



Preliminary Project Plan &
Reinvestment Zone Financing Plan
Tax Increment Reinvestment Zone No. Six
City of Arlington, Texas



October 2007

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The TIRZ Concept

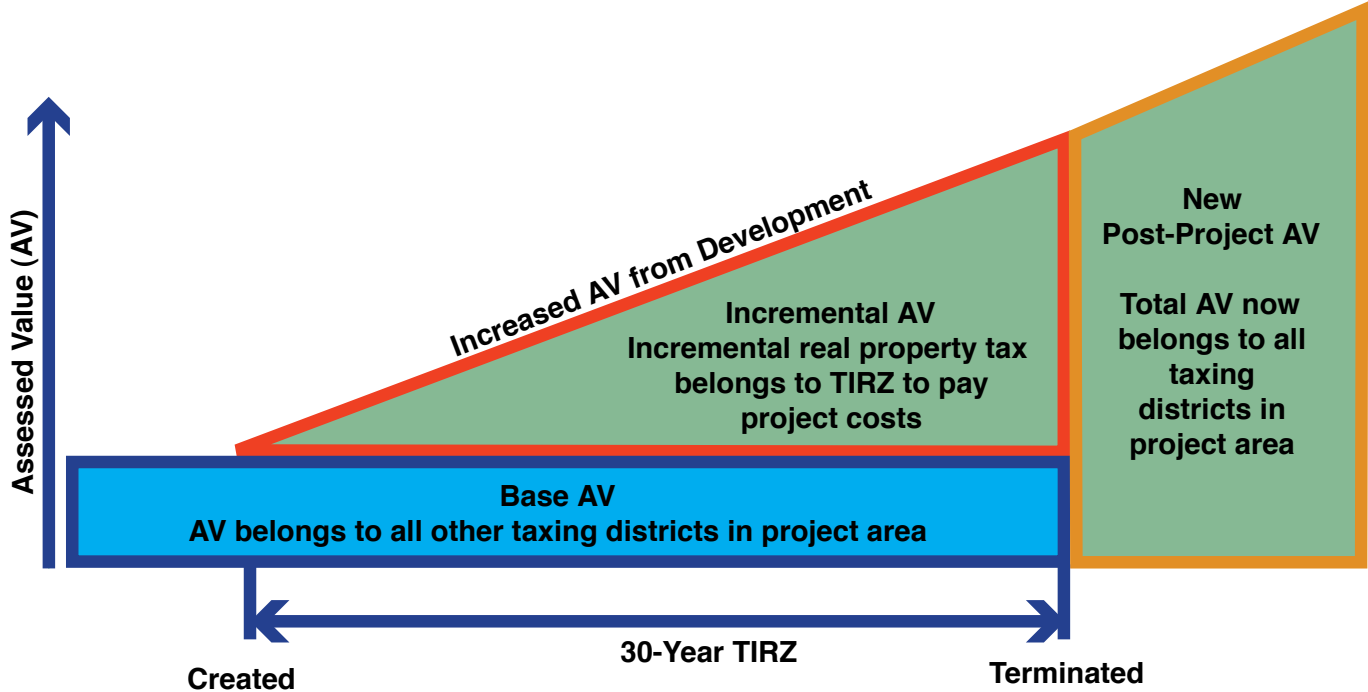
A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code to assist cities in developing or redeveloping blighted and substandard areas within their boundaries.

Cities may create a TIRZ where conditions exist that substantially impair an area’s sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.



About This Document

Prior to creation of a TIRZ, the statute requires preparation of a Preliminary Project Plan and Reinvestment Zone Financing Plan. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them. After the TIRZ has been created, the TIRZ board of directors finalizes the Project Plan and Reinvestment Zone Financing Plan and forwards the same to the city council for final approval as required by statute. That plan governs where and how tax increment revenue can be used to develop the Zone.

To obtain a printed or electronic copy of this Plan, contact Hawes Hill Calderon LLP at (713) 541-0447 or www.hhcllp.com.





The proposed City of Arlington Tax Increment Reinvestment Zone (TIRZ) Number Six consists of a 2,393-acre tract of vacant and agricultural land located on the northern border of the city.

While the site holds great potential due to its location, it lacks the infrastructure necessary to support commercial and residential development. Moreover, the land has enormous physical challenges as a result of previous mining operations and aborted development activities. Additionally, the majority of the site lies within the FEMA 100 year flood plain, making it difficult to develop beyond its current use but for the creation of a TIRZ.

The natural history of the site, prior to human alterations, included the highly diverse ecosystems of Blackland Prairie and Riverine Lowland. The landscape of the Blackland Prairie would have been dominated by grassland species, such as little and big bluestem, Indian grass, and tall dropseed. The Riverine Lowlands of the area would have been forested, consisting of bur oak, hackberry, cottonwood, and pecan, with an understory of perennial sea oats and forbs.

Since settlement, however, the site has been altered greatly, and little remains of these natural systems. The vegetation of the site now consists of low-value weeds, cattail wetlands, and pioneer tree and shrub species. Large scale restoration is required to reestablish the high functioning ecosystems of the past.

The City of Arlington TIRZ Number Six is proposed to facilitate a new master planned development that will include 3,879 single-family residential units, 795 multi-family units, and 1.2 million square feet of mixed-use commercial development that will include retail and small office land uses. Other improvements proposed in this plan include \$7.7 million in open space facilities development, a new fire and EMS station, \$32 million in mobility and transit projects, and \$86 million in educational facilities projects. The Zone's projected costs are primarily related to floodplain mitigation, reclamation, and conservation as well as construction of roadways, drainage, water, sanitary sewer, storm sewer, and detention facilities necessary to support this development.

A significant portion of the Viridian development is aimed at balancing the current needs for housing and commerce with the

restoration and preservation of high functioning ecosystems and open spaces. The restoration plan calls for the reestablishment of prairies, forests, and emergent wetlands to renew these ecosystems. The restoration will reestablish the prairie and riverine vegetation and create approximately 1,100 acres of open space and protected wetlands to support wild fowl and aid in water cleansing.

The public improvements proposed in this plan will convey a direct benefit to all taxing jurisdictions in terms of environmental restoration and preservation, quality regional growth, and additional tax revenue.

Under this proposal, the developer would be reimbursed from revenue generated by the TIRZ for investments in new infrastructure. The city would incur no capital improvement costs, but would retain ownership of the facilities once built.

The entire project includes \$1.1 billion in residential capital development, \$284 million in commercial capital development, and \$396 million in public infrastructure development, \$263 million of which is proposed to be financed by the Zone.

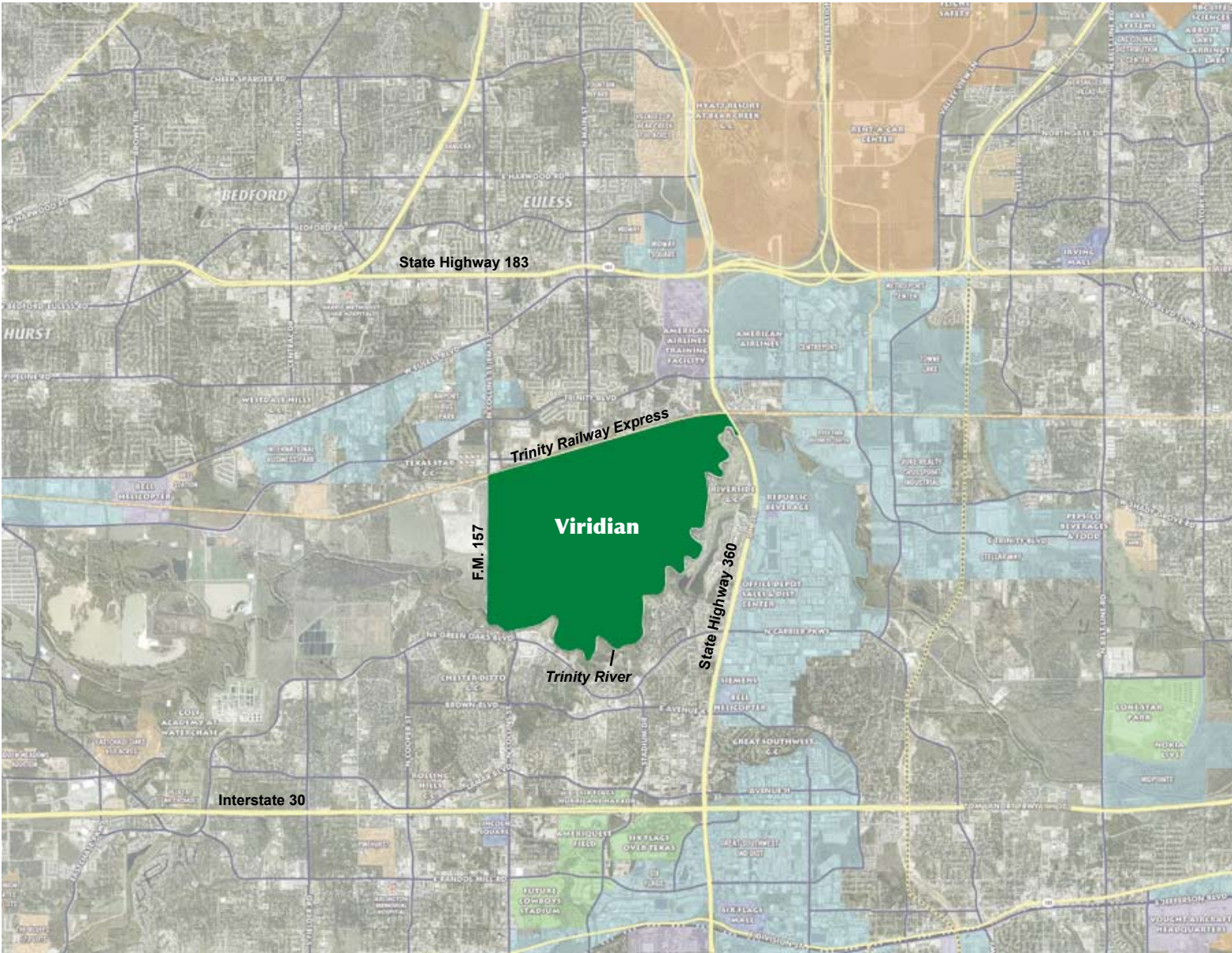
In accordance with Section 311.010 (h), Texas Tax Code, the Zone's board of directors will also develop and submit for city council approval programs for the public purpose of developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants and loans from the tax increment fund of the Zone. Upon approval of the municipality, the Zone board of directors may be granted the powers of a municipality under Chapter 380, Local Government Code, to develop such programs.

In addition, a municipal management district has been created through the Texas Legislature (SB 919) to overlay the Zone and with boundaries generally contiguous to the Zone proposed in this Plan. This management district will be funded by an assessment on property within its boundaries to provide public projects and services related to mobility, environmental design, public safety, and economic development. Zone revenue will be available to pay project costs as increment is realized under a project revenue contract with the Viridian Management District.

Location

As proposed, the City of Arlington TIRZ Number Six would be bounded by State Highway 157 on the west, Arlington City limit line on the north, and the Trinity River on the east and south. All of the land is located in the City of Arlington, Tarrant County, Texas and is predominantly vacant or agricultural. Total land contained in the TIRZ is 2,393 acres.

A Legal Description of the TIRZ (metes and bounds) is attached to this document as Appendix 1.



Site Status/Value

Over the past 20 years, land use at this site has included major excavations of floodplains for land reclamation projects that were abandoned as well as heavy traffic by off-road motorcycles and four-wheel-drive vehicles. All of these activities have led to major soil compaction issues throughout the entire site. The vegetation of the site now consists of low-value weeds, cattail wetlands, and pioneer tree and shrub species. Large scale restoration will be required to reestablish the high functioning ecosystem that existed prior to settlement.

As indicated on the table below, the value of this site has remained well below market rates for the past decade, especially as compared to surrounding real estate. It has had seven owners since 1980, and fluctuations in the value are attributable to multiple failed development projects. It has been determined that in its current condition the site substantially impairs or arrests the sound growth of the City of Arlington and is not likely to be developed beyond its current use but for creation of a TIRZ.



Value of Subject Site Since 1994

| | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 |
|-------------|-------------|-------------|-------------|--------------|--------------|--------------|----------------|---------------|--------------|--------------|--------------|--------------|--------------|
| Total Value | \$3,029,777 | \$3,035,527 | \$3,032,092 | \$10,209,337 | \$20,426,981 | \$52,226,891 | \$21,456,766 | \$13,402,633 | \$14,534,044 | \$14,557,606 | \$14,569,576 | \$14,575,993 | \$17,197,986 |
| Change | | \$5,750 | (\$3,435) | \$7,177,245 | \$10,217,644 | \$31,799,910 | (\$30,770,125) | (\$8,054,133) | \$1,131,411 | \$23,562 | \$11,970 | \$6,417 | \$765,345 |
| % Change | | 0.20% | -0.10% | 236.70% | 100.10% | 155.70% | -58.90% | -37.50% | 8.40% | 0.20% | 0.10% | 0.00% | 5.30% |

Proposed Distribution of Public Infrastructure Costs

| | Project Costs | | Non-Project Costs | | Total Costs |
|---|---------------|---------------|-------------------|--------------|---------------|
| | Developer | TIRZ | PID | Developer | |
| Capital Improvements | | | | | |
| Roadway Infrastructure | \$20,887,888 | \$- | \$15,258,038 | \$12,979,402 | \$49,125,328 |
| Utility Infrastructure | \$4,546,086 | \$- | \$1,467,119 | \$- | \$6,013,205 |
| Water and Sewer Improvements | \$21,478,057 | \$- | \$11,384,843 | \$- | \$32,862,900 |
| Erosion Control | \$- | \$- | \$- | \$1,700,250 | \$1,700,250 |
| Floodplain Mitigation, Reclamation & Drainage | \$45,129,863 | \$- | \$- | \$- | \$45,129,863 |
| Water Wells/Lift Stations | \$2,999,524 | \$- | \$- | \$- | \$2,999,524 |
| Public Landscaping | \$30,185,827 | \$- | \$3,700,000 | \$5,662,000 | \$39,547,827 |
| New Fire and EMS Station and Equipment | \$- | \$- | \$- | \$3,000,000 | \$3,000,000 |
| Open Space Facilities | \$- | \$- | \$- | \$7,789,450 | \$7,789,450 |
| Mobility Related Projects | \$3,705,000 | \$28,390,000 | \$- | \$- | \$32,095,000 |
| Cultural Facilities | \$- | \$6,660,000 | \$- | \$- | \$6,660,000 |
| Educational Facilities | \$- | \$86,324,093 | \$- | \$- | \$86,324,093 |
| Project Related Fees and Services | | | | | |
| Developer Reimbursement | \$10,000,000 | \$- | \$- | \$32,360,000 | \$42,360,000 |
| Organizational Costs, Zone Creation, & Administration | \$- | \$2,820,000 | \$- | \$- | \$2,820,000 |
| Landscape Maintenance | \$- | \$- | \$- | \$5,400,000 | \$5,400,000 |
| Archeology | \$- | \$- | \$- | \$200,000 | \$200,000 |
| Permitting & Related Fees | | \$- | \$- | \$1,132,420 | \$1,132,420 |
| Advertising & Promotions | \$- | \$- | \$7,756,190 | \$11,394,000 | \$19,150,190 |
| Overhead Costs | | \$- | \$- | \$11,719,136 | \$11,719,136 |
| Total Costs Universe By Funding Source | \$138,932,245 | \$124,194,093 | \$39,566,190 | \$93,336,658 | \$396,029,185 |

Proposed Project Overview and Costs

This table summarizes the public infrastructure costs to be financed by the proposed TIRZ and other participating entities.

In this proposal, the developer will pre-fund certain projects listed under Project Costs and then be reimbursed by the TIRZ at such time as the appropriate level of assessed valuation is in place. The TIRZ will also fund certain projects outright as the appropriate level of assessed valuation is in place or upon the issuance of bonds.

Non-Project Costs are those not reimbursed or funded by the TIRZ.

Major reclamation, conservation, and mitigation activities proposed for this project are intended to return the site to its highest and best use such that it represents an asset rather than a liability to the City of Arlington.



Benefits to Taxing Jurisdictions

Over the 30-year life of the TIRZ, it is estimated that the city will retain \$27 million (gross) in new ad valorem tax revenue above the revenue generated by the TIRZ for public infrastructure improvements. It is estimated that Tarrant County will retain \$20 million (gross) in ad valorem tax revenue above that which will be dedicated to financing of public projects.

The infrastructure improvements proposed in this Plan will significantly increase area drainage capacity, enhance local mobility, and provide the basis for nearly 1.4 billion in combined commercial and residential capital development within the City of Arlington. In addition, the proposed development will include new parks, green space, a new fire and EMS station, a bus rapid transit (BRT) system, and a light rail transportation component.

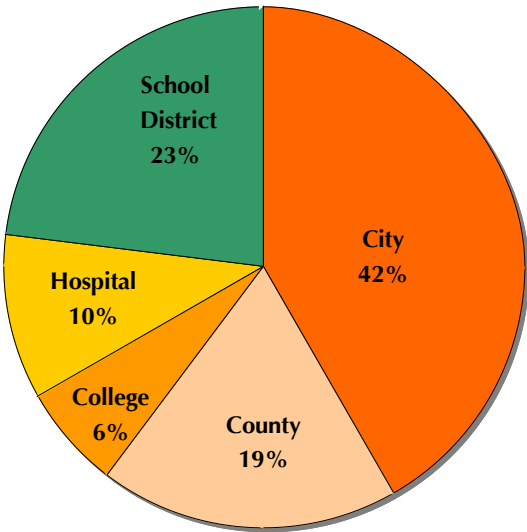
Finally, it should be noted that all taxing entities are shielded from risk in that the developer provides the initial funding for the proposed infrastructure projects and only receives reimbursement from the TIRZ when tax increment revenue is generated by the project. This increment will be the primary source of reimbursement to the developer.

Summary of Jurisdictional Participation

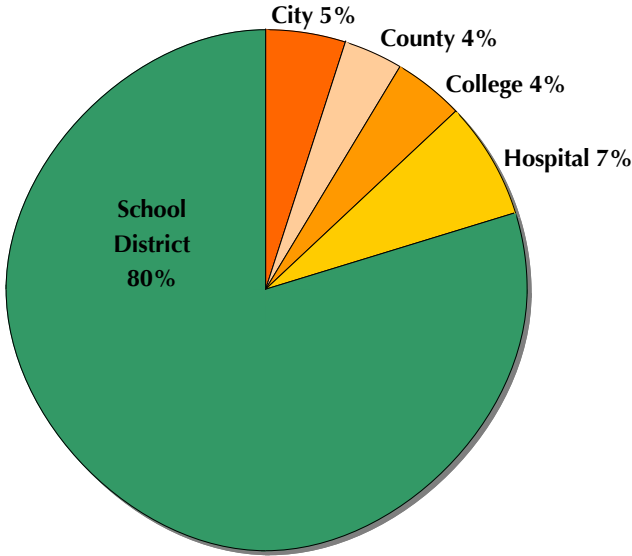
| Sources and Uses | City of Arlington 85% AV Participation | Tarrant County 78% AV Participation | TC College District 50% AV Participation | Hospital District 50% AV Participation | H.E.B. I.S.D. 16.5% AV Participation |
|---|---|--|---|---|---|
| Ad Valorem Collection Total Gross Value | \$183,327,767 | \$90,627,580 | \$46,806,156 | \$78,809,989 | \$522,960,770 |
| Ad Valorem Collection Total NPV | \$73,642,764 | \$36,412,874 | \$18,665,634 | \$31,664,735 | \$209,897,080 |
| Ad Valorem Dedicated to Zone Projects Gross | \$155,828,602 | \$70,341,106 | \$23,403,078 | \$38,982,007 | \$86,324,093 |
| Ad Valorem Dedicated to Zone Projects NPV | \$62,595,988 | \$28,262,057 | \$9,332,817 | \$15,662,417 | \$34,647,293 |
| Ad Valorem Retained by Jurisdiction Gross | \$27,499,165 | \$20,286,474 | \$23,403,078 | \$39,827,982 | \$436,636,677 |
| Ad Valorem Retained by Jurisdiction NPV | \$11,046,415 | \$8,150,817 | \$9,332,817 | \$16,002,318 | \$175,249,787 |

- Notes:
- Net Present Value is abbreviated as NPV
 - All projections based on 30-year life of the TIRZ.
 - Projections include a 1.5% rate of annual inflation.
 - Projections assume a 5% discount rate for present value calculation.

Ad Valorem Dedicated to Zone Projects NPV



Ad Valorem Retained by Jurisdiction NPV



This document constitutes the Project Plan for the Tax Increment Reinvestment Zone Number Six, City of Arlington, as required by Chapter 311 of the Texas Tax Code.

The purpose of the Zone is to finance reimbursements for costs associated with infrastructure improvements necessary to develop a 2,393-acre site for environmental, commercial, and residential uses. The reinvestment Zone includes agricultural and vacant land located near the northern boundary of the City of Arlington, which could not be developed beyond its current use but for the creation of such a Zone.

Expenditures associated with the design and construction of public infrastructure, as well as other specific project-related costs, will be funded by the developer and reimbursed by tax increment revenues derived from taxes on increases in property values resulting from the new development.

TEXAS TAX CODE

SUBTITLE B. SPECIAL PROPERTY TAX PROVISIONS

CHAPTER 311. TAX INCREMENT FINANCING ACT

Sec. 311.011. PROJECT AND FINANCING PLANS

- (a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that created the zone. The plans must be as consistent as possible with the preliminary plans developed for the zone before the creation of the board.
- (b) The project plan must include:
 - (1) a map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property;
 - (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
 - (3) a list of estimated non-project costs; and
 - (4) a statement of a method of relocating persons to be displaced as a result of implementing the plan.
- (c) The reinvestment zone financing plan must include:
 - (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
 - (2) a statement listing the kind, number, and location of all proposed public works or public improvements in the zone;
 - (3) an economic feasibility study;
 - (4) the estimated amount of bonded indebtedness to be incurred;
 - (5) the 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 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.

Existing Uses and Conditions

1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

The proposed TIRZ consists of 2,393 acres of undeveloped land within the City of Arlington, Tarrant County, Texas.

The land has enormous physical challenges as a result of previous mining operations and aborted development activities. Additionally, the majority of the site lies within the FEMA 100 year flood plain, making it difficult to develop without reclamation.

The property requires significant excavation and grading to mitigate the damage from the mining operations and prior unfinished development activities, and to bring the property into compliance with the existing Corps of Engineers standards for this particular flood plain area. The fact that this property has had seven owners since 1980 is one indication of the difficulty in developing this site.

The map on this page illustrates the current condition of the property. Maps on the following pages describe improvements and uses of the property proposed in this plan.



Existing Uses and Conditions

1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

In addition to other challenges in developing this site, the land use has included drilling and pumping to extract deposits of natural gas. Current and past gas well operations are indicated on this page. Under the terms of this Plan, the developer will seek to improve and mitigate the environmental and aesthetic impact of these sites through landscaping and infrastructure improvements such that the lease operations will continue in concert with the residential, commercial, and environmental improvements proposed herein.



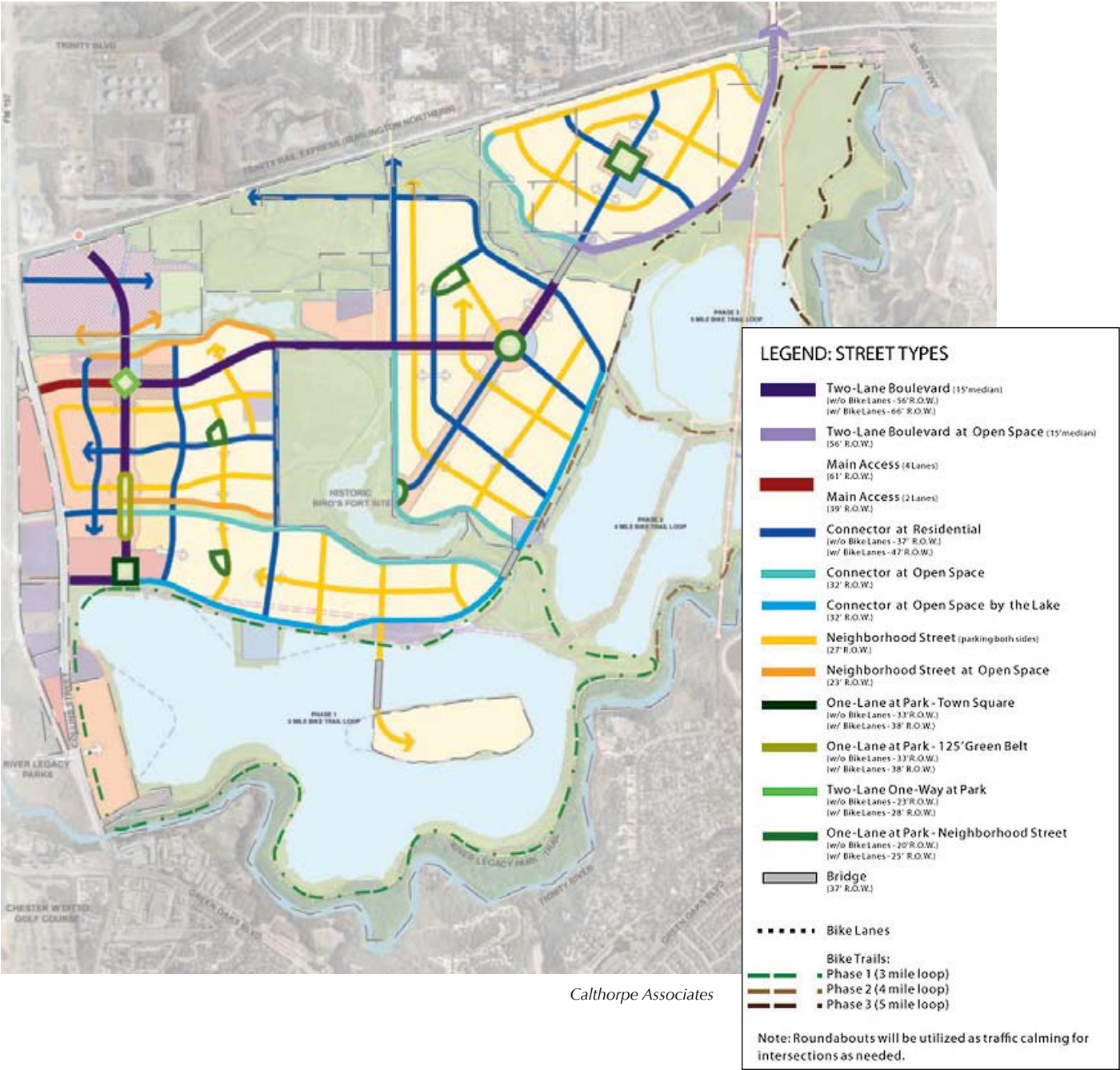
Proposed Roadway Improvements

1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

The roadway improvements contemplated in this plan and indicated on this page will help facilitate a master planned community of residential and commercial development.

Roadway improvements will provide for mobility within the development as well as enhancements to regional mobility with connections to the TRE, State Highway 360, and major employment centers nearby.

These projects in combination with vehicular roadway enhancements and approximately 12 miles of dedicated bicycle trails will create an interconnected multi-modal system that is both efficient and environmentally friendly.



Proposed Sewer Improvements

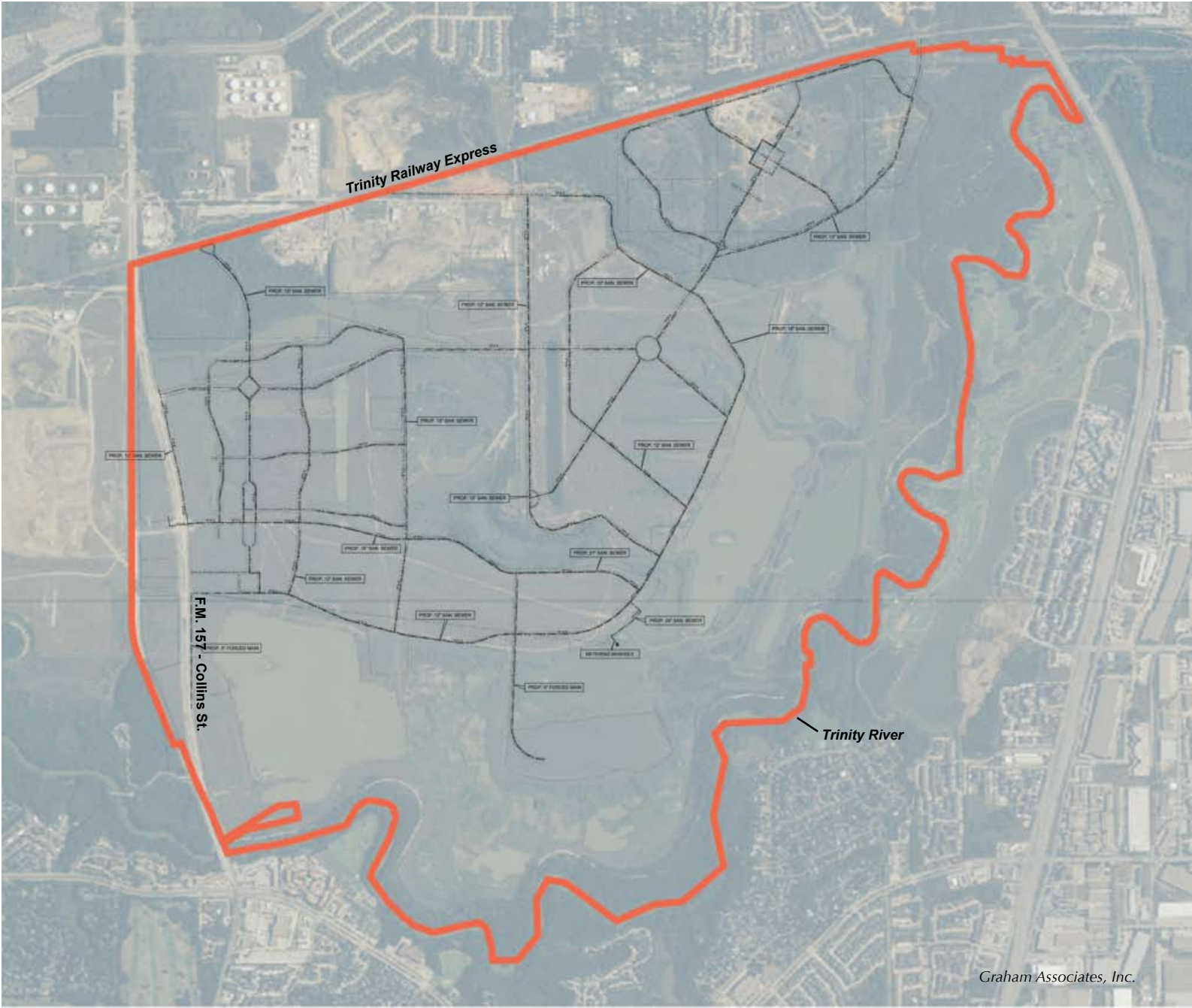
1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

Sanitary sewer improvements proposed for TIRZ Number Six are primarily related to the provision of service for 3,879 single-family residential units, 795 apartment units, and approximately 1.2 million square feet of mixed-use commercial development.

The proposed system would tie into the Trinity River Authority's existing system on 78- or 66-inch lines with the addition of a metering station for monitoring and billing purposes. The projected outflow is within the system's current capacity according to estimates provided by the City of Arlington and independent analysis commissioned by the developer.

Sewer improvements proposed in this plan and indicated on the map at left comply with all City of Arlington regulations and are sized to accommodate the entire developed community. All sewer systems will be gravity based save for two parcels totaling 52 acres and both requiring a lift station.

The developer will finance and install new systems over a vast majority of the project. However, a small number of existing facilities on site will be utilized where possible pending clearing, sanitization, testing, and approval by the city.



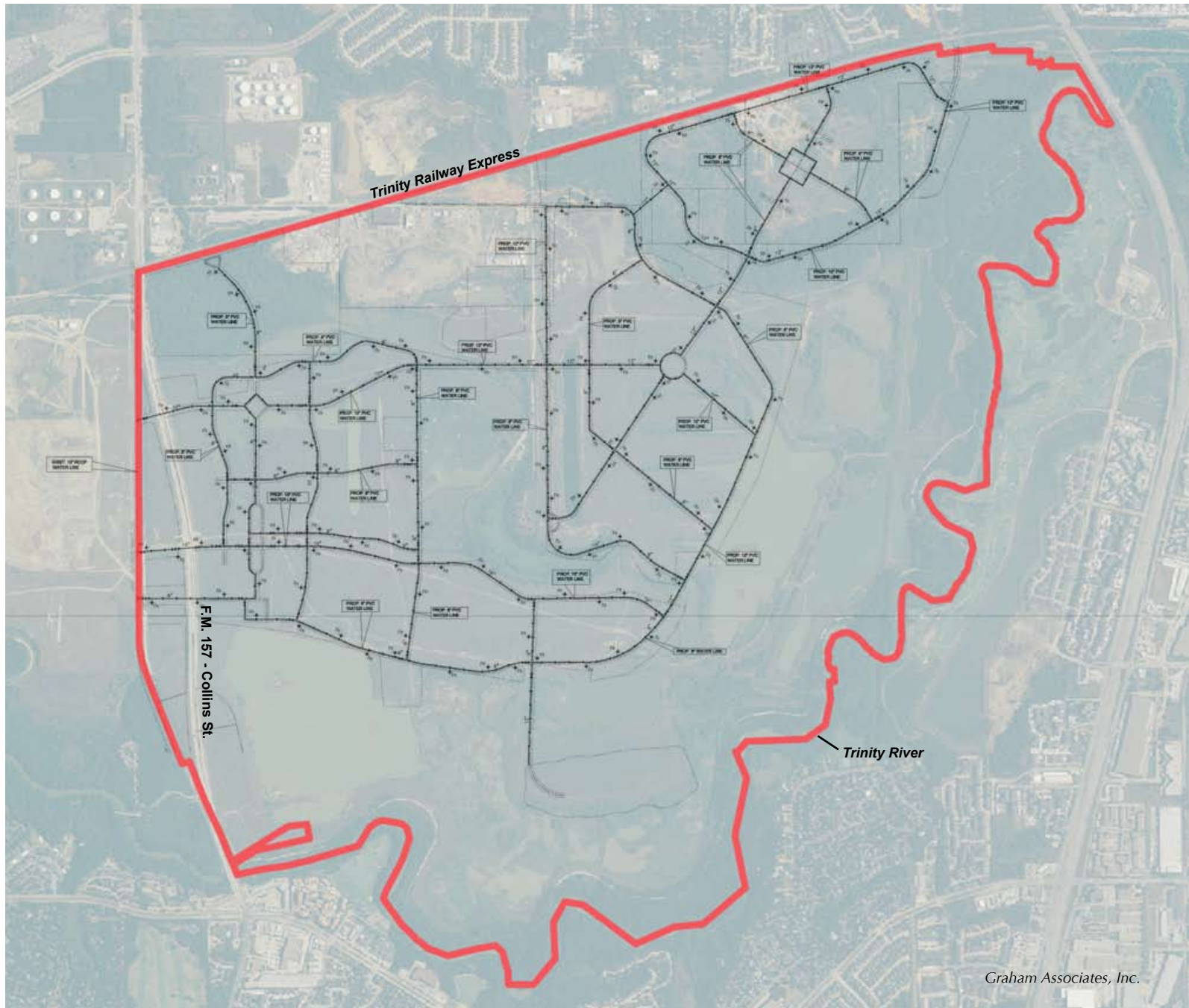
Proposed Water Improvements

1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

Sanitary water improvements proposed for TIRZ Number Six are primarily related to the provision of service for 3,879 single-family residential units, 795 apartment units, and approximately 1.2 million square feet of mixed-use commercial development.

Improvements proposed in this plan and indicated on this page comply with City of Arlington regulations and are sized to accommodate the entire developed community.

The developer will finance and install new systems over a vast majority of the project. However, a small number of existing facilities on site will be utilized where possible pending clearing, sanitization, testing, and approval by the city.



Proposed Stormwater Improvements

1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property.

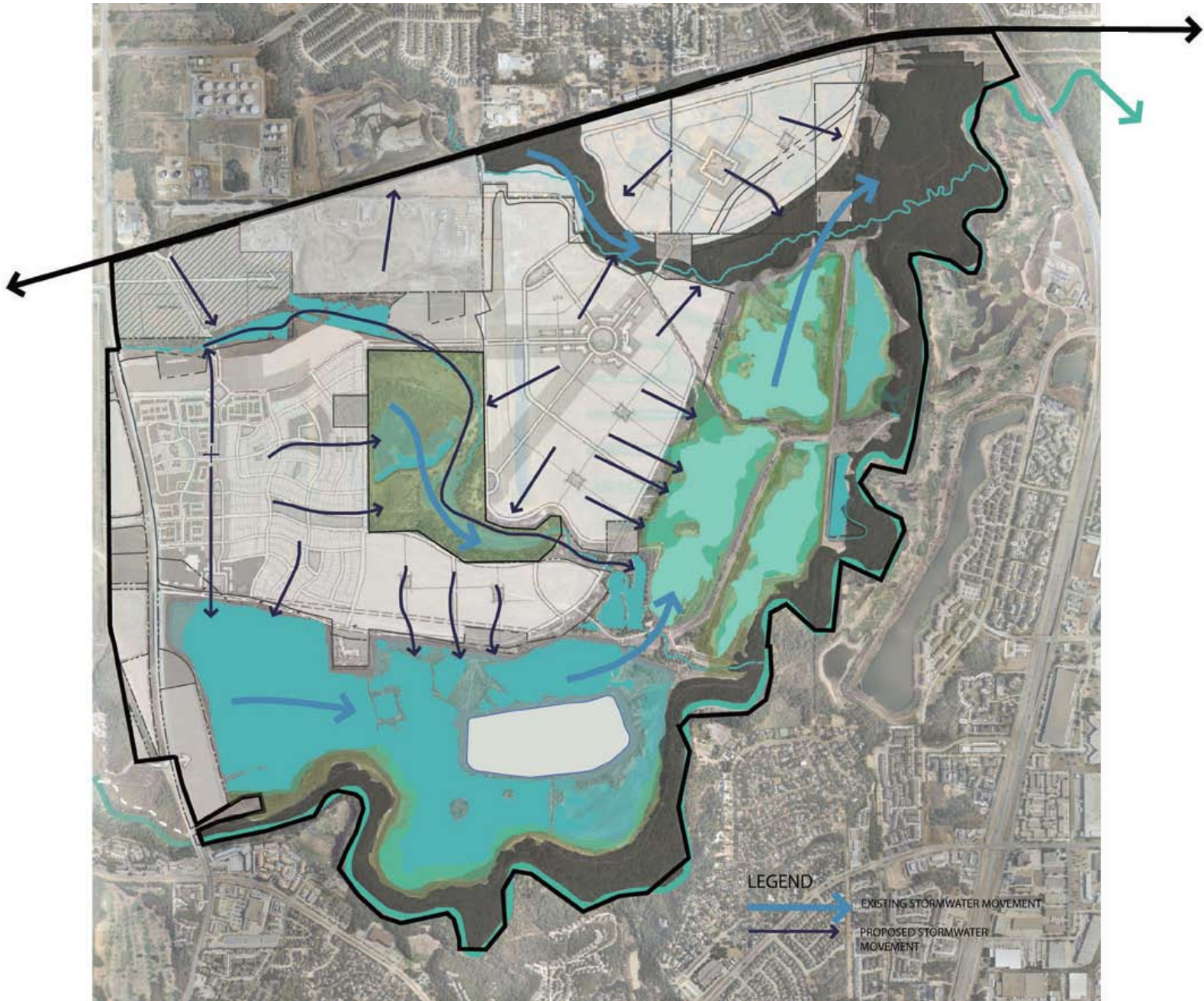
Stormwater drainage improvements proposed for TIRZ Number Six are primarily related to floodplain mitigation, wetlands preservation, detention, and reclamation to address the highly degraded landscape of this site due to previous mining operations, aborted development activities, major excavations, and vast portions of the site that lie within the FEMA 100 year flood plain.

Stormwater and reclamation improvements make up a full 25 percent of all TIRZ project costs and represent a critical component to the feasibility of this site for the Viridian development or any other land use contemplated for this site.

As the map on this page indicates, proposed stormwater improvements will redirect runoff toward improved regional systems and designed detention rather than low-lying areas created by decades of erosion and excavation. Stormwater improvements will also facilitate wetlands restoration and preservation as well as new parks, trails, and open space facilities.

Drainage, reclamation, landfill, and landscaping improvements contemplated in this Plan are intended to restore the highly diverse ecosystems of Blackland Prairie and Riverine Lowland that existed prior to settlement of the site. These systems will include little and big bluestem, Indian grass, tall dropseed, bur oak, hackberry, cottonwood, pecan, and an understory of perennial sea oats and forbs. In addition, these improvements will create large areas of emergent wetlands to support wild fowl and aid in water cleansing.

By reestablishing prairies, forests, and emergent wetlands and integrating these renewed ecosystems into the development, the value of the property will be increased, both in terms of desirability for new investment and in the restoration of natural systems that benefit the local and regional ecology.



Applied Ecological Services, Inc.



Viridian Master Plan

The living environment made possible by the creation of Arlington TIRZ Number Six represents an extraordinary combination of residential, commercial, and ecological development within the heart of the Dallas/Fort Worth Metroplex. With 1,100 acres of protected wetlands and open space, 450 acres of lakes, and 12 miles of hike and bike trails, it promised to be a sustainable, green community unlike any other in the region.

Viridian is located within five miles of Dallas Cowboys Stadium, Rangers Ballpark in Arlington, DFW International Airport, seven golf courses, Hurricane Harbor Water Park, the TRE Passenger Rail Station, and some 200,000 employment opportunities.

Working with environmental partners including Ducks Unlimited, Audubon Society, Texas Historical Commission, and the Texas Bicycle Coalition, planners have created a community with an emphasis on natural beauty and outdoor activity. Activities such as hiking, cycling, sailing, kayaking, fishing are only a five minute walk from home as water and trail amenities were designed as the foundational basis of the master plan.

A town center with cafes, boutiques, and neighborhood conveniences will provide services to area residents as well as visitors from surrounding communities.

Finally, building within Viridian will be governed by a Planned Development District to regulate permitted uses, building setbacks, tree preservation, screening, parking, signs, open spaces, street amenities, and recreation and social amenities.

| Proposed Land Use | Acres |
|--------------------------------------|-------|
| Open Space - Wetlands, Lakes, Trails | 1,112 |
| Residential | 800 |
| Agricultural | 381 |
| Commercial - Mixed Use Town Center | 100 |
| Total | 2,393 |



Proposed Uses

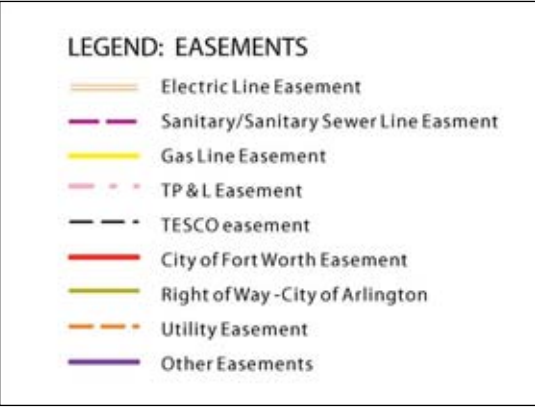
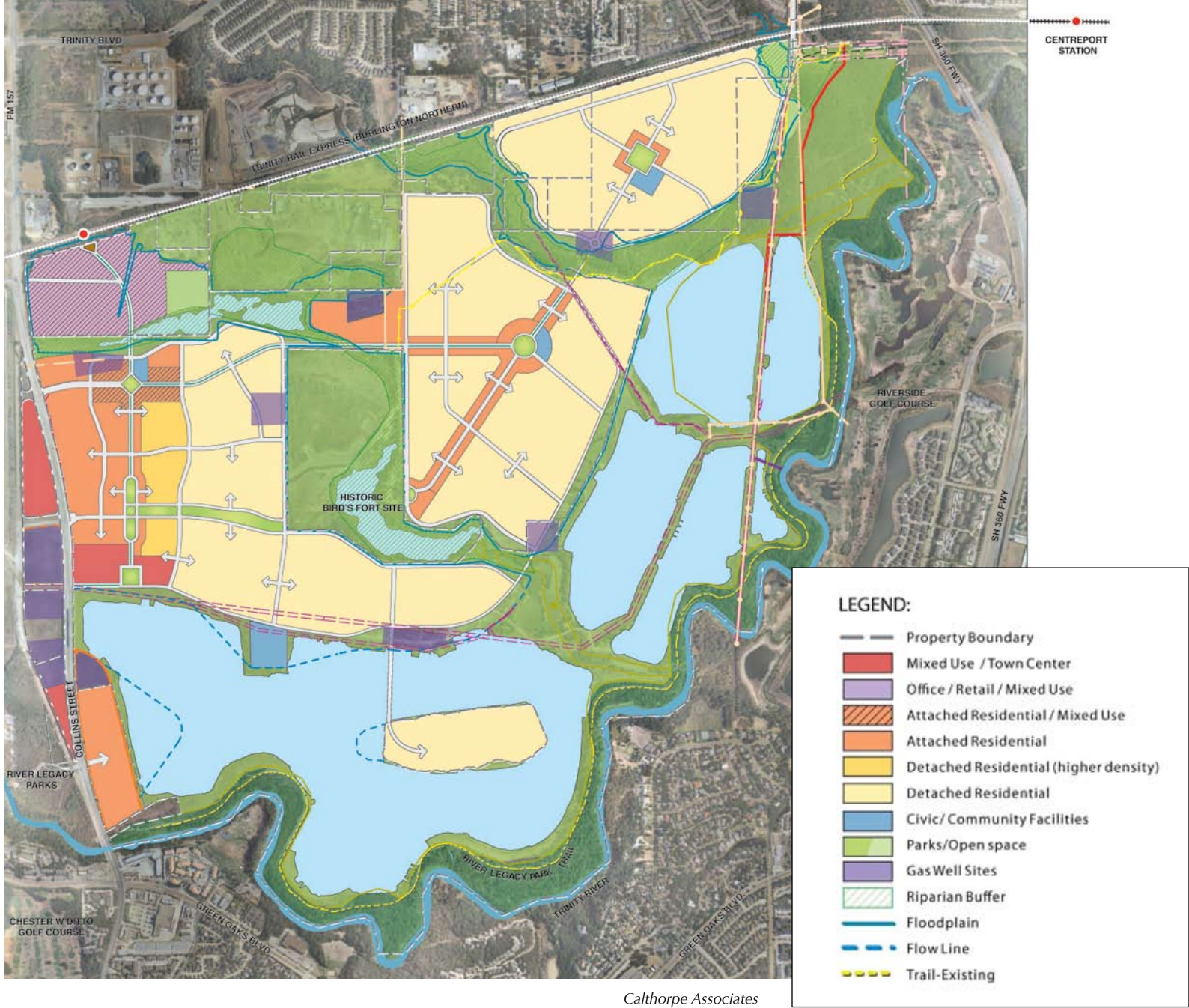
1. Map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property

Proposed uses of the TIRZ consist of a master planned community that will include 3,879 single-family residential units, 795 multi-family units, and 1.2 million square feet of commercial development.

Other improvements proposed in this plan include major reclamation and conservation projects, land to be dedicated for parks, open space, and a new fire and EMS station, and bus rapid transit (BRT) and light rail transportation projects.

Proposed Land Uses

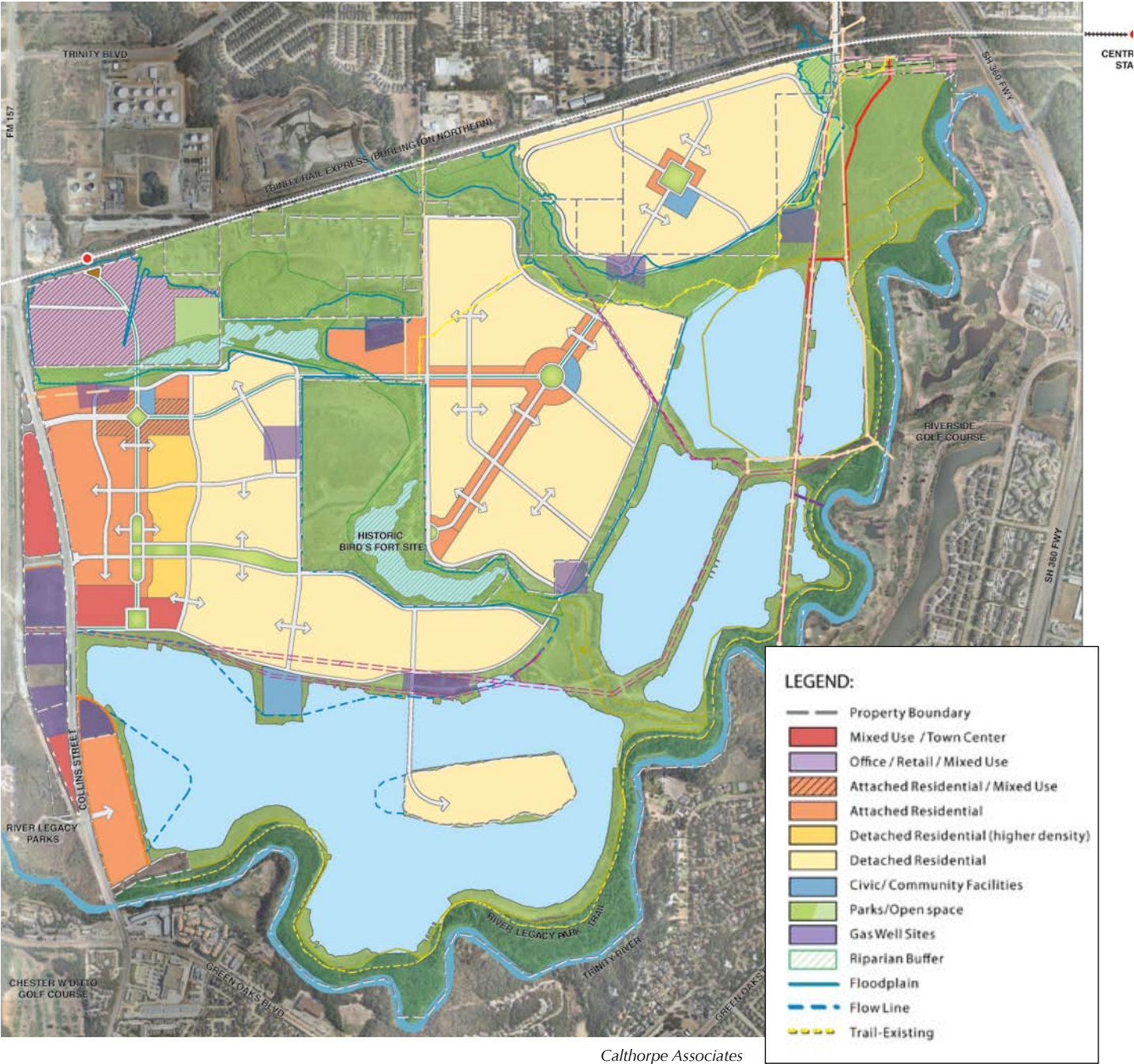
| Type | Units/Square Feet | Value at Build Out |
|-----------------------|-------------------|--------------------|
| Single Family (Homes) | 3,879 | \$1,151,300,053 |
| Multi Family (Units) | 795 | \$153,857,267 |
| Office | 500,000 | \$38,591,740 |
| Retail | 400,000 | \$30,873,392 |
| Commercial | 289,2000 | \$13,282,411 |
| Community Service | 401,000 | \$48,224,950 |
| Total | | \$1,436,129,813 |



Changes to Municipal Ordinances

2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable

All construction will be done in conformance with existing building code regulations of the City of Arlington and Tarrant County. Some changes to city ordinance, master plan, or building codes are being considered to support the development requirements provided by this project. Such changes are enumerated in the Viridian Planned Development District Ordinance.



Calthorpe Associates

PERMITTED USES: P = PERMITTED BY RIGHT, S = SUP, C = PERMITTED WITH CONDITIONS

| INSTITUTIONAL | | RETAIL AND PERSONAL SERVICE USES | |
|--|---|---|---|
| Business School | P | Bar | P |
| Church | P | Antique Shop | P |
| College, University, or Seminary | P | Car Wash | P |
| Community Center | P | Catering Service | P |
| Day Care | P | Cleaning Laundry | P |
| Government Facility | P | Copy Center | P |
| Hospital | P | Custom and Craft Work | P |
| Library | P | Farmers Market | P |
| Medical Clinic or Ambulatory Surgical Center | P | Gasoline Sales | P |
| Museum or Art Gallery | P | General Retail Store, Other Than Listed | P |
| Public or Private School | P | Large Scale Retail | C |
| OFFICE | P | Large Scale Retail, Town Center | C |
| RECREATION AND ENTERTAINMENT | | Nursery, Garden Shop, or Plant Sales | P |
| Country Club with Golf Course | P | Open Air Vending | P |
| Night Club | P | Personal Services | P |
| Park, Playground, or Golf Course | P | Restaurant | P |
| Private Club, Lodge, or Fraternal Organization | P | Veterinary Clinic | C |
| Recreation, Inside | P | TEMPORARY | |
| RESIDENTIAL AND LODGING | | Temporary Asphalt or Concrete Batch Plant | C |
| Boutique Hotel | C | Temporary Carnival, Circus, or Amusement Ride | P |
| Condominium | P | Temporary Construction Field Office | C |
| Duplex | P | Temporary Construction Storage Yard | C |
| Extended Care Facility | P | Temporary Outdoor Sales | P |
| Full Service Hotels, Residence Hotels/Motels | P | UTILITIES, COMMUNICATION, TRANSPORTATION | |
| Multi-Family | C | Electric Generating Plant | P |
| Single Family (Detached) | P | Electric Utility Substation | P |
| Supervised Living Facility | P | Radio or TV Station Recording Studio | P |
| Townhouse | P | Radio, Television, or Microwave Tower | P |
| WHOLESALE, DISTRIBUTION, AND STORAGE | | Utility Lines, Towers, or Metering Station | P |
| Distribution Center | S | Wireless Telecommunication Facilities | C |
| OTHER | | Dredging | P |
| | | Gas Drilling and Production | C |



Estimated Non-Project Costs

3. A list of estimated non-project costs

Non-project costs include those development items that will be funded by the developer and a specified assessment according to the provision of the Viridian Municipal Management District and for which no tax increment reimbursement is provided.

Method of Relocation

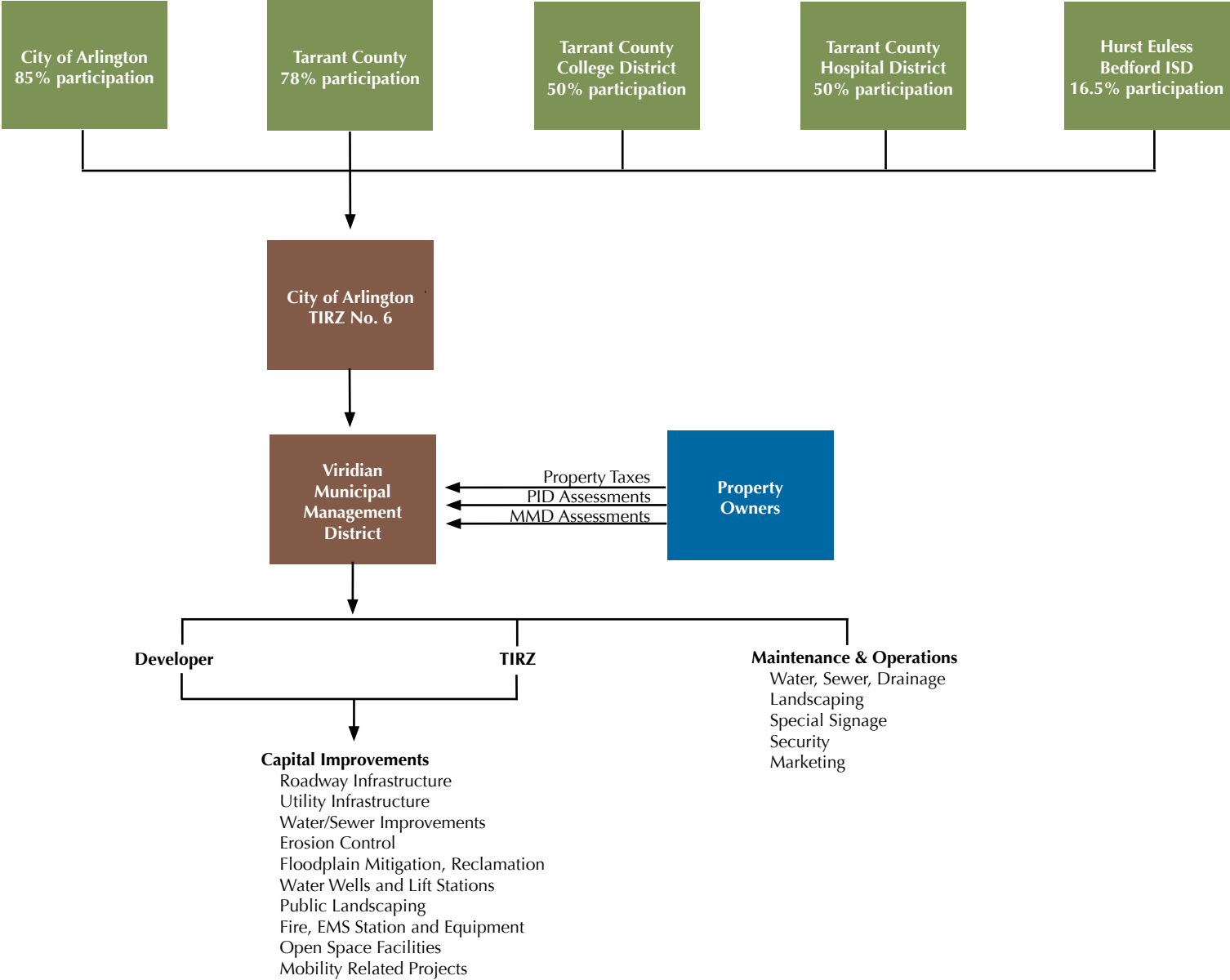
4. A statement of a method of relocating persons to be displaced as a result of implementing the plan

As the land within the TIRZ is vacant, there will be no displacement of residents.

| | Non-Project Costs | |
|--|-------------------|--------------|
| | PID | Developer |
| Capital Improvements | | |
| Roadway Infrastructure | \$15,258,038 | \$12,979,402 |
| Utility Infrastructure | \$1,467,119 | \$- |
| Water and Sewer Improvements | \$11,384,843 | \$- |
| Erosion Control | \$- | \$1,700,250 |
| Public Landscaping | \$3,700,000 | \$5,662,000 |
| New Fire and EMS Station and Equipment | \$- | \$3,000,000 |
| Open Space Facilities | \$- | \$7,789,450 |
| Project Related Fees and Services | | |
| Developer Interest (5 years) | \$- | \$32,360,000 |
| Landscape Maintenance | \$- | \$5,400,000 |
| Archeaology | \$- | \$200,000 |
| Permitting & Related Fees | \$- | \$1,132,420 |
| Marketing Related Costs | \$7,756,190 | \$11,394,000 |
| Overhead Costs | \$- | \$11,719,136 |
| Total Costs Universe By Funding Source | \$39,566,190 | \$93,336,658 |



Proposed Project Financing Structure



Reinvestment Zone Financing Plan

This document constitutes the Reinvestment Zone Financing Plan for the Tax Increment Reinvestment Zone Number Six, City of Arlington, as required by Chapter 311 of the Texas Tax Code.

The purpose of the Zone is to finance public improvements related to floodplain mitigation, reclamation, and preservation, as well as construction of roadways, paving, drainage, water, sanitary sewer, storm sewer, and detention facilities necessary to support development of 3,879 single-family homes, 795 multi-family units, and approximately 1.2 million square feet of commercial development. The Zone will also help facilitate new parks and open spaces, a new fire and EMS station, mobility and transit projects, and reestablishment of prairies, forests, and emergent wetlands.

It is anticipated that the owner of real property within the Zone (the Developer) will advance funds for certain project costs and will be reimbursed from tax increment revenues of the Zone as provided in a separate agreement and other documentation between the Developer and the TIRZ (the Reimbursement Agreement).

In accordance with Section 311.010 (h), Texas Tax Code, the Zone’s board of directors will develop and submit for city council approval programs for the public purpose of developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants and loans from the tax increment fund of the Zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the Zone for activities that benefit the Zone and stimulate business and commercial activity. Upon approval of the municipality, the Zone board of directors may be granted the powers of a municipality under Chapter 380, Local Government Code, to develop such programs.

In addition, a municipal management district has been created through the Texas Legislature (SB 919) with boundaries generally contiguous to the Zone proposed in this Plan. This management district will be funded by an assessment on property within its boundaries to provide public projects and services related to transportation, environmental design, public safety, and economic development. Zone revenue will be available to pay project costs under a project revenue contract with the Viridian Management District.



List of Estimated Project Costs

1. A detailed list describing the estimated project costs of the zone, including administrative expenses

This table itemizes the estimated project costs for the Zone for which reimbursement is available. It is anticipated that the developer will advance funds necessary for the construction of certain public improvements and will be reimbursed as provided in separate agreements between the developer and the TIRZ. Administrative and implementation expenses are estimated to be \$2.8 million over the 30-year life of the TIRZ. Pursuant to Chapter 311, Texas Tax Code, line item amounts may be adjusted with approval of the TIRZ board of directors.

| | Project Costs | |
|---|---------------|---------------|
| | Developer | TIRZ |
| Capital Improvements | | |
| Roadway Infrastructure | \$20,887,888 | \$- |
| Utility Infrastructure | \$4,546,086 | \$- |
| Water and Sewer Improvements | \$21,478,057 | \$- |
| Erosion Control | \$- | \$- |
| Floodplain Mitigation, Reclamation & Drainage | \$45,129,863 | \$- |
| Water Wells/Lift Stations | \$2,999,524 | \$- |
| Public Landscaping | \$30,185,827 | \$- |
| New Fire and EMS Station and Equipment | \$- | \$- |
| Open Space Facilities | \$- | \$- |
| Mobility Related Projects | \$3,705,000 | \$28,390,000 |
| Cultural Facilities | \$- | \$6,660,000 |
| Educational Facilities | \$- | \$86,324,093 |
| Project Related Fees and Services | | |
| Developer Reimbursement | \$10,000,000 | \$- |
| Organizational Costs, Zone Creation, & Administration | \$- | \$2,820,000 |
| Landscape Maintenance | \$- | \$- |
| Archeaology | \$- | \$- |
| Permitting & Related Fees | | \$- |
| Advertising & Promotions | \$- | \$- |
| Overhead Costs | | \$- |
| Total Costs Universe By Funding Source | \$138,932,245 | \$124,194,093 |



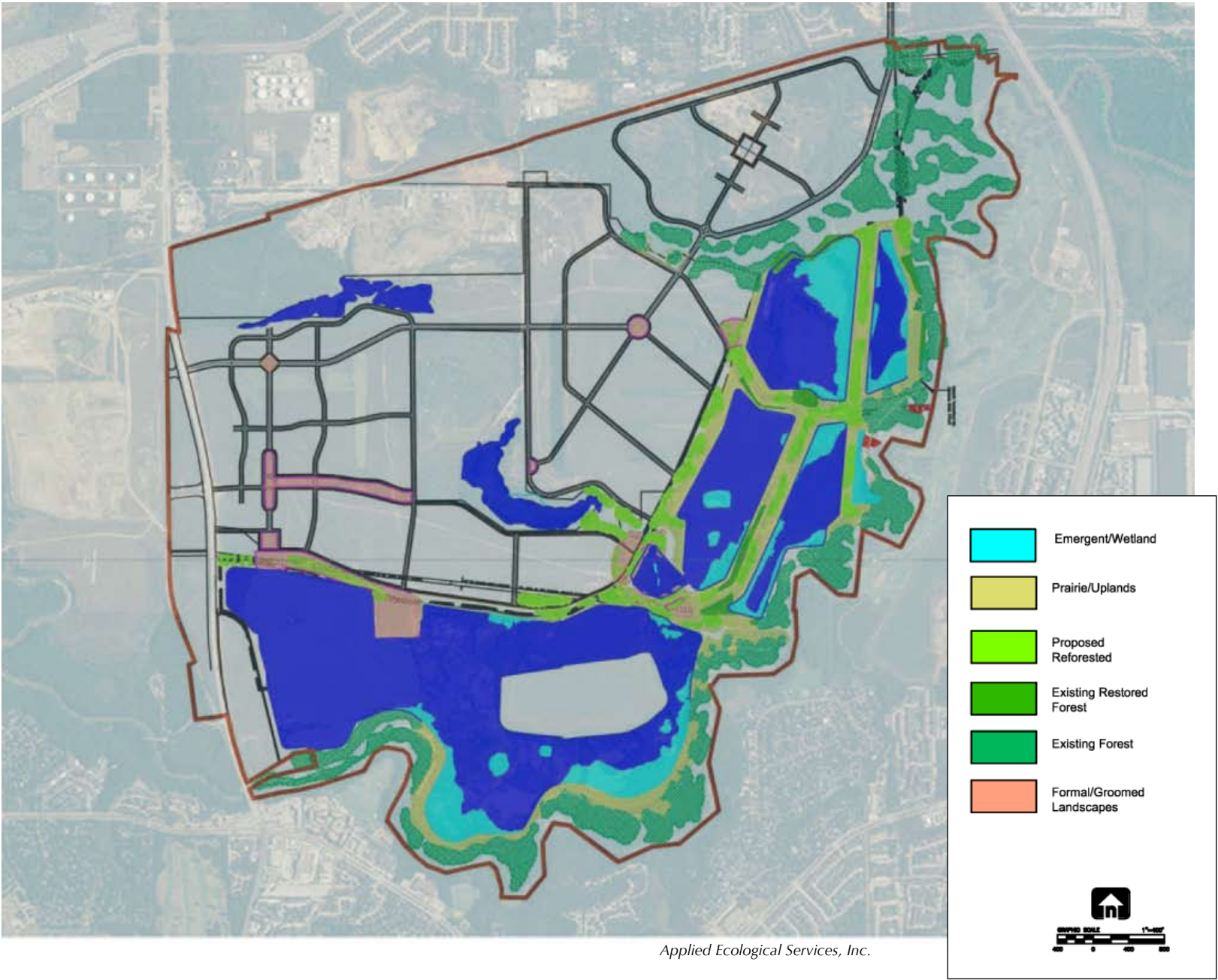
Statement of Proposed Public Works

2. A statement listing the kind, number, and location of all proposed public works or public improvements in the zone

The public infrastructure improvements that the TIRZ is designed to facilitate will be located throughout the Zone. These improvements will provide public infrastructure for a master planned community to include commercial and residential development. Maps on pages 12-15 illustrate the location of the proposed improvements.

List of Public Works and Public Improvements:

- Roadway Infrastructure
- Utility Infrastructure
- Water/Sewer Improvements
- Erosion Control
- Floodplain Mitigation, Reclamation
- Water Wells and Lift Stations
- Public Landscaping
- Fire, EMS Station and Equipment
- Open Space Facilities
- Mobility Related Projects



Applied Ecological Services, Inc.

TABLE 3
SUMMARY OF ECONOMIC & FISCAL IMPACTS
Lakes of Arlington EIA

| | SCENARIO | | | | | |
|---|-----------------------------|-----------------------|-----------------------|-----------------------|----------------------|---------------------|
| | Credit Suisse Industrial | The Lakes Modified | Business Center #1 | Business Center #2 | Mixed Use | Transit Center |
| Direct Annual Impacts | | | | | | |
| General Fund Revenues | \$ 6,742,926 | \$ 4,313,090 | \$ 5,155,451 | \$ 6,819,566 | \$ 7,548,916 | \$ 5,755,888 |
| General Fund Expenditures | (3,899,327) | (1,416,499) | (2,456,613) | (3,501,719) | (3,727,321) | (2,809,517) |
| General Fund Net Surplus: | \$ 2,843,599 | \$ 2,896,591 | \$ 2,698,839 | \$ 3,317,847 | \$ 3,821,595 | \$ 2,946,371 |
| Transient Occupancy Taxes | 472,164 | 216,409 | 708,246 | 767,267 | 865,634 | 668,899 |
| HEB Ind. School District Surplus | 16,248,182 | 4,227,240 | 8,194,359 | 13,123,947 | 11,616,786 | 5,921,662 |
| TOTAL: | \$ 19,563,945 | \$ 7,340,240 | \$ 11,601,444 | \$ 17,209,061 | \$ 16,304,014 | \$ 9,536,932 |
| Other Impacts | | | | | | |
| Impact Fees (One-time Only) | \$ 9,708,697 | \$ 6,729,562 | \$ 7,407,223 | \$ 9,829,344 | \$ 12,848,746 | \$ 12,305,212 |
| On-site Employment | 16,868 | 3,802 | 10,627 | 15,148 | 13,996 | 8,463 |
| Average On-site Employee Wages | \$ 36,021 | \$ 41,005 | \$ 45,366 | \$ 40,592 | \$ 43,243 | \$ 47,149 |
| Gross Economic Activity to City at Buildout (In \$000s): | \$ 110,846 | \$ 37,489 | \$ 79,786 | \$ 105,787 | \$ 107,979 | \$ 73,729 |

SOURCE: ECONOMICS RESEARCH ASSOCIATES, REVISED MARCH 2002.

3. An Economic Feasibility Study

In 2002, Economics Research Associates (ERA) performed a study to determine the existing conditions as well as the fiscal and economic impact of alternative development scenarios for the subject site.

The study concluded that existing conditions represent an enormous physical challenge to development as a result of previous mining operations, aborted development activities, and the fact that the majority of the site lies within the FEMA 100 year flood plain, making it impossible to develop without reclamation.

However, the study also emphasized that the area holds great potential for new commercial, light industrial, and residential development.

Citing a North Central Council of Governments projection that the region will grow by more than 4 million people, to 9.1 million, by 2030, the projected strong job growth for the entire Dallas/Fort Worth region, and a relatively older housing stock within Arlington, the study predicted a strong demand for new housing in the Arlington area over the next two decades.

In order for this potential to be realized, however, the study stressed that infrastructure improvements related to flood plain mitigation, mobility, and transportation were necessary to bring the property into compliance with existing Corps of Engineers standards and for the site to be developed to its highest and best use. ERA recommended that a TIRZ be created to help pay for a portion of these infrastructure costs.

The complete ERA study is available upon request.

| Population and Household Trends | Average Annual Change | | | | |
|-------------------------------------|-----------------------|-----------|-----------|-----------|-----------|
| | 2000 | 2006 | 2011 | 2000-2006 | 2006-2011 |
| Population | | | | | |
| Dallas-Fort Worth-Arlington, TX MSA | 5,161,544 | 5,888,054 | 6,519,110 | 120,585 | 126,211 |
| Arlington PMA | 649,950 | 730,212 | 800,320 | 13,377 | 14,022 |
| As a Percent of MSA | 12.6 | 12.4 | 12.3 | 11.1 | 11.1 |
| Households | | | | | |
| Dallas-Fort Worth-Arlington, TX MSA | 1,881,056 | 2,129,588 | 2,350,113 | 41,422 | 44,105 |
| Arlington PMA | 241,651 | 268,879 | 293,326 | 4,538 | 4,889 |
| As a Percent of MSA | 12.8 | 12.6 | 12.5 | 11.0 | 11.1 |

Source: Claritas, Inc. and Tracy Cross & Associates, Inc.

Conventional and Traditional Neighborhood Development

| Product Lines | Density in Units Per Acre | Average Plan Size (Sq. Ft.) | Average Sales Price (In Current \$) | Number of Acres | Number of Units |
|--|---------------------------|-----------------------------|-------------------------------------|-----------------|-----------------|
| CONVENTIONAL | | | | | |
| SFC | 3.0 | 3,400 | \$402,000 | 51.7 | 155 |
| SFP-1 | 3.25 | 3,200 | 336,000 | 114.4 | 372 |
| SFP-2 | 4.5 | 2,800 | 294,000 | 123.9 | 558 |
| SFP-3 | 4.75 | 2,600 | 273,000 | 146.7 | 697 |
| Conv TH | 6.5 | 1,800 | 190,000 | 35.8 | 233 |
| Subtotal | | | | 472.5 | 2,015 |
| TRADITIONAL | | | | | |
| TN-SFC | 3.5 | 3,400 | \$482,000 | 33.2 | 116 |
| TN-SFP-1 | 4.5 | 3,200 | 403,000 | 62.0 | 279 |
| TN-SFP-2 | 5.5 | 2,800 | 353,000 | 76.0 | 418 |
| TN-SFP-3 | 7.5 | 2,600 | 328,000 | 74.3 | 557 |
| TN-CY-1 | 10.0 | 2,000 | 232,000 | 23.2 | 232 |
| TN-CY-2 | 12.0 | 1,650 | 202,000 | 19.4 | 232 |
| Garden Condo | 20.0 | 1,250 | 168,000 | 14.4 | 288 |
| Subtotal | | | | 302.5 | 2,122 |
| Community Total Outside of Town Center | | | | 775.0 | 4,137 |

Source: Tracy Cross & Associates, Inc.

Absorption Potentials

| | Sales For Period | Cumulative |
|---------|------------------|------------|
| Year 1 | 199 | 199 |
| Year 2 | 298 | 497 |
| Year 3 | 398 | 895 |
| Year 4 | 495 | 1,390 |
| Year 5 | 520 | 1,910 |
| Year 6 | 520 | 2,430 |
| Year 7 | 520 | 2,950 |
| Year 8 | 446 | 3,396 |
| Year 9 | 396 | 3,792 |
| Year 10 | 345 | 4,137 |

Source: Tracy Cross & Associates, Inc.

3. An Economic Feasibility Study

In 2006, the developer commissioned a study of the area with Tracy Cross & Associates to update the existing conditions as well as the fiscal and economic impact of alternative development scenarios for the subject site.

The study concluded that while existing conditions of the land remained an enormous physical challenge to development, regional growth projections and market demand remained high for new housing, commercial, office, and retail space within the TMA. Selected aspects of the 2006 study are shown on this page.

Household Tenure: 2006

| | Owners | Renters |
|---|-----------|---------|
| Dallas-Fort Worth-Arlington, TX MSA | 1,309,654 | 819,904 |
| Percent of Total Area Households | 61.5 | 38.5 |
| Arlington PMA | 160,171 | 108,708 |
| Percent of PMA Households | 59.6 | 40.4 |
| Percent of MSA Households Within Tenured Category | 12.2 | 13.3 |

Source: Claritas, Inc. and Tracy Cross & Associates, Inc.

The Apartment Market

| | |
|---|--------|
| MSA Occupancy Rate | 90.2% |
| MSA Annual Rental Growth | 3.1% |
| MSA Absorption Last 12 Months | 19,127 |
| Arlington PMA Occupancy Rate | 88.6% |
| Arlington PMA Annual Rental Growth | 1.5% |
| Arlington PMA Absorption Last 12 Months | 12 |

Key Fact: Out of 236 Rental Communities, Only 9 are Considered as Class A



Retail Space Taxable Value Analysis

The retail development sites described on this page and the next provide an example of taxable value opportunities in the region for commercial/retail projects comparable to the Town Center project contemplated for the Viridian development. Under the current master plan, a Viridian Town Center would include cafes, boutiques, grocery store, and other conveniences totaling approximately 401,000 square feet of retail development.

Southlake Town Center

| Owner | Property Location | St Code | Land Sq Ft | Land | Improvement | 2007 Total |
|------------------------------|----------------------------------|---------|------------|-------------|--------------|--------------|
| Southlake, City of | 1400 Main St, Southlake | F1 | 30,000 | \$240,000 | \$- | \$240,000 |
| Southlake, City of | 151 State St, Southlake | F1 | 35,700 | \$285,600 | \$- | \$285,600 |
| Southlake, City of | 101 State St, Southlake | F1 | 40,742 | \$325,936 | \$- | \$325,936 |
| Slts Grand Avenue LP | 300 Grand Ave, Southlake | C2 | 986 | \$9,860 | \$- | \$9,860 |
| Town Square Ventures LP | 1400 Civic Pl, Southlake | F1 | 33,106 | \$331,060 | \$16,277,985 | \$16,609,045 |
| Town Square Ventures LP | 1200 Prospect St, Southlake | F1 | 99,317 | \$993,170 | \$10,228,390 | \$11,221,560 |
| Town Square Ventures LP | 112 State St, Southlake | F1 | 16,117 | \$- | \$- | \$5,023,512 |
| Town Square Ventures LP | 180 State St, Southlake | F1 | 17,860 | \$- | \$- | \$5,599,701 |
| Town Square Ventures LP | 1235 Main St, Southlake | F1 | 14,375 | \$- | \$- | \$2,556,236 |
| Town Square Ventures LP | 140 State St, Southlake | F1 | 188,179 | \$1,881,790 | \$115,680 | \$1,997,470 |
| Town Square Ventures LP | 1230 Main St, Southlake | F1 | 12,632 | \$126,320 | \$3,626,275 | \$3,752,595 |
| Town Square Ventures LP | 1200 Main St, Southlake | F1 | 25,700 | \$257,000 | \$4,298,440 | \$4,555,440 |
| Town Square Ventures LP | 1256 Main St, Southlake | F1 | 29,621 | \$- | \$- | \$9,430,606 |
| Town Square Ventures LP | 1430 E Southlake Blvd, Southlake | F1 | 8,276 | \$82,760 | \$5,357,665 | \$5,440,425 |
| Town Square Ventures LP | 115 Grand Ave, Southlake | F1 | 16,988 | \$169,880 | \$5,383,753 | \$5,553,633 |
| Town Square Ventures LP | 1431 E Southlake Blvd, Southlake | F1 | 16,988 | \$169,880 | \$7,707,225 | \$7,877,105 |
| Town Square Ventures LP | 1431 Main St, Southlake | F1 | 13,939 | \$139,390 | \$4,082,240 | \$4,221,630 |
| Town Square Ventures LP | 141 Grand Ave, Southlake | F1 | 161,172 | \$1,611,720 | \$138,231 | \$1,749,951 |
| Town Square Ventures LP | 1422 Main St, Southlake | F1 | 29,621 | \$- | \$- | \$9,516,008 |
| Town Square Ventures LP | 1240 Main St, Southlake | F1 | 175,982 | \$1,759,820 | \$309,301 | \$2,069,121 |
| United States Postal Service | 300 State St, Southlake | F1 | 125,017 | \$1,250,170 | \$658,327 | \$1,908,497 |
| Total | | | 1,092,318 | \$9,634,356 | \$58,183,512 | \$99,943,931 |

University Park Village

| Owner | Property Location | St Code | Land Sq Ft | Land | Improvement | 2007 Total |
|-------------------------------|----------------------------------|---------|------------|-------------|--------------|--------------|
| Engineer Business Center, LLC | 1506 University Dr, Fort Worth | F1 | 35,784 | \$644,112 | \$700,992 | \$1,345,104 |
| Upv Corp | 1540 S University Dr, Fort Worth | F1 | 193,101 | \$2,317,212 | \$8,347,618 | \$10,664,830 |
| Upv Corp | 1612 S University Dr, Fort Worth | F1 | 601,999 | \$6,068,150 | \$21,626,318 | \$27,694,468 |
| Victron Stores LP | 1510 S University Dr, Fort Worth | F1 | 16,502 | \$283,174 | \$162,171 | \$445,345 |
| Total | | | 847,386 | \$9,312,648 | \$30,837,099 | \$40,149,747 |

Cooper Street & Arbrook Boulevard

| Owner | Property Location | St Code | Land Sq Ft | Land | Improvement | 2007 Total |
|-------------------------------|--------------------------------|---------|------------|--------------|--------------|--------------|
| Arlus Realty LP Etal | 3803 S Cooper St, Arlington | F1 | 220,936 | \$3,314,040 | \$3,444,330 | \$6,758,370 |
| Cooper Street Inv Inc | 3909 S Cooper St, Arlington | F1 | 83,604 | \$1,003,248 | \$2,289,723 | \$3,292,971 |
| Christopher Carroll #1 Ltd | 3951 S Cooper St, Arlington | F1 | 83,604 | \$1,003,248 | \$57,445 | \$1,060,693 |
| Christopher Carroll #1 Ltd | 4001 S Cooper St, Arlington | F1 | 83,604 | \$1,003,248 | \$974,830 | \$1,978,078 |
| Giraffe Properties LLC | 4111 S Cooper St, Arlington | F1 | 145,273 | \$1,452,730 | \$1,166,855 | \$2,619,585 |
| VI Associates LLC | 4101 S Cooper St, Arlington | F1 | 201,116 | \$- | \$- | \$6,176,858 |
| Wathen Arlington LLC | 4145 S Cooper St, Arlington | F1 | 42,296 | \$761,328 | \$715,463 | \$1,476,791 |
| Parks At Arlington LP | 4199 S Cooper St, Arlington | F1 | 46,435 | \$371,480 | \$66,170 | \$437,650 |
| Uhlmann-Arlington LLC | 4201 S Cooper St, Arlington | F1 | 272,585 | \$3,816,190 | \$9,844,274 | \$13,660,464 |
| Gmri Texas LP | 4233 S Cooper St, Arlington | F1 | 54,451 | \$925,667 | \$1,181,251 | \$2,106,918 |
| Mody Group Ltd, The | 4245 S Cooper St, Arlington | F1 | 35,005 | \$700,100 | \$684,900 | \$1,385,000 |
| Swc Arbrook/157 Ltd | 3808 S Cooper St, Arlington | F1 | 187,744 | \$2,252,928 | \$4,983,512 | \$7,236,440 |
| United States Postal Service | 3898 S Cooper St, Arlington | C2 | 7,747 | \$42,609 | \$- | \$42,609 |
| Thomas, W M & Harvey I Thomas | 4020 S Cooper St, Arlington | F1 | 101,277 | \$303,831 | \$71,767 | \$375,598 |
| 157/Melear Joint Venture | 4040 S Cooper St, Arlington | F1 | 56,628 | \$679,536 | \$817,187 | \$1,496,723 |
| Arlington Centre Ltd | 4100 S Cooper St, Arlington | F1 | 147,569 | \$1,770,828 | \$3,283,466 | \$5,054,294 |
| Tetco Stores LP | 3800 S Cooper St, Arlington | F1 | 37,714 | \$603,424 | \$160,684 | \$764,108 |
| US Army Corp of Engineers | 3500 W Poly Webb Rd, Arlington | F1 | 317,988 | \$1,748,934 | \$2,110,120 | \$3,859,054 |
| Dayton Hudson Corp | 1600 W Arbrook Blvd, Arlington | F1 | 756,748 | \$4,162,114 | \$10,563,176 | \$14,725,290 |
| Total | | | 2,882,324 | \$25,915,483 | \$42,415,153 | \$74,507,494 |

Source: Tarrant County Appraisal District



Retail Space Taxable Value Analysis

Watauga Pavilion

| Owner | Property Location | St Code | Land Sq Ft | land | Improvement | 2007 Total |
|--------------------------------|-----------------------------|---------|------------|--------------|--------------|---------------|
| Watauga Parks Dev Corp | Denton Hwy, Watauga | D4 | 76,797 | \$249,590 | \$- | \$249,590 |
| Coral Reef LLC | 8450 Denton Hwy, Watauga | F1 | 30,356 | \$645,065 | \$894,505 | \$1,539,570 |
| Johnson, John G Etux Pamela L | 7708 Kelly Lynn Ln, Watauga | A1 | 2,060 | \$13,000 | \$120,100 | \$133,100 |
| Texas-Ltc Ltd Prtnshp | North Park Dr, Watauga | F1 | 132,509 | \$484,293 | \$1,360,829 | \$1,845,122 |
| Watauga Parks Dev Corp | Denton Hwy, Watauga | C2 | 11,761 | \$23,522 | \$1,743 | \$25,265 |
| Watauga, City of | North Park Dr, Watauga | F1 | 238,638 | \$849,551 | \$- | \$849,551 |
| Watauga Assoc | 7804 Virgil Anthony Blvd, | F1 | 255,646 | \$766,938 | \$2,816,366 | \$3,583,304 |
| Sci Watauga Town Ctr Fund Etal | Denton Hwy, Watauga | F1 | 113,430 | \$794,010 | \$6,099,990 | \$6,894,000 |
| Sci Watauga Town Ctr Fund Etal | Bursey Rd, Watauga | F1 | 41,382 | \$579,348 | \$902,652 | \$1,482,000 |
| Sci Watauga Town Ctr Fund Etal | Denton Hwy, Watauga | F1 | 28,179 | \$479,043 | \$383,007 | \$862,050 |
| Bdc Properties Const Inc | Denton Hwy, Watauga | F1 | 46,805 | \$795,685 | \$837,072 | \$1,632,757 |
| Sci Watauga Town Ctr Fund Etal | Denton Hwy, Watauga | C2 | 34,199 | \$581,383 | \$- | \$581,383 |
| Sci Watauga Town Ctr Fund Etal | Denton Hwy, Watauga | F1 | 37,692 | \$800,955 | \$230,725 | \$1,031,680 |
| Sci Watauga Town Ctr Fund Etal | Denton Hwy, Watauga | F1 | 92,042 | \$598,273 | \$3,991,727 | \$4,590,000 |
| Abs Tx Investor LP | Denton Hwy, Watauga | F1 | 288,319 | \$1,874,074 | \$3,282,526 | \$5,156,600 |
| Pearson-Tyler Inc | Denton Hwy, Watauga | F1 | 22,508 | \$236,334 | \$338,191 | \$574,525 |
| Gully, Roy C | Denton Hwy, Watauga | F1 | 44,014 | \$529,929 | \$171,031 | \$700,960 |
| Sunbelt Self Storage Xiv Ltd | 7902 Denton Hwy, Watauga | F1 | 144,294 | \$721,470 | \$2,651,109 | \$3,372,579 |
| Bonola Family Ltd Prtnshp | 7748 Denton Hwy, Watauga | F1 | 44,004 | \$529,808 | \$590,192 | \$1,120,000 |
| Watauga Towne Crossing LP | Denton Hwy, Watauga | C2 | 57,687 | \$232,479 | \$- | \$232,479 |
| Watauga, City of | Denton Hwy, Watauga | C2 | 180,251 | \$450,628 | \$- | \$450,628 |
| Watauga 377 LLC | 8028 Denton Hwy, Watauga | F1 | 261,081 | \$1,697,027 | \$7,573,847 | \$9,270,874 |
| Dayton Hudson Corp | 8000 Denton Hwy, Watauga | F1 | 586,161 | \$4,396,208 | \$9,919,867 | \$14,316,075 |
| Omniamerican Bank | 8024 Denton Hwy, Watauga | F1 | 76,221 | \$914,652 | \$1,144,873 | \$2,059,525 |
| Pierson-Watauga Ltd | 8020 Denton Hwy, Watauga | F1 | 75,794 | \$1,481,773 | \$1,576,227 | \$3,058,000 |
| Chick Fil A Inc | 8016 Denton Hwy, Watauga | F1 | 50,320 | \$855,440 | \$556,273 | \$1,411,713 |
| Watauga 377 LLC | 8012 Denton Hwy, Watauga | F1 | 56,610 | \$962,370 | \$472,980 | \$1,435,350 |
| Brinker Texas LP | 8008 Denton Hwy, Watauga | F1 | 62,900 | \$1,069,300 | \$1,037,668 | \$2,106,968 |
| Watauga 377 LLC | 8004 Denton Hwy, Watauga | F1 | 442,648 | \$2,877,212 | \$9,967,616 | \$12,844,828 |
| Whataburger Inc | 7826 Denton Hwy, Watauga | F1 | 60,001 | \$722,412 | \$252,588 | \$975,000 |
| Pensco Trust Company | 7822 Denton Hwy, Watauga | F1 | 59,855 | \$720,654 | \$478,867 | \$1,199,521 |
| Wesley Properties Inc | 7500 Denton Hwy, Watauga | F1 | 76,317 | \$1,335,548 | \$1,033,559 | \$2,369,107 |
| Pearson-Tyler II Inc | 5705 North Park Dr, Watauga | F1 | 72,888 | \$327,996 | \$1,215,202 | \$1,543,198 |
| Inland Western Watauga LP | 5801 Starnes Rd, Watauga | C2 | 39,443 | \$394,430 | \$- | \$394,430 |
| Inland Western Watauga LP | 7508 Denton Hwy, Watauga | F1 | 47,203 | \$660,842 | \$1,470,518 | \$2,131,360 |
| Bettye Kay Inv Group Ltd | 7700 Denton Hwy, Watauga | C2 | 88,633 | \$- | \$- | \$52,523 |
| Inland Western Watauga LP | 5901 Starnes Rd, Watauga | F1 | 863,232 | \$5,611,008 | \$28,511,013 | \$34,122,021 |
| Bettye Kay Inv Group Ltd | 5900 North Park Dr, Watauga | C2 | 100,325 | \$476,544 | \$- | \$476,544 |
| Bettye Kay Inv Group Ltd | 6000 North Park Dr, Watauga | C2 | 29,331 | \$73,328 | \$- | \$73,328 |
| Wells Fargo Bank Texas Na | 7830 Denton Hwy, Watauga | F1 | 79,157 | \$1,274,428 | \$150,812 | \$1,425,240 |
| Total | | | 5,050,693 | \$38,086,550 | \$90,033,675 | \$128,172,748 |

Bryant Irvin City View

| Owner | Property Location | St Code | Land Sq Ft | Land | Improvement | 2007 Total |
|--------------------------------|--|---------|------------|--------------|--------------|--------------|
| Bre/Amerisuites Txnc Prop LP | 5900 Cityview Blvd, Fort Worth | F1 | 118,253 | \$1,241,657 | \$5,376,670 | \$6,618,327 |
| Bre/Esa Tx Properties LP | 4675 Citylake Blvd W, Fort Worth | F1 | 130,985 | \$1,375,343 | \$925,132 | \$2,300,475 |
| Hayco Realty Ltd | 5450 Overton Ridge Blvd, Fort Worth | F1 | 58,266 | \$- | \$- | \$875,000 |
| Chick Fil A Inc | 5950 Overton Ridge Blvd, Fort Worth | F1 | 51,403 | \$1,108,249 | \$461,751 | \$1,570,000 |
| Cityview Car Wash Ltd | 4665 Bryant Irvin Rd, Fort Worth | F1 | 70,142 | \$1,270,272 | \$1,067,096 | \$2,337,368 |
| Cityview Lake Poa Inc | Cityview Blvd, Fort Worth | C2 | 74,709 | \$100 | \$- | \$100 |
| Cityview Twn Crs Shop Ctr Fw | 5500 Overton Ridge Blvd, Fort Worth | F1 | 282,366 | \$3,162,499 | \$6,066,367 | \$9,228,866 |
| Cityview Twn Crs Shop Ctr Fw | 5800 Overton Ridge Blvd, Fort Worth | C2 | 190,096 | \$2,129,075 | \$- | \$2,129,075 |
| Cityview Twn Crs Shop Ctr Fw | 4801 Bryant Irvin Rd, Fort Worth | F1 | 319,768 | \$4,412,798 | \$2,475,576 | \$6,888,374 |
| Cnl Net Lease Funding 2001 LP | 4600 Citylake Blvd W, Fort Worth | F1 | 45,692 | \$669,845 | \$459,523 | \$1,129,368 |
| Commercial Net Lease Realty LP | 4651 Bryant Irvin Rd, Fort Worth | F1 | 41,730 | \$719,843 | \$548,353 | \$1,268,196 |
| Connell Red Oak Ltd | 4631 Citylake Blvd W, Fort Worth | C2 | 94,296 | \$635,802 | \$- | \$635,802 |
| Connell Red Oak Ltd | Citylake Blvd W, Fort Worth | C2 | 34,313 | \$270,386 | \$- | \$270,386 |
| Connell Red Oak Ltd | Cityview Blvd, Fort Worth | C2 | 2,028 | \$100 | \$- | \$100 |
| Dayton Hudson Corp | 5700 Overton Ridge Blvd, Fort Worth | F1 | 773,800 | \$3,869,000 | \$9,552,930 | \$13,421,930 |
| Duncan, Virginia | Overton Ridge Blvd, Fort Worth | C2 | 17,904 | \$98,830 | \$- | \$98,830 |
| Hulen Hospitality I Ltd Prtshp | 4651 Citylake Blvd W, Fort Worth | F1 | 113,928 | \$1,196,244 | \$4,967,270 | \$6,163,514 |
| Jones, Randy Etal | 6120 Overton Ridge Blvd, Fort Worth | F1 | 24,019 | \$240,190 | \$367,155 | \$607,345 |
| Bre/Lq Tx Properties LP | 6100 Overton Ridge Blvd, Fort Worth | F1 | 67,172 | \$811,438 | \$4,811,890 | \$5,623,328 |
| Lama Corporation | 4920 Bryant Irvin Rd, Fort Worth | F1 | 31,145 | \$681,453 | \$258,547 | \$940,000 |
| Fsi Restaurant Development | 4601 Citylake Blvd W, Fort Worth | F1 | 109,325 | \$1,393,894 | \$912,421 | \$2,306,315 |
| Fw West Hotel LP | 6100 Overton Ridge Blvd, Fort Worth | C2 | 131,194 | \$661,218 | \$- | \$661,218 |
| Pritchard & Abbott Inc | 4900 Overton Commons Ct, Fort Worth | F1 | 74,455 | \$558,413 | \$1,221,943 | \$1,780,356 |
| Rpi Bryant Irvin Ltd | 4750 Bryant Irvin Rd, Fort Worth | F1 | 183,126 | \$1,895,354 | \$1,528,255 | \$3,423,609 |
| Rpi Bryant Irvin Ltd | 4608 Bryant Irvin Rd # 404, Fort Worth | F1 | 834,087 | \$8,632,800 | \$9,191,613 | \$17,824,413 |
| S & L Properties Inc | 6152 Overton Ridge Blvd, Fort Worth | F1 | 27,687 | \$276,870 | \$458,567 | \$735,437 |
| Shafer Plaza Xxx Ltd | Bryant Irvin Rd, Fort Worth | F1 | 48,380 | \$959,859 | \$866,141 | \$1,826,000 |
| Sj Bryant Irvin Comm Dev LP | Overton Ridge Blvd, Fort Worth | D4 | 376,141 | \$883,930 | \$- | \$883,930 |
| Sj Bryant Irvin Comm Dev LP | 4920 Overton Commons Ct, Fort Worth | C2 | 34,209 | \$- | \$- | \$222,359 |
| Ledgeland Properties Ltd | 4901 Overton Commons Ct, Fort Worth | C2 | 36,151 | \$- | \$- | \$234,982 |
| Team Bank | 4701 Bryant Irvin Rd, Fort Worth | F1 | 49,998 | \$991,960 | \$317,653 | \$1,309,613 |
| Total | | | 4,446,768 | \$40,147,422 | \$51,834,853 | \$93,314,616 |

Source: Tarrant County Appraisal District



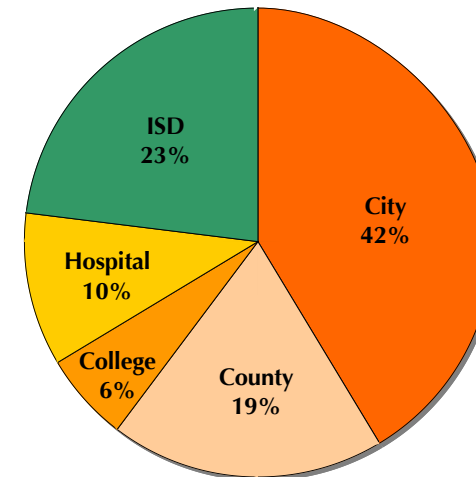
Estimated Bonded Indebtedness

4. The estimated bonded indebtedness to be incurred

It is anticipated that bonds will be issued by the Viridian Management District pursuant to an interlocal agreement with the Zone which pledges incremental revenue for debt service. Bond sizing will be based on the maximum amount Zone revenues could reasonably sustain according to the City's financial advisor and market conditions at the time of issuance.

| Zone Increment Revenue | | | | | | | |
|------------------------|------------|----------------------|------------------------|-------------------------|--------------------------|-------------------------|-------------------------------|
| Tax Year | Coll. Year | City Zone Collection | County Zone Collection | College Zone Collection | Hospital Zone Collection | HEB ISD Zone Collection | Total Zone Revenue Collection |
| 2007 | 2008 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2008 | 2009 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2009 | 2010 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2010 | 2011 | \$246,178 | \$133,728 | \$0 | \$74,110 | \$163,067 | \$617,083 |
| 2011 | 2012 | \$835,890 | \$401,126 | \$0 | \$222,298 | \$488,153 | \$1,947,466 |
| 2012 | 2013 | \$1,496,352 | \$698,281 | \$234,104 | \$386,977 | \$852,032 | \$3,667,746 |
| 2013 | 2014 | \$2,141,261 | \$992,928 | \$332,887 | \$550,266 | \$1,212,224 | \$5,229,565 |
| 2014 | 2015 | \$2,837,324 | \$1,310,171 | \$439,245 | \$726,077 | \$1,600,511 | \$6,913,328 |
| 2015 | 2016 | \$3,629,667 | \$1,672,870 | \$560,842 | \$927,080 | \$2,043,576 | \$8,834,035 |
| 2016 | 2017 | \$4,299,599 | \$1,975,943 | \$662,450 | \$1,095,039 | \$2,414,022 | \$10,447,053 |
| 2017 | 2018 | \$4,987,880 | \$2,287,486 | \$766,897 | \$1,267,691 | \$2,794,910 | \$12,104,863 |
| 2018 | 2019 | \$5,616,680 | \$2,571,645 | \$862,163 | \$1,425,168 | \$3,142,569 | \$13,618,225 |
| 2019 | 2020 | \$6,133,527 | \$2,794,088 | \$936,739 | \$1,548,442 | \$3,415,697 | \$14,828,493 |
| 2020 | 2021 | \$6,320,915 | \$2,873,607 | \$963,399 | \$1,592,511 | \$3,515,234 | \$15,265,666 |
| 2021 | 2022 | \$6,473,193 | \$2,938,112 | \$985,024 | \$1,628,258 | \$3,597,067 | \$15,621,655 |
| 2022 | 2023 | \$6,556,545 | \$2,976,710 | \$997,965 | \$1,649,649 | \$3,646,035 | \$15,826,904 |
| 2023 | 2024 | \$6,656,435 | \$3,021,657 | \$1,013,034 | \$1,674,558 | \$3,703,056 | \$16,068,741 |
| 2024 | 2025 | \$6,757,824 | \$3,067,279 | \$1,028,329 | \$1,699,841 | \$3,760,933 | \$16,314,205 |
| 2025 | 2026 | \$6,860,734 | \$3,113,584 | \$1,043,853 | \$1,725,503 | \$3,819,677 | \$16,563,350 |
| 2026 | 2027 | \$6,965,187 | \$3,160,584 | \$1,059,610 | \$1,751,549 | \$3,879,303 | \$16,816,234 |
| 2027 | 2028 | \$7,071,207 | \$3,208,289 | \$1,075,603 | \$1,777,987 | \$3,939,824 | \$17,072,910 |
| 2028 | 2029 | \$7,178,817 | \$3,256,710 | \$1,091,837 | \$1,804,821 | \$4,001,252 | \$17,333,436 |
| 2029 | 2030 | \$7,308,042 | \$3,305,857 | \$1,108,314 | \$1,832,057 | \$4,063,601 | \$17,617,871 |
| 2030 | 2031 | \$7,418,905 | \$3,355,741 | \$1,125,038 | \$1,859,702 | \$4,126,886 | \$17,886,272 |
| 2031 | 2032 | \$7,531,430 | \$3,406,374 | \$1,142,013 | \$1,887,762 | \$4,191,120 | \$18,158,699 |
| 2032 | 2033 | \$7,645,644 | \$3,457,765 | \$1,159,242 | \$1,916,243 | \$4,256,318 | \$18,435,212 |
| 2033 | 2034 | \$7,761,571 | \$3,509,928 | \$1,176,730 | \$1,945,151 | \$4,322,493 | \$18,715,873 |
| 2034 | 2035 | \$7,879,237 | \$3,562,873 | \$1,194,480 | \$1,974,492 | \$4,389,661 | \$19,000,744 |
| 2035 | 2036 | \$7,998,668 | \$3,616,613 | \$1,212,497 | \$2,004,274 | \$4,457,837 | \$19,289,888 |
| 2036 | 2037 | \$8,119,890 | \$3,671,158 | \$1,230,784 | \$2,034,502 | \$4,527,035 | \$19,583,369 |
| | | \$154,728,602 | \$70,341,106 | \$23,403,078 | \$38,982,007 | \$86,324,093 | \$373,778,886 |

Zone Increment Revenue by Jurisdiction



Time when Costs/Obligations Incurred

5. The time when related costs or monetary obligations are to be incurred

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues. This summary shows the time when TIRZ funds are expected to be available to pay project costs. Details of the time when related costs or monetary obligations are to be incurred are shown on Schedule D.

Financing, Expected Sources Revenue

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 that levies taxes on real property in the zone.

Methods of Financing. The Developer will advance funds for certain project costs, and the Zone will reimburse these costs from tax increment revenues as they are realized. The reimbursement will be as described in a separate agreement and other documentation between the Developer and the city. A portion of the project costs will be borne by the Developer as described in the Reimbursement Agreement.

Sources of Tax Increment Revenue. The tax increment revenue necessary to pay the project costs is expected to come from increased property values in the Zone due to the construction of new homes and commercial buildings.

Schedules A and B display the projected residential and commercial build out schedules. The projected assessed valuations resulting from the construction are shown in Schedule C. Schedule D presents the estimated incremental property tax revenues associated with the development. These new revenues will be used to pay for Zone costs.

Participating Jurisdictions

| Taxing Jurisdiction | Tax Rate | Tax Rate Dedicated | % Dedicated |
|----------------------------------|-----------------|--------------------|-------------|
| City of Arlington | \$0.64800/\$100 | \$0.55080/\$100 | 85.0% |
| Tarrant County | \$0.26650/\$100 | \$0.20790/\$100 | 78.0% |
| Tarrant County College District | \$0.13938/\$100 | \$0.06969/\$100 | 50.0% |
| Tarrant County Hospital District | \$0.23039/\$100 | \$0.11520/\$100 | 50.0% |
| Hurst Euless Bedford ISD | \$1.59759/\$100 | \$0.26371/\$100 | **16.5% |

* Participation, if approved, would be pursuant to an interlocal agreement determining the rate and term.
** Represents HEB ISD debt service tax rate.



Current Appraised Value of Property

7. Current Total Appraised Value of Property in the Zone

The total current appraised value within the Zone is \$17,242,273.

Estimated Captured Value

8. Estimated Captured Value of Zone in Each Year of Existence

The estimated captured appraised value of the TIRZ during each year of its existence is shown on this table, based upon the projected Viridian Development Plan. Actual value will depend upon implementation of the Development Plan, and deviations may affect projections.

Duration of Zone

9. Duration of Zone

The duration of the Zone is 30 years. The TIRZ will take effect on the date it is created. It is anticipated that January 1, 2007 would be established as the base year and that the TIRZ would terminate on December 31, 2036, or the date when all project costs are paid and all debt is retired, or by a subsequent city ordinance terminating the Zone.

Zone Increment Value

| Tax Roll Jan 1 | Cumulative Increment in Residential Value (1) | Cumulative Increment in Commercial Value | Total Assessed Valuation |
|-------------------|--|---|-----------------------------|
| 2007 | \$0 | 0 | \$0 |
| 2008 | \$0 | \$0 | \$0 |
| 2009 | \$0 | \$0 | \$0 |
| 2010 | \$34,711,629 | \$22,010,757 | \$56,722,387 |
| 2011 | \$120,658,206 | \$45,313,700 | \$165,971,906 |
| 2012 | \$212,760,835 | \$75,567,868 | \$288,328,702 |
| 2013 | \$311,388,516 | \$96,415,468 | \$407,803,984 |
| 2014 | \$416,392,080 | \$120,364,062 | \$536,756,142 |
| 2015 | \$538,873,272 | \$144,671,885 | \$683,545,157 |
| 2016 | \$635,439,382 | \$172,216,882 | \$807,656,264 |
| 2017 | \$734,991,657 | \$200,175,054 | \$935,166,711 |
| 2018 | \$825,078,093 | \$226,579,679 | \$1,051,657,771 |
| 2019 | \$892,325,271 | \$251,377,860 | \$1,143,703,130 |
| 2020 | \$909,403,042 | \$269,015,619 | \$1,178,418,661 |
| 2021 | \$923,218,643 | \$283,410,778 | \$1,206,629,421 |
| 2022 | \$937,241,478 | \$284,829,761 | \$1,222,071,238 |
| 2023 | \$951,474,655 | \$289,102,207 | \$1,240,576,862 |
| 2024 | \$965,921,330 | \$293,438,740 | \$1,259,360,070 |
| 2025 | \$980,584,705 | \$297,840,321 | \$1,278,425,026 |
| 2026 | \$995,468,030 | \$302,307,926 | \$1,297,775,956 |
| 2027 | \$1,010,574,606 | \$306,842,545 | \$1,317,417,151 |
| 2028 | \$1,025,907,780 | \$311,445,183 | \$1,337,352,963 |
| 2029 | \$1,041,470,951 | \$316,116,861 | \$1,357,587,812 |
| 2030 | \$1,057,267,571 | \$320,858,614 | \$1,378,126,184 |
| 2031 | \$1,073,301,139 | \$325,671,493 | \$1,398,972,632 |
| 2032 | \$1,089,575,211 | \$330,556,565 | \$1,420,131,777 |
| 2033 | \$1,106,093,394 | \$335,514,914 | \$1,441,608,308 |
| 2034 | \$1,122,859,350 | \$340,547,638 | \$1,463,406,988 |
| 2035 | \$1,139,876,796 | \$345,655,852 | \$1,485,532,648 |
| 2036 | \$1,157,149,502 | \$350,840,690 | \$1,507,990,192 |

Notes:
(1) Residential Value includes City exemptions available on residences.
• Projections include a 1.5% annual rate of inflation.



Schedule A
Residential Build Out Schedule (in thousands)

| | 2007 | | 2008 | | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | | Subtotal |
|----------------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-----------|
| | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | |
| Residential Project Values | | | | | | | | | | | | | | | | | |
| SINGLE FAMILY | | | | | | | | | | | | | | | | | |
| Estate (100' Custom) | | | | | | | - | \$0 | 8 | \$5,856 | 9 | \$6,687 | 12 | \$9,049 | 13 | \$9,950 | |
| Chateau (75' Front) | | | | | | | - | \$0 | 12 | \$5,270 | 23 | \$10,253 | 26 | \$11,764 | 28 | \$12,859 | |
| Manor (65' Alley) | | | | | | | - | \$0 | 20 | \$8,365 | 24 | \$10,189 | 28 | \$12,066 | 32 | \$13,996 | |
| Executive (50' Alley) | | | | | | | 71 | \$21,944 | 151 | \$47,369 | 109 | \$34,707 | 69 | \$22,300 | 69 | \$22,634 | |
| Chalet (45' Side Dr) | | | | | | | 9 | \$2,457 | 25 | \$6,928 | 22 | \$6,188 | 19 | \$5,424 | 22 | \$6,375 | |
| Chalet (40' Alley) | | | | | | | 11 | \$2,607 | 25 | \$6,013 | 18 | \$4,394 | 16 | \$3,964 | 22 | \$5,533 | |
| Chalet (35' Alley) | | | | | | | 15 | \$3,091 | 25 | \$5,228 | 20 | \$4,246 | 17 | \$3,663 | 19 | \$4,155 | |
| Garden (22' Green Ct) | | | | | | | 14 | \$1,803 | 21 | \$2,745 | 14 | \$1,857 | 29 | \$3,905 | 27 | \$3,690 | |
| Paseo (20' Paseo) | | | | | | | 14 | \$1,587 | 23 | \$2,646 | 16 | \$1,868 | 29 | \$3,437 | 28 | \$3,368 | |
| Courtyard (160'x160') | | | | | | | 14 | \$2,524 | 20 | \$3,660 | 18 | \$3,343 | 28 | \$5,279 | 27 | \$5,167 | |
| Brownstone (22' Alley) | | | | | | | 33 | \$5,950 | 44 | \$8,052 | 48 | \$8,916 | 48 | \$9,049 | 49 | \$9,376 | |
| Villa (Tuck Under) | | | | | | | 15 | \$2,164 | 47 | \$6,881 | 54 | \$8,024 | 60 | \$9,049 | 62 | \$9,491 | |
| Mansion | | | | | | | - | \$0 | - | \$0 | - | \$0 | - | \$0 | - | \$0 | |
| Estate Island | | | | | | | - | \$0 | - | \$0 | 15 | \$15,921 | 24 | \$25,855 | 24 | \$26,243 | |
| | | | | | | | | | | | | | | | | | |
| Total Home Sales | 0 | | 0 | | 0 | | 196 | | 421 | | 390 | | 405 | | 422 | | 1834 |
| | | | | | | | | | | | | | | | | | |
| Total Captured Value | | \$0 | | \$0 | | \$0 | | \$44,125 | | \$109,012 | | \$116,591 | | \$124,803 | | \$132,837 | \$527,368 |
| Cumulative Captured Value | | \$0 | | \$0 | | \$0 | | \$44,125 | | \$153,137 | | \$269,727 | | \$394,531 | | \$527,368 | |



Schedule A Cont.
Residential Build Out Schedule (in thousands)

| CONTINUED | 2015 | | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | | 2022 | | TOTAL |
|----------------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------------|--------------------|-------------|
| | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | Home Construction | Captured Value (K) | |
| Residential Project Values | | | | | | | | | | | | | | | | | |
| SINGLE FAMILY | | | | | | | | | | | | | | | | | |
| Estate (100' Custom) | 13 | \$10,100 | 13 | \$10,251 | 11 | \$8,804 | 9 | \$7,311 | 7 | \$5,772 | 5 | \$4,185 | | | | | |
| Chateau (75' Front) | 28 | \$13,052 | 28 | \$13,248 | 28 | \$13,446 | 27 | \$13,161 | 26 | \$12,863 | 24 | \$12,052 | | | | | |
| Manor (65' Alley) | 34 | \$15,094 | 34 | \$15,320 | 30 | \$13,721 | 22 | \$10,213 | 14 | \$6,597 | 11 | \$5,261 | | | | | |
| Executive (50' Alley) | 133 | \$44,283 | 111 | \$37,512 | 136 | \$46,650 | 128 | \$44,565 | 95 | \$33,572 | - | \$0 | | | | | |
| Chalet (45' Side Dr) | 28 | \$8,235 | 26 | \$7,762 | 20 | \$6,060 | 18 | \$5,536 | 8 | \$2,497 | - | \$0 | | | | | |
| Chalet (40' Alley) | 27 | \$6,892 | 26 | \$6,736 | 22 | \$5,786 | 18 | \$4,805 | 12 | \$3,251 | - | \$0 | | | | | |
| Chalet (35' Alley) | 23 | \$5,105 | 22 | \$4,957 | 21 | \$4,802 | 19 | \$4,410 | 17 | \$4,005 | - | \$0 | | | | | |
| Garden (22' Green Ct) | 31 | \$4,301 | 16 | \$2,253 | 22 | \$3,144 | 17 | \$2,466 | - | \$0 | - | \$0 | | | | | |
| Paseo (20' Paseo) | 32 | \$3,907 | 19 | \$2,354 | 24 | \$3,019 | 22 | \$2,809 | 4 | \$518 | - | \$0 | | | | | |
| Courtyard (160'x160') | 31 | \$6,021 | 15 | \$2,957 | 19 | \$3,802 | 13 | \$2,640 | - | \$0 | - | \$0 | | | | | |
| Brownstone (22' Alley) | 49 | \$9,517 | 48 | \$9,463 | 44 | \$8,804 | 41 | \$8,327 | 40 | \$8,246 | - | \$0 | | | | | |
| Villa (Tuck Under) | 62 | \$9,634 | 60 | \$9,463 | 50 | \$8,004 | 48 | \$7,799 | 47 | \$7,751 | - | \$0 | | | | | |
| Mansion | - | \$0 | - | \$0 | - | \$0 | - | \$0 | - | \$0 | - | \$0 | | | | | |
| Estate Island | 17 | \$18,867 | - | \$0 | - | \$0 | - | \$0 | - | \$0 | - | \$0 | | | | | |
| | | | | | | | | | | | | | | | | | |
| Total Home Sales | 508 | | 418 | | 427 | | 382 | | 270 | | 40 | | 0 | | 0 | | 3879 |
| | | | | | | | | | | | | | | | | | |
| Total Captured Value | | \$155,007 | | \$122,275 | | \$126,042 | | \$114,041 | | \$85,072 | | \$21,497 | | \$0 | | \$0 | \$1,151,300 |
| Cumulative Captured Value | | \$682,374 | | \$804,649 | | \$930,691 | | \$1,044,731 | | \$1,129,803 | | \$1,151,300 | | \$1,151,300 | | \$1,151,300 | |

Note:
1. Captured value is presented in thousands of dollars.
2. Projected value of home construction based on figures provided by developer. Inflation assumed to be 1.5%, beginning in 2008.
3. Home construction in a calendar year results in captured appraised value in the following tax year.



Schedule B
Commercial Build Out
Schedule (in thousands)

| | 2007 | | 2008 | | 2009 | | 2010 | | 2011 | | 2012 | | 2013 | | 2014 | |
|----------------------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|
| | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) |
| Commercial Project Values | | | | | | | | | | | | | | | | |
| Apartments (Units) | | | | | | | - | \$0 | - | \$0 | 42 | \$7,578 | 70 | \$12,820 | 85 | \$15,800 |
| Office | | | | | | | 50 | \$3,606 | 50 | \$3,660 | 50 | \$3,715 | 50 | \$3,771 | 50 | \$3,827 |
| Retail | | | | | | | 40 | \$2,885 | 40 | \$2,928 | 40 | \$2,972 | 40 | \$3,016 | 40 | \$3,062 |
| Additional Commercial | | | | | | | - | - | - | \$0 | - | \$0 | 29 | \$1,241 | 29 | \$1,260 |
| Community Service (23 acres) | | | | | | | 131 | \$15,520 | 139 | \$16,715 | 131 | \$15,989 | - | | | |
| | | | | | | | | | | | | | | | | |
| Total Captured Value | | \$0 | | \$0 | | \$0 | | \$22,011 | | \$23,303 | | \$30,254 | | \$20,848 | | \$23,949 |
| Cumulative Captured Value | | \$0 | | \$0 | | \$0 | | \$22,011 | | \$45,314 | | \$75,568 | | \$96,416 | | \$120,364 |

\$120,364

| CONTINUED | 2015 | | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | | 2021 | | 2022 | |
|----------------------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|-----------------|--------------------|
| | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) | Square Feet (K) | Captured Value (K) |
| Commercial Project Values | | | | | | | | | | | | | | | | |
| Apartments (Units) | 85 | \$16,037 | 100 | \$19,150 | 100 | \$19,438 | 90 | \$17,756 | 80 | \$16,020 | 80 | \$16,260 | 63 | \$12,997 | | |
| Office | 50 | \$3,885 | 50 | \$3,943 | 50 | \$4,002 | 50 | \$4,062 | 50 | \$4,123 | | | | | | |
| Retail | 40 | \$3,108 | 40 | \$3,154 | 40 | \$3,202 | 40 | \$3,250 | 40 | \$3,298 | | | | | | |
| Additional Commercial | 29 | \$1,279 | 29 | \$1,298 | 29 | \$1,317 | 29 | \$1,337 | 29 | \$1,357 | 29 | \$1,377 | 29 | \$1,398 | 29 | \$1,419 |
| Community Service (23 acres) | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |
| Total Captured Value | | \$24,308 | | \$27,545 | | \$27,958 | | \$26,405 | | \$24,798 | | \$17,638 | | \$14,395 | | \$1,419 |
| Cumulative Captured Value | | \$144,672 | | \$172,217 | | \$200,175 | | \$226,580 | | \$251,378 | | \$269,016 | | \$283,411 | | \$284,830 |

\$284,830

- Notes:
- Captured value is presented in thousands of dollars.
 - Projected value of commercial construction based on figures provided by developer. Inflation assumed to be 1.5%, beginning in 2008.
 - School Site and Neighborhood Service are not included, since they are not taxable.
 - Office/Retail assumes 35% coverage ratio at \$70/sq. ft. • Additional Commercial assumes 50% coverage ratio at \$40/sq. ft. • Community Service assumes 40% coverage ratio at \$115/sq. ft.



Schedule C
Projected Assessed Valuations

| Tax Roll Jan 1 | Incremental Residential Assessed Valuation | Residential Cumulative Assessed Valuation | 20% City Homestead Exemption | No. of Homes Added | Cum. No. of Homes | Senior Citizens Exemption | | | | Cumulative Commercial Valuation | City Projected Taxable Valuation | County Projected Taxable Valuation | College Projected Taxable Valuation (5) | Hospital Projected Taxable Valuation | HEB ISD Projected Taxable Valuation |
|----------------------|---|--|---------------------------------------|--------------------------|-------------------------|---------------------------------|-----------------------|--|--------------------------|---------------------------------------|---|---|--|---|--|
| | | | | | | No. of Eligible Homes (1) | City Exemption (2) | County/College/ Hospital Exemption (3) | HEB ISD Exemption (4) | | | | | | |
| 2007 | \$0 | \$0 | \$0 | 0 | 0 | 0.0 | \$0 | \$0 | \$0 | | 0 | 0 | 0 | 0 | 0 |
| 2008 | \$0 | \$0 | \$0 | 0 | 0 | 0.0 | \$0 | \$0 | \$0 | \$0 | 0 | 0 | 0 | 0 | 0 |
| 2009 | \$0 | \$0 | \$0 | 0 | 0 | 0.0 | \$0 | \$0 | \$0 | \$0 | 0 | 0 | 0 | 0 | 0 |
| 2010 | \$44,124,537 | \$44,124,537 | \$(8,824,907) | 196 | 196 | 9.8 | \$(588,000) | \$(490,000) | \$(98,000) | \$22,010,757 | 56,722,387 | 65,645,294 | - | 65,645,294 | 63,097,294 |
| 2011 | \$109,011,971 | \$153,136,507 | \$(30,627,302) | 421 | 617 | 30.9 | \$(1,851,000) | \$(1,542,500) | \$(308,500) | \$45,313,700 | 165,971,906 | 196,907,707 | - | 196,907,707 | 188,886,707 |
| 2012 | \$116,590,786 | \$269,727,293 | \$(53,945,459) | 390 | 1,007 | 50.4 | \$(3,021,000) | \$(2,517,500) | \$(503,500) | \$75,567,868 | 288,328,702 | 342,777,661 | 342,777,661 | 342,777,661 | 329,686,661 |
| 2013 | \$124,803,352 | \$394,530,645 | \$(78,906,129) | 405 | 1,412 | 70.6 | \$(4,236,000) | \$(3,530,000) | \$(706,000) | \$96,415,468 | 407,803,984 | 487,416,113 | 487,416,113 | 487,416,113 | 469,060,113 |
| 2014 | \$132,836,955 | \$527,367,600 | \$(105,473,520) | 422 | 1,834 | 91.7 | \$(5,502,000) | \$(4,585,000) | \$(917,000) | \$120,364,062 | 536,756,142 | 643,146,662 | 643,146,662 | 643,146,662 | 619,304,662 |
| 2015 | \$155,006,490 | \$682,374,090 | \$(136,474,818) | 508 | 2,342 | 117.1 | \$(7,026,000) | \$(5,855,000) | \$(1,171,000) | \$144,671,885 | 683,545,157 | 821,190,975 | 821,190,975 | 821,190,975 | 790,744,975 |
| 2016 | \$122,275,138 | \$804,649,228 | \$(160,929,846) | 418 | 2,760 | 138.0 | \$(8,280,000) | \$(6,900,000) | \$(1,380,000) | \$172,216,882 | 807,656,264 | 969,966,110 | 969,966,110 | 969,966,110 | 934,086,110 |
| 2017 | \$126,041,594 | \$930,690,822 | \$(186,138,164) | 427 | 3,187 | 159.4 | \$(9,561,000) | \$(7,967,500) | \$(1,593,500) | \$200,175,054 | 935,166,711 | 1,122,898,376 | 1,122,898,376 | 1,122,898,376 | 1,081,467,376 |
| 2018 | \$114,040,544 | \$1,044,731,366 | \$(208,946,273) | 382 | 3,569 | 178.5 | \$(10,707,000) | \$(8,922,500) | \$(1,784,500) | \$226,579,679 | 1,051,657,771 | 1,262,388,545 | 1,262,388,545 | 1,262,388,545 | 1,215,991,545 |
| 2019 | \$85,071,472 | \$1,129,802,838 | \$(225,960,568) | 270 | 3,839 | 192.0 | \$(11,517,000) | \$(9,597,500) | \$(1,919,500) | \$251,377,860 | 1,143,703,130 | 1,371,583,198 | 1,371,583,198 | 1,371,583,198 | 1,321,676,198 |
| 2020 | \$21,497,215 | \$1,151,300,053 | \$(230,260,011) | 40 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$269,015,619 | 1,178,418,661 | 1,410,618,172 | 1,410,618,172 | 1,410,618,172 | 1,360,191,172 |
| 2021 | \$0 | \$1,168,569,554 | \$(233,713,911) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$283,410,778 | 1,206,629,421 | 1,442,282,832 | 1,442,282,832 | 1,442,282,832 | 1,391,855,832 |
| 2022 | | \$1,186,098,097 | \$(237,219,619) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$284,829,761 | 1,222,071,238 | 1,461,230,358 | 1,461,230,358 | 1,461,230,358 | 1,410,803,358 |
| 2023 | | \$1,203,889,568 | \$(240,777,914) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$289,102,207 | 1,240,576,862 | 1,483,294,275 | 1,483,294,275 | 1,483,294,275 | 1,432,867,275 |
| 2024 | | \$1,221,947,912 | \$(244,389,582) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$293,438,740 | 1,259,360,070 | 1,505,689,152 | 1,505,689,152 | 1,505,689,152 | 1,455,262,152 |
| 2025 | | \$1,240,277,131 | \$(248,055,426) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$297,840,321 | 1,278,425,026 | 1,528,419,952 | 1,528,419,952 | 1,528,419,952 | 1,477,992,952 |
| 2026 | | \$1,258,881,288 | \$(251,776,258) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$302,307,926 | 1,297,775,956 | 1,551,491,714 | 1,551,491,714 | 1,551,491,714 | 1,501,064,714 |
| 2027 | | \$1,277,764,507 | \$(255,552,901) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$306,842,545 | 1,317,417,151 | 1,574,909,552 | 1,574,909,552 | 1,574,909,552 | 1,524,482,552 |
| 2028 | | \$1,296,930,974 | \$(259,386,195) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$311,445,183 | 1,337,352,963 | 1,598,678,658 | 1,598,678,658 | 1,598,678,658 | 1,548,251,658 |
| 2029 | | \$1,316,384,939 | \$(263,276,988) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$316,116,861 | 1,357,587,812 | 1,622,804,300 | 1,622,804,300 | 1,622,804,300 | 1,572,377,300 |
| 2030 | | \$1,336,130,713 | \$(267,226,143) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$320,858,614 | 1,378,126,184 | 1,647,291,827 | 1,647,291,827 | 1,647,291,827 | 1,596,864,827 |
| 2031 | | \$1,356,172,674 | \$(271,234,535) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$325,671,493 | 1,398,972,632 | 1,672,146,667 | 1,672,146,667 | 1,672,146,667 | 1,621,719,667 |
| 2032 | | \$1,376,515,264 | \$(275,303,053) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$330,556,565 | 1,420,131,777 | 1,697,374,329 | 1,697,374,329 | 1,697,374,329 | 1,646,947,329 |
| 2033 | | \$1,397,162,993 | \$(279,432,599) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$335,514,914 | 1,441,608,308 | 1,722,980,407 | 1,722,980,407 | 1,722,980,407 | 1,672,553,407 |
| 2034 | | \$1,418,120,438 | \$(283,624,088) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$340,547,638 | 1,463,406,988 | 1,748,970,575 | 1,748,970,575 | 1,748,970,575 | 1,698,543,575 |
| 2035 | | \$1,439,392,244 | \$(287,878,449) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$345,655,852 | 1,485,532,648 | 1,775,350,597 | 1,775,350,597 | 1,775,350,597 | 1,724,923,597 |
| 2036 | | \$1,460,983,128 | \$(292,196,626) | 0 | 3,879 | 194.0 | \$(11,637,000) | \$(9,697,500) | \$(1,939,500) | \$350,840,690 | 1,507,990,192 | 1,802,126,318 | 1,802,126,318 | 1,802,126,318 | 1,751,699,318 |
| Total | | | | 3,879 | | | | | | | | | | | |

Notes: (1) Senior Citizen Exemption projected @ 5% of total homes built, (2) City Senior exemption is \$60,000 per home, (3) County, College, and Hospital Senior Exemption are \$50,000 per home, (4) HEB ISD Homestead is 15,0000, and Senior Exemption is \$10,000, (5) The College does not participate for the first five years.

Schedule D
Projected Zone Revenue

| Tax Year | Coll. Year | 85% of City Tax Rate | City Zone Collection | 78% of County Tax Rate | County Zone Collection | 50% of College Tax Rate | College Zone Collection | 50% of Hospital Tax Rate | Hospital Zone Collection | 16.5% of HEB ISD Tax Rate | HEB ISD Zone Collection | Total Zone Revenues Available | Annual Zone Administration | Zone Revenue Available for Projects | Cumulative Zone Revenue for Projects |
|----------|------------|----------------------|----------------------|------------------------|------------------------|-------------------------|-------------------------|--------------------------|--------------------------|---------------------------|-------------------------|-------------------------------|----------------------------|-------------------------------------|--------------------------------------|
| 2007 | 2008 | \$0.5508 | \$0 | \$0.2079 | \$0 | \$0.06969 | \$0 | \$0.1152 | \$0 | \$0.2637 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2008 | 2009 | \$0.5508 | \$0 | \$0.2079 | \$0 | \$0.06969 | \$0 | \$0.1152 | \$0 | \$0.2637 | \$0 | \$0 | \$- | \$0 | \$0 |
| 2009 | 2010 | \$0.5508 | \$0 | \$0.2079 | \$0 | \$0.06969 | \$0 | \$0.1152 | \$0 | \$0.2637 | \$0 | \$0 | \$- | \$0 | \$0 |
| 2010 | 2011 | \$0.5508 | \$306,178 | \$0.2079 | \$133,728 | \$0.06969 | \$0 | \$0.1152 | \$74,110 | \$0.2637 | \$163,067 | \$677,083 | \$(60,000) | \$617,083 | \$617,083 |
| 2011 | 2012 | \$0.5508 | \$895,890 | \$0.2079 | \$401,126 | \$0.06969 | \$0 | \$0.1152 | \$222,298 | \$0.2637 | \$488,153 | \$2,007,466 | \$(60,000) | \$1,947,466 | \$2,564,549 |
| 2012 | 2013 | \$0.5508 | \$1,556,352 | \$0.2079 | \$698,281 | \$0.06969 | \$234,104 | \$0.1152 | \$386,977 | \$0.2637 | \$852,032 | \$3,727,746 | \$(60,000) | \$3,667,746 | \$6,232,295 |
| 2013 | 2014 | \$0.5508 | \$2,201,261 | \$0.2079 | \$992,928 | \$0.06969 | \$332,887 | \$0.1152 | \$550,266 | \$0.2637 | \$1,212,224 | \$5,289,565 | \$(60,000) | \$5,229,565 | \$11,461,861 |
| 2014 | 2015 | \$0.5508 | \$2,897,324 | \$0.2079 | \$1,310,171 | \$0.06969 | \$439,245 | \$0.1152 | \$726,077 | \$0.2637 | \$1,600,511 | \$6,973,328 | \$(60,000) | \$6,913,328 | \$18,375,189 |
| 2015 | 2016 | \$0.5508 | \$3,689,667 | \$0.2079 | \$1,672,870 | \$0.06969 | \$560,842 | \$0.1152 | \$927,080 | \$0.2637 | \$2,043,576 | \$8,894,035 | \$(60,000) | \$8,834,035 | \$27,209,223 |
| 2016 | 2017 | \$0.5508 | \$4,359,599 | \$0.2079 | \$1,975,943 | \$0.06969 | \$662,450 | \$0.1152 | \$1,095,039 | \$0.2637 | \$2,414,022 | \$10,507,053 | \$(60,000) | \$10,447,053 | \$37,656,276 |
| 2017 | 2018 | \$0.5508 | \$5,047,880 | \$0.2079 | \$2,287,486 | \$0.06969 | \$766,897 | \$0.1152 | \$1,267,691 | \$0.2637 | \$2,794,910 | \$12,164,863 | \$(60,000) | \$12,104,863 | \$49,761,139 |
| 2018 | 2019 | \$0.5508 | \$5,676,680 | \$0.2079 | \$2,571,645 | \$0.06969 | \$862,163 | \$0.1152 | \$1,425,168 | \$0.2637 | \$3,142,569 | \$13,678,225 | \$(60,000) | \$13,618,225 | \$63,379,365 |
| 2019 | 2020 | \$0.5508 | \$6,173,527 | \$0.2079 | \$2,794,088 | \$0.06969 | \$936,739 | \$0.1152 | \$1,548,442 | \$0.2637 | \$3,415,697 | \$14,868,493 | \$(40,000) | \$14,828,493 | \$78,207,858 |
| 2020 | 2021 | \$0.5508 | \$6,360,915 | \$0.2079 | \$2,873,607 | \$0.06969 | \$963,399 | \$0.1152 | \$1,592,511 | \$0.2637 | \$3,515,234 | \$15,305,666 | \$(40,000) | \$15,265,666 | \$93,473,524 |
| 2021 | 2022 | \$0.5508 | \$6,513,193 | \$0.2079 | \$2,938,112 | \$0.06969 | \$985,024 | \$0.1152 | \$1,628,258 | \$0.2637 | \$3,597,067 | \$15,661,655 | \$(40,000) | \$15,621,655 | \$109,095,179 |
| 2022 | 2023 | \$0.5508 | \$6,596,545 | \$0.2079 | \$2,976,710 | \$0.06969 | \$997,965 | \$0.1152 | \$1,649,649 | \$0.2637 | \$3,646,035 | \$15,866,904 | \$(40,000) | \$15,826,904 | \$124,922,083 |
| 2023 | 2024 | \$0.5508 | \$6,696,435 | \$0.2079 | \$3,021,657 | \$0.06969 | \$1,013,034 | \$0.1152 | \$1,674,558 | \$0.2637 | \$3,703,056 | \$16,108,741 | \$(40,000) | \$16,068,741 | \$140,990,823 |
| 2024 | 2025 | \$0.5508 | \$6,797,824 | \$0.2079 | \$3,067,279 | \$0.06969 | \$1,028,329 | \$0.1152 | \$1,699,841 | \$0.2637 | \$3,760,933 | \$16,354,205 | \$(40,000) | \$16,314,205 | \$157,305,028 |
| 2025 | 2026 | \$0.5508 | \$6,900,734 | \$0.2079 | \$3,113,584 | \$0.06969 | \$1,043,853 | \$0.1152 | \$1,725,503 | \$0.2637 | \$3,819,677 | \$16,603,350 | \$(40,000) | \$16,563,350 | \$173,868,378 |
| 2026 | 2027 | \$0.5508 | \$7,005,187 | \$0.2079 | \$3,160,584 | \$0.06969 | \$1,059,610 | \$0.1152 | \$1,751,549 | \$0.2637 | \$3,879,303 | \$16,856,234 | \$(40,000) | \$16,816,234 | \$190,684,612 |
| 2027 | 2028 | \$0.5508 | \$7,111,207 | \$0.2079 | \$3,208,289 | \$0.06969 | \$1,075,603 | \$0.1152 | \$1,777,987 | \$0.2637 | \$3,939,824 | \$17,112,910 | \$(40,000) | \$17,072,910 | \$207,757,522 |
| 2028 | 2029 | \$0.5508 | \$7,218,817 | \$0.2079 | \$3,256,710 | \$0.06969 | \$1,091,837 | \$0.1152 | \$1,804,821 | \$0.2637 | \$4,001,252 | \$17,373,436 | \$(40,000) | \$17,333,436 | \$225,090,958 |
| 2029 | 2030 | \$0.5508 | \$7,328,042 | \$0.2079 | \$3,305,857 | \$0.06969 | \$1,108,314 | \$0.1152 | \$1,832,057 | \$0.2637 | \$4,063,601 | \$17,637,871 | \$(20,000) | \$17,617,871 | \$242,708,829 |
| 2030 | 2031 | \$0.5508 | \$7,438,905 | \$0.2079 | \$3,355,741 | \$0.06969 | \$1,125,038 | \$0.1152 | \$1,859,702 | \$0.2637 | \$4,126,886 | \$17,906,272 | \$(20,000) | \$17,886,272 | \$260,595,101 |
| 2031 | 2032 | \$0.5508 | \$7,551,430 | \$0.2079 | \$3,406,374 | \$0.06969 | \$1,142,013 | \$0.1152 | \$1,887,762 | \$0.2637 | \$4,191,120 | \$18,178,699 | \$(20,000) | \$18,158,699 | \$278,753,799 |
| 2032 | 2033 | \$0.5508 | \$7,665,644 | \$0.2079 | \$3,457,765 | \$0.06969 | \$1,159,242 | \$0.1152 | \$1,916,243 | \$0.2637 | \$4,256,318 | \$18,455,212 | \$(20,000) | \$18,435,212 | \$297,189,011 |
| 2033 | 2034 | \$0.5508 | \$7,781,571 | \$0.2079 | \$3,509,928 | \$0.06969 | \$1,176,730 | \$0.1152 | \$1,945,151 | \$0.2637 | \$4,322,493 | \$18,735,873 | \$(20,000) | \$18,715,873 | \$315,904,885 |
| 2034 | 2035 | \$0.5508 | \$7,899,237 | \$0.2079 | \$3,562,873 | \$0.06969 | \$1,194,480 | \$0.1152 | \$1,974,492 | \$0.2637 | \$4,389,661 | \$19,020,744 | \$(20,000) | \$19,000,744 | \$334,905,629 |
| 2035 | 2036 | \$0.5508 | \$8,018,668 | \$0.2079 | \$3,616,613 | \$0.06969 | \$1,212,497 | \$0.1152 | \$2,004,274 | \$0.2637 | \$4,457,837 | \$19,309,888 | \$(20,000) | \$19,289,888 | \$354,195,517 |
| 2036 | 2037 | \$0.5508 | \$8,139,890 | \$0.2079 | \$3,671,158 | \$0.06969 | \$1,230,784 | \$0.1152 | \$2,034,502 | \$0.2637 | \$4,527,035 | \$19,603,369 | \$(20,000) | \$19,583,369 | \$373,778,886 |
| | | | \$155,828,602 | | \$70,341,106 | | \$23,403,078 | | \$38,982,007 | | \$86,324,093 | \$374,878,886 | \$(1,100,000) | \$373,778,886 | |

Notes:

- City Zone Collection + County Zone Collection + College ZoneCollection + Hospital Zone Collection = Total Zone Revenues Available
- Total Zone Revenues Available = Zone Revenue Available for Bonded Debt

TIRZ BOUNDARY DESCRIPTION

TRACT ONE:

BEING A 2393.03 ACRE TRACT OF LAND SITUATED IN THE JAMES R NEWTON SURVEY, ABSTRACT NO. 1170, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249, SAMUEL KEPHART SURVEY, ABSTRACT NO. 891, WILLIAM JENKINS SURVEY, ABSTRACT NO. 856, PATRICK G. DALTON SURVEY, ABSTRACT NO. 414, THOMAS DALTON SURVEY, ABSTRACT NO. 402, MADISON COLEMAN SURVEY, ABSTRACT NO. 380, J & D.C. SURVEY, ABSTRACT NO. 1995, JOTHAM BROWN SURVEY, ABSTRACT NO. 109, E. JONES SURVEY, ABSTRACT NO. 842, JEHU CONDRA SURVEY, ABSTRACT NO. 347, JOHN CHILDRESS SURVEY, ABSTRACT NO. 249, JEFFERSON ESTILL SURVEY, ABSTRACT NO. 491, J.J. GOODFELLOW SURVEY, ABSTRACT 1904 AND JOHN BURNETT SURVEY, ABSTRACT NO. 178, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 2.00 ACRE TRACT OF LAND, CONVEYED AS TRACT TWO TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. BEING ALL OF A CALLED 45.251 ACRE TRACT OF LAND, CONVEYED AS TRACT FOUR TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS. BEING ALL OF THE GREENFIELD DEVELOPMENT COMPANY, INC. TRACT, AS RECORDED IN VOLUME 10251, PAGE 1299, BEING ALL OF THE LOBF, L.P. TRACT AS RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THE RIVER REST, L.P. TRACT AS RECORDED IN VOLUME 11563, PAGE 120, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF THE LOYD T. CANNON & WIFE TRACT, AS RECORDED IN VOLUME 1934, PAGE 617, TARRANT COUNTY, TEXAS, BEING ALL OF THE HATTON W. SUMNERS FOUNDATION TRACT, AS RECORDED IN VOLUME 13589, PAGE 161, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING ALL OF REYNOLDS ASPHALT & CONSTRUCTION COMPANY TRACT, AS RECORDED IN VOLUME 11630, PAGE 965, BEING ALL OF THE FRANK ARVILLE REEVES TRACT, AS RECORDED IN VOLUME 812, PAGE 284. DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1845.082 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS AND BEING ALL OF CALLED 117.335 ACRE TRACT OF LAND, CONVEYED AS TRACT FIVE TO LOBF, L.P. BY DEED RECORDED IN DOCUMENT NO. D204096335, DEED RECORDS, TARRANT COUNTY, TEXAS AND INCLUDING ALL OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF ARLINGTON RECORDED IN CABINET A, SLIDE 5048, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAID 1962.421 ACRE TRACT, WITH REFERENCE BEARING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "ARO2" AND "ARO4", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING THE NORTHWEST ELL CORNER OF AFORESAID HATTON W. SUMNERS FOUNDATION TRACT, AND THE SOUTH LINE OF THE TRINITY RAILWAY EXPRESS RIGHT-OF-WAY (A VARIABLE WIDTH R.O.W.);
THENCE NORTH 73 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG THE SOUTH

LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 1507.16 FEET TO A POINT FOR CORNER;
THENCE NORTH 16 DEGREES 18 MINUTES 58 SECONDS WEST, ALONG THE WEST LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY A DISTANCE OF 75.06 FEET TO POINT FOR CORNER;
THENCE NORTH 73 DEGREES 44 MINUTES 02 SECONDS EAST, ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 399.25 FEET TO POINT FOR CORNER;
THENCE NORTH 73 DEGREES 45 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 749.86 FEET TO A POINT FOR CORNER OF AFORESAID GREEN FIELD DEVELOPMENT COMPANY, INC. TRACT, AND THE CORNER OF THE AFORESAID REYNOLDS ASPHALT COMPANY TRACT;
THENCE NORTH 73 DEGREES 44 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 328.20 FEET TO A POINT CORNER;
THENCE NORTH 81 DEGREES 51 MINUTES 44 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 126.60 FEET TO A POINT FOR CORNER;
THENCE NORTH 76 DEGREES 57 MINUTES 23 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 391.89 FEET TO A POINT FOR CORNER;
THENCE NORTH 73 DEGREES 43 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 1090.38 FEET TO A POINT FOR CORNER;
THENCE NORTH 75 DEGREES 40 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 414.00 FEET TO A POINT FOR CORNER;
THENCE NORTH 73 DEGREES 43 MINUTES 40 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 318.65 FEET TO A POINT FOR CORNER;
THENCE NORTH 67 DEGREES 48 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 281.38 FEET TO A POINT FOR CORNER;
THENCE NORTH 73 DEGREES 44 MINUTES 45 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF-WAY, A DISTANCE OF 4247.64 FEET TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11,359.20 FEET, A DELTA ANGLE OF 5 DEGREES 45 MINUTES 07 SECONDS, A CHORD BEARING OF NORTH 76 DEGREES 37 MINUTES 19 SECONDS EAST, A CHORD LENGTH OF 1139.88 FEET;
THENCE ALONG AFORESAID NON TANGENT CURVE TO THE RIGHT, AND CONTINUING ALONG AFORESAID SOUTH LINE OF THE TRINITY RAILWAY EXPRESS, A DISTANCE OF 1140.36 FEET TO A POINT FOR CORNER;
THENCE SOUTH 00 DEGREES 25 MINUTES 11 SECONDS WEST, CONTINUING ALONG AFORESAID TRINITY RAILWAY EXPRESS RIGHT-OF WAY, A DISTANCE OF 52.08 FEET TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF

BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 08 SECONDS, A RADIUS OF 11309.20 FEET, A CHORD BEARING OF NORTH 79 DEGREES 39 MINUTES 16 SECONDS EAST, AND A CHORD LENGTH OF 122.18 FEET;
THENCE ALONG AFORESAID NON-TANGENT CURVE TO THE RIGHT, AND CONTINUING ALONG AFORESAID TRINITY RAILWAY EXPRESS RIGHT- OF WAY, AN ARC LENGTH OF 122.18 FEET, TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE SOUTH 00 DEGREES 25 MINUTES 43 SECONDS WEST, A DISTANCE OF 101.74 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 47 MINUTES 58 SECONDS, A RADIUS OF 11209.22 FEET, A CHORD BEARING OF NORTH 81 DEGREES 46 MINUTES 31 SECONDS EAST, AND A CHORD LENGTH OF 743.19 FEET;
THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 743.32 FEET, TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE SOUTH 02 DEGREES 25 MINUTES 03 SECONDS EAST, A DISTANCE OF 96.25 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE NORTH 87 DEGREES 39 MINUTES 05 SECONDS EAST, A DISTANCE OF 486.25 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE SOUTH 02 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 160.00 FEET TO A POINT FOR CORNER, A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND BEARS NORTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF A 4.99 FEET;
THENCE NORTH 87 DEGREES 35 MINUTES 07 SECONDS EAST, A DISTANCE OF 140.04 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE SOUTH 01 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 85.74 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE NORTH 56 DEGREES 55 MINUTES 53 SECONDS EAST, A DISTANCE OF 166.30 FEET TO A ½ INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
THENCE SOUTH 01 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 275.02 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;
THENCE SOUTH 89 DEGREES 54 MINUTES 17 SECONDS EAST, A DISTANCE OF 282.16 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF THE TRINITY RIVER;
THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY RIVER THE FOLLOWING COURSES AND DISTANCES;
SOUTH 00 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 49.63 FEET TO A POINT FOR CORNER;

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NORTH 59 DEGREES 53 MINUTES 49 SECONDS WEST, A DISTANCE OF 58.57 FEET TO A POINT FOR CORNER;
SOUTH 66 DEGREES 31 MINUTES 15 SECONDS WEST, A DISTANCE OF 218.37 FEET TO A POINT FOR CORNER;
SOUTH 21 DEGREES 17 MINUTES 39 SECONDS WEST, A DISTANCE OF 172.36 FEET TO A POINT FOR CORNER;
SOUTH 16 DEGREES 32 MINUTES 31 SECONDS WEST, A DISTANCE OF 128.04 FEET TO A POINT FOR CORNER;
SOUTH 05 DEGREES 42 MINUTES 04 SECONDS WEST, A DISTANCE OF 125.46 FEET TO A POINT FOR CORNER;
SOUTH 20 DEGREES 43 MINUTES 09 SECONDS WEST, A DISTANCE OF 194.10 FEET TO A POINT FOR CORNER;
SOUTH 25 DEGREES 49 MINUTES 06 SECONDS EAST, A DISTANCE OF 230.16 FEET TO A POINT FOR CORNER;
SOUTH 42 DEGREES 48 MINUTES 19 SECONDS EAST, A DISTANCE OF 281.46 FEET TO A POINT FOR CORNER;
SOUTH 39 DEGREES 04 MINUTES 10 SECONDS EAST, A DISTANCE OF 105.83 FEET TO A POINT FOR CORNER;
SOUTH 18 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 185.16 FEET TO A POINT FOR CORNER;
SOUTH 24 DEGREES 28 MINUTES 34 SECONDS EAST, A DISTANCE OF 148.45 FEET TO A POINT FOR CORNER;
SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST, A DISTANCE OF 129.87 FEET TO A POINT FOR CORNER;
SOUTH 27 DEGREES 48 MINUTES 33 SECONDS WEST, A DISTANCE OF 127.36 FEET TO A POINT FOR CORNER;
SOUTH 54 DEGREES 43 MINUTES 28 SECONDS WEST, A DISTANCE OF 85.96 FEET TO A POINT FOR CORNER;
SOUTH 88 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 255.06 FEET TO A POINT FOR CORNER;
SOUTH 67 DEGREES 29 MINUTES 18 SECONDS WEST, A DISTANCE OF 108.40 FEET TO A POINT FOR CORNER;
SOUTH 41 DEGREES 03 MINUTES 02 SECONDS WEST, A DISTANCE OF 125.39 FEET TO A POINT FOR CORNER;
SOUTH 01 DEGREES 42 MINUTES 06 SECONDS WEST, A DISTANCE OF 76.95 FEET TO A POINT FOR CORNER;
SOUTH 18 DEGREES 59 MINUTES 00 SECONDS EAST, A DISTANCE OF 73.00 FEET TO A POINT FOR CORNER;
SOUTH 43 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 273.62 FEET TO A POINT FOR CORNER;
SOUTH 13 DEGREES 24 MINUTES 34 SECONDS EAST, A DISTANCE OF 97.67 FEET TO A POINT FOR CORNER;
SOUTH 06 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 186.01 FEET TO A POINT FOR CORNER;
SOUTH 27 DEGREES 53 MINUTES 06 SECONDS WEST, A DISTANCE OF 118.42 FEET TO A POINT FOR CORNER;
SOUTH 87 DEGREES 34 MINUTES 46 SECONDS WEST, A DISTANCE OF 106.09 FEET TO A POINT FOR CORNER;
NORTH 53 DEGREES 06 MINUTES 51 SECONDS WEST, A DISTANCE OF 305.31 FEET

TO A POINT FOR CORNER;
NORTH 73 DEGREES 50 MINUTES 14 SECONDS WEST, A DISTANCE OF 241.21 FEET TO A POINT FOR CORNER;
NORTH 80 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 206.34 FEET TO A POINT FOR CORNER;
SOUTH 77 DEGREES 03 MINUTES 44 SECONDS WEST, A DISTANCE OF 119.64 FEET TO A POINT FOR CORNER;
SOUTH 06 DEGREES 03 MINUTES 53 SECONDS WEST, A DISTANCE OF 115.88 FEET TO A POINT FOR CORNER;
SOUTH 25 DEGREES 21 MINUTES 47 SECONDS EAST, A DISTANCE OF 148.13 FEET TO A POINT FOR CORNER;
SOUTH 18 DEGREES 03 MINUTES 48 SECONDS EAST, A DISTANCE OF 145.50 FEET TO A POINT FOR CORNER;
SOUTH 08 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 200.65 TO A POINT FOR CORNER;
SOUTH 03 DEGREES 07 MINUTES 57 SECONDS EAST, A DISTANCE OF 302.24 FEET TO A POINT FOR CORNER;
SOUTH 12 DEGREES 52 MINUTES 56 SECONDS EAST, A DISTANCE OF 345.58 FEET TO A POINT FOR CORNER;
SOUTH 00 DEGREES 18 MINUTES 59 SECONDS EAST, A DISTANCE OF 212.01 FEET TO A POINT FOR CORNER;
SOUTH 08 DEGREES 09 MINUTES 23 SECONDS WEST, A DISTANCE OF 708.08 FEET TO A POINT FOR CORNER;
SOUTH 10 DEGREES 23 MINUTES 56 SECONDS WEST, A DISTANCE OF 388.71 FEET TO A POINT FOR CORNER;
SOUTH 14 DEGREES 29 MINUTES 51 SECONDS WEST, A DISTANCE OF 541.65 FEET TO A POINT FOR CORNER;
NORTH 76 DEGREES 58 MINUTES 40 SECONDS WEST, A DISTANCE OF 473.01 FEET TO A POINT FOR CORNER;
SOUTH 33 DEGREES 23 MINUTES 06 SECONDS WEST, A DISTANCE OF 289.17 FEET TO A POINT FOR CORNER;
SOUTH 34 DEGREES 37 MINUTES 32 SECONDS EAST, A DISTANCE OF 407.97 FEET TO A POINT FOR CORNER;
SOUTH 64 DEGREES 32 MINUTES 17 SECONDS EAST, A DISTANCE OF 379.31 FEET TO A POINT FOR CORNER;
SOUTH 15 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 165.15 FEET TO A POINT FOR CORNER;
SOUTH 15 DEGREES 22 MINUTES 09 SECONDS WEST, A DISTANCE OF 156.45 FEET TO A POINT FOR CORNER;
SOUTH 27 DEGREES 21 MINUTES 13 SECONDS WEST, A DISTANCE OF 619.00 FEET TO A POINT FOR CORNER;
NORTH 64 DEGREES 52 MINUTES 44 SECONDS WEST, A DISTANCE OF 204.80 FEET TO A POINT FOR CORNER;
NORTH 65 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 410.22 FEET TO A POINT FOR CORNER;
SOUTH 06 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 970.00 FEET TO A POINT FOR CORNER;
NORTH 86 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 250.00 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 540.00 FEET TO A POINT FOR CORNER;
SOUTH 64 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 234.19 FEET TO A POINT FOR CORNER;
SOUTH 05 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 468.44 FEET TO A POINT FOR CORNER;
SOUTH 00 DEGREES 34 MINUTES 24 SECONDS EAST, A DISTANCE OF 16.79 FEET TO A POINT FOR CORNER;
SOUTH 88 DEGREES 58 MINUTES 19 SECONDS EAST, A DISTANCE OF 32.08 FEET TO A POINT FOR CORNER;
SOUTH 02 DEGREES 16 MINUTES 06 SECONDS EAST, A DISTANCE OF 397.40 FEET TO A POINT FOR CORNER;
SOUTH 12 DEGREES 16 MINUTES 54 SECONDS WEST, A DISTANCE OF 352.90 FEET TO A POINT FOR CORNER;
SOUTH 54 DEGREES 02 MINUTES 24 SECONDS WEST, A DISTANCE OF 321.40 FEET TO A POINT FOR CORNER;
SOUTH 87 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 808.40 FEET TO A POINT FOR CORNER;
SOUTH 38 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 177.80 FEET TO A POINT FOR CORNER;
NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST, A DISTANCE OF 33.51 FEET TO A POINT FOR CORNER;
SOUTH 23 DEGREES 49 MINUTES 36 SECONDS EAST, A DISTANCE OF 382.60 FEET TO A POINT FOR CORNER;
SOUTH 11 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 799.97 FEET TO A POINT FOR CORNER;
SOUTH 11 DEGREES 41 MINUTES 36 SECONDS EAST, A DISTANCE OF 719.99 FEET TO A POINT FOR CORNER;
SOUTH 49 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 759.96 FEET TO A POINT FOR CORNER;
SOUTH 83 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 389.98 FEET TO A POINT FOR CORNER;
SOUTH 66 DEGREES 18 MINUTES 24 SECONDS WEST, A DISTANCE OF 559.97 FEET TO A POINT FOR CORNER;
NORTH 53 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 889.97 FEET TO A POINT FOR CORNER;
NORTH 81 DEGREES 11 MINUTES 36 SECONDS WEST, A DISTANCE OF 249.99 FEET TO A POINT FOR CORNER;
SOUTH 28 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 319.99 FEET TO A POINT FOR CORNER;
SOUTH 03 DEGREES 11 MINUTES 36 SECONDS EAST, A DISTANCE OF 491.39 FEET TO A POINT FOR CORNER;
SOUTH 39 DEGREES 48 MINUTES 24 SECONDS WEST, A DISTANCE OF 422.87 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF BLOCK 7 OF THE MERIDIAN, SECTION ONE, RECORDED IN VOLUME 388-186, PAGE 45, PLAT RECORDS, TARRANT COUNTY, TEXAS;
THENCE NORTH 89 DEGREES 47 MINUTES 47 SECONDS WEST, ALONG THE NORTH LINE OF AFORESAID BLOCK 7, A DISTANCE OF 360.87 FEET TO A POINT FOR CORNER IN THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY RIVER;

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THENCE ALONG THE APPROXIMATE CENTERLINE OF AFORESAID TRINITY RIVER THE FOLLOWING COURSES AND DISTANCES;
NORTH 00 DEGREES 00 MINUTES 24 SECONDS WEST, A DISTANCE OF 139.47 FEET TO A POINT FOR CORNER;
NORTH 16 DEGREES 09 MINUTES 13 SECONDS WEST, A DISTANCE OF 289.11 FEET TO A POINT FOR CORNER;
NORTH 47 DEGREES 34 MINUTES 01 SECONDS WEST, A DISTANCE OF 125.88 FEET TO A POINT FOR CORNER;
SOUTH 80 DEGREES 05 MINUTES 07 SECONDS WEST, A DISTANCE OF 248.13 FEET TO A POINT FOR CORNER;
SOUTH 76 DEGREES 25 MINUTES 18 SECONDS WEST, A DISTANCE OF 406.42 FEET TO A POINT FOR CORNER;
NORTH 70 DEGREES 18 MINUTES 30 SECONDS WEST, A DISTANCE OF 287.99 FEET TO A POINT FOR CORNER;
NORTH 51 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 201.49 FEET TO A POINT FOR CORNER;
NORTH 45 DEGREES 04 MINUTES 33 SECONDS WEST, A DISTANCE OF 275.45 FEET TO A POINT FOR CORNER;
NORTH 35 DEGREES 46 MINUTES 27 SECONDS WEST, A DISTANCE OF 430.75 FEET TO A POINT FOR CORNER;
NORTH 19 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 125.86 FEET TO A POINT FOR CORNER;
NORTH 28 DEGREES 06 MINUTES 09 SECONDS EAST, A DISTANCE OF 321.56 FEET TO A POINT FOR CORNER;
NORTH 27 DEGREES 33 MINUTES 47 SECONDS EAST, A DISTANCE OF 159.66 FEET TO A POINT FOR CORNER;
NORTH 17 DEGREES 19 MINUTES 33 SECONDS EAST, A DISTANCE OF 291.31 FEET TO A POINT FOR CORNER;
NORTH 14 DEGREES 14 MINUTES 50 SECONDS WEST, A DISTANCE OF 146.50 FEET TO A POINT FOR CORNER;
NORTH 47 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 106.93 FEET TO A POINT FOR CORNER;
NORTH 79 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 251.81 FEET TO A POINT FOR CORNER;
SOUTH 74 DEGREES 17 MINUTES 11 SECONDS WEST, A DISTANCE OF 93.41 FEET TO A POINT FOR CORNER;
SOUTH 53 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 115.85 FEET TO A POINT FOR CORNER;
SOUTH 30 DEGREES 26 MINUTES 41 SECONDS WEST, A DISTANCE OF 288.71 FEET TO A POINT FOR CORNER;
SOUTH 72 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 702.02 FEET TO A POINT FOR CORNER;
SOUTH 76 DEGREES 27 MINUTES 16 SECONDS WEST, A DISTANCE OF 291.88 FEET TO A POINT FOR CORNER;
SOUTH 81 DEGREES 27 MINUTES 59 SECONDS WEST, A DISTANCE OF 280.75 FEET TO A POINT FOR CORNER;
SOUTH 77 DEGREES 36 MINUTES 21 SECONDS WEST, A DISTANCE OF 411.40 FEET TO A POINT FOR CORNER ON THE EAST RIGHT-OF-WAY OF F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY) AND BEING THE SOUTHWEST CORNER OF

AFORESAID 1845.082 ACRE TRACT;
THENCE NORTH 21 DEGREES 33 MINUTES 59 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY OF AFORESAID F.M. 157, A DISTANCE OF 147.43 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 4.133 ACRE TRACT OF LAND CONVEYED TO THE CITY OF ARLINGTON BY DEED RECORDED IN VOLUME 12828, PAGE 331, DEED RECORDS, TARRANT COUNTY, TEXAS;
THENCE ALONG THE SOUTH LINE OF AFORESAID 4.133 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:
NORTH 58 DEGREES 28 MINUTES 28 SECONDS EAST, A DISTANCE OF 356.72 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR CORNER;
NORTH 77 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 699.84 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN & CRAWFORD" FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 4.133 ACRE TRACT;
THENCE NORTH 12 DEGREES 51 MINUTES 10 SECONDS WEST, ALONG THE EAST LINE OF AFORESAID 4.133 ACRE TRACT, A DISTANCE OF 240.00 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR THE NORTHEAST CORNER OF SAID 4.133 ACRE TRACT;
THENCE ALONG THE NORTH LINE OF AFORESAID 4.133 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 80 DEGREES 19 MINUTES 13 SECONDS WEST, A DISTANCE OF 257.68 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN&CRAWFORD" FOUND FOR CORNER;
SOUTH 58 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 840.01 FEET TO A 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BRITAIN&CRAWFORD" FOUND FOR THE NORTHWEST CORNER OF AFORESAID 4.133 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY OF AFORESAID F.M. 157;
THENCE ALONG THE WEST LINE OF AFORESAID 1845.082 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY OF AFORESAID F.M. 157 THE FOLLOWING COURSES AND DISTANCES:
NORTH 21 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 109.35 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00 DEGREES 30 MINUTES 36 SECONDS, A RADIUS OF 2915.00 FEET, A CHORD BEARING OF NORTH 21 DEGREES, 56 MINUTES 18 SECONDS WEST, AND A CHORD LENGTH OF 25.95 FEET;
ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 25.95 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC FOUND FOR CORNER AND BEING THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 18 SECONDS, A RADIUS OF 7572.80 FEET, A CHORD BEARING OF NORTH 15 DEGREES 21 MINUTES 15 SECONDS WEST, AND A CHORD LENGTH OF 907.69 FEET;
ALONG SAID COMPOUND CURVE TO THE RIGHT, AN ARC LENGTH OF 907.69 FEET, TO A CONCRETE RIGHT-OF-WAY MONUMENT WITH AN ALUMINUM DISC FOUND FOR CORNER;

THENCE SOUTH 78 DEGREES 04 MINUTES 54 SECONDS WEST, A DISTANCE OF 130.61 FEET TO A POINT;
THENCE SOUTH 82 DEGREES 46 MINUTES 55 SECONDS WEST, A DISTANCE OF 24.91 FEET TO A POINT;
THENCE SOUTH 82 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 103.12 FEET TO A POINT;
THENCE SOUTH 82 DEGREES 43 MINUTES 04 SECONDS WEST, A DISTANCE OF 213.06 FEET TO A POINT;
THENCE NORTH 07 DEGREES 12 MINUTES 25 SECONDS WEST, A DISTANCE OF 816.16 FEET TO A POINT;
THENCE NORTH 68 DEGREES 08 MINUTES 58 SECONDS EAST, A DISTANCE OF 99.64 FEET TO A POINT;
THENCE NORTH 21 DEGREES 51 MINUTES 02 SECONDS WEST, A DISTANCE OF 639.39 FEET TO A POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1860.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 16 MINUTES 14 SECONDS AND A LONG CHORD WHICH BEARS NORTH 11 DEGREES 18 MINUTES 12 SECONDS WEST, 686.55 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 690.50 FEET TO A POINT;
THENCE NORTH 00 DEGREES 40 MINUTES 04 SECONDS WEST, A DISTANCE OF 3343.13 FEET TO A POINT;
THENCE NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 299.32 FEET TO A POINT;
THENCE SOUTH 70 DEGREES 52 MINUTES 10 SECONDS EAST, A DISTANCE OF 150.41 FEET TO A POINT SAID POINT BEING THE POINT OF BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 7542.79 FEET, AND A CENTRAL ANGLE OF 08 DEGREES 47 MINUTES 11 SECONDS, AN A LONG CHORD WHICH BEARS NORTH 06 DEGREES 32 MINUTES 49 SECONDS WEST, 1155.55 FEET;
THENCE ALOG THE AFORESAID CURVE TO THE RIGHT AN ARC DISTANCE OF 1156.68 FEET;
THENCE NORTH 02 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 91.51 FEET TO A POINT FOR CORNER, SAID POINT BEING THE POINT OF BEGINNING, AND CONTAINING 2393.03 ACRES OF LAND, MORE OR LESS.





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