



Susan Combs Texas Comptroller of Public Accounts

Biennial Registries of Reinvestment Zones for Tax Abatements and Tax Increment Financing

December 2012



Biennial Registries of Reinvestment Zones for Tax Abatements and Tax Increment Financing

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Introduction

On Sept. 1, 1997, the Comptroller assumed responsibility for the state's ***Central Registry of Reinvestment Zones and Ad Valorem Tax Abatement Agreements*** after it was moved from the Texas Department of Economic Development.

The chief appraiser of each appraisal district that appraises property for a taxing unit that has designated a reinvestment zone or executed a tax abatement agreement under Tax Code, Chapter 312 shall notify the Comptroller before July 1 of the year following the year in which the zone is designated or the agreement is executed.

The notification must contain three primary elements. First, for a reinvestment zone, the chief appraiser must provide a general description of the zone, including its size, the types of property located in it, its duration, and the guidelines and criteria established for the reinvestment zone under Tax Code Section 312.002. The chief appraiser also must send any subsequent amendments and modifications of the guidelines or criteria to the Comptroller's office. Second, the chief appraiser must provide a copy of each tax abatement agreement to which a taxing unit is a party. Third, the chief appraiser must send any other information required by the Comptroller's office to fulfill its statutory responsibilities.

On June 11, 2001, the Comptroller was charged with establishing the state's ***Central Registry of Tax Increment Reinvestment Zones***.

Each taxing unit that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan under Tax Code Chapter 311 must deliver a copy of the plans to the Comptroller. Delivery must be made before April 1 of the year following the year in which the zone is designated or the plan is approved.

The taxing unit notification must contain three primary elements. First, for a tax increment reinvestment zone, the taxing unit must provide a general description of the zone, including its size, the types of property located in it and its duration. The taxing unit also must provide any subsequent amendments and modifications of the project plan or reinvestment zone financing plan. Second, the taxing unit must provide a copy of each project plan or reinvestment zone financing plan approved. Third, the unit must provide any other information required by the Comptroller's office to fulfill its statutory responsibilities.

Also, Tax Code Section 311.016 requires each municipality to send a copy of its ***Annual Report by Municipality or County*** to the Comptroller by the 150th day following the end of the municipality's or county's fiscal year.

Tax Code Sections 311.0163 and Section 312.005 require the Comptroller to submit a report to the Legislature and to the governor on the Reinvestment Zone for Tax Abatement Registry, and the Tax Increment Financing Zone Registry.

Registry of Tax Abatements

Local governments often use property tax abatements to attract new industry and commercial enterprises and to encourage the retention and development of existing businesses. Incorporated cities, counties and special districts are allowed to enter into tax abatement agreements. Statute does not allow school districts to enter tax abatement agreements. If the property subject to abatement is located within the city limits or within the extraterritorial jurisdiction (ETJ) of the city, the city must initiate the tax abatement. If the property is located outside both the city's boundaries and the city's ETJ, the county must serve as the lead party for tax abatement.

Tax Code Chapter 312 governs reinvestment zones and tax abatements. A city or county designates a reinvestment zone in three steps.

Step 1.

Each taxing unit that wants to consider tax abatement proposals must adopt a resolution indicating its intent to participate in tax abatements. The resolution need only state that the local government intends to consider providing tax abatements. The resolution does not bind the government to grant approval of any proposed agreements. The resolution must be adopted at an open meeting by a simple majority vote of the taxing unit's governing body. (If the local government is a home-rule city, the city's charter may require more than a simple majority approval for the abatement.)

Step 2.

Each taxing unit must adopt tax abatement guidelines and criteria, which are a set of conditions that any tax abatement proposal must meet to be eligible for tax abatement. Guidelines must provide for the availability tax abatement to both new facilities and expansions of existing facilities and for the expansion or modernization of existing facilities and structures.

Step 3.

A public hearing must precede the designation of the reinvestment zone. Seven days' written notice of the hearing must be delivered to the presiding officer of each of the other taxing units that includes in its boundaries real property within the proposed zone. Notice of the hearing must also be published at least seven days before the hearing in a newspaper of general circulation of whichever taxing unit is the lead.

At the public hearing on the reinvestment zone, the governing body that is designating the reinvestment zone (the city or the county) must make findings. First, the governing body must find that the improvements sought are feasible and would be of benefit to the zone after the expiration of the agreement. Second, the governing body must find that the zone meets one of the applicable criteria for reinvestment zones. The criterion usually cited is that the designation of the zone is reasonably likely to contribute to the retention or expansion of a primary employer or attract major new investment to the zone. These findings should be approved by the governing body at an open meeting and should be noted in the minutes for that meeting.

If a zone includes several properties, each property owner has a right to ask for the same terms in any tax abatement agreement that is executed. The taxing unit is not obligated to grant tax abatement to the property owner. If abatement is provided, however, it must be on the same terms (number of years and percentage of abatement) as the other agreements within that zone. Some taxing units make the boundaries of the zone contiguous with the property that is subject to the tax abatement. By limiting the zone to the involved property, the taxing unit is not obligated to use the same terms or percentage of tax abatement for other properties that are located outside of the zone. A larger reinvestment zone is often adopted by a taxing unit that wants to target a particular area of the city or of the county for development. It is important to note, however, that a city is not limited to declaring only one reinvestment zone, and nothing requires a city to enter into a tax abatement agreement with every property owner within a single reinvestment zone. A reinvestment zone may be almost any shape or size.

Any person is entitled to speak and present evidence for or against the designation of a reinvestment zone at the public hearing. If the zone designation is approved, the designation lasts for five years and may be renewed for successive periods of up to five years.

Beginning Sept. 1, 1997, Texas law requires the Comptroller to maintain a central registry of or reinvestment zones created under Chapter 312 of the Tax Code. The chief appraiser for a taxing unit that designates a reinvestment or enterprise zone is required to provide the Comptroller a report containing

any information required by the Comptroller and including a copy of the ordinance or resolution designating the zone and the guidelines and criteria established for this zone. The report must be filed before July 1 of the year following the year in which the zone is designated.

This registry contains a summary of the newly designated reinvestments data reported to the Comptroller since 1997 by year reported. The following describes the data elements of the Tax Abatement Reinvestment Zone Registry:

County – County where the designated zone is located.

Lead Taxing Unit – Taxing unit that designated the zone.

Reinvestment Zone Name – Enterprise zone or reinvestment zone name.

Zone Execution Date – Date that the reinvestment zone was designated.

Zone Expiration Date – Expiration date of the reinvestment zone.

Size of the Zone – Zone size in acres.

Property Type – Whether the property is for business (commercial/industrial) or residential purposes.

Summary of Reported Data

This summary data reflects reinvestment zones designated during 2010 and 2011 as reported to the Comptroller of Public Accounts. Summary data from 1997-2009 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax*

Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Finance Zone Registry. These reports were published in even years since 2002 and can be found on the Comptroller's website, Texas Ahead, at www.texasahead.org/tax_programs/proptax_abatement/reports/.

Reinvestment/Enterprise Zones Reported

LEAD TAXING UNIT	2010	2011	TOTAL
City	44	36	80
County	16	19	35
Total	60	55	115

PROPERTY TYPES	CITY	COUNTY	TOTAL
Commercial/Industrial	54	30	84
Residential	11	2	13
Both	12	0	12
Land Only	1	0	1
Agriculture	1	2	3

	TOTAL SIZE IN ACRES	AVERAGE ACREAGE
City	18,859.24	238.72
County	175,189.13	5,005.40
Total	194,048.37	1,702.18

Note: The information in this summary reflects the Comptroller's office's best understanding of the information provided by the participating taxing units of reinvestment zone report forms. The summary contains only the information reported to the Comptroller's office. Some taxing units may not have reported their reinvestment zones.

Tax Abatement Agreements

After a taxing unit has established a reinvestment zone, there are three more steps to execute a tax abatement agreement. The three steps are as follows:

Step 1.

At least seven days before the lead taxing unit grants tax abatement, it must deliver written notice of its intent to enter into the agreement to the presiding officer of each of the other taxing units in which the property is located. The notice must include a copy of the proposed tax abatement agreement. A tax abatement agreement may exempt from taxation all or part of the increase in the value of the real property for each year covered by the agreement. The agreement may be for a period not to exceed 10 years.

The tax abatement must be conditioned on the property owner making specific improvements or repairs to the property, and only the increase in the value of the property may be exempted. The real property's current value may not be exempted. The current value of real property is the taxable value of the real property and of any fixed improvements as of Jan. 1 of the year in which the tax abatement agreement is executed. For example, a business has property valued at \$500,000 as of Jan. 1 of the year the tax abatement agreement is executed. If the business agrees to significantly enlarge the facility, resulting in its valuation increasing to \$800,000, the taxing units may abate from taxation up to \$300,000 of the property value (the portion of the value that exceeds the base value of \$500,000).

The tax abatement agreement may also abate all or part of the value of tangible personal property that is brought onto the site after the execution of the tax abatement agreement. A taxing unit may not abate the value of personal property that was already located on the real property at any time before the period covered by the tax abatement agreement. The abatement for personal property cannot be for a term that exceeds 10 years. The amount (percentage) of the tax abatement for either real or personal property cannot exceed 100 percent abatement of the increase in property value. Tax abatement agreements have generally been aimed at industrial projects that generate at least \$2.5 million in capital investments. There is also some limited usage of tax abatements for purposes other than industrial or commercial projects, such as for residential area improvements and/or development.

A provision authorized by the Texas Legislature in 2009 allows a taxing unit and the property owner to defer the beginning of the abatement period until a date in the future other than the January following the execution of the agreement. The duration of the abatement period still may not exceed 10 years.

Step 2.

To adopt the tax abatement agreement, the taxing unit must approve the agreement by a majority vote of its governing body at a regularly scheduled meeting. It is important to note that the approval of the agreement by the taxing unit must occur at a "regularly scheduled meeting." The statute does not define the term "regularly scheduled meeting." At the meeting to consider approval of the tax abatement agreement, the governing body of the taxing unit must make a finding that the terms of the agreement and the property subject to the agreement meet the applicable guidelines and criteria. Upon approval of the agreement by the governing body, the agreement is executed in the same manner as other contracts entered into by the applicable taxing unit.

Section 312.205(a) of the Tax Code sets out certain mandatory provisions for a tax abatement agreement. A tax abatement agreement must:

- include a list of the kind, number and location of all proposed improvements to the property;
- provide access to and authorize inspection of the property by the taxing unit to ensure compliance with the agreement;
- limit the use of the property consistent with the taxing unit's development goals;
- provide for recapturing property tax revenues that are lost if the owner fails to make the improvements as provided by the agreement;
- include each term that was agreed upon with the property owner and require the owner to annually certify compliance with the terms of the agreement to each taxing unit; and
- allow the taxing unit to cancel or modify the agreement at any time if the property owner fails to comply with the terms of the agreement.

Step 3.

The other taxing units (except school districts) may enter into an abatement agreement or choose not to provide an abatement. School districts are prohibited from entering into tax abatement agreements on or after Sept. 1, 2001. There is no penalty for choosing not to abate. On Sept. 1, 2001, the 90-day deadline period for the other taxing units to execute an agreement was removed. Further, the other taxing units have the option of granting a tax abatement with terms that differ from the abatement granted by the county. Nonetheless, each taxing entity's tax abatement agreement will still have to meet the requirements under Tax Code Sections 312.204, 312.205 and 312.211 that relate to the execution, duration and other terms which must be contained in a tax abatement agreement.

Central Registry Reporting Requirement

Texas Tax Code Sec. 312.005 requires the chief appraiser of each appraisal district that includes a reinvestment zone to deliver the following information to the Comptroller before July 1 of the year following the zone's designation:

1. Form 50-275 New Reinvestment Zone, and
2. Copy of the guidelines and criteria established for the reinvestment zone (including any later amendments and modifications).
3. Form 50-276 New Tax Abatement Agreement (PDF), and
4. Copy of the tax abatement agreement.

For copies of the forms and additional information visit the following website: http://www.texasahead.org/tax_programs/proptax_abatement/forms.php.

Please mail the required information to:

Comptroller of Public Accounts
Economic Development & Analysis Division
P O Box 13528
Austin, Texas 78711-3528

If you have questions or need assistance completing the forms, please contact the Economic Development & Analysis division by phone at 1-800-531-5441 ext. 3-4679 or email econ.dev@cpa.state.tx.us.

Summary of Reported Data 2010-2011

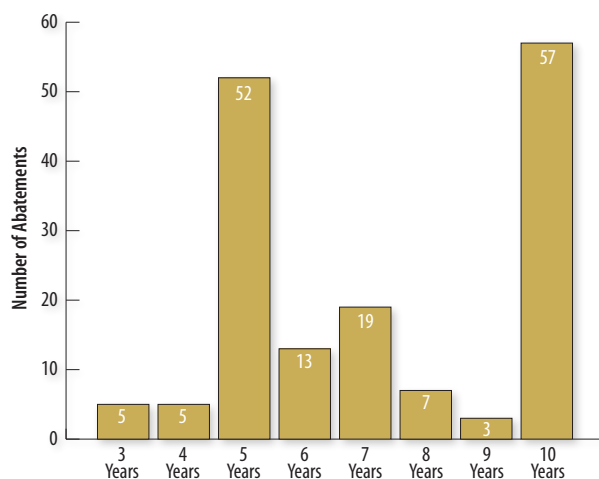
This summary data reflects reinvestment zones designated during 2010 and 2011 as reported to the Comptroller of Public Accounts. Summary data from 1997-2009 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Finance Zone Registry*. These reports were

published in even years since 2002 and can be found on the Comptroller's website Texas Ahead at www.texasahead.org/tax_programs/proptax_abatement/reports/.

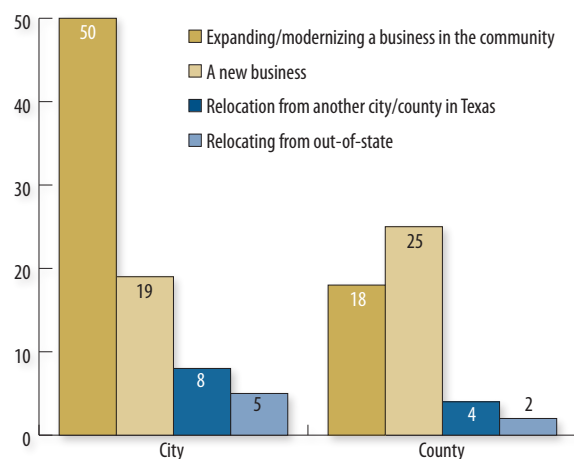
Note: The information in this summary reflects the Comptroller's office's best understanding of the information provided by the participating taxing units of abatement agreements and report forms. The summary contains only the information reported to the Comptroller's office. Some taxing units may not have reported their reinvestment/enterprise zones. * Summary data is reflective of details outlined in submitted reports. Not all reports contained complete information.

AGREEMENTS REPORTED	2010	2011	TOTAL
	96	65	161
# OF TAXING UNITS PER ABATEMENT	1	2	3+
	103	36	22

Abatement Term

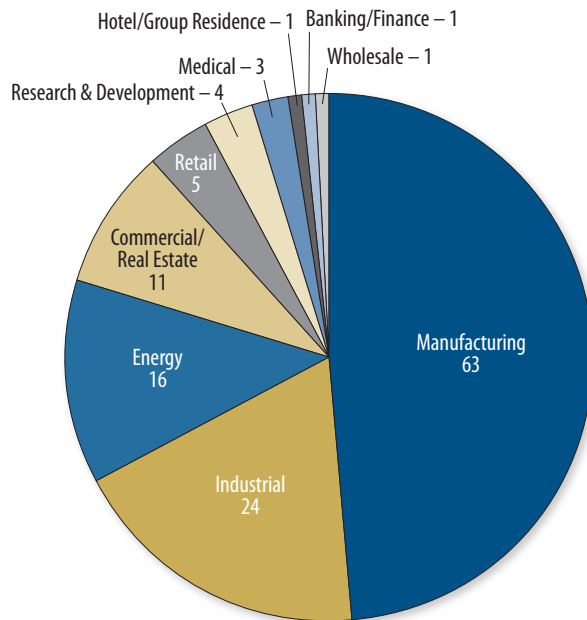


Growth Type



PROPERTY ABATED	BUSINESS	RESIDENTIAL	BOTH
City	82	27	1
County	50	1	0

Types of Businesses Abated



BUSINESS SIZE*	MICRO (0-19)	SMALL (20-99)	MEDIUM (100-499)	LARGE (500+)
City	13	27	27	8
County	13	15	12	5

*Based on number of employees.

	NEW STRUCTURE	EXISTING STRUCTURE
City	36	44
County	35	10

PROPERTY ABATED	REAL	PERSONAL	BOTH
City	41	26	41
County	17	13	23

Appraised Value

Biennial Total Average	\$966,361,985.50
2010 Total Average	\$831,241,687.00
2011 Total Average	\$135,120,298.50
City Total Average	\$377,835,654.50
County Total Average	\$588,526,331.00

Abatement Spreadsheet

Abatement Spreadsheet

LEAD TAXING UNIT	ABATEMENT TERM	GOVERNMENT	PROPERTY TYPES	GROWTH TYPE	BUSINESS TYPE	BUSINESS SIZE
Brazoria County	7	County	Commercial/Industrial	New	Energy	Micro
City of Andrews	3	City	Commercial/Industrial	Expanding	Retail	Micro
City of Lufkin	10	City	Commercial/Industrial	New	Manufacturing	Small
City of Lufkin	7	City	Commercial/Industrial	Expanding	Manufacturing	Micro
City of San Antonio	6	City	Commercial/Industrial	New	Medical	Large
City of San Antonio	10	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of San Antonio	10	City	Commercial/Industrial	Out of state	Retail	Medium
City of San Antonio	10	City	Commercial/Industrial	New	Medical	Small
Bexar County	10	County	Commercial/Industrial	Expanding	Manufacturing	Large
Bexar County	10	County	Commercial/Industrial	In state	Manufacturing	Large
Brazoria County	7	County	Commercial/Industrial	Expanding	Manufacturing	Small
Brazoria County	7	County	Commercial/Industrial	Expanding	Manufacturing	Small
Brazoria County	7	County	Commercial/Industrial	New	Manufacturing	Small
Brazoria County	7	County	Commercial/Industrial	Expanding	Industrial	Medium
Brazoria County	7	County	Commercial/Industrial	Expanding	Manufacturing	Large
Brazoria County	7	County	Commercial/Industrial	New	Industrial	Micro
City of Bryan	10	City	Commercial/Industrial	New	Manufacturing	
City of Bryan	5	City	Commercial/Industrial	Out of state		Large
City of Mont Belvieu	5	City	Commercial/Industrial			
Chambers County	5	County	Commercial/Industrial	Expanding	Energy	Small
Chambers County	5	County	Commercial/Industrial	New	Manufacturing	
Chambers County	5	County	Commercial/Industrial	New	Manufacturing	
Chambers County	5	County	Commercial/Industrial	Expanding	Manufacturing	Medium
Chambers County	9	County	Commercial/Industrial	Expanding	Manufacturing	Medium
Chambers County	7	County	Commercial/Industrial	New		
Chambers County	5	County	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Plano	10	City	Commercial/Industrial	Expanding	Energy	Small
City of Plano	10	City	Commercial/Industrial	Expanding	Commercial/Real Estate	Small
City of Plano	10	City	Commercial/Industrial	New	Commercial/Real Estate	Large
City of Plano	10	City	Commercial/Industrial	New	Manufacturing	Medium
City of Copperas Cove	4	City	Residential			
Crosby County	10	County	Commercial/Industrial	New	Energy	Micro
Crosby County	10	County	Commercial/Industrial	New	Energy	Micro
Crosby County	10	County	Commercial/Industrial	New	Energy	Micro
City of Coppel	5	City	Commercial/Industrial	In state	Manufacturing	Medium
City of Odessa	10	City	Commercial/Industrial	New	Commercial/Real Estate	Medium
City of Odessa	5	City	Commercial/Industrial	Expanding	Energy	Small

STRUCTURE	EXECUTION DATE	EFFECTIVE DATE	EXPIRATION DATE	PROPERTY ABATED	BASE VALUE	JOB CREATION	FTEs	PAYROLL
New	8/5/2010	1/1/2011	12/31/2017	Real	\$30,390.00	Yes	10	
Existing	4/18/2010	1/1/2011	12/31/2013	Real	\$24,700.00	No		
New	11/16/2010	1/1/2011	12/31/2020	Both	\$73,690.00	Yes	81	
New	10/2/2011	1/1/2012	12/31/2018	Both	\$25,712.00	Yes	18	
Existing	10/25/2010	1/1/2012	12/31/2017	Personal		Yes	296	40,000.00
New	10/28/2010	1/1/2011	12/31/2020	Both		Yes	56	
New	12/22/2010	1/1/2012	12/31/2021	Both		Yes	400	58,000.00
New	9/13/2011	1/1/2011	12/31/2021	Both	\$336,230.00	Yes	40	
New	12/20/2011	1/1/2012	12/31/2021	Real		Yes	385	
New	12/20/2011	1/1/2012	12/31/2021	Both		Yes	120	
New	12/2/2010	1/1/2011	12/31/2017	Both	\$2,642,610.00	Yes	50	
New	12/2/2010	1/1/2012	12/31/2018	Real	\$241,731,380.00	Yes	10	
New	12/2/2010	1/1/2012	12/31/2018	Real	\$241,751,380.00	Yes	10	
New	8/18/2011	1/1/2013	12/31/2019	Real		Yes	20	
Existing	6/8/2011	1/1/2012	12/31/2018	Real	\$465,060.00	Yes	50	
New	9/27/2011	1/1/2012	12/31/2018	Both	\$3,000.00	Yes	10	
New	3/17/2010	1/1/2011	12/31/2020	Both	\$699,170.00	Yes	125	6,250,000.00
Existing	3/7/2011	1/1/2012	12/31/2016	Personal	\$-	No		
	5/17/2010	1/1/2011	12/31/2014	Both		No		
Existing	2/8/2010	1/1/2011	12/31/2015	Both		No		
	7/27/2010	1/1/2011	12/31/2014	Both		No		
	7/27/2010	1/1/2011	12/31/2014	Both		No		
	6/28/2011	1/1/2012	12/31/2017	Real		No		
	6/28/2011	1/1/2012	12/31/2020	Real		No		
	5/19/2011	1/1/2012	12/31/2019	Real		No		
	6/28/2011	1/1/2012	12/31/2017	Real		No		
New	4/12/2010	1/1/2011	12/31/2020	Both	\$-	Yes	78	
Existing	4/12/2010	1/1/2011	12/31/2020	Real	\$2,950,152.00	Yes	16	
New	12/6/2010	1/1/2014	12/31/2023	Both	\$-	Yes	510	
Existing	9/2/2011	1/1/2012	12/31/2021	Both	\$7,383,062.00	Yes	250	
	1/5/2010	1/1/2011	12/31/2019	Both	\$7,000,000.00	No		
New	12/10/2010	1/1/2012	1/1/2022	Personal		No		
New	12/12/2011	1/1/2012	1/1/2012	Personal	\$-	No		
New	12/12/2011	1/1/2012	1/1/2022	Personal	\$-	No		
Existing	1/12/2010	1/1/2011	12/31/2015	Personal	\$533,090.00	No		
New	12/2/2010	1/1/2014	12/31/2023	Both	\$950,880.00	No		
New	3/28/2011	1/1/2013	12/31/2017	Both	\$38,896.00	No		

Abatement Spreadsheet (cont.)

LEAD TAXING UNIT	ABATEMENT TERM	GOVERNMENT	PROPERTY TYPES	GROWTH TYPE	BUSINESS TYPE	BUSINESS SIZE
Ector County	10	County	Commercial/Industrial	New	Energy	Medium
City of Socorro	6	City	Commercial/Industrial	New	Industrial	Small
City of Ennis	7	City	Commercial/Industrial	Expanding	Industrial	Medium
City of Ennis	7	City	Commercial/Industrial	Expanding	Industrial	Small
City of Midlothian	7	City	Commercial/Industrial	New	Wholesale	Small
City of Red Oak	9	City	Commercial/Industrial	New	Industrial	Medium
City of Sugar Land	10	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Sugar Land	10	City	Commercial/Industrial	Expanding	Manufacturing	
Garza County	10	County	Commercial/Industrial	New	Industrial	
Glasscock County	10	County	Commercial/Industrial	New	Energy	
City of Denison	5	City	Residential			
City of Denison	5	City	Residential			
City of Denison	5	City	Residential			
City of Denison	5	City	Residential			
City of Denison	5	City	Residential			
City of Sherman	6	City	Commercial/Industrial	Expanding	Manufacturing	
City of Sherman	6	City	Commercial/Industrial	Expanding	Manufacturing	
City of Sherman	8	City	Commercial/Industrial	Expanding	Manufacturing	
City of Sherman	8	City	Commercial/Industrial	Expanding	Manufacturing	
City of Sherman	6	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Sherman	10	City	Residential			
City of Southmayd	5	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of Seguin	5	City	Commercial/Industrial	Expanding	Medical	
City of Seguin	5	City	Commercial/Industrial	Expanding	Retail	Micro
City of Seguin	5	City	Commercial/Industrial	Expanding	Manufacturing	Large
Guadalupe County	8	County	Commercial/Industrial	New	Banking/Finance	Micro
Harris County	10	County	Commercial/Industrial	Expanding	Manufacturing	Large
City of Houston	10	City	Commercial/Industrial	In state	Commercial/Real Estate	Micro

STRUCTURE	EXECUTION DATE	EFFECTIVE DATE	EXPIRATION DATE	PROPERTY ABATED	BASE VALUE	JOB CREATION	FTEs	PAYROLL
New	6/13/2011	1/1/2013	12/31/2021	Both	\$480,000.00	No		
New	1/6/2011	10/1/2010	10/1/2016	Personal	\$19,134,348.00	Yes	63	8.65
Existing	2/16/2010	1/1/2011	12/31/2017	Both	\$12,721,972.00	Yes	15	233,500.00
Existing	9/8/2010	1/1/2012	12/31/2018	Personal	\$341,930.00	Yes	55	
Existing	8/26/2011	1/1/2012	12/31/2018	Both	\$11,000,000.00	Yes	40	
New	9/8/2011	1/1/2013	12/31/2021	Both	\$259,310.00	Yes	125	
New	9/21/2010	1/1/2012	12/31/2021	Both	\$12,320,700.00	No		
New	8/17/2010	1/1/2012	12/31/2021	Both	\$767,420.00	No		
New	11/23/2010	1/1/2011	12/31/2020	Both	\$-	No		
New	8/19/2011	1/1/2012	12/31/2021	Personal	\$-	No		
	6/7/2010	1/1/2011	12/31/2015	Real	\$8,500.00	No		
	9/20/2010	1/1/2011	12/31/2015	Real	\$1,500.00	No		
	11/15/2010	1/1/2011	12/31/2015	Real	\$2,970.00	No		
	1/3/2011	1/1/2012	12/31/2016	Real		No		
	4/4/2011	1/1/2012	12/31/2016	Real		No		
	11/7/2011	1/1/2012	12/31/2016	Real		No		
Existing	12/3/2010	1/1/2011	12/31/2016	Personal	\$13,427,820.00	No		
Existing	12/3/2010	1/1/2012	12/31/2017	Personal	\$13,427,820.00	No		
Existing	12/6/2010	1/1/2011	12/31/2018	Real	\$19,037,300.00	No		
Existing	12/6/2010	1/1/2012	12/31/2019	Real	\$19,037,300.00	No		
Existing	12/6/2010	1/1/2011	12/31/2016	Both	\$13,427,820.00	Yes		
	4/5/2010	1/1/2010	12/31/2019	Real	\$7,767.00	No		
	4/5/2010	1/1/2010	12/31/2019	Real	\$5,000.00	No		
	4/19/2010	1/1/2011	12/31/2020	Real	\$5,000.00	No		
	5/3/2010	1/1/2011	12/31/2020	Real	\$2,820.00	No		
	10/4/2010	1/1/2010	12/31/2019	Real	\$3,820.00	No		
	1/17/2011	1/1/2011	12/31/2020	Real	\$6,312.00	No		
	2/21/2011	1/1/2011	12/31/2020	Real	\$7,715.00	No		
	1/17/2011	1/1/2011	12/31/2020	Real	\$6,705.50	No		
	8/18/2011	1/1/2011	12/31/2020	Real		No		
Existing	12/13/2011	1/1/2012	1/1/2018	Both	\$1,460,081.00	No		
Existing	2/16/2010	1/1/2010	12/31/2014	Real	\$161,503.00	No		
Existing	2/16/2010	1/1/2010	12/31/2014	Real	\$48,334.00	No		
Existing	11/18/2010	1/1/2011	12/31/2015	Personal	\$-	No		
New	10/19/2010	1/1/2011	1/1/2019	Both	\$306,205.00	Yes	2	
New	12/21/2010	1/1/2011	12/31/2020	Real	\$17,106,057.00	No		
Existing	12/15/2010	1/1/2012	12/31/2021	Real	\$14,705,000.00	Yes	96	7,731,648.00

Abatement Spreadsheet (cont.)

LEAD TAXING UNIT	ABATEMENT TERM	GOVERNMENT	PROPERTY TYPES	GROWTH TYPE	BUSINESS TYPE	BUSINESS SIZE
Harris County	10	County	Commercial/Industrial	In state	Commercial/Real Estate	Small
Harris County	10	County	Commercial/Industrial	Out of state	Manufacturing	Large
Hartley County	8	County	Commercial/Industrial		Energy	
Howard County	5	County	Commercial/Industrial	Expanding	Industrial	Micro
Jefferson County	7	County	Commercial/Industrial	Expanding	Industrial	Medium
City of Cleburne	6	City	Commercial/Industrial	Expanding	Manufacturing	Medium
County of Kent	10	County	Commercial/Industrial	New	Energy	Micro
Kleberg County	5	County	Commercial/Industrial	New	Commercial/Real Estate	Micro
City of Lubbock	5	City	Commercial/Industrial	New	Commercial/Real Estate	Micro
City of Lubbock	5	City	Commercial/Industrial	New	Commercial/Real Estate	Micro
City of Lubbock	5	City	Commercial/Industrial	Expanding	Commercial/Real Estate	Micro
McLennan County	7	County	Commercial/Industrial	Expanding	Energy	Medium
McLennan County	7	County	Commercial/Industrial	Expanding	Manufacturing	Medium
McLennan County	4	County	Commercial/Industrial	Out of state	Manufacturing	Small
Midland County	5	County	Commercial/Industrial	Expanding	Energy	Micro
Montgomery County	6	County	Commercial/Industrial	New	Commercial/Real Estate	Medium
Montgomery County	10	County	Commercial/Industrial	New	Manufacturing	Medium
Montgomery County	6	County	Commercial/Industrial	New	Manufacturing	Small
Montgomery County	6	County	Commercial/Industrial		Commercial/Real Estate	Medium
Montgomery County	7	County	Commercial/Industrial	In state	Manufacturing	Small
Montgomery County	6	County	Commercial/Industrial	Expanding	Manufacturing	Small
Montgomery County	6	County	Commercial/Industrial	In state	Manufacturing	Small
City of Cactus	7	City	Commercial/Industrial	Expanding	Manufacturing	Large
City of Corsicana	10	City	Commercial/Industrial	Expanding	Industrial	Medium
City of Corsicana	10	City	Commercial/Industrial	Expanding	Industrial	Medium
City of Corsicana	10	City	Commercial/Industrial	Expanding	Industrial	Medium
City of Corsicana	10	City	Commercial/Industrial	Expanding	Industrial	Medium
Oldham County	10	County	Commercial/Industrial	New	Energy	Micro
City of Carthage	10	City	Commercial/Industrial	New	Hotel/Group Residence	Small
City of Amarillo	10	City	Commercial/Industrial	Out of state	Manufacturing	Medium
City of Amarillo	10	City	Commercial/Industrial	Out of state	Manufacturing	Medium
City of Tyler	4	City	Commercial/Industrial	Expanding	Research & Development	Small
City of Tyler	4	City	Commercial/Industrial	Expanding	Research & Development	Small
Smith County	5	County	Commercial/Industrial	New	Manufacturing	Small
City of Arlington	5	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of Fort Worth	10	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Fort Worth	8	City	Commercial/Industrial	Expanding	Manufacturing	Small

STRUCTURE	EXECUTION DATE	EFFECTIVE DATE	EXPIRATION DATE	PROPERTY ABATED	BASE VALUE	JOB CREATION	FTEs	PAYROLL
New	12/21/2010	1/1/2011	12/31/2020	Real	\$123,082.00	Yes	25	875,000.00
New	4/19/2011	1/1/2011	12/31/2020	Both	\$84,042.00	Yes	49	2,695,000.00
	5/10/2010	1/1/2011	1/1/2019	Both		No		
New	6/14/2010	1/1/2011	12/31/2015	Real	\$8,000,000.00	No		
New	11/1/2011	1/1/2012	12/31/2020	Real	\$37,303,560.00	Yes	100	861,000.00
Existing	8/12/2010	1/1/2012	12/31/2017	Personal	\$123,968,000.00	No		
New	4/18/2011	1/1/2013	1/1/2023	Personal	\$-	Yes	3	100,000.00
New	12/13/2010	1/1/2012	1/1/2017	Both	\$4,854,820.00	No		
New	11/15/2010	1/1/2012	1/1/2017	Real	\$223,500.00	No		
New	4/8/2010	1/1/2011	1/1/2016	Real	\$1,370,000.00	Yes	10	75,000.00
New	1/27/2011	1/1/2012	12/31/2017	Both	\$78,408.00	No		
New	8/23/2011	1/1/2014	12/31/2020	Personal		No		
Existing	4/20/2010	1/1/2011	12/31/2017	Personal	\$-	Yes	55	1,665,418.00
Existing	12/14/2010	1/1/2012	12/31/2015	Personal		Yes	24	835,960.00
Existing	7/29/2010	1/1/2011	12/31/2015	Personal	\$5,342,190.00	Yes		750,000.00
New	9/13/2010	1/1/2011	12/31/2016	Real	\$1,946,156.00	No		
New	12/20/2010	1/1/2011	12/31/2020	Both	\$1,611,720.00	No		
New	12/6/2010	1/1/2011	12/31/2016	Both	\$350,520.00	No		
New	11/21/2011	1/1/2012	12/31/2017	Both	\$4,536,080.00	No		
New	10/24/2011	1/1/2012	12/31/2018	Both	\$650,000.00	No		
Existing	4/25/2011	1/1/2012	12/31/2017	Both	\$3,434,660.00	No		
New	9/6/2011	1/1/2012	12/31/2017	Both	\$1,372,140.00	No		
	2/1/2011	1/1/2012	12/31/2020	Both		No		
Existing	6/1/2010	1/1/2011	12/31/2020	Personal	\$1,119,440.00	Yes	20	624,000.00
Existing	7/6/2010	1/1/2011	12/31/2020	Personal	\$995,260.00	Yes	25	625,000.00
Existing	7/6/2010	1/1/2011	12/31/2020	Personal	\$1,008,150.00	Yes	30	750,000.00
Existing	6/7/2011	1/1/2012	12/31/2021	Personal	\$1,423,530.00	Yes	27	540,000.00
New	12/13/2010	1/1/2013	12/31/2022	Personal	\$-	No		
New	1/24/2011	1/1/2012	1/1/2012	Both	\$279,510.00	No		
New	3/2/2010	1/1/2012	12/31/2011	Both	\$3,813,182.00	Yes	275	10,629,000.00
New	12/16/2010	1/1/2011	12/31/2020	Both	\$191,800.00	Yes	100	5,180,000.00
New	5/26/2010	1/1/2012	12/31/2015	Personal	\$-	Yes	10	400,000.00
New	5/26/2010	1/1/2012	12/31/2015	Real	\$277,042.00	No		
Existing	4/19/2011	1/1/2012	12/31/2016	Both	\$1,500,000.00	Yes	50	1,000,000.00
New	7/7/2010	1/1/2011	12/31/2015	Real	\$70,437.00	No		
Existing	12/29/2010	7/13/2010	12/31/2020	Both	\$9,340,792.00	No		
New	12/23/2010	1/1/2012	12/31/2019	Both	\$2,715,679.00	No		

Abatement Spreadsheet (cont.)

LEAD TAXING UNIT	ABATEMENT TERM	GOVERNMENT	PROPERTY TYPES	GROWTH TYPE	BUSINESS TYPE	BUSINESS SIZE
City of Fort Worth	5	City	Commercial/Industrial	New	Industrial	Micro
City of Hurst	10	City	Commercial/Industrial	Expanding	Industrial	Small
City of Mansfield	3	City	Commercial/Industrial	Expanding	Industrial	Small
City of Saginaw	5	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of Mount Pleasant	3	City	Commercial/Industrial	Expanding		Small
Tom Green County	10	County	Commercial/Industrial	Expanding	Manufacturing	Micro
City of Victoria	4	City	Commercial/Industrial	Expanding	Wholesale	Medium
City of Victoria	10	City	Commercial/Industrial	Out of state	Manufacturing	Large
City of Victoria	10	City	Commercial/Industrial	Expanding	Manufacturing	Large
Waller County	3	County	Commercial/Industrial	New	Industrial	Micro
Waller County	6	County	Commercial/Industrial	New	Manufacturing	Small
Waller County	8	County	Commercial/Industrial	New	Manufacturing	Small
City of Brenham	8	City	Commercial/Industrial	In state	Manufacturing	Medium
City of Brenham	7	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Brenham	9	City	Commercial/Industrial	In state	Manufacturing	Medium
Webb County	10	County	Residential	New	Energy	Micro
City of Wharton	3	City	Commercial/Industrial	New	Research & Development	Small
Wharton County	5	County	Commercial/Industrial	Expanding	Manufacturing	Small
City of Shamrock	5	City	Commercial/Industrial	New	Research & Development	Micro
City of Iowa Park	10	City	Commercial/Industrial	Expanding	Manufacturing	Micro
City of Wichita Falls	10	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Wichita Falls	10	City	Commercial/Industrial	Expanding	Manufacturing	Small
Wichita County	10	County	Commercial/Industrial	New	Manufacturing	Medium
Wichita County	10	County	Commercial/Industrial	Expanding	Manufacturing	Large
City of Round Rock	5	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Both	Expanding	Retail	Micro
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			
City of Denver City	5	City	Residential			

STRUCTURE	EXECUTION DATE	EFFECTIVE DATE	EXPIRATION DATE	PROPERTY ABATED	BASE VALUE	JOB CREATION	FTEs	PAYROLL
New	11/14/2011	1/1/2013	12/31/2017	Real	\$124,206.00	No		
Existing	2/25/2011	1/1/2012	12/31/2021	Both	\$19,385,342.00	Yes	10	
Existing	7/12/2010	1/1/2011	12/31/2013	Both	\$7,064,777.00	Yes	6	331,000.00
New	3/2/2010	1/1/2011	12/31/2015	Real	\$222,908.00	Yes	40	
Existing	7/11/2011	1/1/2012	12/31/2014	Both	\$847,680.00	No		
New	9/13/2011	1/1/2012	12/31/2022	Both	\$696,050.00	Yes	6	128,000.00
New	3/29/2010	1/1/2011	12/31/2014	Both		Yes	10	
New	11/11/2010	1/1/2012	12/31/2022	Both	\$1,548,450.00	Yes	500	
New	7/18/2011	1/1/2013	12/31/2022	Both	\$1,548,450.00	Yes	75	
New	12/30/2010	1/1/2012	12/31/2014	Real	\$2,000,000.00	No		
New	9/28/2010	1/1/2011	12/31/2016	Both	\$1,522,060.00	Yes	35	
New	12/15/2011	1/1/2012	12/31/2019	Both	\$136,550.00	Yes	47	
Existing	6/17/2010	1/1/2011	1/1/2019	Both	\$2,000,000.00	Yes	90	2,700,000.00
New	8/19/2010	1/1/2011	1/1/2018	Both	\$3,000,000.00	Yes	10	300,000.00
Existing	9/2/2010	1/1/2011	1/1/2020	Both	\$1,700,000.00	Yes	100	3,000,000.00
New	9/26/2011	6/19/2012	6/19/2022	Personal	\$-	No		
New	4/29/2011	1/1/2012	1/1/2015	Both	\$-	Yes	50	325,000.00
Existing	5/10/2010	1/1/2011	12/31/2015	Personal		Yes	4	
New	10/27/2010	1/1/2011	1/1/2016	Real	\$7,830.00	No		
New	11/14/2011	1/1/2012	12/31/2021	Both	\$-	Yes	10	250,000.00
Existing	11/15/2011	1/1/2012	12/31/2021	Personal	\$-	Yes	4	
Existing	12/20/2011	1/1/2012	12/31/2021	Both	\$2,479,438.00	Yes	17	
Existing	12/30/2010	1/1/2011	12/31/2020	Both	\$4,263,092.00	Yes	300	
Existing	12/30/2010	1/1/2011	12/31/2020	Personal	\$4,283,527.00	Yes	13	
Existing	8/26/2010	1/1/2012	1/1/2017	Personal	\$-	Yes	35	
	6/18/2010	1/1/2011	12/31/2015	Real	\$96,075.00	No		
	12/20/2010	1/1/2011	12/31/2015	Real	\$54,716.00	No		
	10/29/2010	1/1/2011	12/31/2015	Real	\$159,712.00	No		
	4/25/2010	1/1/2011	12/31/2015	Real	\$70,247.00	No		
	6/6/2010	1/1/2012	12/31/2016	Real	\$66,357.00	No		
	12/16/2010	1/1/2011	12/31/2015	Real	\$117,055.00	No		
	7/9/2010	1/1/2011	12/31/2015	Real	\$133,159.00	No		
	5/12/2010	1/1/2012	12/31/2016	Real	\$83,486.00	No		
Existing	9/18/2010	1/1/2012	12/31/2016	Real	\$13,594.00	No		
	12/20/2010	1/1/2012	12/31/2016	Real	\$65,872.00	No		
	10/13/2011	1/1/2012	12/31/2016	Real	\$48,403.00	No		
	11/23/2011	1/1/2012	12/31/2016	Real	\$151,957.00	No		

Abatement Spreadsheet (cont.)

LEAD TAXING UNIT	ABATEMENT TERM	GOVERNMENT	PROPERTY TYPES	GROWTH TYPE	BUSINESS TYPE	BUSINESS SIZE
City of Euless	10	City	Commercial/Industrial	Expanding	Manufacturing	Micro
City of Lubbock	5	City	Commercial/Industrial	Expanding	Manufacturing	Medium
City of Kilgore	6	City	Commercial/Industrial	Expanding	Manufacturing	Small
City of Coppell	5	City	Commercial/Industrial	In state	Industrial	Small
City of Coppell	10	City	Commercial/Industrial	Expanding	Industrial	Medium
City of Coppell	5	City	Commercial/Industrial	New	Industrial	Small
City of Coppell	5	City	Commercial/Industrial	Expanding	Industrial	Small
City of Coppell	5	City	Commercial/Industrial	In state	Industrial	Medium
City of Coppell	5	City	Commercial/Industrial	In state	Industrial	Small
City of Coppell	5	City	Commercial/Industrial	New	Retail	Small
City of Coppell	10	City	Commercial/Industrial	In state	Manufacturing	Medium
City of Coppell	5	City	Commercial/Industrial	New	Industrial	Medium
McLennan County	7	County	Commercial/Industrial	Expanding	Energy	Medium

STRUCTURE	EXECUTION DATE	EFFECTIVE DATE	EXPIRATION DATE	PROPERTY ABATED	BASE VALUE	JOB CREATION	FTEs	PAYROLL
New	12/13/2011	1/1/2013	12/31/2022	Both	\$351,091.00	No		
Existing	6/9/2011	1/1/2012	1/1/2017	Personal	\$15,073,710.00	No		
New	12/13/2010	1/1/2012	1/1/2018	Both	\$185,000.00	Yes	25	400,000.00
Existing	8/23/2011	1/1/2012	12/31/2016	Personal		No		
Existing	12/13/2011	1/1/2012	12/31/2021	Personal		No		
Existing	10/25/2011	1/1/2012	12/31/2016	Personal	\$9,060.00	No		
Existing	8/23/2011	1/1/2012	12/31/2016	Personal		No		
Existing	12/13/2011	1/1/2012	12/31/2016	Personal		No		
Existing	12/13/2011	1/1/2012	12/31/2016	Personal		No		
Existing	12/14/2010	1/1/2011	1/1/2017	Personal	\$-	No		
Existing	12/23/2010	1/1/2011	3/1/2022	Personal	\$-	No		
Existing	5/10/2011	1/1/2012	12/31/2016	Personal	\$3,000,000.00	No		
New	8/23/2011	1/1/2014	12/31/2020	Real	\$-	No		

Registry of Tax Increment Financing Reinvestment Zones

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. These improvements usually are undertaken to promote the viability of existing businesses and to attract new commercial enterprises to the area. Tax Code Chapter 311 governs tax increment financing.

The cost of improvements to the area is repaid by the contribution of future tax revenues by each taxing unit that levies taxes against the property. Specifically, each taxing unit can choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the reinvestment zone. The additional tax revenue that is received from the affected properties is referred to as the tax increment. Each taxing unit determines what percentage of its tax increment, if any, it will commit to repayment of the cost of financing the public improvements.

Tax increment financing may be initiated only by a city or county.¹ If a property is located outside of the city limits (within the city's extraterritorial jurisdiction or beyond), it is not eligible for city tax increment financing unless annexed into the city. Once a city has begun the process of establishing a tax increment financing reinvestment zone, other taxing units are allowed to consider participating in the tax increment financing agreement. These zones are commonly referred to as either a tax increment financing (TIF) zone or a tax increment reinvestment zone (TIRZ).

Cities and counties are permitted to exercise any action that is necessary to carry out tax increment financing. They may acquire real property through purchase or condemnation, enter into necessary agreements, and construct or enhance public works facilities and other public improvements. The power to acquire property prevails over any law or municipal charter to the contrary. The use of tax increment financing for improvements to certain educational facilities is prohibited unless

¹ Although counties are statutorily able to implement tax increment financing, the Texas Constitution only allows the legislature to authorize incorporated cities or towns to implement tax increment financing. Thus county-initiated tax increment financing may potentially be subject to constitutional challenge until such time as the constitution is amended (see Tex. Const. art VIII § 1-g(b)).

those facilities are located in a reinvestment zone created on or before Sept. 1, 1999.

An area may be considered for tax increment financing only if it meets at least one of the following criteria:

- The area's present condition must substantially impair the city or county's growth, retard the provision of housing, or constitute an economic or social liability to the public health, safety, morals or welfare. Further, this condition must exist because of the presence of one or more of the following conditions:
 - a substantial number of substandard or deteriorating structures,
 - inadequate sidewalks or street layout,
 - faulty lot layouts,
 - unsanitary or unsafe conditions,
 - deterioration of site or other improvements,
 - a tax or special assessment delinquency that exceeds the fair market value of the land,
 - defective or unusual conditions of title,
 - conditions that endanger life or property by fire or other cause, or
 - if the city has a population of 100,000 or more, structures (which are not single-family residences) in which less than 10 percent of the square footage has been used for commercial, industrial, or residential purposes during the preceding 12 years;
- The area is predominantly open and, because of obsolete platting, deteriorating structures or other factors, it substantially impairs the growth of the local government;
- The area is in or adjacent to a "Federally assisted new community" as defined under Tax Code Section 311.005(b); or
- The area is described in a petition requesting the area be designated as a reinvestment zone. The petition must be submitted by the owners of property constituting at least fifty (50) percent of the appraised property value within the proposed zone.

Within a city or county's developed areas, the criterion usually cited to justify a reinvestment zone is that the area's present condition substantially impairs the local government's growth

because of a substantial number of substandard or deteriorating structures. If the area is not developed, the city or county often cites the criterion that the area is predominately open, and that it substantially impairs the growth of the city because of obsolete platting, deteriorating structures or other factors.

A reinvestment zone for tax increment financing may not be created if:

- More than 30 percent of the property within the reinvestment zone (excluding publicly-owned property) may be used for residential purposes. This requirement, however, does not apply if the district is created pursuant to a petition of the landowners; or
- The total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds:
 - 25 percent of the total appraised value of taxable real property in the municipality and in the industrial districts created by the municipality, if the municipality has a population of 100,000 or more; or
 - 50 percent of the total appraised value of taxable real property in the municipality and in the industrial districts created by the municipality, if the municipality has a population of less than 100,000.

The boundaries of an existing reinvestment zone for tax increment financing may be reduced or enlarged by 1) ordinance or resolution of the governing body that created the zone or by 2) petition of the affected property owners. If the boundaries are changed by ordinance or resolution of the governing body that created the zone the limitations provided by Tax Code Sec. 311.006 apply.

The city or county may enlarge an existing reinvestment zone to include an area described in a petition requesting that the area be included in the zone if the petition is submitted to the city or county by the owners of property constituting at least 50 percent of the appraised value of the property in the area. The provision of Section 311.006(b) relating to the amount of property used for residential purposes that may be included in the zone does not apply to the enlargement of a zone in this way.

The governing body of the municipality or county that designated a reinvestment zone by ordinance or resolution may extend the term of all or a portion of the zone after notice and hearing. A taxing unit other than the municipality or county that designated the zone is not required to participate in the zone or portion of the zone for the extended term unless the taxing unit enters into a written agreement to do so.

If an area qualifies for tax increment financing, the process basically involves 8 steps. The 8 steps are as follows:

Step 1.

The governing body must prepare a preliminary reinvestment zone financing plan. The Tax Code does not specify what the preliminary financing plan must contain.

Step 2.

The governing body, after preparing the preliminary reinvestment zone financing plan and before the required public hearing, must publish notice of the hearing in a newspaper having general circulation in the municipality or county not later than the seventh day before the date of the hearing.

Step 3.

The local government creating the zone must hold a public hearing on the creation of the reinvestment zone.

At the hearing an interested person may speak for or against the creation of the zone, its boundaries, or the concept of tax increment financing. A municipality or county proposing to designate a reinvestment zone must provide a reasonable opportunity for the owner of property to protest the inclusion of the property in a proposed reinvestment zone.

Step 4.

After the public hearing, the governing body of the city or county may, by ordinance or order, designate a contiguous area as a reinvestment zone for tax increment financing purposes and create the board of directors for the reinvestment zone.

Cities can also designate a noncontiguous geographic area within the city limits, in the extraterritorial jurisdiction of the city or in both as a reinvestment zone. The ordinance or order must be adopted by a simple majority vote of the governing body at an open meeting. Home rule cities may have a higher voting contingent required by the city charter. The adopted ordinance or order should include a finding that development of the area would not occur in the foreseeable future solely through private investment. Also, the ordinance or order must contain a number of other provisions concerning the reinvestment zone. These provisions include:

- a description of the boundaries of the zone with sufficient detail to identify the territory within the zone;
- a designation of the board of directors for the zone and an indication of the number of directors of the board;
- a provision that the zone will take effect immediately on passage of the ordinance;
- an indication of the date for termination of the zone;
- a name for the zone as provided under Tax Code Section 311.004(a)(5);
- a provision establishing a tax increment fund for the zone;
- findings that the improvements within the zone will significantly enhance the value of the taxable property

within the zone and will be of general benefit to the city or county, and that the area meets the criteria for designation of a reinvestment zone under Tax Code Section 311.005. This finding does not have to identify the specific parcels of real property.

If designating a reinvestment zone pursuant to a petition of the property owners, the city or county must specify in its ordinance that the reinvestment zone is designated pursuant to Tax Code Section 311.005(a)(4).

Step 5.

After the city or county has adopted the ordinance or order creating the zone, the board of directors of the zone must prepare both a “project plan” and a reinvestment zone “financing plan.”

The plans must be as consistent as possible with the preliminary plans the city developed for the zone before the board was created. Specifically, the project plan must include:

- a map showing existing uses and condition of real property within the zone and any proposed uses of that property;
- any proposed changes to zoning ordinances, the master plan of the city, building codes or other municipal ordinances;
- a list of estimated non-project costs; and
- a statement of the method for relocating persons who will be displaced as a result of implementing the plan.

If a zone is created pursuant to petition in a county that has a population in excess of 3.3 million, there are certain special requirements of the project plan involving residential housing that must be observed.

In that instance, the reinvestment zone financing plan must contain the following nine items:

- a detailed list of the estimated project costs of the zone, including administrative expenses;
- a list of the kind, number and location of all proposed public works or public improvements within the zone;
- an economic feasibility study;
- the estimated amount of bonded indebtedness to be incurred;
- the timing for incurring costs or monetary obligations;
- the methods for financing all estimated project costs and the expected sources of revenues, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property within the zone;
- the current total appraised value of taxable real property in the zone;

- the estimated captured appraised value of the zone during each year of its existence; and
- the duration of the zone.

The financing plan may provide that the city or county will issue tax increment bonds or notes, the proceeds of which are used to pay project costs for the reinvestment zone. Tax increment bonds are issued by ordinance of the city or order of the county without any additional approval required other than that of the Public Finance Section of the Attorney General’s Office. The characteristics and treatment of these obligations is covered in detail in Tax Code Section 311.015.

After both the project plan and the financing plan are approved by the board of directors of the zone, the plans must also be approved by ordinance or order of the governing body that created the zone. The ordinance or order must be adopted at an open meeting by a simple majority vote of the governing body, unless the city is a home rule city and a higher voting contingent is required by the city charter. The city’s ordinance must find that the plans are feasible and conform to the master plan, if any, of the city or subdivision rules and regulations and, if any, of the county.

At any time after the zone is adopted, the board of directors may adopt an amendment to the project plan. The amendment takes effect on approval of the change by ordinance or order of the city or county that created the zone and in certain cases may require an additional public hearing. There are two circumstances under which an amendment to the project plan or the financing plan will not apply to a school district participating in the zone without official approval by the school district: 1) if the amendment has the effect of directly or indirectly increasing the percentage or amount of the tax increment to be contributed by the school district; or 2) if the amendment requires or authorizes the city or county creating the zone to issue additional tax increment bonds or notes.

Once a city or county designates a tax increment reinvestment zone and approves or amends a project plan or financing plan, the city or county must deliver to the State Comptroller’s Office a report containing: a general description of each reinvestment zone, a copy of each project plan or financing plan adopted, and any other information required by the Comptroller that helps in the administration of the central registry. The report must be submitted by April 1 of the year following the year the zone is designated or plan is approved.

Step 6.

After the project plan and the reinvestment zone have been approved by the board of directors and by the city or county’s governing body, the other taxing units with property within

the zone collect the percentage of their increased tax that will be dedicated to the tax increment fund.

The tax increment fund is made up of the contributions by the respective taxing units of a portion of their increased tax revenues that are collected each year under the plan. The taxing units can determine the amount of their tax increment for a year either by:

- the amount of property tax levied and assessed by the unit for that year on the captured appraised value of real property that is taxable and located in the reinvestment zone; or
- the amount of property taxes levied and collected by the unit for that year on the captured appraised value of real property taxable and located in the reinvestment zone.

In practice, taxing units have generally committed in early negotiations with the city or county as to what portion of the tax increment they will contribute to the tax increment fund for the zone.

Any agreement to contribute must indicate the portion of the tax increment to be paid into the fund and the years for which the tax increment will be paid. The agreement may also include other conditions for payment of the tax increment. Only property taxes attributable to real property within the zone are eligible for contribution to the tax increment fund (Tax Code Chapter 311.012.) Property taxes on personal property are not eligible for contribution into the tax increment plan. Cities are allowed to deposit the amount of sales tax attributable to the reinvestment zone into the tax increment fund, in an increment above the base amount of sales tax attributable to the zone in the year the zone was created.

Payment of the taxing unit's increment to the fund must be made by the 90th day after the delinquency date for the unit's property taxes. A delinquent payment incurs a penalty of 5 percent of the amount of delinquent funds and accrues interest at an annual rate of 10 percent. It is important to note, however, that a taxing unit is not required to pay into the tax increment fund the portion of a tax increment that is attributable to delinquent taxes until those taxes are actually collected. Also, the taxing units are not required to pay their portion into the tax increment fund unless, within three years of the zone's existence, one of the following items has been met:

1. bonds have been issued for the zone,
2. the city or county has acquired property in the zone pursuant to the project plan, and/or
3. construction of improvements pursuant to the project plan has begun in the zone.

In lieu of permitting a portion of its tax increment to be paid into the tax increment fund, a taxing unit including a city may elect to offer the owners of taxable real property in the zone an exemption from ad valorem taxation for any increase in the property value as provided under the Property Redevelopment and Tax Abatement Act (Tax Code Chapter 312.) Alternatively, a taxing unit, other than a school district, may offer a tax abatement to the property owners in the zone and enter into an agreement to contribute a tax increment into the fund. In either case, any agreement to abate taxes on real property within a tax increment reinvestment zone must be approved both by the board of directors of the zone and by the governing body of each taxing unit that agrees to deposit any of its tax increment into the tax increment fund.

In any contract entered into by the tax increment zone's board of directors with regard to bonds or other obligations, the board may promise not to approve any such tax abatement agreement. If a taxing unit enters into a tax abatement agreement within a tax increment reinvestment zone, the taxes that are abated will not be considered in calculating the tax increment of the abating taxing unit or that taxing unit's deposit into the tax increment fund.

Step 7.

Once the reinvestment zone is established, the board of directors of the reinvestment zone must make recommendations to the governing body of the city on the implementation of the tax increment financing.

Once the city, by ordinance, or the county, by order, has created the reinvestment zone, the board of directors may exercise any power granted to them by the Tax Increment Financing Act. By ordinance, resolution or order, the city or county may authorize the board of directors of the reinvestment zone to exercise any of the city or county's powers with respect to the administration, management or operation of the zone or the implementation of the project plan for the zone. However, the city or county may not authorize the board of directors to issue bonds, impose taxes or fees, exercise the power of eminent domain or give final approval to the project plan. The board of directors may exercise any of the powers granted to the city under Tax Code Section 311.008, except that the city council must approve any acquisition of real property. Also, the city or county, by ordinance, resolution or order may choose to restrict any power granted to the board of directors by Tax Code Chapter 311.

The board of directors and the city or county can contract with a local government corporation created under the Texas Transportation Corporation Act (Transportation Code Chapter 431, Subchapter D) or a political subdivision to manage the reinvestment zone and/or implement the project or financing plan. The

board, the local government corporation or political subdivision administering the zone can contract with the city to pay for city services in the zone out of the portion of the tax increment fund produced by the city, regardless of whether the service or their cost is identified in the project or financing plan.

Either the board of directors, city or county may enter into agreements that are necessary or convenient to implement the project plan and the reinvestment zone financing plan. Such agreements can pledge or provide for the use of revenue from the tax increment fund and/or provide for the regulation or restriction of land use. These agreements are not subject to the competitive bidding requirements in Local Government Code Chapter 252. If the zone was created by petition, the board, with the approval of the city, may impose certain zoning restrictions within the zone.

With the approval of the city or county that created the reinvestment zone, the board of directors may establish and provide for the administration of programs for a public purpose of developing and diversifying the economy, eliminating unemployment and underemployment, and developing or expanding transportation, business and commercial activity in the zone. This power includes programs to make grants and loans from the tax increment fund. Once the board has the approval of the city or the county, the board has all the powers of a city under Local Government Code Chapter 380. If the board is pursuing a project to construct public right-of-ways or infrastructure within the zone, the board may enter into an agreement to pledge tax increment fund revenue to pay for land and easements located outside the zone if:

- the zone is, or will be, served by a rail transportation or bus rapid transit project;
- the land, or the rights or easements in the land, are acquired for the purpose of preserving the land in its natural or undeveloped condition; and
- the land is located in the county in which the zone is located.

Also, the board of directors is required to implement a program to enhance the participation of “disadvantaged businesses” in the procurement process in a zone created by petition. The program shall make information concerning the procurement process and the opportunities within the zone available to disadvantaged businesses. The board is required to compile an annual report listing the numbers and dollar amounts of contract awarded to disadvantaged businesses during the previous year as well as the total number and dollar amount of all contracts awarded. See Tax Code Section 311.0101(c).

Step 8.

The city or county must submit an annual report to the chief executive officer of each taxing unit that levies taxes on prop-

erty within the zone. The report must be provided within 150 days of the end of the city’s fiscal year. The report must include the following items:

State Assistance

Cities and counties with concerns about the tax increment financing laws can seek assistance from the state. The State Comptroller will provide assistance regarding the administration of the Tax Increment Financing Act upon request of the governing body or the presiding officer. Further, the Governor’s Office of Texas Economic Development and Tourism and the Comptroller’s office may provide technical assistance to a city or county regarding the designation of a tax increment reinvestment zone or the adoption and execution of project plans or reinvestment zone financing plans.

School Districts

Until Sept. 1, 1999, local school districts were able to reduce the value of taxable property reported to the state to reflect any value lost due to tax increment financing participation by the district. The ability of the school district to deduct the value of the tax increment that it contributed prevented the school district from being negatively affected in terms of state school funding. However, the situation is different for tax increment reinvestment zones created after that date. The Comptroller is statutorily prohibited from reducing taxable property value for school districts to reflect tax increment financing losses for zones that are proposed on or after May 31, 1999. This statutory prohibition affects any amendments to or new tax increment financing agreements the school districts make with cities or counties after September 1, 1999.

Additionally, as of September 1, 2001, some cities may enter into tax increment financing agreements with school districts for certain limited purposes. Cities with a population of less than 130,000 that have territory in three counties may enter into new tax increment financing agreements or may amend existing agreements with a school district located wholly or partially within the reinvestment zone. However, the agreement must be for the dedication of revenue from the tax increment fund to the school district for the purpose of acquiring, constructing or reconstructing an educational facility located inside or outside the tax increment financing reinvestment zone.

Termination of Reinvestment Zone

A tax increment reinvestment zone terminates on the earlier of:

1. the termination date designated in the original ordinance or order creating the zone;

2. the earlier or later termination date designated by a subsequent ordinance or order; or
3. the date on which all project costs, tax increment bonds and interest on those bonds are paid in full.

If the city or county that created the zone designates a later termination date through a subsequent ordinance or order, the other contributing taxing units are not required to pay any of their tax increment after the original termination date unless those taxing units enter into an agreement to continue to pay their tax increment with the city or county that created the zone. Also, a city or county that created the zone can terminate the zone before all debts and obligations are paid in full. The city or county would have to deposit an amount that would suffice to pay the principal of, premium, and interest on all bonds issued with a trustee or escrow agent. The amount deposited would also have to cover any other amounts that may become due to the trustee or escrow agent, including compensation of the trustee or escrow agent.

Annual Report and Central Registry

Tax Increment Finance Zone Annual Report

The Tax Increment Financing Act requires all cities or counties that designate a tax increment reinvestment zone to file an annual report with the Comptroller's office and the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone. The report must be submitted on or before the 150th day following the end of the governing body's fiscal year. The report must include:

- the amount and source of revenue in the tax increment fund established for the zone;
- the amount and purpose of expenditures from the fund;
- the amount of principal and interest due on outstanding bonded indebtedness;
- the tax increment base and current captured appraised value retained by the zone; and
- the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

Form 50-806 Annual Report by Municipality or County is available online at http://www.texasahead.org/tax_programs/increment_finance/forms.php and must be completed and sent to the Comptroller's office.

Reinvestment Zone Central Registry

Texas Tax Code Sec. 311.019 requires that a municipality or county that designates a reinvestment zone or approves a project plan or reinvestment zone financing plan shall deliver to the Comptroller before April 1 of the year following the year in which the zone is designated or the plan is approved the following information:

1. Form 50-807 New Tax Increment Reinvestment Zone, and
2. A copy of each project plan and reinvestment zone financing plan adopted (including any later amendments and modifications).

For copies of the forms and additional information visit the following website: http://www.texasahead.org/tax_programs/increment_finance/forms.php.

Please mail the required information to:

Comptroller of Public Accounts
Economic Development & Analysis Division
P O Box 13528
Austin, Texas 78711-3528

If you have questions or need assistance completing the forms, please contact the Economic Development & Analysis division by phone at 1-800-531-5441 ext. 3-4679 or email econ.dev@cpa.state.tx.us.

Tax Increment Reinvestment Zone Spreadsheets

TIF 2011 Information Received

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
Alamo #1	Hidalgo	12/16/2008		12/31/2033	25	
Allen #1	Collin	12/13/2005		12/31/2030	25	
Allen #2 Central Business District	Collin	12/--/06				
Alton #1	Hidalgo	--/--/09		unreported	unreported	
Alvin #2	Brazoria	--/--/04		12/31/2034	30	
Amarillo #1	Potter	12/12/2006		12/31/2036	30	
Angleton #1	Brazoria	--/--/05		unreported	unreported	
Arlington #1	Tarrant	11/3/1998		12/31/2018	20	
Arlington #4	Tarrant	11/22/2005		12/31/2025	20	
Arlington #5	Tarrant	12/19/2006		12/19/2026	20	
Arlington #6	Tarrant	12/18/2007		12/31/2036	30	
Austin #15	Travis	9/6/1999		12/31/2029	30	
Austin #16	Travis	12/16/2004		12/31/2045	40	
Austin #17	Travis	6/21/2007		12/31/2028	20	
Austin #18	Travis	12/--/08				
Austin County #1	Austin	6/5/2009		12/31/2039	30	
Baytown #1	Harris	unreported		unreported		
Beaumont #1	Jefferson	--/--/82				
Beeville	Bee	12/9/1986	12/8/1987	1/1/2007	20	1/1/2026
Belton #1	Bell	12/14/2004		12/31/2024	20	
Bexar County	Bexar	12/13/2001		9/30/2026	25	
Bridgeport #1	Wise	12/18/2007		12/31/2036	30	
Brownsville #1	Cameron	--/--/2004		12/31/2034	30	
Bryan #10	Brazos	3/28/2000		12/31/2025	25	
Bryan #19	Brazos	--/--/05		unreported	unreported	
Bryan #21	Brazos	--/--/06		unreported	unreported	
Bryan #22	Brazos	--/--/07		unreported	unreported	
Bryan #8	Brazos	12/16/1998		12/31/2019	21	
Burkburnett #1	Wichita	2/20/2006		1/31/2026	20	
Burleson #1	Johnson	11/8/2001		12/31/2020	20	
Burleson #2	Johnson	12/15/2005		12/31/2024	20	
Carrollton #1	Dallas	1/10/2006		12/31/2030	25	
Cleburne #1	Johnson	3/27/2001		12/31/2021	20	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X				X	
	X	X				X
						X
				X	X	
	X	X		X		
	X		X		X	X
			X		X	X
			X		X	X
			X		X	X
	X	X			X	X
	X				X	X
					X	X
					X	X
	X					
40	X		X	X		
	X		X			X
	X		X			
					X	X
	X		X			X
						X
						X
						X
	X	X		X		X
	X		X		X	
	X		X			
	X		X			X
						X
	X		X			

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
Cleburne #2	Johnson	--/--/02				
College Station #1	Brazos	12/8/1988	12/11/1997	12/31/2009	20	
College Station #15	Brazos	3/14/2002		2/24/2005	3	
College Station #16	Brazos	6/22/2006		9/30/2037	31	
Colleyville #1	Tarrant	11/4/1998	12/15/1998	12/31/2018	20	12/31/2030
Conroe #2	Montgomery	9/13/2001		12/31/2017	16	
Conroe #3	Montgomery	12/13/2001		12/31/2028	27	
Corpus Christi #2	Nueces	--/--/00				
Corpus Christi #3	Nueces	--/--/2009		unreported	unreported	
Corsicana #1	Navarro	8/21/2001		12/31/2021	20	
Dallas #10 Southwestern Medical	Dallas	4/27/2005		12/31/2027	22	
Dallas #11 Downtown Connection	Dallas	6/5/2005		12/31/2035	30	
Dallas #12 Deep Ellum	Dallas	6/22/2005		12/31/2027	22	
Dallas #13 Grand Park South	Dallas	10/26/2005		12/31/2035	30	
Dallas #14 Skillman Corridor	Dallas	10/26/2005		12/31/2035	30	
Dallas #15 Fort Worth Avenue	Dallas	6/13/2007		12/31/2029	21	
Dallas #2 City Place	Dallas	11/11/1992		12/31/2012	20	
Dallas #3 Oak Cliff Gateway	Dallas	11/11/1992		12/31/2012	20	
Dallas #4 Cedars	Dallas	12/9/1992		12/31/2012	20	
Dallas #5 City Center	Dallas	6/26/2006		12/31/2022	16	
Dallas #6 Farmers Market	Dallas	5/27/1998		12/31/2013	15	
Dallas #7 Sports Arena	Dallas	10/28/1998		12/31/2019	20	
Dallas #8 Design District	Dallas	6/8/2005		12/31/2023	18	
Dallas #9 Vickery Meadow	Dallas	4/27/2005		12/31/2027	22	
Dallas Cypress Waters TIF	Dallas	--/--/2010		12/31/2040	30	
Dallas Davis Garden TIF	Dallas	--/--/2007		12/31/2039	32	
Dallas Maple/ Mockingbird TIF	Dallas	--/--/2009		12/31/2034	25	
Dallas TOD TIF	Dallas	--/--/2008		12/31/2038	30	
Del Rio #1	Val Verde	6/14/2005		6/14/2030	25	
Denton #1 Downtown	Denton	12/7/2010		12/31/2040	30	
Donna #1	Hidalgo	8/8/2006		12/31/2031	25	
Donna #2	Hidalgo	05/--/2008		unreported	unreported	
Edinburg #1	Hidalgo	9/4/2007		9/6/2037	30	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X	X				
	X		X			
	X		X			
32	X		X	X		X
	X					
	X					
					X	X
					X	X
				X		X
						X
						X
						X
					X	X
					X	X
					X	X
	X		X		X	X
	X	X		X		X
	X	X	X		X	X
						X
					X	X
	X	X	X		X	X
					X	X
					X	X
						X
						X
						X
						X
	X		X			
	X		X			
	X					
					X	X
	X	X	X			

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
Edinburg #3	Hidalgo	11/18/2008		12/31/2037	30	
El Paso #5	El Paso	12/19/2006		12/31/2036	30	
Farmers Branch #1 Mercer Crossing	Dallas	12/21/1998		12/31/2018	20	
Farmers Branch #2	Dallas	6/21/1999		12/31/2020	20	
Flower Mound #1	Denton	9/19/2005		12/31/2024	20	
Fort Worth #10	Tarrant	6/15/2004	12/9/2008	12/31/2025	20	
Fort Worth #11 (terminated 2011)	Tarrant	12/7/2004		Terminated in 2011	20	
Fort Worth #12	Tarrant	7/18/2006		12/27/2027	20	
Fort Worth #13	Tarrant	11/27/2007		12/31/2028	20	
Fort Worth #2	Tarrant	12/19/1995	8/10/1999	12/31/2035	40	
Fort Worth #3	Tarrant	12/19/1995	9/26/2006	12/31/2025	30	
Fort Worth #4	Tarrant	11/25/1997		12/31/2022	25	
Fort Worth #5	Tarrant	12/20/2000		12/31/2040	40	
Fort Worth #6	Tarrant	11/12/2002		12/31/2036	33	
Fort Worth #7	Tarrant	12/9/2003		12/31/2019	15	
Fort Worth #8	Tarrant	12/9/2003		12/31/2024	20	
Fort Worth #9	Tarrant	12/9/2003		12/31/2028	25	12/31/2044
Frisco #1	Collin	2/19/1997		12/31/2038	41	
Galveston #11 Palisade Palms	Galveston	10/18/2001		12/31/2031	30	
Galveston #12 North Broadway/ Gateway	Galveston	12/13/2001		12/31/2031	30	
Galveston #13	Galveston	12/27/2001		12/31/2041	40	
Galveston #14	Galveston	12/29/2003		12/31/2033	30	
Georgetown Downtown	Williamson	12/19/2003		12/31/2033	30	
Georgetown Gateway	Williamson	11/9/2004		12/31/2029	25	
Glen Rose #1	Somervale	12/--/98		unreported		
Grand Prairie #1	Dallas	7/13/1999		12/31/2020	20	
Grand Prairie #2	Dallas	7/13/1999		12/31/2020	20	
Grand Prairie #3	Dallas	7/13/1999		12/31/2020	20	
Grapevine #1	Dallas	2/20/1996		12/31/2016	20	
Grapevine #2	Dallas	12/8/1998		12/31/2030	32	
Hidalgo #1	Hidalgo	--/--/08		unreported		
Hitchcock #1	Galveston	12/28/1999	11/17/2003	12/31/2020	20	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X	X	X			
	X	X				X
	X				X	X
	X		X		X	X
	X		X			X
	X		X			X
	X	X				
	X	X				X
	X	X				X
	X		X	X		X
	X					X
	X					X
	X					
	X					X
	X		X			X
	X		X	X		X
41	X		X			X
	X					
	X		X			
	X	X				
	X	X				
	X	X				
	X	X				X
	X	X				X
	X	X				X
	X	X				X
	X		X			X
	X					
	X	X				
						X
	X					

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
Houston #1	Harris	12/12/1990	12/22/1992	12/31/2031	40	
Houston #10	Harris	12/17/1997	8/11/1999	12/31/2027	30	
Houston #11	Harris	8/26/1998		12/31/2028	30	
Houston #12	Harris	12/028/98		12/31/2028	30	
Houston #13	Harris	12/028/98		12/31/2028	30	
Houston #14	Harris	6/6/1999		12/31/2029	30	
Houston #15	Harris	7/7/1999	--/--/08	12/31/2029	30	
Houston #16	Harris	7/7/1999		12/31/2029	30	
Houston #17	Harris	7/21/1999		12/31/2029	30	
Houston #18	Harris	7/21/1999		12/31/2029	30	
Houston #19	Harris	7/21/1999		12/31/2029	30	
Houston #2	Harris	12/14/1994	8/17/1999	12/31/2025	30	
Houston #20	Harris	12/15/1999		12/31/2029	30	
Houston #21	Harris	12/17/2003		12/31/2033	30	
Houston #22	Harris	12/23/2003		12/31/2033	30	
Houston #3	Harris	12/13/1995	9/20/2005	12/31/2025	29	
Houston #4	Harris	9/25/1996	5/7/1997	12/31/2016		
Houston #5	Harris	12/18/1996		12/31/2016	20	
Houston #6	Harris	1/15/1997		12/31/2027	30	
Houston #7	Harris	5/7/1997	12/9/1998	12/31/2028	30	
Houston #8	Harris	12/10/1997	7/7/1999	12/31/2028	30	
Houston #9	Harris	12/17/1997		12/31/2022	25	
Ingleside #1	San Patricio	--/--/07				
Iowa Colony #2	Brazoria	--/--/2010		12/31/2050	40	
Irving #1	Dallas	12/22/1998		12/21/2018	20	
Katy #1	Waller	12/22/1997		12/31/2018	20	
Keller #1	Tarrant	12/1/1998		12/31/2018	20	
Killeen #2	Bell	11/4/2008		12/31/2028	20	
La Feria #1	Cameron	--/--2007		unreported		
LaPorte #1	Harris	5/24/1999	8/9/1999	12/31/2029	30	
Lavon #1	Collin	12/12/2006		12/31/2037	30	
League City #1	Galveston	11/18/1997		12/31/2018	20	
League City #2	Galveston	4/27/1999		12/31/2024	24	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X			X	X	X
	X		X		X	X
	X		X		X	X
	X		X		X	X
	X		X		X	X
	X		X	X	X	X
	X		X		X	X
	X		X		X	X
			X		X	X
	X		X		X	X
	X		X	X	X	X
	X		X		X	X
			X		X	X
	X	X			X	X
	X	X	X		X	X
	X		X	X	X	X
	X		X		X	X
	X		X		X	X
	X		X		X	X
	X		X		X	X
	X		X	X	X	X
	X		X		X	X
	X		X		X	X
				X		
						X
	X		X			
	X					
	X				X	X
	X		X		X	X
			X			X
	X					
	X					X
	X		X			
	X		X			

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
League City #3	Galveston	2/8/2000		12/31/2020	20	
League City #4	Galveston	1/14/2003		12/31/2032	29	
Levelland #1	Hockley	6/19/2006		12/31/2030	25	
Levelland #2	Hockley	4/9/2009		12/31/2028	20	
Lewisville #1	Dallas	12/17/2001		12/31/2021	20	12/31/2028
Lewisville #2	Dallas	10/20/2008		12/31/2038	30	
Lindale #1	Smith	7/16/1996		90 Days after all project costs are paid		
Lindale #2	Smith	--/--/2009		not reported	not reported	
Little Elm #1	Denton	12/2/2008		12/31/2038	30	
Little Elm #2	Denton	12/2/2008		12/31/2038	30	
Lubbock Business Park	Lubbock	12/16/2009		12/31/2039	30	
Lubbock Central Business District	Lubbock	12/3/2001		12/31/2021	20	
Lubbock North Overton	Lubbock	3/14/2002		12/31/2032	30	
Manvel #1	Brazoria	--/--/04		not reported		
Manvel #3	Brazoria	--/--/2010		12/31/2050	40	
McKinney #1	Collin	9/21/2010		12/31/2040	30	
McKinney #2	Collin	9/21/2010		12/31/2040	30	
Melissa #1	Collin	9/29/2005	4/8/2008	12/31/2036	30	
Mercedes #1	Hidalgo	12/30/2008		12/31/2032	24	
Mesquite #1	Dallas	2/3/1997		12/31/2018	20	
Mesquite #2	Dallas	9/21/1998		12/31/2018	20	
Mesquite ISD	Dallas	6/7/1999		12/31/2025	25	
Midland #1	Midland	3/20/2001		2/27/2032	30	
Midlothian #2	Ellis	8/25/1998	8/25/1999	12/31/2030	31	
Mineral Wells #2	Palo Pinto	--/--/2009		12/31/2029	20	
Mission #1	Hidalgo	9/24/2001	12/10/2001	12/31/2030	30	
Missouri #1	Fort Bend	8/2/1999		12/31/2029	30	
Missouri #2	Fort Bend	8/2/1999	8/1/2005	12/31/2029	30	
Nassau Bay #1	Harris	12/10/2007		12/31/2037	30	
New Braunfels #1	Comal	5/29/2007		12/31/2032	25	
North Richland Hills #1	Tarrant	9/14/1998		12/31/2019	20	
North Richland Hills #2	Tarrant	10/25/1999		12/31/2027	27	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X		X	X		
	X					
	X	X			X	X
	X		X		X	X
28	X	X	X		X	X
					X	X
	X			X		
					X	X
	X		X			
	X		X			
	X				X	X
				X	X	X
				X	X	X
		X	X			
						X
					X	X
					X	X
	X		X		X	X
	X					X
	X			X		
	X			X		
	X		X		X	
	X			X		X
	X		X			X
	X		X		X	X
			X	X	X	X
			X	X	X	X
					X	X
	X	X			X	X
	X	X			X	X
		X			X	X

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
Pearland #1	Brazoria	12/21/1998		12/31/2028	30	
Penitas #1	Hidalgo	11/3/2004		12/31/2034	30	
Pflugerville #1	Travis	12/14/2010		12/31/2041	31	
Plano #2	Collin	4/26/1999		12/31/2014	15	
Prosper #1	Collin	10/28/2008		12/31/2045	37	
Richardson #1	Collin	11/27/2006		12/31/2031	25	
Richardson #2	Collin	11/14/2011		12/31/2036	25	
Richardson #3	Collin	11/14/2011		12/31/2036	25	
Rockwall #1	Rockwall	8/2/2004		12/31/2043	38	
Roma #1	Starr	--/--/07				
Rowlett #1	Dallas	12/17/2002		12/31/2032	30	
Sachse #1	Collin	--/--/03				
San Antonio #10 Stablewood Farms	Bexar	12/14/2000		9/30/2025	25	
San Antonio #11 Inner City	Bexar	12/14/2000		9/30/2015	15	
San Antonio #12 Plaza Fortuna	Bexar	12/13/2001		9/30/2025	24	
San Antonio #13 Lackland Hills	Bexar	unreported				
San Antonio #14 Sky Harbor	Bexar	6/13/2002		9/30/2017	15	
San Antonio #15 Northeast Crossing	Bexar	6/13/2002		9/30/2026	24	
San Antonio #16 Brooks City Base	Bexar	12/9/2004		9/30/2029	25	
San Antonio #17 Mission Creek	Bexar	12/9/2004		9/30/2029	25	
San Antonio #19 Hallie Heights	Bexar	12/9/2004		9/30/2024	20	
San Antonio #2 Rosedale	Bexar	12/17/1998		9/30/2019	20	
San Antonio #20 Rosillo Ranch	Bexar	12/9/2004		9/30/2020	16	
San Antonio #21 Heathers Cove	Bexar	unreported		9/30/2029	25	
San Antonio #22 Ridge Stone	Bexar	12/16/2004		9/30/2029	25	
San Antonio #23 Hunters Pond	Bexar	12/16/2004		9/30/2024	20	
San Antonio #24 Palo Alto Trail	Bexar	12/16/2004		9/30/2024	20	
San Antonio #25 Hunters Pond	Bexar	5/18/2006		9/30/2031	25	
San Antonio #26 River North	Bexar	6/1/2006		9/30/2026	20	
San Antonio #28 Verano	Bexar	12/7/2007		9/30/2037	30	
San Antonio #30 Westside	Bexar	12/11/2008		12/31/2033	25	
San Antonio #31 MidTown	Bexar	12/11/2008		12/31/2028	20	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
	X	X				
	X				X	X
	X		X			X
	X		X	X		X
	X	X				
	X	X	X	X	X	X
	X	X	X		n/a	n/a
	X	X	X		n/a	n/a
				X	X	
	X	X				
					X	
			X			X
			X	X		X
			X			X
			X			X
			X			X
			X			X
			X			X
			X	X		X
			X			X
			X			X
	X		X	X		X
			X			X
			X			X
			X			X
			X			X
			X			X
			X			X
			X			X
		X				X
			X	X		X
		X				X
		X				X

TIF 2011 Information Received (cont.)

TAX INCREMENT REINVESTMENT ZONE	COUNTY	DESIGNATION DATE	MOST RECENT ANNEXATION DATE	EXPIRATION OR TERMINATION DATE	DURATION IN YEARS	EXTENDED TERMINATION DATE
San Antonio #32 Mission Drive-In	Bexar	12/11/2008		12/31/2028	20	
San Antonio #4 Highland Heights	Bexar	12/17/1998		9/30/2017	20	
San Antonio #5	Bexar	8/19/1998		9/30/2009	10	
San Antonio #6 Mission Del Lago	Bexar	8/19/1999		9/30/2025	26	
San Antonio #7 Brookside	Bexar	12/9/1999		9/30/2013	14	
San Antonio #9 Houston St	Bexar	12/9/1999		9/30/2014	13	
San Marcos #2	Hays	05/--/05			30	
Schertz #3	Guadalupe	1/12/1993		12/31/2024	20	
Sealy #1	Austin	12/28/1993		12/31/2015	22	
Selma #1	Guadalupe	12/19/2002				
Sherman #1	Grayson	12/9/2002		12/31/2022	20	
Sherman #2	Grayson	11/7/2005		12/31/2025	20	
Sherman #3	Grayson	11/6/2006		12/31/2026	25	
Southlake #1	Denton	9/23/1997	12/2/1997	12/31/2018	20	
Sugar Land #1	Fort Bend	12/1/1998		12/31/2023	25	
Sugar Land #3	Fort Bend	--/--/2007		12/31/2037	30	
Sugar Land #4	Fort Bend	--/--/2009		12/31/2039	30	
Taylor #1	Williamson	10/25/2005				
Temple #1	Bell	12/16/1982	8/19/1999	12/31/2022	40	
Terrell #1	Kaufman	--/--/07				
Texarkana #1	Bowie	11/23/2009		11/23/2034	25	
Texarkana #2	Bowie	11/23/2009		11/23/2034	25	
Texas City #1	Galveston	12/20/2006		12/31/2037	31	
The Colony #1	Denton	11/15/2011		12/31/2051	40	
Tyler #1	Smith	12/23/1998		12/31/2019	20	
Waco #1	McLennan	12/14/1982		12/31/2022	40	
Waco #2	McLennan	8/23/1983		12/31/2023	40	
Waco #3	McLennan	4/8/1986		12/31/2026	40	
Waxahachie #1	Ellis	12/16/2002	10/6/2003	12/16/2022	20	
Wichita Falls #2	Wichita	8/16/2005		7/31/2025	20	

EXTENDED DURATION IN YEARS	DESIGNATING ORDINANCE	PRELIMINARY PROJECT & FINANCE PLAN	PROJECT & FINANCE PLAN	AMENDED PROJECT & FINANCE PLAN	ANNUAL REPORT FY10	ANNUAL REPORT FY11
		X				X
			X	X		X
	X		X			
			X	X		X
			X	X		X
			X	X		X
	X		X			
	X	X				
	X		X			
			X	X		
	X		X			
	X					
					X	X
					X	X
					X	X
						X
	X		X	X	X	X
						X
		X				X
		X				X
	X	X				X
	X	X	X			
	X			X	X	X
	X			X	X	X
	X				X	X
	X				X	X
	X		X		X	
	X		X			

TIF 2011 Participation

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Sealy #1	City of Sealy	100%
Sealy #1	Austin County	100%
Austin County #1	Austin County	100%
Beeville #1	City of Beeville	100%
Beeville #1	Bee County	100%
Beeville #1	Beeville ISD	100%
Beeville #1	Bee County College	100%
Beeville #1	Beeville WD	100%
Temple #1	City of Temple	100%
Temple #1	Bell County	100%
Temple #1	Bell County Road Fund	100%
Temple #1	Temple ISD	100%
Temple #1	Troy ISD	100%
Temple #1	Belton ISD	100%
Temple #1	Temple College	100%
Temple #1	Elm Creek Flood Control	100%
Belton #1	City of Belton	100%
Belton #1	Bell County	100%
Killeen #1	City of Killeen	100%
Killeen #1	Bell County	100%
Killeen #1	Central Texas College	100%
San Antonio #2 Rosedale	City of San Antonio	100%
San Antonio #2 Rosedale	Bexar County	100%
San Antonio #2 Rosedale	Edgewood ISD	90%
San Antonio #2 Rosedale	University Health System	100%
San Antonio #2 Rosedale	Alamo Community College	100%
San Antonio #4 Highland Heights	City of San Antonio	100%
San Antonio #4 Highland Heights	Bexar County	100%
San Antonio #4 Highland Heights	University Health System	50%
San Antonio #5	City of San Antonio	100%
San Antonio #5	Bexar County	100%
San Antonio #5	Edgewood ISD	90%
San Antonio #5	University Health System	100%
San Antonio #5	Alamo Community College	100%
San Antonio #6 Mission Del Lago	City of San Antonio	100%
San Antonio #6 Mission Del Lago	Bexar County	100% of M&O
San Antonio #6 Mission Del Lago	Southside ISD	100%
San Antonio #6 Mission Del Lago	University Health System	75%
San Antonio #6 Mission Del Lago	Alamo Community College	50%
San Antonio #7 Brookside	City of San Antonio	100%
San Antonio #7 Brookside	Bexar County	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
San Antonio #7 Brookside	Alamo Community College	100%
San Antonio #9 Houston St	City of San Antonio	100%
San Antonio #9 Houston St	Bexar County	100%
San Antonio #9 Houston St	University Health System	60%
San Antonio #9 Houston St	Alamo Community College	100%
San Antonio #10 Stablewood Farms	City of San Antonio	100%
San Antonio #10 Stablewood Farms	Bexar County	100%
San Antonio #10 Stablewood Farms	Alamo Community College	100%
San Antonio #11 Inner City	City of San Antonio	100%
San Antonio #12 Plaza Fortuna	City of San Antonio	100%
San Antonio #12 Plaza Fortuna	Bexar County	100% of M&O
San Antonio #12 Plaza Fortuna	Alamo Community College	50%
San Antonio #13 Lackland Hills	City of San Antonio	100%
San Antonio #13 Lackland Hills	Bexar County	100% of M&O
San Antonio #14 Sky Harbor	City of San Antonio	100%
San Antonio #14 Sky Harbor	Bexar County	100% of M&O
San Antonio #14 Sky Harbor	Alamo Community College	50%
San Antonio #15 Northeast Crossing	City of San Antonio	100%
San Antonio #15 Northeast Crossing	Bexar County	100%
San Antonio #15 Northeast Crossing	Alamo Community College	100%
San Antonio #16 Brooks City Base	City of San Antonio	85%
San Antonio #17 Mission Creek	City of San Antonio	100%
San Antonio #17 Mission Creek	Bexar County	43.75% of M&O
San Antonio #19 Hallie Heights	City of San Antonio	100%
San Antonio #19 Hallie Heights	Bexar County	50% of M&O
San Antonio #19 Hallie Heights	San Antonio River Authority	25%
San Antonio #20 Rosillo Ranch	City of San Antonio	90%
San Antonio #20 Rosillo Ranch	Bexar County	50% of M&O
San Antonio #20 Rosillo Ranch	San Antonio River Authority	25%
San Antonio #21 Heathers Cove	City of San Antonio	90%
San Antonio #21 Heathers Cove	Bexar County	50% of M&O
San Antonio #22 Ridge Stone	City of San Antonio	90%
San Antonio #22 Ridge Stone	Bexar County	50% of M&O
San Antonio #23 Hunters Pond	San Antonio #23 Hunters Pond	90%
San Antonio #23 Hunters Pond	Bexar County	50% of M&O
San Antonio #24 Palo Alto Trail	City of San Antonio	100%
San Antonio #25 Hunters Pond	City of San Antonio	100%
San Antonio #25 Hunters Pond	Bexar County	80% of M&O
San Antonio #26 River North	City of San Antonio	100%
San Antonio #28 Verano	City of San Antonio	75%
San Antonio #28 Verano	Bexar County	70% of M&O

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
San Antonio #28 Verano	Alamo Community College	50% of M&O
San Antonio #28 Verano	San Antonio River Authority	60%
San Antonio #30 Westside	City of San Antonio	90%
San Antonio #31 MidTown	City of San Antonio	90%
San Antonio #32 Mission Drive-In	City of San Antonio	90%
San Antonio #32 Mission Drive-In	Bexar County	65% of M&O
Selma #1	City of Selma	100%
Selma #1	Bexar County	100%
Selma #1	San Antonio River Authority	100%
Texarkana #1	City of Texarkana	100%
Texarkana #1	Bowie County	100%
Texarkana #2	City of Texarkana	100%
Texarkana #2	Bowie County	100%
Alvin #2	City of Alvin	100%
Angleton #1	City of Angleton	unreported
Iowa Colony #2	City of Iowa Colony	90%
Iowa Colony #2	Brazoria County	40.49% 2015-2045
Manvel #1	City of Manvel	
Manvel #3	City of Manvel	100%
Manvel #3	Brazoria County	40%
Pearland #1	City of Pearland	100%
Pearland #1	Brazoria County	38%
Pearland #1	Fort Bend County	100% years 1-10; 75% years 11-20; 50% years 21-30
Pearland #1	Alvin ISD	100%
Bryan #8	City of Bryan	100%
Bryan #8	Brazos County	83%
Bryan #8	Bryan ISD	27%
Bryan #10	City of Bryan	100%
Bryan #10	Brazos County	88%
Bryan #19	City of Bryan	100%
Brazos County	Brazos County	83%
Bryan #21	City of Bryan	100%
Bryan #21	Brazos County	83%
Bryan #22	City of Bryan	100%
Bryan #22	Brazos County	83%
College Station #1	City of College Station	100%
College Station #1	Brazos County	100%
College Station #1	College Station ISD	\$0.86/\$100
College Station #15	City of College Station	unreported
College Station #15	Brazos County	unreported
College Station #16	City of College Station	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
College Station #16	Brazos County	100% of M&O
Brownsville #1	City of Brownsville	48.7% 2005-2019; 100% 2020-2034
Brownsville #1	Cameron County	51.3% 2005-2019; 0% 2020-2034
La Feria #1	City of La Feria	100%
La Feria #1	Cameron County	50%
Allen #1	City of Allen	50%
Allen #1	Collin County	50%
Allen #2 Central Business District	City of Allen	50%
Denton #1 Downtown	City of Denton	100% years 1-5; 95% years 6-10; 90% years 11-20; 85% years 21-30
Frisco #1	City of Frisco	
Frisco #1	Collin County	
Frisco #1	Denton County	
Frisco #1	Frisco ISD	
Frisco #1	Frisco ISD	
Lavon #1	City of Lavon	100%
Lavon #1	Collin County	50%
McKinney #1	City of McKinney	50%
McKinney #1	Collin County	100%
McKinney #2	City of McKinney	50%
McKinney #2	Collin County	100%
Melissa #1	City of Melissa	50%
Melissa #1	Collin County	100%
Plano #2	City of Plano	80%
Plano #2	Collin County	100% of M&O
Plano #2	Plano ISD	50%
Plano #2	Collin County Community College	70%-Property Tax 40%-1¢ Sales Tax
Prosper #1	City of Prosper	85%
New Braunfels #1	City of New Braunfels	85% for 20 years beginning 2013
New Braunfels #1	Comal County	65%
Carrollton #1	City of Carrollton	100%
Dallas #1	City of Dallas	100%
Dallas #1	Dallas County	100%
Dallas #1	Dallas ISD	100%
Dallas #1	Dallas County Hospital District	100%
Dallas #1	Dallas County Community College	100%
Dallas #2 City Place	City of Dallas	100%
Dallas #2 City Place	Dallas County	100%
Dallas #2 City Place	Dallas ISD	\$0.43087/\$100
Dallas #2 City Place	Dallas County Hospital District	100%
Dallas #2 City Place	Dallas County Community College	100%
Dallas #3 Oak Cliff Gateway	City of Dallas	100%
Dallas #3 Oak Cliff Gateway	Dallas County	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Dallas #3 Oak Cliff Gateway	Dallas ISD	\$0.92/\$100
Dallas #3 Oak Cliff Gateway	Dallas County Hospital District	100%
Dallas #3 Oak Cliff Gateway	Dallas County Community College	100%
Dallas #4 Cedars	City of Dallas	100%
Dallas #4 Cedars	Dallas County	100%
Dallas #4 Cedars	Dallas ISD	50%
Dallas #4 Cedars	Dallas County Hospital District	100%
Dallas #5 City Center	City of Dallas	100%
Dallas #5 City Center	Dallas County	100%
Dallas #6 Farmers Market	City of Dallas	100%
Dallas #7 Sports Arena	City of Dallas	100%
Dallas #7 Sports Arena	Dallas County	100%
Dallas #7 Sports Arena	Dallas ISD	100%
Dallas #7 Sports Arena	Dallas County Hospital District	100%
Dallas #8 Design District	City of Dallas	90%
Dallas #8 Design District	Dallas County	55%
Dallas #9 Vickery Meadow	City of Dallas	80%
Dallas #9 Vickery Meadow	Dallas County	55%
Dallas #10 Southwestern Medical	City of Dallas	80%
Dallas #10 Southwestern Medical	Dallas County	55%
Dallas #11 Downtown Connection	City of Dallas	90%
Dallas #11 Downtown Connection	Dallas County	55%
Dallas #12 Deep Ellum	City of Dallas	85%
Dallas #12 Deep Ellum	Dallas County	55%
Dallas #13 Grand Park South	City of Dallas	90%
Dallas #13 Grand Park South	Dallas County	55%
Dallas #14 Skillman Corridor	City of Dallas	85%
Dallas #14 Skillman Corridor	Dallas County	55%
Dallas #14 Skillman Corridor	Richardson ISD	16.48% of I & S
Dallas #15 Fort Worth Avenue	City of Dallas	55%
Dallas #15 Fort Worth Avenue	Dallas County	55%
Dallas Davis Garden TIF	City of Dallas	0% in 2008; 55% 2009-2010; 70% in 2011; 90% 2012-2039
Dallas Davis Garden TIF	Dallas County	55% 2008-2011; 75% 2012-2039
Dallas TOD TIF	City of Dallas	unreported
Dallas TOD TIF	Dallas County	unreported
Dallas Maple/ Mockingbird TIF	City of Dallas	70% 2009-2011; 85% 2012-2026; 70% 2026-2033
Dallas Maple/ Mockingbird TIF	Dallas County	55%
Dallas Cypress Waters TIF	City of Dallas	85% 2012-2040
Dallas Cypress Waters TIF	Dallas County	55% 2014-2033
Farmers Branch #1 Mercer Crossing	City of Farmers Branch	100%
Farmers Branch #1 Mercer Crossing	Dallas County	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Farmers Branch #1 Mercer Crossing	Carrollton-Farmers Branch ISD	100%
Farmers Branch #1 Mercer Crossing	Dallas ISD	35%
Farmers Branch #1 Mercer Crossing	Dallas County Hospital District	100%
Farmers Branch #1 Mercer Crossing	Dallas County Community College	100%
Farmers Branch #1 Mercer Crossing	Valwood Improvement Authority	100%
Farmers Branch #2	City of Farmers Branch	100%
Farmers Branch #2	Dallas County	75%
Farmers Branch #2	Carrollton-Farmers Branch ISD	100%
Farmers Branch #2	Dallas County Hospital District	75%
Farmers Branch #2	Dallas County Community College	100%
Grand Prairie #1	City of Grand Prairie	100%
Grand Prairie #1	Dallas County	
Grand Prairie #1	Grand Prairie ISD	
Grand Prairie #1	Dallas County Hospital District	
Grand Prairie #1	Dallas County Community College	
Grand Prairie #2	City of Grand Prairie	100%
Grand Prairie #2	Dallas County	100%
Grand Prairie #2	Grand Prairie ISD	100%
Grand Prairie #2	Arlington ISD	100%
Grand Prairie #2	Dallas County Hospital District	100%
Grand Prairie #2	Dallas County Community College	100%
Grand Prairie #2	Tarrant County	100%
Grand Prairie #2	Tarrant County Hospital District	100%
Grand Prairie #2	Tarrant County College District	100%
Grand Prairie #3	City of Grand Prairie	100%
Grand Prairie #3	Tarrant County	100%
Grand Prairie #3	Cedar Hill ISD	80% of M&O
Grand Prairie #3	Dallas County Community College	100%
Grand Prairie #3	Tarrant County Hospital District	100%
Grand Prairie #3	Tarrant County College District	100%
Irving #1	City of Irving	100%
Irving #1	Irving ISD	100%
Irving #1	Carrollton-Farmers Branch ISD	100%
Irving #1	Dallas County Community College	100%
Mesquite #1	City of Mesquite	100%
Mesquite #1	Mesquite ISD	100%
Mesquite #2	City of Mesquite	100%
Mesquite #2	Mesquite ISD	100%
Mesquite #4	City of Mesquite	100%
Mesquite #4	Mesquite ISD	100%
Richardson #1	City of Richardson	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Richardson #1	Dallas County	65%
Richardson #2	City of Richardson	67%
Richardson #2	Collin County	50%
Richardson #3	City of Richardson	67%
Rowlett #1	City of Rowlett	100%
Sachse #1	City of Sachse	100%
The Colony #1	City of the Colony	100%
The Colony #1	Denton County	100%
Flower Mound #1	City of Flower Mound	100%
Flower Mound #1	Denton County	100%
Lewisville #1	City of Lewisville	100%
Lewisville #1	Denton County	100%
Lewisville #2	City of Lewisville	80%
Lewisville #2	Denton County	80%
Little Elm #1	City of Little Elm	100%
Little Elm #2	City of Little Elm	100%
Midlothian #2	City of Midlothian	100%
Midlothian #2	Ellis County	100%
Midlothian #2	Midlothian ISD	100%
Midlothian #2	Midlothian Water District	100%
Waxahachie #1	City of Waxahachie	100%
El Paso #5	City of El Paso	100%
Missouri #1	City of Missouri	100%
Missouri #1	Fort Bend County	100%
Missouri #2	City of Missouri	100%
Missouri #2	Fort Bend County	100%
Galveston #11 Palisade Palms	City of Galveston	100%
Galveston #11 Palisade Palms	Galveston County	100% years 1-10; 50% years 11-30
Galveston #11 Palisade Palms	Galveston County Road & Flood	100 % years 1-10; 50% years 11-30
Galveston #11 Palisade Palms	Galveston County Navigation #1	75% years 1-20
Galveston #12 North Broadway/Gateway	City of Galveston	100%
Galveston #12 North Broadway/Gateway	Galveston County	100% years 2-30
Galveston #12 North Broadway/Gateway	Galveston County Road & Flood	100%
Galveston #12 North Broadway/Gateway	Galveston County Navigation #1	75%
Galveston #13	City of Galveston	100%
Galveston #13	Galveston County	100% years 1-10; 50% years 11-30
Galveston #13	Galveston County Road & Flood	100% years 1-10; 50% years 11-30
Galveston #13	Galveston County Navigation #1	75% years 1-20
Galveston #14	City of Galveston	100%
Galveston #14	Galveston County	100%
Galveston #14	Galveston County Road & Flood	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Galveston #14	Galveston County Navigation #1	75%
Hitchcock #1	City of Hitchcock	unreported
Hitchcock #1	Galveston County	unreported
Hitchcock #1	College of the Mainland	unreported
League City #1	City of League City	100%
League City #1	Galveston County	100%
League City #2	City of League City	100%
League City #2	Galveston County	100%
League City #2	Clear Creek ISD	\$0.86/\$100
League City #3	City of League City	100%
League City #3	Galveston County	100%
League City #4	City of League City	
Sugar Land #1	City of Sugar Land	100%
Sugar Land #1	Fort Bend County	100%
Sugar Land #1	Fort Bend LID #2	100%
Sugar Land #3	City of Sugar Land	50%
Sugar Land #3	Fort Bend County	50%
Sugar Land #4	City of Sugar Land	50%
Sugar Land #4	Fort Bend County MUD No 138	unreported
Sugar Land #4	Fort Bend County MUD No 139	unreported
Texas City #1	City of Texas City	100%
Texas City #1	Galveston County	100%
Texas City #1	College of the Mainland	100%
Sherman #1	City of Sherman	100%
Sherman #2	City of Sherman	100%
Sherman #3	City of Sherman	100%
Schertz #3	City of Schertz	75%
Schertz #3	Guadalupe County	75%
Schertz #3	Schertz-Cibolo-Universal City ISD	75%
Alvin #2	City of Alvin	100%
Baytown #1	City of Baytown	100%
Houston #1	City of Houston	100%
Houston #1	Houston ISD	100%
Houston #2	City of Houston	100%
Houston #2	Harris County	100%
Houston #2	Houston ISD	100% Annexation \$0.96/\$100
Houston #2	Harris County Flood Control District	100%
Houston #2	Houston Community College	100%
Houston #3	City of Houston	100%
Houston #3	Harris County	100%
Houston #3	Houston ISD	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Houston #3	Harris County Flood Control District	100%
Houston #3	Harris County Hospital District	100%
Houston #3	Port of Houston Authority	100%
Houston #4	City of Houston	100%
Houston #4	Houston ISD	\$1.384/\$100
Houston #5	City of Houston	100%
Houston #5	Harris County	100%
Houston #5	Houston ISD*	100%
Houston #6	City of Houston	100%
Houston #6	Houston ISD	\$1.384/\$100
Houston #7	City of Houston	100%
Houston #7	Harris County	100%
Houston #7	Houston ISD	100%
Houston #8	City of Houston	100%
Houston #8	Harris County	100%
Houston #8	Houston ISD	100% Annexation \$0.96/\$100
Houston #9	City of Houston	100%
Houston #9	Harris County	100%
Houston #9	Houston ISD	100%
Houston #10	City of Houston	100%
Houston #10	Harris County*	50%
Houston #10	Humble ISD	100% Annexation \$0.86/\$100
Houston #11	City of Houston	100%
Houston #11	Harris County	50% starting 2001
Houston #11	Aldine ISD	100%
Houston #11	Spring ISD	\$0.86/\$100
Houston #11	North Harris Montgomery Community College District	100%
Houston #12	City of Houston	100%
Houston #12	Houston ISD	100%
Houston #13	City of Houston	100%
Houston #13	Harris County	100%
Houston #13	Houston ISD	100%
Houston #14	City of Houston	100%
Houston #14	Houston ISD	\$0.96/\$100
Houston #15	City of Houston	100%
Houston #15	Houston ISD	\$0.96/\$100
Houston #16	City of Houston	100%
Houston #16	Houston ISD	\$0.96/\$100
Houston #17	City of Houston	100%
Houston #18	City of Houston	100%
Houston #18	Houston ISD	\$0.96/\$100

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Houston #19	City of Houston	100%
Houston #19	Houston ISD	\$0.96/\$100
Houston #20	Houston #20	100%
Houston #21	Houston #21	100%
Houston #22	Houston #22	100%
LaPorte #1	City of La Porte	100%
LaPorte #1	Harris County	75%
LaPorte #1	LaPorte ISD	\$0.86/\$100
Nassau Bay #1	City of Nassau Bay	90%
San Marcos #2	City of San Marcos	100%
San Marcos #2	Hays County*	50%
Alamo #1	City of Alamo	100%
Alton #1	City of Alton	100%
Alton #1	Hidalgo County	100% of M&O
Donna #1	City of Donna	100%
Donna #1	Hidalgo County	100% of M&O
Donna #2	City of Donna	100%
Donna #2	Hidalgo County	100%
Hidalgo #1	City of Hidalgo	100%
Hidalgo #1	Hidalgo County	100%
Edinburg #1	City of Edinburg	100%
Edinburg #1	Hidalgo County	100%
Edinburg #3	City of Edinburg	82%
Edinburg #3	Hidalgo County	87%
Mercedes #1	City of Mercedes	
Mission #1	City of Mission	100%
Mission #1	Hidalgo County	86.30%
Penitas #1	City of Penitas	
Levelland #1	City of Levelland	100%
Levelland #1	Hockley County	100%
Levelland #1	High Plain Underground Water Conservation District	100%
Levelland #2	City of Levelland	100%
Levelland #2	Hockley County	100%
Levelland #2	High Plain Underground Water Conservation District	100%
Beaumont #1	City of Beaumont	
Cleburne #1	City of Cleburne	100%
Cleburne #1	Johnson County	100%
Cleburne #2	City of Cleburne	100%
Cleburne #2	Johnson County	100%
Terrell #1	City of Terrell	100%
Terrell #1	Kaufman County	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Lubbock Central Business District	City of Lubbock	100%
Lubbock Central Business District	Lubbock County	100%
Lubbock Central Business District	Lubbock County Hospital District	100%
Lubbock Central Business District	High Plain Underground Water Conservation District	100%
Lubbock North Overton	City of Lubbock	100%
Lubbock North Overton	Lubbock County	100%
Lubbock North Overton	Lubbock County Hospital District	100%
Lubbock North Overton	High Plain Underground Water Conservation District	100%
Lubbock Business Park	City of Lubbock	100%
Waco #1	City of Waco	100%
Waco #1	McLennan County	100%
Waco #1	Waco ISD	100%
Waco #1	McLennan Community College	100%
Waco #2	City of Waco	100%
Waco #2	McLennan County	100%
Waco #2	Waco ISD	100%
Waco #2	McLennan Community College	100%
Waco #3	City of Waco	100%
Waco #3	McLennan County	100%
Waco #3	Waco ISD	100%
Waco #3	McLennan Community College	100%
Midland #1	City of Midland	100%
Midland #1	Midland County	100%
Midland #1	Midland County Hospital District	100%
Midland #1	Midland College	100%
Conroe #2	City of Conroe	100%
Conroe #3	City of Conroe	100%
Corsicana #1	City of Corsicana	100%
Corsicana #1	Navarro County	100%
Corsicana #1	Navarro College	100%
Corpus Christi #2	City of Corpus Christi	100%
Corpus Christi #2	Nueces County	100%
Corpus Christi #2	Nueces County Hospital District	100%
Corpus Christi #2	Corpus Christi Junior College	100%
Corpus Christi #3	City of Corpus Christi	unreported
Corpus Christi #3	Nueces County	unreported
Corpus Christi #3	Del Mar College	unreported
Mineral Wells #2	City of Mineral Wells	unreported
Amarillo #1	City of Amarillo	100%
Amarillo #1	Potter County	100%
Amarillo #1	Panhandle Underwater District	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Amarillo #1	Amarillo Junior College	100%
Rockwall #1	City of Rockwall	100%
Rockwall #1	Rockwall County	100% on 6 tracts; 50% on rest
Ingleside #1	City of Ingleside	
Lindale #1	City of Lindale	0%
Lindale #1	Lindale ISD #1	100%
Lindale #2	City of Lindale	75%
Lindale #2	Smith County	75%
Lindale #2	Tyler Junior College	75%
Lindale #2	Smith County Emergency Services District #1	75%
Tyler #1	City of Tyler	0%
Tyler #1	Smith County	100%
Tyler #1	Tyler ISD	100%
Tyler #1	Tyler Junior College	100%
Glen Rose #1	City of Glen Rose	100%
Glen Rose #1	Somervale County	100%
Glen Rose #1	Glen Rose ISD	50% for 2 years
Glen Rose #1	Somervale County Water District	100%
Roma #1	City of Roma	100%
Roma #1	Starr County	100%
Arlington #1	City of Arlington	100%
Arlington #1	Tarrant County	100%
Arlington #1	Arlington ISD	100% of M&O
Arlington #1	Tarrant County Hospital District	100%
Arlington #1	Tarrant County College	100%
Arlington #4	City of Arlington	100%
Arlington #4	Tarrant County	100%
Arlington #4	Tarrant County Hospital District	100%
Arlington #4	Tarrant County College	100%
Arlington #5	City of Arlington	100%
Arlington #5	Tarrant County	100%
Arlington #5	Tarrant County Hospital District	100%
Arlington #5	Tarrant County College	100%
Arlington #6	City of Arlington	100%
Arlington #6	Tarrant County	100%
Arlington #6	Tarrant County Hospital District	100%
Arlington #6	Tarrant County College	100%
Burleson #1	City of Burleson	100%
Burleson #1	Tarrant County	100%
Burleson #1	Tarrant County Hospital District	100%
Burleson #1	Tarrant County College	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Burleson #2	City of Burleson	100%
Burleson #2	Johnson County	100%
Colleyville #1	City of Colleyville	100%
Colleyville #1	Tarrant County	100%
Colleyville #1	Grapevine Colleyville ISD	100% of M&O
Colleyville #1	Tarrant County Hospital District	100%
Colleyville #1	Tarrant County College	100%
Fort Worth #2	City of Fort Worth	100% A Only
Fort Worth #2	Denton County	100% A Only
Fort Worth #2	Northwest ISD	100% A & B
Fort Worth #3	City of Fort Worth	100%
Fort Worth #3	Tarrant County	100%
Fort Worth #3	Fort Worth ISD	City Tax Rate
Fort Worth #3	Tarrant County Hospital District	100%
Fort Worth #3	Tarrant County College	100%
Fort Worth #3	Regional Water District	100%
Fort Worth #4	City of Fort Worth	100%
Fort Worth #4	Tarrant County	100%
Fort Worth #4	Fort Worth ISD	100%
Fort Worth #4	Tarrant County Hospital District	100%
Fort Worth #4	Tarrant County College	100%
Fort Worth #4	Regional Water District	100%
Fort Worth #5	City of Fort Worth	100%
Fort Worth #6	City of Fort Worth	0%
Fort Worth #6	Tarrant County	100%
Fort Worth #6	Tarrant County Hospital District	100%
Fort Worth #6	Tarrant County College	80%
Fort Worth #6	Regional Water District	100%
Fort Worth #7	City of Fort Worth	80%
Fort Worth #7	Tarrant County	80%
Fort Worth #7	Tarrant County Hospital District	80%
Fort Worth #7	Regional Water District	100%
Fort Worth #8	City of Fort Worth	100%
Fort Worth #8	Tarrant County	80%
Fort Worth #8	Tarrant County Hospital District	80%
Fort Worth #8	Tarrant County College	80%
Fort Worth #8	Regional Water District	100%
Fort Worth #9	City of Fort Worth	80%
Fort Worth #9	Tarrant County	80%
Fort Worth #9	Tarrant County Hospital District	80%
Fort Worth #9	Tarrant County College	80%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Fort Worth #9	Regional Water District	100%
Fort Worth #10	City of Fort Worth	100% for 15 years; 90% for 5 years
Fort Worth #10	Tarrant County	80% for 5 years; 70% for 5 years; 50% for 10 years
Fort Worth #10	Tarrant County Hospital District	80% for 5 years; 70% for 5 years; 50% for 10 years
Fort Worth #10	Tarrant County College	50%
Fort Worth #10	Regional Water District	60%
Fort Worth #11 (terminated 2011)	City of Fort Worth	100%
Fort Worth #11 (terminated 2011)	Tarrant County	50%
Fort Worth #11 (terminated 2011)	Tarrant County Hospital District	50%
Fort Worth #11 (terminated 2011)	Regional Water District	100%
Fort Worth #12	City of Fort Worth	100%
Fort Worth #12	Tarrant County	100%
Fort Worth #12	Tarrant County Hospital District	80%
Fort Worth #12	Tarrant County College	50%
Fort Worth #12	Regional Water District	100%
Fort Worth #13	City of Fort Worth	100%
Fort Worth #13	Tarrant County	80%
Fort Worth #13	Tarrant County Hospital District	80%
Fort Worth #13	Tarrant County College	50%
Fort Worth #13	Regional Water District	100%
Grapevine #1	City of Grapevine	100%
Grapevine #1	Tarrant County	100%
Grapevine #1	Grapevine Colleyville ISD	100%
Grapevine #1	Tarrant County Hospital District	100%
Grapevine #1	Tarrant County College	100%
Grapevine #2	City of Grapevine	100%
Grapevine #2	Grapevine Colleyville ISD	100% of M&O
Keller #1	City of Keller	100%
Keller #1	Tarrant County	66%
Keller #1	Keller ISD	100% of M&O
Keller #1	Tarrant County Hospital District	66%
Keller #1	Tarrant County College	100%
North Richland Hills #1	City of North Richland Hills	100%
North Richland Hills #1	Tarrant County	100%
North Richland Hills #1	Birdville ISD	100%
North Richland Hills #1	Tarrant County Hospital District	100%
North Richland Hills #1	Tarrant County College	100%
North Richland Hills #2	City of North Richland Hills	100%
North Richland Hills #2	Tarrant County	100%
North Richland Hills #2	Tarrant County Hospital District	100%
North Richland Hills #2	Tarrant County College	100%

TIF 2011 Participation (cont.)

TAX INCREMENT REINVESTMENT ZONE	TAXING UNIT	PARTICIPATION LEVEL
Southlake #1	City of Southlake	100%
Southlake #1	Tarrant County	100%
Southlake #1	Carroll ISD	100% of M&O
Southlake #1	Tarrant County Hospital District	100%
Southlake #1	Tarrant County College	100%
Austin #15	City of Austin	\$100,000
Austin #16	City of Austin	100%
Austin #17	City of Austin	100%
Austin #17	Travis County	50%
Austin #18	City of Austin	100%
Del Rio #1	City of Del Rio	100%
Del Rio #1	Val Verde County	100%
Katy #1	City of Katy	100%
Katy #1	Katy ISD	100% of M&O
Wichita Falls #2	City of Wichita Falls	100%
Burkburnett #1	City of Burkburnett	100%
Burkburnett #1	Wichita County	100%
Georgetown Downtown	City of Georgetown	100%
Georgetown Gateway	City of Georgetown	100%
Pflugerville #1	City of Pflugerville	100%
Taylor #1	City of Taylor	100%
Taylor #1	Williamson County	100%
Bridgeport #1	City of Bridgeport	100%

Summary of Reported Data – Tax Increment Reinvestment Zone (TIRZ)

The following data is a summary of each Tax Increment Reinvestment Zone (TIRZ) by county of annual reports sent to the Comptroller for FY 2010 and/or FY 2011. Summary data that was reported to the Comptroller's office from 1997 through 2009 can be found in previous *Biennial Reports for the Reinvestment Zone for Tax Abatement Registry, the Tax Abatement Agreement Registry and the Tax Increment Financing Zone Registry*. These reports were published in even years since 2002, and can be found on the Comptroller's website http://www.texasahead.org/tax_programs/increment_finance/.

The following describes the data elements of the TIRZ Registry:

County – the county where the property to be abated is located.

Zone Name and Description – the designation date, assigned name and number, duration, size and proposed improvements.

Participating Taxing Units and Percentage of Participation – the names of all taxing units participating in the zone and the percentage of their participation.

Tax Increment Base – the value of the real property in the zone the year it is designated.

Total Appraised Value – the value of the real property in the zone the year information is reported.

Captured Appraised Value – the difference in the value of the real property in the zone the year it is designated and the current year (also called the tax increment.)

Outstanding Bonded Indebtedness – the amount of principal and interest due on bonded indebtedness.

Reported for Fiscal Year – revenue and expenditures for the report year to the nearest whole dollar.

Note: The information in these summaries reflects Comptroller's office best interpretation of annual reports, project plans and financial plans provided by the cities. The summary contains only the information reported to us. Some cities have not reported their TIRZ or reported all the information from the statute.

Bell County

City of Temple – TIRZ #1

City of Temple established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on a 12,800-acre tract of business land. In 1999 the city expanded the size of the zone. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Temple	100%
Bell County	100%
Temple Independent School District	100%
Troy Independent School District	100%
Belton Independent School District	100%
Temple College District	100%
Bell County Road District	100%
Elm Creek Flood Control District	100%

Expanded 1999 Tax Increment Base

\$267,979,786

2011 Total Appraised Value

\$269,429,008

2011 Captured Appraised Value

\$1,449,222

Outstanding Bonded Indebtedness

Bond Series 2003	\$867,035
Certificate of Obligation Bonds Series 2008	201,960
Bonds Series 2008	1,241,935
Series 2009	1,473,669
Total	\$3,784,599

Reported for 2011 fiscal year:

Revenue	\$5,729,081
Expenditures	\$3,350,003

Source – City of Temple TIRZ #1 Annual Report FY 2011

City of Belton – TIRZ #1

City of Belton established Tax Increment Reinvestment Zone #1 in 2004 for 20 years on a 2,885-acre tract of business land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Belton	100%
Bell County	100%

2004 Tax Increment Base

\$63,670,192

2010 Total Appraised Value

\$66,357,050

2010 Captured Appraised Value

\$2,686,858

Outstanding Bonded Indebtedness

2009	\$1,699,974
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Reported for 2011 fiscal year:

Revenue	\$557,435
Expenditures	\$537,323

Source – City of Belton TIRZ #1 Annual Report FY 2011

City of Killeen – TIRZ #2

City of Killeen established Tax Increment Reinvestment Zone #2 in 2008 for 20 years on 2,100 acres of vacant and partially developed land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets, historical buildings and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Killeen	100%
Bell County	100%
Central Texas College	100%

2008 Tax Increment Base

\$107,812,487

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	Not reported
Expenditures	\$0

Source – City of Killeen TIRZ #2 Annual Report FY 2011

Bexar County

City of San Antonio – Rosedale TIRZ #2

City of San Antonio established Tax Increment Reinvestment Zone #2 Rosedale in 1998 for 20 years on a 30-acre tract of residential and commercial land. The proposed improvements to the property in the TIRZ include construction of streets and installation of sidewalks, lighting and landscaping.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
University Health System	100%
Alamo Community College	100%
Edgewood ISD	90%

1998 Tax Increment Base

\$453,300

2011 Total Appraised Value

\$7,382,681

2011 Captured Appraised Value

\$6,929,381

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$367,702
Expenditure	\$1,458,714

Source – City of San Antonio Rosedale TIRZ #2 Annual Report FY 2011

City of San Antonio – Highland Heights TIRZ #4

City of San Antonio established Tax Increment Reinvestment Zone #4 Highland Heights in 1998 for 18 years on a 137-acre tract of residential land. The proposed improvements to the property in the TIRZ include 253 residential houses and the supporting infrastructure.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
University Health System	50%

1998 Tax Increment Base

\$449,000

2011 Total Appraised Value

\$23,321,869

2011 Captured Appraised Value

\$22,872,869

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$386,616
Expenditure	\$419,118

Source – City of San Antonio Highland Heights TIRZ #4 Annual Report FY 2011

City of San Antonio – Mission Del Lago TIRZ #6

City of San Antonio established Tax Increment Reinvestment Zone #6 Mission Del Lago in 1999 for 26 years on an 812-acre tract of residential land. The proposed improvements to the property in the TIRZ include 3,200 single-family homes and the supporting infrastructure.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
University Health System	75%
Southside ISD	100%
Alamo Community College	50%

1999 Tax Increment Base

\$1,323,410

2011 Total Appraised Value

\$54,128,670

2011 Captured Appraised Value

\$52,805,260

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,275,577
Expenditure	\$4,658,147

Source – City of San Antonio Mission Del Lago TIRZ #6 Annual Report FY 2011

City of San Antonio – Brookside TIRZ #7

City of San Antonio established Tax Increment Reinvestment Zone #7 Brookside in 1999 for 14 years on an 86-acre tract of residential land. The proposed improvements to the property in the TIRZ include 320 single-family homes and the supporting infrastructure.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
Alamo Community College	100%

1999 Tax Increment Base

\$2,571,400

2011 Total Appraised Value

\$35,687,797

2011 Captured Appraised Value

\$33,116,397

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,681,148
Expenditure	\$2,763,375

Source – City of San Antonio Brookside TIRZ #7 Annual Report FY 2011

City of San Antonio – Houston Street TIRZ #9

City of San Antonio established Tax Increment Reinvestment Zone #9 Houston Street in 1999 for 13 years on a 629-acre tract of residential, commercial and retail mixed-use land. The proposed improvements to the property in the TIRZ include builder renovation, access improvements, and historic redevelopment.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
University Health System	60%
Alamo Community College	100%

1999 Tax Increment Base

\$223,199,790

2011 Total Appraised Value

\$480,669,676

2011 Captured Appraised Value

\$257,469,886

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$8,426,663
Expenditure	\$7,818,026

Source – City of San Antonio Houston Street TIRZ #9 Annual Report FY 2011

City of San Antonio – Stablewood Farms TIRZ #10

City of San Antonio established Tax Increment Reinvestment Zone #10 Stablewood Farms in 2000 for 25 years on a 172.9-acre tract of residential and commercial land. The proposed improvements to the property in the TIRZ include 324 single-family units and 64.3 acres for commercial development.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
Alamo Community College	100%

2000 Tax Increment Base

\$1,000,000

2011 Total Appraised Value

\$45,072,441

2011 Captured Appraised Value

\$44,072,441

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,612,951
Expenditure	\$2,785,630

Source – City of San Antonio Stablewood Farms TIRZ #10 Annual Report FY 2011

City of San Antonio – Inner City TIRZ #11

City of San Antonio established Tax Increment Reinvestment Zone #11 Inner City in 2000 for 15 years on a 1,570-acre tract of residential, commercial and retail mixed-use land. The proposed improvements to the property in the TIRZ include building renovation, street improvements, landscaping and infrastructure.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
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2000 Tax Increment Base

\$304,204,890

2011 Total Appraised Value

\$636,535,750

2011 Captured Appraised Value

\$332,330,860

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$9,089,400
Expenditure	\$6,907,183

Source – City of San Antonio Inner City TIRZ #11 Annual Report FY 2011

City of San Antonio – Plaza Fortuna TIRZ #12

City of San Antonio established Tax Increment Reinvestment Zone #12 Plaza Fortuna in 2001 for 24 years on a 9.82-acre tract of residential land. The proposed improvements to the property in the TIRZ include 76 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
Alamo Community College	50%

2001 Tax Increment Base

\$76,700

2011 Total Appraised Value

\$4,373,670

2011 Captured Appraised Value

\$4,296,970

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$153,594
Expenditure	\$222,160

Source – City of San Antonio Plaza Fortuna TIRZ #12 Annual Report FY 2011

City of San Antonio – Lackland Hills TIRZ #13

City of San Antonio established Tax Increment Reinvestment Zone #13 Lackland Hills in 2001 for 25 years on a 39-acre tract of residential land. The proposed improvements to the property in the TIRZ include 172 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%

2001 Tax Increment Base

\$120,000

2011 Total Appraised Value

\$16,229,240

2011 Captured Appraised Value

\$16,109,240

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$373,703
Expenditure	\$366,364

Source – City of San Antonio Lackland Hills TIRZ #13 Annual Report FY 2011

City of San Antonio – Sky Harbor TIRZ #14

City of San Antonio established Tax Increment Reinvestment Zone #14 Sky Harbor in 2002 for 15 years on a 48.8-acre tract of residential land. The proposed improvements to the property in the TIRZ include 151 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
Alamo Community College	100%

2002 Tax Increment Base

\$373,700

2011 Total Appraised Value

\$7,324,990

2011 Captured Appraised Value

\$6,951,290

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$375,615
Expenditure	\$453,843

Source – City of San Antonio Sky Harbor TIRZ #14 Annual Report FY 2011

City of San Antonio – Northeast Crossing TIRZ #15

City of San Antonio established Tax Increment Reinvestment Zone #15 Northeast Crossing in 2002 for 24 years on a 444-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include 1,364 single-family homes, a school and commercial development.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	100%
Alamo Community College	100%

2002 Tax Increment Base

\$1,488,700

2011 Total Appraised Value

\$48,714,412

2011 Captured Appraised Value

\$47,225,712

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,159,962
Expenditure	\$1,969,453

Source – City of San Antonio Northeast Crossing TIRZ #15 Annual Report FY 2011

City of San Antonio – Brooks City Base TIRZ #16

City of San Antonio established Tax Increment Reinvestment Zone #16 Brooks City Base in 2004 for 25 years on a 2.5-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include will redevelop the Brooks Air Force Base into a business and technology park.

Participating Taxing Units and Percentage of Participation

City of San Antonio	85%
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2004 Tax Increment Base

\$36,815,100

2011 Total Appraised Value

\$165,824,673

2011 Captured Appraised Value

\$129,009,573

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$2,781,863
Expenditure	\$2,066,949

Source – City of San Antonio Brooks City Base TIRZ #16 Annual Report FY 2011

City of San Antonio – Mission Creek TIRZ #17

City of San Antonio established Tax Increment Reinvestment Zone #17 Mission Creek in 2004 for 25 years on a 101.06-acre tract of residential land. The proposed improvements to the property in the TIRZ include 448 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	43.75%

2004 Tax Increment Base

\$4,081,435

2011 Total Appraised Value

\$41,586,292

2011 Captured Appraised Value

\$37,504,857

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$815,194
Expenditure	\$813,197

Source – City of San Antonio Mission Creek TIRZ #17 Annual Report FY 2011

City of San Antonio – Hallie Heights TIRZ #19

City of San Antonio established Tax Increment Reinvestment Zone #19 Hallie Heights in 2004 for 20 years on a 35-acre tract of residential land. The proposed improvements to the property in the TIRZ include 184 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
Bexar County	50%
San Antonio River Authority	25%

2004 Tax Increment Base

\$955,400

2011 Total Appraised Value

\$15,784,020

2011 Captured Appraised Value

\$14,828,620

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$360,283
Expenditure	\$290,797

Source – City of San Antonio Hallie Heights TIRZ #19 Annual Report FY 2011

City of San Antonio – Rosillo Ranch TIRZ #20

City of San Antonio established Tax Increment Reinvestment Zone #20 Rosillo Ranch in 2004 for 16 years on a 65.65-acre tract of residential land. The proposed improvements to the property in the TIRZ include sidewalks, drainage and landscaping.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
Bexar County	50%

2004 Tax Increment Base

\$3,401,995

2011 Total Appraised Value

\$2,917,515

2011 Captured Appraised Value

(\$484,480)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$192
Expenditure	\$0

Source – City of San Antonio Rosillo Ranch TIRZ #20 Annual Report FY 2011

City of San Antonio – Heathers Cove TIRZ #21

City of San Antonio established Tax Increment Reinvestment Zone #21 Heathers Cove in 2004 for 20 years on a 47-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include 173 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
San Antonio River Authority	25%
Bexar County	50%

2004 Tax Increment Base

\$1,622,945

2011 Total Appraised Value

\$13,744,920

2011 Captured Appraised Value

\$12,121,975

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$316,353
Expenditure	\$97,624

Source – City of San Antonio Heathers Cove TIRZ #21 Annual Report FY 2011

City of San Antonio – Ridge Stone TIRZ #22

City of San Antonio established Tax Increment Reinvestment Zone #22 Ridge Stone in 2004 for 20 years on a 40,587-acre tract of residential land. The proposed improvements to the property in the TIRZ include 245 single-family homes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
Bexar County	50%

2004 Tax Increment Base

\$1,399,600

2011 Total Appraised Value

\$16,330,671

2011 Captured Appraised Value

\$14,931,071

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$321,976
Expenditure	\$0

Source – City of San Antonio Ridge Stone TIRZ #22 Annual Report FY 2011

City of San Antonio – Palo Alto Trails TIRZ #24

City of San Antonio established Tax Increment Reinvestment Zone #24 Palo Alto Trails in 2006 for 25 years on a 524.35-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include:

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
San Antonio River Authority	100%

2006 Tax Increment Base

\$3,744,855

2011 Total Appraised Value

\$4,050,942

2011 Captured Appraised Value

(\$306,087)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$4,995
Expenditure	\$0

Source – City of San Antonio Palo Alto Trails TIRZ #24 Annual Report FY 2011

City of San Antonio – Hunters Pond TIRZ #25

City of San Antonio established Tax Increment Reinvestment Zone #25 Hunters Pond in 2006 for 25 years on a 88.1-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include 362 single-family homes, 34 townhouses, 39 garden homes and 24 duplexes.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
Bexar County	50%

2006 Tax Increment Base

\$4,682,900

2011 Total Appraised Value

\$15,844,160

2011 Captured Appraised Value

\$11,161,260

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$200,450
Expenditure	\$155,381

Source – City of San Antonio Hunters Pond TIRZ #25 Annual Report FY 2011

City of San Antonio – River North TIRZ #26

City of San Antonio established Tax Increment Reinvestment Zone #26 River North in 2006 for 25 years on a 214-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include residential and commercial construction.

Participating Taxing Units and Percentage of Participation

City of San Antonio	100%
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2006 Tax Increment Base

\$124,497,622

2011 Total Appraised Value

\$153,551,813

2011 Captured Appraised Value

\$29,054,191

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$697,990
Expenditure	\$0

Source – City of San Antonio River North TIRZ #26 Annual Report FY 2011

City of San Antonio – Verano TIRZ #28

City of San Antonio established Tax Increment Reinvestment Zone #28 Verano in 2007 for 30 years on a 3,100-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ include residential and commercial construction.

Participating Taxing Units and Percentage of Participation

City of San Antonio	75%
Bexar County	70%
Alamo Community College	50%
San Antonio River Authority	60%

2007 Tax Increment Base

\$39,087,452

2011 Total Appraised Value

\$34,588,760

2011 Captured Appraised Value

(\$4,498,692)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$19,532
Expenditure	\$0

Source – City of San Antonio Verano TIRZ #28 Annual Report FY 2011

City of San Antonio – Westside TIRZ #30

City of San Antonio established Tax Increment Reinvestment Zone #30 Westside in 2008 for 25 years on a 1,542-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ are pending.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
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2008 Tax Increment Base

\$609,671,319

2011 Total Appraised Value

\$601,643,847

2011 Captured Appraised Value

(\$8,027,472)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$50,551
Expenditure	\$0

Source – City of San Antonio Westside TIRZ #30 Annual Report FY 2011

City of San Antonio – MidTown TIRZ #31

City of San Antonio established Tax Increment Reinvestment Zone #31 MidTown in 2008 for 20 years on a 459.4-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ are pending.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
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2008 Tax Increment Base

\$176,897,333

2011 Total Appraised Value

\$236,354,740

2011 Captured Appraised Value

\$59,457,407

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$401,634
Expenditure	\$0

Source – City of San Antonio MidTown TIRZ #31 Annual Report FY 2011

City of San Antonio – Mission Drive-In TIRZ #32

City of San Antonio established Tax Increment Reinvestment Zone #32 Mission Drive-In in 2008 for 20 years on a 2,113-acre tract of mixed-use land. The proposed improvements to the property in the TIRZ are pending.

Participating Taxing Units and Percentage of Participation

City of San Antonio	90%
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2008 Tax Increment Base

\$84,172,614

2011 Total Appraised Value

\$81,599,836

2011 Captured Appraised Value

(\$2,572,778)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$16,849
Expenditure	\$0

Source – City of San Antonio Mission Drive-In TIRZ #32 Annual Report FY 2011

Bowie County

City of Texarkana – TIRZ #1

City of Texarkana established Tax Increment Reinvestment Zone #1 in 2009 for 25 years on an 868-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include construction of streets, drainage, sidewalks and other infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Texarkana	100%
Bowie County	100%

2009 Tax Increment Base

\$250,762,772

2011 Total Appraised Value

\$280,339,102

2011 Captured Appraised Value

\$29,576,330

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$16,389
Expenditures	\$0

Source – City of Texarkana TIRZ #1 Annual Report FY 2011

City of Texarkana – TIRZ #2

City of Texarkana established Tax Increment Reinvestment Zone #2 in 2009 for 25 years on a 173-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include: construction of streets, drainage, sidewalks and other infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Texarkana	100%
Bowie County	100%

2009 Tax Increment Base

\$65,799,167

2011 Total Appraised Value

\$126,767,855

2011 Captured Appraised Value

\$60,968,688

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Texarkana TIRZ #1 Annual Report FY 2011

Brazoria County

City of Alvin – TIRZ #2

City of Alvin established Tax Increment Reinvestment Zone #2 in 2004 for 30 years on a 541-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include a single-family housing development of 1,869 new homes and 52 acres of commercial development.

Participating Taxing Units and Percentage of Participation

City of Alvin	100%
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2004 Tax Increment Base

\$286,780

2010 Total Appraised Value

\$5,179,505

2010 Captured Appraised Value

\$4,892,725

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Fund Balance	\$28,411
Revenue	\$0

Source – City of Alvin TIRZ #2 Annual Report FY 2010

City of Iowa Colony – TIRZ #2

City of Iowa Colony established Tax Increment Reinvestment Zone #2 in 2010 for 40 years on a 956-acre tract of residential and commercial land. The proposed projects include the development of the Seven Oaks Project which consists of commercial, a single-family and mixed-use development that spans across Iowa Colony and Manvel.

Participating Taxing Units and Percentage of Participation

City of Iowa Colony	90% 2010 – 2050
Brazoria County	40.49% 2015 – 2045

2010 Tax Increment Base

\$3,776,457

2011 Total Appraised Value

\$3,495,676

2011 Captured Appraised Value

(\$280,781)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$21,869

Source – City of Iowa Colony TIRZ #2 Annual Report FY 2011

City of Manvel – TIRZ #3

City of Manvel established Tax Increment Reinvestment Zone #3 in 2010 for 40 years on a 2,403-acre tract of commercial and residential land. The proposed projects include the development of the Seven Oaks Project which consists of commercial, single-family and mixed-use development that spans across Manvel and Iowa Colony.

Participating Taxing Units and Percentage of Participation

City of Manvel	100% Property tax for 40 years
	50% Sales tax for 40 years
Brazoria County	40.49% 2015 – 2045

2010 Tax Increment Base

\$21,167,481

2011 Total Appraised Value

\$21,272,741

2011 Captured Appraised Value

\$105,260

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$618
Expenditures	\$74,026

Source – City of Manvel TIRZ #3 Annual Report FY 2011

Brazos County

City of Bryan – TIRZ #8

City of Bryan established Tax Increment Reinvestment Zone #8 in 1998 for twenty years on a 352-acre tract of agricultural land. The proposed improvements to the property in the TIRZ include:

- 1. Up-front capital projects; and
- 2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	83%
Bryan ISD	27%

1998 Tax Increment Base

\$35,803

2010 Total Appraised Value

\$139,083,350

2010 Captured Appraised Value

\$139,047,547

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$922,541
Expenditures	\$994,888

Source – City of Bryan TIRZ #8 Annual Report FY 2011

City of Bryan – TIRZ #10

City of Bryan established Tax Increment Reinvestment Zone #10 (Tradition's Golf Club at University Ranch) in 2000 for twenty-five years on a 816.93-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Up-front capital projects; and
2. Streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	82.62%

2000 Tax Increment Base

\$637,640

2010 Total Appraised Value

\$92,479,156

2010 Captured Appraised Value

\$91,841,516

Outstanding Bonded Indebtedness

Series 2003	\$1,391,527
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Reported for 2011 fiscal year:

Revenue	\$1,117,668
Expenditures	\$1,452,840

Source – City of Bryan TIRZ #10 Annual Report FY 2011

City of Bryan – TIRZ #19

City of Bryan established Tax Increment Reinvestment Zone #19 in 2005. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	82.62%

2005 Tax Increment Base

\$2,213,289

2010 Total Appraised Value

\$16,096,206

2010 Captured Appraised Value

\$13,882,917

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$127,557
Expenditures	\$129,069

Source – City of Bryan TIRZ #19 Annual Report FY 2011

City of Bryan – TIRZ #21

City of Bryan established Tax Increment Reinvestment Zone #21 in 2006. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
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2006 Tax Increment Base

\$41,070,995

2010 Total Appraised Value

\$52,504,534

2010 Captured Appraised Value

\$11,433,539

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$85,574
Expenditures	\$43,400

Source – City of Bryan TIRZ #21 Annual Report FY 2011

City of Bryan – TIRZ #22

City of Bryan established Tax Increment Reinvestment Zone #22 in 2007. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Bryan	100%
Brazos County	82.62%

2007 Tax Increment Base

\$2, 464,400

2010 Total Appraised Value

\$27,353,460

2010 Captured Appraised Value

\$24,889,060

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$1,477,142
Expenditures	\$1,208,285

Source – City of Bryan TIRZ #22 Annual Report FY 2011

Cameron County

City of Brownsville – TIRZ #1

City of Brownsville established Tax Increment Reinvestment Zone #1 in 2004 for 30 years on a 289-acre tract of undeveloped land. The proposed improvements to the property were not reported but are to be completed by the developer Santander Properties.

Participating Taxing Units and Percentage of Participation

City of Brownsville	48.7% 2005 – 2019
	100% 2020 – 2034
Cameron County	51.3% 2005 – 2019
	0% 2020 – 2034

2004 Tax Increment Base

\$42,240

2011 Total Appraised Value

\$12,187,004

2011 Captured Appraised Value

\$12,144,764

Outstanding Bonded Indebtedness

None currently (7,641,400 estimated)

Reported for 2011 fiscal year:

Revenue	\$84,171
Expenditures	Unreported

Source – City of Brownsville TIRZ #1 Annual Report FY 2011

City of La Feria – TIRZ #1

City of La Feria established Tax Increment Reinvestment Zone #1 in 2007 on 757 acres of land. The duration of the zone was not reported. The proposed improvements to the property in the TIRZ include the construction of an 80-unit multi-family project that will be built north of Highway 83.

Participating Taxing Units and Percentage of Participation

City of La Feria	100%
Cameron County	50%

2007 Tax Increment Base

\$6,438,882

2010 Total Appraised Value

\$9,560,739

2010 Captured Appraised Value

\$3,121,857

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$42,642
Expenditures	\$0

Source – City of La Feria TIRZ #1 Annual Report FY 2011

Collin County

City of Allen – Garden District TIRZ #1

City of Allen established Tax Increment Reinvestment Zone #1 (Garden District) in 2005 for 20 years on a 122-acre tract of mixed use land. The proposed improvements to the property in the TIRZ include:

1. Street infrastructure to include landscaping, signage & information systems; and
2. Public parking.

Participating Taxing Units and Percentage of Participation

City of Allen	50%
Collin County	50%

2005 Tax Increment Base

\$2,424,098

2010 Total Appraised Value

\$120,628,257

2010 Captured Appraised Value

\$118,204,159

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$781,326
Expenditures	\$817,622

Source – City of Allen Garden District TIRZ #1 Annual Report FY 2011

City of Allen – Central Business District TIRZ #2

City of Allen established Tax Increment Reinvestment Zone #2 (Central Business District) in 2006. The duration of the zone and the number of acres were not reported. The proposed construction improvements to the property in the TIRZ include:

- 1. Street infrastructure to include landscaping, signage & information systems;
- 2. Public parking;
- 3. Medical buildings, mixed-use offices, daycare centers and 114 room hotel.

Participating Taxing Units and Percentage of Participation

City of Allen	50%
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2006 Tax Increment Base

\$80,445,856

2010 Total Appraised Value

\$151,679,568

2010 Captured Appraised Value

\$71,233,712

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$217,475
Expenditures	\$0

Source – City of Allen Central Business District TIRZ #2 Annual Report FY 2011

City of Lavon – TIRZ #1

City of Lavon established Tax Increment Reinvestment Zone #1 in 2006 for 30 years on predominantly open land. The number of acres and the proposed improvements to the zone not reported.

Participating Taxing Units and Percentage of Participation

City of Lavon	50%
Collin County	50%

2006 Tax Increment Base

\$5,067,916

2011 Total Appraised Value

\$80,454,383

2011 Captured Appraised Value

\$75,386,467

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$105,229
Expenditures	\$0

Source – City of Lavon TIRZ #1 Annual Report FY 2011

City of McKinney – Town Center TIRZ #1

City of McKinney designated Tax Increment Reinvestment Zone #1 in 2010 on a 947-acre tract of mixed-use land for 30 years. The types of property included in the zone are: residential, office, retail, industrial, medical and undeveloped. The proposed improvements to the property in the TIRZ include: new infrastructure projects that will support the Flour Mill and the revitalization of the historical Town Center.

Participating Taxing Units and Percentage of Participation

City of McKinney	100%
Collin County	50%

2010 Tax Increment Base

\$209,880,377

2011 Total Appraised Value

\$210,548,918

2011 Captured Appraised Value

\$668,541

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$443,052
Expenditures	\$0

Source – City of McKinney TIRZ #1 Annual Report FY 2011

City of McKinney – Airport TIRZ #2

City of McKinney designated Tax Increment Reinvestment Zone #2 in 2010 on a 3,617-acre tract of mixed-use land for 30 years. The types of property included in the zone are: residential, office, retail, industrial, airport and undeveloped. The proposed improvements to the property in the TIRZ include providing the infrastructure support necessary to fulfill the mission of the airport.

Participating Taxing Units and Percentage of Participation

City of McKinney	100%
Collin County	50%

2010 Tax Increment Base

\$117,434,971

2011 Total Appraised Value

\$130,583,890

2011 Captured Appraised Value

\$13,148,919

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$320,728
Expenditures	\$0

Source – City of McKinney TIRZ #2 Annual Report FY 2011

City of Melissa – TIRZ #1

City of Melissa designated Tax Increment Reinvestment Zone #1 in 2005 for 30 years on 644 acres of land. The proposed construction improvements to the property in the TIRZ include:

- 1. Street infrastructure to include landscaping, signage & information systems; and
- 2. Public plaza and open space.

Participating Taxing Units and Percentage of Participation

City of Melissa	100%
Collin County	50%

2005 Tax Increment Base

\$13,583,109

2010 Total Appraised Value

\$27,766,537

2010 Captured Appraised Value

\$14,183,428

Outstanding Bonded Indebtedness

\$43,095

Reported for 2011 fiscal year:

Revenue	\$241,209
Expenditures	\$440,113

Source – City of Melissa TIRZ #1 Annual Report FY 2011

City of Plano – TIRZ #2

City of Plano established Tax Increment Reinvestment Zone #2 (Historic Downtown) in 1999 for 15 years on a tract of retail, commercial and multi-family land. The proposed improvements to the property in the TIRZ include:

1. Developing the Plan Performing Arts Center;
2. Downtown Center redevelopment;
3. Street infrastructure to include landscaping, signage & information systems;
4. Public parking; and
5. Rights-of-way clearance.

Participating Taxing Units and Percentage of Participation

City of Plano	100%
Collin County	80%
Plano ISD	100% of M&O Rate
Collin County Community College	50%

1999 Tax Increment Base

\$317,040,980

2011 Total Appraised Value

\$455,409,535

2011 Captured Appraised Value

\$138,368,555

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$5,094,828
Expenditures	\$3,643,759

Source – City of Plano TIRZ #2 Annual Report FY 2011

Comal County

City of New Braunfels – TIRZ #1

City of New Braunfels established Tax Increment Reinvestment Zone #1 in 2007 for 25 years on 492 acres of agricultural land. The proposed improvements to the property in the TIRZ include building the infrastructure to support commercial development.

Participating Taxing Units and Percentage of Participation

City of New Braunfels	85%
Comal County	85%

2007 Tax Increment Base

\$4,985,170

2011 Total Appraised Value

\$89,752,958

2010 Captured Appraised Value

\$84,767,788

Outstanding Bonded Indebtedness

\$10,617,000

Reported for 2010 fiscal year:

Revenue	\$688,016
Expenditures	\$505,004

Source – City of New Braunfels TIRZ #1 Annual Report FY 2010

Dallas County

City of Carrollton – TIRZ #1

City of Carrollton established Tax Increment Reinvestment Zone #1 in 2006 for 25 years on a 1,047-acre tract of land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Carrollton	65%
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2006 Tax Increment Base

\$131,305,003

2011 Total Appraised Value

\$135,768,289

2011 Captured Appraised Value

\$4,463,286

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$183,694
Expenditures	\$0

Source – City of Carrollton TIRZ #1 Annual Report FY 2011

City of Dallas – TIRZ #2

City of Dallas established Tax Increment Reinvestment Zone #2 (Cityplace) in 1992 on a 300-acre tract of retail, commercial and multi-family residential land. The zone expires on Dec. 31, 2012, or when sufficient TIRZ revenues are collected to fund all budgeted expenditures. In FY 2008, the Cityplace TIRZ collected its final increment because the budgeted improvements were complete. The proposed improvements to the property in the TIRZ include:

- 1. Replace and enhance infrastructure to provide a foundation for development;
- 2. Encourage residential development, including apartments and townhouses;
- 3. Provide opportunities for retail uses supporting neighborhood needs; and
- 4. Complete and maintain high standards of environmental excellence in the area and implement design standards for public improvement and private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	\$0.43087/\$100

1992 Tax Increment Base

\$45,065,342

2011 Total Appraised Value

\$477,922,738

2011 Captured Appraised Value

\$432,857,396

Outstanding Bonded Indebtedness

Series 1998 & 2000 & 2004	None (repaid)
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Reported for 2011 fiscal year:

Revenue	\$87,865
Expenditures	\$6,767,989

Source – City of Dallas TIRZ #2 Annual Report FY 2011

City of Dallas – TIRZ #3

City of Dallas established Tax Increment Reinvestment Zone #3 (Oak Cliff Gateway) in 1992. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Improve the infrastructure within and adjacent to the district to promote investment;
2. Add 2,500 market rate apartments;
3. Add 250 single-family units/townhomes;
4. Add 150,000 square feet of additional retail/commercial space;
5. Add 100,000 square feet of office/professional development.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	\$0.92/\$100

1992 Tax Increment Base

\$40,097,623

2011 Total Appraised Value

\$95,327,598

2011 Captured Appraised Value

\$55,229,975

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,517,115
Expenditures	\$158,824

Source – City of Dallas TIRZ #3 Annual Report FY 2011

City of Dallas – TIRZ #4

City of Dallas established Tax Increment Reinvestment Zone #4 (Cedars) in 1992 for 30 years on commercial and residential land. The size of the zone in acres was not provided. The proposed improvements to the property in the TIRZ include:

- 1. Improve the infrastructure within and adjacent to the district to promote new investment;
- 2. Add 700 residential units;
- 3. Add 400 hotel/motel rooms;
- 4. Add 55,000 square feet of retail; and
- 5. Add 300,000 square feet of service center/flex office.

Participating Taxing Units and Percentage of Participation

City of Dallas	100% (90% after 2012)
Dallas County	65% (75% after 2012)
Dallas County Hospital District	unknown
Dallas Independent School District	unknown

1992 Tax Increment Base

\$35,300,760

2011 Total Appraised Value

\$78,595,752

2011 Captured Appraised Value

\$43,294,992

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$787,170
Expenditures	\$821,530

Source – City of Dallas TIRZ #4 Annual Report FY 2011

City of Dallas – TIRZ #5

City of Dallas established Tax Increment Reinvestment Zone #5 (City Center) in 1996 for 16 years on residential and commercial land. The size of the zone in acres was not provided. The proposed improvements to the property in the TIRZ include:

1. Improve street and pedestrian lighting, and improve the pedestrian environment through landscaping, lighting and design standards for surface parking lots;
2. Provide public parking to encourage redevelopment of underutilized downtown office and retail space;
3. Coordinate linkages with the new DART light rail transit mall by extending streetscape improvements from the transit mall to various areas;
4. Direct overall development of the City Center area through the application of design standards for public improvement and design guidelines for private investment;
5. Encourage development of residential housing and hotels including conversions of existing office space; and
5. Complement and protect existing historic structures.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	53%

1996 Tax Increment Base

\$866,044,996

2011 Total Appraised Value

\$1,170,176,925

2011 Captured Appraised Value

\$304,131,929

Outstanding Bonded Indebtedness

\$8,228,837

Reported for 2008 fiscal year:

Revenue	\$2,899,530
Expenditures	\$620,052

Source – City of Dallas TIRZ #5 Annual Report FY 2011

City of Dallas – TIRZ #6

City of Dallas established Tax Increment Reinvestment Zone #6 (Farmers Market) in 1998 for 15 years on primarily residential land. The size of the zone in acres was not provided. The proposed improvements to the property in the TIRZ include:

- 1. Complete a program of infrastructure replacement and enhancement to provide a foundation for development;
- 2. Encourage residential development, including apartments and townhouses;
- 3. Provide opportunities for retail uses supporting neighborhood needs;
- 4. Encourage high standards of environmental excellence throughout the area; and
- 5. Encourage the development of design standards for public improvement and design guidelines for private investment.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
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1998 Tax Increment Base

\$27,706,851

2011 Total Appraised Value

\$101,531,538

2011 Captured Appraised Value

\$73,824,687

Outstanding Bonded Indebtedness

\$8,024,385

Reported for 2008 fiscal year:

Revenue	\$713,242
Expenditures	\$62,371

Source – City of Dallas TIRZ #6 Annual Report FY 2011

City of Dallas – TIRZ #7

City of Dallas established Tax Increment Reinvestment Zone #7 (Sports Arena) in 1998. The duration of zone, number of acres, and land use were not reported. The proposed improvements to the property in the TIRZ include:

1. Develop 500,000 square feet of entertainment/retail space;
2. Develop 600 residential units;
3. Develop a hotel; and
4. Develop 1,050,000 square feet of office space.

Participating Taxing Units and Percentage of Participation

City of Dallas	100%
Dallas County	100% (0% after 2009)
Dallas County Hospital District	100% (0% after 2009)
Dallas Independent School District	100%

1998 Tax Increment Base

\$16,423,773

2011 Total Appraised Value

\$405,477,911

2011 Captured Appraised Value

\$389,054,138

Outstanding Bonded Indebtedness

\$5,368,151

Reported for 2011 fiscal year:

Revenue	\$6,186,864
Expenditures	\$2,687,305

Source – City of Dallas TIRZ #7 Annual Report FY 2011

City of Dallas – TIRZ #8

City of Dallas designated Tax Increment Reinvestment Zone #8 (Design District) in 2005 for 22 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

- 1. Create additional taxable value attributed to new private investment in the District totaling \$1 billion;
- 2. Attract new private development in the district totaling approximately 1.4 million square feet of retail space, 2.4 million square feet of office space, 550 hotel rooms, and 4,200 new residential units;
- 3. Reach ridership at the future DART Market Center light rail station averaging 2,500 riders per weekday by 2015;
- 4. Improve the access and connections to the DART light rail system within the district;
- 5. Support the conversion of the Design district area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood that complements the Victory development and the Trinity River Project;
- 6. Increase recreational opportunities; and
- 7. Generate approximately \$34.8 million in increment over 20 years of collections.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	55%

2005 Tax Increment Base

\$141,852,062

2011 Total Appraised Value

\$274,678,552

2011 Captured Appraised Value

\$132,826,490

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,168,677
Expenditures	\$959,880

Source – City of Dallas TIRZ #8 Annual Report FY 2011

City of Dallas – TIRZ #9

City of Dallas designated Tax Increment Reinvestment Zone #9 (Vickery Meadow) in 2005 for 22 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian lighting;
2. Improve pedestrian environment through landscaping, lighting and design standards for surface parking lots;
3. Coordinate linkages with the DART Park Lane light rail station;
4. Direct overall development of Victory Meadow District through application of design guidelines for public improvements and private development; and
5. Encourage redevelopment of school property and improve educational and training facilities within the District.

Participating Taxing Units and Percentage of Participation

City of Dallas	80%
Dallas County	55%

2005 Tax Increment Base

\$161,270,320

2011 Total Appraised Value

\$342,386,650

2011 Captured Appraised Value

\$181,116,330

Outstanding Bonded Indebtedness

\$20,282,593

Reported for 2011 fiscal year:

Revenue	\$1,206,277
Expenditures	\$1,268,392

Source – City of Dallas TIRZ #9 Annual Report FY 2011

City of Dallas – TIRZ #10

City of Dallas designated Tax Increment Reinvestment Zone #10 (Southwestern Medical) in 2005 for 22 years on 245.7 acres of retail and office space purposed land. The proposed improvements to the property in the TIRZ include:

1. Additional taxable value attributed to private investment shall total \$280 million;
2. Add 300,000 square feet of office/retail space and 3,000 new apartment units;
3. Ridership at DART Parkland light rail station shall average 4,000 to 5,000 riders per weekday by 2015;
4. Improve the access and connection to the DART light rail station within the district;
5. Convert the area from industrial and warehousing land uses to a mixed-use, transit oriented neighborhood;
6. Increase recreational opportunities and improved connection to the City of Dallas trails and open space system;
7. Generate \$27.5 million in increment over 20 years; and
8. Develop a grant program to promote private medical industry and economic development.

Participating Taxing Units and Percentage of Participation

City of Dallas	80%
Dallas County	55%

2005 Tax Increment Base

\$67,411,054

2011 Total Appraised Value

\$109,792,101

2011 Captured Appraised Value

\$42,381,047

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,896,264
Expenditures	\$51,034

Source – City of Dallas TIRZ #10 Annual Report FY 2011

City of Dallas – TIRZ #11

City of Dallas designated Tax Increment Reinvestment Zone #11 (Downtown Connection) in 2005 for 30 years. The size of the zone in acres was not reported. The zone was initiated by petition, pursuant to Section 311.005, Texas Tax Code. The proposed improvements to the property in the TIRZ include:

1. Improve access between and within Uptown and Downtown areas;
2. Improve the image of the Downtown Connection Area;
3. Support redevelopment of the existing building supply;
4. Develop a more diverse mixture of land use within the zone;
5. Increase open space and recreational opportunities in the zone; and
6. Incentivize catalyst projects to accelerate reaching a critical mass of residential units, retail establishments, and public amenities for a vibrant downtown.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	55%

2005 Tax Increment Base

\$564,917,317

2011 Total Appraised Value

\$1,556,764,047

2011 Captured Appraised Value

\$991,846,730

Outstanding Bonded Indebtedness

\$199,300,886

Reported for 2011 fiscal year:

Revenue	\$8,412,974
Expenditures	\$8,432,648

Source – City of Dallas TIRZ #11 Annual Report FY 2011

City of Dallas – TIRZ #12

City of Dallas designated Tax Increment Reinvestment Zone #12 (Deep Ellum) in 2005 for 22 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

- 1. Provide a model for redeveloping a former industrial and warehouse district to take full advantage of the expanding DART light rail system;
- 2. Promote transit oriented development;
- 3. Implement appropriate urban design standards;
- 4. Improve pedestrian connections between downtown, Fair Park, the Farmers Market, and the Baylor medical campus; and
- 5. Improve the quality of development east of downtown.

Participating Taxing Units and Percentage of Participation

City of Dallas	85%
Dallas County	55%

2005 Tax Increment Base

\$113,885,770

2011 Total Appraised Value

\$149,510,055

2011 Captured Appraised Value

\$35,624,285

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$321,819
Expenditures	\$268,295

Source – City of Dallas TIRZ #12 Annual Report FY 2011

City of Dallas – TIRZ #13

City of Dallas designated Tax Increment Reinvestment Zone #13 (Grand Park South) in 2005 for 30 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

1. Encourage transit-oriented development within the zone;
2. Create additional taxable value attributed to new private investment in project in the zone totaling \$570 million;
3. Create 2,400 residential units by 2035 including development of new single-family homes;
4. Diversify housing options within the zone by providing various types of housing;
5. Grow and diversify retail and commercial uses within the zone;
6. Expand parks and open space within the zone by developing pocket parks, plazas, court yards, etc.;
7. Improve security and safety through pedestrian lighting; and
8. Generate approximately \$30.3 million in tax increment over 25 years of collection.

Participating Taxing Units and Percentage of Participation

City of Dallas	90%
Dallas County	65%

2005 Tax Increment Base

\$44,850,019

2011 Total Appraised Value

\$45,018,272

2011 Captured Appraised Value

\$168,253

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$40,191
Expenditures	\$39,597

Source – City of Dallas TIRZ #13 Annual Report FY 2011

City of Dallas – TIRZ #14

City of Dallas designated Tax Increment Reinvestment Zone #14 (Skillman Corridor) in 2005 for 30 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

- 1. Improve pedestrian environment through landscaping, lighting and design standards;
- 2. Attract new private development in the Skillman Corridor district totaling approximately 740,000 square feet of new or upgraded retail space and 6.4 million square feet of new or upgraded residential development including town home, multi-family and single family projects;
- 3. Focus on encouraging the redevelopment of properties on the Skillman corridor and the existing DART light rail station at LBJ and Skillman to increase density and provide enhanced urban design for the district;
- 4. Improve access and connections to the DART light rail system within the district; and
- 5. Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district.

Participating Taxing Units and Percentage of Participation

City of Dallas	85%
Dallas County	55%
Richardson ISD	16.48% of I&S

2005 Tax Increment Base

\$335,957,311

2011 Total Appraised Value

\$412,987,631

2011 Captured Appraised Value

\$77,030,320

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$503,807
Expenditures	\$1,595,521

Source – City of Dallas TIRZ #14 Annual Report FY 2011

City of Dallas – TIRZ #15

City of Dallas designated Tax Increment Reinvestment Zone #15 (Fort Worth Avenue) in 2007 for 22 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Attract new, higher density, private development in the Fort Worth Avenue district;
3. Focus on encouraging the redevelopment of properties on the Fort Worth Avenue corridor, to increase density and to provide enhanced urban design for the district;
4. Improve access and connections to planned improvement of transit services, including a light rail or modern streetcar line, within the district; and
5. Increase recreational opportunities and improve connections to the City of Dallas trails and open space system in the district, especially the Trinity River and Coombs Creek.

Participating Taxing Units and Percentage of Participation

City of Dallas	0% in 2008
	55% 2009 – 2010
	70% 2011 – 2013
	85% 2014 – 2020
	70% 2021 – 2022
	50% 2023 – 2029
Dallas County	0% in 2008
	55% 2009 – 2029

2007 Tax Increment Base

\$86,133,447

2011 Total Appraised Value

\$108,937,115

2011 Captured Appraised Value

\$22,803,668

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$106,160
Expenditures	\$717

Source – City of Dallas TIRZ #15 Annual Report FY 2011

City of Dallas – Davis Garden TIF District

The City of Dallas established Davis Garden TIF District in 2007 for 32 years in 688 acres of commercial and residential land. The proposed improvements to the property in the TIRZ include:

- 1. Environmental remediation and demolition of structurally obsolete structures;
- 2. Create additional taxable value totaling approximately \$1.7 billion;
- 3. Create 2,100 residential units and 663,300 square feet of retail space and 1,245,000 of commercial space;
- 4. Diversify commercial and retail uses in the zone by restoring historic commercial buildings and finding redevelopment options for commercial structures that are architecturally less significant;
- 5. Provide opportunities for needed basic retail such as grocery stores, national tenants and diversify retail shopping; and
- 6. Improve recreational opportunities and connections to City trails and open space within the zone while providing better connections to County trails and other recreational amenities.

Participating Taxing Units and Percentage of Participation

City of Dallas	0% in 2008
	55% 2009 – 2010
	70% in 2011
	90% 2012 – 2039
Dallas County	55% 2008 – 2011
	75% 2012 – 2039

2007 Tax Increment Base

\$137,834,597

2011 Total Appraised Value

\$140,804,869

2011 Captured Appraised Value

\$2,970,272

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$163,659
Expenditures	\$280

Source – City of Dallas Davis Garden TIRZ Annual Report FY 2011

City of Dallas – TOD TIF District

City of Dallas established TOD Tax Increment Reinvestment Zone in 2008 for 30 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

1. Create 2,480,000 square feet of new or upgraded retail and office space and 13,900 residential units;
2. Diversify retail and commercial uses in the zone;
3. Encourage development projects that will increase DART ridership at rail stations within the zone; and
4. Increase recreational opportunities and improve connections to city trails and open space.

Participating Taxing Units and Percentage of Participation

City of Dallas	not reported
Dallas County	not reported

2008 Tax Increment Base

\$202,074,521

2011 Total Appraised Value

\$185,181,491

2011 Captured Appraised Value

(\$16,893,030)

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Dallas TOD TIRZ Annual Report FY 2011

City of Dallas – Maple/Mockingbird TIF District

City of Dallas established Maple/Mockingbird Tax Increment Reinvestment Zone in 2009 for 25 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include:

- 1. Attract new private development by adding 2,500 new residential units and 650,000 square feet of retail space;
- 2. Increase housing options while maintaining an affordable housing component of 20% of all new units built;
- 3. Redevelop properties south and west of Love Field with urban design;
- 4. Improve access and connections to the Inwood and Parkland stations on DART’s Green Line;
- 5. Improve recreational opportunities for the community; and
- 6. Make a desirable neighborhood that incubates and supports growth of the Southwestern Medical District and medical businesses in Dallas.

Participating Taxing Units and Percentage of Participation

City of Dallas	70% 2009 – 2011
	85% 2012 – 2026
	70% 2026 – 2033
Dallas County	55%

2009 Tax Increment Base

\$183,140,018

2011 Total Appraised Value

\$170,250,969

2011 Captured Appraised Value

(\$12,889,049)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$25
Expenditures	\$0

Source – City of Dallas Maple/Mockingbird TIRZ Annual Report FY 2011

City of Dallas – Cypress Waters TIF District

City of Dallas established Cypress Water Tax Increment Reinvestment Zone in 2010 on 1,661 acres of undeveloped lands surrounding North Lake. The zone will begin to collect funds in January, 2012, and is scheduled to terminate on December 31, 2040. The proposed improvements to the property in the TIRZ include:

1. Attract new private development;
2. Improve ridership on DART via the expansion along the Cotton Belt Line; and
3. Improve recreational opportunities for the community and future residents

Participating Taxing Units and Percentage of Participation

City of Dallas	85% 2012 – 2040
Dallas County	55% 2014 – 2033

2010 Tax Increment Base

\$73,382

2011 Total Appraised Value

\$73,382

2011 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Dallas Cypress Waters TIRZ Annual Report FY 2011

City of Farmers Branch – Mercer Crossing TIRZ #1

City of Farmers Branch established Mercer Crossing Tax Increment Reinvestment Zone #1 in 1998 for 20 years on an 890-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

- 1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
- 2. Reclamation of floodplain and extension of water main.

Participating Taxing Units and Percentage of Participation

City of Farmers Branch	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Dallas Independent School District	35%
Carrollton-Farmers Branch Independent School District	100%
Valwood Improvement Authority	100%

1999 Tax Increment Base

\$45,617,104

2010 Total Appraised Value

\$54,471,577

2010 Captured Appraised Value

\$8,854,473

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$10,897,489
Expenditures	\$19,385,379

Source – City of Farmers Branch TIRZ #1 Annual Report FY 2011

City of Farmers Branch – Old Farmers Branch TIRZ #2

City of Farmers Branch established Tax Increment Reinvestment Zone #2 (Old Farmers Branch) in 1999 for 20 years on a 154-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ are a combination DART station, convention center, retail and residential development.

Participating Taxing Units and Percentage of Participation

City of Farmers Branch	100%
Dallas County	75%
Dallas County Hospital District	75%
Dallas County Community College District	100%
Carrollton-Farmers Branch Independent School District	100%

1999 Tax Increment Base

\$15,502,062

2010 Total Appraised Value

\$18,900,733

2010 Captured Appraised Value

\$3,398,671

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$487,979
Expenditures	\$532,525

Source – City of Farmers Branch TIRZ #2 Annual Report FY 2011

City of Grand Prairie – TIRZ #1

City of Grand Prairie established Tax Increment Reinvestment Zone #1 (IH 30 Entertainment District) in 1999 for 20 years on a 4,468-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Construction of streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Reclamation of floodplain and extension of water main.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Grand Prairie Independent School District	100%

1999 Tax Increment Base

\$52,673,086

2010 Total Appraised Value

\$145,120,889

2010 Captured Appraised Value

\$92,447,803

Outstanding Bonded Indebtedness

Series 2001	\$13,044,794
Series 2006-A	\$1,868,820
Series 2008-A	9,203,024
Series 2011	657,342
Total	\$24,773,980

Reported for 2011 fiscal year:

Revenue	\$2,619,431
Expenditures	\$4,002,684

Source – City of Grand Prairie TIRZ #1 Annual Report FY 2011

City of Grand Prairie – TIRZ #2

City of Grand Prairie established Tax Increment Reinvestment Zone #2 (IH 20 Retail District) in 1999 for 20 years on a 1,588-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County	100%
Dallas County Hospital District	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Grand Prairie Independent School District	100%
Arlington Independent School District	100%

1999 Tax Increment Base

\$55,233,334

2010 Total Appraised Value

\$283,150,378

2010 Captured Appraised Value

\$227,917,044

Outstanding Bonded Indebtedness

Series 2002-B	\$1,715,162
Series 2005-A	472,459
Series 2006	1,176,365
Series 2006A	1,115,865
Series 2010	1,239,280
Series 2011	2,734,752
Total	\$8,453,883

Reported for 2011 fiscal year:

Revenue	\$6,762,541
Expenditures	\$2,252,803

Source – City of Grand Prairie TIRZ #2 Annual Report FY 2011

City of Grand Prairie – TIRZ #3

City of Grand Prairie established Tax Increment Reinvestment Zone #3 (Lake District) in 1999 for 20 years on a 3,579-acre tract of recreational, low density residential and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Extend existing roadways.

Participating Taxing Units and Percentage of Participation

City of Grand Prairie	100%
Dallas County Community College District	100%
Tarrant County	100%
Tarrant County Hospital District	100%
Tarrant County College District	100%
Cedar Hill Independent School District	80% of M&O

1999 Tax Increment Base

\$2,753,460

2010 Total Appraised Value

\$532,861,789

2010 Captured Appraised Value

\$530,108,329

Outstanding Bonded Indebtedness

Series 2004-B	\$743,956
Series 2006-A	1,166,129
Total	\$1,910,085

Reported for 2011 fiscal year:

Revenue	\$6,323,443
Expenditures	\$4,631,261

Source – City of Grand Prairie TIRZ #3 Annual Report FY 2011

City of Richardson – TIRZ #1

City of Richardson established Tax Increment Reinvestment Zone #1 (Centennial Park) in 2006 for 25 years on a 1,217-acre tract of land. The proposed improvements to the property in the TIRZ include:

1. Improve pedestrian environment through landscaping, lighting and design standards;
2. Provide funding for environmental remediation and demolition assistance to encourage redevelopment of land within the Centennial Park zone;
3. Upgrade basic infrastructure including storm drainage, water/wastewater lines, and burial of overhead utilities to support redevelopment;
4. Coordinate linkages with the three future DART light rail stations by extending streetscape improvement from transit mall to surrounding uptown and downtown areas;
5. Direct overall development of Centennial Park area through application of design guidelines for public improvements and private development; and
6. Encourage development of residential housing and retail development to compliment the district.

Participating Taxing Units and Percentage of Participation

City of Richardson	100%
Dallas County	65%

2006 Tax Increment Base

\$430,377,678

2011 Total Appraised Value

\$496,031,817

2011 Captured Appraised Value

\$65,654,139

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$268,875
Expenditures	\$212,834

Source – City of Richardson TIRZ #1 Annual Report FY 2011

City of Sachse – TIRZ #1

City of Sachse established President George Bush Turnpike Tax Increment Reinvestment Zone #1 in 2003. No other information was provided.

Participating Taxing Units and Percentage of Participation

City of Sachse	100%
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2003 Tax Increment Base

\$1,167,778

2010 Total Appraised Value

\$2,110,364

2010 Captured Appraised Value

\$942,586

Outstanding Bonded Indebtedness

Not reported

Reported for 2010 fiscal year:

Revenue	Not reported
Expenditures	Not reported

Source – City of Sachse TIRZ #1 Annual Report FY 2010

Denton County

City of Flower Mound – TIRZ #1

City of Flower Mound established Tax Increment Reinvestment Zone #1 in 2005 for 20 years on a 1,465-acre tract of commercial and residential land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
2. Park, Hike & Bike Trails.

Participating Taxing Units and Percentage of Participation

City of Flower Mound	100%
Denton County	100%

2005 Tax Increment Base

\$228,290,889

2011 Total Appraised Value

\$458,996,931

2011 Captured Appraised Value

\$230,706,042

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,675,822
Expenditures	\$1,084,228

Source – City of Flower Mound TIRZ #1 Annual Report FY 2011

City of Lewisville – TIRZ #1

City of Lewisville established Tax Increment Reinvestment Zone #1 (Old Town) in 2001 for 20 years (in 2007 the term was extended through 2021 or until December 31 of the year immediately following full payment of any outstanding debt of the TIRZ, whichever is later). The size of zone in acres was not provided. The proposed improvements to the property in the TIRZ include: building restoration in Old Town Center, Lewisville Medical Center’s expansion, Main Street Village, Lewisville City Hall, Main Street reconstruction, Landmark Evangelism Center and the Medical Center of Lewisville Grand Theater.

Participating Taxing Units and Percentage of Participation

City of Lewisville	100%
Denton County	100% for 2002 – 2005
	90% for 2006 – 2010
	85% for 2011 – 2015
	80% for 2016 – 2020
	75% for 2021 – expiration of the TIRZ

2001 Tax Increment Base

\$69,240,597

2011 Total Appraised Value

\$138,354,534

2011 Captured Appraised Value

\$69,113,937

Outstanding Bonded Indebtedness

Series 2007	\$8,190,000
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Reported for 2011 fiscal year:

Revenue	\$551,972
Expenditures	\$369,479

Source – City of Lewisville TIRZ #1 Annual Report FY 2011

City of Lewisville – TIRZ #2

City of Lewisville established Tax Increment Reinvestment Zone #2 (Hebron 121) in 2008 for 30 years. Acreage and current type of land use were not provided. The proposed improvements to the property in the TIRZ include the development of the area around the Hebron Station of the Denton County Transportation Authority A-train with a multi-family residential development.

Participating Taxing Units and Percentage of Participation

City of Lewisville	80%
Denton County	80%

2008 Tax Increment Base

\$9,097,649

2011 Total Appraised Value

\$10,649,130

2011 Captured Appraised Value

\$1,551,481

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$8,920
Expenditures	\$0

Source – City of Lewisville TIRZ #2 Annual Report FY 2011

Ellis County

City of Midlothian – TIRZ #2

City of Midlothian established Tax Increment Reinvestment Zone #2 in 1998 for 38 years on a 2,673-acre tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

- 1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development; and
- 2. Build a natural gas supply and distribution system.

Participating Taxing Units and Percentage of Participation

City of Midlothian	100%
Ellis County	100%
Midlothian Independent School District	100%
Midlothian Water District	100%

1998 Tax Increment Base

\$835,815

2011 Total Appraised Value

\$387,220,970

2011 Captured Appraised Value

\$386,385,155

Outstanding Bonded Indebtedness

\$79,604,622

Reported for 2011 fiscal year:

Revenue	\$8,653,367
Expenditures	\$6,699,094

Source – City of Midlothian TIRZ #2 Annual Report FY 2011

City of Waxahachie TIRZ – #1

City of Waxahachie established Tax Increment Reinvestment Zone #1 in 2002 for 25 years on a 1,675-acre (expanded to 2,344 acres in 2004) tract of agricultural and commercial land. The proposed improvements to the property in the TIRZ include:

1. Provide the streets, sidewalks, utilities, drainage, and other public improvements related to the proposed development;
2. Hardscape improvements in the district for Park Bandstand & Pavillion Main Street Parking Garage, Clef Music Stage Plaza, Trolley Plaza, Clef Terrace & Food Court, Walks and trails, Lake and stream, Main Street, Kaufman Street, Clift Street and Rogers Street; and
3. Landscape improvements for Jazz Plaza and Trolley Plaza.

Participating Taxing Units and Percentage of Participation

City of Waxahachie	100%
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Adjusted 2009 Tax Increment Base

\$47,069,001

2010 Total Appraised Value

\$86,192,004

2010 Captured Appraised Value

\$39,123,003

Outstanding Bonded Indebtedness

2004 Series	\$34,926
2007 Series	200,046
2009 Series	1,493,395
Total	\$1,728,367

Reported for 2010 fiscal year:

Revenue	\$244,855
Expenditures	\$151,942

Source – City of Waxahachie TIRZ #1 Annual Report FY 2010

El Paso County

City of El Paso – TIRZ #5

City of El Paso established Tax Increment Reinvestment Zone #1 in 2006 for 30 years on a 188.42-acre tract of land that contained primarily commercial property. In 2007 the city expanded the zone to a total of 288 acres. The proposed improvements to the property in the TIRZ include: construction of streets, sidewalks, streetscape improvements, drainage, sewer and water utilities, public parks and other infrastructure.

Participating Taxing Units and Percentage of Participation

City of El Paso	100%
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2006 Tax Increment Base

\$68,981,202

2011 Total Appraised Value

\$218,338,653

2011 Captured Appraised Value

\$149,357,451

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$867,351
Expenditures	\$116,000

Source – City of El Paso TIRZ #5 Annual Report FY 2011

Fort Bend County

City of Missouri City – TIRZ #1

City of Missouri City established Tax Increment Reinvestment Zone #1 (Fifth Street) in 1999 for 30 years on a 595.54-acre tract of vacant and open land. The proposed improvements to the property in the TIRZ include providing for design and construction of water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Missouri City	100%
Fort Bend County	100%

1999 Tax Increment Base

\$3,526,570

2010 Total Appraised Value

\$84,635,202

2010 Captured Appraised Value

\$81,108,632

Outstanding Bonded Indebtedness

Series 2006	\$7,973,053
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Reported for 2010 fiscal year:

Revenue	\$782,786
Expenditures	\$2,349,476

Source – City of Missouri TIRZ #1 Annual Report FY 2010

City of Missouri City – TIRZ #2

City of Missouri City established Tax Increment Reinvestment Zone #2 in 1999 for 30 years on a 2,158-acre tract of vacant and open land. The proposed improvements to the property in the TIRZ include providing for design and construction of water, wastewater, drainage facilities and other specific public infrastructure improvements.

Participating Taxing Units and Percentage of Participation

City of Missouri	100%
Fort Bend County	100%

1999 Tax Increment Base

\$2,114,010

2010 Total Appraised Value

\$124,902,899

2010 Captured Appraised Value

\$122,788,889

Outstanding Bonded Indebtedness

\$8,293,443

Reported for 2010 fiscal year:

Revenue	\$2,700,570
Expenditures	\$2,445,428

Source – City of Missouri City TIRZ #2 Annual Report FY 2010

City of Sugar Land – TIRZ #1

City of Sugar Land established Tax Increment Reinvestment Zone #1 in 1998 for 25 years on a 32.83-acre tract of land in a mixed use area of downtown known as Town Square. The development is planned as a neo-traditional urban style downtown with a town square, open space, extensive streetscapes and wide sidewalks providing access to retail stores, offices and restaurants. A 1.2 acre central plaza with a fountain, capable of accommodating more than 3,000 people, serves as a cornerstone for community events including concerts, festivals and civic celebrations.

Participating Taxing Units and Percentage of Participation

City of Sugar Land	100%
Fort Bend County	100%
Fort Bend Levy Improvement District #2	100%

1998 Tax Increment Base

\$5,570,200

2010 Total Appraised Value

\$94,953,579

2010 Captured Appraised Value

\$89,383,379

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$852,949
Expenditures	\$937,568

Source – City of Sugar Land TIRZ #1 Annual Report FY 2011

City of Sugar Land – TIRZ #3

City of Sugar Land established Tax Increment Reinvestment Zone #3 in 2007 for 30 years on a 839.4-acre tract of industrial and agricultural land. The proposed improvements to the property in the TIRZ include providing for design and construction of water, wastewater, drainage facilities and other specific public infrastructure improvements. Also, the financing plan allows for the preservation and reuse of certain historic structures at the Imperial Sugar site and the location of a museum to house Imperial Sugar artifacts.

Participating Taxing Units and Percentage of Participation

City of Sugar Land	50%
Fort Bend County	50%

2007 Tax Increment Base

\$5,602,490

2010 Total Appraised Value

\$12,652,934

2010 Captured Appraised Value

\$7,050,444

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$10,635
Expenditures	\$0

Source – City of Sugar Land TIRZ #3 Annual Report FY 2011

City of Sugar Land – TIRZ #4

City of Sugar Land established Tax Increment Reinvestment Zone #4 in 2009 for 30 years on a 698 acre tract of land. The proposed improvements to the property in the TIRZ include the development of employment, commercial, cultural arts, and entertainment districts within an urban-density mixed-use center.

Participating Taxing Units and Percentage of Participation

City of Sugar Land	50%
Fort Bend County Municipal Utility District No. 138	Unreported
Fort Bend County Municipal Utility District No. 139	Unreported

2009 Tax Increment Base

\$21,523,297

2010 Total Appraised Value

\$22,232,860

2010 Captured Appraised Value

\$709,563

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,064
Expenditures	\$0

Source – City of Sugar Land TIRZ #4 Annual Report FY 2011

Galveston County

City of Texas City – The Lago Mar TIRZ #1

City of Texas City established The Lago Mar Tax Increment Reinvestment Zone #1 in 2006 for 31 years on a 3,350-acre tract of undeveloped land. The project plan was adopted in 2008. The proposed improvements to the property in the TIRZ include: Tanger factory outlets, the development of a quality master-planned community, including a large mixed-use component, with amenities and sustainability that will contribute to the growth of the area.

Participating Taxing Units and Percentage of Participation

City of Texas City	100% 2007 – 2037
	40% 2017 – 2026
	0% 2027 – 2037
Galveston County	60% 2008 – 2017
	40% 2018 – 2027
	0% 2028 – 2037
College of the Mainland	60% 2008 – 2017
	40% 2018 – 2027
	0% 2028 – 2037

	Commercial	Residential
2006 Tax Increment Base	\$11,649,740	\$26,675,040
2011 Total Appraised Value	\$11,883,760	\$27,101,500
2011 Captured Appraised Value	\$234,020	\$426,460

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$2,686
Expenditures	\$0

Source – City of Texas City TIRZ #1 Annual Report FY 2011

Harris County

City of Houston – TIRZ #1

City of Houston established Tax Increment Reinvestment Zone #1 (Lamar Terrace/St. George Place) in 1990 for 40 years on a 125.2-acre tract of residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1990 Tax Increment Base

\$27,150,340

2011 Total Appraised Value

\$225,730,290

2011 Captured Appraised Value

\$198,579,950

Outstanding Bonded Indebtedness

Series 2001	\$2,353,443
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Reported for 2011 fiscal year:

Revenue	\$3,591,547
Expenditures	\$1,377,770

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #1 Annual Report FY 2011

City of Houston – TIRZ #2

City of Houston established Tax Increment Reinvestment Zone #2 (Midtown) in 1994 for 30 years on a 443-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the design, construction, assembly, installation and implementation of an urban mixed-used development with apartments and ancillary retail and parking.

Participating Taxing Units and Percentage of Participation

	Original	Annex 1	Annex 2
City of Houston	100%	100%	100%
Harris County	100%	0%	0%
Harris County Flood Control	100%	0%	0%
Houston ISD	100%	\$0.96/\$100	0%
Houston Community College	100%	100%	0%

	1994	1999	2009
Tax Increment Base	\$157,081,540	\$54,694,350	\$1,046,661
2011 Total Appraised Value	\$968,190,200	\$199,691,833	1,321,347
2011 Captured Appraised Value	\$811,108,660	\$144,997,483	274,686

Outstanding Bonded Indebtedness

Series 1998	\$6,324,309
Series 2001	15,821,456
Series 2003	14,105,602
Series 2005	30,210,375
Total	\$66,461,742

Reported for 2011 fiscal year:

Revenue	\$23,555,471
Expenditures	\$15,325,987

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #2 Annual Report FY 2011

City of Houston – TIRZ #3

City of Houston established Tax Increment Reinvestment Zone #3 (Main Street/Market Street) in 1995 for 25 years on a 300-acre tract of office, retail, commercial, hotel, and residential land. The proposed improvements to the property in the TIRZ include the design, construction, assembly, installation and implementation of a high rise office building.

Participating Taxing Units and Percentage of Participation

	Original – 1995	Annex 1 – 1998	Annex 2 – 2005
City of Houston	100%	100%	100%
Harris County	100%	0%	100%
Harris County Flood Control	100%	0%	100%
Houston Port Authority	100%	0%	0%
Houston ISD	100%	100%	0%

	1995	1998	2005
Tax Increment Base	\$22,231,380	\$186,145,320	\$7,570,600
2011 Total Appraised Value	\$82,509,830	\$1,039,750,187	\$22,132,876
2011 Captured Appraised Value	\$60,278,450	\$853,604,867	\$14,562,276

Outstanding Bonded Indebtedness

Series 2002A	\$11,905,609
Series 2009	24,220,887
Total	\$36,126,496

Reported for 2011 fiscal year:

Revenue	\$15,275,474
Expenditures	\$6,878,459

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #3 Annual Report FY 2011

City of Houston – TIRZ #4

City of Houston established Tax Increment Reinvestment Zone #4 (Village Enclave) in 1996 for 25 years on a 1,075-acre tract of residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Houston ISD	\$1.384/\$100	\$1.384/\$100

	1996	1997
Tax Increment Base	\$1,005,050	\$55,947,650
2011 Total Appraised Value	\$65,475,237	\$815,200,810
2011 Captured Appraised Value	\$64,470,187	\$759,253,160

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$23,566,770
Expenditures	\$0

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #4 Annual Report FY 2011

City of Houston – TIRZ #5

City of Houston established Tax Increment Reinvestment Zone #5 (Memorial – Heights) in 1996 for 20 years on a 112-acre tract of retail, residential and public park land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1996 Tax Increment Base

\$26,633,950

2011 Total Appraised Value

\$304,941,311

2011 Captured Appraised Value

\$278,307,361

Outstanding Bonded Indebtedness

\$3,338,525

Reported for 2011 fiscal year:

Revenue	\$4,003,075
Expenditures	\$3,705,719

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #5 Annual Report FY 2011

City of Houston – TIRZ #6

City of Houston established Tax Increment Reinvestment Zone #6 (Eastside) in 1997 for 30 years on a 751-acre tract of commercial, industrial, and public land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$1.34/\$100

1997 Tax Increment Base

\$391,540,600

2011 Total Appraised Value

\$289,286,653

2011 Captured Appraised Value

(\$102,253,947)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #6 Annual Report FY 2011

City of Houston – TIRZ #7

City of Houston established Tax Increment Reinvestment Zone #7 (OST/Alameda) in 1997 for 30 years on an 847-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the construction and installation of certain infrastructure relating to an apartment complex.

Participating Taxing Units and Percentage of Participation

	Original – 1997	Annex 1 – 1998	Annex 2 – 2008
City of Houston	100%	100%	100%
Houston ISD	100%	100%	0%
	1997	1998	2008
Tax Increment Base	\$89,520,330	\$87,881,410	\$627,440
2011 Total Appraised Value	\$645,350,603	\$320,968,696	\$155,151
2011 Captured Appraised Value	\$555,830,273	\$233,087,286	(\$472,289)

Outstanding Bonded Indebtedness

Series 2001	\$7,061,028
Series 2010	\$33,292,522
Total	\$40,353,550

Reported for 2011 fiscal year:

Revenue	\$8,591,725
Expenditures	\$4,792,143

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #7 Annual Report FY 2011

City of Houston – TIRZ #8

City of Houston established Tax Increment Reinvestment Zone #8 (Gulfgate) in 1997 for 30 years on a 252.58-acre tract of retail, commercial, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Harris County	100%	100%
Houston ISD	100%	\$0.96/\$100

	1997	1999
Tax Increment Base	\$9,728,120	\$15,399,720
2011 Total Appraised Value	\$39,106,366	\$43,777,379
2011 Captured Appraised Value	\$29,378,246	\$28,377,659

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$1,462,758
Expenditures	\$1,139,278

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #8 Annual Report FY 2011

City of Houston – TIRZ #9

City of Houston established Tax Increment Reinvestment Zone #9 (South Post Oaks) in 1997 for 30 years on a 247-acre tract of retail, commercial, residential, institutional, and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1997 Tax Increment Base

\$13,580

2011 Total Appraised Value

\$71,949,694

2011 Captured Appraised Value

\$71,936,114

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,647,224
Expenditures	\$919,747

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #9 Annual Report FY 2011

City of Houston – TIRZ #10

City of Houston established Tax Increment Reinvestment Zone #10 (Lake Houston) in 1997 for 30 years on a 1,883-acre tract of residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Harris County	50%	0%
Humble ISD	100%	\$0.86/\$100

	1997	1999
Tax Increment Base	\$7,721,300	\$1,237,780
2011 Total Appraised Value	\$364,707,999	\$109,668,790
2011 Captured Appraised Value	\$356,986,699	\$108,431,010

Outstanding Bonded Indebtedness

Series 2011	\$6,355,653
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Reported for 2009 fiscal year:

Revenue	\$15,687,782
Expenditures	\$10,073,129

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #10 Annual Report FY 2011

City of Houston – TIRZ #11

City of Houston established Tax Increment Reinvestment Zone #11 (Greater Greenspoint) in 1998 for 30 years on a 3,000-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	50%
North Harris Montgomery Community College	100%
Spring Independent School District	\$0.86/\$100
Aldine Independent School District	100%

1998 Tax Increment Base

\$533,228,330

2011 Total Appraised Value

\$982,258,171

2011 Captured Appraised Value

\$449,029,841

Outstanding Bonded Indebtedness

Series 2002	\$18,942,902
Series 2010	31,295,297
Total	\$50,238,199

Reported for 2011 fiscal year:

Revenue	\$6,818,226
Expenditures	\$10,668,739

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #11 Annual Report FY 2011

City of Houston – TIRZ #12

City of Houston established Tax Increment Reinvestment Zone #12 (City Park) in 1998 for 30 years on a 108-acre tract of retail, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	100%

1998 Tax Increment Base

\$2,410,450

2011 Total Appraised Value

\$41,150,098

2011 Captured Appraised Value

\$38,739,648

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,161,512
Expenditures	\$427,765

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #12 Annual Report FY 2011

City of Houston – TIRZ #13

City of Houston established Tax Increment Reinvestment Zone #13 (Old Sixth Ward) in 1999 for 30 years on a 94-acre tract of retail, commercial, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Harris County	100%
Houston Independent School District	100%

1998 Tax Increment Base

\$34,345,500

2011 Total Appraised Value

\$143,396,780

2011 Captured Appraised Value

\$109,051,280

Outstanding Bonded Indebtedness

\$4,296,382

Reported for 2011 fiscal year:

Revenue	\$1,278,315
Expenditures	\$724,305

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #13 Annual Report FY 2011

City of Houston – TIRZ #14

City of Houston established Tax Increment Reinvestment Zone #14 (Fourth Ward) in 1999 for 30 years on a 120-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$34,286,680

2011 Total Appraised Value

\$278,949,984

2011 Captured Appraised Value

\$244,663,304

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$3,238,978
Expenditures	\$1,241,935

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #14 Annual Report FY 2011

City of Houston – TIRZ #15

City of Houston established Tax Increment Reinvestment Zone #15 (East Downtown) in 1999 for 30 years on a 66-acre tract of retail, commercial, institutional, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Houston	100%	100%
Houston ISD	\$0.96/\$100	0%
	1999	2008
Tax Increment Base	\$32,031,620	\$88,995,094
2011 Total Appraised Value	\$135,744,838	\$151,327,124
2011 Captured Appraised Value	\$103,713,218	\$62,332,030

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$2,384,120
Expenditures	\$1,373,819

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #15 Annual Report FY 2011

City of Houston – TIRZ #16

City of Houston established Tax Increment Reinvestment Zone #16 (Uptown) in 1999 for 30 years on a 1,010-acre tract of retail, commercial, office, and residential land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston ISD	\$0.96/\$100

	1999	2008
Tax Increment Base	\$1,908,297,450	\$27,897,785
2011 Total Appraised Value	\$3,633,444,071	31,656,550
2011 Captured Appraised Value	\$1,725,146,621	3,758,765

Outstanding Bonded Indebtedness

Series 2001A	\$8,748,693
Series 2001B	4,363,587
Series 2002A	7,317,065
Series 2002B	3,681,622
Series 2004A	10,673,319
Series 2004B	5,340,142
Series 2004C	2,374,915
Series 2004D	1,190,952
Series 2009	66,439,401
Total	\$110,129,696

Reported for 2011 fiscal year:

Revenue	\$19,209,871
Expenditures	\$18,199,714

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #16 Annual Report FY 2011

City of Houston – TIRZ #17

City of Houston established Tax Increment Reinvestment Zone #17 (Memorial City) in 1999 for 30 years on a 988-acre tract of retail, commercial, institutional, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
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1999 Tax Increment Base

\$509,671,530

2011 Total Appraised Value

\$1,458,603,077

2011 Captured Appraised Value

\$948,931,547

Outstanding Bonded Indebtedness

Series 2008	\$13,242,928
Series 2009	13,882,006
Total	\$27,124,934

Reported for 2011 fiscal year:

Revenue	\$5,717,364
Expenditures	\$6,566,593

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #17 Annual Report FY 2011

City of Houston – TIRZ #18

City of Houston established Tax Increment Reinvestment Zone #18 (Fifth Ward) in 1999 for 30 years on a 241-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

	Original	
City of Houston	100%	
Houston ISD	\$0.96/\$100	
	1999	2008
Tax Increment Base	\$21,543,150	\$24,312,829
2011 Total Appraised Value	\$47,113,509	\$23,139,368
2011 Captured Appraised Value	\$25,570,359	(\$1,173,461)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$375,888
Expenditures	\$176,980

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #18 Annual Report FY 2011

City of Houston – TIRZ #19

City of Houston established Tax Increment Reinvestment Zone #19 (Upper Kirby) in 1999 for 15 years on a 515-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
Houston Independent School District	\$0.96/\$100

1999 Tax Increment Base

\$683,628,290

2011 Total Appraised Value

\$1,516,266,455

2011 Captured Appraised Value

\$832,638,165

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$6,318,833
Expenditures	\$6,485,263

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #19 Annual Report FY 2011

City of Houston – TIRZ #20

City of Houston established Tax Increment Reinvestment Zone #20 (Southwest Houston) in 1999 for 30 years on a 2,052-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
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1999 Tax Increment Base

\$766,295,210

2011 Total Appraised Value

\$4,455,913,774

2011 Captured Appraised Value

\$3,689,618,564

Outstanding Bonded Indebtedness

Series 2003	\$12,969,055
Series 2009	19,048,988
Total	\$32,018,043

Reported for 2011 fiscal year:

Revenue	\$4,275,463
Expenditures	\$2,803,350

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #20 Annual Report FY 2011

City of Houston – TIRZ #21

City of Houston established Tax Increment Reinvestment Zone #21 (Hardy/Near Northside) in 2003 for 30 years on a 219.86-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include the reconstruction and construction of certain streets and other infrastructure within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
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2003 Tax Increment Base

\$40,313,080

2011 Total Appraised Value

\$79,715,281

2011 Captured Appraised Value

\$39,402,201

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$225,064
Expenditures	\$116,523

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #21 Annual Report FY 2011

City of Houston – TIRZ #22

City of Houston established Tax Increment Reinvestment Zone #22 (Leland Woods) in 2003 for 30 years on an 80.42-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ include the creation of 385 affordable single-family homes, park/open space with amenities and landscaping, public infrastructure and sound barrier within the zone.

Participating Taxing Units and Percentage of Participation

City of Houston	100%
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2003 Tax Increment Base

\$730,340

2011 Total Appraised Value

\$2,973,015

2011 Captured Appraised Value

\$2,242,675

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$18,740
Expenditures	\$81,139

Note: City of Houston, through the creation of local government corporations pursuant to Section 431, Transportation Code, established an alternative fund. Its balance includes authority obligations through development reimbursement agreements. Authorities are empowered via a tri-party agreement to issue bonds and notes and the proceeds are deposited in the authority fund for use in implementing project plans and tax increment financing plans. Consequently, where the report reflects negative fund balances, those differences and increment revenue collected by a city and expenditures made by a redevelopment authority are attributable to the authority financing of project cost with non-increment revenue.

Source – City of Houston TIRZ #22 Annual Report FY 2011

City of Nassau Bay – TIRZ #1

City of Nassau Bay established Tax Increment Reinvestment Zone #1 in 2007 for 30 years on a 485-acre tract of land across the street from NASA/Johnson Space Center. The proposed improvements to the property in the TIRZ were to stimulate the renovation or transition of commercial and residential areas through the Nassau Bay Town Square and the Nassau Bay Waterfront Conceptual Master Plan projects.

Participating Taxing Units and Percentage of Participation

City of Nassau Bay	90%
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2007 Tax Increment Base

\$102,737,488

2011 Total Appraised Value

\$144,572,178

2011 Captured Appraised Value

\$41,834,690

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$252,305
Total Expenditures	\$6,263,502

Source – City of Nassau Bay TIRZ #1 Annual Report FY 2011

Hidalgo County

City of Alton – TIRZ #1

City of Alton established Tax Increment Reinvestment Zone #1 “The Alton Reinvestment Program” in 2009. The size and duration of the zone was not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Alton	100%
Hidalgo County	100%

2009 Tax Increment Base

\$25,046,353

2011 Total Appraised Value

32,956,161

2011 Captured Appraised Value

7,909,808

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Alton TIRZ #1 Annual Report FY 2011

City of Donna – TIRZ #2

City of Donna established Tax Increment Reinvestment Zone #2 in 2008. The designating ordinance and project and finance plans for the zone were not reported. The size of the zone in acres was not reported.

Participating Taxing Units and Percentage of Participation

City of Donna	100%
Hidalgo County	100%

2008 Tax Increment Base

\$755,229

2011 Total Appraised Value

\$699,168

2011 Captured Appraised Value

(\$56,061)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Donna TIRZ #2 Annual Report FY 2011

City of Hidalgo – TIRZ #1

City of Hidalgo established Tax Increment Reinvestment Zone #1. The designating ordinance and project and finance plans for the zone were not reported. The size of the zone in acres was not reported.

Participating Taxing Units and Percentage of Participation

City of Hidalgo	100%
Hidalgo County	100%

Tax Increment Base

\$23,826,490

2010 Total Appraised Value

\$61,735,259

2010 Captured Appraised Value

\$37,908,769

Outstanding Bonded Indebtedness

Series 2010	Not reported
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Reported for 2010 fiscal year:

Revenue	\$424,436
Expenditures	\$371,816

Source – City of Hidalgo TIRZ #1 Annual Report FY 2011

City of Mercedes – TIRZ #1

City of Mercedes established Tax Increment Reinvestment Zone #1 in 2008 for 25 years. The size of the zone in acres was not reported. The proposed improvements to the property in the TIRZ include street reconstruction, drainage improvements, wastewater and sewage collection, park facilities, etc.

Participating Taxing Units and Percentage of Participation

City of Mercedes	100%
Hidalgo County	100%

2008 Tax Increment Base

\$21,907,290

2011 Total Appraised Value

\$21,882,770

2011 Captured Appraised Value

(\$24,520)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Mercedes TIRZ #1 Annual Report FY 2011

City of Mission – TIRZ #1

City of Mission established Tax Increment Reinvestment Zone #1 in 2001 for 30 years on a 6,684.6-acre tract of retail, commercial, office, residential and undeveloped land. The proposed improvements to the property in the TIRZ include:

- 1. water, sanitary sewer and storm facilities;
- 2. flood control & detention facilities;
- 3. street paving;
- 4. public landscaping in street right-of-ways
- 5. construction of green and linear park spaces;
- 6. municipal facilities; and
- 7. demolition and land acquisition.

Participating Taxing Units and Percentage of Participation

City of Mission	100%
Hidalgo County	86.3%

2001 Tax Increment Base

\$29,980,677

2011 Total Appraised Value

Not Provided

2011 Captured Appraised Value

Not Provided

Outstanding Bonded Indebtedness

Series 2005 & 2009	\$24,942,600
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Reported for 2011 fiscal year:

Revenue	\$3,540,750
Expenditures	\$4,012,779

Source – City of Mission TIRZ #1 Annual Report FY 2011

City of Penitas – TIRZ #1

City of Penitas established Tax Increment Reinvestment Zone #1 in 2004 for 30 years on a 713-acre tract of predominantly open and underdeveloped land. The proposed improvements to the property in the zone were not specified.

Participating Taxing Units and Percentage of Participation

City of Penitas	100%
Cameron County	82%

2004 Tax Increment Base

\$1,356,701

2011 Total Appraised Value

Unreported

2011 Captured Appraised Value

Unreported

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$84,366
Expenditures	\$112,913

Source – City of Penitas TIRZ #1 Annual Report FY 2011

Hockley County

City of Levelland – TIRZ #1

City of Levelland established Tax Increment Reinvestment Zone #1 in 2006 for 25 years on a 370-acre tract of vacant and undeveloped land. The zone consists of eight development tracts throughout the city which are all connected by major thoroughfares. The proposed improvement to the property in the TIRZ are all infrastructure related.

Participating Taxing Units and Percentage of Participation

City of Levelland	100%
Hockley County	100%
High Plains Underground Water District	100%

2006 Tax Increment Base

\$3,947,402

2011 Total Appraised Value

\$13,974,044

2011 Captured Appraised Value

\$10,026,642

Outstanding Bonded Indebtedness

\$208,096

Reported for 2011 fiscal year:

Revenue	\$91,584
Expenditures	\$100,000

Source – City of Levelland TIRZ #1 Annual Report FY 2011

City of Levelland – Levelland Industrial Rail Park TIRZ #2

City of Levelland established Tax Increment Reinvestment Zone #2 in 2009 for 20 years on a 792-acre tract of vacant and undeveloped land. The proposed improvement to the property in the TIRZ includes:

1. railroad spur;
2. sanitary sewer system improvements;
3. utility & road construction; and
4. screening, landscaping & signage.

Participating Taxing Units and Percentage of Participation

City of Levelland	100%
Hockley County	100%
High Plains Underground Water District	100%

2009 Tax Increment Base

\$2,486,319

2011 Total Appraised Value

\$4,306,639

2011 Captured Appraised Value

\$1,820,320

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Levelland TIRZ #2 Annual Report FY 2011

Johnson County

City of Burleson – TIRZ #2

City of Burleson established Tax Increment Reinvestment Zone #2 in 2005 for 20 years. The size of the zone was not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Burleson	100%
Johnson County	100%

Tax Increment Base

\$57,233,991

2010 Total Appraised Value

\$77,503,870

2010 Captured Appraised Value

\$20,269,879

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$189,363
Expenditures	\$0

Source – City of Burleson TIRZ #2 Annual Report FY 2011

Kaufman County

City of Terrell – TIRZ #1

City of Terrell established Tax Increment Reinvestment Zone #1 in 2007 for 20 years. The size of the zone in acres and the proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Terrell	75%
Kaufman County	50%

2007 Tax Increment Base

\$128,468,224

2010 Total Appraised Value

\$133,115,333

2010 Captured Appraised Value

\$4,647,109

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$57,958
Expenditures	\$0

Source – City of Terrell TIRZ #1 Annual Report FY 2011

Lubbock County

City of Lubbock – Central Business District TIRZ

City of Lubbock established Central Business District Tax Increment Reinvestment Zone in 2001 for 40 years on office, retail and governmental land. The proposed improvements to the property in the TIRZ include: landscaping, lighting, sidewalk improvements, public arts projects, development of public parking facilities, development of green spaces such as parks and plazas.

Participating Taxing Units and Percentage of Participation

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2001 Tax Increment Base

\$105,858,251

2011 Total Appraised Value

\$171,587,238

2011 Captured Appraised Value

\$65,728,987

Outstanding Bonded Indebtedness

\$134,738

Reported for 2011 fiscal year:

Revenue	\$546,101
Expenditures	\$840,797

Source – City of Lubbock Central Business District TIRZ Annual Report FY 2011

City of Lubbock – North Overton TIRZ

City of Lubbock established North Overton Tax Increment Reinvestment Zone in 2002 for 30 years. The zone was initiated by petition of included property owners. The proposed improvements to the property in the TIRZ include: street reconstruction, landscaping, water and wastewater improvements, improvements to Pioneer Park.

Participating Taxing Units and Percentage of Participation

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2002 Tax Increment Base

\$26,940,604

2011 Total Appraised Value

\$295,309,171

2011 Captured Appraised Value

\$268,368,567

Outstanding Bonded Indebtedness

Series 2003	\$3,795,000
Series 2005	9,290,000
Series 2006	6,307,749
Series 2007	4,111,341
Series 2008A	11,805,000
Series 2008B	1,943,758
Series 2009	961,386
Series 2010	1,982,958
Total	\$40,197,192

Reported for 2011 fiscal year:

Revenue	\$2,531,269
Expenditures	\$73,145

Source – City of Lubbock North Overton TIRZ Annual Report FY 2011

City of Lubbock – Business Park TIRZ

City of Lubbock established Business Park Tax Increment Reinvestment Zone in 2009 for 30 years on a 586-acre tract of land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Lubbock	100%
Lubbock County	100%
Lubbock County Hospital District	100%
High Plains Underground Water Conservation District #1	100%

2009 Tax Increment Base

\$410,486

2011 Total Appraised Value

\$37,053,082

2011 Captured Appraised Value

\$36,642,596

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$19,094
Expenditures	\$5,683

Source – City of Lubbock Business Park TIRZ Annual Report FY 2011

McLennan County

City of Waco – TIRZ #1

City of Waco established Tax Increment Reinvestment Zone #1 in 1982 for 40 years on a 2,388-acre tract of retail, commercial and residential land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1982 Tax Increment Base

\$77,695,566

2011 Total Appraised Value

\$262,131,699

2011 Captured Appraised Value

\$184,436,133

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$4,929,320
Expenditures	\$2,462,507

Source – City of Waco TIRZ #1 Annual Report FY 2011

City of Waco – TIRZ #2

City of Waco established Tax Increment Reinvestment Zone #2 in 1983 for 40 years on a 72-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1983 Tax Increment Base

\$354,830

2011 Total Appraised Value

\$3,167,794

2011 Captured Appraised Value

\$2,812,964

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$87,711
Expenditures	\$0

Source – City of Waco TIRZ #2 Annual Report FY 2011

City of Waco – TIRZ #3

City of Waco established Tax Increment Reinvestment Zone #3 in 1986 for 40 years on a 301-acre tract of undeveloped land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Waco	100%
McLennan County	100%
McLennan Community College	100%
Waco Independent School District	100%

1988 Tax Increment Base

\$66,817

2011 Total Appraised Value

\$78,193

2011 Captured Appraised Value

\$11,376

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$507
Expenditures	\$0

Source – City of Waco TIRZ #3 Annual Report FY 2011

Midland County

City of Midland – TIRZ #1

City of Midland established Tax Increment Reinvestment Zone #1 (Downtown Midland) in 2001 for 30 years on a 449-acre tract of retail, commercial, office, residential and governmental land. The proposed improvements to the property in the TIRZ include:

- 1. stabilize & grow downtown tax base;
- 2. encourage renovation of vacant/obsolete buildings;
- 3. improve housing opportunities;
- 4. upgrade infrastructure to support growth;
- 5. assist development of community/cultural facilities; and
- 6. solidify public/private partnership.

Participating Taxing Units and Percentage of Participation

City of Midland	100%
Midland County	100%
Midland College	100%
Midland County Hospital District	100%

2001 Tax Increment Base

\$98,933,311

2010 Total Appraised Value

\$175,766,699

2010 Captured Appraised Value

\$76,833,388

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Revenue	\$798,215
Expenditures	Not provided

Source – City of Midland TIRZ #1 Annual Report FY 2010

Navarro County

City of Corsicana – TIRZ #1

City of Corsicana established Tax Increment Reinvestment Zone #1 in 2004. The size and duration of the zone were unreported. The proposed improvements to the property in the TIRZ include: infrastructure and road improvements.

Participating Tax Units

City of Corsicana	62%
Navarro County	61%
Navarro College	11%

2001 Tax Increment Base

\$42,656,231

2011 Total Appraised Value

\$76,267,855

2011 Captured Appraised Value

\$33,611,624

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$458,326
Expenditures	\$654,593

Source – City of Corsicana TIRZ #1 Annual Report FY 2011

Nueces County

City of Corpus Christi – TIRZ #2

City of Corpus Christi established Tax Increment Reinvestment Zone #2 in 2000. The size, duration and purpose of the zone were unreported.

Participating Tax Units

City of Corpus Christi	Unreported
Nueces County	Unreported
Del Mar College	Unreported

2000 Tax Increment Base

\$82,695,895

2011 Total Appraised Value

\$299,839,903

2011 Captured Appraised Value

\$217,144,008

Outstanding Bonded Indebtedness

\$16,489,325

Reported for 2011 fiscal year:

Revenue	\$2,808,337
Expenditures	\$4,199,011

Source – City of Corpus Christi TIRZ #2 Annual Report FY 2011

City of Corpus Christi – TIRZ #3

City of Corpus Christi established Tax Increment Reinvestment Zone #3 in 2009. The size, duration and purpose of the zone were unreported.

Participating Tax Units

City of Corpus Christi	Unreported
Nueces County	Unreported
Del Mar College	Unreported

2009 Tax Increment Base

\$292,980,237

2011 Total Appraised Value

\$291,863,058

2011 Captured Appraised Value

(\$1,117,179)

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$156,251
Expenditures	\$0

Source – City of Corpus Christi TIRZ #3 Annual Report FY 2011

Palo Pinto County

City of Mineral Wells – TIRZ #2

City of Mineral Wells established Tax Increment Reinvestment Zone #2 in 2009 for 20 years. The size of the zone in acres was unreported. The proposed improvements to the property in the TIRZ include the restoration of Baker Hotel in downtown Mineral Wells. The restored facility will be a 120-room boutique hotel featuring a full service spa, substantial conference room space, meeting rooms, restaurants and retail space.

Participating Tax Units

City of Mineral Wells	Unreported
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2009 Tax Increment Base

\$27,764,480

2011 Total Appraised Value

\$29,267,060

2011 Captured Appraised Value

\$1,502,580

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$21,031
Expenditures	\$0

Source – City of Mineral Wells TIRZ #2 Annual Report FY 2011

Rockwell County

City of Rockwell – TIRZ #1

City of Rockwell established Tax Increment Reinvestment Zone #1 in 2004 for 38 years on a 113.1-acre tract of undeveloped retail and commercial land along the eastern shore of Lake Ray Hubbard. The proposed improvements to the property in the TIRZ include: street and road improvements, water and sanitary sewer improvements, drainage improvements, public parking, harbor & jetty improvements and pedestrian walkways.

Participating Tax Units

City of Rockwell	100%
Rockwall County	100% on 6 Tracts
	50% on rest of tracts for 10 years

2004 Tax Increment Base

\$15,312,450

2010 Total Appraised Value

\$77,169,300

2010 Captured Appraised Value

\$61,856,850

Outstanding Bonded Indebtedness

Series 2005	\$20,416,694
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Reported for 2010 fiscal year:

Revenue	\$727,651
Expenditures	\$892.331

Source – City of Rockwall TIRZ #1 Annual Report FY 2010

Smith County

City of Lindale – TIRZ #2

City of Lindale established Tax Increment Reinvestment Zone #2 in 2009 on a tract of residential, commercial and undeveloped land. The size and duration of the zone were not reported. The proposed improvements to the property in the TIRZ were not reported.

Participating Tax Units

City of Lindale	75%
Smith County	75%
Tyler Junior College	75%
Smith County ESD #1	75%

2009 Tax Increment Base

\$3,593,625

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Lindale TIRZ #2 Annual Report FY 2011

City of Tyler – TIRZ #1

City of Tyler established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on a 1,100-acre tract of commercial undeveloped land. The city elected not to participate in the Tax Increment Reinvestment Zone in order to offer Chapter 312, Tax Code, tax abatements to the taxpayers. The proposed improvements to the property in the TIRZ include:

1. rough and finish site work on the site for a new skills training center;
2. on-site sewer and water system improvements;
3. construction of 70,000 square foot skills training center;
4. on-site parking lots and driveways, including resurfacing of an existing driveway;
5. on-site exterior lighting; and
6. landscaping and sidewalks along Robertson Road.

Participating Taxing Units and Percentage of Participation

City of Tyler	0%
Smith County	100%
Tyler Junior College	100%
Tyler Independent School District	100%

1998 Tax Increment Base

\$31,396,543

2011 Total Appraised Value

\$40,510,957

2011 Captured Appraised Value

\$9,114,414

Outstanding Bonded Indebtedness

Series	\$1,072,063
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Reported for 2009 fiscal year:

Revenue	\$2,234,230
Expenditures	\$3,017,805

Source – City of Tyler TIRZ #1 Annual Report FY 2011

Tarrant County

City of Arlington – TIRZ #1

City of Arlington established Tax Increment Reinvestment Zone #1 (Downtown) in 1998 for 20 years on a 355-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks. In addition, the zone plans to build Arlington College Park that includes a parking garage, a 7,000-seat special event center, apartment homes and retail/office space.

Participating Tax Units

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Arlington Independent School District	100% of M&O

1998 Tax Increment Base

\$73,505,938

2011 Total Appraised Value

\$122,594,586

2011 Captured Appraised Value

\$49,088,648

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$1,317,523
Expenditures	\$1,915,695

Source – City of Arlington TIRZ #1 Annual Report FY 2011

City of Arlington – TIRZ #4

City of Arlington established Tax Increment Reinvestment Zone #4 (Arlington Highlands) in 2005 for 20 years on commercial and undeveloped land. The number of acres was not reported. The proposed improvements to the property in the TIRZ include the construction of a mixed-used retail space called Highlands Commons and include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2005 Tax Increment Base

\$17,002,164

2011 Total Appraised Value

\$159,132,926

2011 Captured Appraised Value

\$142,130,762

Outstanding Bonded Indebtedness

\$950,350

Reported for 2011 fiscal year:

Revenue	\$1,501,511
Expenditures	\$5,430,431

Source – City of Arlington TIRZ #4 Annual Report FY 2011

City of Arlington – TIRZ #5

City of Arlington established Tax Increment Reinvestment Zone #5 (Entertainment District) in 2006 for 30 years on commercial and undeveloped land. The number of acres was not reported. The proposed improvements to the property in the TIRZ include improved transportation to the area, Johnson Creek development and the addition of a public safety center.

Participating Taxing Units and Percentage of Participation

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2006 Tax Increment Base

\$726,381,243

2010 Total Appraised Value

\$807,293,267

2011 Captured Appraised Value

\$80,912,024

Outstanding Bonded Indebtedness

Series 2008B	\$1,567,781
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Reported for 2011 fiscal year:

Revenue	\$450,986
Expenditures	\$955,968

Source – City of Arlington TIRZ #5 Annual Report FY 2011

City of Arlington – TIRZ #6

City of Arlington established Tax Increment Reinvestment Zone #6 (Viridian) in 2007 for 30 years on commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: 3,564 single-family residential units, 709 multi-family units and 1.3 million square feet of mixed-use commercial, retail and office space. The zone will require significant improvements to infrastructure to complete the projects.

Participating Taxing Units and Percentage of Participation

City of Arlington	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

2007 Tax Increment Base

\$7,875,564

2011 Total Appraised Value

\$62,569,387

2011 Captured Appraised Value

\$54,693,823

Outstanding Bonded Indebtedness

Series 2011	\$20,975,000
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Reported for 2011 fiscal year:

Revenue	\$463,751
Expenditures	\$646,391

Source – City of Arlington TIRZ #6 Annual Report FY 2011

City of Colleyville – TIRZ #1

City of Colleyville established Tax Increment Reinvestment Zone #1 in 1999 for 20 years on a 6.9 acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: street lighting, library, landscaping, traffic signal repairs, City Hall, plaza, public parking structure.

Participating Taxing Units and Percentage of Participation

City of Colleyville	Not reported
Tarrant County	Not reported
Grapevine Colleyville ISD	Not reported
Tarrant County College District	Not reported
Tarrant County Hospital District	Not reported

1999 Tax Increment Base

\$75,821,735

2011 Total Appraised Value

\$315,809,194

2011 Captured Appraised Value

\$239,987,459

Outstanding Bonded Indebtedness

Series 2001	\$640,883
Series 2002	47,299
Total	\$688,182

Reported for 2011 fiscal year:

Revenue	\$4,918,588
Expenditures	\$5,808,293

Source – City of Colleyville TIRZ #1 Annual Report FY 2011

City of Fort Worth – TIRZ #2

City of Fort Worth established Texas Motor Speedway Tax Increment Reinvestment Zone #2 in 1995 for 30 years on a 1,490-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: transportation improvements to State Highways 114 and 156 and Interstate Highway 35W; drainage work; additional traffic-related signs and signalization; and other public improvements within the zone.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Fort Worth	100%	0%
Denton County	100%	0%
Northwest Independent School District	100%	100%
	1995	1999
Tax Increment Base	\$2,842,050	\$2,242,077
2011 Total Appraised Value	Not reported	Not reported
2011 Captured Appraised Value	Not reported	Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$305,248
Expenditures	\$301,764

Source – City of Fort Worth Texas Motor Speedway TIRZ #2 Annual Report FY 2011

City of Fort Worth – TIRZ #3

City of Fort Worth established North Downtown Tax Increment Reinvestment Zone #3 in 1995 for 30 years on a 407-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

	Original	Annexation
City of Fort Worth	100%	100%
Tarrant County	100%	100%
Tarrant County Hospital District	100%	100%
Tarrant County College	100%	100%
Regional Water District	100%	100%
Fort Worth Independent School District	City Tax Rate*	City Tax Rate*

	1995	2006
Tax Increment Base	\$217,893,395	\$104,547,242
2011 Total Appraised Value	Not reported	Not reported
2011 Captured Appraised Value	Not reported	Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$4,436,249
Expenditures	\$4,006,371

* The school district pays into the TIRZ according to what the city's tax rate is for the year and changes annually.

Source – City of Fort Worth North Downtown TIRZ #3 Annual Report FY 2011

City of Fort Worth – TIRZ #4

City of Fort Worth established Southside Tax Increment Reinvestment Zone #4 in 1997 for 25 years on a 1,400-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: residential, retail, business development sites, streetscapes and gateways, parks, schools, signage, parking structures and administration.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Regional Water District	100%
Fort Worth Independent School District	100%

1997 Tax Increment Base

\$229,759,626

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$5,943,374
Expenditures	\$4,371,619

Source – City of Fort Worth Southside TIRZ #4 Annual Report FY 2011

City of Fort Worth – TIRZ #6

City of Fort Worth established Riverfront Tax Increment Reinvestment Zone #6 in 2002 for 34 years on a 63.3-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: construction of the Radio Shack headquarters, street improvements, landscaping and sidewalks. The city elected not to participate in the zone.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	0%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	80%
Regional Water District	100%

2002 Tax Increment Base

\$2,822,348

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$243,106
Expenditures	\$249,674

Source – City of Fort Worth Riverfront TIRZ #6 Annual Report FY 2011

City of Fort Worth – TIRZ #7

City of Fort Worth established North Tarrant Parkway Tax Increment Reinvestment Zone #7 in 2003 for 16 years on a 2,100-acre tract of commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: infrastructure improvements and public thoroughfares, including the North Tarrant Parkway interchange ramps, frontage roads, and the connecting road from Interstate 35W to Rainey Lake Road.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Regional Water District	80%

2003 Tax Increment Base

\$1,283,324

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$1,536,421
Expenditures	\$239,745

Source – City of Fort Worth North Tarrant Parkway TIRZ #7 Annual Report FY 2011

City of Fort Worth – TIRZ #8

City of Fort Worth established Lancaster Tax Increment Reinvestment Zone #8 in 2003 for 20 years on a 220-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	80%
Tarrant County College	80%
Regional Water District	100%

2003 Tax Increment Base

\$178,938,722

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$2,716,560
Expenditures	\$132,952

Source – City of Fort Worth Lancaster TIRZ #8 Annual Report FY 2011

City of Fort Worth – TIRZ #9

City of Fort Worth established Trinity River Vision Tax Increment Reinvestment Zone #9 in 2003. In 2009 the duration of the zone was extended to 41 years on an 3,980-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: Trinity River Vision project, street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	80%
Tarrant County	80%
Tarrant County Hospital	80%
Tarrant County College	80%
Regional Water District	80%

2003 Tax Increment Base

\$111,411,746

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$2,126,900
Expenditures	\$0

Source – City of Fort Worth Trinity River Vision TIRZ #9 Annual Report FY 2011

City of Fort Worth – TIRZ #10

City of Fort Worth established Lone Star Tax Increment Reinvestment Zone #10 in 2004 for 20 years on a 981-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: the infrastructure support needed for the site of Cabela's, construction of a 6-lane divided highway, extension of a gas service line, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	2005 – 2019	100%
	2020 – 2025	90%
Tarrant County	2005 – 2009	80%
	2010 – 2014	70%
	2015 – 2025	50%
Tarrant County Hospital	2005 – 2010	0%
	2010 – 2014	70%
	2015 – 2025	50%
Tarrant County College	2005 – 2025	50%
Regional Water District	2005 – 2025	60%

2004 Tax Increment Base

\$12,519,651

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$374,462
Expenditures	\$376,482

Source – City of Fort Worth Lone Star TIRZ #10 Annual Report FY 2011

City of Fort Worth – TIRZ #12

City of Fort Worth established East Berry Renaissance Tax Increment Reinvestment Zone #12 in 2006 for 21 years on a 604-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: East Berry corridor improvements, public infrastructure associated with Sierra Vista development and redevelopment of the former Masonic Home of Texas School property, and Berry Street gateway enhancements.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	50%
Tarrant County Hospital	0%
Tarrant County College	50%
Regional Water District	100%

2006 Tax Increment Base

\$29,176,323

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$76,013
Expenditures	\$206,791

Source – City of Fort Worth East Berry Renaissance TIRZ #12 Annual Report FY 2011

City of Fort Worth – TIRZ #13

City of Fort Worth established Woodhaven Tax Increment Reinvestment Zone #13 in 2007 for 21 years on a 1,100-acre tract of residential, commercial and undeveloped land. The proposed improvements to the property in the TIRZ include: corridor improvements, public infrastructure associated with the renovation of two old strip centers along Woodhaven Boulevard, new construction at the sites of two former apartment complexes, and gateway enhancements.

Participating Taxing Units and Percentage of Participation

City of Fort Worth	100%
Tarrant County	80%
Tarrant County Hospital	0%
Tarrant County College	50%
Regional Water District	100%

2007 Tax Increment Base

\$181,846,751

2011 Total Appraised Value

Not reported

2011 Captured Appraised Value

Not reported

Outstanding Bonded Indebtedness

Not reported

Reported for 2011 fiscal year:

Revenue	\$1,614
Expenditures	\$0

Source – City of Fort Worth Woodhaven TIRZ #13 Annual Report FY 2011

City of Keller – TIRZ #1

City of Keller established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on a 340-acre tract of commercial and residential undeveloped land. The proposed improvements to the property in the TIRZ include:

1. construction of Town Hall;
2. construction of Natatorium; and
3. street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Keller	100%
Tarrant County	66%
Tarrant County Hospital	66%
Tarrant County College	100%
Keller Independent School District	100% of M&O

1998 Tax Increment Base

\$10,891,633

2010 Total Appraised Value

\$122,223,374

2010 Captured Appraised Value

\$111,331,741

Outstanding Bonded Indebtedness

Series 2005	\$19,490,162
Series 2010	\$9,791,166
Total	\$29,281,328

Reported for 2011 fiscal year:

Revenue	\$3,215,605
Expenditures	\$3,178,591

Source – City of Keller TIRZ #1 Annual Report FY 2011

City of North Richland Hills – TIRZ #1

City of North Richland Hills established Tax Increment Reinvestment Zone #1 in 1998 for 20 years on a 42-acre tract of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%
Birdville Independent School District	100%

1998 Tax Increment Base

\$1,152,929

2010 Total Appraised Value

\$9,753,226

2010 Captured Appraised Value

\$8,600,297

Outstanding Bonded Indebtedness

\$339,788

Reported for 2011 fiscal year:

Revenue	\$218,702
Expenditures	\$11,982

Source – City of North Richland Hills TIRZ #1 Annual Report FY 2011

City of North Richland Hills – TIRZ #2

City of North Richland Hills established Tax Increment Reinvestment Zone #2 in 1999 for 20 years on a 42-acre tract of commercial land. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of North Richland Hills	100%
Tarrant County	100%
Tarrant County Hospital	100%
Tarrant County College	100%

1999 Tax Increment Base

\$40,577,462

2010 Total Appraised Value

\$248,845,461

2010 Captured Appraised Value

\$208,267,999

Outstanding Bonded Indebtedness

\$34,942,764

Reported for 2011 fiscal year:

Revenue	\$17,127,112
Expenditures	\$31,232,245

Source – City of North Richland Hills TIRZ #2 Annual Report FY 2011

Travis County

City of Austin – Downtown/CSC TIRZ #15

City of Austin established Downtown/CSC Tax Increment Reinvestment Zone #15 in 2000 for 30 years. The acreage and land use were not reported. The proposed improvements to the property in the TIRZ are for the purpose of maintaining the plazas, streetscapes, and other public improvements constructed and installed by the City within City Blocks 2, 3, 4 and 21.

Participating Taxing Units and Percentage of Participation

City of Austin	\$100,000 per year
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2000 Tax Increment Base

\$10,738,950

2010 Total Appraised Value

Not Reported

2010 Captured Appraised Value

Not Reported

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Revenue	\$100,000
Expenditures	\$100,000

Source – City of Austin TIRZ #15 Annual Report FY 2010

City of Austin – Mueller TIRZ #16

City of Austin established Mueller Tax Increment Reinvestment Zone #16 in 2004 for 20 years on 700 acres on the site of the former Robert Mueller Municipal Airport. The proposed improvements to the property in the TIRZ are extensive deconstruction of runways and remaining airport facilities for greenways, transit boulevard alleyways and a comprehensive network of bicycle facilities.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
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2004 Tax Increment Base

\$0

2010 Total Appraised Value

\$336,151,801

2010 Captured Appraised Value

\$336,151,801

Outstanding Bonded Indebtedness

Series 2009B Not reported

Reported for 2010 fiscal year:

Revenue	\$1,778,848
Expenditures	Not reported

Source – City of Austin TIRZ #16 Annual Report FY 2010

City of Austin – Waller Creek Tunnel TIRZ #17

City of Austin established Waller Creek Tunnel Tax Increment Reinvestment Zone #17 in 2008 for 20 years. The number of acres and land use were not reported. The proposed improvements to the property in the TIRZ are to finance the construction of flood control improvements along lower Waller Creek.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
Travis County	50%

2007 Tax Increment Base

\$236, 199,782

2010 Total Appraised Value

\$351,442,884

2010 Captured Appraised Value

\$115,243,102

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Revenue	\$880,839
Expenditures	\$0

Source – City of Austin TIRZ #17 Annual Report FY 2010

City of Austin – Seaholm TIRZ #18

City of Austin established Seaholm Tax Increment Reinvestment Zone #18 in 2008. The duration of the TIRZ and the size were not reported. The proposed improvements to the property in the TIRZ are to finance the public infrastructure and power plant rehabilitation.

Participating Taxing Units and Percentage of Participation

City of Austin	100%
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2008 Tax Increment Base

\$0

2010 Total Appraised Value

\$0

2010 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2009 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Austin TIRZ #18 Annual Report FY 2010

City of Pflugerville – TIRZ #1

City of Pflugerville established Tax Increment Reinvestment Zone #1 in 2010 for 31 years on a 399-acre tract of residential and commercial land. The proposed improvements to the property in the TIRZ include: roadwork, water/sewer and drainage improvements and parks.

Participating Taxing Units and Percentage of Participation

City of Pflugerville	100%
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2010 Tax Increment Base

\$6,554,896

2011 Total Appraised Value

\$6,554,896

2011 Captured Appraised Value

\$0

Outstanding Bonded Indebtedness

None

Reported for 2011 fiscal year:

Revenue	\$0
Expenditures	\$0

Source – City of Pflugerville TIRZ #1 Annual Report FY 2011

Wichita County

City of Burkburnett – TIRZ #1

City of Burkburnett established Tax Increment Reinvestment Zone #1 in 2006 for 20 years on mixed use land but the acreage was not reported. The proposed improvements to the property in the TIRZ include street improvements, landscaping and sidewalks.

Participating Taxing Units and Percentage of Participation

City of Burkburnett	100%
Wichita County	100%

2006 Tax Increment Base

\$7,730,289

2010 Total Appraised Value

\$19,798,785

2010 Captured Appraised Value

\$12,068,496

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Revenue	\$159,825
Expenditures	\$1,219

Source – City of Burkburnett TIRZ #1 Annual Report FY 2010

Williamson County

City of Georgetown – Downtown TIRZ

City of Georgetown established the Downtown Tax Increment Reinvestment Zone in 2004 for 25 years on a 66-acre tract of land. The proposed improvements to the property include creating a mixed-use, pedestrian-oriented environment consistent with the goals of the city’s downtown master plan.

Participating Taxing Units and Percentage of Participation

City of Georgetown	100%
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2004 Tax Increment Base

\$37,072,593

2010 Total Appraised Value

\$64,373,092

2010 Captured Appraised Value

\$27,300,499

Outstanding Bonded Indebtedness

Not reported

Reported for 2010 fiscal year:

Revenue	\$97,249
Expenditures	Not reported

Source – City of Georgetown Downtown TIRZ Annual Report FY 2011

City of Georgetown – Gateway TIRZ

City of Georgetown established the Gateway Tax Increment Reinvestment Zone in 2007. The size, duration and purpose of the zone were not reported.

Participating Taxing Units and Percentage of Participation

City of Georgetown	not reported
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2007 Tax Increment Base

\$20,667,982

2010 Total Appraised Value

\$22,090,178

2010 Captured Appraised Value

\$1,422,196

Outstanding Bonded Indebtedness

Not reported

Reported for 2010 fiscal year:

Revenue	\$5,066
Expenditures	Not reported

Source – City of Georgetown Gateway TIRZ Annual Report FY 2011

City of Georgetown – Rivery Park & Williams Drive TIRZ

City of Georgetown established the Rivery Park & Williams Drive Tax Increment Reinvestment Zone in 2008. The size, duration and purpose of the zone were not reported.

Participating Taxing Units and Percentage of Participation

City of Georgetown	Not reported
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2008 Tax Increment Base

\$4,974,292

2010 Total Appraised Value

\$8,235,124

2010 Captured Appraised Value

\$3,260,832

Outstanding Bonded Indebtedness

Not reported

Reported for 2010 fiscal year:

Revenue	\$11,615
Expenditures	Not reported

Source – City of Georgetown Rivery Park & Williams Drive TIRZ Annual Report FY 2011

City of Taylor – TIRZ #1

City of Taylor established Tax Increment Reinvestment Zone #1 in 2005 on a 128-acre tract of land in Taylor's downtown area. Approximately 40 percent of the zone is south of the Union Pacific Rail Road. The proposed improvements to the property in the TIRZ were not reported.

Participating Taxing Units and Percentage of Participation

City of Taylor	100%
Williamson County	100%

2005 Tax Increment Base

\$24,550,177

2010 Total Appraised Value

\$31,615,458

2010 Captured Appraised Value

\$7,065,281

Outstanding Bonded Indebtedness

None

Reported for 2010 fiscal year:

Revenue	\$367,580
Expenditures	\$7,500

Source – City of Taylor TIRZ #1 Annual Report FY 2011

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