

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, REPEALING ORDINANCE NO. 4734 THAT APPROVED A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS) (THE “ZONE”), ESTABLISHED A TAX INCREMENT FOR THE ZONE, AND MADE A FINDING REGARDING FEASIBILITY; MAKING A NEW FINDING REGARDING FEASIBILITY; DISAPPROVING THE PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR THE ZONE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite, Texas (“**City**”), established Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the “**Zone**”), established a Board of Directors for the Zone (the “**Board**”) to promote development or redevelopment in the Zone, and created and established a tax increment fund for the Zone pursuant to Ordinance No. 4713 approved by the City Council of the City (the “**City Council**”) on September 16, 2019, in accordance with the Tax Increment Financing Act, V.T.C.A, Tax Code, Chapter 311 (the “**Act**”); and

WHEREAS, the Zone consists of approximately 652 acres and being the property located within the boundary description attached hereto as Exhibit 1 and being generally depicted as the area shaded in blue on the boundary map attached hereto as Exhibit 2, both of which are made a part hereof for all purposes; and

WHEREAS, following the Board’s preparation and adoption of a project plan and reinvestment zone financing plan for the Zone (the “**Project Plan and Financing Plan**”) and submission of the Project Plan and Financing Plan to the City Council for consideration on November 4, 2019, the City Council approved Ordinance No. 4734, a true and correct copy of which is attached hereto as Exhibit 3 and made a part hereof for all purposes, making findings, approving and adopting the Project Plan and Financing Plan, attached thereto as Exhibit C, and designating the portion of the tax increment produced by the City from property located in the Zone that the City is to pay into the tax increment fund for the Zone; and

WHEREAS, the feasibility of the Project Plan and Financing Plan is dependent upon Kaufman County designating and paying into the tax increment fund for the Zone sixty-five percent (65%) of the tax increment produced by Kaufman County from property located in the Zone and the City Council’s approval of Ordinance No. 4734 was likewise dependent on Kaufman County’s participation at said level; and

WHEREAS, Kaufman County has failed to designate the tax increment produced by Kaufman County from property located in the Zone that Kaufman County will pay into the tax increment fund for the Zone and has not approved an agreement for such purposes as required by the Act; and

WHEREAS, the Project Plan and Financing Plan is no longer feasible due to, among other things, the inaction of Kaufman County.

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

SECTION 1. 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. In accordance with the Act, the City Council has reviewed the Project Plan and Financing Plan attached as Exhibit C to Exhibit 3 hereto, has considered events, information, actions and inactions relating to the feasibility of the Project Plan, including but not limited to the failure of Kaufman County to designate the tax increment produced by Kaufman County from property located in the Zone that Kaufman County will pay into the tax increment fund for the Zone and failure to approve an agreement for such purposes pursuant to the Act, and hereby finds that such Project Plan and Financing Plan is no longer feasible and, accordingly, disapproves the Project Plan and Financing Plan for all purposes.

SECTION 3. The City Council hereby repeals Ordinance No. 4734 in its entirety, and Ordinance No. 4734 is hereby of no force and effect as to any matter contained therein.

SECTION 4. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 5. That should any word, sentence, clause, paragraph, section or provision of this ordinance be held to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately upon passage of this ordinance.

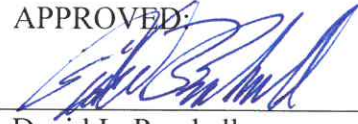
DULY PASSED AND APPROVED by the City Council of the City of Mesquite,
Texas, on the 6th day of January 2020.

Bruce Archer
Mayor

ATTEST:

Sonja Land
City Secretary

APPROVED:



David L. Paschall
City Attorney

BOUNDARY DESCRIPTION

TIRZ #13

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

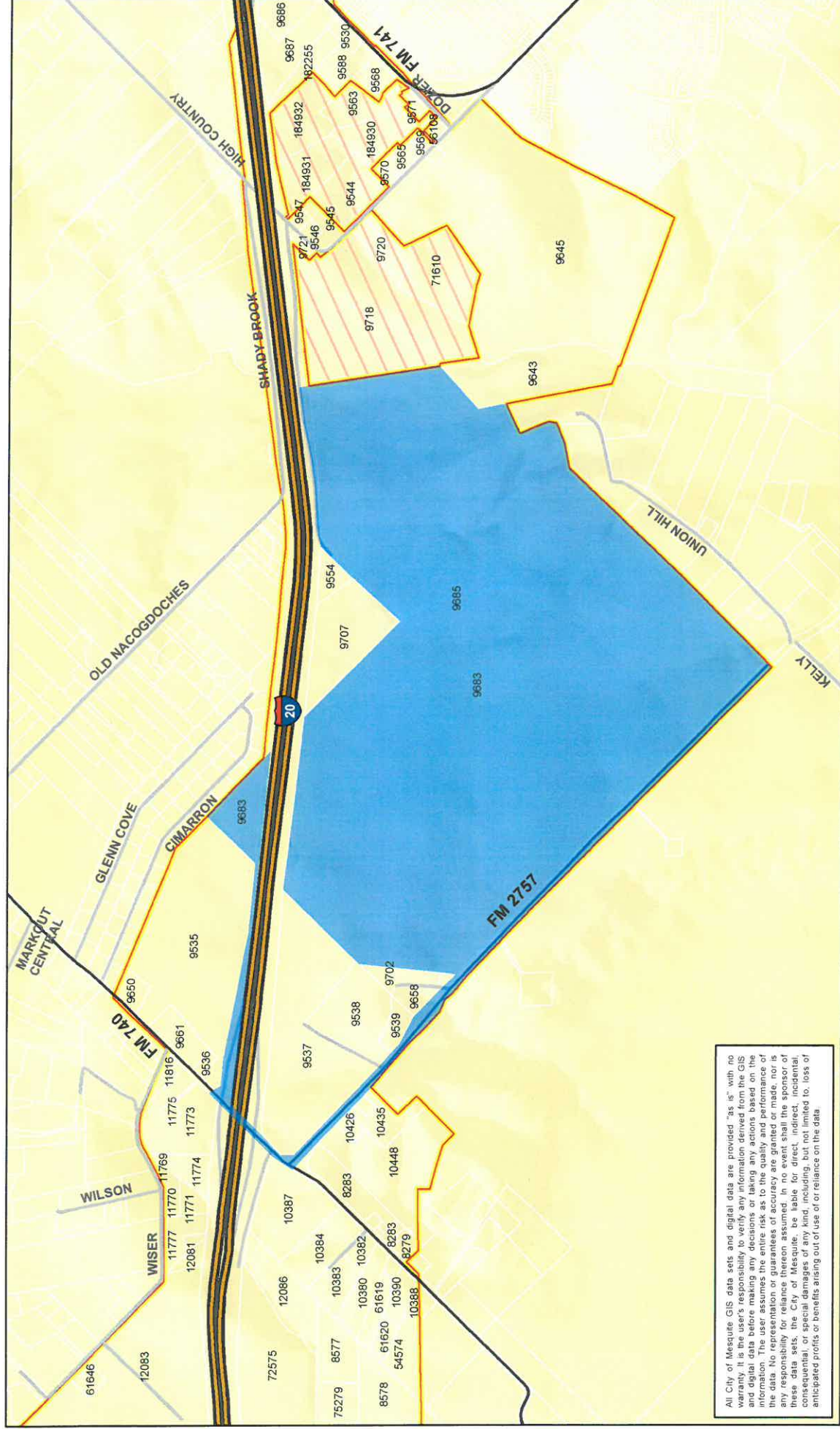
North along the right of way of Highway 20 to include the access road along the southern right of way of Highway 20, thence

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 #13



All City of Mesquite GIS data sets and digital data are provided "as is" with no warranty. It is the user's responsibility to verify any information derived from the GIS information. The City of Mesquite does not warrant the accuracy, completeness, or timeliness of the data. No representation or guarantee of accuracy is made by the City of Mesquite. The City of Mesquite is not responsible for any reliance thereon assumed. In no event shall the sponsor of these data sets, the City of Mesquite, be liable for direct, indirect, incidental, consequential, or special damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising out of use of or reliance on the data.

MESQUITE

T E X A S

Real. Texas. Service.

Roads

- Highways
- Major Roads
- Minor Roads

Areas

- TIRZ #13
- Mesquite City Limit
- Parcels
- Mesquite 43.035 Agreement

ORDINANCE NO. 4734

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING A PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF MESQUITE, TEXAS (SPRADLEY FARMS); ESTABLISHING A TAX INCREMENT FOR THE ZONE; MAKING A FINDING REGARDING FEASIBILITY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite, Texas ("City"), established Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms) (the "Zone"), and established a Board of Directors for the Zone to promote development or redevelopment in the Zone pursuant to Ordinance No. 4713 approved by the City Council of the City (the "City Council") on September 16, 2019 ("City Ordinance No. 4713"), in accordance with the Tax Increment Financing Act, V.T.C.A, Tax Code, Chapter 311 (the "Act"); and

WHEREAS, the Zone consists of approximately 652 acres 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; and

WHEREAS, pursuant to Section 311.013(l) of the Act, the governing body of a municipality that designates an area as a reinvestment zone may determine in the ordinance approving the reinvestment zone financing plan for the zone, the portion of the tax increment produced by the municipality that the municipality is required to pay into the tax increment fund for the zone; and

WHEREAS, pursuant to City Ordinance No. 4713, a tax increment fund was created and established for the Zone (the "Tax Increment Fund"); and

WHEREAS, on November 4, 2019, the Board of Directors of the Zone (the "Board"), prepared and adopted a project plan ("Project Plan") and reinvestment zone financing plan ("Financing Plan") for the Zone, a true and correct copy of which is attached hereto as Exhibit "C" and made a part hereof for all purposes (hereinafter collectively the "Project Plan and Financing Plan"); and

WHEREAS, the City Council desires to determine in this ordinance the portion of the tax increment produced by the City that the City is required to pay into the Tax Increment Fund for the Zone; and

WHEREAS, in compliance with the Act, the Board hereby submits the Project Plan and Financing Plan to the City Council for approval; and

WHEREAS, the Board respectfully recommends approval of the Project Plan and Financing Plan by the City Council in order to promote development or redevelopment of the Zone.

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

SECTION 1. 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. That the City Council finds that the Project Plan and Financing Plan submitted to the City Council includes the following information required by §311.011 of the Act:

A. The Project Plan includes:

- (1) A description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property;
- (2) Proposed changes of zoning ordinances, the master plan of the City, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of Kaufman County, Texas, if applicable;
- (3) A list of estimated non-project costs; and
- (4) A statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

B. The Financing Plan includes:

- (1) A detailed list describing the estimated project costs of the Zone, including administrative expenses;
- (2) A statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone;
- (3) A finding that the plan is economically feasible and an economic feasibility study;
- (4) The estimated amount of bonded indebtedness to be incurred;

- (5) The estimated time when related costs or monetary obligations are to be incurred;
- (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone;
- (7) The current total appraised value of taxable real property in the Zone;
- (8) The estimated captured appraised value of the Zone during each year of its existence; and
- (9) The duration of the Zone.

SECTION 3. That in accordance with the Act, the City Council has reviewed the Project Plan and Financing Plan attached hereto as Exhibit "C" and made a part hereof for all purposes, and hereby finds that such Project Plan and Financing Plan is feasible.

SECTION 4. That in accordance with the Act, the City Council hereby approves and adopts the Project Plan and Financing Plan attached hereto as Exhibit "C" and made a part hereof for all purposes.

SECTION 5. 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 for the property within 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 within 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 on real property located within the Zone is seventy percent (70%) of real property taxes levied and collected by the City and all or a portion of property taxes of Kaufman County, Texas (as set forth in the Project Plan and Financing Plan and in an agreement to participate in the Zone) for the period set forth in Section 6 below 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, the captured appraised value of real property taxable by the City or other taxing unit participating in the Zone and located within 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 within 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").

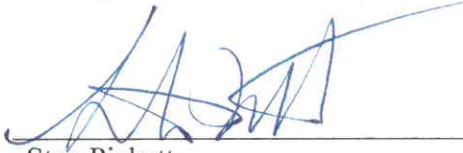
SECTION 6. That the deposit of the Tax Increment into the Tax Increment Fund for the Zone shall commence with a deposit of the Tax Increment collected and deposited in 2021 and shall continue until (i) the date all bonds issued by the Spradley Farms Improvement District of Kaufman County with a pledge of Zone revenues have been issued and paid in full (provided in no event shall Zone revenues be paid beyond the date set forth in Section 6 (ii)(b) below), or (ii) the earlier of (a) the date all project costs of the Zone have otherwise been paid or reimbursed in full; or (b) the expiration of thirty-four (34) years from the initial deposit, (or thirty-five (35) annual deposits of revenues).

SECTION 7. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 8. That should any word, sentence, clause, paragraph, section or provision of this ordinance be held to be unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions of this ordinance shall remain in full force and effect.

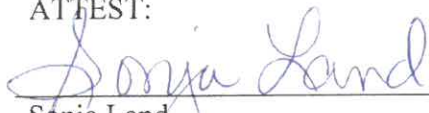
SECTION 9. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of November 2019.



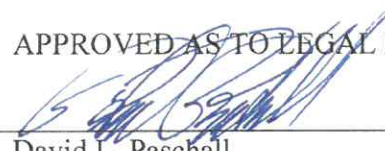
Stan Pickett
Mayor

ATTEST:



Sonja Land
City Secretary

APPROVED AS TO LEGAL FORM:



David L. Paschall
City Attorney

EXHIBIT A
BOUNDARY DESCRIPTION

TIRZ #13

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

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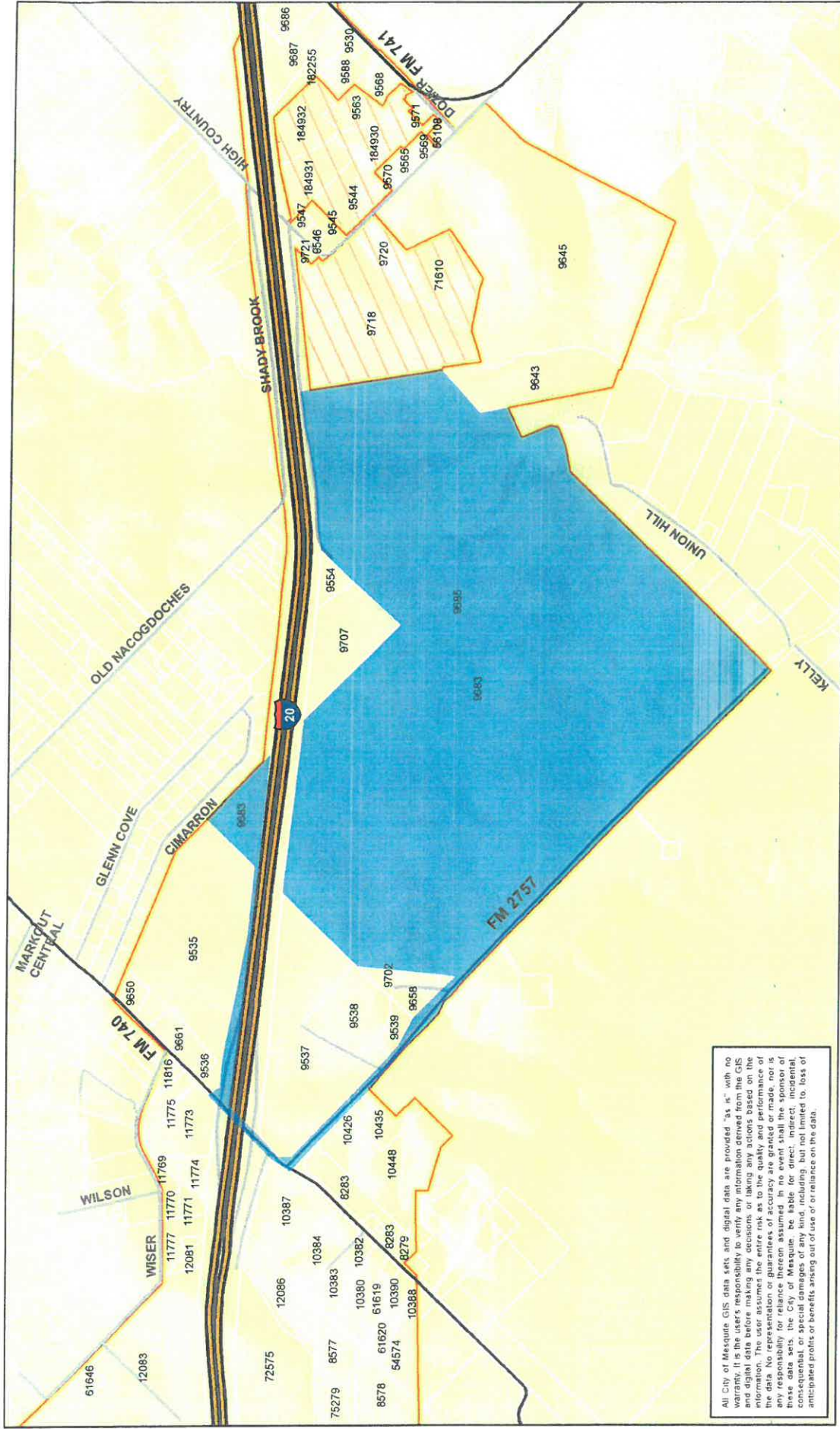
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South along the property line of Property ID 9683 to the point it meets the eastern right of way boundary of FM 2757, which is the point of beginning.

Spradley Farms - TIRZ #13



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MESQUITE
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Roads

- Highways
- Major Roads
- Minor Roads

Areas

- TIRZ #13
- Mesquite City Limit
- Parcels
- Mesquite 43.035 Agreement

EXHIBIT “C”

Project Plan and Financing Plan

(to be attached)

Project and Financing Plan
Reinvestment Zone Number Thirteen
City of Mesquite
(Spradley Farms)
Date Approved: November 4, 2019



City of Mesquite, TX

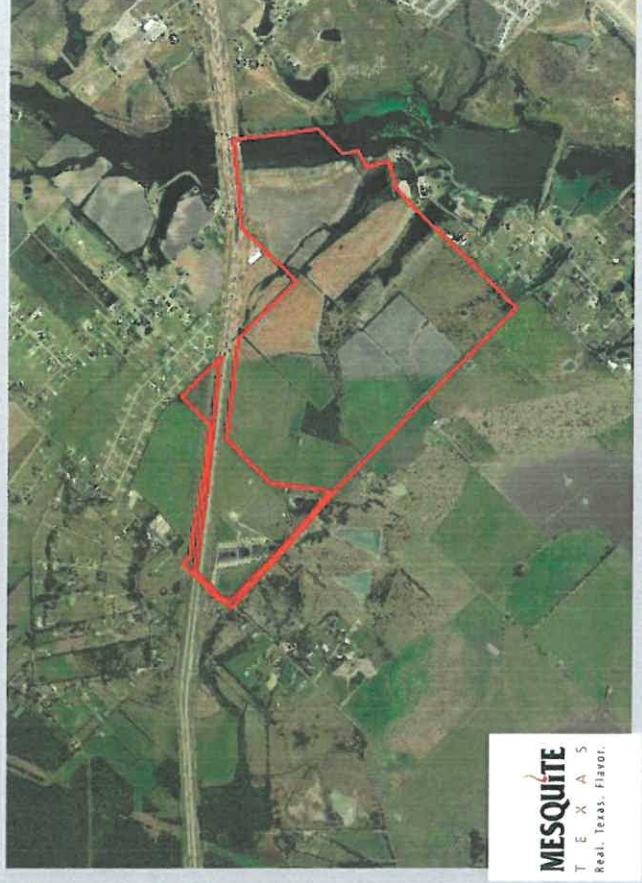


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City of Mesquite
Department of Economic Development

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1515 N. Galloway Ave. Mesquite, TX 75149



Introduction

Tax Increment Financing Program

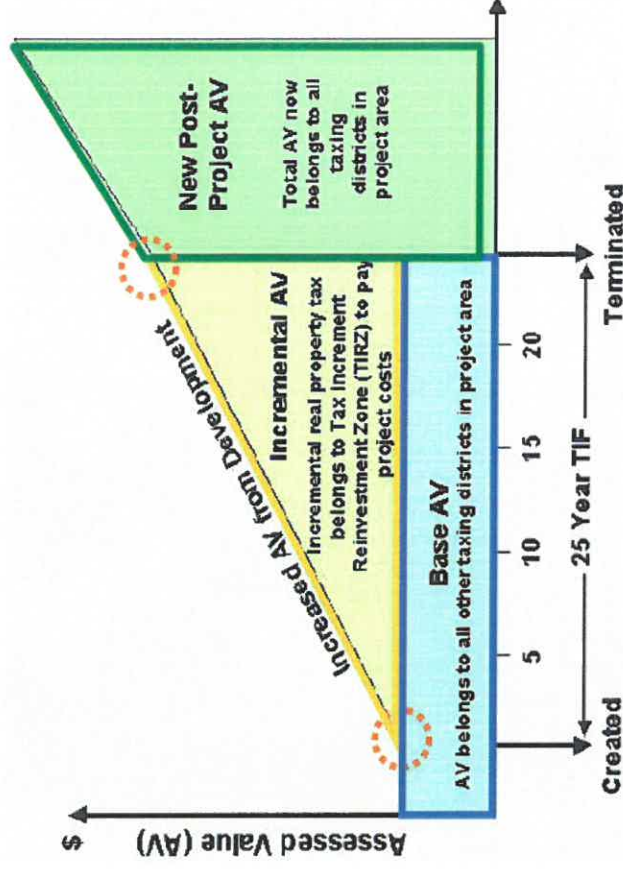
Chapter 311 of the Texas Tax Code (the TIRZ Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance 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.

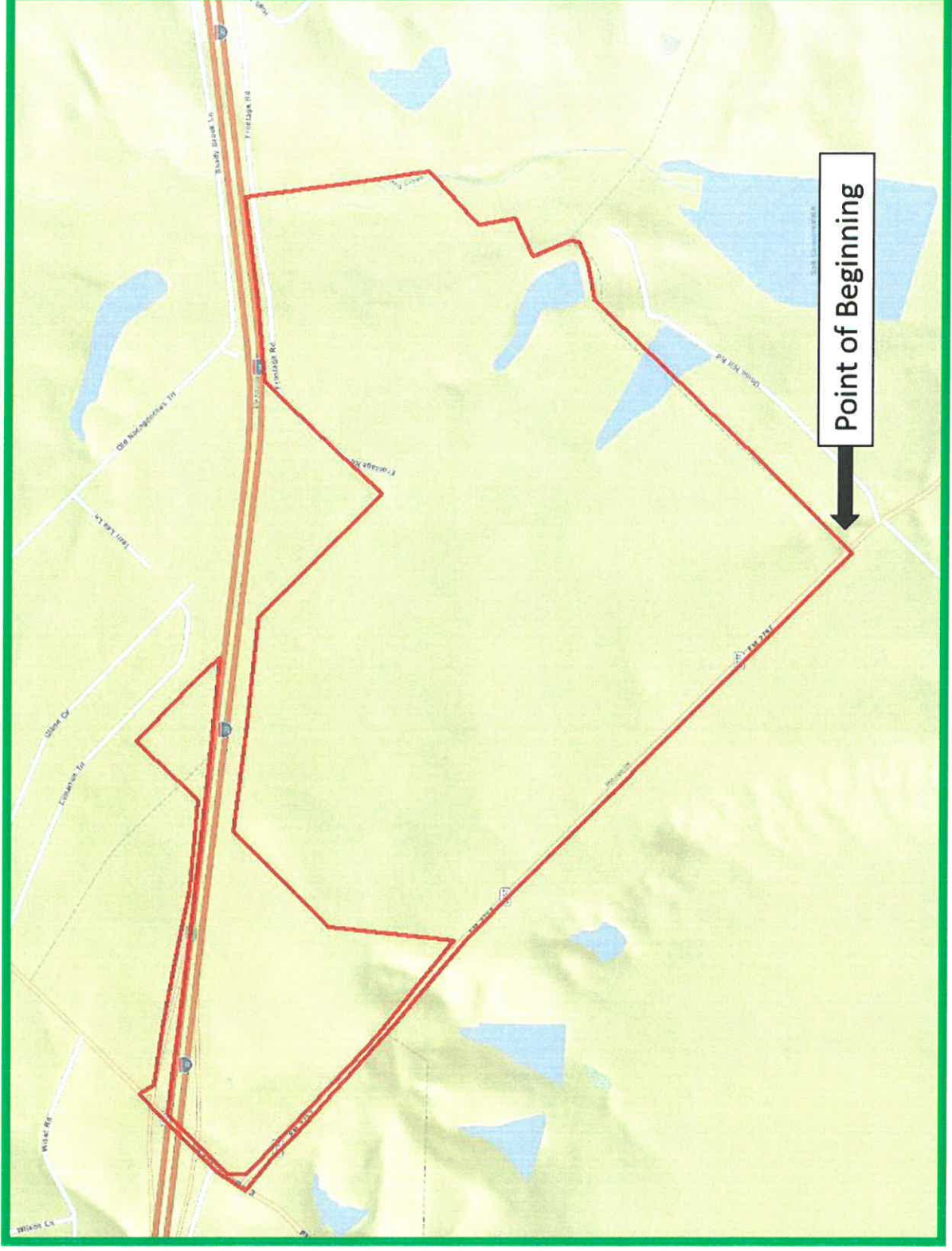
On September 16, 2019, the City Council passed Ordinance 4713 to create Reinvestment Zone Number Thirteen, City of Mesquite, Texas (Spradley Farms).

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 November 4, 2019.



Spradley Farms TIRZ No. 13 Boundary



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

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Spradley Farms TIRZ No. 13

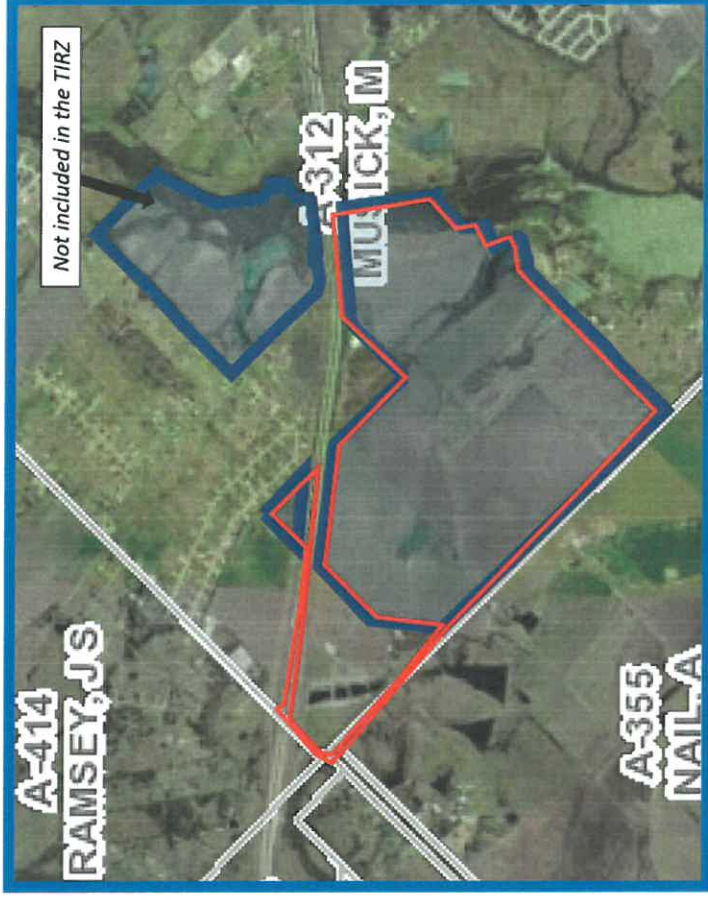
Current Land Use

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.



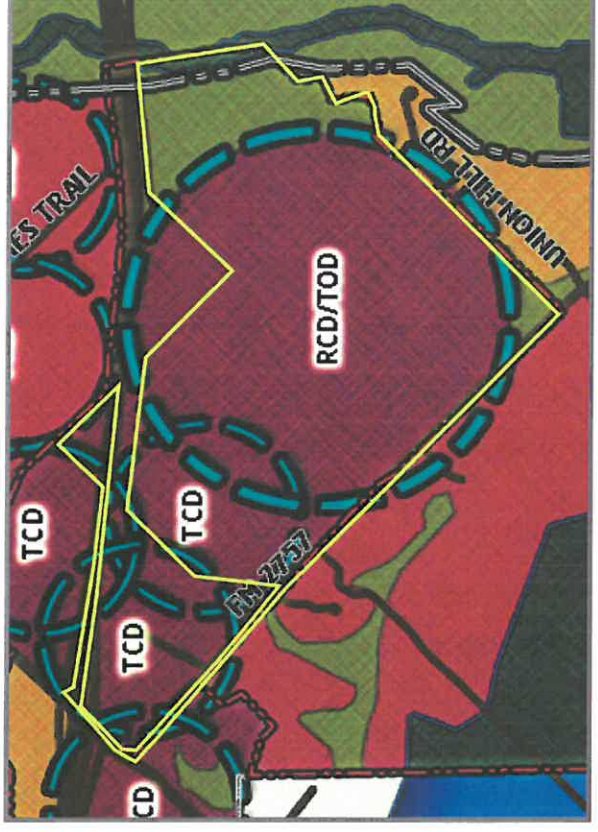
PROPERTY ID	OWNER	ACRE	LEGAL DESCRIPTION	LAND	IMPR.	MARKET	AG VALUE	TOTAL ASSESSED
9683	SPRADLEY / FORNEY DEVELOPMENT LTD	797.45	MARTHA MUSICK, 797.45 ACRES, & BLDGS	\$7,619,450	\$10,550	\$7,630,000	\$66,190	\$76,740

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 presented 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).

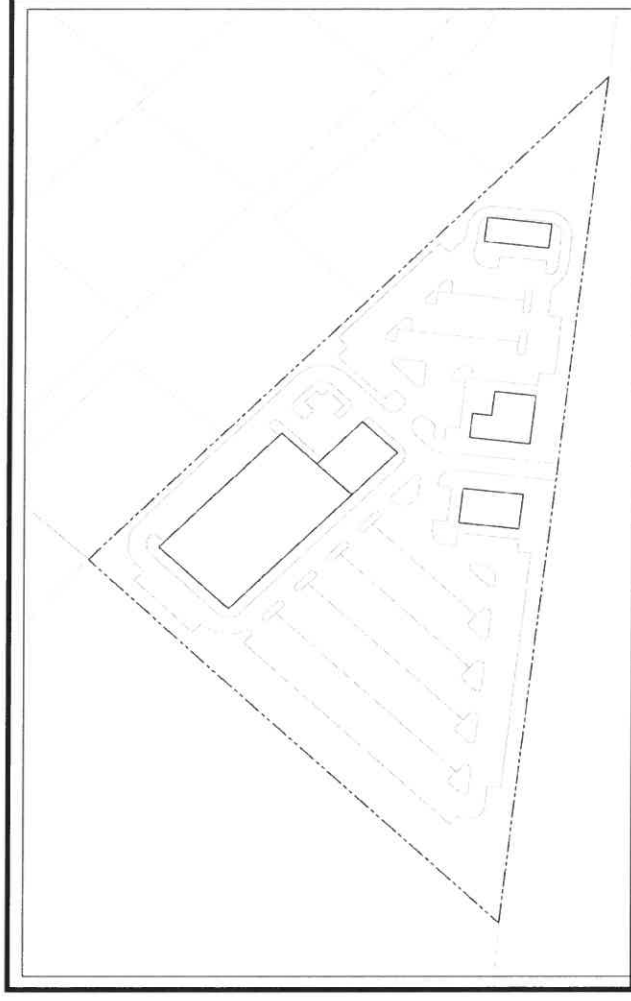
The project and financing plan includes the funding of \$230 million in public infrastructure improvements. The TIRZ will fund these developments through the contribution of 70% of the City's real property increment generated within the zone, and 65% of the County's real property increment, subject to 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.

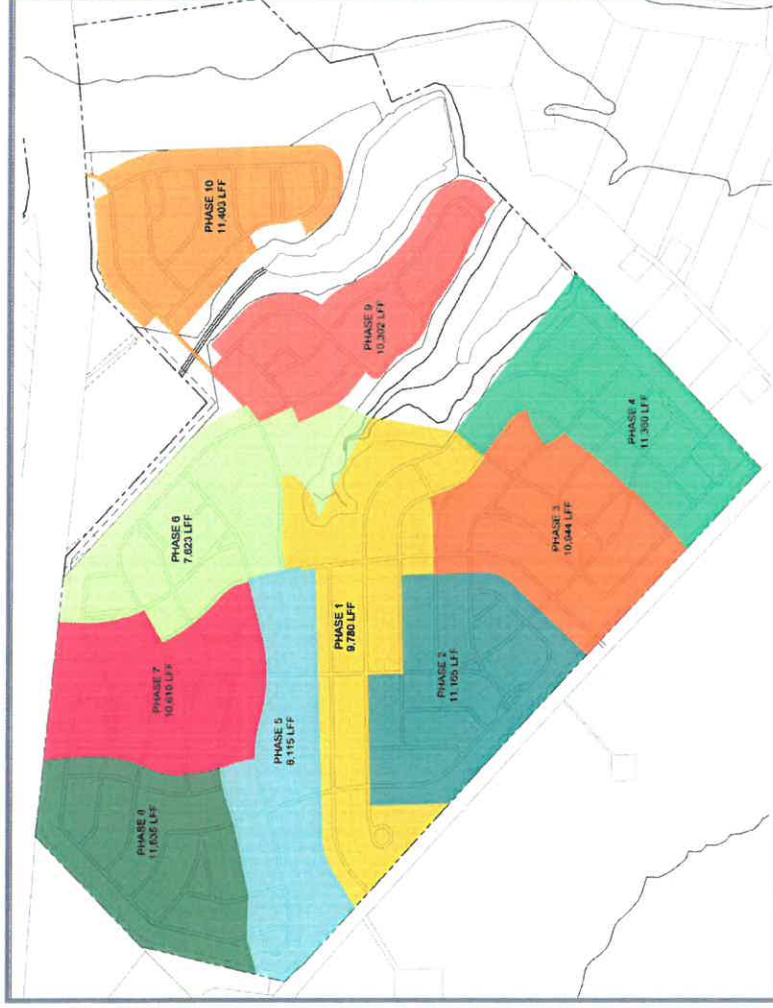
*Note: Assumptions provided by the Developer

	Phase Completion	Units	Taxable Value PSF/Unit	Incremental Value
PHASE #1				
Townhomes	2023	83	\$ 235,000	\$ 19,431,933
35 LFF	2023	68	\$ 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
		328		\$ 103,251,092
PHASE #2				
Townhomes	2024	62	\$ 239,700	\$ 14,752,923
35 LFF	2024	50	\$ 290,700	\$ 14,471,343
40 LFF	2024	50	\$ 311,000	\$ 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
		248		\$ 79,876,274
PHASE #3				
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	\$ 8,458,074
		248		\$ 81,348,798
PHASE #4				
Townhomes	2026	78	\$ 249,384	\$ 18,397,532
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
		310		\$ 103,782,476
PHASE #5				
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
		186		\$ 63,383,377
PHASE #6				
Townhomes	2028	47	\$ 259,459	\$ 12,064,843
35 LFF	2028	37	\$ 314,663	\$ 11,769,081
40 LFF	2028	37	\$ 336,745	\$ 12,594,962
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
		186		\$ 64,816,444
PHASE #7				
Townhomes	2029	78	\$ 264,648	\$ 20,589,423
35 LFF	2029	62	\$ 320,956	\$ 19,376,121
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
		310		\$ 110,111,291
PHASE #8				
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
		248		\$ 89,791,083
PHASE #9				
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
		248		\$ 91,588,145
PHASE #10				
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
		201		\$ 75,675,927
Total		2,513		\$ 863,624,908

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		\$ 16,159,106	7.01%
Sanitary Sewer Facilities and Improvements		14,015,316	6.07%
Storm Water Facilities and Improvements		46,310,476	20.09%
Transit/Parking Improvements		5,394,052	2.34%
Street and Intersection Improvements		63,553,002	27.57%
Open Space, Park and Recreation Facilities and Improvements		25,840,738	11.21%
Administrative Costs		59,242,370	25.70%
Total		\$230,515,060	100.00%

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.

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.

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:

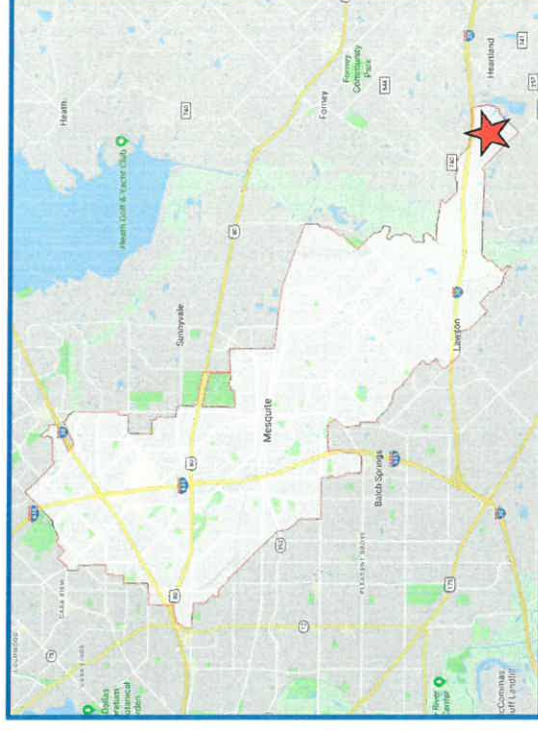
Consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the assessed property. The water distribution system improvements will be 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:

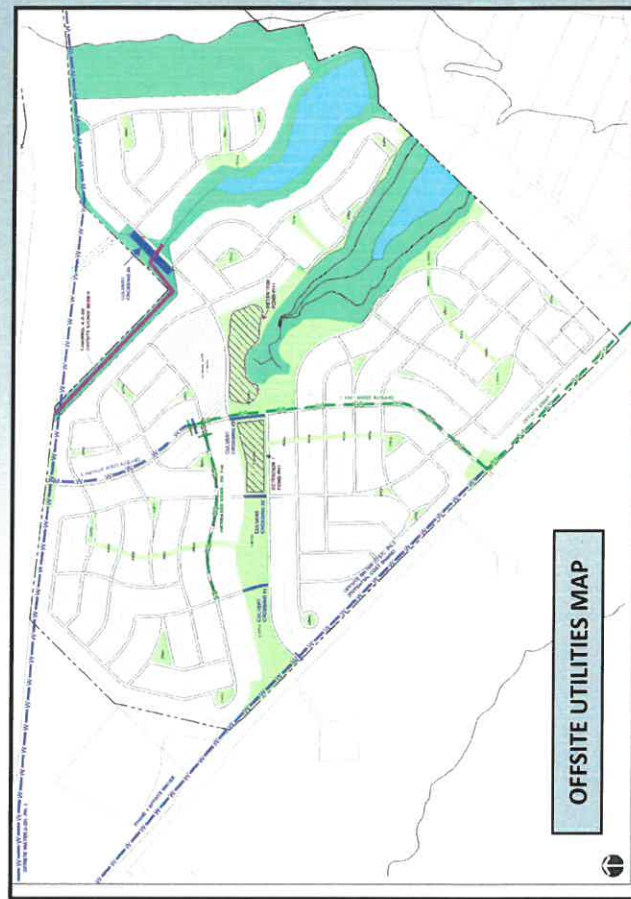
Consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with TCEQ standards and specifications. and will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



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 70% of its real property increment. It is also anticipated that Kaufman County will contribute 65% 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	70%
Kaufman County	0.37587800	65%
Road and Bridge	0.11000000	0%
Forney ISD	1.54000000	0%
	2.75987800	0.75812070
Personal Property Tax		Participation
City of Mesquite	0.73400000	0%
Kaufman County	0.47870000	0%
Road and Bridge	0.11000000	0%
Forney ISD	1.54000000	0%
	2.86270000	0.00000000
Sales Tax Rate	0.02000000	0.00%
		0.00000000

Taxing Unit Participation and Tax Increment Contribution

70% City Tax Increment or 0.5138000 Tax Rate Equivalent

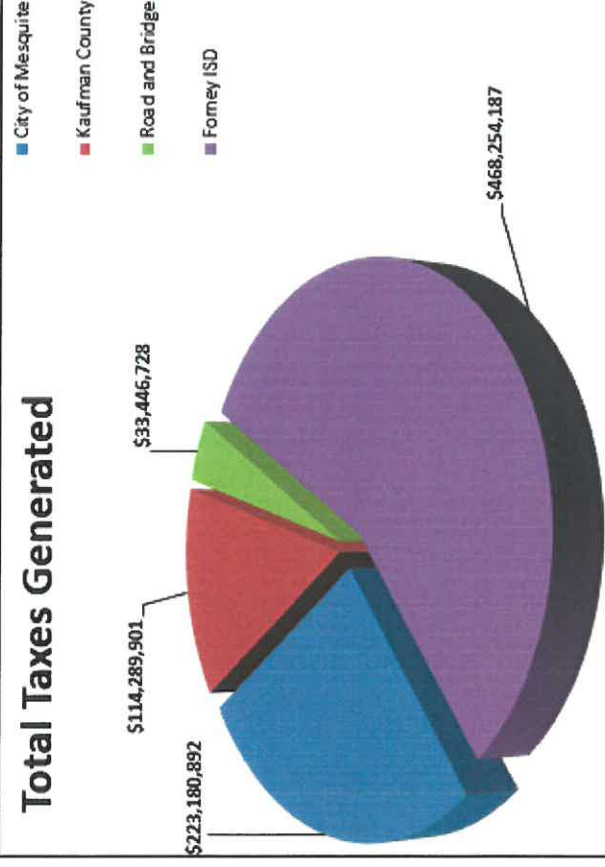
65% County Tax Increment or 0.2443207 Tax Rate Equivalent

Spradley Farms TIRZ No. 13

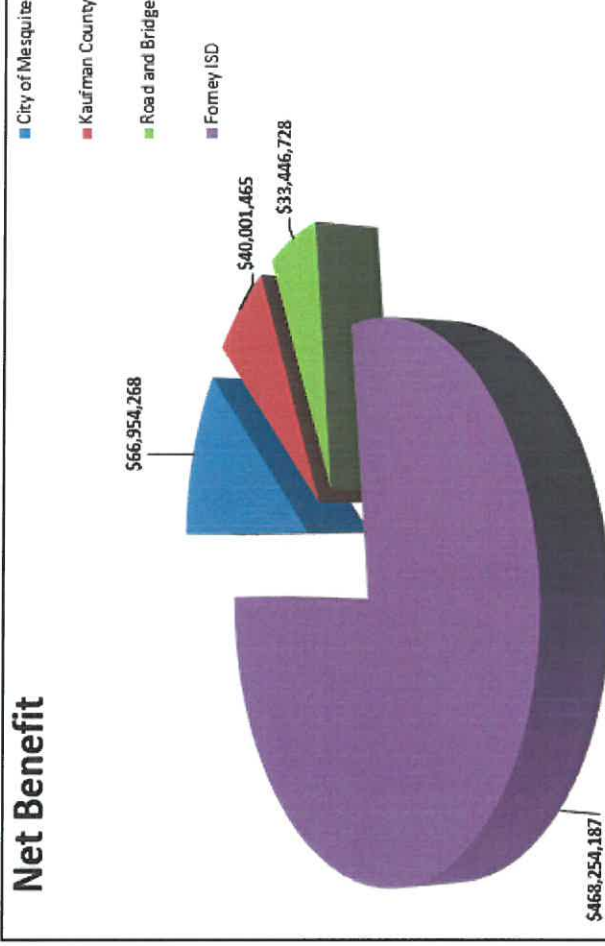
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ	Net Benefit
City of Mesquite	\$223,180,892	\$156,226,624	\$66,954,268
Kaufman County	\$114,289,901	\$74,288,436	\$40,001,465
Road and Bridge	\$33,446,728	\$0	\$33,446,728
Forney ISD	\$468,254,187	\$0	\$468,254,187
Total	\$839,171,708	\$230,515,060	\$608,656,648

Total Taxes Generated



Net Benefit

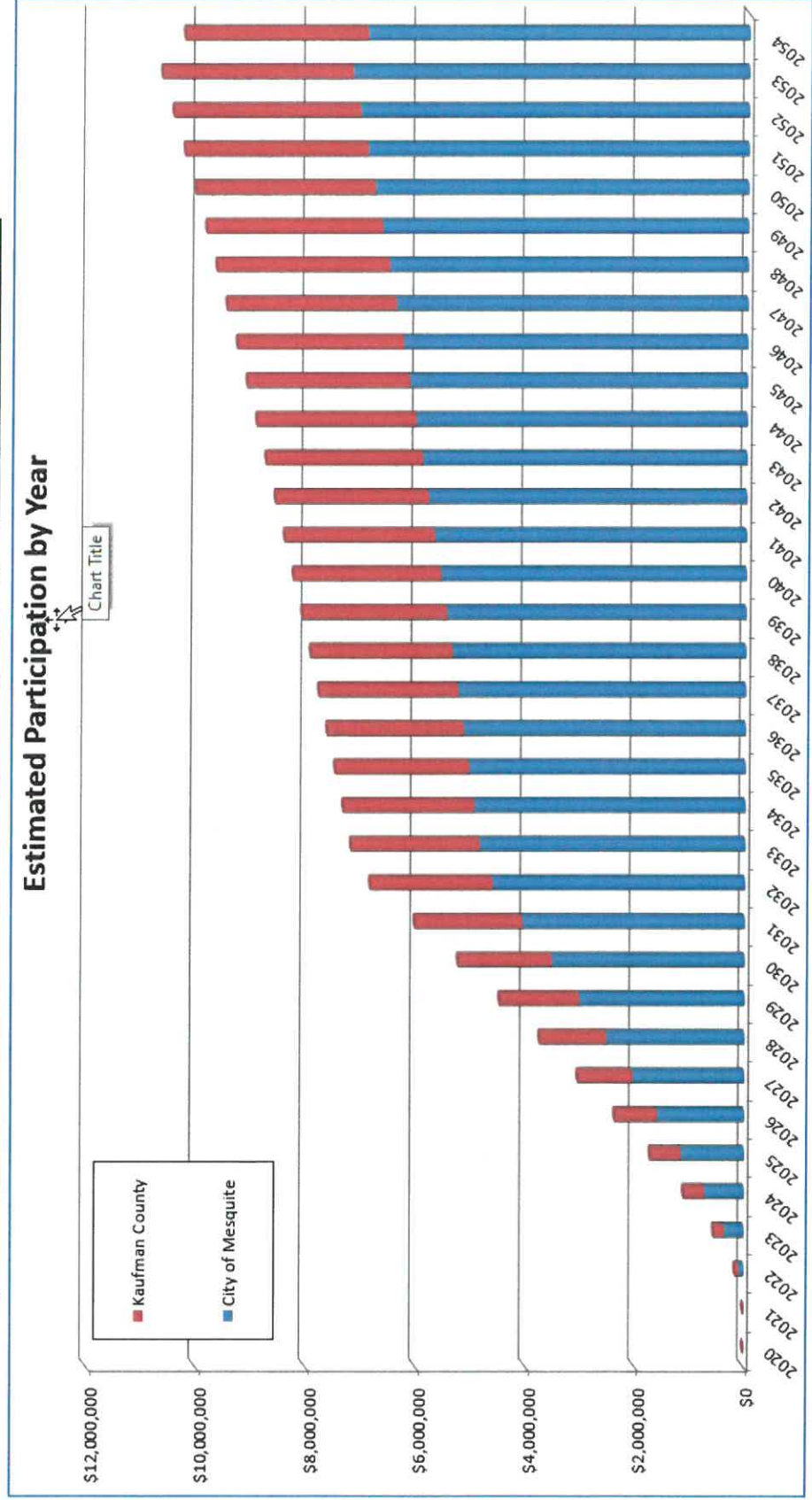


Spradley Farms TIRZ No. 13

Revenue

Taxing Jurisdictions	Total Taxes Generated	TIRZ	Net Benefit
City of Mesquite	\$223,180,892	\$156,226,624	\$66,954,268
Kaufman County	\$114,289,901	\$74,288,436	\$40,001,465
Road and Bridge	\$33,446,728	\$0	\$33,446,728
Forney ISD	\$468,254,187	\$0	\$468,254,187
Total	\$839,171,708	\$230,515,060	\$608,656,648

Estimated Participation by Year



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	-	12	24	147,998	539,394	1,085,608	1,712,416	2,363,589	3,036,830	3,742,314	4,475,282	5,229,055	6,014,377
Net Benefit	-	30	62	390,776	1,424,227	2,866,460	4,521,499	6,240,867	8,018,507	9,881,282	11,816,624	13,806,902	15,880,482

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	6,828,840	7,178,131	7,321,706	7,468,151	7,617,526	7,769,888	7,925,298	8,083,815	8,245,503	8,410,425
Net Benefit	18,031,009	18,953,285	19,332,380	19,719,059	20,113,471	20,515,771	20,926,117	21,344,670	21,771,595	22,207,057

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	8,578,645	8,750,230	8,925,246	9,103,762	9,285,849	9,471,578	9,661,021	9,854,253	10,051,350	10,252,388
Net Benefit	22,651,229	23,104,284	23,566,400	24,037,760	24,518,545	25,008,947	25,509,156	26,019,370	26,539,788	27,070,615

Year	33	34	35	Spradley Farms Totals
Category	2052	2053	2054	Totals
Total Tax Generated	38,069,506	38,830,938	37,352,534	839,171,708
TIF Participation	10,457,448	10,666,608	10,260,500	230,515,060
Net Benefit	27,612,058	28,164,330	27,092,034	608,656,648

Spradley Farms TIRZ No. 13

Residential Revenue and Cost Benefit Projections

Inflation Rate, Discount Rate and Real Property Tax Participation

INFLATION RATE		2.00%
		+
DISCOUNT RATE		6.00%
REAL PROPERTY TAX		PARTICIPATION
City of Mesquite	0.734000000	70%0.5138000
Kaufman County	0.37587800	65%0.2443207
Road and Bridge	0.110000000	0%0.00000000
Forney ISD	1.540000000	0%0.00000000
	2.75987800	0.7581207

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	\$ 32,183,508
Kaufman County	\$ 16,481,025
Road and Bridge	\$ 4,823,142
Forney ISD	\$ 67,523,981
	121,011,656
	100.0%

TOTAL PARTICIPATION	TOTAL
City of Mesquite	\$ 22,528,456
Kaufman County	\$ 10,712,666
Road and Bridge	\$ -
Forney ISD	\$ -
	\$ 33,241,122
	100.0%

NET BENEFIT	TOTAL
City of Mesquite	\$ 9,655,052
Kaufman County	\$ 5,768,359
Road and Bridge	\$ 4,823,142
Forney ISD	\$ 67,523,981
	\$ 87,770,534
	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

TOTAL TAX REVENUE

	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
REAL PROPERTY												
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	3,209,177	3,273,299
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	-	-	-	-	-	-	-	-	-	-	-	-
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
REAL PROPERTY												
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	3,406,641	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	

TOTAL TAX REVENUE

	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
REAL PROPERTY											
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
Kaufman County	576,693	588,227	599,992	611,992	624,232	636,716	649,450	662,439	675,688	689,202	703,960
Road and Bridge	168,768	172,144	175,586	179,098	182,680	186,334	190,060	193,862	197,739	201,694	205,739
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	2,880,168
Total	4,234,362	4,319,049	4,406,430	4,493,639	4,583,410	4,676,078	4,768,679	4,863,951	4,961,230	5,060,454	5,161,714
GROSS											
City of Mesquite	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508	32,183,508
Kaufman County	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025	16,481,025
Road and Bridge	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142	4,823,142
Forney ISD	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981	57,523,981
Total	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556	121,011,556

Spradley Farms TIRZ No. 13

Phase 1 Participation

PARTICIPATION		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY		Taxable Value											
City of Mesquite		-	-	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
Kaufman County		-	-	100,278	365,530	530,504	541,114	551,936	562,975	574,235	585,719	597,434	609,382
Road and Bridge		-	-	47,684	173,816	252,264	257,309	262,455	267,704	273,058	278,520	284,090	289,772
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	147,962	539,346	782,768	798,423	814,392	830,680	847,293	864,239	881,524	899,154
PARTICIPATION		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY		Taxable Value											
City of Mesquite		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
Kaufman County		621,570	634,002	646,682	659,615	672,807	686,264	699,989	713,989	728,268	742,834	757,691	772,844
Road and Bridge		295,567	301,479	307,508	313,658	319,931	326,330	332,857	339,514	346,304	353,230	360,295	367,501
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
Total		917,137	935,480	954,190	973,274	992,739	1,012,594	1,032,846	1,053,503	1,074,573	1,096,064	1,117,985	1,140,345
PARTICIPATION		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY		Taxable Value											
City of Mesquite		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	
Kaufman County		788,301	804,067	820,149	836,552	853,283	870,348	887,755	905,510	923,621	942,093	960,814	
Road and Bridge		374,851	382,348	389,995	397,795	405,750	413,865	422,143	430,586	439,197	447,981	456,814	
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	
Total		1,163,152	1,186,415	1,210,143	1,234,346	1,259,033	1,284,214	1,309,898	1,336,096	1,362,818	1,390,074	1,417,423	
		GROSS											
		22,528,456											
		10,712,666											
		33,241,122											

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
SUMMARY												
City of Mesquite	-	-	42,976	156,656	227,359	231,906	236,544	241,275	246,101	251,023	256,043	261,164
Kaufman County	-	-	25,676	93,593	135,834	138,551	141,322	144,148	147,031	149,972	152,972	156,031
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	-	-	390,682	1,424,101	2,066,836	2,108,173	2,150,336	2,193,343	2,237,210	2,281,954	2,327,593	2,374,145

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY												
City of Mesquite	266,387	271,715	277,149	282,692	288,346	294,113	299,995	305,995	312,115	318,357	324,725	331,219
Kaufman County	159,152	162,335	165,581	168,893	172,271	175,716	179,231	182,815	186,471	190,201	194,005	197,885
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	2,421,628	2,470,061	2,519,462	2,569,851	2,621,248	2,673,673	2,727,147	2,781,690	2,837,323	2,894,070	2,951,951	3,010,990

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
SUMMARY												
City of Mesquite	337,843	344,600	351,492	358,522	365,693	373,006	380,467	388,076	395,837	403,754	231,906	9,655,052
Kaufman County	201,843	205,880	209,997	214,197	218,481	222,851	227,308	231,854	236,491	241,221	138,551	5,768,359
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
Total	3,071,210	3,132,634	3,195,287	3,259,193	3,324,376	3,390,864	3,458,681	3,527,855	3,598,412	3,670,380	2,108,173	87,770,534

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
		90,534,077
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.8%	\$ 16,854,516
Kaufman County	32.2%	\$ 8,014,611
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
		24,869,127
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 7,223,364
Kaufman County	6.6%	\$ 4,315,560
Road and Bridge	5.5%	\$ 3,608,402
Forney ISD	76.9%	\$ 50,517,624
		65,664,949
		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
TOTAL TAX REVENUE												
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	1,358,286	1,385,286
Total	-	-	-	-	1,102,244	2,204,488	2,246,577	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
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TOTAL TAX REVENUE												
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	2,682,909	2,634,567	2,687,268	2,741,003	2,796,823	2,851,740	2,908,776	2,966,950	3,026,289	3,086,815	3,148,651

Calendar Year	25	26	27	28	29	30	31	32	33	34	35
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TOTAL TAX REVENUE												
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	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	144,682,989
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	1,061,978
Kaufman County	437,389	446,137	455,060	464,161	473,444	482,913	492,571	502,423	512,471	522,720	533,175	543,833
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	159,154
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	2,227,934
Total	3,211,522	3,276,763	3,341,268	3,408,093	3,476,256	3,545,780	3,616,696	3,689,030	3,762,810	3,838,066	3,914,828	3,993,107

GROSS	24,077,880
12,330,171	3,608,402
152,973	50,517,624
2,184,457	90,534,077

Spradley Farms TIRZ No. 13

Phase 2 Participation

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite												
Kaufman County												
Road and Bridge												
Forney ISD												
Total												

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite												
Kaufman County												
Road and Bridge												
Forney ISD												
Total												

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite												
Kaufman County												
Road and Bridge												
Forney ISD												
Total												

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
SUMMARY												
City of Mesquite	-	-	-	-	87,944	175,888	179,405	182,993	186,653	190,386	194,194	198,078
Kaufman County	-	-	-	-	52,542	105,083	107,185	109,328	111,515	113,745	116,020	118,341
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	-	-	-	-	799,465	1,598,929	1,630,908	1,663,526	1,696,796	1,730,732	1,765,347	1,800,654

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY												
City of Mesquite	202,040	206,080	210,202	214,406	218,694	223,068	227,529	232,080	236,721	241,456	246,285	251,211
Kaufman County	120,707	123,122	125,584	128,096	130,658	133,271	135,936	138,655	141,428	144,257	147,142	150,085
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
Total	1,836,667	1,873,400	1,910,868	1,949,086	1,988,067	2,027,829	2,068,385	2,109,753	2,151,948	2,194,987	2,238,887	2,283,665

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
SUMMARY												
City of Mesquite	256,235	261,360	266,587	271,919	277,357	282,904	288,562	294,333	300,220	306,224	312,349	7,223,364
Kaufman County	153,086	156,148	159,271	162,456	165,705	169,020	172,400	175,848	179,365	182,952	186,611	4,316,560
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
Total	2,329,338	2,375,925	2,423,443	2,471,912	2,521,350	2,571,777	2,623,213	2,675,677	2,729,191	2,783,774	2,839,450	65,664,949

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
		88,216,079
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.8%	\$ 16,422,980
Kaufman County	32.2%	\$ 7,809,408
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
		24,232,388
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 7,038,420
Kaufman County	6.6%	\$ 4,205,066
Road and Bridge	5.5%	\$ 3,516,014
Forney ISD	76.9%	\$ 49,224,191
		63,983,691
		100.0%

Spradley Farms TIRZ No. 13

Phase 3 Tax Revenue

	Calendar Year											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
TOTAL TAX REVENUE												
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
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

	Calendar Year											
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
TOTAL TAX REVENUE												
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
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	2,678,946	2,630,626	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	25	26	27	28	29	30	31	32	33	34	35	

	Calendar Year											
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
TOTAL TAX REVENUE												
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	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	852,806	869,862	887,259	905,005	923,105	941,567	960,398	979,606	999,198	1,019,182	1,039,566	23,461,400
Kaufman County	436,718	445,452	454,361	463,449	472,718	482,172	491,815	501,652	511,685	521,918	532,357	12,014,474
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
Forney ISD	1,789,266	1,825,051	1,861,553	1,898,764	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	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	88,216,079
Calendar Year	25	26	27	28	29	30	31	32	33	34	35	

Phase 3 Participation

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
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[illegible][illegible]

PARTICIPATION	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	470,702		480,116	489,719	499,513	509,503	519,693	530,087	540,689	551,503	562,533	573,783	585,259
Kaufman County	223,827		228,304	232,870	237,527	242,278	247,123	252,066	257,107	262,249	267,494	272,844	278,301
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	694,529	708,420	722,588	737,040	751,781	766,816	782,153	797,796	813,752	830,027	846,627	863,560	

[illegible][illegible]

Phase 3 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
SUMMARY												
City of Mesquite	-	-	-	-	-	89,565	179,130	182,713	186,367	190,094	193,896	197,774
Kaufman County	-	-	-	-	-	53,510	107,020	109,161	111,344	113,571	115,842	118,159
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	-	-	-	-	-	814,203	1,628,405	1,660,974	1,694,193	1,728,077	1,762,638	1,797,891

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY												
City of Mesquite	201,730	205,764	209,879	214,077	218,359	222,726	227,180	232,724	236,358	241,085	245,907	250,825
Kaufman County	120,522	122,933	125,391	127,899	130,457	133,066	135,728	138,442	141,211	144,035	146,916	149,854
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	1,833,849	1,870,526	1,907,937	1,946,095	1,985,017	2,024,718	2,065,212	2,106,512	2,148,646	2,191,619	2,235,452	2,280,161

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
SUMMARY													
City of Mesquite		255,842	260,959	266,178	271,501	276,931	282,470	288,119	293,882	299,759	305,755	311,870	7,038,420
Kaufman County		152,851	155,908	159,027	162,207	165,451	168,760	172,135	175,578	179,090	182,671	186,325	4,205,066
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
Forney ISD		1,789,266	1,825,051	1,861,553	1,898,784	1,936,759	1,975,484	2,015,004	2,055,304	2,096,410	2,138,339	2,181,105	49,224,191
Total		2,325,764	2,372,279	2,419,725	2,468,119	2,517,482	2,567,831	2,619,188	2,671,572	2,725,003	2,779,503	2,835,093	63,993,697

Spradley Farms TIRZ No. 13

Phase 4 Input and Output

INPUT

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

OUTPUT

TOTAL TAX REVENUE		TOTAL
City of Mesquite	26.6%	\$ 28,528,960
Kaufman County	13.6%	\$ 14,509,548
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	67.8%	\$ 19,970,272
Kaufman County	32.2%	\$ 9,496,207
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 29,466,479
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 8,558,688
Kaufman County	6.6%	\$ 5,113,342
Road and Bridge	5.5%	\$ 4,275,457
Forney ISD	76.9%	\$ 59,856,402
	100.0%	\$ 77,803,889
		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

TOTAL TAX REVENUE

	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	103,762,476	105,656,126	107,975,286	110,134,794	112,337,490
REAL PROPERTY												
City of Mesquite	-	-	-	-	-	-	304,705	761,763	776,959	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

TOTAL TAX REVENUE

	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	857,969	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	3,365,949	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

TOTAL TAX REVENUE

	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
107,270,366

Spradley Farms TIRZ No. 13

Phase 4 Participation

PARTICIPATION		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY													
	Taxable Value	-	-	-	-	-	-	41,512,991	103,782,476	105,858,126	107,975,288	110,134,794	112,337,490
City of Mesquite Kaufman County Road and Bridge Forney ISD Total		-	-	-	-	-	-	213,294 101,425	533,234 253,562	543,899 258,633	554,777 263,806	565,873 269,082	577,190 274,464
		-	-	-	-	-	-	314,719	786,796	802,532	818,583	834,955	851,654
PARTICIPATION		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY													
	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
City of Mesquite Kaufman County Road and Bridge Forney ISD Total		588,734 279,953	600,509 285,552	612,519 291,263	624,769 297,088	637,264 303,030	650,010 309,091	663,010 315,273	676,270 321,578	689,796 328,010	703,591 334,570	717,663 341,261	732,017 348,086
		868,687	886,061	903,782	921,857	940,295	959,100	978,282	997,848	1,017,805	1,038,161	1,058,924	1,080,103
PARTICIPATION		2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY													
	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	
City of Mesquite Kaufman County Road and Bridge Forney ISD Total		746,657 355,048	761,590 362,149	776,822 369,392	792,358 376,780	808,205 384,315	824,369 392,002	840,857 399,842	857,674 407,839	874,827 415,995	892,324 424,315	910,171 432,802	
		1,101,705	1,123,739	1,146,214	1,169,138	1,192,521	1,216,371	1,240,699	1,265,513	1,290,823	1,316,639	1,342,972	
													GROSS
													19,970,272
													9,496,207
													29,466,479

Spradley Farms TIRZ No. 13

Phase 4 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT

SUMMARY

City of Mesquite
Kaufman County
Road and Bridge
Forney ISD
Total

Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	-	-	-	-	-	-	91,412	228,529	233,100	237,762	242,517	247,367
	-	-	-	-	-	-	54,613	136,533	139,264	142,049	144,890	147,788
	-	-	-	-	-	-	45,664	114,161	116,444	118,773	121,148	123,571
	-	-	-	-	-	-	639,300	1,598,250	1,630,215	1,662,819	1,696,076	1,729,997
	-	-	-	-	-	-	830,989	2,077,473	2,119,023	2,161,403	2,204,631	2,248,724

SUMMARY

City of Mesquite
Kaufman County
Road and Bridge
Forney ISD
Total

Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	252,314	257,361	262,508	267,758	273,113	278,576	284,147	289,830	295,627	301,539	307,570	313,721
	150,744	153,759	156,834	159,971	163,170	166,433	169,762	173,157	176,621	180,153	183,756	187,431
	126,043	128,564	131,135	133,757	136,433	139,161	141,945	144,783	147,679	150,633	153,645	156,718
	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
	2,293,698	2,339,572	2,386,364	2,434,091	2,482,773	2,532,428	2,583,077	2,634,738	2,687,433	2,741,182	2,796,006	2,851,926

SUMMARY

City of Mesquite
Kaufman County
Road and Bridge
Forney ISD
Total

Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
	319,996	326,396	332,924	339,582	346,374	353,301	360,367	367,575	374,926	382,425	390,073	8,558,688
	191,180	195,003	198,903	202,881	206,939	211,078	215,299	219,605	223,998	228,478	233,047	5,113,342
	159,853	163,050	166,311	169,637	173,030	176,490	180,020	183,620	187,293	191,039	194,859	4,276,457
	2,237,936	2,282,895	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	69,856,402
	2,908,964	2,967,143	3,026,486	3,087,016	3,148,756	3,211,731	3,275,966	3,341,485	3,408,315	3,476,481	3,546,011	77,803,889

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
TOTAL		185		63,383,377

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
TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.8%	\$ 11,618,921
Kaufman County	32.2%	\$ 5,524,996
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 17,143,917
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 4,979,538
Kaufman County	6.6%	\$ 2,974,998
Road and Bridge	5.5%	\$ 2,487,507
Forney ISD	76.9%	\$ 34,825,104
	100.0%	\$ 45,267,147
		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

TOTAL TAX REVENUE

	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%	0%	33%	100%	100%	100%	100%
Taxable Value	-	-	-	-	-	-	-	21,127,792	63,363,377	64,651,045	65,944,066	67,262,947
REAL PROPERTY												
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
Total	-	-	-	-	-	-	-	583,101	1,749,304	1,784,290	1,819,976	1,856,375

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	-	-	-	-	-	-	-	-	-	-	-	-
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
REAL PROPERTY												
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

	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
REAL PROPERTY											
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	398,662
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	2,869,978	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

PARTICIPATION		Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	21,127,792	63,383,377	64,651,045	65,944,066	67,262,947
City of Mesquite			-	-	-	-	-	-	-	108,555	325,664	332,177	338,821	345,597
Kaufman County			-	-	-	-	-	-	-	51,620	154,859	157,956	161,115	164,337
Road and Bridge			-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD			-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	160,174	480,523	490,133	499,936	509,934
PARTICIPATION		Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY		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			352,509	359,559	366,750	374,085	381,567	389,198	396,982	404,922	413,020	421,281	429,706	438,301
Kaufman County			167,624	170,977	174,396	177,884	181,442	185,070	188,772	192,547	196,398	200,326	204,333	208,419
Road and Bridge			-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD			-	-	-	-	-	-	-	-	-	-	-	-
Total			520,133	530,536	541,146	551,969	563,009	574,269	585,754	597,469	609,419	621,607	634,039	646,720
PARTICIPATION		Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY		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			447,067	456,008	465,128	474,431	483,919	493,598	503,470	513,539	523,810	534,286	544,972	
Kaufman County			212,588	216,840	221,176	225,600	230,112	234,714	239,408	244,197	249,081	254,062	259,143	
Road and Bridge			-	-	-	-	-	-	-	-	-	-	-	
Forney ISD			-	-	-	-	-	-	-	-	-	-	-	
Total			659,654	672,848	686,304	700,031	714,031	728,312	742,878	757,736	772,890	788,348	804,115	
			GROSS											
			11,618,921											
			6,524,996											
			17,143,917											

Spradley Farms TIRZ No. 13

Phase 5 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
SUMMARY												
City of Mesquite	-	-	-	-	-	-	-	46,523	139,570	142,362	145,209	148,113
Kaufman County	-	-	-	-	-	-	-	27,795	83,385	85,053	86,754	88,489
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
Total	-	-	-	-	-	-	-	422,927	1,268,781	1,294,157	1,320,040	1,346,441

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY												
City of Mesquite	151,075	154,097	157,179	160,322	163,529	166,799	170,135	173,538	177,009	180,549	184,160	187,843
Kaufman County	90,259	92,064	93,906	95,784	97,699	99,653	101,646	103,679	105,753	107,868	110,025	112,226
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	1,373,370	1,400,837	1,428,854	1,457,431	1,486,580	1,516,311	1,546,637	1,577,570	1,609,122	1,641,304	1,674,130	1,707,673

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
SUMMARY												
City of Mesquite	191,600	195,432	199,341	203,327	207,394	211,542	215,773	220,088	224,490	228,980	233,559	GROSS
Kaufman County	114,470	116,760	119,095	121,477	123,906	126,385	128,912	131,490	134,120	136,803	139,539	4,978,538
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	2,974,998
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	2,487,507
Total	1,741,765	1,776,600	1,812,132	1,848,375	1,885,342	1,923,049	1,961,510	2,000,740	2,040,755	2,081,570	2,123,202	34,825,104
												45,267,147

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	\$ 11,651,993
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	\$ 16,336,193
Kaufman County	\$ 8,365,689
Road and Bridge	\$ 2,448,203
Forney ISD	\$ 34,274,846
	61,424,930
	100.0%
TOTAL PARTICIPATION	TOTAL
City of Mesquite	\$ 11,435,335
Kaufman County	\$ 5,437,698
Road and Bridge	\$ -
Forney ISD	\$ -
	16,873,032
	100.0%

NET BENEFIT	TOTAL
City of Mesquite	\$ 4,900,858
Kaufman County	\$ 2,927,991
Road and Bridge	\$ 2,448,203
Forney ISD	\$ 34,274,846
	44,551,898
	100.0%
	41

Spradley Farms TIRZ No. 13
Phase 6 Tax Revenue

TOTAL TAX REVENUE													
Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	
	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%	61%	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	

TOTAL TAX REVENUE													
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Annual Units	-	-	-	-	-	-	-	-	-	-	-	-	-
Cumulative Units	186	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%	100%
Taxable Value	68,783,729	70,159,403	71,562,591	72,993,843	74,463,720	75,942,794	77,461,650	79,010,883	80,591,701	82,202,923	83,846,987	85,523,921	87,248,854
REAL PROPERTY													
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	640,300
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	327,900
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	95,954
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	1,343,397
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	2,224,716	2,268,700	2,314,074	2,360,356	2,407,556

TOTAL TAX REVENUE												
Calendar Year	25	26	27	28	29	30	31	32	33	34	35	
REAL PROPERTY	Annual Units	-	-	-	-	-	-	-	-	-	-	2054
	Cumulative Units	186	186	186	186	186	186	186	186	186	186	
	% Complete	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
GROSS	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
	Kaufman County	327,895	334,453	341,142	347,965	354,924	362,022	369,263	376,648	384,181	391,865	399,702
	Road and Bridge	96,958	97,877	99,835	101,831	103,868	105,945	108,064	110,225	112,430	114,679	116,972
	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
	Total	2,407,563	2,455,714	2,504,829	2,554,925	2,606,024	2,658,144	2,711,307	2,765,532	2,820,844	2,877,261	2,934,806

GROSS	16,3
	8,3
	2,4
	34,2
	61,4

Spradley Farms TIRZ No. 13
Phase 6 Participation

PARTICIPATION		Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	43,210,962	64,816,444	66,112,773	67,435,028
City of Mesquite			-	-	-	-	-	-	-	-	222,018	333,027	339,687	346,481
Kaufman County			-	-	-	-	-	-	-	-	105,573	158,360	161,527	164,758
Road and Bridge			-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD			-	-	-	-	-	-	-	-	-	-	-	-
Total			-	-	-	-	-	-	-	-	327,591	491,387	501,215	511,239

PARTICIPATION		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY	Taxable Value	68,783,729	70,159,403	71,562,591	72,993,843	74,453,720	75,942,794	77,461,650	79,010,983	80,591,101	82,202,923	83,846,981	85,523,921
City of Mesquite		353,411	360,479	367,689	375,042	382,543	390,194	397,998	405,958	414,077	422,359	430,806	439,422
Kaufman County		168,053	171,414	174,842	178,339	181,906	185,544	189,255	193,040	196,901	200,839	204,856	208,953
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
Total		521,464	531,893	542,531	553,381	564,449	575,738	587,253	598,998	610,978	623,197	635,661	648,375

PARTICIPATION												
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY												
	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	448,210	457,175	466,318	475,644	485,157	494,860	504,758	514,853	525,150	535,653	546,366	GROSS
Kaufman County	213,132	217,394	221,742	226,177	230,701	235,315	240,021	244,921	249,718	254,712	259,806	11,435,335
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	5,437,698
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-
Total	661,342	674,569	688,060	701,821	715,958	730,175	744,779	759,674	774,868	790,365	806,172	16,873,032

GROSS

14 105 000

11,436,338
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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
SUMMARY													
City of Mesquite		-	-	-	-	-	-	-	-	95,151	142,726	145,580	148,492
Kaufman County		-	-	-	-	-	-	-	-	56,847	85,271	86,976	88,716
Road and Bridge		-	-	-	-	-	-	-	-	47,532	71,298	72,724	74,179
Forney ISD		-	-	-	-	-	-	-	-	665,449	998,173	1,018,137	1,038,499
Total		-	-	-	-	-	-	-	-	864,979	1,297,468	1,323,417	1,349,886

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY													
City of Mesquite		151,462	154,491	157,581	160,732	163,947	167,226	170,571	173,982	177,462	181,011	184,631	188,324
Kaufman County		90,490	92,300	94,146	96,029	97,949	99,908	101,906	103,945	106,023	108,144	110,307	112,513
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		1,376,883	1,404,421	1,432,509	1,461,160	1,490,383	1,520,190	1,550,594	1,581,606	1,613,238	1,645,503	1,678,413	1,711,981

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
SUMMARY													
City of Mesquite		192,090	195,932	199,851	203,848	207,925	212,083	216,325	220,651	225,064	229,566	234,157	GROSS
Kaufman County		114,763	117,058	119,400	121,788	124,223	126,708	129,242	131,827	134,463	137,153	139,896	
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	
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	
Total		1,746,221	1,781,145	1,816,768	1,853,104	1,890,166	1,927,969	1,966,528	2,005,959	2,045,976	2,086,896	2,128,634	44,557,898

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
		99,161,435
		100.0%

TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.8%	\$ 18,460,651
Kaufman County	32.2%	\$ 8,778,356
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
		27,239,007
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 7,911,708
Kaufman County	6.6%	\$ 4,726,807
Road and Bridge	5.5%	\$ 3,952,261
Forney ISD	76.9%	\$ 55,331,652
		71,922,428
		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

	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
REAL PROPERTY												
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 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	-	-	-	-	-	-	-	-	-	-	-	-
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	118,850,983	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
REAL PROPERTY												
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

	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
REAL PROPERTY											
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
Kaufman County	546,111	557,034	568,174	579,538	591,128	602,951	615,010	627,310	639,856	652,554	665,707
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
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
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

GROSS	26,372,359
	13,505,163
	3,952,261
	55,331,652
	99,161,435

Phase 7 Participation

PARTICIPATION		Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY		Taxable Value	-	-	-	-	-	-	-	-	-	66,066,775	110,111,291	112,313,517
City of Mesquite Kaufman County Road and Bridge Forney ISD Total		-	-	-	-	-	-	-	-	-	-	339,451	585,752	577,067
		-	-	-	-	-	-	-	-	-	-	161,415	289,025	274,405
		-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	500,866	834,776	851,472
PARTICIPATION		Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY		Taxable Value	114,559,788	116,850,983	119,188,003	121,571,763	124,003,198	128,483,262	129,012,928	131,593,186	134,225,050	136,909,551	139,647,742	142,440,697
City of Mesquite Kaufman County Road and Bridge Forney ISD Total		588,608	600,380	612,388	624,636	637,128	649,871	662,868	676,126	689,648	703,441	717,510	731,860	731,860
		279,893	285,491	291,201	297,025	302,965	309,025	315,205	321,509	327,940	334,498	341,188	348,012	348,012
		-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-
		868,501	885,871	903,589	921,661	940,094	958,896	978,074	997,635	1,017,588	1,037,940	1,058,698	1,079,872	1,079,872
PARTICIPATION		Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY		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 Kaufman County Road and Bridge Forney ISD Total		746,498	761,427	776,656	792,189	808,033	824,194	840,677	857,491	874,641	892,134	909,976	909,976	GROSS 18,460,651 8,778,366 27,239,007
		354,972	362,072	369,313	376,699	384,233	391,918	399,757	407,752	415,907	424,225	432,709	432,709	
		-	-	-	-	-	-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	-	-	-	-	-	
		1,101,470	1,123,499	1,145,969	1,168,889	1,192,266	1,216,112	1,240,434	1,265,243	1,290,547	1,316,358	1,342,686	1,342,686	

Spradley Farms TIRZ No. 13

Phase 7 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT

SUMMARY

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
City of Mesquite	-	-	-	-	-	-	-	-	-	145,479	242,465	247,314
Kaufman County	-	-	-	-	-	-	-	-	-	86,916	144,859	147,757
Road and Bridge	-	-	-	-	-	-	-	-	-	72,673	121,122	123,545
Forney ISD	-	-	-	-	-	-	-	-	-	1,017,428	1,695,714	1,729,628
Total	-	-	-	-	-	-	-	-	-	1,322,496	2,204,161	2,248,244

SUMMARY

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
City of Mesquite	252,261	257,306	262,452	267,701	273,055	278,516	284,086	289,768	295,564	301,475	307,504	313,654
Kaufman County	150,712	153,726	156,801	159,937	163,135	166,398	169,726	173,120	176,583	180,115	183,717	187,391
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	2,293,209	2,339,073	2,385,855	2,433,572	2,482,243	2,531,888	2,582,526	2,634,176	2,686,860	2,740,597	2,795,409	2,851,317

SUMMARY

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
City of Mesquite	319,928	326,326	332,853	339,510	346,300	353,226	360,290	367,496	374,846	382,343	389,990	GROSS 7,911,708
Kaufman County	191,139	194,962	198,861	202,838	206,895	211,033	215,254	219,559	223,950	228,429	232,997	
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	
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	
Total	2,908,343	2,966,510	3,025,840	3,086,357	3,148,084	3,211,046	3,275,267	3,340,772	3,407,588	3,475,740	3,545,254	71,922,428

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
		76,628,220
		100.0%
TOTAL PARTICIPATION		TOTAL
City of Mesquite	67.8%	\$ 14,265,696
Kaufman County	32.2%	\$ 6,783,583
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
		\$ 21,049,279
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 6,113,870
Kaufman County	6.6%	\$ 3,652,698
Road and Bridge	5.5%	\$ 3,054,158
Forney ISD	76.9%	\$ 42,758,216
		\$ 55,578,942
		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

TOTAL TAX REVENUE

	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
REAL PROPERTY												
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
Total	-	-	-	-	-	-	-	-	-	-	1,239,062	2,478,124

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	-	-	-	-	-	-	-	-	-	-	-	-
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
REAL PROPERTY												
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
Total	2,527,687	2,578,241	2,629,805	2,682,401	2,736,050	2,790,770	2,846,586	2,903,518	2,961,568	3,020,820	3,081,216	3,142,861

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	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
REAL PROPERTY											
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
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
Total	3,205,718	3,269,832	3,335,229	3,401,934	3,469,972	3,539,372	3,610,159	3,682,362	3,756,010	3,831,130	3,907,752

GROSS

20,379,565
10,436,281
3,054,158
42,758,216
76,628,220

Spradley Farms TIRZ No. 13

Phase 8 Participation

PARTICIPATION	Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	44,895,541	89,791,083
City of Mesquite		-	-	-	-	-	-	-	-	-	-	230,673	461,347
Kaufman County		-	-	-	-	-	-	-	-	-	-	109,689	219,378
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	340,362	680,725

PARTICIPATION		Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY		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		470,574	479,985	489,585	499,376	509,364	519,551	529,942	540,541	551,352	562,379	573,626	585,099	596,325
Kaufman County		223,766	228,241	232,806	237,462	242,211	247,055	251,997	257,037	262,177	267,421	272,769	278,225	283,734
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-	-
Total		694,339	708,226	722,391	736,838	751,575	766,607	781,939	797,578	813,529	829,800	846,396	863,324	879,859

PARTICIPATION												
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
REAL PROPERTY												
Taxable Value	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	
												GROSS
City of Mesquite	596,801	608,737	620,912	633,330	645,997	658,917	672,095	685,537	699,247	713,232	727,497	14,285,686
Kaufman County	263,789	289,465	295,254	301,159	307,182	313,326	319,593	325,984	332,504	339,154	345,937	6,783,683
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-
Total	880,590	898,202	916,166	934,489	953,179	972,243	991,687	1,011,521	1,031,752	1,052,387	1,073,434	21,049,278

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
SUMMARY													
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
Total		-	-	-	-	-	-	-	-	-	-	923,614	1,847,228

	Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
SUMMARY													
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
Total		1,884,173	1,921,856	1,960,293	1,999,499	2,039,489	2,080,279	2,121,884	2,164,322	2,207,609	2,251,761	2,296,796	2,342,732

	Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	GROSS
SUMMARY													
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	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
Total		2,389,587	2,437,378	2,486,126	2,536,848	2,586,565	2,638,297	2,691,063	2,744,884	2,799,781	2,855,777	2,912,893	57,197,734

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%	74,175,882
		100.0%

	TOTAL PARTICIPATION	TOTAL
City of Mesquite	67.8%	\$ 13,809,150
Kaufman County	32.2%	\$ 6,566,487
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
	100.0%	\$ 20,375,637
		100.0%

	NET BENEFIT	TOTAL
City of Mesquite	11.0%	\$ 5,918,207
Kaufman County	6.6%	\$ 3,535,801
Road and Bridge	5.5%	\$ 2,956,416
Forney ISD	76.9%	\$ 41,389,822
	100.0%	\$ 53,800,245
		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												
Annual Units	-	-	-	-	-	-	-	-	-	-	-	124
Cumulative Units	-	-	-	-	-	-	-	-	-	-	-	124
% Complete	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	50%
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	45,794,073
REAL PROPERTY												
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												
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
REAL PROPERTY												
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											
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	136,093,766	138,817,069	141,593,410
REAL PROPERTY											
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	3,831,192	3,907,805

GROSS	19,727,357
	10,102,288
	2,956,416
	41,389,822
	74,775,882

Spradley Farms TIRZ No. 13

Phase 9 Participation

[illegible]

PARTICIPATION		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
REAL PROPERTY													
	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		470,580	479,991	489,591	499,383	509,371	519,558	529,949	540,548	551,359	562,387	573,634	585,107
Kaufman County		223,769	228,244	232,809	237,465	242,215	247,059	252,000	257,040	262,181	267,424	272,773	278,228
Road and Bridge		-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD		-	-	-	-	-	-	-	-	-	-	-	-
Total		694,349	708,236	722,400	736,848	751,585	766,817	781,949	797,588	813,540	829,811	846,407	863,335

[illegible]

Spradley Farms TIRZ No. 13

Phase 9 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT												
SUMMARY												
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	100,839
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	80,245
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	50,373
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	705,223
Total	-	-	-	-	-	-	-	-	-	-	-	916,686
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
City of Mesquite	201,677	205,711	209,825	214,021	218,302	222,668	227,121	231,664	236,297	241,023	245,843	250,760
Kaufman County	120,491	122,901	125,359	127,866	130,423	133,032	135,692	138,406	141,174	143,998	146,878	149,815
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	1,833,372	1,870,040	1,907,441	1,945,589	1,984,501	2,024,191	2,064,675	2,105,969	2,148,088	2,191,050	2,234,871	2,279,568
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
City of Mesquite	255,775	260,891	266,109	271,431	276,859	282,397	288,045	293,805	299,682	305,675	311,789	5,918,207
Kaufman County	152,812	155,868	158,985	162,165	165,408	168,716	172,091	175,532	179,043	182,624	186,276	3,535,801
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	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	41,388,822
Total	2,325,159	2,371,663	2,419,096	2,467,478	2,516,827	2,567,164	2,618,507	2,670,877	2,724,295	2,778,781	2,834,356	53,800,245
											GROSS	

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	67.8%	\$ 10,854,341
Kaufman County	32.2%	\$ 5,161,425
Road and Bridge	0.0%	\$ -
Forney ISD	0.0%	\$ -
		100.0%
		\$ 16,015,766
		100.0%

NET BENEFIT		TOTAL
City of Mesquite	11.0%	\$ 4,651,860
Kaufman County	6.6%	\$ 2,779,229
Road and Bridge	5.5%	\$ 2,323,818
Forney ISD	76.9%	\$ 32,533,447
		100.0%
		\$ 42,288,355
		100.0%

Spradley Farms TIRZ No. 13

Phase 10 Tax Revenue

	Calendar Year											
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
TOTAL TAX REVENUE												
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	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-

	Calendar Year											
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
TOTAL TAX REVENUE												
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	46,665,646	75,675,927	77,189,445	78,733,234	80,307,899	81,914,057	83,552,338	85,223,365	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
Total	1,288,467	2,088,563	2,130,335	2,172,941	2,216,400	2,260,728	2,306,943	2,352,061	2,399,103	2,447,085	2,496,026	2,545,947

	Calendar Year											
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
TOTAL TAX REVENUE												
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	103,866,830	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	841,884	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
Total	2,596,866	2,648,803	2,701,779	2,755,815	2,810,931	2,867,150	2,924,493	2,982,983	3,042,642	3,103,495	3,166,565	59,304,121

GROSS

Spradley Farms TIRZ No. 13

Phase 10 Participation

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite	239,871	388,823	396,599	404,531	412,622	420,874	437,878	446,635	455,568	464,679	473,973	
Kaufman County	114,063	184,892	188,590	192,362	196,209	200,133	208,218	212,383	216,630	220,963	225,382	
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	
Total	353,934	573,715	585,189	596,893	608,831	621,007	646,096	659,018	672,198	685,642	699,355	

PARTICIPATION	Calendar Year											
	Taxable Value											
REAL PROPERTY												
City of Mesquite	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	
Kaufman County	483,452	493,121	502,984	513,044	523,304	533,771	544,446	555,335	566,442	577,770	589,326	
Road and Bridge	229,890	234,488	239,177	243,961	248,840	253,817	258,893	264,071	269,353	274,740	280,235	
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	
Total	713,342	727,609	742,161	757,005	772,145	787,588	803,339	819,406	835,794	852,510	869,560	

GROSS	10,854,341
	5,161,425
	-
	16,015,766

Phase 10 Net Benefit (Total Tax Revenue Less Participation)

NET BENEFIT												
SUMMARY												
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
City of Mesquite	-	-	-	-	-	-	-	-	-	-	-	-
Kaufman County	-	-	-	-	-	-	-	-	-	-	-	-
Road and Bridge	-	-	-	-	-	-	-	-	-	-	-	-
Forney ISD	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY												
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
City of Mesquite	102,802	166,638	169,971	173,371	176,838	180,375	183,982	187,662	191,415	195,243	199,148	203,131
Kaufman County	61,418	99,557	101,548	103,579	105,651	107,764	109,919	112,118	114,360	116,647	118,980	121,360
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
Total	934,533	1,514,848	1,545,145	1,576,048	1,607,569	1,639,721	1,672,515	1,705,965	1,740,085	1,774,886	1,810,384	1,846,592
SUMMARY												
Calendar Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
City of Mesquite	207,194	211,338	215,565	219,876	224,273	228,759	233,334	238,001	242,761	247,616	252,568	257,519
Kaufman County	123,787	126,263	128,788	131,364	133,991	136,671	139,404	142,192	145,036	147,937	150,896	153,915
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	128,693
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	1,801,207
Total	1,883,524	1,921,194	1,959,618	1,998,810	2,038,786	2,079,562	2,121,153	2,163,577	2,206,848	2,250,985	2,296,005	2,341,924
												GROSS
												4,651,860
												2,779,229
												2,323,818
												32,533,447
												42,288,355

Spradley Farms TIRZ No. 13

Designation Ordinance No. 4713

Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019
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ORDINANCE NO. 4713

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.

Spradley Farms TIRZ No. 13

Designation Ordinance No. 4713

Eco Dev/Creation of TIRZ No. Thirteen/September 16, 2019
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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 Borroughs
 - (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(1) 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.

ATTEST:

APPROVED AS TO LEGAL FORM:

Sonia Land
City Secretary

David L. Paschall
City Attorney

Stan Pickett
Mayor

