

CITY OF GAINESVILLE, TEXAS
ORDINANCE NO. 1584-12-2024

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GAINESVILLE, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CORPORATE LIMITS OR EXTRATERRITORIAL JURISDICTION OF THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THREE, CITY OF GAINESVILLE, TEXAS; PROVIDING A PRELIMINARY PROJECT AND FINANCE PLAN; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ NO. 3 FUND) FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Gainesville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone in the City consisting of approximately 1,874.44 acres depicted on *Exhibit A* and identified within *Exhibit B* attached hereto (the "Property"); and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a *Reinvestment Zone Number Three, City of Gainesville, Texas, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") attached hereto as *Exhibit B* and incorporated herein for all purposes; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the Gainesville Daily Register, a newspaper of general circulation within the City, on November 23, 2024, which date is not later than the seventh (7th) day before the public hearing held on December 3, 2024; and

WHEREAS, at the public hearing on December 3, 2024, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the zone; and

WHEREAS, the City has taken all actions required to create the zone including, but not

limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the City desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

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

SECTION 1. FINDINGS.

(a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

(b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.

(c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a) of the Act in that:

- (i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and
- (ii) the proposed zone, as shown within **Exhibit A**, meets the criteria for the creation of a reinvestment zone set forth in Section 311.005 of the Act in that the area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs and arrests the sound growth of the municipality; and
- (iii) these factors substantially impair and arrest the sound growth of the City.

(d) The City Council finds that the proposed zone is a geographic area 100% within the City's corporate limits or extraterritorial jurisdiction.

(e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and

the total appraised value of taxable real property in the proposed 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.

(f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

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

(h) The City Council finds that the implementation of the Project and Finance Plan (as defined below) will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Three, City of Gainesville, Texas (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of eight members. Seven members shall be appointed by the City Council to Places 1, 2, 3, 4, 5, 6, and 7. Place 8 shall be appointed by the Commissioners Court of Cooke County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such members and the Place goes away.

3.2 The City Council hereby appoints the following individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor	(term expires December 31, 2025)
Place 2	Ward 1	(term expires December 31, 2025)
Place 3	Ward 2	(term expires December 31, 2024)
Place 4	Ward 3	(term expires December 31, 2025)
Place 5	Ward 4	(term expires December 31, 2024)
Place 6	Ward 5	(term expires December 31, 2024)
Place 7	Ward 6	(term expires December 31, 2025)

If applicable, Place 8 shall be appointed by the County for a term that expires May, 2025.

Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a project plan and a reinvestment zone financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board may enter into agreements as the Board considers necessary or convenient to implement the Project and Finance Plan and reimburse **PROJECT COSTS** from the **TIRZ NO. 3 FUND** established pursuant to Section 7 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.

3.5 Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the **TIRZ NO. 3 FUND** for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 4. DURATION OF THE ZONE. The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2064 (with final year's tax due by January 31, 2065), unless otherwise terminated in accordance with this section. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, the City and County shall have no obligation to pay the shortfall.

SECTION 5. TAX INCREMENT BASE. The "tax increment base" for purposes of calculating the **CITY TIRZ INCREMENT**, and if the County participates in the Zone the **COUNTY TIRZ INCREMENT**, means the total appraised value of all real property in the Zone that is taxable by the City and the County, respectively, as of January 1, 2024.

SECTION 6. CAPTURED APPRAISED VALUE. The "captured appraised value" for purposes of calculating the annual **CITY TIRZ INCREMENT**, and if the County participates in the Zone the **COUNTY TIRZ INCREMENT**, means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit.

SECTION 7. TAX INCREMENT FUND. There is hereby created and established a **TIRZ NO. 3 FUND** for the Zone. Within the **TIRZ NO. 3 FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TIRZ INCREMENT** and **COUNTY TIRZ INCREMENT** shall be deposited into the **TIRZ NO. 3 FUND** as of the effective date of the Zone. The **TIRZ NO. 3 FUND** and all subaccounts shall be maintained at the

depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ NO. 3 FUND** only to pay **PROJECT COSTS**.

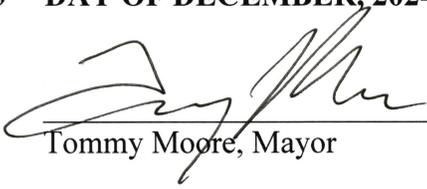
The **TIRZ NO. 3 FUND** shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the **TIRZ NO. 3 FUND** under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) seventy-five percent (75%) of the City's tax increment as defined by section 311.012(a) of the Texas Tax Code (**CITY TIRZ INCREMENT**), subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 8. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 9. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage as provided by law.

PASSED, APPROVED, AND ADOPTED ON THIS 3RD DAY OF DECEMBER, 2024.



Tommy Moore, Mayor

ATTEST:



Diana Alcalá, City Secretary

Effective: December 3, 2024



APPROVED AS TO FORM:



Susan B. Thomas, City Attorney

EXHIBIT A
PROPERTY DEPICTION

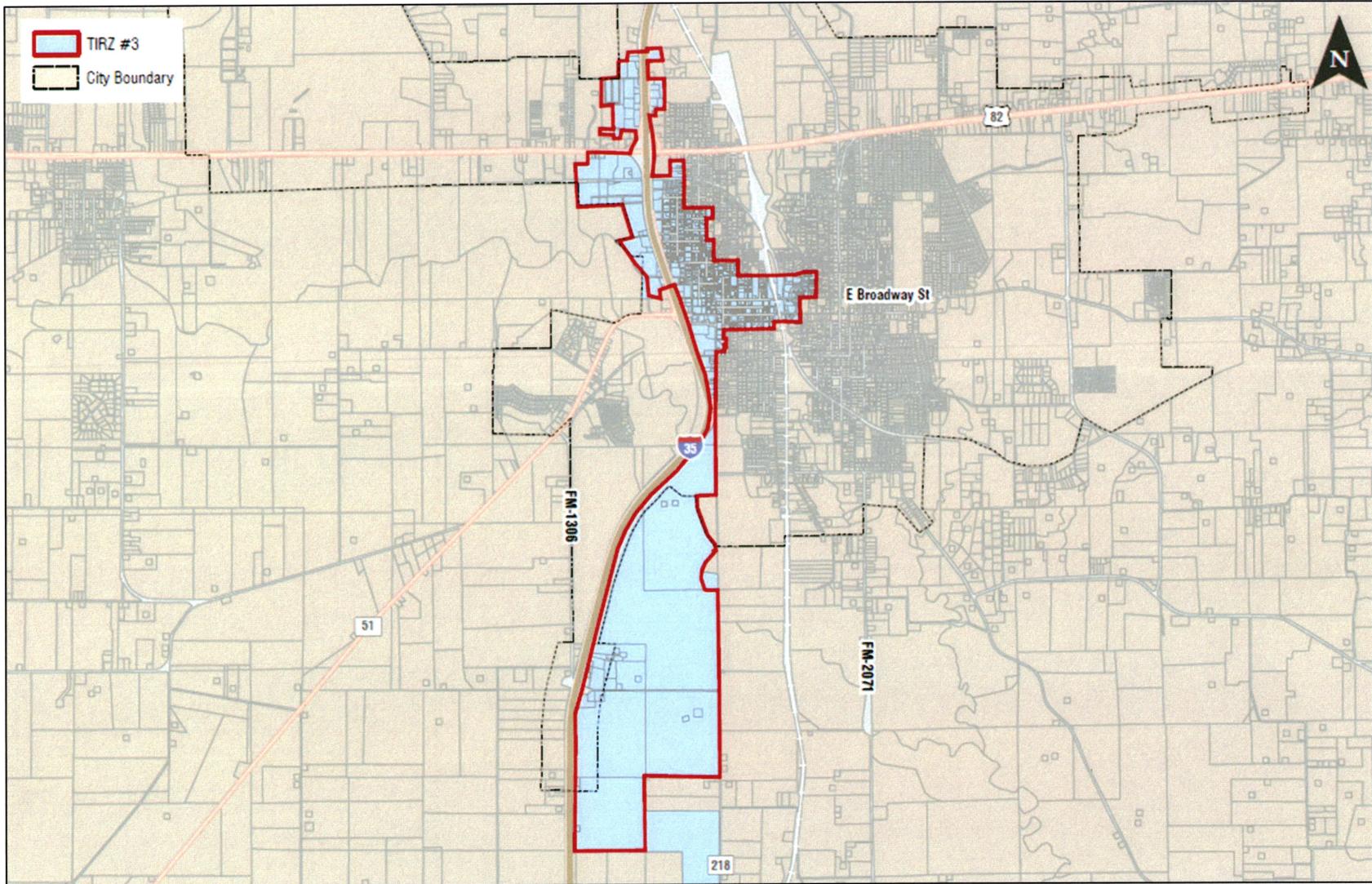


EXHIBIT B

PRELIMINARY PROJECT AND FINANCE PLAN

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REINVESTMENT ZONE NUMBER THREE,
CITY OF GAINESVILLE, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN
DECEMBER 3, 2024



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SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Preliminary Plan or an Exhibit attached to and made a part of this Preliminary Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including reasonable charges for the time spent by employees of the City in connection with the implementation of the Final Plan, planning, engineering, legal services, organizational costs, publicizing costs, costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone, as well as payments made at the discretion of the governing body of the municipality that it finds necessary or convenient to the creation of the Zone or to the implementation of the Final Plan for the Zone.

“**Appraisal District**” means the Cooke County Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated beyond the Tax Increment Base for each year during the term of the Zone.

“**City**” means the City of Gainesville, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to seventy-five percent (75%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12**.

“**County**” means Cooke County, Texas.

“**County Participation Agreement**” means that certain agreement anticipated to be entered into by the City and the County detailing the County’s participation in the Zone.

“**County TIRZ Increment**” means the portion of the County’s ad valorem tax increment equal to seventy-five percent (75%) of the ad valorem real property taxes collected and received by the

County on the Captured Appraised Value in the Zone, pursuant to the County Participation Agreement, as further described in **Section 12**.

“**Creation Ordinance**” means Ordinance No. [REDACTED] adopted by the City on December 3, 2024 creating and designating the Zone.

“**Feasibility Study**” means the economic feasibility study as prepared at the time of this Preliminary Plan and updated when the Final Plan is updated or amended, and focuses only on direct financial benefits, as further described in **Section 9** and shown on **Exhibit E**.

“**Final Plan**” means the future *Reinvestment Zone Number Three, City of Gainesville, Texas Final Project and Finance Plan*.

“**Preliminary Plan**” means this *Reinvestment Zone Number Three, City of Gainesville, Texas Preliminary Project and Finance Plan*.

“**Project Costs**” means the total costs for projects in the Zone, including the cost of the Public Improvements and Administrative Costs.

“**Property**” means 1,874.44 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

“**Public Improvements**” means the proposed public improvements to be financed by the Zone, which includes streets and sidewalks, water, sewer, and storm drainage, as depicted on **Exhibit G** and detailed on **Exhibit C**.

“**Tax Increment Base**” means total appraised value of taxable real property in the Zone at the time of creation of the Zone.

“**TIRZ No. 3 Fund**” means the tax increment fund created by the City and segregated from all other funds of the City.

“**Zone**” means Reinvestment Zone Number Three, City of Gainesville, Texas, as depicted on **Exhibit A** and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically 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.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retard the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) 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; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 Proposed Zone

The Property within the proposed Zone is currently located within the corporate limits and extraterritorial jurisdiction of the City. The Property is primarily open, undeveloped, or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring the City and County a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council must prepare a Preliminary Plan in accordance with the Act and hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
- 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, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ Increment into the TIRZ No. 3 Fund, in accordance with the Final Plan, to pay a portion of the Project Costs benefiting the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently zoned Commercial, Agricultural, Industrial, Single Family, and Multi-Family. The Property is primarily undeveloped or underdeveloped, and there is limited and inadequate public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The proposed uses of the Property in the City include residential, commercial, industrial and mixed use, as shown on **Exhibit F**.

3.3 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 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is wholly located in the corporate limits and extraterritorial jurisdiction of the City and is subject to the City's zoning regulation, or shall be upon annexation. The City has exclusive jurisdiction over the subdivision and platting of the property within the City limits as well as the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances will impact existing residents within the Zone.

SECTION 5: RELOCATION OF DISPLACED PERSONS

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

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by other funds. The list of Non-Project Costs is shown on **Exhibit B**, and are estimated to be approximately \$107,436,000.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act, including Texas Local Government Code Chapter 380.

7.2 Location of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the cost of the Public Improvements and the Administrative Costs, are estimated to be approximately \$56,308,498, as shown on **Exhibit C**.

8.2 Estimated Costs of Public Improvements

The estimated cost of Public Improvements within the Zone is approximately \$55,704,478, as shown on **Exhibit C**.

8.3 Estimated Administrative Costs

The Administrative Costs are estimated to be \$10,000 annually and escalating at two percent (2%) thereafter, and shall be paid each year from the TIRZ No. 3 Fund before the costs of Public Improvements are paid.

8.5 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and through the duration of the Zone. It is estimated the costs of the Public Improvements will be incurred between calendar years 2026 and 2038, as shown on **Exhibit D**.

SECTION 9: FEASIBILITY STUDY

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$66,938,642 in total new real property tax revenue, and the contributing taxing entities will retain \$16,734,660.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$31,595,715, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be \$10,531,905 over the remaining term.

The Feasibility Study shows the cumulative County TIRZ Increment, if applicable, is estimated to be \$18,608,266, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated, pursuant to the County Participation Agreement. The remainder of the new County real property tax revenue generated within the Zone and retained by the County is estimated to be \$6,202,755 over the remaining term.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base of the Zone at the time of creation is estimated to be \$150,697,008 shall be confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the current Captured Appraised Value.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$462,360,440, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the annual City TIRZ Increment and County TIRZ Increment, if applicable.

SECTION 12: METHOD OF FINANCING

The Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 3 Fund beginning in 2025. For example, in FY 2025, the City's ad valorem tax rate was \$0.535700 per \$100 of taxable value, therefore the City would contribute \$0.401775 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 3 Fund.

If applicable, the County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ No. 3 Fund beginning in 2025. For example, in FY 2025, the County's ad valorem tax rate was \$0.315500 per \$100 of taxable value, therefore the County would contribute \$0.236625 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 3 Fund.

All payments of Project Costs shall be made solely from the TIRZ No. 3 Fund and from no other funds of the City or County, unless otherwise approved by their respective governing bodies, and the TIRZ No. 3 Fund shall only be used to pay the Project Costs in accordance with the Final Plan.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2064, with the last payment being due by January 31, 2065, unless otherwise terminated in accordance with the Creation Ordinance and **Section 13.2** below.

13.2 Termination

The Zone shall terminate on the earlier of (i) December 31, 2064, or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 3 Fund, the City or County shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

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 the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Project Costs
Exhibit E	Feasibility Study
Exhibit F	Proposed Uses of the Property
Exhibit G	Map of the Public Improvements
Exhibit H	Parcel Identification

EXHIBIT A – MAP OF THE ZONE

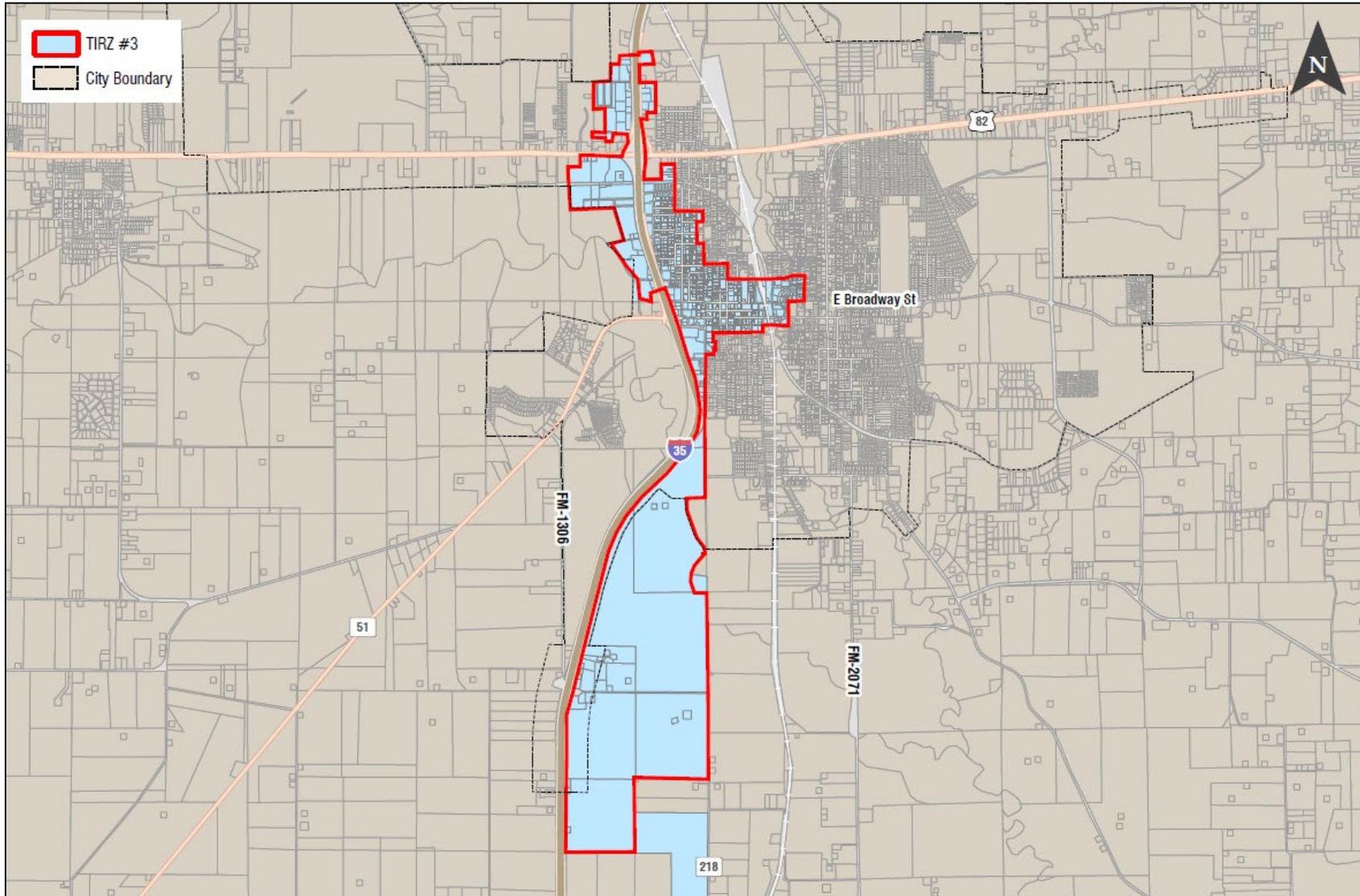


EXHIBIT B – NON-PROJECT COSTS

Non-Project Costs ^{1,2}		
Total Added Development Value	\$	190,000,000
Total Public Improvement Costs	\$	55,704,478
Estimated Non-Project Costs	\$	107,436,000

Footnotes	
1) Non-Project Costs are estimated to be approximately 80% of the Added Development Value less the total Public Improvement Costs.	
2) Provided for illustrative purposes only, and subject to change.	

EXHIBIT C – PROJECT COSTS

Public Improvements	Cost ¹
Streets and Sidewalks	\$ 34,446,506
Water	\$ 5,960,672
Sewer	\$ 12,265,575
Storm Drainage	\$ 3,031,725
Public Improvement Subtotal	\$ 55,704,478
Administrative Costs	\$ 604,020
Total	\$ 56,308,498

Footnotes

1) Provided for illustrative purposes only, and subject to change.

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Zone Year	Calendar Year	Total Project Costs ^{1,2}	
		Annual	Cumulative
Base	2024	\$ -	\$ -
1	2025	\$ -	\$ -
2	2026	\$ 7,957,783	\$ 7,957,783
3	2027	\$ -	\$ 7,957,783
4	2028	\$ 7,957,783	\$ 15,915,565
5	2029	\$ -	\$ 15,915,565
6	2030	\$ 7,957,783	\$ 23,873,348
7	2031	\$ -	\$ 23,873,348
8	2032	\$ 7,957,783	\$ 31,831,131
9	2033	\$ -	\$ 31,831,131
10	2034	\$ 7,957,783	\$ 39,788,913
11	2035	\$ -	\$ 39,788,913
12	2036	\$ 7,957,783	\$ 47,746,696
13	2037	\$ -	\$ 47,746,696
14	2038	\$ 7,957,783	\$ 55,704,478
15	2039	\$ -	\$ 55,704,478
Total		\$ 55,704,478	

Footnotes
1) Estimate provided for illustrative purposes only.
2) Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

Zone	Calendar Year	Growth/Year ¹	Added Development Value ²	New Taxable Value	Incremental Value	City					County ³					Total TIRZ Fund Contribution			
						TIRZ Increment			Retained New Revenue		TIRZ Increment			Retained New Revenue		Annual	Cumulative		
						%	Annual	Cumulative	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative				
Base	2024			\$ 150,697,008															
1	2025	4%		\$ 156,724,888	\$ 6,027,880	75%	\$ -	\$ -	\$ -	\$ -	75%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2026	0.0%	\$ 9,500,000	\$ 166,224,888	\$ 15,527,880	75%	\$ 24,219	\$ 24,219	\$ 8,073	\$ 8,073	75%	\$ 14,263	\$ 14,263	\$ 4,754	\$ 4,754	\$ 38,482	\$ 38,482	\$ 38,482	\$ 38,482
3	2027	4%		\$ 172,873,884	\$ 22,176,876	75%	\$ 62,387	\$ 86,606	\$ 20,796	\$ 28,869	75%	\$ 36,743	\$ 51,006	\$ 12,248	\$ 17,002	\$ 99,130	\$ 137,612	\$ 99,130	\$ 137,612
4	2028	0.0%	\$ 9,500,000	\$ 182,373,884	\$ 31,676,876	75%	\$ 89,101	\$ 175,707	\$ 29,700	\$ 58,569	75%	\$ 52,476	\$ 103,482	\$ 17,492	\$ 34,494	\$ 141,577	\$ 279,189	\$ 141,577	\$ 279,189
5	2029	4%		\$ 189,668,839	\$ 38,971,831	75%	\$ 127,270	\$ 302,977	\$ 42,423	\$ 100,992	75%	\$ 74,955	\$ 178,438	\$ 24,985	\$ 59,479	\$ 202,225	\$ 481,414	\$ 202,225	\$ 481,414
6	2030	0.0%	\$ 9,500,000	\$ 199,168,839	\$ 48,471,831	75%	\$ 156,579	\$ 459,556	\$ 52,193	\$ 153,185	75%	\$ 92,217	\$ 270,655	\$ 30,739	\$ 90,218	\$ 248,796	\$ 730,210	\$ 248,796	\$ 730,210
7	2031	4%		\$ 207,135,593	\$ 56,438,585	75%	\$ 194,748	\$ 654,303	\$ 64,916	\$ 218,101	75%	\$ 114,696	\$ 385,351	\$ 38,232	\$ 128,450	\$ 309,444	\$ 1,039,655	\$ 309,444	\$ 1,039,655
8	2032	0.0%	\$ 9,500,000	\$ 216,635,593	\$ 65,938,585	75%	\$ 226,756	\$ 881,059	\$ 75,585	\$ 293,686	75%	\$ 133,548	\$ 518,899	\$ 44,516	\$ 172,966	\$ 360,304	\$ 1,399,959	\$ 360,304	\$ 1,399,959
9	2033	4%		\$ 225,301,016	\$ 74,604,008	75%	\$ 264,925	\$ 1,145,984	\$ 88,308	\$ 381,995	75%	\$ 156,027	\$ 674,926	\$ 52,009	\$ 224,975	\$ 420,952	\$ 1,820,911	\$ 420,952	\$ 1,820,911
10	2034	0.0%	\$ 9,500,000	\$ 234,801,016	\$ 84,104,008	75%	\$ 299,740	\$ 1,445,724	\$ 99,913	\$ 481,908	75%	\$ 176,532	\$ 851,458	\$ 58,844	\$ 283,819	\$ 476,272	\$ 2,297,183	\$ 476,272	\$ 2,297,183
11	2035	4%		\$ 244,193,057	\$ 93,496,049	75%	\$ 337,909	\$ 1,783,633	\$ 112,636	\$ 594,544	75%	\$ 199,011	\$ 1,050,469	\$ 66,337	\$ 350,156	\$ 536,920	\$ 2,834,102	\$ 536,920	\$ 2,834,102
12	2036	0.0%	\$ 9,500,000	\$ 253,693,057	\$ 102,996,049	75%	\$ 375,644	\$ 2,159,277	\$ 125,215	\$ 719,759	75%	\$ 221,235	\$ 1,271,704	\$ 73,745	\$ 423,901	\$ 596,879	\$ 3,430,981	\$ 596,879	\$ 3,430,981
13	2037	4%		\$ 263,840,779	\$ 113,143,771	75%	\$ 413,812	\$ 2,573,089	\$ 137,937	\$ 857,696	75%	\$ 243,714	\$ 1,515,419	\$ 81,238	\$ 505,140	\$ 657,527	\$ 4,088,508	\$ 657,527	\$ 4,088,508
14	2038	0.0%	\$ 9,500,000	\$ 273,340,779	\$ 122,643,771	75%	\$ 454,583	\$ 3,027,673	\$ 151,528	\$ 1,009,224	75%	\$ 267,726	\$ 1,783,145	\$ 89,242	\$ 594,382	\$ 722,310	\$ 4,810,818	\$ 722,310	\$ 4,810,818
15	2039	4%		\$ 284,274,411	\$ 133,577,403	75%	\$ 492,752	\$ 3,520,425	\$ 164,251	\$ 1,173,475	75%	\$ 290,206	\$ 2,073,351	\$ 96,735	\$ 691,117	\$ 782,958	\$ 5,593,776	\$ 782,958	\$ 5,593,776
16	2040	0.0%	\$ 9,500,000	\$ 293,774,411	\$ 143,077,403	75%	\$ 536,681	\$ 4,057,105	\$ 178,894	\$ 1,352,368	75%	\$ 316,078	\$ 2,389,428	\$ 105,359	\$ 796,476	\$ 852,758	\$ 6,446,534	\$ 852,758	\$ 6,446,534
17	2041	4%		\$ 305,525,387	\$ 154,828,379	75%	\$ 574,849	\$ 4,631,955	\$ 191,616	\$ 1,543,985	75%	\$ 338,557	\$ 2,727,985	\$ 112,852	\$ 909,328	\$ 913,406	\$ 7,359,940	\$ 913,406	\$ 7,359,940
18	2042	0.0%	\$ 9,500,000	\$ 315,025,387	\$ 164,328,379	75%	\$ 622,062	\$ 5,254,016	\$ 207,354	\$ 1,751,339	75%	\$ 366,363	\$ 3,094,348	\$ 122,121	\$ 1,031,449	\$ 988,424	\$ 8,348,364	\$ 988,424	\$ 8,348,364
19	2043	4%		\$ 327,626,403	\$ 176,929,395	75%	\$ 660,230	\$ 5,914,247	\$ 220,077	\$ 1,971,416	75%	\$ 388,842	\$ 3,483,190	\$ 129,614	\$ 1,161,063	\$ 1,049,072	\$ 9,397,437	\$ 1,049,072	\$ 9,397,437
20	2044	0.0%	\$ 9,500,000	\$ 337,126,403	\$ 186,429,395	75%	\$ 710,858	\$ 6,625,105	\$ 236,953	\$ 2,208,368	75%	\$ 418,659	\$ 3,901,849	\$ 139,553	\$ 1,300,616	\$ 1,129,517	\$ 10,526,954	\$ 1,129,517	\$ 10,526,954
21	2045	4%		\$ 350,611,459	\$ 199,914,451	75%	\$ 749,027	\$ 7,374,132	\$ 249,676	\$ 2,458,044	75%	\$ 441,139	\$ 4,342,988	\$ 147,046	\$ 1,447,663	\$ 1,190,165	\$ 11,717,119	\$ 1,190,165	\$ 11,717,119
22	2046	0.0%	\$ 9,500,000	\$ 360,111,459	\$ 209,414,451	75%	\$ 803,206	\$ 8,177,338	\$ 267,735	\$ 2,725,779	75%	\$ 473,048	\$ 4,816,035	\$ 157,683	\$ 1,605,345	\$ 1,276,254	\$ 12,993,373	\$ 1,276,254	\$ 12,993,373
23	2047	4%		\$ 374,515,917	\$ 223,818,909	75%	\$ 841,375	\$ 9,018,713	\$ 280,458	\$ 3,006,238	75%	\$ 495,527	\$ 5,311,562	\$ 165,176	\$ 1,770,521	\$ 1,336,902	\$ 14,330,275	\$ 1,336,902	\$ 14,330,275
24	2048	0.0%	\$ 9,500,000	\$ 384,015,917	\$ 233,318,909	75%	\$ 899,248	\$ 9,917,961	\$ 299,749	\$ 3,305,987	75%	\$ 529,611	\$ 5,841,174	\$ 176,537	\$ 1,947,058	\$ 1,428,860	\$ 15,759,135	\$ 1,428,860	\$ 15,759,135
25	2049	4%		\$ 399,376,554	\$ 248,679,546	75%	\$ 937,417	\$ 10,855,378	\$ 312,472	\$ 3,618,459	75%	\$ 552,091	\$ 6,393,265	\$ 184,030	\$ 2,131,088	\$ 1,489,508	\$ 17,248,643	\$ 1,489,508	\$ 17,248,643
26	2050	0.0%	\$ 9,500,000	\$ 408,876,554	\$ 258,179,546	75%	\$ 999,132	\$ 11,854,510	\$ 333,044	\$ 3,951,503	75%	\$ 588,438	\$ 6,981,703	\$ 196,146	\$ 2,327,234	\$ 1,587,570	\$ 18,836,213	\$ 1,587,570	\$ 18,836,213
27	2051	4%		\$ 425,231,616	\$ 274,534,608	75%	\$ 1,037,301	\$ 12,891,811	\$ 345,767	\$ 4,297,270	75%	\$ 610,917	\$ 7,592,620	\$ 203,639	\$ 2,530,873	\$ 1,648,218	\$ 20,484,431	\$ 1,648,218	\$ 20,484,431
28	2052	0.0%	\$ 9,500,000	\$ 434,731,616	\$ 284,034,608	75%	\$ 1,103,011	\$ 13,994,823	\$ 367,670	\$ 4,664,941	75%	\$ 649,618	\$ 8,242,237	\$ 216,539	\$ 2,747,412	\$ 1,752,629	\$ 22,237,060	\$ 1,752,629	\$ 22,237,060
29	2053	4%		\$ 452,120,880	\$ 301,423,872	75%	\$ 1,141,180	\$ 15,136,003	\$ 380,393	\$ 5,045,334	75%	\$ 672,097	\$ 8,914,334	\$ 224,032	\$ 2,971,445	\$ 1,813,277	\$ 24,050,337	\$ 1,813,277	\$ 24,050,337
30	2054	0.0%	\$ 9,500,000	\$ 461,620,880	\$ 310,923,872	75%	\$ 1,211,046	\$ 16,347,049	\$ 403,682	\$ 5,449,016	75%	\$ 713,244	\$ 9,627,579	\$ 237,748	\$ 3,209,193	\$ 1,924,290	\$ 25,974,627	\$ 1,924,290	\$ 25,974,627
31	2055	4%		\$ 480,085,716	\$ 329,388,708	75%	\$ 1,249,214	\$ 17,596,263	\$ 416,405	\$ 5,865,421	75%	\$ 735,724	\$ 10,363,302	\$ 245,241	\$ 3,454,434	\$ 1,984,938	\$ 27,959,565	\$ 1,984,938	\$ 27,959,565
32	2056	0.0%	\$ 9,500,000	\$ 489,585,716	\$ 338,888,708	75%	\$ 1,323,401	\$ 18,919,664	\$ 441,134	\$ 6,306,555	75%	\$ 779,416	\$ 11,142,718	\$ 259,805	\$ 3,714,239	\$ 2,102,818	\$ 30,062,383	\$ 2,102,818	\$ 30,062,383
33	2057	4%		\$ 509,169,144	\$ 358,472,136	75%	\$ 1,361,570	\$ 20,281,235	\$ 453,857	\$ 6,760,412	75%	\$ 801,895	\$ 11,944,614	\$ 267,298	\$ 3,981,538	\$ 2,163,466	\$ 32,225,848	\$ 2,163,466	\$ 32,225,848
34	2058	0.0%	\$ 9,500,000	\$ 518,669,144	\$ 367,972,136	75%	\$ 1,440,251	\$ 21,721,486	\$ 480,084	\$ 7,240,495	75%	\$ 848,235	\$ 12,792,848	\$ 282,745	\$ 4,264,283	\$ 2,288,486	\$ 34,514,334	\$ 2,288,486	\$ 34,514,334
35	2059	4%		\$ 539,415,910	\$ 388,718,902	75%	\$ 1,478,420	\$ 23,199,906	\$ 492,807	\$ 7,733,302	75%	\$ 870,714	\$ 13,663,562	\$ 290,238	\$ 4,554,521	\$ 2,349,134	\$ 36,863,468	\$ 2,349,134	\$ 36,863,468
36	2060	0.0%	\$ 9,500,000	\$ 548,915,910	\$ 398,218,902	75%	\$ 1,561,775	\$ 24,761,681	\$ 520,592	\$ 8,253,894	75%	\$ 919,806	\$ 14,583,368	\$ 306,602	\$ 4,861,123	\$ 2,481,581	\$ 39,345,050	\$ 2,481,581	\$ 39,345,050
37	2061	4%		\$ 570,872,546	\$ 420,175,538	75%	\$ 1,599,944	\$ 26,361,625	\$ 533,315	\$ 8,787,208	75%	\$ 942,285	\$ 15,525,654	\$ 314,095	\$ 5,175,218	\$ 2,542,229	\$ 41,887,279	\$ 2,542,229	\$ 41,887,279
38	2062	0.0%	\$ 9,500,000	\$ 580,372,546	\$ 429,675,538	75%	\$ 1,688,160	\$ 28,049,786	\$ 562,720	\$ 9,349,929	75%	\$ 994,240	\$ 16,519,894	\$ 331,413	\$ 5,506,631	\$ 2,682,401	\$ 44,569,680	\$ 2,682,401	\$ 44,569,680
39	2063	4%		\$ 603,587,448	\$ 452,890,440	75%	\$ 1,726,329	\$ 29,776,115	\$ 575,443	\$ 9,925,372	75%	\$ 1,016,720	\$ 17,536,614	\$ 338,907	\$ 5,845,538	\$ 2,743,049	\$ 47,312,729	\$ 2,743,049	\$ 47,312,729
40	2064	0.0%	\$ 9,500,000	\$ 613,087,448	\$ 462,390,440	75%	\$ 1,819,601	\$ 31,595,715	\$ 606,534	\$ 10,531,905	75%	\$ 1,071,652	\$ 18,608,266	\$ 357,217	\$ 6,202,755	\$ 2,891,253	\$ 50,203,981	\$ 2,891,253	\$ 50,203,981
Total			\$ 190,000,000				\$ 31,595,715		\$ 10,531,905		\$ 18,608,266		\$ 6,202,755		\$ 50,203,981				

Assumptions	
Base Taxable Value ⁴	\$ 150,697,008
City AV Rate ⁵	0.535700
County AV Rate ⁵	0.315500
Estimated Average Growth ²	6.30%

Footnotes
1) Values increased at 4% every other year to account for growth of existing property value.
2) Added Development Value based on City's estimated average growth.
3) County is shown for illustrative purposes only and has not yet agreed to participate.
4) Base Taxable Value to be confirmed by the Appraisal District.
5) Rates based on Tax Year 2024.
6) The Project Costs represent Master Plan utility infrastructure extension inside the boundary. TIRZ revenues will be incrementally utilized as projects develop within the Zone.

EXHIBIT F – PROPOSED USES OF THE PROPERTY

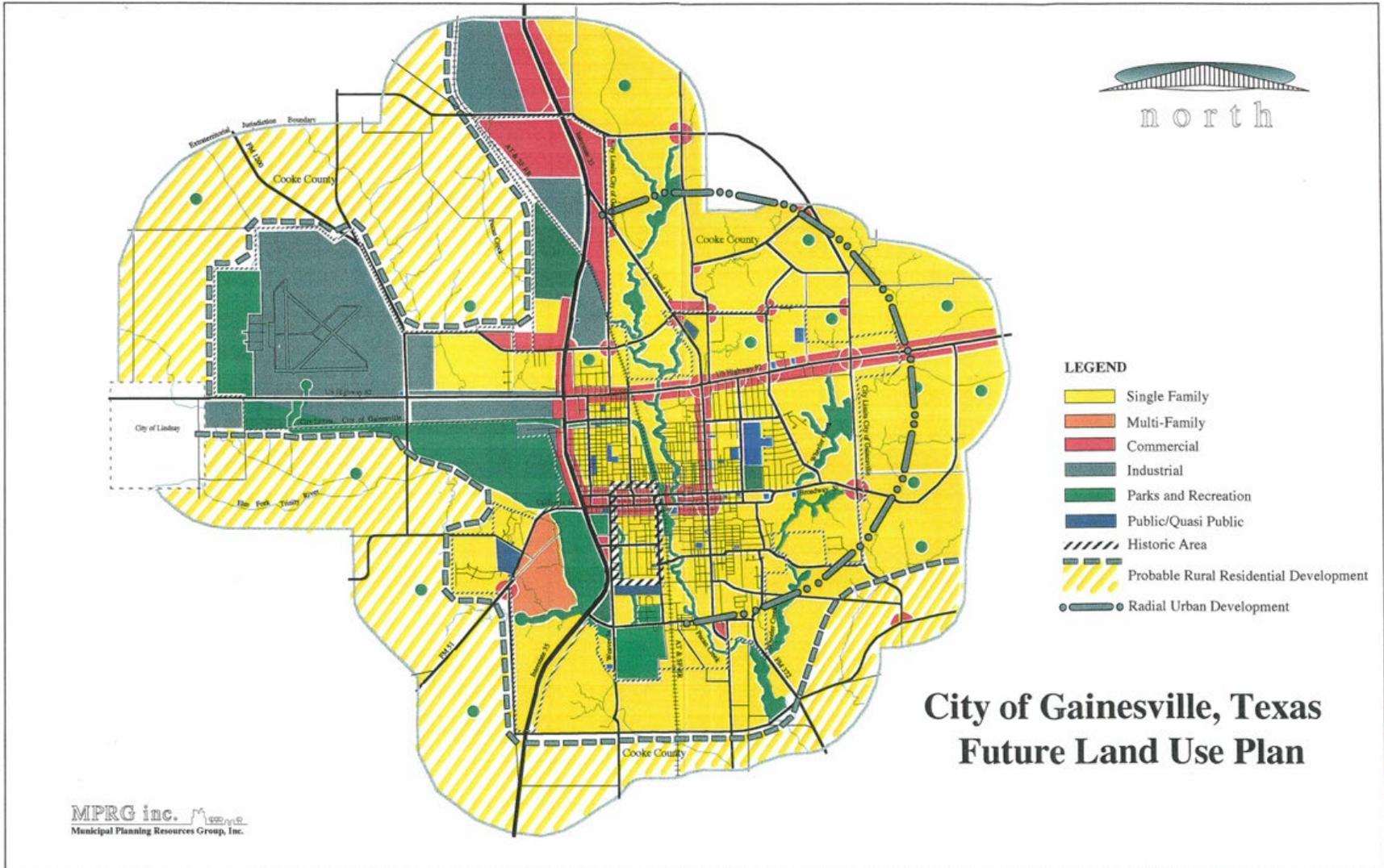


EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS

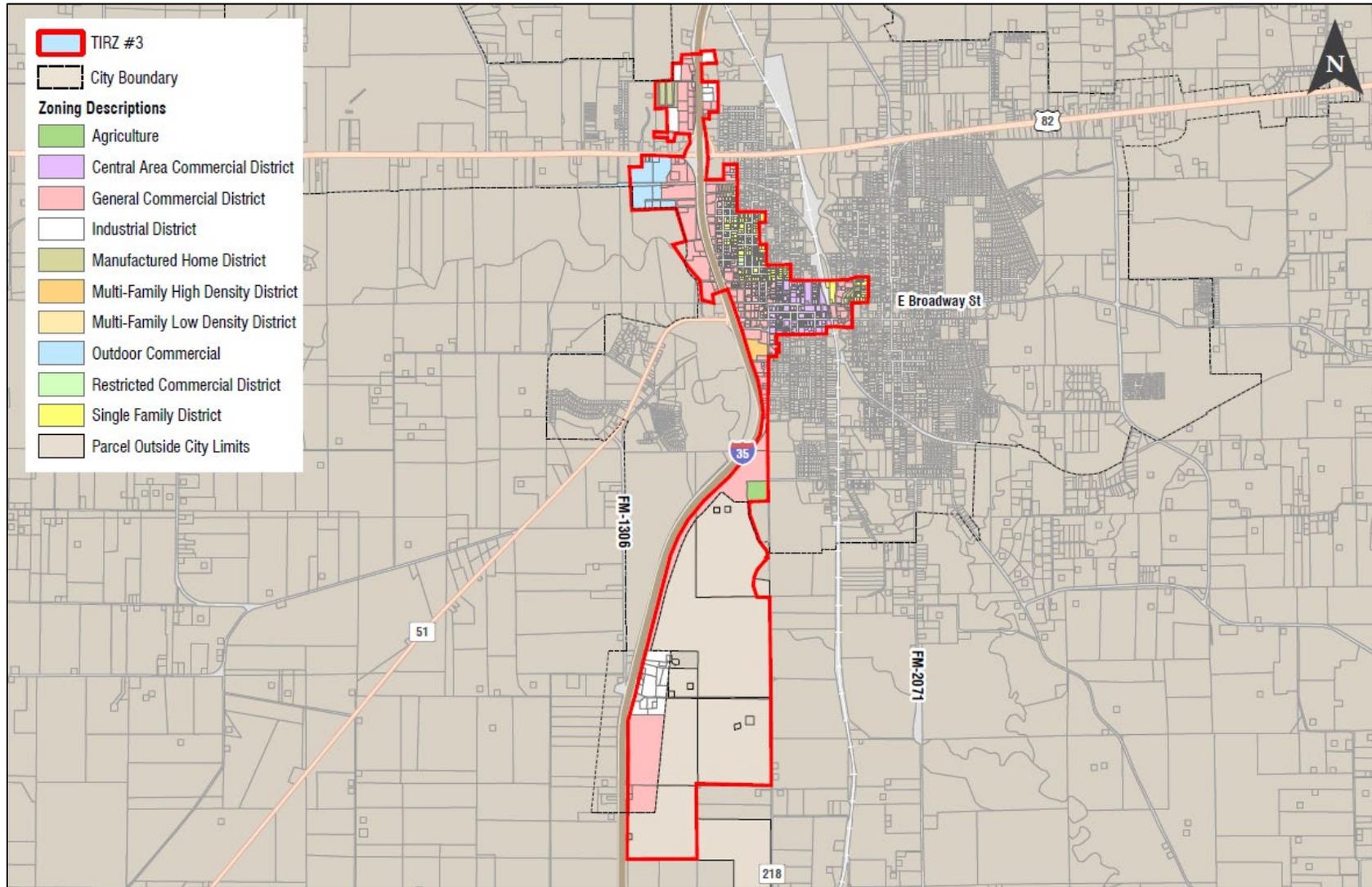


EXHIBIT H – PARCEL IDENTIFICATION

| Parcel IDs |
|------------|------------|------------|------------|------------|
| 26 | 1252 | 2366 | 3109 | 3379 |
| 27 | 1357 | 2401 | 3110 | 3403 |
| 30 | 1359 | 2416 | 3112 | 3422 |
| 34 | 1397 | 2418 | 3113 | 3436 |
| 40 | 1493 | 2437 | 3126 | 3437 |
| 41 | 1561 | 2438 | 3127 | 3460 |
| 42 | 1589 | 2514 | 3129 | 3462 |
| 76 | 1775 | 2517 | 3132 | 3499 |
| 101 | 1841 | 2520 | 3133 | 3506 |
| 121 | 1877 | 2521 | 3134 | 3515 |
| 148 | 1897 | 2522 | 3142 | 3519 |
| 149 | 1939 | 2523 | 3143 | 3532 |
| 161 | 1972 | 2530 | 3144 | 3534 |
| 174 | 1974 | 2554 | 3146 | 3536 |
| 237 | 1979 | 2570 | 3147 | 3545 |
| 267 | 1980 | 2661 | 3148 | 3550 |
| 290 | 1981 | 2662 | 3151 | 3625 |
| 377 | 1982 | 2689 | 3153 | 3626 |
| 429 | 1984 | 2692 | 3155 | 3635 |
| 466 | 1989 | 2699 | 3158 | 3637 |
| 467 | 2004 | 2782 | 3159 | 3707 |
| 504 | 2005 | 2850 | 3161 | 3708 |
| 530 | 2012 | 2851 | 3162 | 3757 |
| 654 | 2083 | 2855 | 3163 | 3793 |
| 712 | 2102 | 2857 | 3165 | 3954 |
| 750 | 2125 | 3032 | 3168 | 3965 |
| 751 | 2129 | 3033 | 3169 | 3966 |
| 819 | 2204 | 3051 | 3170 | 4056 |
| 820 | 2208 | 3067 | 3171 | 4066 |
| 885 | 2213 | 3100 | 3172 | 4127 |
| 886 | 2214 | 3101 | 3173 | 4152 |
| 989 | 2215 | 3102 | 3198 | 4209 |
| 1010 | 2218 | 3103 | 3216 | 4242 |
| 1057 | 2228 | 3104 | 3255 | 4318 |
| 1144 | 2229 | 3105 | 3271 | 4319 |
| 1211 | 2239 | 3106 | 3272 | 4320 |
| 1220 | 2274 | 3107 | 3277 | 4321 |
| 1250 | 2324 | 3108 | 3336 | 4322 |

| Parcel IDs |
|------------|------------|------------|------------|------------|
| 4323 | 5332 | 6648 | 7860 | 9932 |
| 4324 | 5370 | 6734 | 7877 | 9933 |
| 4325 | 5402 | 6739 | 7880 | 9934 |
| 4327 | 5424 | 6756 | 7881 | 9935 |
| 4328 | 5425 | 6774 | 8044 | 9936 |
| 4329 | 5435 | 6864 | 8210 | 9937 |
| 4387 | 5444 | 6873 | 8214 | 9961 |
| 4394 | 5504 | 6874 | 8308 | 9968 |
| 4535 | 5505 | 6893 | 8310 | 9985 |
| 4570 | 5663 | 6914 | 8311 | 9991 |
| 4571 | 5665 | 6915 | 8320 | 10000 |
| 4610 | 5666 | 6925 | 8365 | 10001 |
| 4611 | 5729 | 6944 | 8446 | 10002 |
| 4612 | 5738 | 6954 | 8469 | 10004 |
| 4623 | 5782 | 6963 | 8572 | 10025 |
| 4679 | 5783 | 6966 | 8600 | 10027 |
| 4680 | 5784 | 6967 | 8613 | 10029 |
| 4781 | 5785 | 6968 | 8614 | 10052 |
| 4782 | 5801 | 6969 | 8615 | 10053 |
| 4783 | 5822 | 6970 | 8616 | 10054 |
| 4785 | 5979 | 6983 | 8617 | 10065 |
| 4786 | 6025 | 7005 | 8630 | 10070 |
| 4787 | 6026 | 7070 | 8640 | 10072 |
| 4793 | 6027 | 7292 | 8641 | 10073 |
| 4806 | 6087 | 7298 | 8663 | 10074 |
| 4808 | 6105 | 7305 | 8721 | 10093 |
| 4815 | 6119 | 7315 | 8766 | 10112 |
| 4821 | 6123 | 7318 | 8809 | 10119 |
| 4871 | 6124 | 7351 | 9008 | 10120 |
| 4935 | 6125 | 7360 | 9031 | 10121 |
| 4997 | 6136 | 7367 | 9249 | 10122 |
| 5030 | 6140 | 7381 | 9256 | 10123 |
| 5049 | 6167 | 7413 | 9274 | 10124 |
| 5096 | 6168 | 7497 | 9432 | 10130 |
| 5218 | 6185 | 7509 | 9450 | 10131 |
| 5254 | 6277 | 7643 | 9457 | 10153 |
| 5258 | 6291 | 7644 | 9527 | 10181 |
| 5260 | 6373 | 7658 | 9824 | 10188 |
| 5287 | 6374 | 7708 | 9927 | 10239 |
| 5305 | 6379 | 7764 | 9928 | 10244 |
| 5331 | 6572 | 7827 | 9931 | 10293 |

Parcel IDs
10362
10369
10370
10497
10498
10499
10500
10501
10569
10585
10586
10599
10613
10624
10683
10684
10685
10686
10687
10858
10860
10979
10982
10992
10993
11207
11218
11219
11273
11274
11276
11304
11311
11324
11389
11410
11438
11456
11693
11699
11704

Parcel IDs
11705
11714
11852
11854
11859
11860
11863
11864
11869
11870
11879
11881
11884
11889
11890
12065
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12067
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12132
12139
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12272
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12279
12370
12440
12472
12476
12477
12478
12479
12482
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12490
12523
12524
12526
12529

Parcel IDs
12557
12558
12559
12570
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12646
12720
12809
12937
12965
12968
12969
12970
12971
12983
13313
13314
13317
13318
13320
13321
13322
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13339
13340
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13357
13374
13377
13391
13433
13486
13529
13535
13645
13668
13671
13672
13673
13705
13895

Parcel IDs
13929
13930
14068
14084
14123
14192
14208
14308
14409
14483
14565
14593
14662
14681
14682
14689
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14735
14777
14797
14798
14802
14807
14873
14879
14881
14888
14889
14890
14891
14904
14907
14908
14914
14931
14975
15042
15096
15116
15117
15118

Parcel IDs
15129
15130
15131
15132
15146
15269
15469
15506
15534
15535
15615
15720
15758
15783
15786
15887
15914
15994
16057
16100
16106
16145
16151
16203
16215
16247
16249
16253
16329
16330
16331
16465
16479
16524
16546
16548
16553
16570
16616
16631
16635

| Parcel IDs |
|------------|------------|------------|------------|------------|
| 16636 | 17557 | 18939 | 20571 | 21970 |
| 16637 | 17617 | 18940 | 20576 | 21976 |
| 16638 | 17624 | 18989 | 20618 | 22040 |
| 16696 | 17658 | 18990 | 20642 | 22050 |
| 16730 | 17703 | 18991 | 20662 | 22051 |
| 16827 | 17748 | 18993 | 20743 | 22054 |
| 16829 | 17752 | 19075 | 20751 | 22376 |
| 16832 | 17753 | 19077 | 20763 | 22396 |
| 16833 | 17783 | 19083 | 20809 | 22397 |
| 16837 | 17970 | 19269 | 20828 | 22501 |
| 16841 | 18035 | 19378 | 20864 | 22502 |
| 16879 | 18036 | 19397 | 20891 | 22599 |
| 16880 | 18037 | 19433 | 21030 | 22704 |
| 16957 | 18050 | 19475 | 21051 | 22717 |
| 16976 | 18156 | 19583 | 21082 | 22804 |
| 16978 | 18251 | 19584 | 21106 | 22844 |
| 16981 | 18252 | 19585 | 21117 | 22872 |
| 17014 | 18272 | 19594 | 21128 | 22873 |
| 17017 | 18273 | 19599 | 21129 | 23131 |
| 17023 | 18274 | 19694 | 21162 | 23173 |
| 17038 | 18275 | 19705 | 21200 | 24035 |
| 17039 | 18277 | 19765 | 21208 | 24046 |
| 17084 | 18278 | 19766 | 21495 | 24397 |
| 17137 | 18303 | 19781 | 21497 | 24440 |
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