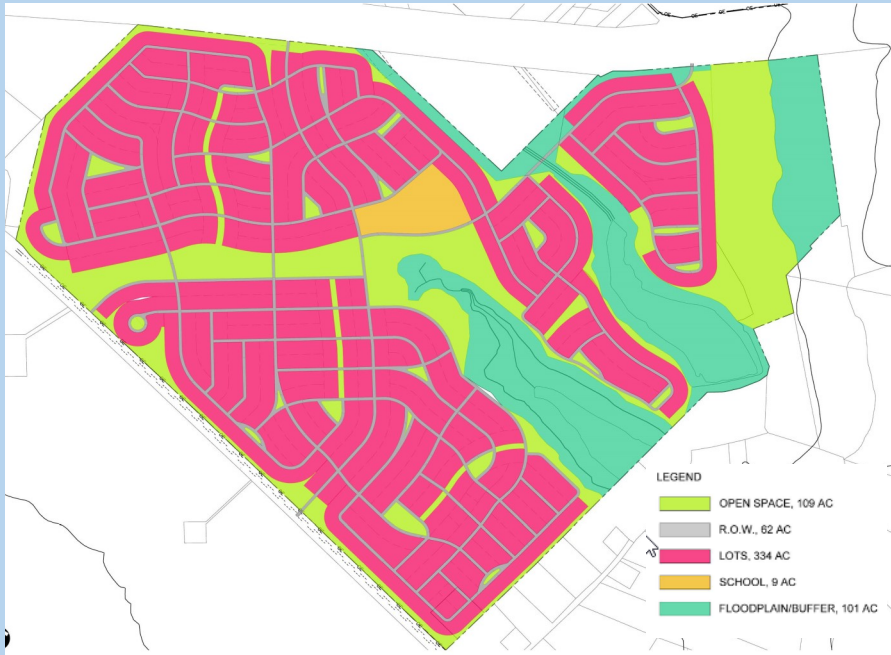


**Project and Financing Plan  
Reinvestment Zone Number Thirteen  
City of Mesquite  
(Spradley Farms)**

**Date Drafted: September 16, 2019**

**Date Approved: November 4, 2019**



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# Introduction

## Tax Increment Financing Program

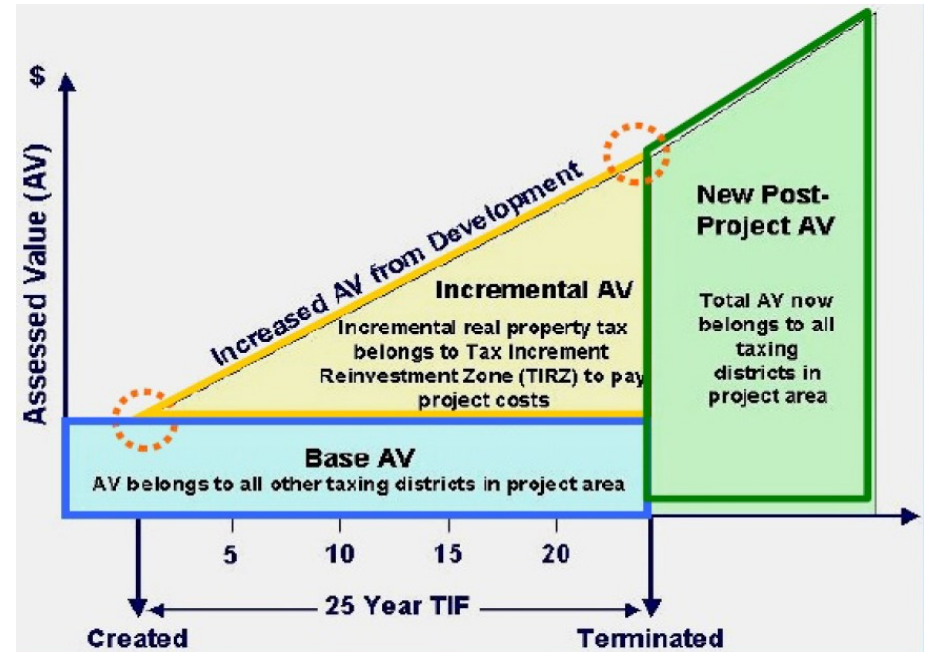
Chapter 311 of the Texas Tax Code (the TIRZ Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including school districts, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

### Key Points:

- Chapter 311 of the Texas Code controls all procedures for the creation of a TIRZ
- Base Value is assessed value in year TIRZ is designated (as of January 1)
- Development over time increases value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



## Board of Director Responsibilities

The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as with all subsequent City Code provisions for City Boards and Commissions, to the extent that there is no conflict with the TIRZ Act.



# Spradley Farms TIRZ No. 13

## Actions Taken to Date

On March 4, 2019, the City Council passed Resolution 2019-14 giving consent by the City to publicize and deliver a notice of intent to introduce a bill relating to the creation and powers and duties of the Spradley Farms Improvement District of Kaufman County Texas (the “District”). The consent was required by the Texas Constitution for the District to be created by State Law.

The proposed District encompasses 652 acres of undeveloped property generally located between FM 2757 and I-20 and North of I-20 East of FM 740 in Kaufman County and was intended for a high quality residential development along the IH-20 Corridor.

On April 1, 2019, the City Council passed Resolution 2019-29 to document support for special legislation in the 86th Texas Legislature for the creation of the District.

On May 2, 2019, House Bill 4763 was introduced in the 86th Texas Legislature for creation of the District, however the Bill was not given a hearing before the session ended (Adjourned Sine Die). Shortly thereafter, the developers expressed a desire to create a Tax Increment Reinvestment Zone to promote development of the 652 acre site.

On September 3, 2019, the City Council opened a public hearing to consider creating Reinvestment Zone Number Thirteen for a duration of 35 years, expiring on December 31, 2054, if not sooner terminated.

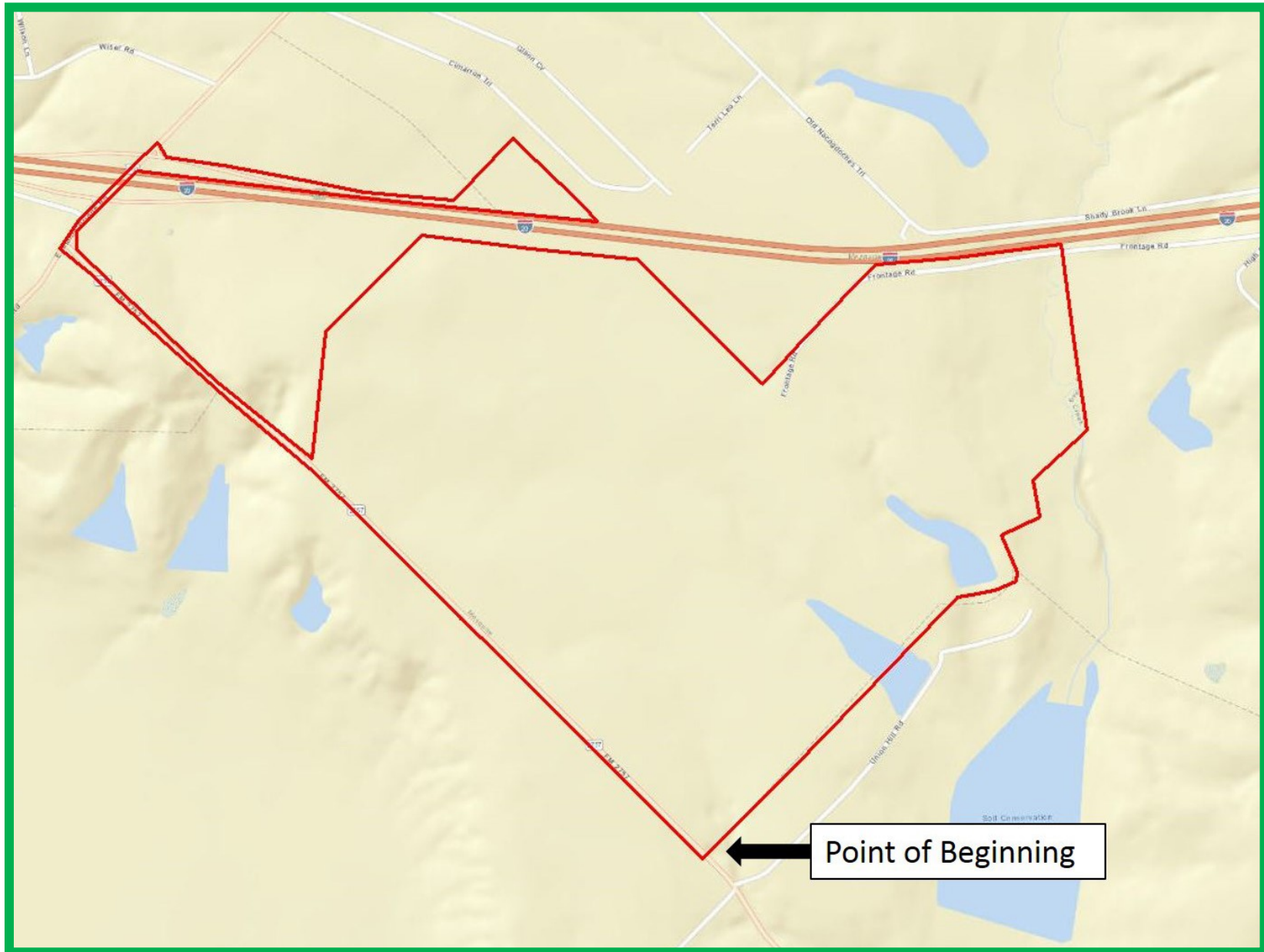
### Board Recommendation

The Board will consider adoption of a ***Reinvestment Zone Project and Financing Plan for Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms)***, including a TIRZ Agreement with the City pursuant to which the City will contribute a portion of its ad valorem tax increment into a tax increment fund to pay the costs of public works, public improvements, programs, and other projects benefiting the Zone at its initial Board Meeting on October 7, 2019.





# Spradley Farms TIRZ No. 13 Boundary



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## Spradley Farms TIRZ No. 13

### Boundary Description

Beginning at the southern corner of Property ID 9683 at the point it meets the eastern right of way boundary of FM 2757, thence

West to the western right of way boundary of FM 2757, thence

North along the western right of way boundary of FM 2757 to the point it meets the northern right of way boundary of FM 740, thence

East along the northern right of way boundary of FM 740 to the point it meets Property ID 11773, thence

North and then south to Property ID 9535, thence

South and then east along the southern boundary of Property ID 9535 to the point it meets the southwestern corner of Property ID 9683, thence

North along the western boundary of Property ID 9683, thence

South along the eastern boundary of Property ID 9683 to the point it meets the right of way boundary of Highway 20, thence

West along the right of way boundary of Highway 20,

Continuing west along Highway 20 to the point it meets the southern right of way boundary of FM 740, thence

South along the right of way boundary of FM 740 to the point it meets the eastern right of way boundary of FM 2757, thence

South along the eastern right of way boundary of FM 2757 to the point it meets the southern corner of Property ID 9701, thence

North along the western boundary of Property ID 9683, thence

Following the property line of Property ID 9683 to the point it meets the eastern corner of Property ID 9554, thence

North along the right of way of Highway 20 to include the access road along the southern right of way of Highway 20, thence

East along the access road along the southern right of way of Highway 20, thence

South to the northeast corner of Property ID 9683 where it meets Property ID 9718, thence

South along the property line of Property ID 9683 to the point it meets the eastern right of way boundary of FM 2757, which is the point of beginning.

# Spradley Farms TIRZ No. 13

## Current Land Use

### Existing Uses and Conditions

The Proposed TIRZ is currently located in Kaufman County and wholly within the City of Mesquite. The Property is undeveloped, and there is no public infrastructure to support development. Development will require extensive public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. If the Property were to be developed today, it would be developed consistent with the terms of the Development Agreement. Maps of current land use and zoning are shown on the next two pages.

### Current Property Ownership

The 652 acres in the TIRZ includes two tracts that total 622 acres. The current total appraised value of taxable real property in the Zone is \$76,740. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone will be more than \$863 million.



PROPERTY ID	OWNER	ACRE	LEGAL DESCRIPTION	LAND	IMPR.	MARKET	AG VALUE	TOTAL ASSESSED
9683	SPRADLEY / FORNEY DEVELOPMENT LTD	797.45	MARTHA MUSICK, 797.45 ACRES, & BLDGS	\$7,619,450	\$10,550	\$7,630,000	\$66,190	\$76,740

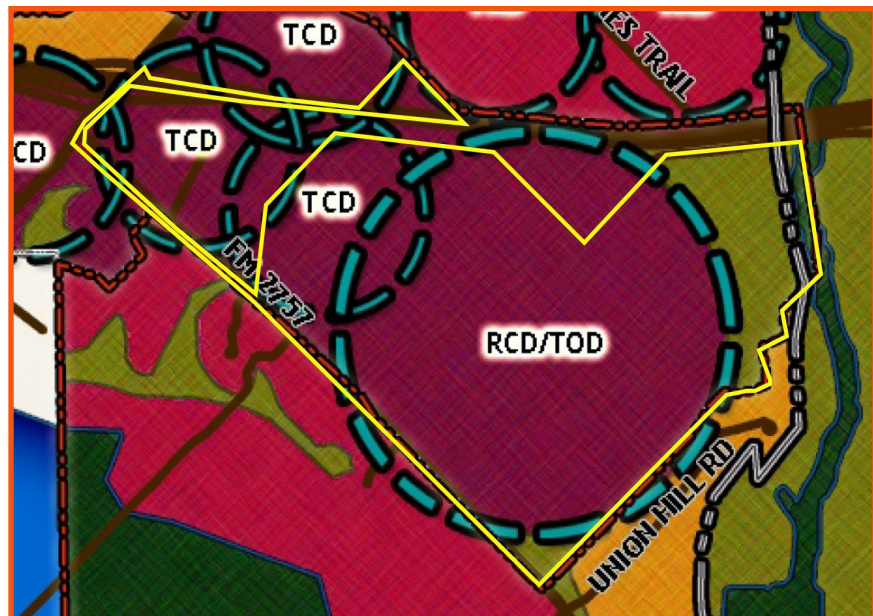
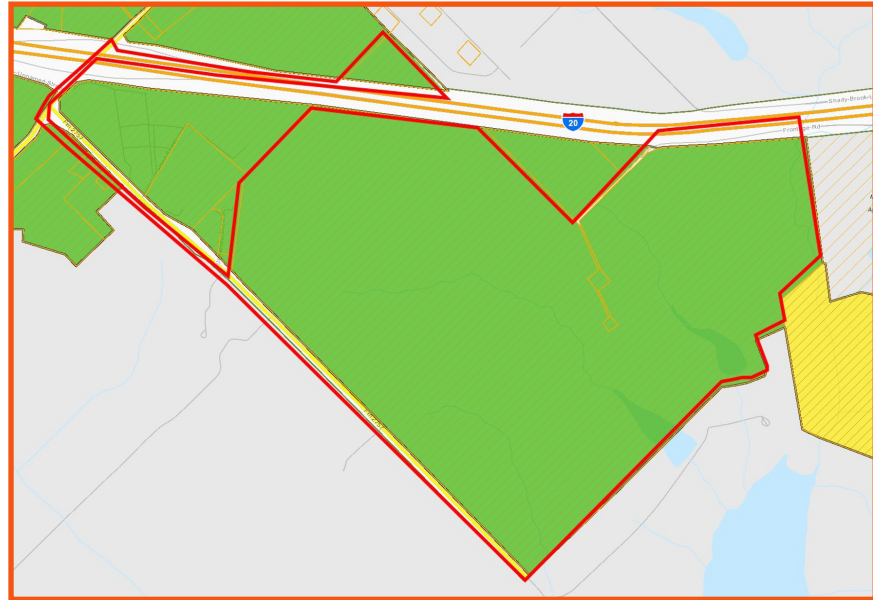


# Spradley Farms TIRZ No. 13

## Current Land Use

### Land Use

The majority of the land within the TIRZ is currently vacant. The TIRZ is currently zoned Agricultural (shaded in green), and is in the floating district “Kaufman Interstate 20 District”. The K20 District is intended for use in conjunction with the development of land east of the East Fork of the Trinity River. It serves as the primary method for implementing the Regional Sector Plan. The Regional Sector Plan notes that the land within the TIRZ is designated primarily as “Intended Growth Sector (G-3)” (shaded in dark red). It is anticipated that the land within the TIRZ will be rezoned as a Planned Development



# Spradley Farms TIRZ No. 13

## Zone Characteristics

### **Proposed Uses (as presentet by Developer)**

Currently, the property is zoned agricultural and is vacant. The goal of Tax Increment Reinvestment Zone #13 (TIRZ) is to fund construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #13 will promote the creation of a high quality, master-planned, residential community (the Development).

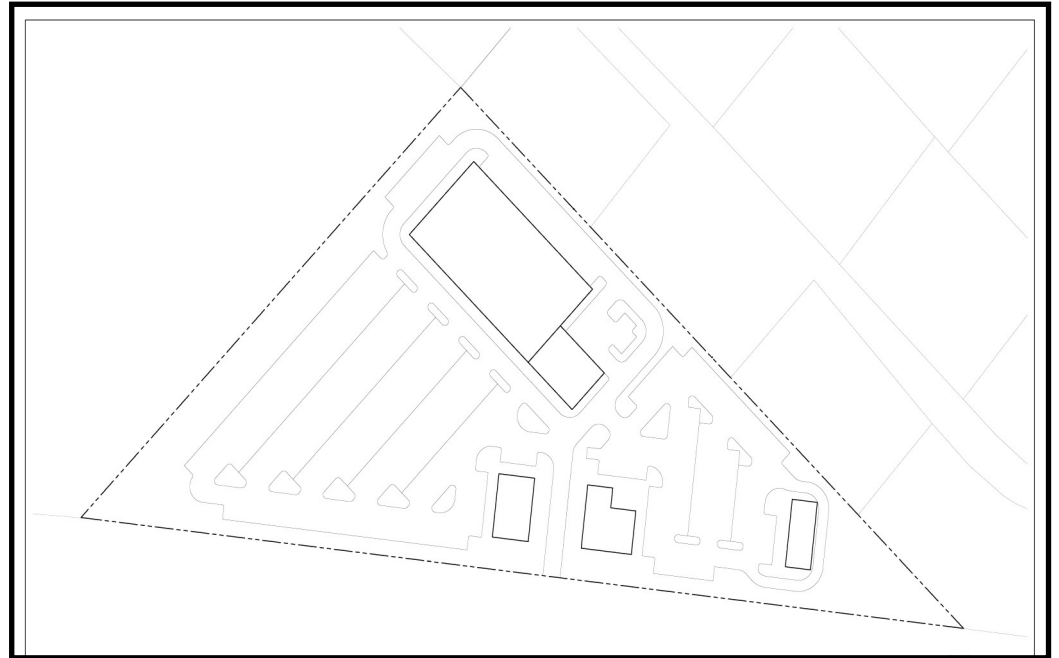
The project and financing plan includes the funding of \$214 million in public infrastructure improvements. The TIRZ will fund these developments through the contribution of 65% of the City's real property increment generated within the zone, and 60% of the County's real property increment, subject to an interlocal agreement.

Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.

With regards to the development to be located within the TIRZ, it is anticipated that the owner of real property within the TIRZ (the Developer) will advance funds for certain project costs and will be reimbursed utilizing tax increment revenues of the TIRZ as provided in a separate agreement and other documentation between the Developer and the TIRZ (the Development Agreement).

Additionally, a Municipal Management District (MMD) is anticipated to be created through the Texas Commission on Environmental Quality (TCEQ) with boundaries generally contiguous within the TIRZ. The management district will be funded by an ad valorem tax and assessment on property within its boundaries to provide public projects related to mobility, water, sewer and storm infrastructure, floodplain mitigation, parks and open space improvements and maintenance. TIRZ revenue, along with management district revenue, will be available to the management district to pay or otherwise finance reimbursement of project costs as increment is realized pursuant to the Development Agreement or other agreement among the Developer, TIRZ, and Management District.

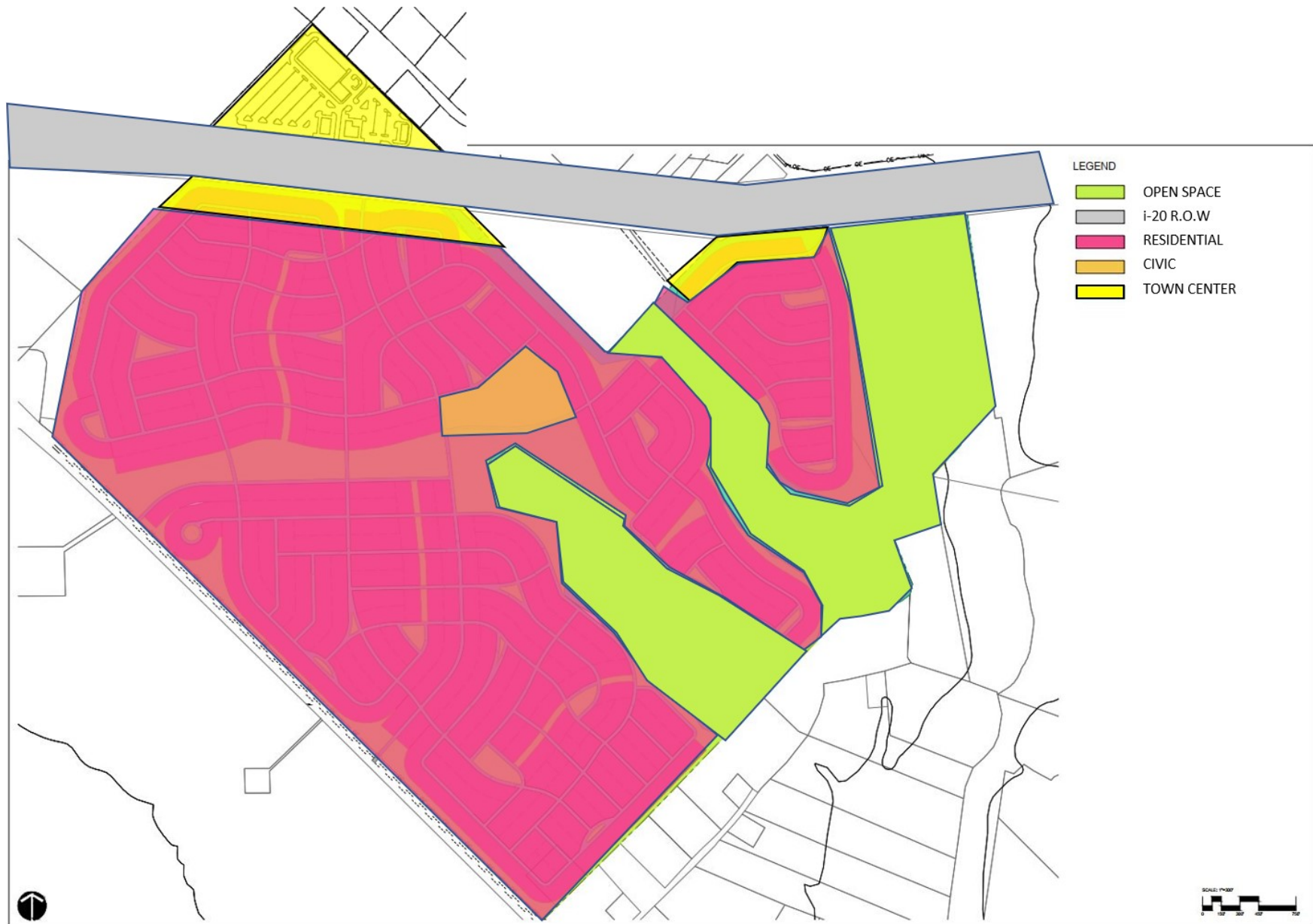
Over the 35 year term of the TIRZ, anticipated development will include a high-quality, master-planned, residential community including open space areas. It is anticipated that the community will consist of 2,513 housing units to be built over ten phases. It is also anticipated that the approximately 8 acres within the northern parcel will be built out with commercial uses.



**North Parcel 8-acre Commercial Tract**

# Spradley Farms TIRZ No. 13

## Future Land Uses





# Spradley Farms TIRZ No. 13

## Future Land Use

### Anticipated Development

#### Assumptions \*

Over the 35 year term of the TIRZ, anticipated development will include a high-quality, master-planned, residential community including open space areas. It is anticipated that the community will consist of 2,513 housing units with a total taxable value of \$863,624,908 to be built over ten phases. It is also anticipated that the approximately 8 acres within the northern parcel will be built out with commercial uses.

\*Note: Assumptions provided by the Developer

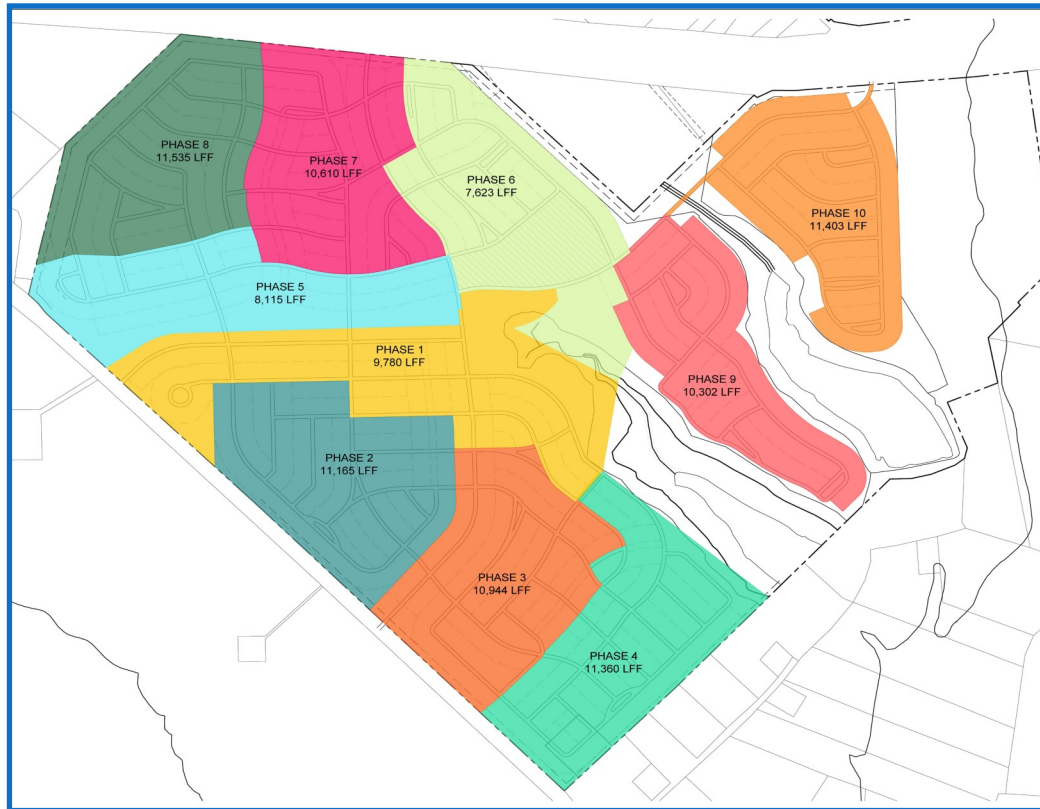
	Phase Completion	Units	Taxable Value PSF/Unit	Incremental Value
<b>PHASE #1</b>				
Townhomes	2023	83	\$ 235,000	\$ 19,431,933
35 LFF	2023	66	\$ 285,000	\$ 18,853,109
40 LFF	2023	66	\$ 305,000	\$ 20,176,134
50 LFF	2023	52	\$ 360,000	\$ 18,853,109
60 LFF	2023	39	\$ 395,000	\$ 15,242,353
70 LFF	2023	22	\$ 485,000	\$ 10,694,454
		<b>328</b>		<b>\$ 103,251,092</b>
<b>PHASE #2</b>				
Townhomes	2024	62	\$ 239,700	\$ 14,752,923
35 LFF	2024	50	\$ 290,700	\$ 14,471,343
40 LFF	2024	50	\$ 311,100	\$ 15,486,876
50 LFF	2024	40	\$ 367,200	\$ 14,623,673
60 LFF	2024	30	\$ 402,900	\$ 12,034,064
70 LFF	2024	17	\$ 494,700	\$ 8,507,396
		<b>248</b>		<b>\$ 79,876,274</b>
<b>PHASE #3</b>				
Townhomes	2025	62	\$ 244,494	\$ 15,272,603
35 LFF	2025	49	\$ 296,514	\$ 14,651,805
40 LFF	2025	49	\$ 317,322	\$ 15,680,001
50 LFF	2025	40	\$ 374,544	\$ 15,015,553
60 LFF	2025	30	\$ 410,958	\$ 12,260,762
70 LFF	2025	17	\$ 504,594	\$ 8,468,074
		<b>248</b>		<b>\$ 81,348,798</b>
<b>PHASE #4</b>				
Townhomes	2026	78	\$ 249,384	\$ 19,397,532
35 LFF	2026	62	\$ 302,444	\$ 18,751,545
40 LFF	2026	62	\$ 323,668	\$ 20,067,443
50 LFF	2026	50	\$ 382,035	\$ 18,948,930
60 LFF	2026	37	\$ 419,177	\$ 15,593,390
70 LFF	2026	21	\$ 514,686	\$ 11,023,636
		<b>310</b>		<b>\$ 103,782,476</b>
<b>PHASE #5</b>				
Townhomes	2027	47	\$ 254,372	\$ 11,950,218
35 LFF	2027	37	\$ 308,493	\$ 11,535,100
40 LFF	2027	37	\$ 330,142	\$ 12,344,581
50 LFF	2027	30	\$ 389,676	\$ 11,581,801
60 LFF	2027	22	\$ 427,561	\$ 9,428,375
70 LFF	2027	12	\$ 524,980	\$ 6,543,302
		<b>186</b>		<b>\$ 63,383,377</b>

	Phase Completion	Units	Taxable Value PSF/Unit	Incremental Value
<b>PHASE #6</b>				
Townhomes	2028	47	\$ 259,459	\$ 12,064,843
35 LFF	2028	37	\$ 314,663	\$ 11,769,081
40 LFF	2028	37	\$ 336,745	\$ 12,594,982
50 LFF	2028	29	\$ 397,469	\$ 11,651,893
60 LFF	2028	22	\$ 436,112	\$ 9,698,750
70 LFF	2028	13	\$ 535,479	\$ 7,036,895
		<b>186</b>		<b>\$ 64,816,444</b>
<b>PHASE #7</b>				
Townhomes	2029	78	\$ 264,648	\$ 20,589,423
35 LFF	2029	62	\$ 320,956	\$ 19,976,121
40 LFF	2029	62	\$ 343,480	\$ 21,377,954
50 LFF	2029	49	\$ 405,418	\$ 19,895,246
60 LFF	2029	37	\$ 444,834	\$ 16,505,236
70 LFF	2029	22	\$ 546,189	\$ 11,767,310
		<b>310</b>		<b>\$ 110,111,291</b>
<b>PHASE #8</b>				
Townhomes	2030	63	\$ 269,941	\$ 16,915,030
35 LFF	2030	49	\$ 327,375	\$ 16,180,035
40 LFF	2030	49	\$ 350,349	\$ 17,315,476
50 LFF	2030	40	\$ 413,527	\$ 16,423,344
60 LFF	2030	30	\$ 453,731	\$ 13,615,155
70 LFF	2030	17	\$ 557,113	\$ 9,342,044
		<b>248</b>		<b>\$ 89,791,083</b>
<b>PHASE #9</b>				
Townhomes	2031	62	\$ 275,340	\$ 17,207,646
35 LFF	2031	50	\$ 333,923	\$ 16,562,577
40 LFF	2031	50	\$ 357,356	\$ 17,724,863
50 LFF	2031	40	\$ 421,797	\$ 16,736,920
60 LFF	2031	30	\$ 462,805	\$ 13,773,090
70 LFF	2031	17	\$ 568,255	\$ 9,583,049
		<b>248</b>		<b>\$ 91,588,145</b>
<b>PHASE #10</b>				
Townhomes	2032	51	\$ 280,847	\$ 14,214,079
35 LFF	2032	40	\$ 340,601	\$ 13,790,680
40 LFF	2032	40	\$ 364,503	\$ 14,758,447
50 LFF	2032	32	\$ 430,233	\$ 13,686,991
60 LFF	2032	24	\$ 472,062	\$ 11,263,253
70 LFF	2032	14	\$ 579,620	\$ 7,962,476
		<b>201</b>		<b>\$ 75,675,927</b>

Total 2,513 Units \$863,624,908 Tax Incremental Value

# Spradley Farms TIRZ No. 13

## Future Land Use



### PROPOSED BUILD OUT

	Total Units	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Phase 1	328	-	-	62	164	102	-	-	-	-	-	-	-	-	-
Phase 2	248	-	-	-	-	124	124	-	-	-	-	-	-	-	-
Phase 3	248	-	-	-	-	-	124	124	-	-	-	-	-	-	-
Phase 4	310	-	-	-	-	-	-	124	186	-	-	-	-	-	-
Phase 5	186	-	-	-	-	-	-	-	62	124	-	-	-	-	-
Phase 6	186	-	-	-	-	-	-	-	-	124	62	-	-	-	-
Phase 7	310	-	-	-	-	-	-	-	-	-	186	124	-	-	-
Phase 8	248	-	-	-	-	-	-	-	-	-	-	124	124	-	-
Phase 9	248	-	-	-	-	-	-	-	-	-	-	-	124	124	-
Phase 10	201	-	-	-	-	-	-	-	-	-	-	-	-	124	77
Total	2,513	-	-	62	164	226	248	248	248	248	248	248	248	248	77

# Spradley Farms TIRZ No. 13

## Estimated Project Costs

### Project Costs

There are a number of improvements within the TIRZ that will be financed in part by incremental real property tax generated within the zone. Administrative costs are built into the project costs below.

Proposed Project Costs		
Description	Estimated Cost	% of Total
Water Facilities and Improvements	\$ 15,000,000	7.01%
Sanitary Sewer Facilities and Improvements	13,000,000	6.07%
Storm Water Facilities and Improvements	43,000,000	20.09%
Transit/Parking Improvements	5,000,000	2.34%
Street and Intersection Improvements	59,000,000	27.57%
Open Space, Park and Recreation Facilities and Improvements	24,000,000	11.21%
Administrative Costs	55,000,000	25.70%
Total	\$214,000,000	100.0%

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

With regards to the planned residential development, subject to a Master Development Agreement, it is anticipated that the Developer will prefund certain projects and then be reimbursed by TIRZ revenue at such time as the appropriate level of assessed valuation is in place. It is also anticipated that subject to the Master Development Agreement or a separate agreement, the TIRZ will pledge revenue streams to the MMD for such purpose.

### Estimated Non-Project Costs

Non-project costs are private funds that will be spent to develop in the TIRZ but will not be financed by TIRZ revenues. The total non-project costs are estimated at \$43,099,739

### Relocation of Displaced Persons

No persons will be displaced or relocated due to the implementation of this Plan.



# Spradley Farms TIRZ No. 13

## Estimated Project Costs

### Categories of Authorized Public Improvements

The categories of authorized improvements proposed to be financed by the TIRZ are as follows: water improvements, sanitary sewer improvements, storm sewer and detention improvements, roadway improvements, erosion control and landscape 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 TIRZ Act. Authorized improvements are subject to change.

#### Roadway Improvements:

Consist of construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

#### Water Distribution System Improvements:

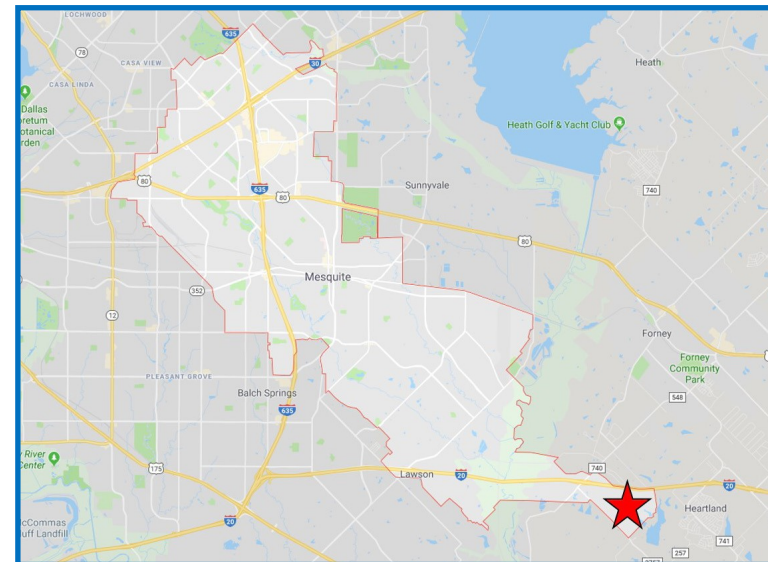
Consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the assessed property. The water distribution system improvements will be designed and constructed in accordance with TCEQ standards and specifications and it is anticipated that the water distribution system will be owned and operated by the City.

#### Sanitary Sewer Collection System Improvements:

Consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with TCEQ standards and specifications. and will be owned and operated by the City of Mesquite.

#### Storm Drainage Collection System Improvements:

Consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.



# Spradley Farms TIRZ No. 13

## Financial Feasibility

### Economic Feasibility Study

In June 21, 2019, the Developer, Spradley Farms, Ltd., engaged Tracy Cross & Associates to conduct an economic feasibility study to evaluate the market potential for residential development on 797 total acres located along Interstate 20, east of County Road 740 in Kaufman County.

The feasibility study established conclusions regarding the overall marketability of 3,000 single-family and townhomes to be developed within a large -scale master-planned community and based on these conclusions regarding pricing strategies and associated sales forecasts, the Developer engaged David Pettit Economic Development, LLC in August 2019 to create a preliminary financing plan for a reinvestment zone and those revenue assumptions and forecasts are found on the following pages.

The Pettit analysis examined the expected tax revenue the TIRZ would receive based on development assumptions. The Tables beginning on Page 20 summarize the anticipated development square footages, the anticipated taxable value per unit for residential development, and the anticipated taxable value per square foot for the development.

The following pages show the estimated captured appraised value of the Zone during each year of its existence and the net benefits of the Zone to each of the local taxing jurisdictions as well as the method of financing.

Based on the foregoing analysis, the feasibility of the Zone has been demonstrated.

### Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Mesquite will contribute 65% of its real property increment. It is also anticipated that Kaufman County will contribute 60% of its real property tax increment. It is further anticipated that such funds will be made available to the management district and used along with district revenue, to pay or otherwise finance reimbursement of project costs.

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Real Property Tax		Participation	
City of Mesquite	0.73400000	65%	0.4771000
Kaufman County	0.37587800	60%	0.2255268
Road and Bridge	0.11000000	0%	0.0000000
Forney ISD	1.54000000	0%	0.0000000
	<b>2.75987800</b>		<b>0.70262680</b>

Personal Property Tax		Participation	
City of Mesquite	0.73400000	0%	0.0000000
Kaufman County	0.47870000	0%	0.0000000
Road and Bridge	0.11000000	0%	0.0000000
Forney ISD	1.54000000	0%	0.0000000
	<b>2.86270000</b>		<b>0.00000000</b>

Sales Tax Rate	0.0200000	0.00%	0.0000000
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### **Taxing Unit Participation and Tax Increment Contribution**

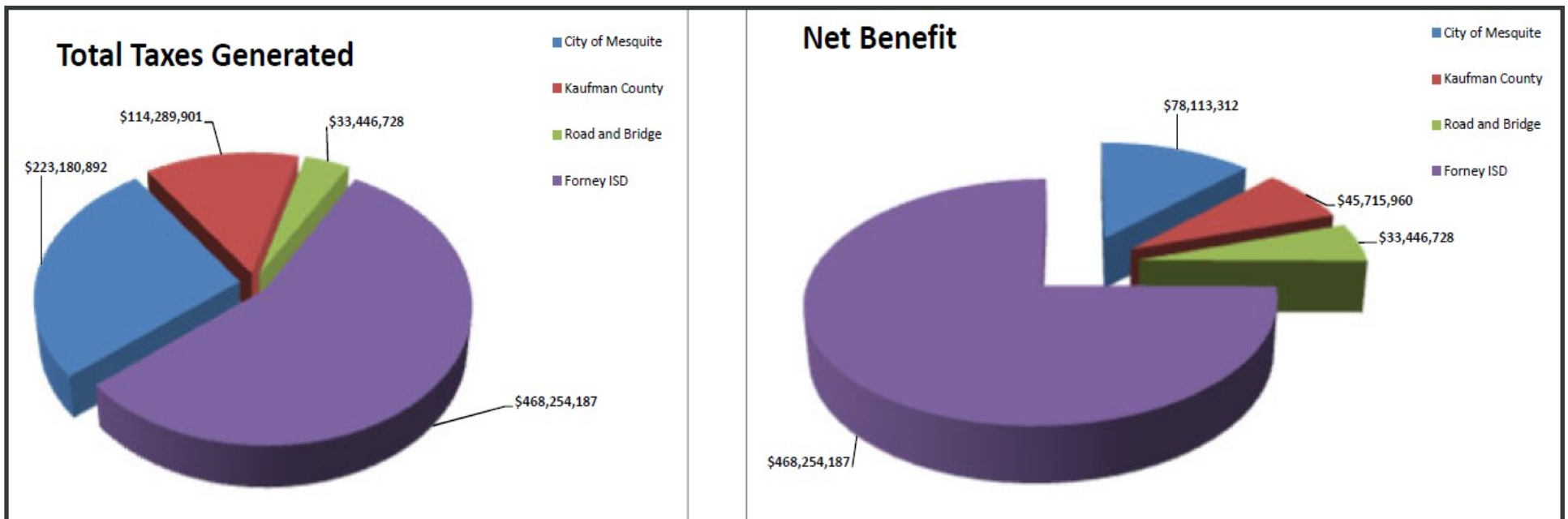
**65% City Tax Increment or 0.4771000 Tax Rate Equivalent**

**60% County Tax Increment or 0.2255268 Tax Rate Equivalent**

# Spradley Farms TIRZ No. 13

## Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ	Net Benefit
City of Mesquite	\$223,180,892	\$145,067,580	\$78,113,312
Kaufman County	\$114,289,901	\$68,573,940	\$45,715,960
Road and Bridge	\$33,446,728	\$0	\$33,446,728
Forney ISD	\$468,254,187	\$0	\$468,254,187
<b>Total</b>	<b>\$839,171,708</b>	<b>\$213,641,520</b>	<b>\$625,530,188</b>

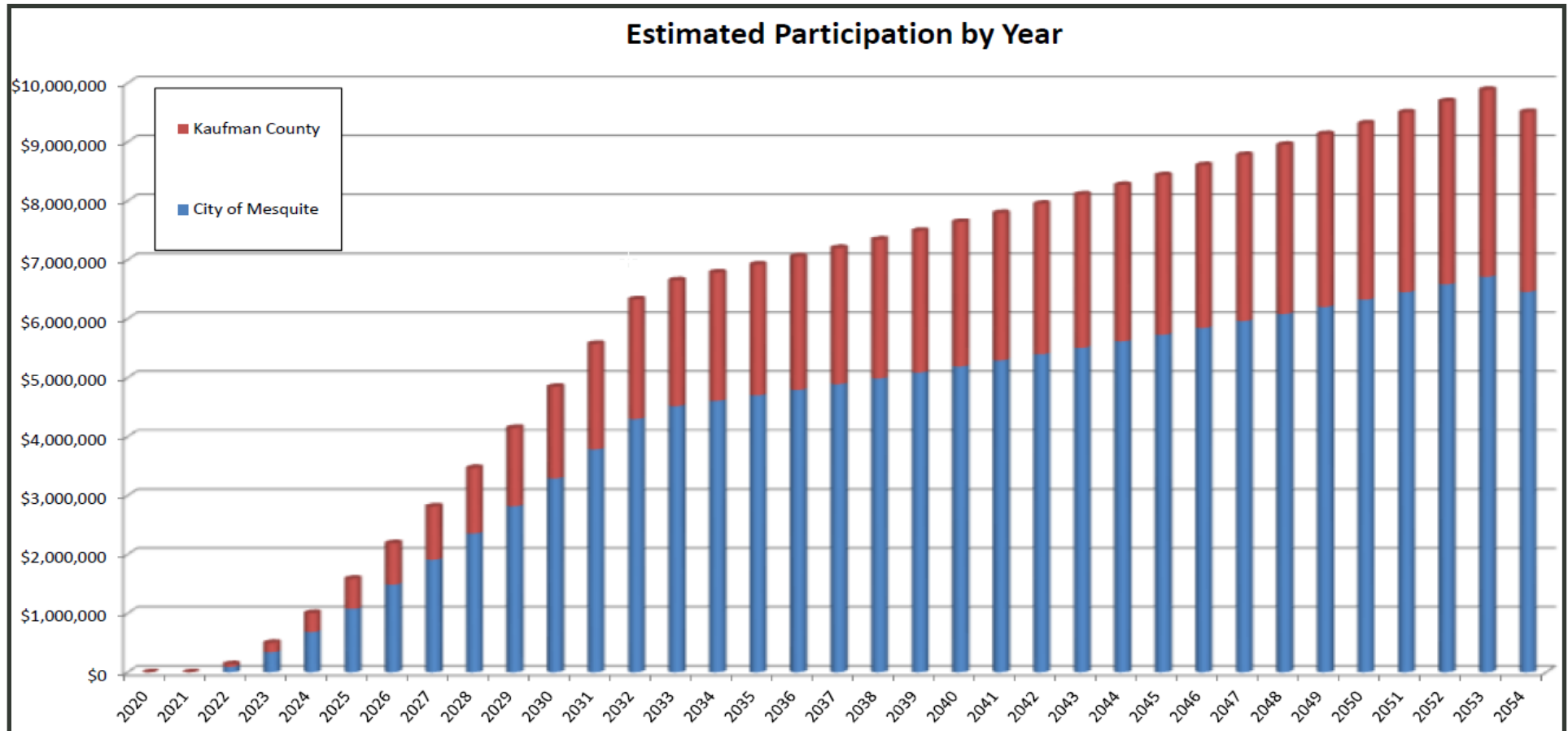




# Spradley Farms TIRZ No. 13

## Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ	Net Benefit
City of Mesquite	\$223,180,892	\$145,067,580	\$78,113,312
Kaufman County	\$114,289,901	\$68,573,940	\$45,715,960
Road and Bridge	\$33,446,728	\$0	\$33,446,728
Forney ISD	\$468,254,187	\$0	\$468,254,187
<b>Total</b>	<b>\$839,171,708</b>	<b>\$213,641,520</b>	<b>\$625,530,188</b>



# Spradley Farms TIRZ No. 13

## Summary of Revenue and Net Benefit By Year

Year	Base Year	1	2	3	4	5	6	7	8	9	10	11	12
Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total Tax Generated	-	42	86	538,774	1,963,621	3,952,068	6,233,915	8,604,456	11,055,337	13,623,596	16,291,906	19,035,957	21,894,859
TIF Participation	-	11	22	137,164	499,911	1,006,142	1,587,069	2,190,576	2,814,536	3,468,379	4,147,694	4,846,291	5,574,129
Net Benefit	-	31	64	401,610	1,463,710	2,945,926	4,646,846	6,413,880	8,240,801	10,155,217	12,144,212	14,189,666	16,320,730

Year	13	14	15	16	17	18	19	20	21	22
Category	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Tax Generated	24,859,849	26,131,416	26,654,086	27,187,210	27,730,997	28,285,659	28,851,415	29,428,485	30,017,098	30,617,482
TIF Participation	6,328,974	6,652,697	6,785,762	6,921,488	7,059,929	7,201,138	7,345,172	7,492,086	7,641,938	7,794,788
Net Benefit	18,530,875	19,478,719	19,868,324	20,265,722	20,671,068	21,084,521	21,506,243	21,936,399	22,375,160	22,822,694

Year	23	24	25	26	27	28	29	30	31	32
Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total Tax Generated	31,229,874	31,854,514	32,491,646	33,141,522	33,804,394	34,480,525	35,170,177	35,873,623	36,591,138	37,323,003
TIF Participation	7,950,694	8,109,719	8,271,924	8,437,373	8,606,132	8,778,265	8,953,841	9,132,929	9,315,598	9,501,921
Net Benefit	23,279,180	23,744,795	24,219,722	24,704,149	25,198,262	25,702,260	26,216,336	26,740,694	27,275,540	27,821,082

Year	33	34	35	Spradley Farms
Category	2052	2053	2054	Totals
Total Tax Generated	38,069,506	38,830,938	37,352,532	839,171,708
TIF Participation	9,691,970	9,885,820	9,509,438	213,641,520
Net Benefit	28,377,536	28,945,118	27,843,094	625,530,188

Spradley Farms TIRZ No. 13

Residential Revenue and Cost Benefit Projections  
Inflation Rate, Discount Rate and Real Property Tax Participation

<b>INFLATION RATE</b>	<b>2.00%</b>
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<b>DISCOUNT RATE</b>	<b>6.00%</b>
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<b>REAL PROPERTY TAX</b>		<b>PARTICIPATION</b>	
City of Mesquite	0.73400000	65%	0.4771000
Kaufman County	0.37587800	60%	0.2255268
Road and Bridge	0.11000000	0%	0.0000000
Forney ISD	1.54000000	0%	0.0000000
	2.75987800		0.7026268

# Spradley Farms TIRZ No. 13

## Phase 1 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	
Townhomes	2023	83	\$ 235,000	\$ 19,431,933
35 LFF	2023	66	\$ 285,000	\$ 18,853,109
40 LFF	2023	66	\$ 305,000	\$ 20,176,134
50 LFF	2023	52	\$ 360,000	\$ 18,853,109
60 LFF	2023	39	\$ 395,000	\$ 15,242,353
70 LFF	2023	22	\$ 485,000	\$ 10,694,454
TOTAL		328	103,251,092	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 32,183,508
Kaufman County	13.6%	\$ 16,481,025
Road and Bridge	4.0%	\$ 4,823,142
Forney ISD	55.8%	\$ 67,523,981
	100.0%	121,011,656
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 20,919,280
Kaufman County	32.1%	\$ 9,888,615
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 30,807,895
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 11,264,228
Kaufman County	7.3%	\$ 6,592,410
Road and Bridge	5.3%	\$ 4,823,142
Forney ISD	74.9%	\$ 67,523,981
	100.0%	\$ 90,203,761
		100.0%



# Spradley Farms TIRZ No. 13

## Phase 1 Total Tax Revenue

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Units	-	-	62	164	102	-	-	-	-	-	-	-
Cumulative Units	-	-	62	226	328	328	328	328	328	328	328	328
% Complete	0%	0%	19%	69%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	19,516,975	71,142,521	103,251,092	105,316,114	107,422,437	109,570,885	111,762,303	113,997,549	116,277,500	118,603,050
City of Mesquite	-	-	143,255	522,186	757,863	773,020	788,481	804,250	820,335	836,742	853,477	870,546
Kaufman County	-	-	73,360	267,409	388,098	395,860	403,777	411,853	420,090	428,492	437,062	445,803
Road and Bridge	-	-	21,469	78,257	113,576	115,848	118,165	120,528	122,939	125,397	127,905	130,463
Forney ISD	-	-	300,561	1,095,595	1,590,067	1,621,868	1,654,306	1,687,392	1,721,139	1,755,562	1,790,674	1,826,487
Total	-	-	538,645	1,963,447	2,849,604	2,906,596	2,964,728	3,024,023	3,084,503	3,146,193	3,209,117	3,273,299
Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24

<b>TOTAL TAX REVENUE</b>												
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	328	328	328	328	328	328	328	328	328	328	328	328
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	120,975,111	123,394,613	125,862,506	128,379,756	130,947,351	133,566,298	136,237,624	138,962,376	141,741,624	144,576,456	147,467,985	150,417,345
City of Mesquite	887,957	905,716	923,831	942,307	961,154	980,377	999,984	1,019,984	1,040,384	1,061,191	1,082,415	1,104,063
Kaufman County	454,719	463,813	473,089	482,551	492,202	502,046	512,087	522,329	532,776	543,431	554,300	565,386
Road and Bridge	133,073	135,734	138,449	141,218	144,042	146,923	149,861	152,859	155,916	159,034	162,215	165,459
Forney ISD	1,863,017	1,900,277	1,938,283	1,977,048	2,016,589	2,056,921	2,098,059	2,140,021	2,182,821	2,226,477	2,271,007	2,316,427
Total	3,338,765	3,405,541	3,473,652	3,543,125	3,613,987	3,686,267	3,759,992	3,835,192	3,911,896	3,990,134	4,069,936	4,151,335
Calendar Year	25	26	27	28	29	30	31	32	33	34	35	

<b>TOTAL TAX REVENUE</b>												
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Annual Units	-	-	-	-	-	-	-	-	-	-	-	
Cumulative Units	328	328	328	328	328	328	328	328	328	328	328	
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Taxable Value	153,425,692	156,494,206	159,624,090	162,816,572	166,072,903	169,394,361	172,782,248	176,237,893	179,762,651	183,357,904	186,999,114	
City of Mesquite	1,126,145	1,148,667	1,171,641	1,195,074	1,218,975	1,243,355	1,268,222	1,293,586	1,319,458	1,345,847	1,372,730	GROSS
Kaufman County	576,693	588,227	599,992	611,992	624,232	636,716	649,450	662,439	675,688	689,202	702,970	32,183,508
Road and Bridge	168,768	172,144	175,586	179,098	182,680	186,334	190,060	193,862	197,739	201,694	205,720	16,481,025
Forney ISD	2,362,756	2,410,011	2,458,211	2,507,375	2,557,523	2,608,673	2,660,847	2,714,064	2,768,345	2,823,712	2,879,142	4,823,142
Total	4,234,362	4,319,049	4,405,430	4,493,539	4,583,410	4,675,078	4,768,579	4,863,951	4,961,230	5,060,454	5,161,666	67,523,981
												121,011,656

# Spradley Farms TIRZ No. 13

## Phase 1 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	19,516,975	71,142,521	103,251,092	105,316,114	107,422,437	109,570,885	111,762,303	113,997,549	116,277,500	118,603,050
City of Mesquite		-	-	93,115	339,421	492,611	502,463	512,512	522,763	533,218	543,882	554,760	565,855
Kaufman County		-	-	44,016	160,445	232,859	237,516	242,266	247,112	252,054	257,095	262,237	267,482
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	137,131	499,866	725,470	739,979	754,779	769,874	785,272	800,977	816,997	833,337

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	120,975,111	123,394,613	125,862,506	128,379,756	130,947,351	133,566,298	136,237,624	138,962,376	141,741,624	144,576,456	147,467,985	150,417,345
City of Mesquite		577,172	588,716	600,490	612,500	624,750	637,245	649,990	662,989	676,249	689,774	703,570	717,641
Kaufman County		272,831	278,288	283,854	289,531	295,321	301,228	307,252	313,397	319,665	326,059	332,580	339,231
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		850,004	867,004	884,344	902,031	920,071	938,473	957,242	976,387	995,915	1,015,833	1,036,150	1,056,873

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>PARTICIPATION</b>												
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	153,425,692	156,494,206	159,624,090	162,816,572	166,072,903	169,394,361	172,782,248	176,237,893	179,762,651	183,357,904	105,316,114
City of Mesquite		731,994	746,634	761,567	776,798	792,334	808,180	824,344	840,831	857,648	874,801	502,463
Kaufman County		346,016	352,936	359,995	367,195	374,539	382,030	389,670	397,464	405,413	413,521	237,516
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		1,078,010	1,099,570	1,121,562	1,143,993	1,166,873	1,190,210	1,214,014	1,238,295	1,263,061	1,288,322	739,979
												<div>GROSS</div> <div>20,919,280</div> <div>9,888,615</div> <div>-</div> <div>-</div> <div>30,807,895</div>

# Spradley Farms TIRZ No. 13

## Phase 1 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>												
City of Mesquite	-	-	50,139	182,765	265,252	270,557	275,968	281,488	287,117	292,860	298,717	304,691
Kaufman County	-	-	29,344	106,964	155,239	158,344	161,511	164,741	168,036	171,397	174,825	178,321
Road and Bridge	-	-	21,469	78,257	113,576	115,848	118,165	120,528	122,939	125,397	127,905	130,463
Forney ISD	-	-	300,561	1,095,595	1,590,067	1,621,868	1,654,306	1,687,392	1,721,139	1,755,562	1,790,674	1,826,487
<b>Total</b>	-	-	<b>401,513</b>	<b>1,463,580</b>	<b>2,124,134</b>	<b>2,166,617</b>	<b>2,209,949</b>	<b>2,254,148</b>	<b>2,299,231</b>	<b>2,345,216</b>	<b>2,392,120</b>	<b>2,439,963</b>
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>												
City of Mesquite	310,785	317,001	323,341	329,808	336,404	343,132	349,994	356,994	364,134	371,417	378,845	386,422
Kaufman County	181,888	185,525	189,236	193,021	196,881	200,819	204,835	208,932	213,110	217,372	221,720	226,154
Road and Bridge	133,073	135,734	138,449	141,218	144,042	146,923	149,861	152,859	155,916	159,034	162,215	165,459
Forney ISD	1,863,017	1,900,277	1,938,283	1,977,048	2,016,589	2,056,921	2,098,059	2,140,021	2,182,821	2,226,477	2,271,007	2,316,427
<b>Total</b>	<b>2,488,762</b>	<b>2,538,537</b>	<b>2,589,308</b>	<b>2,641,094</b>	<b>2,693,916</b>	<b>2,747,794</b>	<b>2,802,750</b>	<b>2,858,805</b>	<b>2,915,981</b>	<b>2,974,301</b>	<b>3,033,787</b>	<b>3,094,463</b>
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
<b>SUMMARY</b>												
City of Mesquite	394,151	402,034	410,074	418,276	426,641	435,174	443,878	452,755	461,810	471,046	270,557	11,264,228
Kaufman County	230,677	235,291	239,997	244,797	249,693	254,686	259,780	264,976	270,275	275,681	158,344	6,592,410
Road and Bridge	168,768	172,144	175,586	179,098	182,680	186,334	190,060	193,862	197,739	201,694	115,848	4,823,142
Forney ISD	2,362,756	2,410,011	2,458,211	2,507,375	2,557,523	2,608,673	2,660,847	2,714,064	2,768,345	2,823,712	1,621,868	67,523,981
<b>Total</b>	<b>3,156,352</b>	<b>3,219,479</b>	<b>3,283,869</b>	<b>3,349,546</b>	<b>3,416,537</b>	<b>3,484,868</b>	<b>3,554,565</b>	<b>3,625,656</b>	<b>3,698,169</b>	<b>3,772,133</b>	<b>2,166,617</b>	<b>90,203,761</b>

# Spradley Farms TIRZ No. 13

## Phase 2 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	
Townhomes	2024	62	\$ 239,700	\$ 14,752,923
35 LFF	2024	50	\$ 290,700	\$ 14,471,343
40 LFF	2024	50	\$ 311,100	\$ 15,486,876
50 LFF	2024	40	\$ 367,200	\$ 14,623,673
60 LFF	2024	30	\$ 402,900	\$ 12,034,064
70 LFF	2024	17	\$ 494,700	\$ 8,507,396
TOTAL		249	79,876,274	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 24,077,880
Kaufman County	13.6%	\$ 12,330,171
Road and Bridge	4.0%	\$ 3,608,402
Forney ISD	55.8%	\$ 50,517,624
	100.0%	90,534,077
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 15,650,622
Kaufman County	32.1%	\$ 7,398,103
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 23,048,725
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 8,427,258
Kaufman County	7.3%	\$ 4,932,068
Road and Bridge	5.3%	\$ 3,608,402
Forney ISD	74.9%	\$ 50,517,624
	100.0%	\$ 67,485,352
		100.0%



# Spradley Farms TIRZ No. 13

## Phase 2 Tax Revenue

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Units	-	-	-	-	124	124	-	-	-	-	-	-
Cumulative Units	-	-	-	-	124	248	248	248	248	248	248	248
% Complete	0%	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	39,938,137	79,876,274	81,473,800	83,103,276	84,765,341	86,460,648	88,189,861	89,953,658
City of Mesquite	-	-	-	-	293,146	586,292	598,018	609,978	622,178	634,621	647,314	660,260
Kaufman County	-	-	-	-	150,119	300,237	306,242	312,367	318,614	324,987	331,486	338,116
Road and Bridge	-	-	-	-	43,932	87,864	89,621	91,414	93,242	95,107	97,009	98,949
Forney ISD	-	-	-	-	615,047	1,230,095	1,254,697	1,279,790	1,305,386	1,331,494	1,358,124	1,385,286
Total	-	-	-	-	1,102,244	2,204,488	2,248,577	2,293,549	2,339,420	2,386,208	2,433,933	2,482,611

Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24
<b>TOTAL TAX REVENUE</b>												
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	11,752,732	93,587,786	95,459,542	97,368,733	99,316,108	101,302,430	103,328,478	105,395,048	107,502,949	109,653,008	111,846,068	114,082,989
City of Mesquite	673,465	686,934	700,673	714,686	728,980	743,560	758,431	773,600	789,072	804,853	820,950	837,369
Kaufman County	344,878	351,776	358,811	365,988	373,307	380,774	388,389	396,157	404,080	412,162	420,405	428,813
Road and Bridge	100,928	102,947	105,005	107,106	109,248	111,433	113,661	115,935	118,253	120,618	123,031	125,491
Forney ISD	1,412,992	1,441,252	1,470,077	1,499,478	1,529,468	1,560,057	1,591,259	1,623,084	1,655,545	1,688,656	1,722,429	1,756,378
Total	2,532,263	2,582,909	2,634,567	2,687,258	2,741,003	2,795,823	2,851,740	2,908,775	2,966,950	3,026,289	3,086,815	3,148,551

Calendar Year	25	26	27	28	29	30	31	32	33	34	35
<b>TOTAL TAX REVENUE</b>											
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Units	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	116,364,649	118,691,942	121,065,781	123,487,096	125,956,838	128,475,975	131,045,495	133,666,405	136,339,733	139,066,527	141,847,858
City of Mesquite	854,117	871,199	888,623	906,395	924,523	943,014	961,874	981,111	1,000,734	1,020,748	1,041,163
Kaufman County	437,389	446,137	455,060	464,161	473,444	482,913	492,571	502,423	512,471	522,720	533,175
Road and Bridge	128,001	130,561	133,172	135,836	138,553	141,324	144,150	147,033	149,974	152,973	156,033
Forney ISD	1,792,016	1,827,856	1,864,413	1,901,701	1,939,735	1,978,530	2,018,101	2,058,463	2,099,632	2,141,625	2,184,457
Total	3,211,522	3,275,753	3,341,268	3,408,093	3,476,255	3,545,780	3,616,696	3,689,030	3,762,810	3,838,066	3,914,828
											GROSS
											24,077,880
											12,330,171
											3,608,402
											50,517,624
											90,534,077

# Spradley Farms TIRZ No. 13

## Phase 2 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	39,938,137	79,876,274	81,473,800	83,103,276	84,765,341	86,460,648	88,189,861	89,953,658
City of Mesquite		-	-	-	-	190,545	381,090	388,711	396,486	404,415	412,504	420,754	429,169
Kaufman County		-	-	-	-	90,071	180,142	183,745	187,420	191,169	194,992	198,892	202,870
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	280,616	561,232	572,457	583,906	595,584	607,496	619,646	632,039

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	91,752,732	93,587,786	95,459,542	97,368,733	99,316,108	101,302,430	103,328,478	105,395,048	107,502,949	109,653,008	111,846,068	114,082,989
City of Mesquite		437,752	446,507	455,437	464,546	473,837	483,314	492,980	502,840	512,897	523,154	533,618	544,290
Kaufman County		206,927	211,066	215,287	219,593	223,984	228,464	233,033	237,694	242,448	247,297	252,243	257,288
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		644,679	657,573	670,724	684,139	697,822	711,778	726,014	740,534	755,345	770,451	785,860	801,578

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	116,364,649	118,691,942	121,065,781	123,487,096	125,956,838	128,475,975	131,045,495	133,666,405	136,339,733	139,066,527	141,847,858	
City of Mesquite		555,176	566,279	577,605	589,157	600,940	612,959	625,218	637,722	650,477	663,486	676,756	GROSS 15,650,622
Kaufman County		262,433	267,682	273,036	278,496	284,066	289,748	295,543	301,454	307,483	313,632	319,905	7,398,103
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		817,609	833,961	850,641	867,653	885,007	902,707	920,761	939,176	957,960	977,119	996,661	23,048,725

# Spradley Farms TIRZ No. 13

## Phase 2 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>												
City of Mesquite	-	-	-	-	102,601	205,202	209,306	213,492	217,762	222,117	226,560	231,091
Kaufman County	-	-	-	-	60,047	120,095	122,497	124,947	127,446	129,995	132,595	135,246
Road and Bridge	-	-	-	-	43,932	87,864	89,621	91,414	93,242	95,107	97,009	98,949
Forney ISD	-	-	-	-	615,047	1,230,095	1,254,697	1,279,790	1,305,386	1,331,494	1,358,124	1,385,286
<b>Total</b>	-	-	-	-	<b>821,628</b>	<b>1,643,256</b>	<b>1,676,121</b>	<b>1,709,643</b>	<b>1,743,836</b>	<b>1,778,713</b>	<b>1,814,287</b>	<b>1,850,573</b>

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>												
City of Mesquite	235,713	240,427	245,236	250,140	255,143	260,246	265,451	270,760	276,175	281,699	287,333	293,079
Kaufman County	137,951	140,710	143,525	146,395	149,323	152,309	155,356	158,463	161,632	164,865	168,162	171,525
Road and Bridge	100,928	102,947	105,005	107,106	109,248	111,433	113,661	115,935	118,253	120,618	123,031	125,491
Forney ISD	1,412,992	1,441,252	1,470,077	1,499,478	1,529,468	1,560,057	1,591,259	1,623,084	1,655,545	1,688,656	1,722,429	1,756,878
<b>Total</b>	<b>1,887,584</b>	<b>1,925,336</b>	<b>1,963,843</b>	<b>2,003,119</b>	<b>2,043,182</b>	<b>2,084,045</b>	<b>2,125,726</b>	<b>2,168,241</b>	<b>2,211,606</b>	<b>2,255,838</b>	<b>2,300,955</b>	<b>2,346,974</b>

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>SUMMARY</b>												
City of Mesquite	298,941	304,920	311,018	317,238	323,583	330,055	336,656	343,389	350,257	357,262	364,407	GROSS 8,427,258
Kaufman County	174,956	178,455	182,024	185,664	189,378	193,165	197,028	200,969	204,988	209,088	213,270	4,932,068
Road and Bridge	128,001	130,561	133,172	135,836	138,553	141,324	144,150	147,033	149,974	152,973	156,033	3,608,402
Forney ISD	1,792,016	1,827,856	1,864,413	1,901,701	1,939,735	1,978,530	2,018,101	2,058,463	2,099,632	2,141,625	2,184,457	50,517,624
<b>Total</b>	<b>2,393,913</b>	<b>2,441,791</b>	<b>2,490,627</b>	<b>2,540,440</b>	<b>2,591,249</b>	<b>2,643,074</b>	<b>2,695,935</b>	<b>2,749,854</b>	<b>2,804,851</b>	<b>2,860,948</b>	<b>2,918,167</b>	<b>67,485,352</b>

# Spradley Farms TIRZ No. 13

## Phase 3 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2025	62	\$ 244,494	\$ 15,272,603
35 LFF	2025	49	\$ 296,514	\$ 14,651,805
40 LFF	2025	49	\$ 317,322	\$ 15,680,001
50 LFF	2025	40	\$ 374,544	\$ 15,015,553
60 LFF	2025	30	\$ 410,958	\$ 12,260,762
70 LFF	2025	17	\$ 504,594	\$ 8,468,074
TOTAL		247	81,348,798	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 23,461,400
Kaufman County	13.6%	\$ 12,014,474
Road and Bridge	4.0%	\$ 3,516,014
Forney ISD	55.8%	\$ 49,224,191
	100.0%	88,216,079
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 15,249,910
Kaufman County	32.1%	\$ 7,208,685
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 22,458,595
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 8,211,490
Kaufman County	7.3%	\$ 4,805,790
Road and Bridge	5.3%	\$ 3,516,014
Forney ISD	74.9%	\$ 49,224,191
	100.0%	\$ 65,757,484
		100.0%



# Spradley Farms TIRZ No. 13

## Phase 3 Tax Revenue

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Units	-	-	-	-	-	124	124	-	-	-	-	-
Cumulative Units	-	-	-	-	-	124	248	248	248	248	248	248
% Complete	0%	0%	0%	0%	0%	50%	100%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	40,674,399	81,348,798	82,975,774	84,635,289	86,327,995	88,054,555	89,815,646
REAL PROPERTY												
City of Mesquite	-	-	-	-	-	298,550	597,100	609,042	621,223	633,647	646,320	659,247
Kaufman County	-	-	-	-	-	152,886	305,772	311,888	318,125	324,488	330,978	337,597
Road and Bridge	-	-	-	-	-	44,742	89,484	91,273	93,099	94,961	96,860	98,797
Forney ISD	-	-	-	-	-	626,386	1,252,771	1,277,827	1,303,383	1,329,451	1,356,040	1,383,161
Total	-	-	-	-	-	1,122,564	2,245,128	2,290,030	2,335,831	2,382,547	2,430,198	2,478,802
Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24

<b>TOTAL TAX REVENUE</b>												
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	91,611,959	93,444,198	95,313,082	97,219,344	99,163,731	101,147,005	103,169,945	105,233,344	107,338,011	109,484,771	111,674,467	113,907,956
REAL PROPERTY												
City of Mesquite	672,432	685,880	699,598	713,590	727,862	742,419	757,267	772,413	787,861	803,618	819,691	836,084
Kaufman County	344,349	351,236	358,261	365,426	372,735	380,189	387,793	395,549	403,460	411,529	419,760	428,155
Road and Bridge	100,773	102,789	104,844	106,941	109,080	111,262	113,487	115,757	118,072	120,433	122,842	125,299
Forney ISD	1,410,824	1,439,041	1,467,821	1,497,178	1,527,121	1,557,664	1,588,817	1,620,594	1,653,005	1,686,065	1,719,787	1,754,183
Total	2,528,378	2,578,946	2,630,525	2,683,135	2,736,798	2,791,534	2,847,365	2,904,312	2,962,398	3,021,646	3,082,079	3,143,721
Calendar Year	24	25	26	27	28	29	30	31	32	33	34	35

<b>TOTAL TAX REVENUE</b>												
	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	13,907,956	116,186,115	118,509,837	120,880,034	123,297,635	125,763,588	128,278,859	130,844,437	133,461,325	136,130,552	138,853,163	141,630,226
REAL PROPERTY												
City of Mesquite	836,084	852,806	869,862	887,259	905,005	923,105	941,567	960,398	979,606	999,198	1,019,182	1,039,566
Kaufman County	428,155	436,718	445,452	454,361	463,449	472,718	482,172	491,815	501,652	511,685	521,918	532,357
Road and Bridge	125,299	127,805	130,361	132,968	135,627	138,340	141,107	143,929	146,807	149,744	152,738	155,793
Forney ISD	1,754,183	1,789,266	1,825,051	1,861,553	1,898,784	1,936,759	1,975,494	2,015,004	2,055,304	2,096,410	2,138,339	2,181,105
Total	3,143,721	3,206,595	3,270,727	3,336,141	3,402,864	3,470,922	3,540,340	3,611,147	3,683,370	3,757,037	3,832,178	3,908,821

GROSS	
23,461,400	23,461,400
12,014,474	12,014,474
3,516,014	3,516,014
49,224,191	49,224,191
88,216,079	88,216,079

# Spradley Farms TIRZ No. 13

## Phase 3 Participation

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
PARTICIPATION													
REAL PROPERTY	Taxable Value	-	-	-	-	-	40,674,399	81,348,798	82,975,774	84,635,289	86,327,995	88,054,555	89,815,646
City of Mesquite													
Kaufman County							194,058	388,115	395,877	403,795	411,871	420,108	428,510
Road and Bridge							91,732	183,463	187,133	190,875	194,693	198,587	202,558
Forney ISD							-	-	-	-	-	-	-
Total							-	-	-	-	-	-	-
							285,789	571,578	583,010	594,670	606,564	618,695	631,069

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
PARTICIPATION													
REAL PROPERTY	Taxable Value	91,611,959	93,444,198	95,313,082	97,219,344	99,163,731	101,147,005	103,169,945	105,233,344	107,338,011	109,484,771	111,674,467	113,907,956
City of Mesquite													
Kaufman County	437,081	445,822	454,739	463,833	473,110	482,572	492,224	502,068	512,110	522,352	532,799	543,455	
Road and Bridge	206,610	210,742	214,957	219,256	223,641	228,114	232,676	237,329	242,076	246,918	251,856	256,893	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	
	643,690	656,564	669,695	683,089	696,751	710,686	724,900	739,398	754,186	769,269	784,655	800,348	

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
PARTICIPATION												
REAL PROPERTY	Taxable Value	116,186,115	118,509,837	120,880,034	123,297,635	125,763,588	128,278,859	130,844,437	133,461,325	136,130,552	138,853,163	141,630,226
City of Mesquite												
Kaufman County	554,324	565,410	576,719	588,253	600,018	612,018	624,259	636,744	649,479	662,468	675,718	689,242
Road and Bridge	262,031	267,271	272,617	278,069	283,631	289,303	295,089	300,991	307,011	313,151	319,414	325,785
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-
	816,355	832,682	849,336	866,322	883,649	901,322	919,348	937,735	956,490	975,620	995,132	1,014,027

City of Mesquite	554,324	565,410	576,719	588,253	600,018	612,018	624,259	636,744	649,479	662,468	675,718	689,242	7,208,685
Kaufman County	262,031	267,271	272,617	278,069	283,631	289,303	295,089	300,991	307,011	313,151	319,414	325,785	7,208,685
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	816,355	832,682	849,336	866,322	883,649	901,322	919,348	937,735	956,490	975,620	995,132	1,014,027	22,458,595

# Spradley Farms TIRZ No. 13

## Phase 3 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	104,493	208,985	213,165	217,428	221,777	226,212	230,736
Kaufman County		-	-	-	-	-	61,154	122,309	124,755	127,250	129,795	132,391	135,039
Road and Bridge		-	-	-	-	-	44,742	89,484	91,273	93,099	94,961	96,860	98,797
Fomey ISD		-	-	-	-	-	626,386	1,252,771	1,277,827	1,303,383	1,329,451	1,356,040	1,383,161
<b>Total</b>		-	-	-	-	-	<b>836,775</b>	<b>1,673,549</b>	<b>1,707,020</b>	<b>1,741,161</b>	<b>1,775,984</b>	<b>1,811,503</b>	<b>1,847,733</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		235,351	240,058	244,859	249,756	254,752	259,847	265,044	270,344	275,751	281,266	286,892	292,630
Kaufman County		137,740	140,494	143,304	146,170	149,094	152,076	155,117	158,220	161,384	164,612	167,904	171,262
Road and Bridge		100,773	102,789	104,844	106,941	109,080	111,262	113,487	115,757	118,072	120,433	122,842	125,299
Fomey ISD		1,410,824	1,439,041	1,467,821	1,497,178	1,527,121	1,557,664	1,588,817	1,620,594	1,653,005	1,686,065	1,719,787	1,754,183
<b>Total</b>		<b>1,884,688</b>	<b>1,922,382</b>	<b>1,960,830</b>	<b>2,000,046</b>	<b>2,040,047</b>	<b>2,080,848</b>	<b>2,122,465</b>	<b>2,164,914</b>	<b>2,208,213</b>	<b>2,252,377</b>	<b>2,297,424</b>	<b>2,343,373</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
SUMMARY													
City of Mesquite		298,482	304,452	310,541	316,752	323,087	329,548	336,139	342,862	349,719	356,714	363,848	GROSS 8,211,490
Kaufman County		174,687	178,181	181,745	185,379	189,087	192,869	196,726	200,661	204,674	208,767	212,943	4,805,790
Road and Bridge		127,805	130,361	132,968	135,627	138,340	141,107	143,929	146,807	149,744	152,738	155,793	3,516,014
Fomey ISD		1,789,266	1,825,051	1,861,553	1,898,784	1,936,759	1,975,494	2,015,004	2,055,304	2,096,410	2,138,339	2,181,105	49,224,191
Total		2,390,240	2,438,045	2,486,806	2,536,542	2,587,273	2,639,018	2,691,799	2,745,635	2,800,547	2,856,558	2,913,690	65,757,484

GROSS	8,211,490
	4,805,790
	3,516,014
	49,224,191
	65,757,484

# Spradley Farms TIRZ No. 13

## Phase 4 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2026	78	\$ 249,384	\$ 19,397,532
35 LFF	2026	62	\$ 302,444	\$ 18,751,545
40 LFF	2026	62	\$ 323,668	\$ 20,067,443
50 LFF	2026	50	\$ 382,035	\$ 18,948,930
60 LFF	2026	37	\$ 419,177	\$ 15,593,390
70 LFF	2026	21	\$ 514,686	\$ 11,023,636
<b>TOTAL</b>		<b>310</b>	<b>103,782,476</b>	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 28,528,960
Kaufman County	13.6%	\$ 14,609,548
Road and Bridge	4.0%	\$ 4,275,457
Forney ISD	55.8%	\$ 59,856,402
	100.0%	107,270,368
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 18,543,824
Kaufman County	32.1%	\$ 8,765,729
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 27,309,553
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 9,985,136
Kaufman County	7.3%	\$ 5,843,819
Road and Bridge	5.3%	\$ 4,275,457
Forney ISD	74.9%	\$ 59,856,402
	100.0%	\$ 79,960,815
		100.0%



# Spradley Farms TIRZ No. 13

## Phase 4 Tax Revenue

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>												
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Units	-	-	-	-	-	-	124	186	-	-	-	-
Cumulative Units	-	-	-	-	-	-	124	310	310	310	310	310
% Complete	0%	0%	0%	0%	0%	0%	40%	100%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	41,512,991	103,782,476	105,858,126	107,975,288	110,134,794	112,337,490
REAL PROPERTY												
City of Mesquite	-	-	-	-	-	-	304,705	761,763	776,999	792,539	808,389	824,557
Kaufman County	-	-	-	-	-	-	156,038	390,095	397,897	405,855	413,972	422,252
Road and Bridge	-	-	-	-	-	-	45,664	114,161	116,444	118,773	121,148	123,571
Forney ISD	-	-	-	-	-	-	639,300	1,598,250	1,630,215	1,662,819	1,696,076	1,729,997
Total	-	-	-	-	-	-	1,145,708	2,864,270	2,921,555	2,979,986	3,039,586	3,100,378

Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24
<b>TOTAL TAX REVENUE</b>												
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	310	310	310	310	310	310	310	310	310	310	310	310
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	114,584,240	116,875,925	119,213,443	121,597,712	124,029,666	126,510,260	129,040,465	131,621,274	134,253,700	136,938,774	139,677,549	142,471,100
REAL PROPERTY												
City of Mesquite	841,048	857,869	875,027	892,527	910,378	928,585	947,157	966,100	985,422	1,005,131	1,025,233	1,045,738
Kaufman County	430,697	439,311	448,097	457,059	466,200	475,524	485,035	494,735	504,630	514,723	525,017	535,518
Road and Bridge	126,043	128,564	131,135	133,757	136,433	139,161	141,945	144,783	147,679	150,633	153,645	156,718
Forney ISD	1,764,597	1,799,889	1,835,887	1,872,605	1,910,057	1,948,258	1,987,223	2,026,968	2,067,507	2,108,857	2,151,034	2,194,055
Total	3,162,385	3,225,633	3,290,146	3,355,949	3,423,067	3,491,529	3,561,359	3,632,587	3,705,238	3,779,343	3,854,930	3,932,029

Calendar Year	25	26	27	28	29	30	31	32	33	34	35
<b>TOTAL TAX REVENUE</b>											
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Units	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	310	310	310	310	310	310	310	310	310	310	310
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	145,320,522	148,226,932	151,191,471	154,215,301	157,299,607	160,445,599	163,654,511	166,927,601	170,266,153	173,671,476	177,144,905
REAL PROPERTY											
City of Mesquite	1,066,653	1,087,986	1,109,745	1,131,940	1,154,579	1,177,671	1,201,224	1,225,249	1,249,754	1,274,749	1,300,244
Kaufman County	546,228	557,152	568,295	579,661	591,255	603,080	615,141	627,444	639,993	652,793	665,849
Road and Bridge	159,853	163,050	166,311	169,637	173,030	176,490	180,020	183,620	187,293	191,039	194,859
Forney ISD	2,237,936	2,282,695	2,328,349	2,374,916	2,422,414	2,470,862	2,520,279	2,570,685	2,622,099	2,674,541	2,728,032
Total	4,010,669	4,090,883	4,172,700	4,256,154	4,341,277	4,428,103	4,516,665	4,606,998	4,699,138	4,793,121	4,888,983
											GROSS
											28,528,960
											14,609,548
											4,275,457
											59,856,402
											107,270,368

# Spradley Farms TIRZ No. 13

## Phase 4 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	41,512,991	103,782,476	105,858,126	107,975,288	110,134,794	112,337,490
City of Mesquite	-	-	-	-	-	-	-	198,058	495,146	505,049	515,150	525,453	535,962
Kaufman County	-	-	-	-	-	-	-	93,623	234,057	238,738	243,513	248,383	253,351
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-	-	<b>291,681</b>	<b>729,203</b>	<b>743,788</b>	<b>758,663</b>	<b>773,837</b>	<b>789,313</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	114,584,240	116,875,925	119,213,443	121,597,712	124,029,666	126,510,260	129,040,465	131,621,274	134,253,700	136,938,774	139,677,549	142,471,100
City of Mesquite	546,681	557,615	568,767	580,143	591,746	603,580	615,652	627,965	640,524	653,335	666,402	679,730	
Kaufman County	258,418	263,587	268,858	274,235	279,720	285,315	291,021	296,841	302,778	308,834	315,010	321,311	
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	<b>805,100</b>	<b>821,202</b>	<b>837,626</b>	<b>854,378</b>	<b>871,466</b>	<b>888,895</b>	<b>906,673</b>	<b>924,806</b>	<b>943,302</b>	<b>962,169</b>	<b>981,412</b>	<b>1,001,040</b>	

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	145,320,522	148,226,932	151,191,471	154,215,301	157,299,607	160,445,599	163,654,511	166,927,601	170,266,153	173,671,476	177,144,905	
City of Mesquite	693,324	707,191	721,335	735,761	750,476	765,486	780,796	796,412	812,340	828,587	845,158	861,824	GROSS
Kaufman County	327,737	334,291	340,977	347,797	354,753	361,848	369,085	376,466	383,996	391,676	399,509	407,429	18,543,824
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	8,765,729
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>1,021,061</b>	<b>1,041,482</b>	<b>1,062,312</b>	<b>1,083,558</b>	<b>1,105,229</b>	<b>1,127,334</b>	<b>1,149,880</b>	<b>1,172,878</b>	<b>1,196,336</b>	<b>1,220,262</b>	<b>1,244,668</b>	<b>1,269,253</b>	<b>27,309,553</b>

# Spradley Farms TIRZ No. 13

## Phase 4 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>												
City of Mesquite	-	-	-	-	-	-	106,647	266,617	271,950	277,389	282,936	288,595
Kaufman County	-	-	-	-	-	-	62,415	156,038	159,159	162,342	165,589	168,901
Road and Bridge	-	-	-	-	-	-	45,664	114,161	116,444	118,773	121,148	123,571
Forney ISD	-	-	-	-	-	-	639,300	1,598,250	1,630,215	1,662,819	1,696,076	1,729,997
<b>Total</b>	-	-	-	-	-	-	<b>854,026</b>	<b>2,135,066</b>	<b>2,177,768</b>	<b>2,221,323</b>	<b>2,265,749</b>	<b>2,311,064</b>

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>												
City of Mesquite	294,367	300,254	306,259	312,385	318,632	325,005	331,505	338,135	344,898	351,796	358,832	366,008
Kaufman County	172,279	175,724	179,239	182,824	186,480	190,210	194,014	197,894	201,852	205,889	210,007	214,207
Road and Bridge	126,043	128,564	131,135	133,757	136,433	139,161	141,945	144,783	147,679	150,633	153,645	156,718
Forney ISD	1,764,597	1,799,889	1,835,887	1,872,605	1,910,057	1,948,258	1,987,223	2,026,968	2,067,507	2,108,857	2,151,034	2,194,055
<b>Total</b>	<b>2,357,286</b>	<b>2,404,431</b>	<b>2,452,520</b>	<b>2,501,570</b>	<b>2,551,602</b>	<b>2,602,634</b>	<b>2,654,687</b>	<b>2,707,780</b>	<b>2,761,936</b>	<b>2,817,175</b>	<b>2,873,518</b>	<b>2,930,988</b>

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>SUMMARY</b>												
City of Mesquite	373,328	380,795	388,411	396,179	404,103	412,185	420,428	428,837	437,414	446,162	455,085	GROSS 9,985,136
Kaufman County	218,491	222,861	227,318	231,865	236,502	241,232	246,057	250,978	255,997	261,117	266,339	5,843,819
Road and Bridge	159,853	163,050	166,311	169,637	173,030	176,490	180,020	183,620	187,293	191,039	194,859	4,275,457
Forney ISD	2,237,936	2,282,695	2,328,349	2,374,916	2,422,414	2,470,862	2,520,279	2,570,685	2,622,099	2,674,541	2,728,032	59,856,402
<b>Total</b>	<b>2,989,608</b>	<b>3,049,400</b>	<b>3,110,388</b>	<b>3,172,596</b>	<b>3,236,048</b>	<b>3,300,769</b>	<b>3,366,784</b>	<b>3,434,120</b>	<b>3,502,802</b>	<b>3,572,859</b>	<b>3,644,316</b>	<b>79,960,815</b>

# Spradley Farms TIRZ No. 13

## Phase 5 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	
Townhomes	2027	47	\$ 254,372	\$ 11,950,218
35 LFF	2027	37	\$ 308,493	\$ 11,535,100
40 LFF	2027	37	\$ 330,142	\$ 12,344,581
50 LFF	2027	30	\$ 389,676	\$ 11,581,801
60 LFF	2027	22	\$ 427,561	\$ 9,428,375
70 LFF	2027	12	\$ 524,980	\$ 6,543,302
<b>TOTAL</b>		<b>185</b>	<b>63,383,377</b>	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 16,598,459
Kaufman County	13.6%	\$ 8,499,994
Road and Bridge	4.0%	\$ 2,487,507
Forney ISD	55.8%	\$ 34,825,104
	100.0%	62,411,064
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 10,788,998
Kaufman County	32.1%	\$ 5,099,996
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 15,888,995
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 5,809,461
Kaufman County	7.3%	\$ 3,399,998
Road and Bridge	5.3%	\$ 2,487,507
Forney ISD	74.9%	\$ 34,825,104
	100.0%	\$ 46,522,070
		100.0%

# Spradley Farms TIRZ No. 13

## Phase 5 Tax Revenue

Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>												
REAL PROPERTY	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Annual Units	-	-	-	-	-	-	62	124	-	-	-
	Cumulative Units	-	-	-	-	-	-	62	186	186	186	186
	% Complete	0%	0%	0%	0%	0%	0%	33%	100%	100%	100%	100%
	Taxable Value	-	-	-	-	-	-	21,127,792	63,383,377	64,651,045	65,944,066	67,262,947
City of Mesquite	-	-	-	-	-	-	-	155,078	465,234	474,539	484,029	493,710
Kaufman County	-	-	-	-	-	-	-	79,415	238,244	243,009	247,869	252,827
Road and Bridge	-	-	-	-	-	-	-	23,241	69,722	71,116	72,538	73,989
Forney ISD	-	-	-	-	-	-	-	325,368	976,104	995,626	1,015,539	1,035,849
<b>Total</b>	-	-	-	-	-	-	-	<b>583,101</b>	<b>1,749,304</b>	<b>1,784,290</b>	<b>1,819,976</b>	<b>1,856,375</b>
Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24

TOTAL TAX REVENUE													
REAL PROPERTY		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	186	186	186	186	186	186	186	186	186	186	186	186
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	68,608,206	69,980,370	71,379,978	72,807,577	74,263,729	75,749,003	77,263,983	78,809,263	80,385,448	81,993,157	83,633,020	85,305,681
	City of Mesquite	503,584	513,656	523,929	534,408	545,096	555,998	567,118	578,460	590,029	601,830	613,866	626,144
	Kaufman County	257,883	263,041	268,302	273,668	279,141	284,724	290,418	296,227	302,151	308,194	314,358	320,645
Road and Bridge	75,469	76,978	78,518	80,088	81,690	83,324	84,990	86,690	88,424	90,192	91,996	93,836	
Forney ISD	1,056,566	1,077,698	1,099,252	1,121,237	1,143,661	1,166,535	1,189,865	1,213,663	1,237,936	1,262,695	1,287,949	1,313,707	
Total		1,893,503	1,931,373	1,970,000	2,009,400	2,049,588	2,090,580	2,132,392	2,175,040	2,218,540	2,262,911	2,308,169	2,354,333
Calendar Year		25	26	27	28	29	30	31	32	33	34	35	

TOTAL TAX REVENUE												
REAL PROPERTY		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
	Annual Units	-	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	186	186	186	186	186	186	186	186	186	186	186
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	87,011,794	88,752,030	90,527,071	92,337,612	94,184,365	96,068,052	97,989,413	99,949,201	101,948,185	103,987,149	106,066,892
City of Mesquite		638,667	651,440	664,469	677,758	691,313	705,140	719,242	733,627	748,300	763,266	778,531
Kaufman County		327,058	333,599	340,271	347,077	354,018	361,099	368,321	375,687	383,201	390,865	398,682
Road and Bridge		95,713	97,627	99,580	101,571	103,603	105,675	107,788	109,944	112,143	114,386	116,674
Forney ISD		1,339,982	1,366,781	1,394,117	1,421,999	1,450,439	1,479,448	1,509,037	1,539,218	1,570,002	1,601,402	1,633,430
Total		2,401,419	2,449,448	2,498,437	2,548,405	2,599,374	2,651,361	2,704,388	2,758,476	2,813,646	2,869,918	2,927,317
												GROSS
												16,598,459
												8,499,994
												2,487,507
												34,825,104
												62,411,064



# Spradley Farms TIRZ No. 13

## Phase 5 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	21,127,792	63,383,377	64,651,045	65,944,066	67,262,947
City of Mesquite		-	-	-	-	-	-	-	100,801	302,402	308,450	314,619	320,912
Kaufman County		-	-	-	-	-	-	-	47,649	142,947	145,805	148,722	151,696
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	<b>148,450</b>	<b>445,349</b>	<b>454,256</b>	<b>463,341</b>	<b>472,607</b>
	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	68,608,206	69,980,370	71,379,978	72,807,577	74,263,729	75,749,003	77,263,983	78,809,263	80,385,448	81,993,157	83,633,020	85,305,681
City of Mesquite		327,330	333,876	340,554	347,365	354,312	361,398	368,626	375,999	383,519	391,189	399,013	406,993
Kaufman County		154,730	157,824	160,981	164,201	167,485	170,834	174,251	177,736	181,291	184,917	188,615	192,387
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>482,060</b>	<b>491,701</b>	<b>501,535</b>	<b>511,566</b>	<b>521,797</b>	<b>532,233</b>	<b>542,877</b>	<b>553,735</b>	<b>564,810</b>	<b>576,106</b>	<b>587,628</b>	<b>599,381</b>
	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	87,011,794	88,752,030	90,527,071	92,337,612	94,184,365	96,068,052	97,989,413	99,949,201	101,948,185	103,987,149	106,066,892	
City of Mesquite		415,133	423,436	431,905	440,543	449,354	458,341	467,507	476,858	486,395	496,123	506,045	GROSS 10,788,998
Kaufman County		196,235	200,160	204,163	208,246	212,411	216,659	220,992	225,412	229,920	234,519	239,209	5,099,996
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>611,368</b>	<b>623,596</b>	<b>636,067</b>	<b>648,789</b>	<b>661,765</b>	<b>675,000</b>	<b>688,500</b>	<b>702,270</b>	<b>716,315</b>	<b>730,642</b>	<b>745,254</b>	<b>15,888,995</b>

# Spradley Farms TIRZ No. 13

## Phase 5 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	54,277	162,832	166,089	169,410	172,799
Kaufman County		-	-	-	-	-	-	-	31,766	95,298	97,204	99,148	101,131
Road and Bridge		-	-	-	-	-	-	-	23,241	69,722	71,116	72,538	73,989
Fomey ISD		-	-	-	-	-	-	-	325,368	976,104	995,626	1,015,539	1,035,849
<b>Total</b>		-	-	-	-	-	-	-	<b>434,652</b>	<b>1,303,955</b>	<b>1,330,034</b>	<b>1,356,635</b>	<b>1,383,768</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		176,254	179,780	183,375	187,043	190,784	194,599	198,491	202,461	206,510	210,640	214,853	219,150
Kaufman County		103,153	105,216	107,321	109,467	111,656	113,890	116,167	118,491	120,860	123,278	125,743	128,258
Road and Bridge		75,469	76,978	78,518	80,088	81,690	83,324	84,990	86,690	88,424	90,192	91,996	93,836
Fomey ISD		1,056,566	1,077,698	1,099,252	1,121,237	1,143,661	1,166,535	1,189,865	1,213,663	1,237,936	1,262,695	1,287,949	1,313,707
<b>Total</b>		<b>1,411,443</b>	<b>1,439,672</b>	<b>1,468,465</b>	<b>1,497,835</b>	<b>1,527,791</b>	<b>1,558,347</b>	<b>1,589,514</b>	<b>1,621,305</b>	<b>1,653,731</b>	<b>1,686,805</b>	<b>1,720,541</b>	<b>1,754,952</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
<b>SUMMARY</b>													
City of Mesquite		223,533	228,004	232,564	237,215	241,960	246,799	251,735	256,769	261,905	267,143	272,486	5,809,461
Kaufman County		130,823	133,440	136,109	138,831	141,607	144,439	147,328	150,275	153,280	156,346	159,473	3,399,998
Road and Bridge		95,713	97,627	99,580	101,571	103,603	105,675	107,788	109,944	112,143	114,386	116,674	2,487,507
Fomey ISD		1,339,982	1,366,781	1,394,117	1,421,999	1,450,439	1,479,448	1,509,037	1,539,218	1,570,002	1,601,402	1,633,430	34,825,104
<b>Total</b>		<b>1,790,051</b>	<b>1,825,852</b>	<b>1,862,369</b>	<b>1,899,617</b>	<b>1,937,609</b>	<b>1,976,361</b>	<b>2,015,888</b>	<b>2,056,206</b>	<b>2,097,330</b>	<b>2,139,277</b>	<b>2,182,062</b>	<b>46,522,070</b>

# Spradley Farms TIRZ No. 13

## Phase 6 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2028	47	\$ 235,000	\$ 12,064,843
35 LFF	2028	37	\$ 285,000	\$ 11,769,081
40 LFF	2028	37	\$ 305,000	\$ 12,594,982
50 LFF	2028	29	\$ 360,000	\$ 11,651,893
60 LFF	2028	22	\$ 395,000	\$ 9,698,750
70 LFF	2028	13	\$ 485,000	\$ 7,036,895
TOTAL		185	64,816,444	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 16,336,193
Kaufman County	13.6%	\$ 8,365,689
Road and Bridge	4.0%	\$ 2,448,203
Forney ISD	55.8%	\$ 34,274,846
	100.0%	61,424,930
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 10,618,525
Kaufman County	32.1%	\$ 5,019,413
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 15,637,938
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 5,717,667
Kaufman County	7.3%	\$ 3,346,275
Road and Bridge	5.3%	\$ 2,448,203
Forney ISD	74.9%	\$ 34,274,846
	100.0%	\$ 45,786,992
		100.0%

# Spradley Farms TIRZ No. 13

## Phase 6 Tax Revenue

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Annual Units	-	-	-	-	-	-	-	-	124	62	-	-
	Cumulative Units	-	-	-	-	-	-	-	-	124	186	186	186
	% Complete	0%	0%	0%	0%	0%	0%	0%	0%	67%	100%	100%	100%
	Taxable Value	-	-	-	-	-	-	-	-	43,210,962	64,816,444	66,112,773	67,435,028
City of Mesquite		-	-	-	-	-	-	-	-	317,168	475,753	485,268	494,973
Kaufman County		-	-	-	-	-	-	-	-	162,421	243,631	248,503	253,473
Road and Bridge		-	-	-	-	-	-	-	-	47,532	71,298	72,724	74,179
Forney ISD		-	-	-	-	-	-	-	-	665,449	998,173	1,018,137	1,038,499
Total		-	-	-	-	-	-	-	-	1,192,570	1,788,855	1,824,632	1,861,125
Calendar Year		13	14	15	16	17	18	19	20	21	22	23	24
<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	186	186	186	186	186	186	186	186	186	186	186	186
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	68,783,729	70,159,403	71,562,591	72,993,843	74,453,720	75,942,794	77,461,650	79,010,883	80,591,101	82,202,923	83,846,981	85,523,921
City of Mesquite		504,873	514,970	525,269	535,775	546,490	557,420	568,569	579,940	591,539	603,369	615,437	627,746
Kaufman County		258,543	263,714	268,988	274,368	279,855	285,452	291,161	296,985	302,924	308,983	315,162	321,466
Road and Bridge		75,662	77,175	78,719	80,293	81,899	83,537	85,208	86,912	88,650	90,423	92,232	94,076
Forney ISD		1,059,269	1,080,455	1,102,064	1,124,105	1,146,587	1,169,519	1,192,909	1,216,768	1,241,103	1,265,925	1,291,244	1,317,068
Total		1,898,347	1,936,314	1,975,040	2,014,541	2,054,832	2,095,928	2,137,847	2,180,604	2,224,216	2,268,700	2,314,074	2,360,356
Calendar Year		25	26	27	28	29	30	31	32	33	34	35	
<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative Units	186	186	186	186	186	186	186	186	186	186	186	
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	87,234,399	88,979,087	90,758,669	92,573,842	94,425,319	96,313,826	98,240,102	100,204,904	102,209,002	104,253,182	106,338,246	
City of Mesquite		640,300	653,107	666,169	679,492	693,082	706,943	721,082	735,504	750,214	765,218	780,523	GROSS
Kaufman County		327,895	334,453	341,142	347,965	354,924	362,022	369,263	376,648	384,181	391,865	399,702	16,336,193
Road and Bridge		95,958	97,877	99,835	101,831	103,868	105,945	108,064	110,225	112,430	114,679	116,972	8,365,689
Forney ISD		1,343,410	1,370,278	1,397,684	1,425,637	1,454,150	1,483,233	1,512,898	1,543,156	1,574,019	1,605,499	1,637,609	2,448,203
Total		2,407,563	2,455,714	2,504,829	2,554,925	2,606,024	2,658,144	2,711,307	2,765,533	2,820,844	2,877,261	2,934,806	34,274,846
													61,424,930

# Spradley Farms TIRZ No. 13

## Phase 6 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	-	43,210,962	64,816,444	66,112,773	67,435,028
City of Mesquite		-	-	-	-	-	-	-	-	206,160	309,239	315,424	321,733
Kaufman County		-	-	-	-	-	-	-	-	97,452	146,178	149,102	152,084
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	303,612	455,418	464,526	473,817

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	68,783,729	70,159,403	71,562,591	72,993,843	74,453,720	75,942,794	77,461,650	79,010,883	80,591,101	82,202,923	83,846,981	85,523,921
City of Mesquite		328,167	334,731	341,425	348,254	355,219	362,323	369,570	376,961	384,500	392,190	400,034	408,035
Kaufman County		155,126	158,228	161,393	164,621	167,913	171,271	174,697	178,191	181,755	185,390	189,097	192,879
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		483,293	492,959	502,818	512,874	523,132	533,594	544,266	555,152	566,255	577,580	589,131	600,914

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	87,234,399	88,979,087	90,758,669	92,573,842	94,425,319	96,313,826	98,240,102	100,204,904	102,209,002	104,253,182	106,338,246	
City of Mesquite		416,195	424,519	433,010	441,670	450,503	459,513	468,704	478,078	487,639	497,392	507,340	GROSS
Kaufman County		196,737	200,672	204,685	208,779	212,954	217,213	221,558	225,989	230,509	235,119	239,821	10,618,525
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	5,019,413
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		612,932	625,191	637,695	650,449	663,458	676,727	690,261	704,067	718,148	732,511	747,161	15,637,938



# Spradley Farms TIRZ No. 13

## Phase 6 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	-	111,009	166,513	169,844	173,241
Kaufman County		-	-	-	-	-	-	-	-	64,968	97,452	99,401	101,389
Road and Bridge		-	-	-	-	-	-	-	-	47,532	71,298	72,724	74,179
Forney ISD		-	-	-	-	-	-	-	-	665,449	998,173	1,018,137	1,038,499
<b>Total</b>		-	-	-	-	-	-	-	-	<b>888,958</b>	<b>1,333,437</b>	<b>1,360,106</b>	<b>1,387,308</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		176,705	180,240	183,844	187,521	191,272	195,097	198,999	202,979	207,039	211,179	215,403	219,711
Kaufman County		103,417	105,486	107,595	109,747	111,942	114,181	116,465	118,794	121,170	123,593	126,065	128,586
Road and Bridge		75,662	77,175	78,719	80,293	81,899	83,537	85,208	86,912	88,650	90,423	92,232	94,076
Forney ISD		1,059,269	1,080,455	1,102,064	1,124,105	1,146,587	1,169,519	1,192,909	1,216,768	1,241,103	1,265,925	1,291,244	1,317,068
<b>Total</b>		<b>1,415,054</b>	<b>1,443,355</b>	<b>1,472,222</b>	<b>1,501,667</b>	<b>1,531,700</b>	<b>1,562,334</b>	<b>1,593,581</b>	<b>1,625,452</b>	<b>1,657,961</b>	<b>1,691,121</b>	<b>1,724,943</b>	<b>1,759,442</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>SUMMARY</b>													
City of Mesquite		224,105	228,587	233,159	237,822	242,579	247,430	252,379	257,426	262,575	267,826	273,183	GROSS
Kaufman County		131,158	133,781	136,457	139,186	141,970	144,809	147,705	150,659	153,672	156,746	159,881	5,717,667
Road and Bridge		95,958	97,877	99,835	101,831	103,868	105,945	108,064	110,225	112,430	114,679	116,972	3,346,275
Forney ISD		1,343,410	1,370,278	1,397,684	1,425,637	1,454,150	1,483,233	1,512,898	1,543,156	1,574,019	1,605,499	1,637,609	2,448,203
<b>Total</b>		<b>1,794,631</b>	<b>1,830,523</b>	<b>1,867,134</b>	<b>1,904,476</b>	<b>1,942,566</b>	<b>1,981,417</b>	<b>2,021,046</b>	<b>2,061,467</b>	<b>2,102,696</b>	<b>2,144,750</b>	<b>2,187,645</b>	34,274,846
													<b>45,786,992</b>

# Spradley Farms TIRZ No. 13

## Phase 7 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2029	78	264,648	20,589,423
35 LFF	2029	62	320,956	19,976,121
40 LFF	2029	62	343,480	21,377,954
50 LFF	2029	49	405,418	19,895,246
60 LFF	2029	37	444,834	16,505,236
70 LFF	2029	22	546,189	11,767,310
TOTAL		310	110,111,291	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 26,372,359
Kaufman County	13.6%	\$ 13,505,163
Road and Bridge	4.0%	\$ 3,952,261
Forney ISD	55.8%	\$ 55,331,652
100.0%		99,161,435
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 17,142,033
Kaufman County	32.1%	\$ 8,103,098
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
100.0%		\$ 25,245,131
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 9,230,326
Kaufman County	7.3%	\$ 5,402,065
Road and Bridge	5.3%	\$ 3,952,261
Forney ISD	74.9%	\$ 55,331,652
100.0%		\$ 73,916,304
		100.0%

# Spradley Farms TIRZ No. 13

## Phase 7 Tax Revenue

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12
TOTAL TAX REVENUE													
REAL PROPERTY		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Annual Units	-	-	-	-	-	-	-	-	-	186	124	-
	Cumulative Units	-	-	-	-	-	-	-	-	-	186	310	310
	% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	60%	100%	100%
	Taxable Value	-	-	-	-	-	-	-	-	-	66,066,775	110,111,291	112,313,517
City of Mesquite		-	-	-	-	-	-	-	-	-	484,930	808,217	824,381
Kaufman County		-	-	-	-	-	-	-	-	-	248,330	413,884	422,162
Road and Bridge		-	-	-	-	-	-	-	-	-	72,673	121,122	123,545
Forney ISD		-	-	-	-	-	-	-	-	-	1,017,428	1,695,714	1,729,628
Total		-	-	-	-	-	-	-	-	-	1,823,362	3,038,937	3,099,716
Calendar Yea		13	14	15	16	17	18	19	20	21	22	23	24
TOTAL TAX REVENUE													
REAL PROPERTY		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	310	310	310	310	310	310	310	310	310	310	310	310
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	114,559,788	116,850,983	119,188,003	121,571,763	124,003,198	126,483,262	129,012,928	131,593,186	134,225,050	136,909,551	139,647,742	142,440,697
City of Mesquite		840,869	857,686	874,840	892,337	910,183	928,387	946,955	965,894	985,212	1,004,916	1,025,014	1,045,515
Kaufman County		430,605	439,217	448,001	456,962	466,101	475,423	484,931	494,630	504,522	514,613	524,905	535,403
Road and Bridge		126,016	128,536	131,107	133,729	136,404	139,132	141,914	144,753	147,648	150,601	153,613	156,685
Forney ISD		1,764,221	1,799,505	1,835,495	1,872,205	1,909,649	1,947,842	1,986,799	2,026,535	2,067,066	2,108,407	2,150,575	2,193,587
Total		3,161,710	3,224,945	3,289,443	3,355,232	3,422,337	3,490,784	3,560,599	3,631,811	3,704,448	3,778,537	3,854,107	3,931,189
Calendar Year		25	26	27	28	29	30	31	32	33	34	35	
TOTAL TAX REVENUE													
REAL PROPERTY		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative Units	310	310	310	310	310	310	310	310	310	310	310	
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	145,289,511	148,195,301	151,159,207	154,182,391	157,266,039	160,411,360	163,619,587	166,891,979	170,229,818	173,634,414	177,107,103	
City of Mesquite		1,066,425	1,087,754	1,109,509	1,131,699	1,154,333	1,177,419	1,200,968	1,224,987	1,249,487	1,274,477	1,299,966	GROSS
Kaufman County		546,111	557,034	568,174	579,538	591,128	602,951	615,010	627,310	639,856	652,654	665,707	26,372,359
Road and Bridge		159,818	163,015	166,275	169,601	172,993	176,452	179,982	183,581	187,253	190,998	194,818	13,505,163
Forney ISD		2,237,458	2,282,208	2,327,852	2,374,409	2,421,897	2,470,335	2,519,742	2,570,136	2,621,539	2,673,970	2,727,449	3,952,261
Total		4,009,813	4,090,010	4,171,810	4,255,246	4,340,351	4,427,158	4,515,701	4,606,015	4,698,135	4,792,098	4,887,940	55,331,652
												99,161,435	

# Spradley Farms TIRZ No. 13

## Phase 7 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	-	-	66,066,775	110,111,291	112,313,517
City of Mesquite		-	-	-	-	-	-	-	-	-	315,205	525,341	535,848
Kaufman County		-	-	-	-	-	-	-	-	-	148,998	248,330	253,297
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	<b>464,203</b>	<b>773,671</b>	<b>789,145</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	114,559,788	116,850,983	119,188,003	121,571,763	124,003,198	126,483,262	129,012,928	131,593,186	134,225,050	136,909,551	139,647,742	142,440,697
City of Mesquite		546,565	557,496	568,646	580,019	591,619	603,452	615,521	627,831	640,388	653,195	666,259	679,585
Kaufman County		258,363	263,530	268,801	274,177	279,660	285,254	290,959	296,778	302,713	308,768	314,943	321,242
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>804,928</b>	<b>821,026</b>	<b>837,447</b>	<b>854,196</b>	<b>871,280</b>	<b>888,705</b>	<b>906,479</b>	<b>924,609</b>	<b>943,101</b>	<b>961,963</b>	<b>981,202</b>	<b>1,000,827</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	145,289,511	148,195,301	151,159,207	154,182,391	157,266,039	160,411,360	163,619,587	166,891,979	170,229,818	173,634,414	177,107,103	
City of Mesquite		693,176	707,040	721,181	735,604	750,316	765,323	780,629	796,242	812,166	828,410	844,978	GROSS
Kaufman County		327,667	334,220	340,905	347,723	354,677	361,771	369,006	376,386	383,914	391,592	399,424	17,142,033
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	8,103,098
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>1,020,843</b>	<b>1,041,260</b>	<b>1,062,085</b>	<b>1,083,327</b>	<b>1,104,993</b>	<b>1,127,093</b>	<b>1,149,635</b>	<b>1,172,628</b>	<b>1,196,080</b>	<b>1,220,002</b>	<b>1,244,402</b>	<b>25,245,131</b>

# Spradley Farms TIRZ No. 13

## Phase 7 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	-	-	169,726	282,876	288,533
Kaufman County		-	-	-	-	-	-	-	-	-	99,332	165,554	168,865
Road and Bridge		-	-	-	-	-	-	-	-	-	72,673	121,122	123,545
Forney ISD		-	-	-	-	-	-	-	-	-	1,017,428	1,695,714	1,729,628
<b>Total</b>		-	-	-	-	-	-	-	-	-	<b>1,359,160</b>	<b>2,265,266</b>	<b>2,310,571</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		294,304	300,190	306,194	312,318	318,564	324,936	331,434	338,063	344,824	351,721	358,755	365,930
Kaufman County		172,242	175,687	179,201	182,785	186,440	190,169	193,972	197,852	201,809	205,845	209,962	214,161
Road and Bridge		126,016	128,536	131,107	133,729	136,404	139,132	141,914	144,753	147,648	150,601	153,613	156,685
Forney ISD		1,764,221	1,799,505	1,835,495	1,872,205	1,909,649	1,947,842	1,986,799	2,026,535	2,067,066	2,108,407	2,150,575	2,193,587
<b>Total</b>		<b>2,356,783</b>	<b>2,403,918</b>	<b>2,451,997</b>	<b>2,501,037</b>	<b>2,551,057</b>	<b>2,602,078</b>	<b>2,654,120</b>	<b>2,707,202</b>	<b>2,761,346</b>	<b>2,816,573</b>	<b>2,872,905</b>	<b>2,930,363</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>SUMMARY</b>													
City of Mesquite		373,249	380,714	388,328	396,095	404,016	412,097	420,339	428,745	437,320	446,067	454,988	GROSS 9,230,326
Kaufman County		218,445	222,813	227,270	231,815	236,451	241,180	246,004	250,924	255,943	261,061	266,283	5,402,065
Road and Bridge		159,818	163,015	166,275	169,601	172,993	176,452	179,982	183,581	187,253	190,998	194,818	3,952,261
Forney ISD		2,237,458	2,282,208	2,327,852	2,374,409	2,421,897	2,470,335	2,519,742	2,570,136	2,621,539	2,673,970	2,727,449	55,331,652
<b>Total</b>		<b>2,988,970</b>	<b>3,048,750</b>	<b>3,109,725</b>	<b>3,171,919</b>	<b>3,235,357</b>	<b>3,300,065</b>	<b>3,366,066</b>	<b>3,433,387</b>	<b>3,502,055</b>	<b>3,572,096</b>	<b>3,643,538</b>	<b>73,916,304</b>



# Spradley Farms TIRZ No. 13

## Phase 8 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE
Townhomes	2030	63	269,941	16,915,030
35 LFF	2030	49	327,375	16,180,035
40 LFF	2030	49	350,349	17,315,476
50 LFF	2030	40	413,527	16,423,344
60 LFF	2030	30	453,731	13,615,155
70 LFF	2030	17	557,113	9,342,044
TOTAL		248		89,791,083

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 20,379,565
Kaufman County	13.6%	\$ 10,436,281
Road and Bridge	4.0%	\$ 3,054,158
Forney ISD	55.8%	\$ 42,758,216
	100.0%	76,628,220
		100.0%
TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 13,246,717
Kaufman County	32.1%	\$ 6,261,769
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 19,508,486
		100.0%
NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 7,132,848
Kaufman County	7.3%	\$ 4,174,512
Road and Bridge	5.3%	\$ 3,054,158
Forney ISD	74.9%	\$ 42,758,216
	100.0%	\$ 57,119,734
		100.0%

# Spradley Farms TIRZ No. 13

## Phase 8 Tax Revenue

		Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>														
<b>REAL PROPERTY</b>		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Annual Units	-	-	-	-	-	-	-	-	-	-	124	124	
	Cumulative Units	-	-	-	-	-	-	-	-	-	-	124	248	
	% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	44,895,541	89,791,083	
City of Mesquite		-	-	-	-	-	-	-	-	-	-	329,533	659,067	
Kaufman County		-	-	-	-	-	-	-	-	-	-	168,752	337,505	
Road and Bridge		-	-	-	-	-	-	-	-	-	-	49,385	98,770	
Forney ISD		-	-	-	-	-	-	-	-	-	-	691,391	1,382,783	
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	<b>1,239,062</b>	<b>2,478,124</b>	
		Calendar Year	13	14	15	16	17	18	19	20	21	22	23	24

<b>TOTAL TAX REVENUE</b>														
<b>REAL PROPERTY</b>		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248	
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	91,586,904	93,418,642	95,287,015	97,192,756	99,136,611	101,119,343	103,141,730	105,204,564	107,308,656	109,454,829	111,643,925	113,876,804	
City of Mesquite		672,248	685,693	699,407	713,395	727,663	742,216	757,060	772,202	787,646	803,398	819,466	835,856	
Kaufman County		344,255	351,140	358,163	365,326	372,633	380,085	387,687	395,441	403,350	411,417	419,645	428,038	
Road and Bridge		100,746	102,761	104,816	106,912	109,050	111,231	113,456	115,725	118,040	120,400	122,808	125,264	
Forney ISD		1,410,438	1,438,647	1,467,420	1,496,768	1,526,704	1,557,238	1,588,383	1,620,150	1,652,553	1,685,604	1,719,316	1,753,703	
<b>Total</b>		<b>2,527,687</b>	<b>2,578,241</b>	<b>2,629,805</b>	<b>2,682,401</b>	<b>2,736,050</b>	<b>2,790,770</b>	<b>2,846,586</b>	<b>2,903,518</b>	<b>2,961,588</b>	<b>3,020,820</b>	<b>3,081,236</b>	<b>3,142,861</b>	
		Calendar Year	25	26	27	28	29	30	31	32	33	34	35	

<b>TOTAL TAX REVENUE</b>														
<b>REAL PROPERTY</b>		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054		
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248	
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	6,154,340	118,477,427	120,846,975	123,263,915	125,729,193	128,243,777	130,808,652	133,424,825	136,093,322	138,815,188	141,591,492		
City of Mesquite		852,573	869,624	887,017	904,757	922,852	941,309	960,136	979,338	998,925	1,018,903	1,039,282		GROSS
Kaufman County		436,599	445,331	454,237	463,322	472,588	482,040	491,681	501,515	511,545	521,776	532,211		
Road and Bridge		127,770	130,325	132,932	135,590	138,302	141,068	143,890	146,767	149,703	152,697	155,751		
Forney ISD		1,788,777	1,824,552	1,861,043	1,898,264	1,936,230	1,974,954	2,014,453	2,054,742	2,095,837	2,137,754	2,180,509		
<b>Total</b>		<b>3,205,718</b>	<b>3,269,832</b>	<b>3,335,229</b>	<b>3,401,934</b>	<b>3,469,972</b>	<b>3,539,372</b>	<b>3,610,159</b>	<b>3,682,362</b>	<b>3,756,010</b>	<b>3,831,130</b>	<b>3,907,752</b>		<b>20,379,565</b>
														<b>10,436,281</b>
														<b>3,054,158</b>
														<b>42,758,216</b>
														<b>76,628,220</b>

# Spradley Farms TIRZ No. 13

## Phase 8 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	-	-	-	44,895,541	89,791,083
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	214,197	428,393
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	101,251	202,503
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-	-	-	-	-	-	315,448	630,896

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	91,586,904	93,418,642	95,287,015	97,192,756	99,136,611	101,119,343	103,141,730	105,204,564	107,308,656	109,454,829	111,643,925	113,876,804
City of Mesquite	436,961	445,700	454,614	463,707	472,981	482,440	492,089	501,931	511,970	522,209	532,653	543,306	
Kaufman County	206,553	210,684	214,898	219,196	223,580	228,051	232,612	237,264	242,010	246,850	251,787	256,823	
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>	643,514	656,384	669,512	682,902	696,560	710,492	724,701	739,195	753,979	769,059	784,440	800,129	

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	116,154,340	118,477,427	120,846,975	123,263,915	125,729,193	128,243,777	130,808,652	133,424,825	136,093,322	138,815,188	141,591,492	
City of Mesquite	554,172	565,256	576,561	588,092	599,854	611,851	624,088	636,570	649,301	662,287	675,533	689,000	GROSS
Kaufman County	261,959	267,198	272,542	277,993	283,553	289,224	295,009	300,909	306,927	313,065	319,327	325,700	13,246,717
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	6,261,769
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	816,132	832,454	849,103	866,085	883,407	901,075	919,097	937,479	956,228	975,353	994,860	1,014,700	19,508,486

# Spradley Farms TIRZ No. 13

## Phase 8 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	-	-	-	115,337	230,673
Kaufman County		-	-	-	-	-	-	-	-	-	-	67,501	135,002
Road and Bridge		-	-	-	-	-	-	-	-	-	-	49,385	98,770
Forney ISD		-	-	-	-	-	-	-	-	-	-	691,391	1,382,783
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	<b>923,614</b>	<b>1,847,228</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		235,287	239,992	244,792	249,688	254,682	259,776	264,971	270,271	275,676	281,189	286,813	292,550
Kaufman County		137,702	140,456	143,265	146,130	149,053	152,034	155,075	158,176	161,340	164,567	167,858	171,215
Road and Bridge		100,746	102,761	104,816	106,912	109,050	111,231	113,456	115,725	118,040	120,400	122,808	125,264
Forney ISD		1,410,438	1,438,647	1,467,420	1,496,768	1,526,704	1,557,238	1,588,383	1,620,150	1,652,553	1,685,604	1,719,316	1,753,703
<b>Total</b>		<b>1,884,173</b>	<b>1,921,856</b>	<b>1,960,293</b>	<b>1,999,499</b>	<b>2,039,489</b>	<b>2,080,279</b>	<b>2,121,884</b>	<b>2,164,322</b>	<b>2,207,609</b>	<b>2,251,761</b>	<b>2,296,796</b>	<b>2,342,732</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
<b>SUMMARY</b>													
City of Mesquite		298,400	304,369	310,456	316,665	322,998	329,458	336,047	342,768	349,624	356,616	363,749	GROSS 7,132,848
Kaufman County		174,639	178,132	181,695	185,329	189,035	192,816	196,672	200,606	204,618	208,710	212,885	4,174,512
Road and Bridge		127,770	130,325	132,932	135,590	138,302	141,068	143,890	146,767	149,703	152,697	155,751	3,054,158
Forney ISD		1,788,777	1,824,552	1,861,043	1,898,264	1,936,230	1,974,954	2,014,453	2,054,742	2,095,837	2,137,754	2,180,509	42,758,216
<b>Total</b>		<b>2,389,587</b>	<b>2,437,378</b>	<b>2,486,126</b>	<b>2,535,848</b>	<b>2,586,565</b>	<b>2,638,297</b>	<b>2,691,063</b>	<b>2,744,884</b>	<b>2,799,781</b>	<b>2,855,777</b>	<b>2,912,893</b>	<b>57,119,734</b>

# Spradley Farms TIRZ No. 13

## Phase 9 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY	
			\$ / SF	TAX VALUE
Townhomes	2031	62	275,340	17,207,646
35 LFF	2031	50	333,923	16,562,577
40 LFF	2031	50	357,356	17,724,863
50 LFF	2031	40	421,797	16,736,920
60 LFF	2031	30	462,805	13,773,090
70 LFF	2031	17	568,255	9,583,049
TOTAL		249	91,588,145	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 19,727,357
Kaufman County	13.6%	\$ 10,102,288
Road and Bridge	4.0%	\$ 2,956,416
Forney ISD	55.8%	\$ 41,389,822
	100.0%	<b>74,175,882</b>
		100.0%
TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 12,822,782
Kaufman County	32.1%	\$ 6,061,373
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	<b>18,884,154</b>
		100.0%
NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 6,904,575
Kaufman County	7.3%	\$ 4,040,915
Road and Bridge	5.3%	\$ 2,956,416
Forney ISD	74.9%	\$ 41,389,822
	100.0%	<b>55,291,727</b>
		100.0%



# Spradley Farms TIRZ No. 13

## Phase 9 Tax Revenue

Calendar Year 1 2 3 4 5 6 7 8 9 10 11 12

### TOTAL TAX REVENUE

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Annual Units	-	-	-	-	-	-	-	-	-	-	-	124
Cumulative Units	-	-	-	-	-	-	-	-	-	-	-	124
% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	45,794,073
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	336,128
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	172,130
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	50,373
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	705,229
Total	-	-	-	-	-	-	-	-	-	-	-	1,263,861

Calendar Year 13 14 15 16 17 18 19 20 21 22 23 24

### TOTAL TAX REVENUE

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Annual Units	124	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	91,588,145	93,419,908	95,288,306	97,194,072	99,137,954	101,120,713	103,143,127	105,205,990	107,310,109	109,456,312	111,645,438	113,878,347
City of Mesquite	672,257	685,702	699,416	713,404	727,673	742,226	757,071	772,212	787,656	803,409	819,478	835,867
Kaufman County	344,260	351,145	358,168	365,331	372,638	380,091	387,692	395,446	403,355	411,422	419,651	428,044
Road and Bridge	100,747	102,762	104,817	106,913	109,052	111,233	113,457	115,727	118,041	120,402	122,810	125,266
Forney ISD	1,410,457	1,438,667	1,467,440	1,496,789	1,526,724	1,557,259	1,588,404	1,620,172	1,652,576	1,685,627	1,719,340	1,753,727
Total	2,527,721	2,578,275	2,629,841	2,682,438	2,736,087	2,790,808	2,846,624	2,903,557	2,961,628	3,020,861	3,081,278	3,142,903

Calendar Year 25 26 27 28 29 30 31 32 33 34 35

### TOTAL TAX REVENUE

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Annual Units	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	248	248	248	248	248	248	248	248	248	248	248
% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Taxable Value	116,155,914	118,479,032	120,848,612	123,265,585	125,730,896	128,245,514	130,810,425	133,426,633	136,095,166	138,817,069	141,593,410
City of Mesquite	852,584	869,636	887,029	904,769	922,865	941,322	960,149	979,351	998,939	1,018,917	1,039,296
Kaufman County	436,605	445,337	454,243	463,328	472,595	482,047	491,688	501,521	511,552	521,783	532,218
Road and Bridge	127,772	130,327	132,933	135,592	138,304	141,070	143,891	146,769	149,705	152,699	155,753
Forney ISD	1,788,801	1,824,577	1,861,069	1,898,290	1,936,256	1,974,981	2,014,481	2,054,770	2,095,866	2,137,783	2,180,539
Total	3,205,762	3,269,877	3,335,274	3,401,980	3,470,019	3,539,420	3,610,208	3,682,412	3,756,061	3,831,182	3,907,805

GROSS
19,727,357
10,102,288
2,956,416
41,389,822
74,175,882

# Spradley Farms TIRZ No. 13

## Phase 9 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	-	-	-	-	45,794,073
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	-	218,484
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-	103,278
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	321,761

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	91,588,145	93,419,908	95,288,306	97,194,072	99,137,954	101,120,713	103,143,127	105,205,990	107,310,109	109,456,312	111,645,438	113,878,347
City of Mesquite	436,967	445,706	454,621	463,713	472,987	482,447	492,096	501,938	511,977	522,216	532,660	543,314	
Kaufman County	206,556	210,687	214,901	219,199	223,583	228,054	232,615	237,268	242,013	246,853	251,790	256,826	
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		643,523	656,393	669,521	682,912	696,570	710,501	724,711	739,205	753,990	769,069	784,451	800,140

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	116,155,914	118,479,032	120,848,612	123,265,585	125,730,896	128,245,514	130,810,425	133,426,633	136,095,166	138,817,069	141,593,410	
City of Mesquite	554,180	565,263	576,569	588,100	599,862	611,859	624,097	636,578	649,310	662,296	675,542	688,888	GROSS
Kaufman County	261,963	267,202	272,546	277,997	283,557	289,228	295,013	300,913	306,931	313,070	319,331	325,704	12,822,782
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	6,061,373
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		816,143	832,465	849,115	866,097	883,419	901,087	919,109	937,491	956,241	975,366	994,873	18,884,154

# Spradley Farms TIRZ No. 13

## Phase 9 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	-	-	-	-	117,645
Kaufman County		-	-	-	-	-	-	-	-	-	-	-	68,852
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	50,373
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	705,229
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	<b>942,099</b>

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		235,290	239,996	244,796	249,692	254,685	259,779	264,975	270,274	275,680	281,193	286,817	292,553
Kaufman County		137,704	140,458	143,267	146,132	149,055	152,036	155,077	158,178	161,342	164,569	167,860	171,217
Road and Bridge		100,747	102,762	104,817	106,913	109,052	111,233	113,457	115,727	118,041	120,402	122,810	125,266
Forney ISD		410,457	1,438,667	1,467,440	1,496,789	1,526,724	1,557,259	1,588,404	1,620,172	1,652,576	1,685,627	1,719,340	1,753,727
<b>Total</b>		<b>884,198</b>	<b>1,921,882</b>	<b>1,960,320</b>	<b>1,999,526</b>	<b>2,039,517</b>	<b>2,080,307</b>	<b>2,121,913</b>	<b>2,164,351</b>	<b>2,207,639</b>	<b>2,251,791</b>	<b>2,296,827</b>	<b>2,342,764</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
<b>SUMMARY</b>													
City of Mesquite		298,405	304,373	310,460	316,669	323,003	329,463	336,052	342,773	349,628	356,621	363,753	6,904,575
Kaufman County		174,642	178,135	181,697	185,331	189,038	192,819	196,675	200,609	204,621	208,713	212,887	4,040,915
Road and Bridge		127,772	130,327	132,933	135,592	138,304	141,070	143,891	146,769	149,705	152,699	155,753	2,956,416
Forney ISD		788,801	1,824,577	1,861,069	1,898,290	1,936,256	1,974,981	2,014,481	2,054,770	2,095,866	2,137,783	2,180,539	41,389,822
<b>Total</b>		<b>389,619</b>	<b>2,437,411</b>	<b>2,486,160</b>	<b>2,535,883</b>	<b>2,586,600</b>	<b>2,638,332</b>	<b>2,691,099</b>	<b>2,744,921</b>	<b>2,799,819</b>	<b>2,855,816</b>	<b>2,912,932</b>	<b>55,291,727</b>

# Spradley Farms TIRZ No. 13

## Phase 10 Input and Output

### INPUT

	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE
Townhomes	2032	51	280,847	14,214,079
35 LFF	2032	40	340,601	13,790,680
40 LFF	2032	40	364,503	14,758,447
50 LFF	2032	32	430,233	13,686,991
60 LFF	2032	24	472,062	11,263,253
70 LFF	2032	14	579,620	7,962,476
TOTAL		201	75,675,927	

### OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 15,506,202
Kaufman County	13.6%	\$ 7,940,654
Road and Bridge	4.0%	\$ 2,323,818
Forney ISD	55.8%	\$ 32,533,447
	100.0%	\$ 58,304,121
		100.0%
TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.9%	\$ 10,079,031
Kaufman County	32.1%	\$ 4,764,392
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 14,843,423
		100.0%
NET BENEFIT		TOTAL
City of Mesquite	12.5%	\$ 5,427,171
Kaufman County	7.3%	\$ 3,176,262
Road and Bridge	5.3%	\$ 2,323,818
Forney ISD	74.9%	\$ 32,533,447
	100.0%	\$ 43,460,697
		100.0%

# Spradley Farms TIRZ No. 13

## Phase 10 Tax Revenue

Calendar Year		1	2	3	4	5	6	7	8	9	10	11	12
<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	-	-	-	-	-	-	-	-	-	-	-	-
	% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-
City of Mesquite		-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County		-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-
Calendar Year		13	14	15	16	17	18	19	20	21	22	23	24

<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	Annual Units	124	77	-	-	-	-	-	-	-	-	-	-
	Cumulative Units	124	201	201	201	201	201	201	201	201	201	201	201
	% Complete	62%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	46,685,646	75,675,927	77,189,445	78,733,234	80,307,899	81,914,057	83,552,338	85,223,385	86,927,852	88,666,410	90,439,738	92,248,532
City of Mesquite		342,673	555,461	566,571	577,902	589,460	601,249	613,274	625,540	638,050	650,811	663,828	677,104
Kaufman County		175,481	284,449	290,138	295,941	301,860	307,897	314,055	320,336	326,743	333,278	339,943	346,742
Road and Bridge		51,354	83,244	84,908	86,607	88,339	90,105	91,908	93,746	95,621	97,533	99,484	101,473
Forney ISD		718,959	1,165,409	1,188,717	1,212,492	1,236,742	1,261,476	1,286,706	1,312,440	1,338,689	1,365,463	1,392,772	1,420,627
<b>Total</b>		<b>1,288,467</b>	<b>2,088,563</b>	<b>2,130,335</b>	<b>2,172,941</b>	<b>2,216,400</b>	<b>2,260,728</b>	<b>2,305,943</b>	<b>2,352,061</b>	<b>2,399,103</b>	<b>2,447,085</b>	<b>2,496,026</b>	<b>2,545,947</b>
Calendar Year		25	26	27	28	29	30	31	32	33	34	35	

<b>TOTAL TAX REVENUE</b>													
REAL PROPERTY		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
	Annual Units	-	-	-	-	-	-	-	-	-	-	-	
	Cumulative Units	201	201	201	201	201	201	201	201	201	201	201	
	% Complete	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	94,093,503	95,975,373	97,894,881	99,852,778	101,849,834	103,886,830	105,964,567	108,083,858	110,245,536	112,450,446	114,699,455	
City of Mesquite		690,646	704,459	718,548	732,919	747,578	762,529	777,780	793,336	809,202	825,386	841,894	GROSS 15,506,202
Kaufman County		353,677	360,750	367,965	375,325	382,831	390,488	398,297	406,263	414,389	422,676	431,130	7,940,654
Road and Bridge		103,503	105,573	107,684	109,838	112,035	114,276	116,561	118,892	121,270	123,695	126,169	2,323,818
Forney ISD		1,449,040	1,478,021	1,507,581	1,537,733	1,568,487	1,599,857	1,631,854	1,664,491	1,697,781	1,731,737	1,766,372	32,533,447
<b>Total</b>		<b>2,596,866</b>	<b>2,648,803</b>	<b>2,701,779</b>	<b>2,755,815</b>	<b>2,810,931</b>	<b>2,867,150</b>	<b>2,924,493</b>	<b>2,982,983</b>	<b>3,042,642</b>	<b>3,103,495</b>	<b>3,165,565</b>	<b>58,304,121</b>

# Spradley Farms TIRZ No. 13

## Phase 10 Participation

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	-	-	-	-	-	-	-	-	-	-	-	-
City of Mesquite		-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County		-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	46,685,646	75,675,927	77,189,445	78,733,234	80,307,899	81,914,057	83,552,338	85,223,385	86,927,852	88,666,410	90,439,738	92,248,532
City of Mesquite		222,737	361,050	368,271	375,636	383,149	390,812	398,628	406,601	414,733	423,027	431,488	440,118
Kaufman County		105,289	170,669	174,083	177,565	181,116	184,738	188,433	192,202	196,046	199,967	203,966	208,045
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		328,026	531,719	542,354	553,201	564,265	575,550	587,061	598,802	610,778	622,994	635,454	648,163

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
<b>PARTICIPATION</b>													
<b>REAL PROPERTY</b>	<i>Taxable Value</i>	94,093,503	95,975,373	97,894,881	99,852,778	101,849,834	103,886,830	105,964,567	108,083,858	110,245,536	112,450,446	114,699,455	
City of Mesquite		448,920	457,899	467,056	476,398	485,926	495,644	505,557	515,668	525,981	536,501	547,231	GROSS
Kaufman County		212,206	216,450	220,779	225,195	229,699	234,293	238,978	243,758	248,633	253,606	258,678	10,079,031
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	4,764,392
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		661,126	674,349	687,836	701,592	715,624	729,937	744,535	759,426	774,615	790,107	805,909	14,843,423



# Spradley Farms TIRZ No. 13

## Phase 10 Net Benefit (Total Tax Revenue Less Participation)

### NET BENEFIT

	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>SUMMARY</b>													
City of Mesquite		-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County		-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		-	-	-	-	-	-	-	-	-	-	-	-

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>SUMMARY</b>													
City of Mesquite		119,935	194,411	198,300	202,266	206,311	210,437	214,646	218,939	223,318	227,784	232,340	236,986
Kaufman County		70,192	113,780	116,055	118,376	120,744	123,159	125,622	128,134	130,697	133,311	135,977	138,697
Road and Bridge		51,354	83,244	84,908	86,607	88,339	90,105	91,908	93,746	95,621	97,533	99,484	101,473
Forney ISD		718,959	1,165,409	1,188,717	1,212,492	1,236,742	1,261,476	1,286,706	1,312,440	1,338,689	1,365,463	1,392,772	1,420,627
<b>Total</b>		<b>960,441</b>	<b>1,556,844</b>	<b>1,587,981</b>	<b>1,619,740</b>	<b>1,652,135</b>	<b>1,685,178</b>	<b>1,718,881</b>	<b>1,753,259</b>	<b>1,788,324</b>	<b>1,824,091</b>	<b>1,860,573</b>	<b>1,897,784</b>

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
<b>SUMMARY</b>													
City of Mesquite		241,726	246,561	251,492	256,522	261,652	266,885	272,223	277,667	283,221	288,885	294,663	5,427,171
Kaufman County		141,471	144,300	147,186	150,130	153,132	156,195	159,319	162,505	165,755	169,071	172,452	3,176,262
Road and Bridge		103,503	105,573	107,684	109,838	112,035	114,276	116,561	118,892	121,270	123,695	126,169	2,323,818
Forney ISD		1,449,040	1,478,021	1,507,581	1,537,733	1,568,487	1,599,857	1,631,854	1,664,491	1,697,781	1,731,737	1,766,372	32,533,447
<b>Total</b>		<b>1,935,740</b>	<b>1,974,455</b>	<b>2,013,944</b>	<b>2,054,222</b>	<b>2,095,307</b>	<b>2,137,213</b>	<b>2,179,957</b>	<b>2,223,556</b>	<b>2,268,028</b>	<b>2,313,388</b>	<b>2,359,656</b>	<b>43,460,697</b>

# Spradley Farms TIRZ No. 13

## TIRZ Revenue Summary

CITY OF MESQUITE  
Spradley Farm TIRZ 12 - Developer Proposal  
DRAFT FOR DISCUSSION ONLY

Zone Year	Appraised Value for Jan. 1	Value % Increase <sup>1</sup>	New Development		City TIRZ				County TIRZ			Total TIRZ			City Net Effect - Public Safety (PS)		
			New Population	New Development	New City Ad Valorem	City TIRZ Contribution <sup>4</sup>		City Net AV Revenue	New County Ad Valorem	County TIRZ Contribution		Costs	Total Contribution		Added Cost of Service -	Annual Net Effect - PS	Cumulative Net Effect -
						Annual	Cumulative			Annual	Cumulative	Admin Fees	Annual	Cumulative			
1	2020																
2	2021																
3	2022																
4	2023		754	\$ 103,240,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343,382	\$ (343,382)	\$ (343,382)
5	2024	2%	1,327	\$ 185,441,100	\$ 757,782	\$ 492,558	\$ 492,558	\$ 265,224	\$ 388,056	\$ 232,834	\$ 232,834	\$ 50,000	\$ 725,392	\$ 725,392	\$ 604,059	\$ (338,836)	\$ (682,218)
6	2025	2%	1,895	\$ 270,275,112	\$ 1,361,138	\$ 884,739	\$ 1,377,298	\$ 476,398	\$ 697,032	\$ 418,219	\$ 651,053	\$ 50,000	\$ 1,302,959	\$ 2,028,351	\$ 862,643	\$ (386,244)	\$ (1,068,462)
7	2026	2%	2,608	\$ 379,371,248	\$ 1,983,819	\$ 1,289,483	\$ 2,666,780	\$ 694,337	\$ 1,015,905	\$ 609,543	\$ 1,260,596	\$ 50,000	\$ 1,899,025	\$ 3,927,376	\$ 1,187,180	\$ (492,844)	\$ (1,561,306)
8	2027	2%	3,034	\$ 449,939,988	\$ 2,784,585	\$ 1,809,980	\$ 4,476,760	\$ 974,605	\$ 1,425,973	\$ 855,584	\$ 2,116,180	\$ 50,000	\$ 2,665,564	\$ 6,592,940	\$ 1,380,856	\$ (406,251)	\$ (1,967,557)
9	2028	2%	3,459	\$ 523,317,740	\$ 3,302,560	\$ 2,146,664	\$ 6,623,424	\$ 1,155,896	\$ 1,691,225	\$ 1,014,735	\$ 3,130,915	\$ 50,000	\$ 3,161,399	\$ 9,754,339	\$ 1,574,532	\$ (418,636)	\$ (2,386,193)
10	2029	2%	4,172	\$ 643,962,195	\$ 3,841,152	\$ 2,496,749	\$ 9,120,173	\$ 1,344,403	\$ 1,967,036	\$ 1,180,222	\$ 4,311,137	\$ 50,000	\$ 3,676,971	\$ 13,431,310	\$ 1,899,070	\$ (554,667)	\$ (2,940,860)
11	2030	2%	4,743	\$ 762,859,382	\$ 4,726,683	\$ 3,072,344	\$ 12,192,517	\$ 1,654,339	\$ 2,420,512	\$ 1,452,307	\$ 5,763,444	\$ 50,000	\$ 4,524,651	\$ 17,955,961	\$ 2,158,700	\$ (504,361)	\$ (3,445,221)
12	2031	2%	5,315	\$ 870,167,989	\$ 5,599,388	\$ 3,639,602	\$ 15,832,119	\$ 1,959,786	\$ 2,867,421	\$ 1,720,452	\$ 7,483,897	\$ 50,000	\$ 5,360,054	\$ 23,316,015	\$ 2,419,377	\$ (459,592)	\$ (3,904,813)
13	2032	2%	5,778	\$ 963,310,340	\$ 6,387,033	\$ 4,151,571	\$ 19,983,690	\$ 2,235,462	\$ 3,270,770	\$ 1,962,462	\$ 9,446,359	\$ 50,000	\$ 6,114,033	\$ 29,430,049	\$ 2,629,804	\$ (394,342)	\$ (4,299,155)
14	2033	2%	5,778	\$ 982,576,547	\$ 7,070,698	\$ 4,595,954	\$ 24,579,644	\$ 2,474,744	\$ 3,620,872	\$ 2,172,523	\$ 11,618,882	\$ 50,000	\$ 6,768,477	\$ 36,198,525	\$ 2,629,804	\$ (155,059)	\$ (4,454,214)
15	2034	2%	5,778	\$ 1,002,228,078	\$ 7,212,112	\$ 4,687,873	\$ 29,267,516	\$ 2,524,239	\$ 3,693,289	\$ 2,215,973	\$ 13,834,855	\$ 50,000	\$ 6,903,846	\$ 43,102,372	\$ 2,629,804	\$ (105,564)	\$ (4,559,778)
16	2035	2%	5,778	\$ 1,022,272,640	\$ 7,356,354	\$ 4,781,630	\$ 34,049,147	\$ 2,574,724	\$ 3,767,155	\$ 2,260,293	\$ 16,095,148	\$ 50,000	\$ 7,041,923	\$ 50,144,295	\$ 2,629,804	\$ (55,080)	\$ (4,614,858)
17	2036	2%	5,778	\$ 1,042,718,093	\$ 7,503,481	\$ 4,877,263	\$ 38,926,409	\$ 2,626,218	\$ 3,842,498	\$ 2,305,499	\$ 18,400,647	\$ 50,000	\$ 7,182,762	\$ 57,327,056	\$ 2,629,804	\$ (3,585)	\$ (4,618,443)
18	2037	2%	5,778	\$ 1,063,572,454	\$ 7,653,551	\$ 4,974,808	\$ 43,901,217	\$ 2,678,743	\$ 3,919,348	\$ 2,351,609	\$ 20,752,255	\$ 50,000	\$ 7,326,417	\$ 64,653,473	\$ 2,629,804	\$ 48,939	\$ (4,569,504)
19	2038	2%	5,778	\$ 1,084,843,903	\$ 7,806,622	\$ 5,074,304	\$ 48,975,522	\$ 2,732,318	\$ 3,997,735	\$ 2,398,641	\$ 23,150,896	\$ 50,000	\$ 7,472,945	\$ 72,126,418	\$ 2,629,804	\$ 102,514	\$ (4,466,990)
20	2039	2%	5,778	\$ 1,106,540,782	\$ 7,962,754	\$ 5,175,790	\$ 54,151,312	\$ 2,786,964	\$ 4,077,690	\$ 2,446,614	\$ 25,597,510	\$ 50,000	\$ 7,622,404	\$ 79,748,822	\$ 2,629,804	\$ 157,160	\$ (4,309,829)
21	2040	2%	5,778	\$ 1,128,671,597	\$ 8,122,009	\$ 5,279,306	\$ 59,430,618	\$ 2,842,703	\$ 4,159,243	\$ 2,495,546	\$ 28,093,056	\$ 50,000	\$ 7,774,852	\$ 87,523,674	\$ 2,629,804	\$ 212,900	\$ (4,096,929)
22	2041	2%	5,778	\$ 1,151,245,029	\$ 8,284,450	\$ 5,384,892	\$ 64,815,510	\$ 2,899,557	\$ 4,242,428	\$ 2,545,457	\$ 30,638,513	\$ 50,000	\$ 7,930,349	\$ 95,454,023	\$ 2,629,804	\$ 269,754	\$ (3,827,176)
23	2042	2%	5,778	\$ 1,174,269,930	\$ 8,450,139	\$ 5,492,590	\$ 70,308,100	\$ 2,957,548	\$ 4,327,277	\$ 2,596,366	\$ 33,234,879	\$ 50,000	\$ 8,088,956	\$ 103,542,979	\$ 2,629,804	\$ 327,745	\$ (3,499,431)
24	2043	2%	5,778	\$ 1,197,755,328	\$ 8,619,141	\$ 5,602,442	\$ 75,910,542	\$ 3,016,699	\$ 4,413,822	\$ 2,648,293	\$ 35,883,173	\$ 50,000	\$ 8,250,735	\$ 111,793,715	\$ 2,629,804	\$ 386,896	\$ (3,112,535)
25	2044	2%	5,778	\$ 1,221,710,435	\$ 8,791,524	\$ 5,714,491	\$ 81,625,033	\$ 3,077,033	\$ 4,502,099	\$ 2,701,259	\$ 38,584,432	\$ 50,000	\$ 8,415,750	\$ 120,209,464	\$ 2,629,804	\$ 447,230	\$ (2,665,305)
26	2045	2%	5,778	\$ 1,246,144,644	\$ 8,967,355	\$ 5,828,780	\$ 87,453,813	\$ 3,138,574	\$ 4,592,141	\$ 2,755,284	\$ 41,339,716	\$ 50,000	\$ 8,584,065	\$ 128,793,529	\$ 2,629,804	\$ 508,771	\$ (2,156,534)
27	2046	2%	5,778	\$ 1,271,067,536	\$ 9,146,702	\$ 5,945,356	\$ 93,399,169	\$ 3,201,346	\$ 4,683,984	\$ 2,810,390	\$ 44,150,106	\$ 50,000	\$ 8,755,746	\$ 137,549,276	\$ 2,629,804	\$ 571,542	\$ (1,584,992)
28	2047	2%	5,778	\$ 1,296,488,887	\$ 9,329,636	\$ 6,064,263	\$ 99,463,432	\$ 3,265,373	\$ 4,777,663	\$ 2,866,598	\$ 47,016,704	\$ 50,000	\$ 8,930,861	\$ 146,480,137	\$ 2,629,804	\$ 635,569	\$ (949,423)
29	2048	2%	5,778	\$ 1,322,418,665	\$ 9,516,228	\$ 6,185,548	\$ 105,648,981	\$ 3,330,680	\$ 4,873,216	\$ 2,923,930	\$ 49,940,634	\$ 50,000	\$ 9,109,478	\$ 155,589,615	\$ 2,629,804	\$ 700,876	\$ (248,547)
30	2049	2%	5,778	\$ 1,348,867,038	\$ 9,706,553	\$ 6,309,259	\$ 111,958,240	\$ 3,397,294	\$ 4,970,681	\$ 2,982,408	\$ 52,923,043	\$ 50,000	\$ 9,291,668	\$ 164,881,283	\$ 2,629,804	\$ 767,490	\$ 518,943
31	2050	2%	5,778	\$ 1,375,844,379	\$ 9,900,684	\$ 6,435,445	\$ 118,393,685	\$ 3,465,239	\$ 5,070,094	\$ 3,042,057	\$ 55,965,099	\$ 50,000	\$ 9,477,501	\$ 174,358,784	\$ 2,629,804	\$ 835,436	\$ 1,354,379
32	2051	2%	5,778	\$ 1,403,361,267	\$ 10,098,698	\$ 6,564,154	\$ 124,957,839	\$ 3,534,544	\$ 5,171,496	\$ 3,102,898	\$ 59,067,997	\$ 50,000	\$ 9,667,051	\$ 184,025,836	\$ 2,629,804	\$ 904,741	\$ 2,259,120
33	2052	2%	5,778	\$ 1,431,428,492	\$ 10,300,672	\$ 6,695,437	\$ 131,653,275	\$ 3,605,235	\$ 5,274,926	\$ 3,164,956	\$ 62,232,953	\$ 50,000	\$ 9,860,392	\$ 193,886,228	\$ 2,629,804	\$ 975,432	\$ 3,234,552
34	2053	2%	5,778	\$ 1,460,057,062	\$ 10,506,685	\$ 6,829,345	\$ 138,482,621	\$ 3,677,340	\$ 5,380,425	\$ 3,228,255	\$ 65,461,208	\$ 50,000	\$ 10,057,600	\$ 203,943,828	\$ 2,629,804	\$ 1,047,536	\$ 4,282,088
35	2054	2%	5,778	\$ 1,489,258,203	\$ 10,716,819	\$ 6,965,932	\$ 145,448,553	\$ 3,750,887	\$ 5,488,033	\$ 3,292,820	\$ 68,754,028	\$ 50,000	\$ 10,258,752	\$ 214,202,581	\$ 2,629,804	\$ 1,121,083	\$ 5,403,171
					\$223,767,004	\$ 145,448,553		\$ 78,318,451	\$114,590,046	\$ 68,754,028		\$ 214,202,581			\$72,915,281	\$ 5,403,171	

### Footnotes:

- 1) Assumes 2% value growth per year, with 0% growth for 2 years every ten to simulate a recession
- 2) Values come from Developer PPFP v.4 dated 9/12/2019
- 3) Based on 2018 FY Tax Rate
- 4) Average 2019 Home Value: \$344,167

### Assumptions:

City Contribution Rate	65%
County Contribution Rate	60%
2019 Base Value	\$ 76,740
City Tax O&M Rate	0.48792
City I&S Rate	0.24608
Population per Unit	2.3
County Tax Rate	0.375878
City Population	143,350
Public Saf. Expenditures 2018	\$ 65,248,950
Public Saf. Cost per Capita	\$ 455
GF Expenditures 2018	\$ 123,343,020
GF Cost per Capita	\$ 860

# Spradley Farms TIRZ No. 13

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA CONSISTING OF APPROXIMATELY 652 ACRES OF UNDEVELOPED PROPERTY GENERALLY LOCATED BETWEEN FM 2757 AND IH-20 AND NORTH OF IH-20 EAST OF FM 740 IN KAUFMAN COUNTY, TEXAS, AND BEING COMMONLY REFERRED TO AS SPRADLEY FARMS, LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF MESQUITE, TEXAS, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, 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 of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

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

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone consisting of approximately 652 acres of undeveloped property generally located between FM 2757 and IH-20 and North of IH-20 East of FM 740 in Kaufman County, Texas, and being commonly referred to as Spradley Farms, and being the property located within the boundary description attached hereto as Exhibit "A" and made a part hereof for all purposes and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" and made a part hereof for all purposes (the "Proposed Zone"); and

WHEREAS, a preliminary reinvestment zone financing plan has been prepared for the Proposed Zone as required by the Act (the "Preliminary Reinvestment Zone Financing Plan"); and

WHEREAS, notice of the public hearing on the creation of the Proposed Zone was published in a newspaper of general circulation in the City and in a newspaper of general circulation in Kaufman County, Texas, on or before August 26, 2019, which date is before the seventh (7th) day before the public hearing held on September 3, 2019; and

WHEREAS, on September 3, 2019, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Proposed Zone, the boundaries of the Proposed 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 Proposed Zone; and

WHEREAS, on September 3, 2019, the City Council continued the public hearing on the creation of the Proposed Zone to the City Council meeting on September 16, 2019, with the public hearing remaining open; and

WHEREAS, on September 16, 2019, the City Council continued the public hearing on the creation of the Proposed Zone in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Proposed Zone, the boundaries of the Proposed 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 Proposed Zone; and

WHEREAS, the public hearing on the creation of the Proposed Zone, opened on September 3, 2019, and continued on September 16, 2019, is hereinafter referred to as the "public hearing"; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on September 16, 2019; and

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

WHEREAS, the City has taken all actions required to create the Proposed Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other laws applicable to the creation of the Proposed Zone; and

WHEREAS, less than thirty percent (30%) of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes and the total appraised value of taxable real property in the Proposed Zone and in existing reinvestment zones of the City is less than twenty-five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts, if any, created by the City.

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

## SECTION 1. RECITALS INCORPORATED.

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



## SECTION 2. FINDINGS.

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

- (a) That the public hearing on the creation of the Proposed Zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act, and that owners of property within the Proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Proposed Zone; and
- (b) That creation of the Proposed Zone with boundaries as described and depicted in Exhibits "A" and "B" will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the Proposed Zone; and
- (c) That the Proposed Zone, as described and depicted in Exhibits "A" and "B," meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  - (1) It is a geographic area located wholly within the corporate limits of the City; and
  - (2) The area is predominately open, unproductive and undeveloped and, because of the lack of necessary public improvements and other facilities, substantially impairs the sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the Proposed Zone, excluding property that is publicly owned, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the Proposed Zone, together with the total appraised value of taxable real property in all other existing reinvestment zones of the City, according to the most recent appraisal rolls of the City, does not exceed twenty-five percent (25%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the Proposed Zone will significantly enhance the value of all taxable real property in the Proposed Zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the Proposed Zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the Proposed Zone will promote development or redevelopment of the economy within the Proposed Zone and develop or expand business and commercial activity within the Proposed Zone; and
- (i) That the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone was prepared prior to the adoption of this Ordinance; and
- (j) That the City Council finds that the Preliminary Reinvestment Zone Financing Plan for the Proposed Zone is feasible.

## SECTION 3. 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 located within the boundary description attached hereto as Exhibit "A" and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit "B" as a tax increment reinvestment zone (the "Zone"). The name assigned to the Zone for identification is Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms).

## SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Members of the City Council may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age and: (1) is a resident of the county in which the Zone is located or a county adjacent to that county; or (2) owns real property in the Zone, whether or not the individual resides in the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as the "Project and Finance Plan") as required by the Act and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by the City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be seven members and the following shall be the initial members of the Board:
  - (1) Stan Pickett
  - (2) Jeff Casper
  - (3) Bruce Archer
  - (4) Dan Aleman
  - (5) Greg Noschese
  - (6) Tandy Boroughs
  - (7) Robert Miklos

# Spradley Farms TIRZ No. 13

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The City Council hereby appoints Mayor Stan Pickett to serve as chairman of the Board for the remainder of calendar year 2019. Before the end of calendar year 2019 and each calendar year thereafter, the City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. If the City Council does not appoint a chairman during that period, the Mayor of the City is automatically appointed to serve as chairman for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

## SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and the Zone shall terminate on the earlier of: (1) December 31, 2054 or an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (2) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.

## SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2019, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). Pursuant to Section 311.013(l) of the Act, the amount of the tax increment for a year will be determined in the ordinance adopted under Section 311.011 of the Act approving the reinvestment zone financing plan for the Zone calculated on the amount of real property taxes levied and collected by the City, and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Act, as amended, the captured appraised value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone for that year less the Tax Increment Base of the City or other taxing unit participating in the Zone (the "Captured Appraised Value").

## SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a tax increment fund for the Zone ("Tax Increment Fund"), that may be divided into subaccounts as set forth in the Project and Finance Plan, into which the Tax Increment of the City and participating taxing units, if any, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs,

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plus interest, for the Zone. Surplus funds in the Tax Increment Fund shall be disbursed as authorized and provided in the Act.

## SECTION 8. SEVERABILITY CLAUSE.

That should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall not be affected and shall remain in full force and effect. The City Council hereby declares that it is the intent of the City Council that the provisions, sections, subsections, sentences, clauses and phrases of this Ordinance are severable and that the City Council would have passed this Ordinance without the incorporation of such invalid or unconstitutional provision, section, subsection, sentence, clause or phrase and all remaining provisions, sections, subsections, sentences, clauses and phrases shall remain in full force and effect.

## SECTION 9. OPEN MEETINGS.

That 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 Municipal Center and at the City Hall of the City for the time required by law preceding the meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

## SECTION 10. EFFECTIVE DATE.

That this Ordinance shall be in full force and effect from and after its passage as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 16th day of September 2019.

\_\_\_\_\_  
Stan Pickett  
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Sonja Land  
City Secretary

\_\_\_\_\_  
David L. Paschall  
City Attorney

