,127,237	\$ 7,130,000	\$ 273,224,842	\$ 293,007,301	\$ 152,536,674	50%	\$ 968,408	\$ 26,310,574	50%	\$ 198,282	\$ 5,407,034	\$ 5,723,568	\$ 86,263,908
30	2051	0%	\$ 7,130,000	\$ 273,224,842	\$ 80,938,426	\$ 7,130,000	\$ 280,354,842	\$ 300,237,490	\$ 152,536,674	50%	\$ 968,408	\$ 27,280,000	50%	\$ 198,282	\$ 5,605,516	\$ 5,912,850	\$ 92,176,758
			\$ 107,020,000	\$ 447,268,000	\$ 50,638,922	\$ 107,020,000	\$ 447,268,000	\$ 50,638,922	\$ 50,638,922	50%	\$ 9,977,447	\$ 9,977,447	50%	\$ 60,616,369	\$ 60,616,369	\$ 60,616,369	\$ 60,616,369

Assumptions:

Net Taxable Value: \$ 238,466,620
City of Sachse AV Rate: 0.72000
Collin County AV Rate: 0.17253
Total Acreage: 799.31

Footnotes:

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

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

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

22

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.

Petty & Associates, Inc.
<https://www.pettyassociates.com/>

Trent Petty
President
trent@pettyassociates.com
817-618-2823

Kirk McDaniel
Project Manager
kirk@pettyassociates.com
817-880-6036

PETTY
& ASSOCIATES