AGREEMENT TO PARTICIPATE IN
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE,
CITY OF EULESS, TEXAS
(GLADE PARKS)

This **AGREEMENT TO PARTICIPATE IN TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF EULESS, TEXAS** (**"Agreement"**) is entered into by and between the **CITY OF EULESS, TEXAS** (the **"City"**) and **TARRANT COUNTY, TEXAS** (the **"County"**).

The City and the County hereby agree that the following statements are true and correct and constitute the basis upon which the City and the County have entered into this Agreement:

A. On November 9, 2010, the City Council of the City of Euless, Texas (the **"Council"**) adopted City Ordinance No. 1892 designating certain real property located west of State Highway 121, south of Heritage Town Crossing Shopping Center, east of Heritage Avenue and north of Cheek Sparger Road as Tax Increment Reinvestment Zone Number Three, City of Euless, Texas (the **"Zone")**. The Zone is informally known as "Glade Parks" and the "Glade Parks TIF". City Ordinance No. 1892 is hereby incorporated by reference for all purposes and collectively attached hereto as **Exhibit "A".**

B. Designation of the Zone will cause development of property in and around the Zone to occur that would not occur otherwise in the foreseeable future. It is anticipated that other complementary development in the Zone will follow. This overall development will result in increased tax revenues and other public benefits for both the City and the County.

C. Pursuant to Section 311.013(f) of the Texas Tax Code, the County is not required to pay any tax increment into the tax increment fund of the Zone unless it enters into an agreement to do so with the City. The County wishes to enter into such an agreement with the City.

NOW, THEREFORE, for and in consideration of the conditions set forth herein, the sufficiency of which is hereby acknowledged, the City and the County do hereby contract, covenant and agree as follows:

1. <u>INCORPORATION OF RECITALS</u>.

The parties hereby agree that the recitals set forth above are true and correct and form the basis upon which they have entered into this Agreement.

2. DEFINITIONS.

In addition to any terms defined in the body of this Agreement, the following terms shall have the definitions ascribed to them as follows:

Act means the Tax Increment Financing Act, as amended and as codified in Chapter 311 of the Texas Tax Code.

Captured Appraised Value in a given year means the total appraised value of all real property taxable by the County and located in the Zone for that year less the Tax Increment Base.

Project Plan means the project plan for the development and/or redevelopment of the Zone, as adopted by the TIF Board and approved by the City Council of the City on November 23, 2010 by City Ordinance No. 1894, attached hereto as **Exhibit "B"**.

TIF Board means the governing board of directors of the Zone appointed in accordance with Section 311.009 of the Act and pursuant to Section 4.4 of this Agreement.

Tax Increment in a given year means the amount of property taxes levied and collected by the County for that year on the Captured Appraised Value of real property taxable by the County and located in the Zone.

Tax Increment Base means the total appraised value as of January 1, 2010 of all real property taxable by the County and located in the Zone.

Tax Increment Fund means that fund created by the City pursuant to Section 311.014 of the Act and Section 6 of City Ordinance No. 1892, which will be maintained by the City as a separate and individual account into which all revenues of the Zone will be deposited, including (i) deposits of Tax Increment by the City and by other taxing units with jurisdiction over real property in the Zone, including the County, and (ii) all accrued interest earned on the cash balance of the fund.

TIF Ordinance means City Ordinance No**.** 1892 adopted on November 9, 2010, attached hereto as **Exhibit "A"**.

Zone means the certain real properties and boundaries as described in City Ordinance No. 1892

3. DEPOSIT OF TAX INCREMENT.

Pursuant to a Resolution duly adopted by the governing body of the County, which Resolution is attached hereto as **Exhibit "C"** and is hereby made a part of this Agreement for all purposes, and specifically subject to Section 4 of this Agreement, the County hereby agrees to deposit each year during the first fifteen years of the Zone, beginning with the

2011 tax year, seventy-five percent (75%) of the County's Tax Increment into the Tax Increment Fund and each year during the remaining ten years of the Zone, beginning with the 2026 tax year, fifty percent (50%) of the County's Tax Increment into the Tax Increment Fund. The calculation to determine the dollar amount of the County's Tax Increment to be deposited shall be made in accordance with the County's Tax Increment Financing Policy and such deposits shall be made in accordance with the City's standard administrative procedures, but only following receipt of a bill from the City that outlines the City's calculation of the amount of the deposit that is required for that year. The County's participation over the life of the Zone is capped at $5,378,125 (the **"Maximum County Contribution"**). Deposits will continue at the percentage rates set forth herein until the Maximum County Contribution is reached, at which point the County's obligation to the Tax Increment Fund is complete.

4. LIMITATIONS ON TAX INCREMENT DEPOSITS AND USE OF FUNDS.

This Agreement is based on the following conditions, and the City agrees and acknowledges the County's right to enforce the conditions contained herein by injunction or any other lawful means in the event one or more of such conditions are not satisfied.

4.1 Amendments to TIF Ordinance.

The TIF Ordinance designates the boundaries, the eligible real properties for the calculation of Tax Increment for the Zone and the specific participation level of the City. If the TIF Ordinance is amended, the County shall suspend payment into the TIF Fund as described in Section 3 until the amendment is approved by the governing body of the County as an amendment to this Agreement.

4.2. Certain Zone Project Costs Excluded.

The Tax Increment deposited into the Tax Increment Fund by the County shall be used to pay project costs for purposes as set forth and identified in the Project Plan. All TIF Fund allocations, including but not limited to any management and administrative costs, must be approved by the TIF Board in accordance with the Project Plan. If the Project Plan as approved by Ordinance 1894 passed by the City Council on November 23, 2010 is further amended, the County shall suspend payment into the TIF Fund as described in Section 3 until the amendment is approved by the governing body of the County as an amendment to this Agreement.

4.3. Zone Expansion.

As defined, the Zone shall include real properties located within the boundaries as described in the TIF Ordinance. If the Zone is expanded, the County is not required to deposit into the Tax Increment Fund any Tax Increment generated from properties in the expanded area unless participation in the

expanded boundary area is approved by the governing body of the County as an amendment to this Agreement. Additionally, the Tax Increment deposited into the Tax Increment Fund by the County may not be used for any permissible project costs in any portion of the expanded area of the Zone unless approved by the governing body of the County as an amendment to this Agreement.

4.4 <u>TIF Board Membership.</u>

During the term of the Zone, the TIF Board shall consist of seven members comprised of one (1) County representatives, one (1) Tarrant County Hospital District representative, one (1) Tarrant County College District representative and the remaining members of the board shall be designated by the City Council. The governing body of the County and Tarrant County College shall provide the names and addresses of their designated representative(s) to the City Council of the City for appointment to the TIF Board. The City Council of the City shall appoint the designated representative(s) to the TIF Board. If the designated representatives are not appointed to the TIF Board or the TIF Board does not consist of the number of representatives stated above, the County shall suspend payment into the TIF Fund as described in Section 3 until such time that the requirements above are satisfied.

5. <u>TERM</u>.

This Agreement shall take effect on the date as of which both parties have executed it and shall expire upon expiration or termination of the Zone, which currently is the earlier of (i) December 31, 2035 or an earlier termination date designated by ordinance subsequently adopted by the City Council of the City, (ii) the date on which all project costs of the Zone, including, but not limited to, tax increment bonds and interest on those bonds, have been paid or otherwise satisfied in full, or (iii) the date on which the Maximum County Contribution is reached.

6. <u>TIF FUND ACCOUNTING</u>.

No later than July 1 of each year following execution of this Agreement, the City shall provide the County with an annual accounting of the funds deposited to and disbursed from the Tax Increment Fund, including accrued interest. After all project costs of the Zone have been paid or at the time of the expiration of this Agreement, any funds remaining in the Tax Increment Fund following the final annual accounting by the City shall be paid to those taxing units participating in the Zone in proportion to each taxing unit's share of the total amount of Tax Increment deposited into the Tax Increment Fund.

7. <u>RESPONSIBILITY FOR ACTS</u>.

The City and the County shall each be responsible for the sole negligent acts of their officers, agents, employees or separate contractors. In the event of joint and

concurrent negligence of both the City and the County, responsibility, if any, shall be apportioned comparatively with the laws of the State of Texas, with the understanding that neither party waives any governmental powers or immunities or any other defenses available to each individually.

8. NOTICES.

All written notices called for or required by this Agreement shall be addressed to the following, or such other party or address as either party may subsequently designate in writing, by certified mail, postage prepaid, or by hand delivery:

City:

City of Euless
Attn: City Manager
201 North Ector Drive
Euless, Texas 76039

County:

Tarrant County Administrator's Office
100 East Weatherford, Suite 404
Fort Worth, Texas 76196-0609

9. NO WAIVER.

The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right on any future occasion.

10. VENUE AND JURISDICTION.

If any action, whether real or asserted, at law or in equity, arises on the basis of any provision of this Agreement, venue for such action shall lie in state courts located in Tarrant County, Texas or the United States District Court for the Northern District of Texas. This Agreement shall be construed in accordance with the laws of the State of Texas.

11. NO THIRD PARTY RIGHTS.

The provisions and conditions of this Agreement are solely for the benefit of the City and the County and are not intended to create any rights, contractual or otherwise, to any other person or entity.

12. FORCE MAJEURE.

The parties shall exercise every reasonable effort to meet their respective obligations as set forth in this Agreement, but shall not be held liable for any delay in or omission of performance due to *force majeure* or other causes beyond their reasonable control, including, but not limited to, compliance with any government law, ordinance or regulation, acts of God, acts of omission, fires, strikes, lockouts, national disasters, wars,

riots, material or labor restrictions, transportation problems and/or any other cause beyond the reasonable control of either party.

13. INTERPRETATION.

In the event of any dispute over the meaning or application of any provision of this Agreement, this Agreement shall be interpreted fairly and reasonably, and neither more strongly for or against any party, regardless of the actual drafter of this Agreement.

14. CAPTIONS.

Captions and headings used in this Agreement are for reference purposes only and shall not be deemed a part of this Agreement.

15. ENTIRETY OF AGREEMENT.

This Agreement, including any exhibits attached hereto and any documents incorporated herein by reference, contains the entire understanding and agreement between the City and the County as to the matters contained herein. Any prior or contemporaneous oral or written agreement is hereby declared null and void to the extent in conflict with any provision of this Agreement. Notwithstanding anything to the contrary herein, this Agreement shall not be amended unless executed in writing by both parties and approved by the City Council of the City in an open meeting held in accordance with Chapter 551 of the Texas Government Code.

16. COUNTERPARTS.

This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

EXECUTED as of the later date below:

TARRANT COUNTY, TEXAS:

By:_____
B. Glen WhitleyCounty Judge

Date:_____

ATTEST:

By:_____
Name:
Deputy County Clerk

APPROVED AS TO FORM*:

By:_____
Ray Rike
Assistant District Attorney

** By law, the District Attorney's Office may only advise or approve contracts or legal documents on behalf of its clients. It may not advise or approve a contract or legal document on behalf of other parties. Our view of this document was conducted solely from the legal perspective of our client. Our approval of this document was offered solely for the benefit of our client. Other parties should not rely on this approval and should seek review and approval by their own respective attorney (s).*

CITY OF EULESS, TEXAS

BY_____
Gary McKamie
City Manager

Date:_____

ATTEST:

_____
Susan Crim, City Secretary

APPROVED AS TO FORM:
Wayne Olson, City Attorney

BY_____

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

TARRANT COUNTY, TEXAS
Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared B. Glen Whitley, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of **TARRANT COUNTY, TEXAS,** and as the **County Judge** thereof, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20___.

_____
Notary Public in and for
The State of Texas

_____
My Commission Expires

_____
Notary's Printed Name

THE STATE OF TEXAS §
§
COUNTY OF TARRANT §

CITY OF EULESS, TEXAS
Acknowledgment

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gary McKamie, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for and as the act and deed of the **CITY OF EULESS**, a municipal corporation of Tarrant County, Texas, and as the **City Manager** thereof, and for the purposes and consideration therein expressed, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 20___.

_____
Notary Public in and for
The State of Texas

_____
My Commission Expires

_____
Notary's Printed Name

EXHIBIT “A”

ORDINANCE NO. 1892

AN ORDINANCE DESIGNATING A CERTAIN CONTIGUOUS GEOGRAPHIC AREA IN THE CITY OF EULESS AS "TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF EULESS, TEXAS - GLADE PARKS"; CREATING A BOARD OF DIRECTORS FOR THE ZONE; PROVIDING THE EFFECTIVE AND TERMINATION DATES FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; AND CONTAINING OTHER MATTERS RELATED TO THE ZONE.

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City, which is more specifically described in **Exhibit "A"** of this Ordinance (the "Zone"), through the creation of a new reinvestment Zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, on or about September 1, 2010, the City provided written notice to the governing body of each taxing unit that levies real property taxes in the Zone of (i) the City's intent to establish the Zone; (ii) a description of the boundaries of the Zone; (iii) the City's tentative plans for development of the Zone; and (iv) an estimate of the general impact of the Zone on property values and tax revenues; and

WHEREAS, the City has prepared a preliminary financing plan for the Zone and provided a copy of that plan to the governing body of each taxing unit that levies taxes on real property in the Zone, as required by Section 311.003(b) of the Texas Tax Code; and

WHEREAS, in accordance with Section 311.003(f) of the Texas Tax Code, prior to passage of this Ordinance, the City made a presentation to the governing body of each county that levies real property taxes in the Zone and received a waiver of such presentation from the school district that levies real property taxes in the Zone, as agreed to by such governing bodies, which presentation, among other things, included (i) a description of the proposed boundaries of the Zone; (ii) the City's tentative plans for development of the Zone; and (iii) an estimate of the general impact of the Zone on property values and tax revenues; and

WHEREAS, on November 9, 2010, the City Council held a public hearing regarding the creation of the Zone and its benefits to the City and to property in the Zone and afforded a reasonable opportunity for (i) all interested persons to speak for or against the creation of the Zone, its boundaries or the concept of tax increment financing and (ii) owners of real property in the Zone to protest inclusion of their property in the Zone, as required by Sections 311.003(c) and (d) of the Texas Tax Code; and

WHEREAS, no owner of real property in the proposed Zone protested the inclusion of their property in the proposed Zone; and

WHEREAS, notice of the public hearing was published in a newspaper of general circulation in the City on October 29, 2010, which satisfies the requirement of Section 311.003(c) of the Texas Tax Code that publication of the notice occur not later than the seventh day before the date of the public hearing; and

WHEREAS, the City has provided all information and made all presentations, given all notices and done all other actions required by Chapter 311, Texas Tax Code, or other law as a condition to the creation of the proposed Zone;

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

Section 1. Findings.

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

(b) That the City Council further finds and declares that the proposed improvements in the Zone will significantly enhance the value of all the taxable real property in the proposed Zone and will be of general benefit to the City.

(c) That the City Council further finds and declares that the proposed Zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed Zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality and surrounding areas;

(d) That the City Council, pursuant to the requirements of Chapter 311, Texas Tax Code, further finds and declares:

(1) That the proposed Zone is a contiguous geographic area located wholly within the corporate limits of the City of Euless;

(2) That the total appraised value of taxable real property in the proposed Zone does not exceed fifteen percent of the total appraised value of taxable real property in the City;

(3) That ten percent or less of the property in the Zone, excluding property that is publicly owned, is used for residential purposes (defined as any property occupied by a house having fewer than five living units); and

(4) That the development or redevelopment of the property in the proposed Zone will not occur solely through private investment in the reasonably foreseeable future.

Section 2. <u>Designation of Zone</u>.

That the City Council hereby designates the Zone described in the boundary description and depicted in the map, both attached hereto as **Exhibit "A"** and made a part of this Ordinance for all purposes, as a reinvestment Zone pursuant to and in accordance with Chapter 311 of the Texas Tax Code. This reinvestment Zone shall be known as "Tax Increment Reinvestment Zone Number Three, City of Euless, Texas - Glade Parks."

Section 3. <u>Zone Board of Directors</u>.

That a board of directors for the Zone (**"Board"**) is hereby created. The Board shall consist of seven (7) members who shall serve for terms of two (2) years each. Of these seven (7) members, each taxing unit other than the City that levies taxes on real property in the Zone may, but is not required to, appoint one (1) member to the Board. After each taxing unit other than the City designates to the City either the name of the member that the taxing unit wishes to appoint or the fact that the taxing unit wishes to waive its right to appoint a member, the City Council shall appoint whatever number of members are necessary to fill the remaining positions on the Board. The Mayor shall annually nominate and appoint, subject to City Council approval, a member to serve as chair for a term of one year beginning January 1 of the following year per Section 311.009(f) of the Texas Tax Code. The City Council authorizes the Board of Directors to elect from its members a vice chair and such other officers as the Board of Directors sees fit.

The Board shall make recommendations to the City Council concerning the administration, management and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment Zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

Section 4. <u>Term of Zone</u>.

That the Zone shall take effect upon the adoption of this Ordinance and terminate on the earlier of (i) December 31, 2035 or an earlier termination date designated by an Ordinance adopted after the effective date of this Ordinance or (ii) the date on which all project costs, tax increment bonds and interest on those bonds and other obligations have been paid in full.

Section 5. Determination of Tax Increment Base.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit for the year 2010, which is the year in which the Zone was designated as a reinvestment Zone.

Section 6. Tax Increment Fund.

That a tax increment fund for the Zone (the **"TIF Fund"**) is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or Ordinance of the City Council. The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, plus (ii) seventy-five percent (75%) of the City's tax increment, as defined by section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment and (iii) 30% of the City's 1% general sales tax rate, as defined by Section 311.0123(b) for years one through fifteen and 20% of the City's 1% general sales tax rate, as defined by section 311.0123(b) for years sixteen through twenty five generated from taxable sales within the Zone above the sale tax base. The TIF Fund shall be maintained in an account at a depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) revenues from the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment Zone financing plan and achieve their purpose pursuant to Section 311.010(b) of the Texas Tax Code.

Section 7. Tax Increment Agreements.

That, pursuant to Sections 311.008 and 311.013 of the Texas Tax Code, the City Manager and City Attorney are hereby authorized to execute and deliver, for and on behalf of the City, tax increment agreements with taxing units that levy real property taxes in the Zone.

Section 8. Severability.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 9. Open Meetings.

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

Section 10. Notices.

The contents of the notice of the public hearing, which hearing was held before the City Council on November 9, 2010, and the publication of said notice, are hereby ratified, approved and confirmed.

Section 11. Effective Date.

This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on November 9, 2010, by a vote of _6_ ayes, _0_ nays and _0_ abstentions.

ATTEST:

Mary Lib Saleh, Mayor

Susan Crim, City Secretary

APPROVED AS TO FORM:

William M. McKamie, Interim City Attorney

Exhibit "A"
Boundary Description

Beginning at the point of intersection of the west right-of-way (ROW) line of State Highway 121 and the north ROW line of Cheek Sparger Road, thence

Westward to a point where said line intersects with the western property line of Bbb & C RY Survey Abstract 204 Tracts 5 & 5e, thence

Northward along the west property of line Bbb & C RY Survey Abstract 204 Tracts 5 & 5e to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B, thence

Northward along the west property line of Doss, Jesse Survey abstract 441 Tract 6B to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B1, thence

Northward along the western property line of Doss, Jesse Survey abstract 441 Tract 6B1 to a point where said line intersects with the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

West along the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the western property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

North along the western property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the southern property line of Doss, Jesse Survey Abstract 441 Tract 5, thence

West along the southern property line of Doss, Jesse Survey Abstract 441 Tract 5 to a point where said property line intersects with the eastern ROW line of Heritage Avenue, thence

Northward along the eastern ROW line of Heritage Avenue to a point where said line intersects with the northern property line of Havins, John H Survey, Abstract 685 Tract 2A, thence

Eastward along the northern property line of Havins, John H Survey, Abstract 685 Tract 2A to a point where said line intersects with the western ROW line of State Highway 121, thence

Northward along the western ROW line of State Highway 121 to a point where said line intersects with the southern ROW line of Glade Road, thence

Eastward along the southern ROW line of Glade Road to a point where said line intersects with the eastern ROW line of State Highway 121, thence

Southward along the eastern ROW line of State Highway 121 to a point where said line intersects with the northern ROW line of Cheek Sparger Road, thence

Westward along the northern ROW line of Cheek Sparger Road to a point where said line intersects with the west ROW line of State Highway 121, which is the point of beginning.

Exhibit "A"
Map

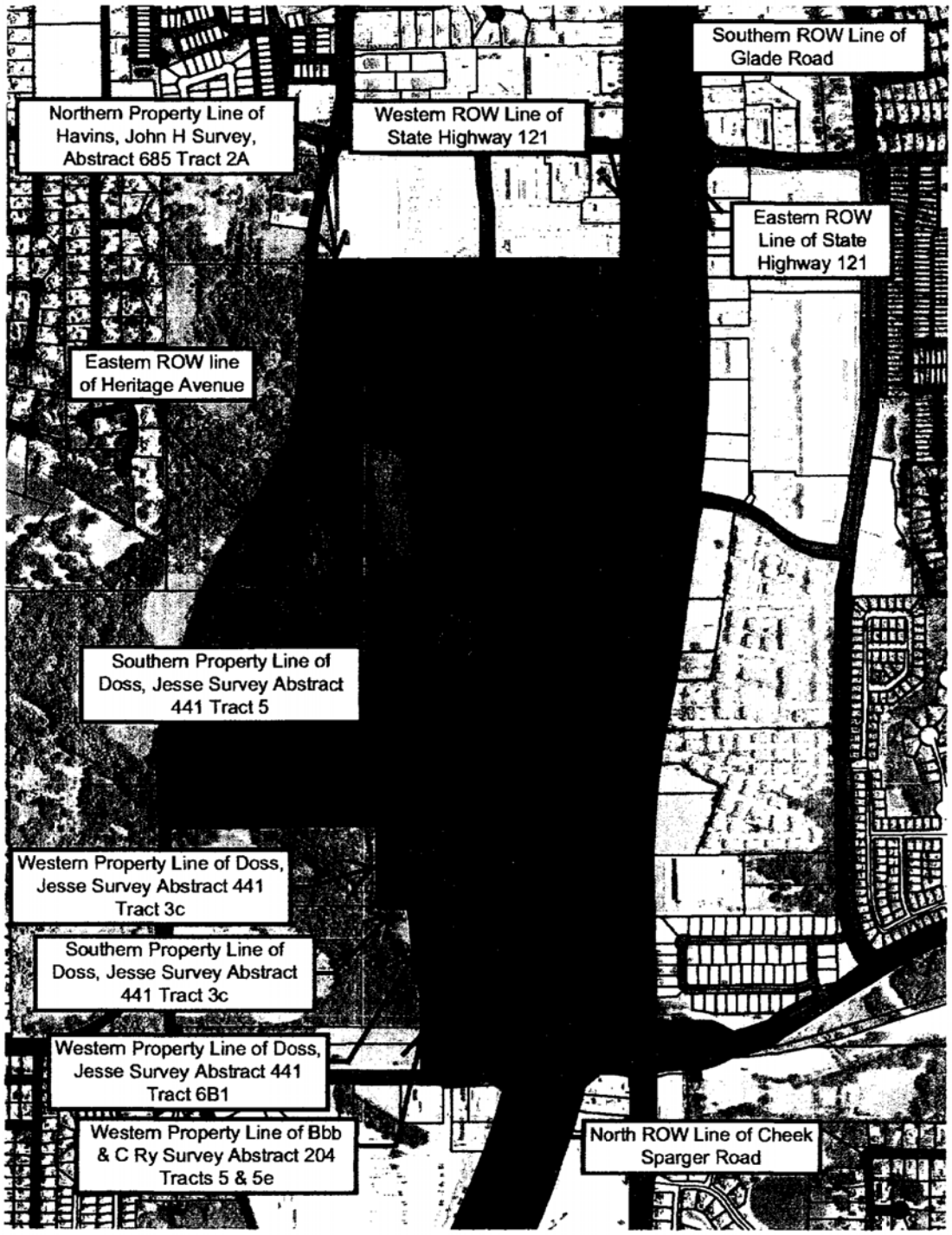

EXHIBIT “B”

ORDINANCE NO. 1894

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THREE, CITY OF EULESS, TEXAS – GLADE PARKS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "**Act**") and pursuant to Ordinance No. 1892, adopted by the City Council of the City of Euless, Texas (the "**City**") on November 9, 2010, the City created Tax Increment Reinvestment Zone Number Three, City of Euless, Texas – Glade Parks, (the "**Zone**"); and

WHEREAS, on November 22, 2010 the board of directors of the Zone (the "**Board**") adopted a project and financing plan for the Zone, which is attached hereto as Exhibit "A" (the "**Plan**"), as required by Section 311.011(a) of the Act; and

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

Section 1. Findings.

The City Council hereby makes the following findings of fact:

1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.

1.2 That the Plan include all information required by Sections 311.001(b) and (c) of the Act.

1.3 That the Plan is feasible and the project plan conforms to the City's master plan.

Section 2. Approval of Plan.

Based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

Section 3. Delivery of Plan to the Tax Entities.

The City of Euless is hereby directed to provide a copy of the Plan to the governing body of each taxing unit that taxes real property located in the zone.

Section 4. Severability.

If any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 5. Effective Date.

This ordinance shall be in full force and effect from and after its passage, as provided by the Euless City Charter and the laws of the State of Texas.

PRESENTED AND PASSED ON FIRST AND FINAL READING at a regular meeting of the Euless City Council on November 23, 2010, by a vote of 7 ayes, 0 nays and 0 abstentions.

APPROVED:

Mary Lib Saleh
Mayor

APPROVED AS TO FORM:

for William M. McKamie
Interim City Attorney

ATTEST:

Susan Crim, TRMC
City Secretary

Glade Parks TIRZ

City of Euless Tax Increment Reinvestment Zone #3

Project and Financing Plan

gideon toal

architecture • urban design • economic development • landscape architecture • interior design

Approved by TIRZ Board
November 22, 2010

Approved by City Council
November 23, 2010

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CREATING A REINVESTMENT ZONE

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(B) The project plan must include:

1. A map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property;
2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
3. A list of estimated nonproject costs; and
4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

(C) The reinvestment zone financing plan must include:

1. A detailed list describing the estimated project costs of the zone, including administrative expenses;
2. A statement listing the kind, number, and location of all proposed public works or public improvements in the zone;
3. An economic feasibility study;
4. The estimated amount of bonded indebtedness to be incurred;
5. The time when related costs or monetary obligations are to be incurred;
6. A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone;
7. The current total appraised value of taxable real property in the zone;
8. The estimated captured appraised value of the zone during each year of its existence; and
9. The duration of the zone.

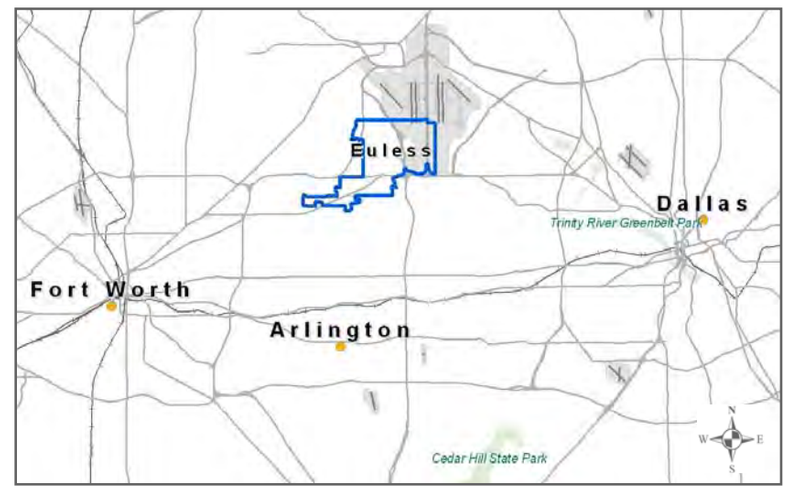
TIRZ PURPOSE

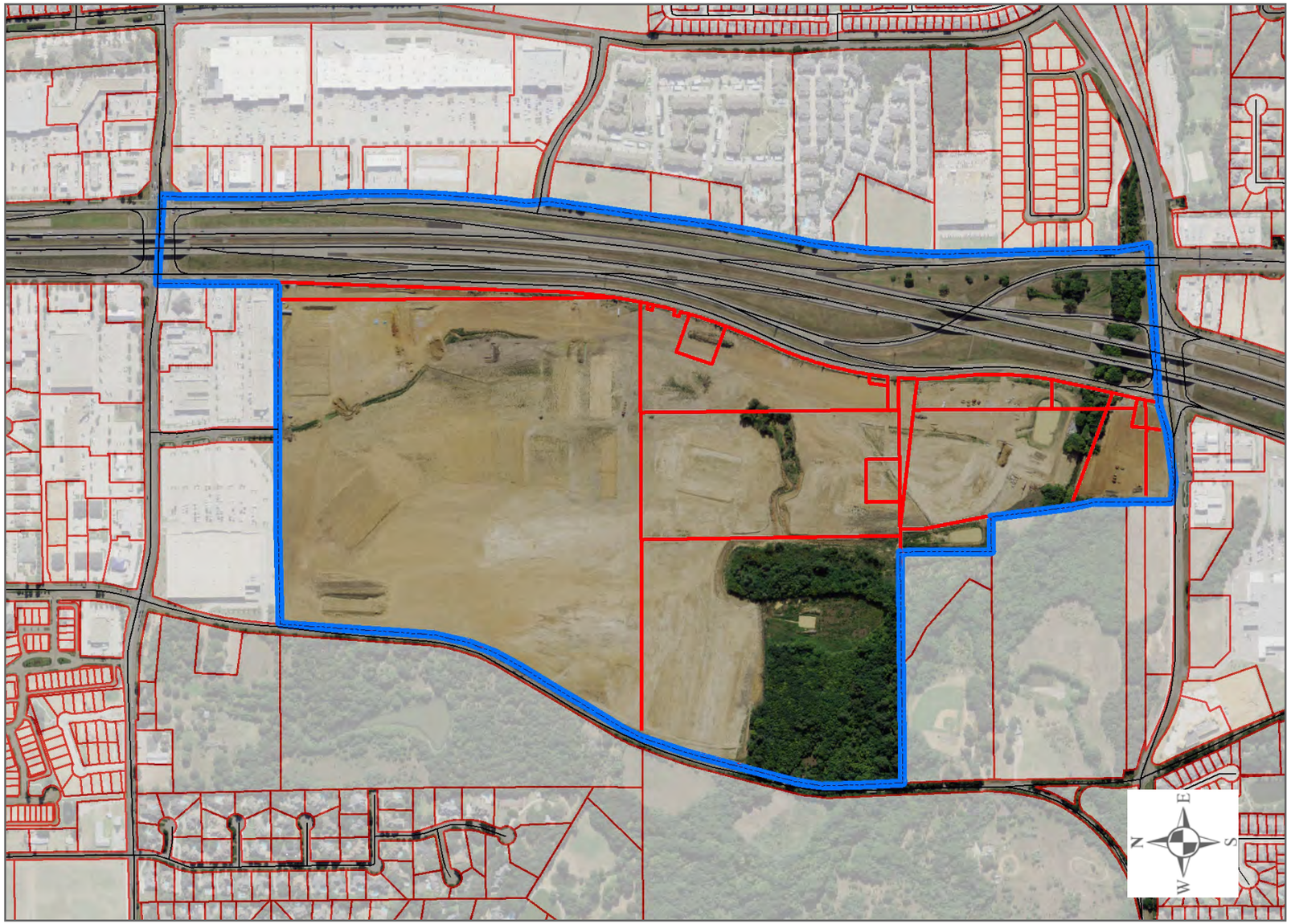
The goal of the Glade Parks Tax Increment Reinvestment Zone (TIRZ) is to fund the construction of needed public infrastructure to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

The Glade Parks TIRZ will facilitate the development of more than 1.5 million square feet of mixed-use development in the northwest corner of the City of Euless.

The preliminary project and financing plan out lines the funding of $12.1 million in public improvements related to streets, wetland mitigation, sanitary line relocation, and decorative landscaping. The TIRZ will fund these improvements through ad valorem participation of eligible taxing jurisdictions and through the contribution of a portion of the City's sales tax receipts.

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





TIRZ BOUNDARY

Boundary Description

The proposed Glade Parks TIRZ is located in the northwest corner of the City of Euless along the western edge of State Highway 121. The TIRZ boundary encompasses approximately 266 acres and is bounded by 121 to the east, a Target shopping center to the north, Heritage Avenue to the west, and Cheek Sparger Road to the south.

- TIRZ Boundary

TIRZ BOUNDARY LEGAL DESCRIPTION

Beginning at the point of intersection of the west right-of-way (ROW) line of State Highway 121 and the north ROW line of Cheek Sparger Road, thence

Westward to a point where said line intersects with the western property line of Bbb & C RY Survey Abstract 204 Tracts 5 & 5e, thence

Northward along the west property of line Bbb & C RY Survey Abstract 204 Tracts 5 & 5e to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B, thence

Northward along the west property line of Doss, Jesse Survey abstract 441 Tract 6B to a point where said line intersects with the western property line of Doss, Jesse Survey abstract 441 Tract 6B1, thence

Northward along the western property line of Doss, Jesse Survey abstract 441 Tract 6B1 to a point where said line intersects with the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

West along the southern property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the western property line of the Doss, Jesse Survey Abstract 441 tract 3c, thence

North along the western property line of the Doss, Jesse Survey Abstract 441 tract 3c to a point where said line intersects with the southern property line of Doss, Jesse Survey Abstract 441 Tract 5, thence

West along the southern property line of Doss, Jesse Survey Abstract 441 Tract 5 to a point where said property line intersects with the eastern ROW line of Heritage Avenue, thence

Northward along the eastern ROW line of Heritage Avenue to a point where said line intersects with the northern property line of Havins, John H Survey, Abstract 685 Tract 2A, thence

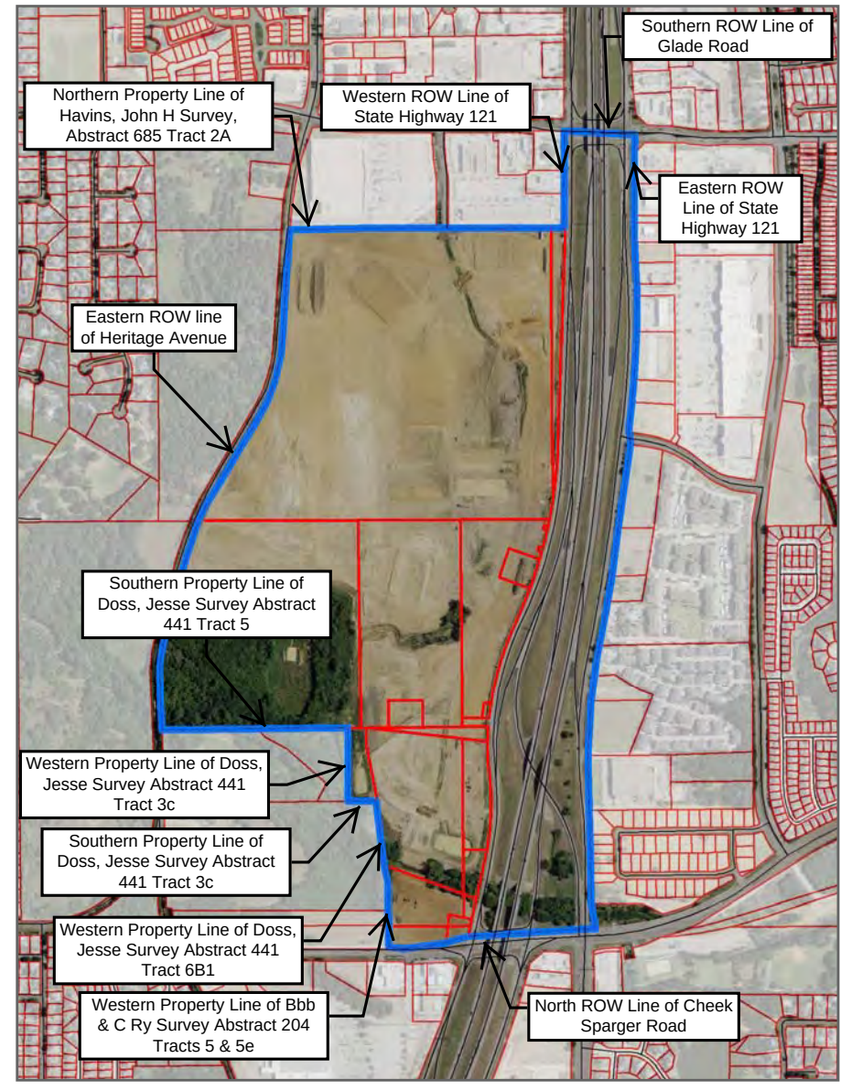
Eastward along the northern property line of Havins, John H Survey, Abstract 685 Tract 2A to a point where said line intersects with the western ROW line of State Highway 121, thence

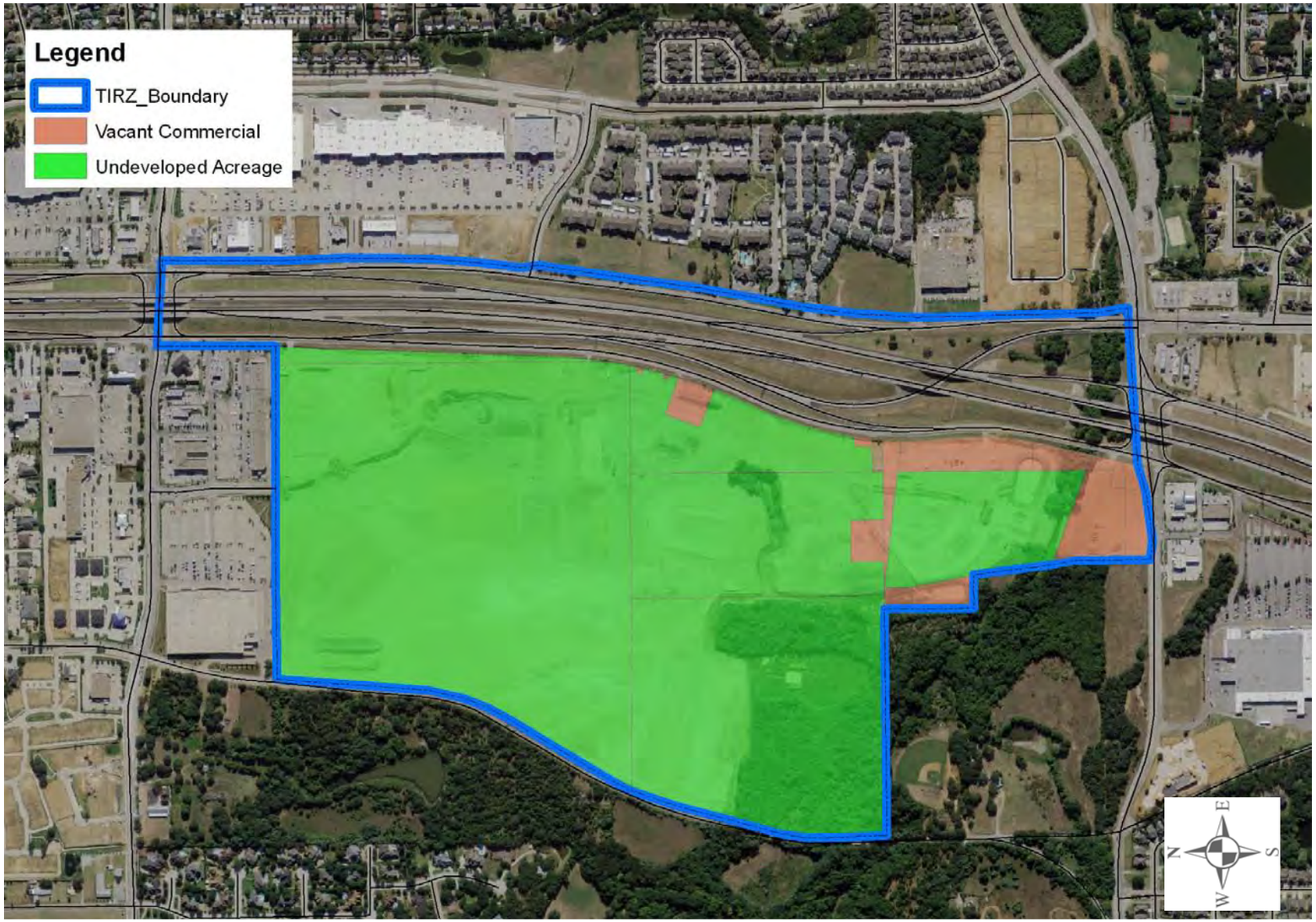
Northward along the western ROW line of State Highway 121 to a point where said line intersects with the southern ROW line of Glade Road, thence

Eastward along the southern ROW line of Glade Road to a point where said line intersects with the eastern ROW line of State Highway 121, thence

Southward along the eastern ROW line of State Highway 121 to a point where said line intersects with the northern ROW line of Cheek Sparger Road, thence

Westward along the northern ROW line of Cheek Sparger Road to a point where said line intersects with the west ROW line of State Highway 121, which is the point of beginning



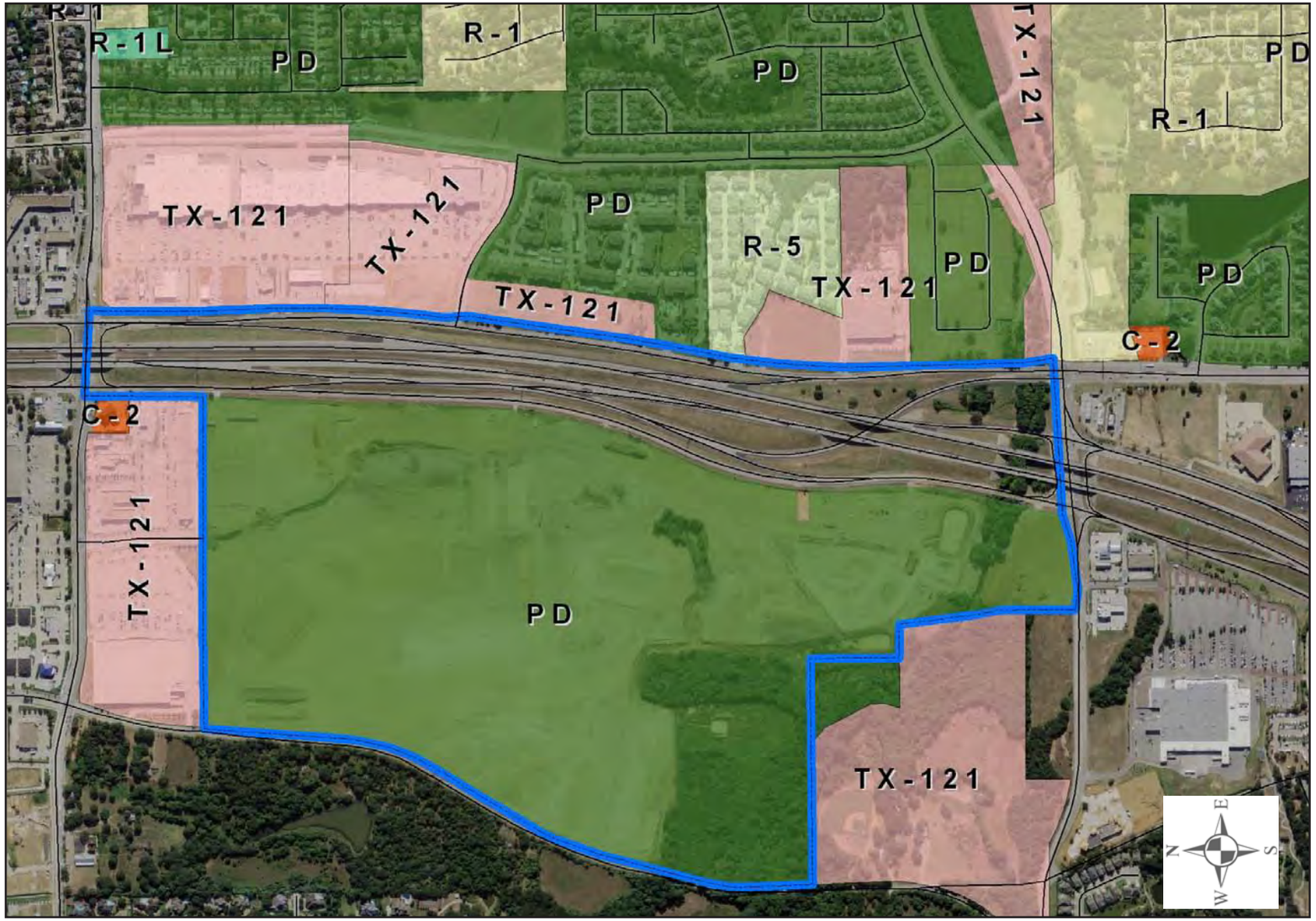


CURRENT LAND USE

All of the privately owned land within the TIRZ is currently vacant with only minimal horizontal infrastructure improvements completed to date.

Relocating Persons to be Displaced

As all of the land is currently vacant undeveloped land, it is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.



CURRENT ZONING

All of the property within the TIRZ is zoned Planned Development (PD). It is anticipated that there will slight modifications to the existing PD in near future. It is not anticipated there will be any other changes to the City of Euless zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

OWNERSHIP INFORMATION

All of the property within the TIRZ is currently owned by Glade 121 LP which is a subsidiary of Rubloff Development Group.

For full property details, see Appendix B

Tarrant Appraisal District Ownership Information

RE ACCOUNT	PIDN			OWNER NAME
07579527	A 441	6A03		Glade 121 Lp
41238575	A 441	6A04		Glade 121 Lp
06140718	A 441	6B01		Glade 121 Lp
04483456	A 441	6B		Glade 121 Lp
04665112	A 204	5	20	Glade 121 Lp
04483375	A 441	4A01	20	Glade 121 Lp
04483448	A 441	6A01		Glade 121 Lp
06370624	A 204	5D		Glade 121 Lp
04493389	A 685	3		Glade 121 Lp
06820514	A 441	3C		Glade 121 Lp
06140696	A 441	4B01		Glade 121 Lp
06149014	A 441	4B02	20	Glade 121 Lp
06140157	A 685	2A		Glade 121 Lp
04483391	A 441	5		Glade 121 Lp
04483383	A 441	4B		Glade 121 Lp
04483405	A 441	6		Glade 121 Lp
04483413	A 441	6A02		Glade 121 Lp
06149057	A 441	4A01A	20	Glade 121 Lp
04483421	A 441	6A		Glade 121 Lp

Financing Plan

Proposed Development....11-12
Estimated Project Costs....13
Developing Revenue Projections....14
Development Assumptions....15
Development Timeline....16
Comparable Property Taxable Value Analysis....17
Taxing Jurisdiction Participation Assumptions....18
TIRZ Revenue Executive Summary....19
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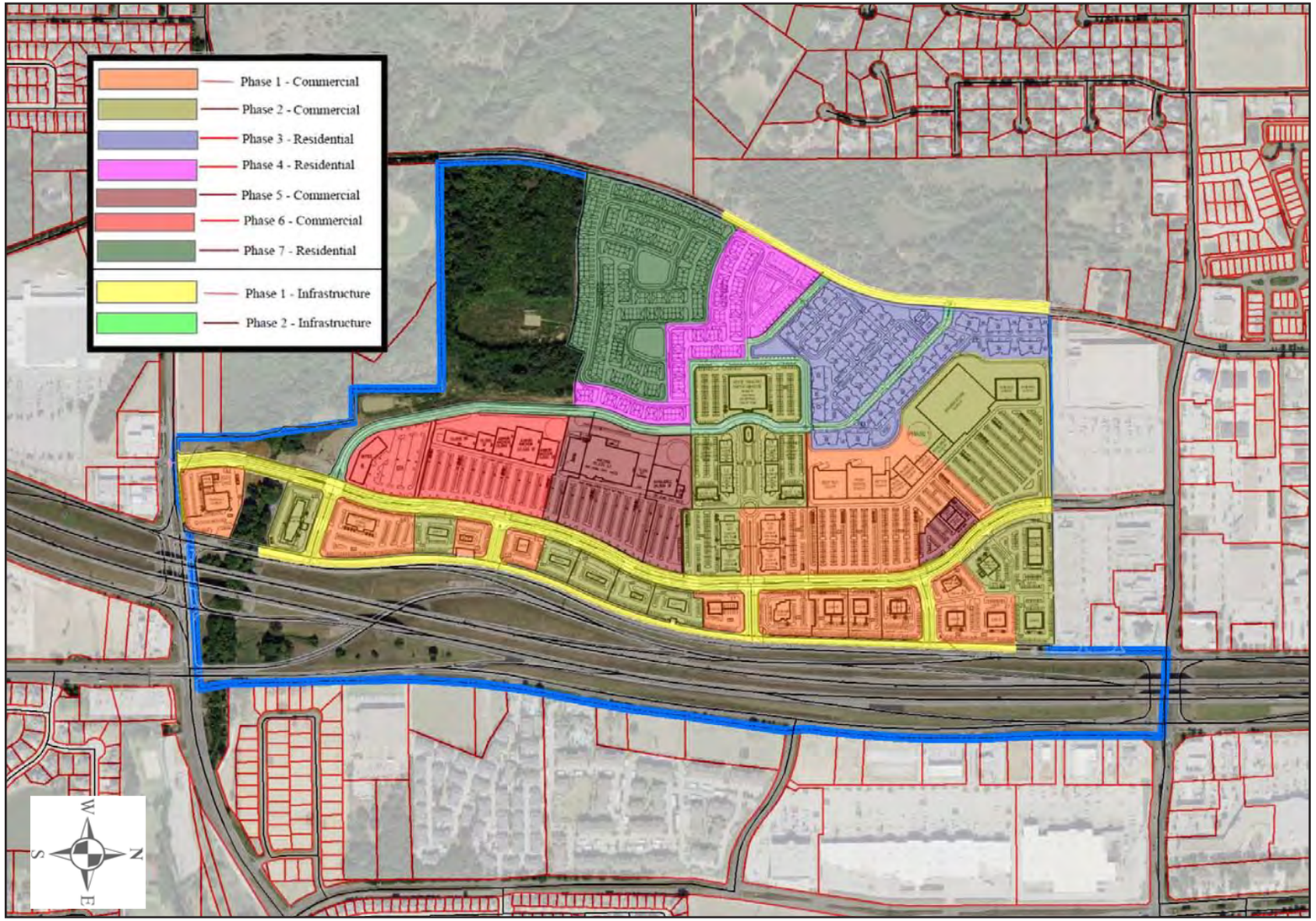
Terms and Conditions....36



PROPOSED DEVELOPMENT

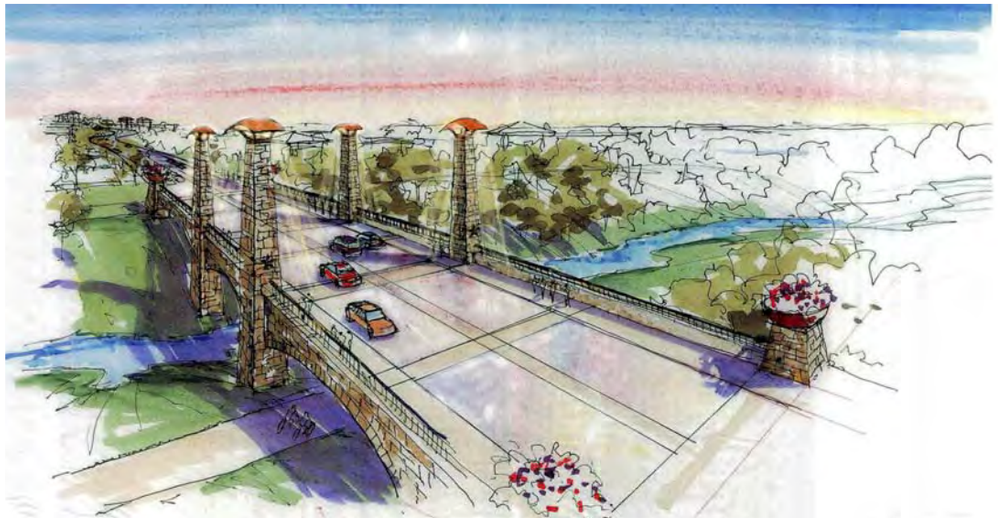
The proposed Glade Parks development is a large scale mixed-use development totaling more than 1.5 million square feet of new construction. The project will be constructed in seven phases over the next eight years.

The following page provides character images for the proposed development.

Glade Parks Programming		
Big Box	277,927	Square Feet
Restaurant	109,900	Square Feet
General Retail	164,460	Square Feet
Quick Service Retail	46,522	Square Feet
Movie Theatre	40,000	Square Feet
Grocery	27,000	Square Feet
Fitness	15,000	Square Feet
Hotel	92,000	Square Feet
Office	163,200	Square Feet
Residential MF	282,932	Square Feet
Residential SF	350	Units

PROPOSED DEVELOPMENT

URBAN RESIDENTIAL TRACT



LITTLE BEAR BRIDGE

LARGE SCALE RETAIL ELEVATIONS

ESTIMATED PROJECT COSTS

Estimated Project Costs [1]		
1	Rio Grande Blvd	$3,911,023
2	Rio Grande Bridge	$1,016,065
3	Heritage Drive	$231,767
4	Highway 121 Improvements	$1,297,164
	Landscaping	$517,029
5	Wetland Mitigation	$296,000
6	Brazos and Remaining Streets	$3,494,309
7	Main Entrance and Median (Chisolm Trail)	$587,247
	Total Public Infrastructure	**$11,350,604**
	Administrative Costs	**$750,000**
	Total Infrastructure Costs	**$12,100,604** [2]

1. Project costs are only estimates, and in no way limits expenditures from the TIF
2. Represents principal only and does not include related interest costs

DEVELOPING REVENUE PROJECTIONS

Developing accurate projections of future tax revenue is important when assessing the feasibility of a TIRZ. Whether analyzing revenues to understand debt service coverage ratios or underwriting future reimbursement revenue streams, an accurate understanding of prospective cash flows provides all parties with greater insight and understanding of potential profits and pitfalls.

Effectively creating future revenue projections through the use of a taxable value analysis requires an accurate understanding of four key elements of all development projects.

1. Development Assumptions (see page 14)

   There are two key components that must be accounted for when documenting the underlying assumptions of a new development project. First, expected development uses and square footages (or # of units) must be identified in order to effectively evaluate the expected taxable value of the project. Second, project feasibility must also be explored to evaluate the potential for the project to obtain financing in a timely manner.

2. Development Timeline (see page 15)

   Understanding the proposed timing of the development provides insight into expected dates the TIRZ will have revenue to pay for infrastructure improvements. It is important to note that revenue is generally received by a TIRZ 18 months after initial valuation due to the appraisal and collection time line provided by the appraisal district.

3. Identification of Comparable Properties (see page 16)

   Using the per square foot taxable value of currently appraised properties within the County, in conjunction with the identified development assumptions, provides the taxable value analysis with an effective means to identify the potential assessed value of proposed development.

4. Creation of Revenue Estimates (see page 17-33)

   Lastly, the aforementioned data points are gathered and combined with current tax rates for real property, sales tax and hotel occupancy tax to determine the total potential amount of direct taxes that could be generated by the project.

	Use	Revenue Year	Units	
Phase One	Big Box	2013	92,927	Square Feet
	Quick service Retail	2013	19,822	Square Feet
	General Retail	2013	31,600	Square Feet
	Restaurants	2013	31,200	Square Feet
	Total SF		**175,549**	**Square Feet**
Phase Two	Big Box	2014	104,000	Square Feet
	Quick service Retail	2014	17,700	Square Feet
	Fitness	2014	15,000	Square Feet
	General Retail	2014	53,960	Square Feet
	Movie	2014	40,000	Square Feet
	Restaurants	2014	64,000	Square Feet
	Total SF		**294,660**	**Square Feet**
Phase Three	Urban Lofts	2014	282,932	Square Feet
	Single Family Residential	2014	150	Units
	Hotel	2014	92,000	Square Feet
	Total SF		**374,932**	**Square Feet**
Phase Four	Single Family Residential	2016	100	Units
Phase Five	Big Box	2016	56,000	Square Feet
	Quick service Retail	2016	9,000	Square Feet
	General Retail	2016	13,100	Square Feet
	Grocery	2016	27,000	Square Feet
	Restaurants	2016	14,700	Square Feet
	Total SF		**119,800**	**Square Feet**
Phase Six	Big Box	2017	25,000	Square Feet
	General Retail	2017	65,800	Square Feet
	Office	2017	163,200	Square Feet
	Total SF		**254,000**	**Square Feet**
Phase Seven	Single Family Residential	2018	100	Units
Total Square Footage			**1,218,941**	
Total # of Single Family Units			**350**	

DEVELOPMENT ASSUMPTIONS

Development assumptions, shown to the left, were created based upon the current site plan, which provides the TIRZ revenue analysis with the necessary assumptions to determine the ultimate tax revenue potential of the development.

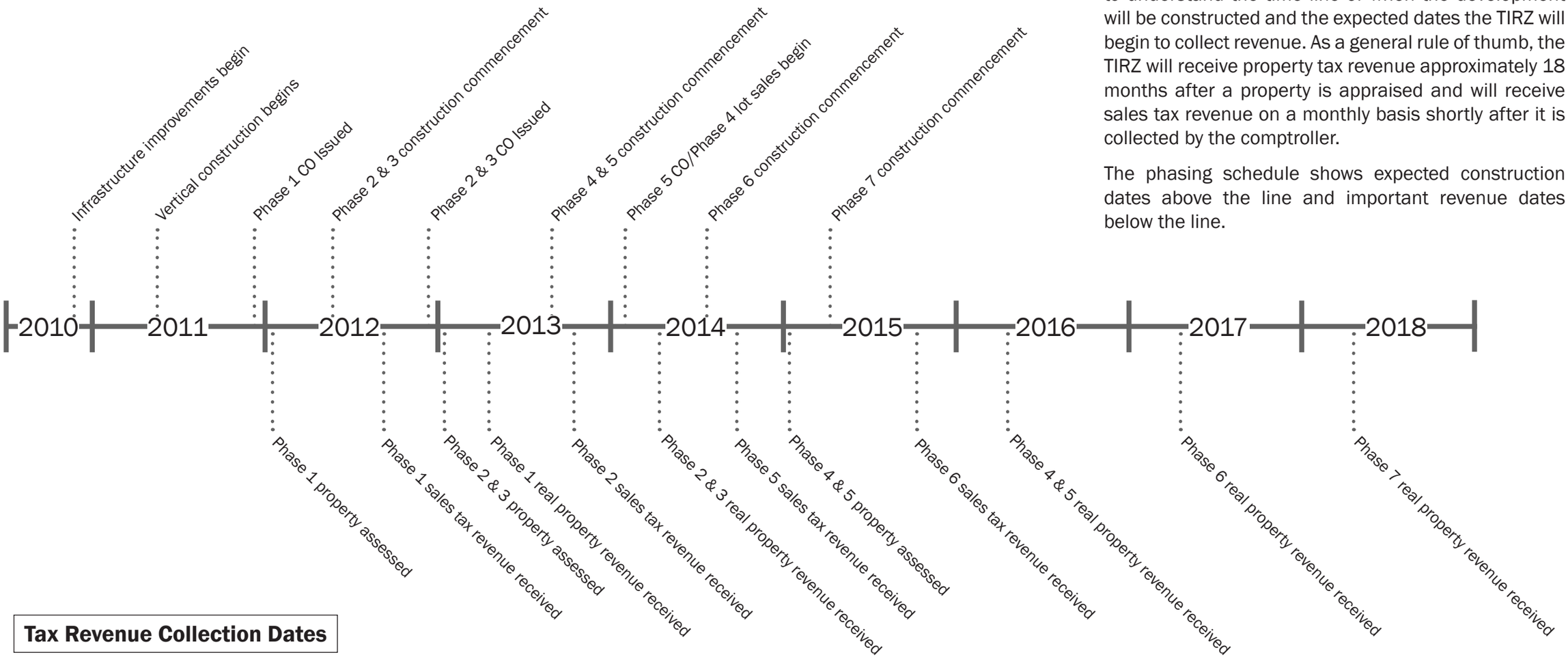
As is displayed to the left, Glade Parks is a retail intensive mixed-use development with single family and multifamily residential being developed in phase three, four and seven of the development.

DEVELOPMENT TIMELINE

When developing a taxable value analysis it is important to understand the time line of when the development will be constructed and the expected dates the TIRZ will begin to collect revenue. As a general rule of thumb, the TIRZ will receive property tax revenue approximately 18 months after a property is appraised and will receive sales tax revenue on a monthly basis shortly after it is collected by the comptroller.

The phasing schedule shows expected construction dates above the line and important revenue dates below the line.

Anticipated Development Schedule



Tax Revenue Collection Dates

TAD Comparable Real Estate Classes

Class 23 - Urban Lofts (Excellent, luxury)
Very good to excellent quality - Luxury construction features. Much detail in design and ornamentation. Interior will have vaulted ceilings, ceiling fans, washer and dryer connections, security features.

Class 36 - Limited Service Hotel (limited service, interior hallway)
Below average to very good quality - Refreshment centers (microwave, portable refrigerators), interior access, elevators, one to two room suites, small meeting room, no room service.

Class 42 - Markets/Supermarkets
Below average to very good quality - May be chain type operation. In this classification 75% to 80% of the total store is devoted to space for display with the remainder of the floor space being utilized for storage, pre-packaging areas, and coolers.

Class 43 - Big Box Retail Store
Average to good quality - This type store caters practically to all needs. Discount, i.e. drug, furniture, hardware, garden, clothing, automotive, etc.

Class 54 - Community Shopping Center (one or two major anchors)
Low to very good quality - Simple to modern designed/detailed storefronts and interiors.

Class 62 - Office
Very good to excellent quality - Good workmanship, materials. Exterior trim is good, more detailed.

Class 72 - Quick Service Retail (fast food restaurant)
Average to good quality - Brick, good metal and glass, good front, concrete. Seating space is 20% to 50% of total area. Separate other areas employee break room.

Class 78 - Restaurant (better chain to high quality restaurant)
Good to high quality - Individual design of very good materials and ornamentation.

Class 123 - Theatre (stadium seating theatre)
Average to very good quality - Average type brick, terri-cotta exterior, ornamental entrance and lobby, may have marble trim in interior, lighting. All include stadium auditorium.

Class 126 - Health Club (multi-purpose health center)
Average to good quality - Brick, ornamentation, good lighting.

COMPARABLE PROPERTY TAXABLE VALUE REVIEW

To identify the per square foot taxable value of comparable properties, we utilized Tarrant Appraisal District (TAD) data from throughout Tarrant County. With the State of Texas requirement that all appraisal be “fair and equitable” it is a reasonable assumption that the Glade Parks development will have a comparable taxable value to other similar developments within the county. TAD delineates properties by real estate class based on a number of characteristics such as construction type, final use and the quality of the asset. The classes of property listed to the left are analogous to the proposed Glade Parks development.

Shown below are the final per square foot taxable values which were selected for the specific property classes. Additionally, we have provided estimates of per square foot sales tax numbers, which were derived from a variety of sources but should ultimately be considered conservative estimates.

Appendix A provides an overview of the 50 properties with the highest per square foot taxable values in their respective categories.

Real Property Use	Taxable Value $PSF	Sales Tax $PSF
Big Box	$110	$150
Restaurant	$225	$125
General Retail	$200	$200
Quick Service Retail	$350	$350
Movie Theatre	$120	$100
Grocery	$125	$100
Fitness	$150	$40
Hotel	$100	$80
Office	$160	$0
Residential MF	$90	$0
Residential SF	$200,000	$0

TAXING JURISDICTION PARTICIPATION ASSUMPTIONS

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION (1-15)		PARTICIPATION (16-25)	
City of Euless	0.47000000	75%	0.3525000	75%	0.3525000
Tarrant County	0.26400000	75%	0.1980000	50%	0.1320000
Tarrant County Hospital	0.22789700	0%	0.0000000	0%	0.0000000
Tarrant County College	0.13767000	50%	0.0688350	50%	0.0688350
GC - ISD	1.29000000	0%	0.0000000	0%	0.0000000
	2.38956700		0.6193350		0.5533350

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Euless	0.47000000	0%	0.0000000
Tarrant County	0.26400000	0%	0.0000000
Tarrant County Hospital	0.22789700	0%	0.0000000
Tarrant County College	0.13767000	0%	0.0000000
GC - ISD	1.29000000	0%	0.0000000
	2.38956700		0.0000000

Sales Tax Rate Unrestricted	0.0100000	30.00%	0.0030000	20.00%	0.0020000

Sales Tax Rate Restricted	0.0100000	0.00%	0.0000000	0.00%	0.0000000

Following the identification of the appropriate per square foot taxable values of comparable properties, Gideon Toal identified potential TIRZ participation rates. The participation rates were developed based upon discussions with City and County staff. It is anticipated that the City of Euless will participate at 75% of their ad valorem tax rate for 25 years, Tarrant County College District will participate at 50% for 25 years and Tarrant County will participate at 75% for 15 years and 50% for 10 years.

The taxable value analysis within this document assumes that if a TIRZ is established, a subsequent TIF agreement would replace the current Chapter 380 economic development agreement. The sales tax contributions are assumed to be 30% of the unrestricted one cent for 15 years and 20% of the unrestricted one cent for 10 years.

The delta between the participation rates and the total tax rates would flow through to the taxing jurisdictions, providing all organizations with substantial net benefits.

TIRZ REVENUE EXECUTIVE SUMMARY

With a current taxable value of $25,466,768 the glade parks TIRZ is appraised at approximately $3 per square foot. The taxable value analysis projected the amount of incremental revenue generated by the Glade Parks Development over a 25 year period assuming the timely construction of the phases as presented on Page 15. With an incremental taxable value increase of ~$245 million, Glade Parks generates ~$217 million in total tax revenue. With the participation rates outlined on the previous page, our projections estimate that the TIRZ would collect ~$44 million providing taxing jurisdictions with over $173 million in net benefits. It is expected that the TIRZ would finance all projects outlined on page 12.

The following pages provide a detailed look into the taxable value analysis:

1. General Overview Pages 19-21
   - Breaks out total tax revenue by jurisdiction and year and provides charts to clearly identify the distribution of TIRZ revenue by use and jurisdiction.
2. Retail Revenue Pages 22-24
   - Breaks out total retail revenue by jurisdiction and year and identifies expected taxable value of new development by phase.
3. Office Revenue Pages 25-27
   - Breaks out total office revenue by jurisdiction and year and identifies expected taxable value of new development by phase.
4. Residential Revenue Pages 28-30
   - Breaks out total residential revenue by jurisdiction and year and identifies expected taxable value of new development by phase.
5. Hotel Revenue Pages 31-33
   - Breaks out total hotel revenue by jurisdiction and year and identifies expected taxable value of new development by phase.

FINANCING PLAN - FULL 25 YEARS

TIRZ REVENUE PROJECTIONS

Tax Revenue by Source	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Real Property Revenue	$3,154	$195,267	$202,327	$788,722	$1,031,805	$1,432,338	$1,523,595	$1,557,221	$1,591,520	$1,626,505	$1,662,190	$1,698,588	$1,735,714	$1,773,583	$1,812,209	$1,654,290	$1,690,194	$1,726,816	$1,764,171	$1,802,272	$1,841,136	$1,880,777	$1,921,211	$1,962,454	$2,004,521	**$36,882,583**
Sales Tax Revenue	$65,303	$183,081	$194,524	$264,308	$307,870	$325,105	$331,608	$338,240	$345,004	$351,905	$358,943	$366,121	$373,444	$380,913	$388,531	$273,535	$279,006	$284,586	$290,278	$296,083	$302,005	$308,045	$314,206	$320,490	$326,900	**$7,570,035**
Total Tax Revenue	**$68,458**	**$378,348**	**$396,851**	**$1,053,030**	**$1,339,675**	**$1,757,443**	**$1,855,203**	**$1,895,461**	**$1,936,525**	**$1,978,410**	**$2,021,132**	**$2,064,710**	**$2,109,158**	**$2,154,496**	**$2,200,740**	**$1,927,825**	**$1,969,200**	**$2,011,402**	**$2,054,449**	**$2,098,356**	**$2,143,141**	**$2,188,823**	**$2,235,417**	**$2,282,944**	**$2,331,421**	**$44,452,617**

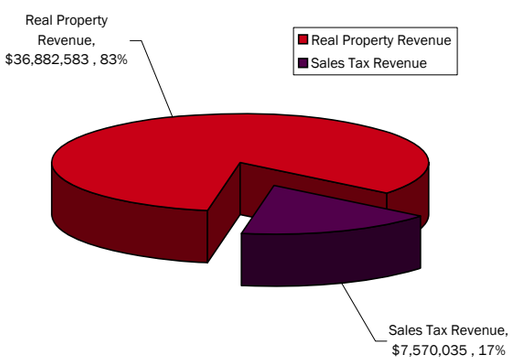
Revenue by Jursidiction	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
City of Euless	$67,099	$294,219	$309,680	$713,216	$895,131	$1,140,333	$1,198,775	$1,224,546	$1,250,832	$1,277,644	$1,304,993	$1,332,888	$1,361,341	$1,390,363	$1,419,966	$1,327,394	$1,355,738	$1,384,648	$1,414,136	$1,444,214	$1,474,894	$1,506,187	$1,538,107	$1,570,664	$1,603,873	**$29,800,882**
Tarrant County	$1,008	$62,426	$64,683	$252,153	$329,866	$457,915	$487,090	$497,840	$508,805	$519,990	$531,398	$543,035	$554,904	$567,011	$579,359	$394,637	$403,202	$411,938	$420,849	$429,938	$439,209	$448,666	$458,312	$468,150	$478,186	**$10,310,571**
Tarrant County Hospital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County College	$351	$21,703	$22,487	$87,661	$114,678	$159,195	$169,338	$173,075	$176,887	$180,775	$184,741	$188,787	$192,913	$197,122	$201,415	$205,794	$210,260	$214,816	$219,463	$224,203	$229,038	$233,969	$238,999	$244,130	$249,363	**$4,341,164**
GC - ISD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
	$68,458	$378,348	$396,851	$1,053,030	$1,339,675	$1,757,443	$1,855,203	$1,895,461	$1,936,525	$1,978,410	$2,021,132	$2,064,710	$2,109,158	$2,154,496	$2,200,740	$1,927,825	$1,969,200	$2,011,402	$2,054,449	$2,098,356	$2,143,141	$2,188,823	$2,235,417	$2,282,944	$2,331,421	**$44,452,617**

Revenue by Jursidiction	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
City of Euless	$67,099	$361,318	$670,997	$1,384,213	$2,279,344	$3,419,677	$4,618,452	$5,842,998	$7,093,831	$8,371,475	$9,676,468	$11,009,356	$12,370,697	$13,761,060	$15,181,026	$16,508,421	$17,864,159	$19,248,807	$20,662,943	$22,107,157	$23,582,051	$25,088,239	$26,626,345	$28,197,009	**$29,800,882**
Tarrant County	$1,008	$63,435	$128,118	$380,271	$710,137	$1,168,052	$1,655,142	$2,152,982	$2,661,788	$3,181,778	$3,713,176	$4,256,211	$4,811,115	$5,378,125	$5,957,484	$6,352,121	$6,755,323	$7,167,261	$7,588,110	$8,018,048	$8,457,258	$8,905,924	$9,364,235	$9,832,386	**$10,310,571**
Tarrant County Hospital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County College	$351	$22,053	$44,541	$132,202	$246,880	$406,075	$575,413	$748,488	$925,374	$1,106,150	$1,290,891	$1,479,678	$1,672,591	$1,869,713	$2,071,129	$2,276,923	$2,487,183	$2,701,999	$2,921,463	$3,145,666	$3,374,703	$3,608,673	$3,847,672	$4,091,801	**$4,341,164**
GC - ISD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
	$68,458	$446,806	$843,656	$1,896,686	$3,236,361	$4,993,804	$6,849,007	$8,744,468	$10,680,993	$12,659,403	$14,680,535	$16,745,245	$18,854,403	$21,008,899	$23,209,639	$25,137,464	$27,106,664	$29,118,067	$31,172,515	$33,270,871	$35,414,012	$37,602,835	$39,838,252	$42,121,196	**$44,452,617**

Net Benefit	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
City of Euless	$370,650	$1,086,362	$1,152,780	$1,688,341	$1,987,519	$2,167,078	$2,222,298	$2,275,013	$2,321,112	$2,368,132	$2,416,094	$2,465,014	$2,514,913	$2,565,809	$2,617,724	$2,793,443	$2,849,911	$2,907,507	$2,966,256	$3,026,180	$3,087,302	$3,149,646	$3,213,238	$3,278,101	$3,344,261	**$60,834,683**
Tarrant County	$336	$27,469	$28,355	$107,059	$136,451	$182,449	$192,770	$201,270	$205,632	$210,080	$214,618	$219,247	$223,968	$228,783	$233,695	$436,023	$445,416	$454,997	$464,769	$474,737	$484,904	$495,274	$505,852	$516,642	$527,647	**$7,218,442**
Tarrant County Hospital	$1,161	$77,602	$80,315	$310,088	$402,546	$552,792	$586,886	$603,504	$616,735	$630,231	$643,996	$658,037	$672,358	$686,966	$701,866	$717,064	$732,566	$748,378	$764,507	$780,957	$797,737	$814,853	$832,311	$850,118	$868,281	**$15,131,854**
Tarrant County College	$351	$25,176	$26,030	$99,659	$128,495	$174,740	$185,194	$191,495	$195,676	$199,940	$204,289	$208,726	$213,251	$217,866	$222,574	$227,376	$232,274	$237,271	$242,367	$247,564	$252,866	$258,274	$263,790	$269,417	$275,156	**$4,799,818**
GC - ISD	$6,570	$439,262	$454,618	$1,755,239	$2,278,591	$3,129,051	$3,322,043	$3,416,107	$3,490,999	$3,567,390	$3,645,308	$3,724,784	$3,805,850	$3,888,538	$3,972,879	$4,058,907	$4,146,656	$4,236,159	$4,327,453	$4,420,572	$4,515,554	$4,612,436	$4,711,255	$4,812,050	$4,914,862	**$85,653,133**
	$379,068	$1,655,872	$1,742,097	$3,960,386	$4,933,602	$6,206,110	$6,509,191	$6,687,389	$6,830,153	$6,975,773	$7,124,305	$7,275,807	$7,430,340	$7,587,963	$7,748,739	$8,232,814	$8,406,823	$8,584,312	$8,765,351	$8,950,011	$9,138,363	$9,330,483	$9,526,446	$9,726,327	$9,930,206	**$173,637,931**

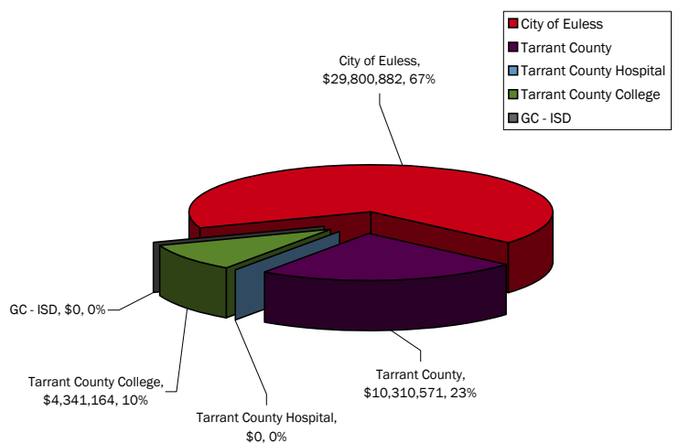
Total Tax Revenue by Source

$44,452,617



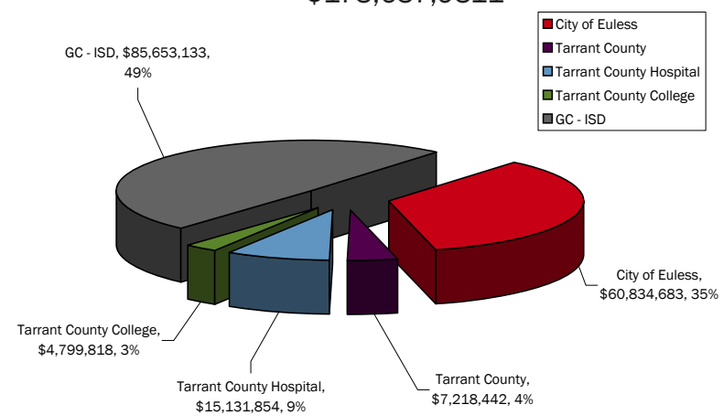
Potential TIRZ Revenue

$44,452,617



Net Benefits

$173,637,9311



FINANCING PLAN - ESTIMATED YEAR OF DEBT RETIREMENT (2025)

TIRZ REVENUE PROJECTIONS

Tax Revenue by Source	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Real Property Revenue	$3,154	$195,267	$202,327	$788,722	$1,031,805	$1,432,338	$1,523,595	$1,557,221	$1,591,520	$1,626,505	$1,662,190	$1,698,588	$1,735,714	$1,773,583	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$16,822,531**
Sales Tax Revenue	$65,303	$183,081	$194,524	$264,308	$307,870	$325,105	$331,608	$338,240	$345,004	$351,905	$358,943	$366,121	$373,444	$380,913	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$4,186,368**
Total Tax Revenue	**$68,458**	**$378,348**	**$396,851**	**$1,053,030**	**$1,339,675**	**$1,757,443**	**$1,855,203**	**$1,895,461**	**$1,936,525**	**$1,978,410**	**$2,021,132**	**$2,064,710**	**$2,109,158**	**$2,154,496**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$21,008,899**

Revenue by Jursidiction	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
City of Euless	$67,099	$294,219	$309,680	$713,216	$895,131	$1,140,333	$1,198,775	$1,224,546	$1,250,832	$1,277,644	$1,304,993	$1,332,888	$1,361,341	$1,390,363	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$13,761,060**
Tarrant County	$1,008	$62,426	$64,683	$252,153	$329,866	$457,915	$487,090	$497,840	$508,805	$519,990	$531,398	$543,035	$554,904	$567,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$5,378,125**
Tarrant County Hospital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County College	$351	$21,703	$22,487	$87,661	$114,678	$159,195	$169,338	$173,075	$176,887	$180,775	$184,741	$188,787	$192,913	$197,122	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$1,869,713**
GC - ISD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
	$68,458	$378,348	$396,851	$1,053,030	$1,339,675	$1,757,443	$1,855,203	$1,895,461	$1,936,525	$1,978,410	$2,021,132	$2,064,710	$2,109,158	$2,154,496	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$21,008,899**

Revenue by Jursidiction	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
City of Euless	$67,099	$361,318	$670,997	$1,384,213	$2,279,344	$3,419,677	$4,618,452	$5,842,998	$7,093,831	$8,371,475	$9,676,468	$11,009,356	$12,370,697	$13,761,060	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County	$1,008	$63,435	$128,118	$380,271	$710,137	$1,168,052	$1,655,142	$2,152,982	$2,661,788	$3,181,778	$3,713,176	$4,256,211	$4,811,115	$5,378,125	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County Hospital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
Tarrant County College	$351	$22,053	$44,541	$132,202	$246,880	$406,075	$575,413	$748,488	$925,374	$1,106,150	$1,290,891	$1,479,678	$1,672,591	$1,869,713	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
GC - ISD	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
	$68,458	$446,806	$843,656	$1,896,686	$3,236,361	$4,993,804	$6,849,007	$8,744,468	$10,680,993	$12,659,403	$14,680,535	$16,745,245	$18,854,403	$21,008,899	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**

Net Benefit	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
City of Euless	$370,650	$1,086,362	$1,152,780	$1,688,341	$1,987,519	$2,167,078	$2,222,298	$2,275,013	$2,321,112	$2,368,132	$2,416,094	$2,465,014	$2,514,913	$2,565,809	$4,037,690	$4,120,838	$4,205,648	$4,292,155	$4,380,392	$4,470,394	$4,562,196	$4,655,834	$4,751,344	$4,848,765	$4,948,134	**$76,874,505**
Tarrant County	$336	$27,469	$28,355	$107,059	$136,451	$182,449	$192,770	$201,270	$205,632	$210,080	$214,618	$219,247	$223,968	$228,783	$813,054	$830,660	$848,618	$866,935	$885,618	$904,675	$924,113	$943,940	$964,164	$984,792	$1,005,832	**$12,150,888**
Tarrant County Hospital	$1,161	$77,602	$80,315	$310,088	$402,546	$552,792	$586,886	$603,504	$616,735	$630,231	$643,996	$658,037	$672,358	$686,966	$701,866	$717,064	$732,566	$748,378	$764,507	$780,957	$797,737	$814,853	$832,311	$850,118	$868,281	**$15,131,854**
Tarrant County College	$351	$25,176	$26,030	$99,659	$128,495	$174,740	$185,194	$191,495	$195,676	$199,940	$204,289	$208,726	$213,251	$217,866	$423,989	$433,170	$442,535	$452,087	$461,830	$471,768	$481,904	$492,243	$502,789	$513,546	$524,519	**$7,271,269**
GC - ISD	$6,570	$439,262	$454,618	$1,755,239	$2,278,591	$3,129,051	$3,322,043	$3,416,107	$3,490,999	$3,567,390	$3,645,308	$3,724,784	$3,805,850	$3,888,538	$3,972,879	$4,058,907	$4,146,656	$4,236,159	$4,327,453	$4,420,572	$4,515,554	$4,612,436	$4,711,255	$4,812,050	$4,914,862	**$85,653,133**
	$379,068	$1,655,872	$1,742,097	$3,960,386	$4,933,602	$6,206,110	$6,509,191	$6,687,389	$6,830,153	$6,975,773	$7,124,305	$7,275,807	$7,430,340	$7,587,963	$9,949,479	$10,160,639	$10,376,023	$10,595,714	$10,819,800	$11,048,367	$11,281,505	$11,519,306	$11,761,863	$12,009,271	$12,261,627	**$197,081,649**

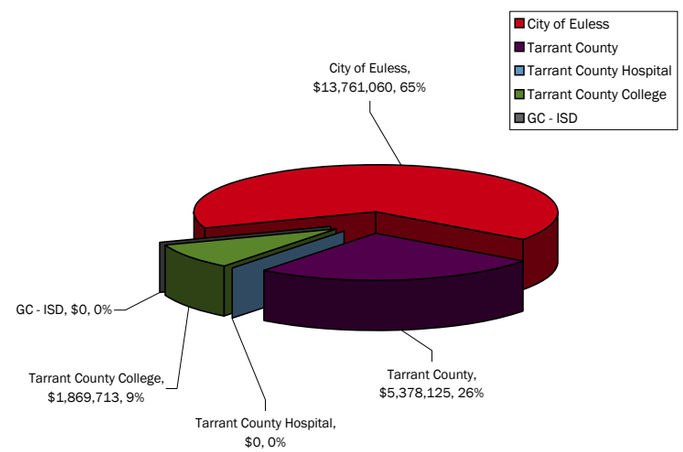
Overview of Revenue Through Debt Retirement

	Total Revenue Generated	Total P&I	Net Benefits
Ad Valorem	*$31,206,955*	*$9,186,162*	*$22,020,794*
Sales Tax	*$59,428,610*	*$4,574,899*	*$54,853,711*
City of Euless	$90,635,566	$13,761,060	$76,874,505
Tarrant County	$17,529,013	$5,378,125	$12,150,888
Hospital District	$15,131,854	$0	$15,131,854
TCCD	$9,140,982	$1,869,713	$7,271,269
GCISD	$85,653,133	$0	$85,653,133
Total	**$218,090,548**	**$21,008,899**	**$197,081,649**

* Debt to be issued by the City of Euless. It is not anticipated the TIRZ will issue any debt.

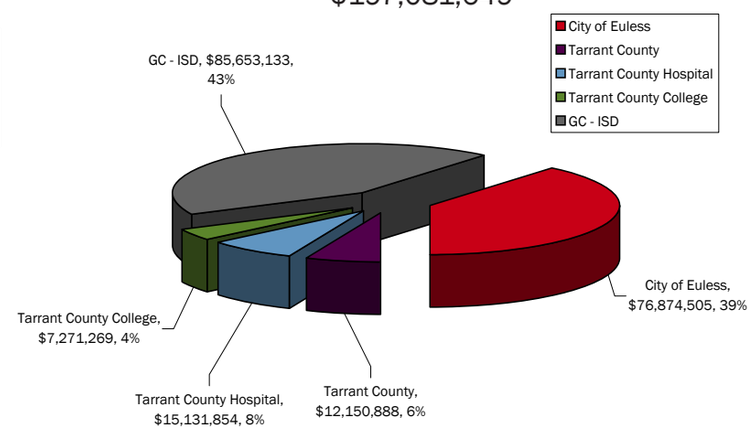
Potential TIRZ Revenue

$21,008,899



Net Benefits

$197,081,649



TIRZ REVENUE PROJECTIONS

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

	RP PARTICIAPTION (1-15)		PARTICIPATION (16-25)	
City of Euless	0.4700000	75%	75%	0.3525000
Tarrant County	0.2640000	75%	50%	0.1320000
Tarrant County Hospita	0.2278970	0%	0%	0.0000000
Tarrant County College	0.1376700	50%	50%	0.0688350
GC - ISD	1.2900000	0%	0%	0.0000000
	2.3895670		*0.6193350*	*0.5533350*

	BUSINESS PERSONAL PROPERTY TAX		
City of Euless	0.4700000	0%	0.0000000
Tarrant County	0.2640000	0%	0.0000000
Tarrant County Hospital	0.2278970	0%	0.0000000
Tarrant County College	0.1376700	0%	0.0000000
GC - ISD	1.2900000	0%	0.0000000
	2.3895670		*0.0000000*

REVENUE YEAR	BASE YEAR 2011	1 2012	2 2013	3 2014	4 2015	5 2016	6 2017	7 2018	8 2019	9 2020	10 2021	11 2022	12 2023	13 2024	14 2025	15 2026	16 2027	17 2028	18 2029	19 2030	20 2031	21 2032	22 2033	23 2034	24 2035	25 2036	TOTALS	
BASE YEAR																												
City of Euless	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768		
Tarrant County	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768		
Tarrant County Hospital	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768		
Tarrant County College	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768		
GC - ISD	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768	25,466,768		
TAXABLE VALUE																												
City of Euless		25,976,103	26,495,625	27,025,538	27,566,049	28,117,370	28,679,717	29,253,311	29,838,378	30,435,145	31,043,848	31,664,725	32,298,020	32,943,980	33,602,860	34,274,917	34,960,415	35,659,623	36,372,816	37,100,272	37,842,278	38,599,123	39,371,106	40,158,528	40,961,698	41,780,932		
Tarrant County		25,976,103	26,495,625	27,025,538	27,566,049	28,117,370	28,679,717	29,253,311	29,838,378	30,435,145	31,043,848	31,664,725	32,298,020	32,943,980	33,602,860	34,274,917	34,960,415	35,659,623	36,372,816	37,100,272	37,842,278	38,599,123	39,371,106	40,158,528	40,961,698	41,780,932		
Tarrant County Hospital		25,976,103	26,495,625	27,025,538	27,566,049	28,117,370	28,679,717	29,253,311	29,838,378	30,435,145	31,043,848	31,664,725	32,298,020	32,943,980	33,602,860	34,274,917	34,960,415	35,659,623	36,372,816	37,100,272	37,842,278	38,599,123	39,371,106	40,158,528	40,961,698	41,780,932		
Tarrant County College		25,976,103	26,495,625	27,025,538	27,566,049	28,117,370	28,679,717	29,253,311	29,838,378	30,435,145	31,043,848	31,664,725	32,298,020	32,943,980	33,602,860	34,274,917	34,960,415	35,659,623	36,372,816	37,100,272	37,842,278	38,599,123	39,371,106	40,158,528	40,961,698	41,780,932		
GC - ISD		25,976,103	26,495,625	27,025,538	27,566,049	28,117,370	28,679,717	29,253,311	29,838,378	30,435,145	31,043,848	31,664,725	32,298,020	32,943,980	33,602,860	34,274,917	34,960,415	35,659,623	36,372,816	37,100,272	37,842,278	38,599,123	39,371,106	40,158,528	40,961,698	41,780,932		
TAXABLE VALUE INCREMENT																												
City of Euless		509,335	1,028,857	1,558,770	2,099,281	2,650,602	3,212,949	3,786,543	4,371,610	4,968,377	5,577,080	6,197,957	6,831,252	7,477,212	8,136,092	8,808,149	9,493,647	10,192,855	10,906,048	11,633,504	12,375,510	13,132,355	13,904,338	14,691,760	15,494,930	16,314,164		
Tarrant County		509,335	1,028,857	1,558,770	2,099,281	2,650,602	3,212,949	3,786,543	4,371,610	4,968,377	5,577,080	6,197,957	6,831,252	7,477,212	8,136,092	8,808,149	9,493,647	10,192,855	10,906,048	11,633,504	12,375,510	13,132,355	13,904,338	14,691,760	15,494,930	16,314,164		
Tarrant County Hospital		509,335	1,028,857	1,558,770	2,099,281	2,650,602	3,212,949	3,786,543	4,371,610	4,968,377	5,577,080	6,197,957	6,831,252	7,477,212	8,136,092	8,808,149	9,493,647	10,192,855	10,906,048	11,633,504	12,375,510	13,132,355	13,904,338	14,691,760	15,494,930	16,314,164		
Tarrant County College		509,335	1,028,857	1,558,770	2,099,281	2,650,602	3,212,949	3,786,543	4,371,610	4,968,377	5,577,080	6,197,957	6,831,252	7,477,212	8,136,092	8,808,149	9,493,647	10,192,855	10,906,048	11,633,504	12,375,510	13,132,355	13,904,338	14,691,760	15,494,930	16,314,164		
GC - ISD		509,335	1,028,857	1,558,770	2,099,281	2,650,602	3,212,949	3,786,543	4,371,610	4,968,377	5,577,080	6,197,957	6,831,252	7,477,212	8,136,092	8,808,149	9,493,647	10,192,855	10,906,048	11,633,504	12,375,510	13,132,355	13,904,338	14,691,760	15,494,930	16,314,164		
REVENUE A																												
TAXABLE VALUE GROWTH																												
City of Euless		1,795	3,627	5,495	7,400	9,343	11,326	13,348	15,410	17,514	19,659	21,848	24,080	26,357	28,680	31,049	33,465	35,930	38,444	41,008	43,624	46,292	49,013	51,788	54,620	57,507	688,620	City of Euless
Tarrant County		1,008	2,037	3,086	4,157	5,248	6,362	7,497	8,656	9,837	11,043	12,272	13,526	14,805	16,109	17,440	12,532	13,455	14,396	15,356	16,336	17,335	18,354	19,393	20,453	21,535	302,227	Tarrant County
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tarrant County Hospita
Tarrant County College		351	708	1,073	1,445	1,825	2,212	2,606	3,009	3,420	3,839	4,266	4,702	5,147	5,600	6,063	6,535	7,016	7,507	8,008	8,519	9,040	9,571	10,113	10,666	11,230	134,471	Tarrant County College
GC - ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	GC - ISD
	npv @ 6%																											
SUBTOTAL A	**443,050**	**3,154**	**6,372**	**9,654**	**13,002**	**16,416**	**19,899**	**23,451**	**27,075**	**30,771**	**34,541**	**38,386**	**42,308**	**46,309**	**50,390**	**54,552**	**52,532**	**56,401**	**60,347**	**64,372**	**68,478**	**72,666**	**76,938**	**81,295**	**85,739**	**90,272**	**1,125,319**	
REVENUE #1 - RETAIL																												
REAL PROPERTY TAX		0	30,499,670	31,109,663	80,986,663	99,599,163	115,509,163	117,819,347	120,175,734	122,579,248	125,030,833	127,531,450	130,082,079	132,683,720	135,337,395	138,044,143	140,805,026	143,621,126	146,493,549	149,423,420	152,411,888	155,460,126	158,569,328	161,740,715	164,975,529	168,275,040		
BUSINESS PERSONAL PROPERTY		0	2,522,820	2,573,276	7,795,176	9,097,676	10,334,676	10,541,370	10,752,197	10,967,241	11,186,586	11,410,318	11,638,524	11,871,295	12,108,721	12,350,895	12,597,913	12,849,871	13,106,869	13,369,006	13,636,386	13,909,114	14,187,296	14,471,042	14,760,463	15,055,672		
City of Euless		0	107,511	109,662	285,478	351,087	407,170	415,313	423,619	432,092	440,734	449,548	458,539	467,710	477,064	486,606	496,338	506,264	516,390	526,718	537,252	547,997	558,957	570,136	581,539	593,170	10,746,893	City of Euless
Tarrant County		0	60,389	61,597	160,354	197,206	228,708	233,282	237,948	242,707	247,561	252,512	257,563	262,714	267,968	273,327	185,863	189,580	193,371	197,239	201,184	205,207	209,312	213,498	217,768	222,123	5,018,981	Tarrant County
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tarrant County Hospita
Tarrant County College		0	20,994	21,414	55,747	68,559	79,511	81,101	82,723	84,377	86,065	87,786	89,542	91,333	93,159	95,023	96,923	98,862	100,839	102,856	104,913	107,011	109,151	111,334	113,561	115,832	2,098,617	Tarrant County College
GC - ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	GC - ISD
	npv @ 6%																											
SUBTOTAL #1	**8,050,965**	**0**	**188,895**	**192,673**	**501,579**	**616,852**	**715,389**	**729,696**	**744,290**	**759,176**	**774,360**	**789,847**	**805,644**	**821,757**	**838,192**	**854,956**	**779,123**	**794,706**	**810,600**	**826,812**	**843,348**	**860,215**	**877,420**	**894,968**	**912,867**	**931,125**	**17,864,491**	
REVENUE #2 - OFFICE																												
REAL PROPERTY TAX		0	0	0	0	0	26,112,000	26,634,240	27,166,925	27,710,263	28,264,469	28,829,758	29,406,353	29,994,480	30,594,370	31,206,257	31,830,382	32,466,990	33,116,330	33,778,656	34,454,229	35,143,314	35,846,180	36,563,104	37,294,366	38,040,253		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	1,632,000	1,664,640	1,697,933	1,731,891	1,766,529	1,801,860	1,837,897	1,874,655	1,912,148	1,950,391	1,989,399	2,029,187	2,069,771	2,111,166	2,153,389	2,196,457	2,240,386	2,285,194	2,330,898	2,377,516		
City of Euless		0	0	0	0	0	92,045	93,886	95,763	97,679	99,632	101,625	103,657	105,731	107,845	110,002	112,202	114,446	116,735	119,070	121,451	123,880	126,358	128,885	131,463	134,092	2,236,447	City of Euless
Tarrant County		0	0	0	0	0	51,702	52,736	53,791	54,866	55,964	57,083	58,225	59,389	60,577	61,788	42,016	42,856	43,714	44,588	45,480	46,389	47,317	48,263	49,229	50,213	1,026,184	Tarrant County
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tarrant County Hospita
Tarrant County College		0	0	0	0	0	17,974	18,334	18,700	19,074	19,456	19,845	20,242	20,647	21,060	21,481	21,910	22,349	22,796	23,252	23,717	24,191	24,675	25,168	25,672	26,185	436,726	Tarrant County College
GC - ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	GC - ISD
	npv @ 6%																											
SUBTOTAL #2	**1,551,412**	**0**	**0**	**0**	**0**	**0**	**161,721**	**164,955**	**168,254**	**171,619**	**175,052**	**178,553**	**182,124**	**185,766**	**189,482**	**193,271**	**176,129**	**179,651**	**183,244**	**186,909**	**190,647**	**194,460**	**198,349**	**202,316**	**206,363**	**210,490**	**3,699,357**	

TIRZ REVENUE PROJECTIONS

		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
REVENUE #3 - RESIDENTIAL																												
REAL PROPERTY TAX		0	0	0	35,063,880	54,965,158	76,864,461	88,001,750	89,761,785	91,557,021	93,388,161	95,255,924	97,161,043	99,104,264	101,086,349	103,108,076	105,170,237	107,273,642	109,419,115	111,607,497	113,839,647	116,116,440	118,438,769	120,807,544	123,223,695	125,688,169		
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
City of Euless		0	0	0	123,600	193,752	270,947	310,206	316,410	322,738	329,193	335,777	342,493	349,343	356,329	363,456	370,725	378,140	385,702	393,416	401,285	409,310	417,497	425,847	434,364	443,051	7,673,582	City of Euless
Tarrant County		0	0	0	69,426	108,831	152,192	174,243	177,728	181,283	184,909	188,607	192,379	196,226	200,151	204,154	138,825	141,601	144,433	147,322	150,268	153,274	156,339	159,466	162,655	165,908	3,550,221	Tarrant County
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tarrant County Hospita
Tarrant County College		0	0	0	24,136	37,835	52,910	60,576	61,788	63,023	64,284	65,569	66,881	68,218	69,583	70,974	72,394	73,842	75,319	76,825	78,362	79,929	81,527	83,158	84,821	86,517	1,498,471	Tarrant County College
GC - ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	GC - ISD
	npv @ 6%																											
SUBTOTAL #3	**5,511,295**	**0**	**0**	**0**	**217,163**	**340,418**	**476,049**	**545,026**	**555,926**	**567,045**	**578,386**	**589,953**	**601,752**	**613,787**	**626,063**	**638,584**	**581,944**	**593,583**	**605,454**	**617,563**	**629,915**	**642,513**	**655,363**	**668,470**	**681,840**	**695,477**	**12,722,274**	
REVENUE #4 - HOTEL																												
REAL PROPERTY TAX		0	0	0	9,200,000	9,384,000	9,571,680	9,763,114	9,958,376	10,157,543	10,360,694	10,567,908	10,779,266	10,994,852	11,214,749	11,439,044	11,667,825	11,901,181	12,139,205	12,381,989	12,629,628	12,882,221	13,139,865	13,402,663	13,670,716	13,944,130		
BUSINESS PERSONAL PROPERTY		0	0	0	920,000	938,400	957,168	976,311	995,838	1,015,754	1,036,069	1,056,791	1,077,927	1,099,485	1,121,475	1,143,904	1,166,782	1,190,118	1,213,920	1,238,199	1,262,963	1,288,222	1,313,987	1,340,266	1,367,072	1,394,413		
City of Euless		0	0	0	32,430	33,079	33,740	34,415	35,103	35,805	36,521	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,519	45,410	46,318	47,244	48,189	49,153	885,306	City of Euless
Tarrant County		0	0	0	18,216	18,580	18,952	19,331	19,718	20,112	20,514	20,924	21,343	21,770	22,205	22,649	15,402	15,710	16,024	16,344	16,671	17,005	17,345	17,692	18,045	18,406	412,957	Tarrant County
Tarrant County Hospital		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Tarrant County Hospita
Tarrant County College		0	0	0	6,333	6,459	6,589	6,720	6,855	6,992	7,132	7,274	7,420	7,568	7,720	7,874	8,032	8,192	8,356	8,523	8,694	8,867	9,045	9,226	9,410	9,598	172,880	Tarrant County College
GC - ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	GC - ISD
	npv @ 6%																											
SUBTOTAL #4	**657,251**	**0**	**0**	**0**	**56,979**	**58,118**	**59,281**	**60,466**	**61,676**	**62,909**	**64,167**	**65,451**	**66,760**	**68,095**	**69,457**	**70,846**	**64,562**	**65,853**	**67,170**	**68,514**	**69,884**	**71,282**	**72,707**	**74,162**	**75,645**	**77,158**	**1,471,143**	
Revenue #5 - Sales Tax		**65,303**	**183,081**	**194,524**	**264,308**	**307,870**	**325,105**	**331,608**	**338,240**	**345,004**	**351,905**	**358,943**	**366,121**	**373,444**	**380,913**	**388,531**	**273,535**	**279,006**	**284,586**	**290,278**	**296,083**	**302,005**	**308,045**	**314,206**	**320,490**	**326,900**	**7,570,035**	City of Euless
REVENUE A, 1, 2, 3, 4, 5		**68,458**	**378,348**	**396,851**	**1,053,030**	**1,339,675**	**1,757,443**	**1,855,203**	**1,895,461**	**1,936,525**	**1,978,410**	**2,021,132**	**2,064,710**	**2,109,158**	**2,154,496**	**2,200,740**	**1,927,825**	**1,969,200**	**2,011,402**	**2,054,449**	**2,098,356**	**2,143,141**	**2,188,823**	**2,235,417**	**2,282,944**	**2,331,421**	**44,452,617**	
TIF Revenue Running Total																												
City of Euless		**67,099**	**361,318**	**670,997**	**1,384,213**	**2,279,344**	**3,419,677**	**4,618,452**	**5,842,998**	**7,093,831**	**8,371,475**	**9,676,468**	**11,009,356**	**12,370,697**	**13,761,060**	**15,181,026**	**16,508,421**	**17,864,159**	**19,248,807**	**20,662,943**	**22,107,157**	**23,582,051**	**25,088,239**	**26,626,345**	**28,197,009**	**29,800,882**		
Tarrant County		**1,008**	**63,435**	**128,118**	**380,271**	**710,137**	**1,168,052**	**1,655,142**	**2,152,982**	**2,661,788**	**3,181,778**	**3,713,176**	**4,256,211**	**4,811,115**	**5,378,125**	**5,957,484**	**6,352,121**	**6,755,323**	**7,167,261**	**7,588,110**	**8,018,048**	**8,457,258**	**8,905,924**	**9,364,235**	**9,832,386**	**10,310,571**		
Tarrant County Hospital		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		
Tarrant County College		**351**	**22,053**	**44,541**	**132,202**	**246,880**	**406,075**	**575,413**	**748,488**	**925,374**	**1,106,150**	**1,290,891**	**1,479,678**	**1,672,591**	**1,869,713**	**2,071,129**	**2,276,923**	**2,487,183**	**2,701,999**	**2,921,463**	**3,145,666**	**3,374,703**	**3,608,673**	**3,847,672**	**4,091,801**	**4,341,164**		
GC - ISD		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**		
Running Total		**68,458**	**446,806**	**843,656**	**1,896,686**	**3,236,361**	**4,993,804**	**6,849,007**	**8,744,468**	**10,680,993**	**12,659,403**	**14,680,535**	**16,745,245**	**18,854,403**	**21,008,899**	**23,209,639**	**25,137,464**	**27,106,664**	**29,118,067**	**31,172,515**	**33,270,871**	**35,414,012**	**37,602,835**	**39,838,252**	**42,121,196**	**44,452,617**		
NET PRESENT VALUE @ 6%	**19,891,785**																											
GROSS	**44,452,617**																											
		2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**		
City of Euless	$ 14,012,582	67,099	294,219	309,680	713,216	895,131	1,140,333	1,198,775	1,224,546	1,250,832	1,277,644	1,304,993	1,332,888	1,361,341	1,390,363	1,419,966	1,327,394	1,355,738	1,384,648	1,414,136	1,444,214	1,474,894	1,506,187	1,538,107	1,570,664	1,603,873	29,800,882	
Tarrant County	$ 5,016,453	1,008	62,426	64,683	252,153	329,866	457,915	487,090	497,840	508,805	519,990	531,398	543,035	554,904	567,011	579,359	394,637	403,202	411,938	420,849	429,938	439,209	448,666	458,312	468,150	478,186	10,310,571	
Tarrant County Hospital	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Tarrant County College	$ 1,987,799	351	21,703	22,487	87,661	114,678	159,195	169,338	173,075	176,887	180,775	184,741	188,787	192,913	197,122	201,415	205,794	210,260	214,816	219,463	224,203	229,038	233,969	238,999	244,130	249,363	4,341,164	
GC - ISD	$ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	TOTALS	**68,458**	**378,348**	**396,851**	**1,053,030**	**1,339,675**	**1,757,443**	**1,855,203**	**1,895,461**	**1,936,525**	**1,978,410**	**2,021,132**	**2,064,710**	**2,109,158**	**2,154,496**	**2,200,740**	**1,927,825**	**1,969,200**	**2,011,402**	**2,054,449**	**2,098,356**	**2,143,141**	**2,188,823**	**2,235,417**	**2,282,944**	**2,331,421**	**44,452,617**	

TIRZ REVENUE PROJECTIONS

Retail	Phase	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
Big Box	1	92,927	$ 110.00	$ 10,221,970	$ 10.00	$ 929,270	$ 150.00	$ 13,939,050
Fast Food	1	19,822	$ 350.00	$ 6,937,700	$ 25.00	$ 495,550	$ 350.00	$ 6,937,700
General Retail	1	31,600	$ 200.00	$ 6,320,000	$ 15.00	$ 474,000	$ 200.00	$ 6,320,000
Restaurants	1	31,200	$ 225.00	$ 7,020,000	$ 20.00	$ 624,000	$ 125.00	$ 3,900,000
Big Box	2	104,000	$ 110.00	$ 11,440,000	$ 10.00	$ 1,040,000	$ 150.00	$ 15,600,000
Fast Food	2	17,700	$ 350.00	$ 6,195,000	$ 25.00	$ 442,500	$ 350.00	$ 6,195,000
Fitness	2	15,000	$ 150.00	$ 2,250,000	$ 30.00	$ 450,000	$ 40.00	$ 600,000
General Retail	2	53,960	$ 200.00	$ 10,792,000	$ 15.00	$ 809,400	$ 200.00	$ 10,792,000
Movie	2	40,000	$ 120.00	$ 4,800,000	$ 30.00	$ 1,200,000	$ 100.00	$ 4,000,000
Restaurants	2	64,000	$ 225.00	$ 14,400,000	$ 20.00	$ 1,280,000	$ 125.00	$ 8,000,000
Big Box	5	56,000	$ 110.00	$ 6,160,000	$ 10.00	$ 560,000	$ 150.00	$ 8,400,000
Fast Food	5	9,000	$ 350.00	$ 3,150,000	$ 25.00	$ 225,000	$ 350.00	$ 3,150,000
General Retail	5	13,100	$ 200.00	$ 2,620,000	$ 15.00	$ 196,500	$ 200.00	$ 2,620,000
Grocery	5	27,000	$ 125.00	$ 3,375,000	$ 1.00	$ 27,000	$ 100.00	$ 2,700,000
Restaurants	5	14,700	$ 225.00	$ 3,307,500	$ 20.00	$ 294,000	$ 125.00	$ 1,837,500
Big Box	6	25,000	$ 110.00	$ 2,750,000	$ 10.00	$ 250,000	$ 150.00	$ 3,750,000
General Retail	6	65,800	$ 200.00	$ 13,160,000	$ 15.00	$ 987,000	$ 200.00	$ 13,160,000
	TOTAL	680,809		114,899,170		10,284,220		111,901,250

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Euless	*52.7%*	$ 71,022,934	=	$ 14,329,191	+	$ 1,283,544	+	$ 55,410,200
Tarrant County	*6.5%*	$ 8,769,706	=	$ 8,048,737	+	$ 720,969	+	$ -
Tarrant County Hospital	*5.6%*	$ 7,570,416	=	$ 6,948,042	+	$ 622,374	+	$ -
Tarrant County College	*3.4%*	$ 4,573,202	=	$ 4,197,233	+	$ 375,969	+	$ -
GC - ISD	*31.8%*	$ 42,851,974	=	$ 39,329,056	+	$ 3,522,918	+	$ -
	100.0%	134,788,232		$ 72,852,259		$ 6,525,774		$ 55,410,200
		100.0%		*54.0%*		*4.8%*		*41.1%*

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Euless	*71.3%*	$ 17,714,166	=	$ 10,746,893	+	$ -	+	$ 6,967,273
Tarrant County	*20.2%*	$ 5,018,981	=	$ 5,018,981	+	$ -	+	$ -
Tarrant County Hospital	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Tarrant County College	*8.5%*	$ 2,098,617	=	$ 2,098,617	+	$ -	+	$ -
GC - ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 24,831,764		$ 17,864,491		$ -		$ 6,967,273
		100.0%		*71.9%*		*0.0%*		*28.1%*

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Euless	*48.5%*	$ 53,308,768	=	$ 3,582,298	+	$ 1,283,544	+	$ 48,442,926
Tarrant County	*3.4%*	$ 3,750,725	=	$ 3,029,756	+	$ 720,969	+	$ -
Tarrant County Hospital	*6.9%*	$ 7,570,416	=	$ 6,948,042	+	$ 622,374	+	$ -
Tarrant County College	*2.3%*	$ 2,474,586	=	$ 2,098,617	+	$ 375,969	+	$ -
GC - ISD	*39.0%*	$ 42,851,974	=	$ 39,329,056	+	$ 3,522,918	+	$ -
	100.0%	$ 109,956,468		$ 54,987,768		$ 6,525,774		$ 48,442,926
		100.0%		*50.0%*		*5.9%*		*44.1%*

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
% Occupied		70%	80%	85%	85%	85%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	
REAL PROPERTY	Taxable Value	-	30,499,670	31,109,663	80,986,663	99,599,163	115,509,163	117,819,347	120,175,734	122,579,248	125,030,833	127,531,450	130,082,079	132,683,720	135,337,395	138,044,143	140,805,026	143,621,126	146,493,549	149,423,420	152,411,888	155,460,126	158,569,328	161,740,715	164,975,529	168,275,040	
	PV																										GROSS
City of Euless	6,344,620	-	143,348	146,215	380,637	468,116	542,893	553,751	564,826	576,122	587,645	599,398	611,386	623,613	636,086	648,807	661,784	675,019	688,520	702,290	716,336	730,663	745,276	760,181	775,385	790,893	14,329,191
Tarrant County	3,563,786	-	80,519	82,130	213,805	262,942	304,944	311,043	317,264	323,609	330,081	336,683	343,417	350,285	357,291	364,437	371,725	379,160	386,743	394,478	402,367	410,415	418,623	426,995	435,535	444,246	8,048,737
Tarrant County Hospital	3,076,425	-	69,508	70,898	184,566	226,984	263,242	268,507	273,877	279,354	284,942	290,640	296,453	302,382	308,430	314,598	320,890	327,308	333,854	340,531	347,342	354,289	361,375	368,602	375,974	383,494	6,948,042
Tarrant County College	1,858,434	-	41,989	42,829	111,494	137,118	159,021	162,202	165,446	168,755	172,130	175,573	179,084	182,666	186,319	190,045	193,846	197,723	201,678	205,711	209,825	214,022	218,302	222,668	227,122	231,664	4,197,233
GC - ISD	17,413,956	-	393,446	401,315	1,044,728	1,284,829	1,490,068	1,519,870	1,550,267	1,581,272	1,612,898	1,645,156	1,678,059	1,711,620	1,745,852	1,780,769	1,816,385	1,852,713	1,889,767	1,927,562	1,966,113	2,005,436	2,045,544	2,086,455	2,128,184	2,170,748	39,329,056
Total	***32,257,221***	**-**	***728,810***	***743,386***	***1,935,231***	***2,379,989***	***2,760,169***	***2,815,372***	***2,871,680***	***2,929,113***	***2,987,696***	***3,047,449***	***3,108,398***	***3,170,566***	***3,233,978***	***3,298,657***	***3,364,630***	***3,431,923***	***3,500,561***	***3,570,573***	***3,641,984***	***3,714,824***	***3,789,120***	***3,864,903***	***3,942,201***	***4,021,045***	***72,852,259***
% Occupied		70%	80%	85%	85%	85%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	
PERSONAL PROPERTY	Taxable Value	-	2,522,820	2,573,276	7,795,176	9,097,676	10,334,676	10,541,370	10,752,197	10,967,241	11,186,586	11,410,318	11,638,524	11,871,295	12,108,721	12,350,895	12,597,913	12,849,871	13,106,869	13,369,006	13,636,386	13,909,114	14,187,296	14,471,042	14,760,463	15,055,672	
	PV																										GROSS
City of Euless	568,666	-	11,857	12,094	36,637	42,759	48,573	49,544	50,535	51,546	52,577	53,628	54,701	55,795	56,911	58,049	59,210	60,394	61,602	62,834	64,091	65,373	66,680	68,014	69,374	70,762	1,283,544
Tarrant County	319,421	-	6,660	6,793	20,579	24,018	27,284	27,829	28,386	28,954	29,533	30,123	30,726	31,340	31,967	32,606	33,258	33,924	34,602	35,294	36,000	36,720	37,454	38,204	38,968	39,747	720,969
Tarrant County Hospital	275,739	-	5,749	5,864	17,765	20,733	23,552	24,023	24,504	24,994	25,494	26,004	26,524	27,054	27,595	28,147	28,710	29,284	29,870	30,468	31,077	31,698	32,332	32,979	33,639	34,311	622,374
Tarrant County College	166,571	-	3,473	3,543	10,732	12,525	14,228	14,512	14,803	15,099	15,401	15,709	16,023	16,343	16,670	17,003	17,344	17,690	18,044	18,405	18,773	19,149	19,532	19,922	20,321	20,727	375,969
GC - ISD	1,560,806	-	32,544	33,195	100,558	117,360	133,317	135,984	138,703	141,477	144,307	147,193	150,137	153,140	156,202	159,327	162,513	165,763	169,079	172,460	175,909	179,428	183,016	186,676	190,410	194,218	3,522,918
Total	***2,891,202***	**-**	***60,284***	***61,490***	***186,271***	***217,395***	***246,954***	***251,893***	***256,931***	***262,070***	***267,311***	***272,657***	***278,110***	***283,673***	***289,346***	***295,133***	***301,036***	***307,056***	***313,197***	***319,461***	***325,851***	***332,368***	***339,015***	***345,795***	***352,711***	***359,765***	***6,525,774***
% Occupied		70%	80%	85%	85%	85%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	
SALES TAX	Taxable Value	21,767,725	61,027,000	64,841,188	80,742,563	95,116,063	100,711,125	102,725,348	104,779,854	106,875,452	109,012,961	111,193,220	113,417,084	115,685,426	117,999,134	120,359,117	122,766,299	125,221,625	127,726,058	130,280,579	132,886,191	135,543,914	138,254,793	141,019,889	143,840,286	146,717,092	
	PV																										GROSS
Total	***25,480,781***	***435,355***	***1,220,540***	***1,296,824***	***1,614,851***	***1,902,321***	***2,014,223***	***2,054,507***	***2,095,597***	***2,137,509***	***2,180,259***	***2,223,864***	***2,268,342***	***2,313,709***	***2,359,983***	***2,407,182***	***2,455,326***	***2,504,433***	***2,554,521***	***2,605,612***	***2,657,724***	***2,710,878***	***2,765,096***	***2,820,398***	***2,876,806***	***2,934,342***	***55,410,200***
SUMMARY																											
	PV																										GROSS
City of Euless	32,394,066	435,355	1,375,746	1,455,134	2,032,126	2,413,196	2,605,689	2,657,802	2,710,958	2,765,178	2,820,481	2,876,891	2,934,429	2,993,117	3,052,979	3,114,039	3,176,320	3,239,846	3,304,643	3,370,736	3,438,151	3,506,914	3,577,052	3,648,593	3,721,565	3,795,996	71,022,934
Tarrant County	3,883,207	-	87,179	88,923	234,384	286,960	332,228	338,872	345,650	352,563	359,614	366,806	374,142	381,625	389,258	397,043	404,984	413,083	421,345	429,772	438,367	447,135	456,077	465,199	474,503	483,993	8,769,706
Tarrant County Hospital	3,352,164	-	75,257	76,762	202,331	247,717	286,794	292,530	298,381	304,348	310,435	316,644	322,977	329,437	336,025	342,746	349,601	356,593	363,725	370,999	378,419	385,987	393,707	401,581	409,613	417,805	7,570,416
Tarrant County College	2,025,004	-	45,462	46,371	122,226	149,643	173,249	176,714	180,248	183,853	187,531	191,281	195,107	199,009	202,989	207,049	211,190	215,414	219,722	224,116	228,599	233,171	237,834	242,591	247,443	252,391	4,573,202
GC - ISD	18,974,762	-	425,990	434,510	1,145,286	1,402,189	1,623,386	1,655,853	1,688,970	1,722,750	1,757,205	1,792,349	1,828,196	1,864,760	1,902,055	1,940,096	1,978,898	2,018,476	2,058,845	2,100,022	2,142,023	2,184,863	2,228,560	2,273,132	2,318,594	2,364,966	42,851,974
Total	***60,629,204***	***435,355***	***2,009,635***	***2,101,700***	***3,736,353***	***4,499,705***	***5,021,345***	***5,121,772***	***5,224,208***	***5,328,692***	***5,435,266***	***5,543,971***	***5,654,850***	***5,767,947***	***5,883,306***	***6,000,973***	***6,120,992***	***6,243,412***	***6,368,280***	***6,495,646***	***6,625,559***	***6,758,070***	***6,893,231***	***7,031,096***	***7,171,718***	***7,315,152***	***134,788,232***

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PARTICIPATION																											
REAL PROPERTY	*Taxable Value*	-	*30,499,670*	*31,109,663*	*80,986,663*	*99,599,163*	*115,509,163*	*117,819,347*	*120,175,734*	*122,579,248*	*125,030,833*	*127,531,450*	*130,082,079*	*132,683,720*	*135,337,395*	*138,044,143*	*140,805,026*	*143,621,126*	*146,493,549*	*149,423,420*	*152,411,888*	*155,460,126*	*158,569,328*	*161,740,715*	*164,975,529*	*168,275,040*	
	PV																										GROSS
City of Euless	**4,758,465**	-	107,511	109,662	285,478	351,087	407,170	415,313	423,619	432,092	440,734	449,548	458,539	467,710	477,064	486,606	496,338	506,264	516,390	526,718	537,252	547,997	558,957	570,136	581,539	593,170	**10,746,893**
Tarrant County	**2,363,283**	-	60,389	61,597	160,354	197,206	228,708	233,282	237,948	242,707	247,561	252,512	257,563	262,714	267,968	273,327	185,863	189,580	193,371	197,239	201,184	205,207	209,312	213,498	217,768	222,123	**5,018,981**
Tarrant County Hospital	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Tarrant County College	**929,217**	-	20,994	21,414	55,747	68,559	79,511	81,101	82,723	84,377	86,065	87,786	89,542	91,333	93,159	95,023	96,923	98,862	100,839	102,856	104,913	107,011	109,151	111,334	113,561	115,832	**2,098,617**
GC - ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***8,050,965***	**-**	***188,895***	***192,673***	***501,579***	***616,852***	***715,389***	***729,696***	***744,290***	***759,176***	***774,360***	***789,847***	***805,644***	***821,757***	***838,192***	***854,956***	***779,123***	***794,706***	***810,600***	***826,812***	***843,348***	***860,215***	***877,420***	***894,968***	***912,867***	***931,125***	***17,864,491***
PERSONAL PROPERTY	*Taxable Value*	-	*2,522,820*	*2,573,276*	*7,795,176*	*9,097,676*	*10,334,676*	*10,541,370*	*10,752,197*	*10,967,241*	*11,186,586*	*11,410,318*	*11,638,524*	*11,871,295*	*12,108,721*	*12,350,895*	*12,597,913*	*12,849,871*	*13,106,869*	*13,369,006*	*13,636,386*	*13,909,114*	*14,187,296*	*14,471,042*	*14,760,463*	*15,055,672*	
	PV																										GROSS
City of Euless	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Tarrant County	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Tarrant County Hospital	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Tarrant County College	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
GC - ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	*21,767,725*	*61,027,000*	*64,841,188*	*80,742,563*	*95,116,063*	*100,711,125*	*102,725,348*	*104,779,854*	*106,875,452*	*109,012,961*	*111,193,220*	*113,417,084*	*115,685,426*	*117,999,134*	*120,359,117*	*122,766,299*	*125,221,625*	*127,726,058*	*130,280,579*	*132,886,191*	*135,543,914*	*138,254,793*	*141,019,889*	*143,840,286*	*146,717,092*	
	PV																										GROSS
Total	***3,413,179***	***65,303***	***183,081***	***194,524***	***242,228***	***285,348***	***302,133***	***308,176***	***314,340***	***320,626***	***327,039***	***333,580***	***340,251***	***347,056***	***353,997***	***361,077***	***245,533***	***250,443***	***255,452***	***260,561***	***265,772***	***271,088***	***276,510***	***282,040***	***287,681***	***293,434***	***6,967,273***
SUMMARY																											
	PV																										GROSS
City of Euless	**8,171,644**	65,303	290,592	304,185	527,706	636,435	709,303	723,489	737,959	752,718	767,773	783,128	798,791	814,766	831,062	847,683	741,870	756,708	771,842	787,279	803,024	819,085	835,466	852,176	869,219	886,604	**17,714,166**
Tarrant County	**2,363,283**	-	60,389	61,597	160,354	197,206	228,708	233,282	237,948	242,707	247,561	252,512	257,563	262,714	267,968	273,327	185,863	189,580	193,371	197,239	201,184	205,207	209,312	213,498	217,768	222,123	**5,018,981**
Tarrant County Hospital	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Tarrant County College	**929,217**	-	20,994	21,414	55,747	68,559	79,511	81,101	82,723	84,377	86,065	87,786	89,542	91,333	93,159	95,023	96,923	98,862	100,839	102,856	104,913	107,011	109,151	111,334	113,561	115,832	**2,098,617**
GC - ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***11,464,144***	***65,303***	***371,976***	***387,197***	***743,806***	***902,201***	***1,017,522***	***1,037,872***	***1,058,630***	***1,079,803***	***1,101,399***	***1,123,427***	***1,145,895***	***1,168,813***	***1,192,189***	***1,216,033***	***1,024,656***	***1,045,149***	***1,066,052***	***1,087,373***	***1,109,121***	***1,131,303***	***1,153,929***	***1,177,008***	***1,200,548***	***1,224,559***	***24,831,764***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY																											
	PV																										GROSS
City of Euless	**24,222,422**	370,051	1,085,153	1,150,948	1,504,420	1,776,761	1,896,385	1,934,313	1,972,999	2,012,459	2,052,709	2,093,763	2,135,638	2,178,351	2,221,918	2,266,356	2,434,449	2,483,138	2,532,801	2,583,457	2,635,126	2,687,829	2,741,586	2,796,417	2,852,346	2,909,392	**53,308,768**
Tarrant County	**1,519,924**	-	26,790	27,326	74,030	89,753	103,520	105,590	107,702	109,856	112,053	114,294	116,580	118,911	121,290	123,715	219,121	223,504	227,974	232,533	237,184	241,927	246,766	251,701	256,735	261,870	**3,750,725**
Tarrant County Hospital	**3,352,164**	-	75,257	76,762	202,331	247,717	286,794	292,530	298,381	304,348	310,435	316,644	322,977	329,437	336,025	342,746	349,601	356,593	363,725	370,999	378,419	385,987	393,707	401,581	409,613	417,805	**7,570,416**
Tarrant County College	**1,095,787**	-	24,468	24,957	66,479	81,084	93,738	95,613	97,526	99,476	101,466	103,495	105,565	107,676	109,830	112,026	114,267	116,552	118,883	121,261	123,686	126,160	128,683	131,257	133,882	136,559	**2,474,586**
GC - ISD	**18,974,762**	-	425,990	434,510	1,145,286	1,402,189	1,623,386	1,655,853	1,688,970	1,722,750	1,757,205	1,792,349	1,828,196	1,864,760	1,902,055	1,940,096	1,978,898	2,018,476	2,058,845	2,100,022	2,142,023	2,184,863	2,228,560	2,273,132	2,318,594	2,364,966	**42,851,974**
Total	***49,165,060***	***370,051***	***1,637,658***	***1,714,504***	***2,992,546***	***3,597,504***	***4,003,823***	***4,083,900***	***4,165,578***	***4,248,889***	***4,333,867***	***4,420,544***	***4,508,955***	***4,599,134***	***4,691,117***	***4,784,939***	***5,096,336***	***5,198,263***	***5,302,228***	***5,408,272***	***5,516,438***	***5,626,767***	***5,739,302***	***5,854,088***	***5,971,170***	***6,090,593***	***109,956,468***

TIRZ REVENUE PROJECTIONS

Office	Phase	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
Office	6	163,200	$ 160.00	$ 26,112,000	$ 10.00	$ 1,632,000	$ -	$ -
		-	$ -	$ -	$ -	$ -	$ -	$ -
		-	$ -	$ -	$ -	$ -	$ -	$ -
		-	$ -	$ -	$ -	$ -	$ -	$ -
		-	$ -	$ -	$ -	$ -	$ -	$ -
		-	$ -	$ -	$ -	$ -	$ -	$ -
	TOTAL	163,200		26,112,000		1,632,000		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*19.7%*	$ 3,168,299	=	$ 2,981,929	+	$ 186,371	+	$ -
Tarrant County	*11.0%*	$ 1,779,640	=	$ 1,674,956	+	$ 104,685	+	$ -
Tarrant County Hospital	*9.5%*	$ 1,536,268	=	$ 1,445,899	+	$ 90,369	+	$ -
Tarrant County College	*5.8%*	$ 928,042	=	$ 873,451	+	$ 54,591	+	$ -
GC - ISD	*54.0%*	$ 8,695,970	=	$ 8,184,443	+	$ 511,528	+	$ -
	100.0%	16,108,220		$ 15,160,678		$ 947,542		$ -
		100.0%		*94.1%*		*5.9%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*60.5%*	$ 2,236,447	=	$ 2,236,447	+	$ -	+	$ -
Tarrant County	*27.7%*	$ 1,026,184	=	$ 1,026,184	+	$ -	+	$ -
Tarrant County Hospital	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Tarrant County College	*11.8%*	$ 436,726	=	$ 436,726	+	$ -	+	$ -
GC - ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 3,699,357		$ 3,699,357		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*7.5%*	$ 931,853	=	$ 745,482	+	$ 186,371	+	$ -
Tarrant County	*6.1%*	$ 753,456	=	$ 648,771	+	$ 104,685	+	$ -
Tarrant County Hospital	*12.4%*	$ 1,536,268	=	$ 1,445,899	+	$ 90,369	+	$ -
Tarrant County College	*4.0%*	$ 491,316	=	$ 436,726	+	$ 54,591	+	$ -
GC - ISD	*70.1%*	$ 8,695,970	=	$ 8,184,443	+	$ 511,528	+	$ -
	100.0%	$ 12,408,863		$ 11,461,321		$ 947,542		$ -
		100.0%		*92.4%*		*7.6%*		*0.0%*

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	*26,112,000*	*26,634,240*	*27,166,925*	*27,710,263*	*28,264,469*	*28,829,758*	*29,406,353*	*29,994,480*	*30,594,370*	*31,206,257*	*31,830,382*	*32,466,990*	*33,116,330*	*33,778,656*	*34,454,229*	*35,143,314*	*35,846,180*	*36,563,104*	*37,294,366*	*38,040,253*	
	PV																										GROSS
City of Euless	**1,230,438**	-	-	-	-	-	122,726	125,181	127,685	130,238	132,843	135,500	138,210	140,974	143,794	146,669	149,603	152,595	155,647	158,760	161,935	165,174	168,477	171,847	175,284	178,789	**2,981,929**
Tarrant County	**691,140**	-	-	-	-	-	68,936	70,314	71,721	73,155	74,618	76,111	77,633	79,185	80,769	82,385	84,032	85,713	87,427	89,176	90,959	92,778	94,634	96,527	98,457	100,426	**1,674,956**
Tarrant County Hospital	**596,624**	-	-	-	-	-	59,508	60,699	61,913	63,151	64,414	65,702	67,016	68,357	69,724	71,118	72,540	73,991	75,471	76,981	78,520	80,091	81,692	83,326	84,993	86,693	**1,445,899**
Tarrant County College	**360,414**	-	-	-	-	-	35,948	36,667	37,401	38,149	38,912	39,690	40,484	41,293	42,119	42,962	43,821	44,697	45,591	46,503	47,433	48,382	49,349	50,336	51,343	52,370	**873,451**
GC - ISD	**3,377,159**	-	-	-	-	-	336,845	343,582	350,453	357,462	364,612	371,904	379,342	386,929	394,667	402,561	410,612	418,824	427,201	435,745	444,460	453,349	462,416	471,664	481,097	490,719	**8,184,443**
Total	***6,255,774***	**-**	**-**	**-**	**-**	**-**	***623,964***	***636,443***	***649,172***	***662,155***	***675,398***	***688,906***	***702,685***	***716,738***	***731,073***	***745,694***	***760,608***	***775,820***	***791,337***	***807,164***	***823,307***	***839,773***	***856,568***	***873,700***	***891,174***	***908,997***	***15,160,678***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	*1,632,000*	*1,664,640*	*1,697,933*	*1,731,891*	*1,766,529*	*1,801,860*	*1,837,897*	*1,874,655*	*1,912,148*	*1,950,391*	*1,989,399*	*2,029,187*	*2,069,771*	*2,111,166*	*2,153,389*	*2,196,457*	*2,240,386*	*2,285,194*	*2,330,898*	*2,377,516*	
	PV																										GROSS
City of Euless	**76,902**	-	-	-	-	-	7,670	7,824	7,980	8,140	8,303	8,469	8,638	8,811	8,987	9,167	9,350	9,537	9,728	9,922	10,121	10,323	10,530	10,740	10,955	11,174	**186,371**
Tarrant County	**43,196**	-	-	-	-	-	4,308	4,395	4,483	4,572	4,664	4,757	4,852	4,949	5,048	5,149	5,252	5,357	5,464	5,573	5,685	5,799	5,915	6,033	6,154	6,277	**104,685**
Tarrant County Hospital	**37,289**	-	-	-	-	-	3,719	3,794	3,870	3,947	4,026	4,106	4,189	4,272	4,358	4,445	4,534	4,624	4,717	4,811	4,908	5,006	5,106	5,208	5,312	5,418	**90,369**
Tarrant County College	**22,526**	-	-	-	-	-	2,247	2,292	2,338	2,384	2,432	2,481	2,530	2,581	2,632	2,685	2,739	2,794	2,849	2,906	2,965	3,024	3,084	3,146	3,209	3,273	**54,591**
GC - ISD	**211,072**	-	-	-	-	-	21,053	21,474	21,903	22,341	22,788	23,244	23,709	24,183	24,667	25,160	25,663	26,177	26,700	27,234	27,779	28,334	28,901	29,479	30,069	30,670	**511,528**
Total	***390,986***	**-**	**-**	**-**	**-**	**-**	***38,998***	***39,778***	***40,573***	***41,385***	***42,212***	***43,057***	***43,918***	***44,796***	***45,692***	***46,606***	***47,538***	***48,489***	***49,459***	***50,448***	***51,457***	***52,486***	***53,536***	***54,606***	***55,698***	***56,812***	***947,542***
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										**GROSS**
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																											
	PV																										GROSS
City of Euless	**1,307,340**	-	-	-	-	-	130,397	133,005	135,665	138,378	141,146	143,969	146,848	149,785	152,781	155,836	158,953	162,132	165,375	168,682	172,056	175,497	179,007	182,587	186,239	189,964	**3,168,299**
Tarrant County	**734,336**	-	-	-	-	-	73,244	74,709	76,203	77,727	79,282	80,867	82,485	84,135	85,817	87,534	89,284	91,070	92,891	94,749	96,644	98,577	100,549	102,560	104,611	106,703	**1,779,640**
Tarrant County Hospital	**633,913**	-	-	-	-	-	63,228	64,492	65,782	67,098	68,440	69,809	71,205	72,629	74,081	75,563	77,074	78,616	80,188	81,792	83,428	85,096	86,798	88,534	90,305	92,111	**1,536,268**
Tarrant County College	**382,939**	-	-	-	-	-	38,195	38,959	39,738	40,533	41,344	42,171	43,014	43,874	44,752	45,647	46,560	47,491	48,441	49,410	50,398	51,406	52,434	53,482	54,552	55,643	**928,042**
GC - ISD	**3,588,232**	-	-	-	-	-	357,898	365,056	372,357	379,804	387,400	395,148	403,051	411,112	419,334	427,721	436,275	445,001	453,901	462,979	472,238	481,683	491,317	501,143	511,166	521,389	**8,695,970**
Total	***6,646,760***	**-**	**-**	**-**	**-**	**-**	***662,961***	***676,221***	***689,745***	***703,540***	***717,611***	***731,963***	***746,602***	***761,534***	***776,765***	***792,300***	***808,146***	***824,309***	***840,795***	***857,611***	***874,764***	***892,259***	***910,104***	***928,306***	***946,872***	***965,810***	***16,108,220***

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PARTICIPATION																											
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	*26,112,000*	*26,634,240*	*27,166,925*	*27,710,263*	*28,264,469*	*28,829,758*	*29,406,353*	*29,994,480*	*30,594,370*	*31,206,257*	*31,830,382*	*32,466,990*	*33,116,330*	*33,778,656*	*34,454,229*	*35,143,314*	*35,846,180*	*36,563,104*	*37,294,366*	*38,040,253*	
	PV																										GROSS
City of Euless	**922,828**	-	-	-	-	-	92,045	93,886	95,763	97,679	99,632	101,625	103,657	105,731	107,845	110,002	112,202	114,446	116,735	119,070	121,451	123,880	126,358	128,885	131,463	134,092	**2,236,447**
Tarrant County	**448,376**	-	-	-	-	-	51,702	52,736	53,791	54,866	55,964	57,083	58,225	59,389	60,577	61,788	42,016	42,856	43,714	44,588	45,480	46,389	47,317	48,263	49,229	50,213	**1,026,184**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**180,207**	-	-	-	-	-	17,974	18,334	18,700	19,074	19,456	19,845	20,242	20,647	21,060	21,481	21,910	22,349	22,796	23,252	23,717	24,191	24,675	25,168	25,672	26,185	**436,726**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***1,551,412***	**-**	**-**	**-**	**-**	**-**	***161,721***	***164,955***	***168,254***	***171,619***	***175,052***	***178,553***	***182,124***	***185,766***	***189,482***	***193,271***	***176,129***	***179,651***	***183,244***	***186,909***	***190,647***	***194,460***	***198,349***	***202,316***	***206,363***	***210,490***	***3,699,357***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	*1,632,000*	*1,664,640*	*1,697,933*	*1,731,891*	*1,766,529*	*1,801,860*	*1,837,897*	*1,874,655*	*1,912,148*	*1,950,391*	*1,989,399*	*2,029,187*	*2,069,771*	*2,111,166*	*2,153,389*	*2,196,457*	*2,240,386*	*2,285,194*	*2,330,898*	*2,377,516*	
	PV																										GROSS
City of Euless	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										**GROSS**
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																											
	PV																										GROSS
City of Euless	**922,828**	-	-	-	-	-	92,045	93,886	95,763	97,679	99,632	101,625	103,657	105,731	107,845	110,002	112,202	114,446	116,735	119,070	121,451	123,880	126,358	128,885	131,463	134,092	**2,236,447**
Tarrant County	**448,376**	-	-	-	-	-	51,702	52,736	53,791	54,866	55,964	57,083	58,225	59,389	60,577	61,788	42,016	42,856	43,714	44,588	45,480	46,389	47,317	48,263	49,229	50,213	**1,026,184**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**180,207**	-	-	-	-	-	17,974	18,334	18,700	19,074	19,456	19,845	20,242	20,647	21,060	21,481	21,910	22,349	22,796	23,252	23,717	24,191	24,675	25,168	25,672	26,185	**436,726**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***1,551,412***	**-**	**-**	**-**	**-**	**-**	***161,721***	***164,955***	***168,254***	***171,619***	***175,052***	***178,553***	***182,124***	***185,766***	***189,482***	***193,271***	***176,129***	***179,651***	***183,244***	***186,909***	***190,647***	***194,460***	***198,349***	***202,316***	***206,363***	***210,490***	***3,699,357***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY																											
	PV																										GROSS
City of Euless	**384,512**	-	-	-	-	-	38,352	39,119	39,901	40,699	41,513	42,344	43,191	44,054	44,935	45,834	46,751	47,686	48,640	49,612	50,605	51,617	52,649	53,702	54,776	55,872	**931,853**
Tarrant County	**285,959**	-	-	-	-	-	21,542	21,973	22,413	22,861	23,318	23,785	24,260	24,745	25,240	25,745	47,268	48,213	49,178	50,161	51,165	52,188	53,232	54,296	55,382	56,490	**753,456**
Tarrant County Hospital	**633,913**	-	-	-	-	-	63,228	64,492	65,782	67,098	68,440	69,809	71,205	72,629	74,081	75,563	77,074	78,616	80,188	81,792	83,428	85,096	86,798	88,534	90,305	92,111	**1,536,268**
Tarrant County College	**202,733**	-	-	-	-	-	20,221	20,625	21,038	21,459	21,888	22,326	22,772	23,228	23,692	24,166	24,649	25,142	25,645	26,158	26,681	27,215	27,759	28,314	28,881	29,458	**491,316**
GC - ISD	**3,588,232**	-	-	-	-	-	357,898	365,056	372,357	379,804	387,400	395,148	403,051	411,112	419,334	427,721	436,275	445,001	453,901	462,979	472,238	481,683	491,317	501,143	511,166	521,389	**8,695,970**
Total	***5,095,348***	**-**	**-**	**-**	**-**	**-**	***501,241***	***511,266***	***521,491***	***531,921***	***542,559***	***553,410***	***564,478***	***575,768***	***587,283***	***599,029***	***632,018***	***644,658***	***657,551***	***670,702***	***684,116***	***697,799***	***711,755***	***725,990***	***740,509***	***755,320***	***12,408,863***

TIRZ REVENUE PROJECTIONS

Residential	Year	AREA SF OR UNITS	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
Phase 2 - 260 Units 221(D)(4)	2014	282,932	$ 90	$ 25,463,880	$ -	$ -	$ -	$ -
Phase 2 - For sale units	2014	48	$ 200,000	$ 9,600,000	$ -	$ -	$ -	$ -
Phase 2 - For sale units	2015	48	$ 200,000	$ 9,600,000	$ -	$ -	$ -	$ -
Phase 2 - For sale units	2016	52	$ 200,000	$ 10,400,000	$ -	$ -	$ -	$ -
Phase 4 - For sale units	2015	48	$ 200,000	$ 9,600,000	$ -	$ -	$ -	$ -
Phase 4 - For sale units	2016	52	$ 200,000	$ 10,400,000	$ -	$ -	$ -	$ -
Phase 7 - For sale units	2017	48	$ 200,000	$ 9,600,000	$ -	$ -	$ -	$ -
Phase 7 - For sale units	2018	52	$ 200,000	$ 10,400,000	$ -	$ -	$ -	$ -
	TOTAL	283,280		$ 95,063,880		$ -		$ -

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*19.7%*	$ 10,231,442	=	$ 10,231,442	+	$ -	+	$ -
Tarrant County	*11.0%*	$ 5,747,023	=	$ 5,747,023	+	$ -	+	$ -
Tarrant County Hospital	*9.5%*	$ 4,961,096	=	$ 4,961,096	+	$ -	+	$ -
Tarrant County College	*5.8%*	$ 2,996,942	=	$ 2,996,942	+	$ -	+	$ -
GC - ISD	*54.0%*	$ 28,082,044	=	$ 28,082,044	+	$ -	+	$ -
	100.0%	52,018,547		$ 52,018,547		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*60.3%*	$ 7,673,582	=	$ 7,673,582	+	$ -	+	$ -
Tarrant County	*27.9%*	$ 3,550,221	=	$ 3,550,221	+	$ -	+	$ -
Tarrant County Hospital	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Tarrant County College	*11.8%*	$ 1,498,471	=	$ 1,498,471	+	$ -	+	$ -
GC - ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 12,722,274		$ 12,722,274		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*6.5%*	$ 2,557,861	=	$ 2,557,861	+	$ -	+	$ -
Tarrant County	*5.6%*	$ 2,196,802	=	$ 2,196,802	+	$ -	+	$ -
Tarrant County Hospital	*12.6%*	$ 4,961,096	=	$ 4,961,096	+	$ -	+	$ -
Tarrant County College	*3.8%*	$ 1,498,471	=	$ 1,498,471	+	$ -	+	$ -
GC - ISD	*71.5%*	$ 28,082,044	=	$ 28,082,044	+	$ -	+	$ -
	100.0%	$ 39,296,273		$ 39,296,273		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
TOTAL TAX REVENUE																											
		2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
REAL PROPERTY	*Taxable Value*	-	-	-	*35,063,880*	*54,965,158*	*76,864,461*	*88,001,750*	*89,761,785*	*91,557,021*	*93,388,161*	*95,255,924*	*97,161,043*	*99,104,264*	*101,086,349*	*103,108,076*	*105,170,237*	*107,273,642*	*109,419,115*	*111,607,497*	*113,839,647*	*116,116,440*	*118,438,769*	*120,807,544*	*123,223,695*	*125,688,169*	
	PV																										GROSS
City of Euless	**4,357,866**	-	-	-	164,800	258,336	361,263	413,608	421,880	430,318	438,924	447,703	456,657	465,790	475,106	484,608	494,300	504,186	514,270	524,555	535,046	545,747	556,662	567,795	579,151	590,734	**10,231,442**
Tarrant County	**2,447,823**	-	-	-	92,569	145,108	202,922	232,325	236,971	241,711	246,545	251,476	256,505	261,635	266,868	272,205	277,649	283,202	288,866	294,644	300,537	306,547	312,678	318,932	325,311	331,817	**5,747,023**
Tarrant County Hospital	**2,113,074**	-	-	-	79,910	125,264	175,172	200,553	204,564	208,656	212,829	217,085	221,427	225,856	230,373	234,980	239,680	244,473	249,363	254,350	259,437	264,626	269,918	275,317	280,823	286,440	**4,961,096**
Tarrant County College	**1,276,484**	-	-	-	48,272	75,671	105,819	121,152	123,575	126,047	128,567	131,139	133,762	136,437	139,166	141,949	144,788	147,684	150,637	153,650	156,723	159,858	163,055	166,316	169,642	173,035	**2,996,942**
GC - ISD	**11,960,952**	-	-	-	452,324	709,051	991,552	1,135,223	1,157,927	1,181,086	1,204,707	1,228,801	1,253,377	1,278,445	1,304,014	1,330,094	1,356,696	1,383,830	1,411,507	1,439,737	1,468,531	1,497,902	1,527,860	1,558,417	1,589,586	1,621,377	**28,082,044**
Total	***22,156,199***	**-**	**-**	**-**	***837,875***	***1,313,429***	***1,836,728***	***2,102,861***	***2,144,918***	***2,187,816***	***2,231,573***	***2,276,204***	***2,321,728***	***2,368,163***	***2,415,526***	***2,463,837***	***2,513,113***	***2,563,376***	***2,614,643***	***2,666,936***	***2,720,275***	***2,774,680***	***2,830,174***	***2,886,777***	***2,944,513***	***3,003,403***	***52,018,547***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										GROSS
City of Euless	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										**GROSS**
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																											
	PV																										GROSS
City of Euless	**4,357,866**	-	-	-	164,800	258,336	361,263	413,608	421,880	430,318	438,924	447,703	456,657	465,790	475,106	484,608	494,300	504,186	514,270	524,555	535,046	545,747	556,662	567,795	579,151	590,734	**10,231,442**
Tarrant County	**2,447,823**	-	-	-	92,569	145,108	202,922	232,325	236,971	241,711	246,545	251,476	256,505	261,635	266,868	272,205	277,649	283,202	288,866	294,644	300,537	306,547	312,678	318,932	325,311	331,817	**5,747,023**
Tarrant County Hospital	**2,113,074**	-	-	-	79,910	125,264	175,172	200,553	204,564	208,656	212,829	217,085	221,427	225,856	230,373	234,980	239,680	244,473	249,363	254,350	259,437	264,626	269,918	275,317	280,823	286,440	**4,961,096**
Tarrant County College	**1,276,484**	-	-	-	48,272	75,671	105,819	121,152	123,575	126,047	128,567	131,139	133,762	136,437	139,166	141,949	144,788	147,684	150,637	153,650	156,723	159,858	163,055	166,316	169,642	173,035	**2,996,942**
GC - ISD	**11,960,952**	-	-	-	452,324	709,051	991,552	1,135,223	1,157,927	1,181,086	1,204,707	1,228,801	1,253,377	1,278,445	1,304,014	1,330,094	1,356,696	1,383,830	1,411,507	1,439,737	1,468,531	1,497,902	1,527,860	1,558,417	1,589,586	1,621,377	**28,082,044**
Total	***22,156,199***	**-**	**-**	**-**	***837,875***	***1,313,429***	***1,836,728***	***2,102,861***	***2,144,918***	***2,187,816***	***2,231,573***	***2,276,204***	***2,321,728***	***2,368,163***	***2,415,526***	***2,463,837***	***2,513,113***	***2,563,376***	***2,614,643***	***2,666,936***	***2,720,275***	***2,774,680***	***2,830,174***	***2,886,777***	***2,944,513***	***3,003,403***	***52,018,547***

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PARTICIPATION																											
REAL PROPERTY	*Taxable Value*	-	-	-	*35,063,880*	*54,965,158*	*76,864,461*	*88,001,750*	*89,761,785*	*91,557,021*	*93,388,161*	*95,255,924*	*97,161,043*	*99,104,264*	*101,086,349*	*103,108,076*	*105,170,237*	*107,273,642*	*109,419,115*	*111,607,497*	*113,839,647*	*116,116,440*	*118,438,769*	*120,807,544*	*123,223,695*	*125,688,169*	
	PV																										GROSS
City of Euless	**3,268,400**	-	-	-	123,600	193,752	270,947	310,206	316,410	322,738	329,193	335,777	342,493	349,343	356,329	363,456	370,725	378,140	385,702	393,416	401,285	409,310	417,497	425,847	434,364	443,051	**7,673,582**
Tarrant County	**1,604,653**	-	-	-	69,426	108,831	152,192	174,243	177,728	181,283	184,909	188,607	192,379	196,226	200,151	204,154	138,825	141,601	144,433	147,322	150,268	153,274	156,339	159,466	162,655	165,908	**3,550,221**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**638,242**	-	-	-	24,136	37,835	52,910	60,576	61,788	63,023	64,284	65,569	66,881	68,218	69,583	70,974	72,394	73,842	75,319	76,825	78,362	79,929	81,527	83,158	84,821	86,517	**1,498,471**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***5,511,295***	-	-	-	***217,163***	***340,418***	***476,049***	***545,026***	***555,926***	***567,045***	***578,386***	***589,953***	***601,752***	***613,787***	***626,063***	***638,584***	***581,944***	***593,583***	***605,454***	***617,563***	***629,915***	***642,513***	***655,363***	***668,470***	***681,840***	***695,477***	***12,722,274***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										GROSS
City of Euless	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										**GROSS**
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																											
	PV																										GROSS
City of Euless	**3,268,400**	-	-	-	123,600	193,752	270,947	310,206	316,410	322,738	329,193	335,777	342,493	349,343	356,329	363,456	370,725	378,140	385,702	393,416	401,285	409,310	417,497	425,847	434,364	443,051	**7,673,582**
Tarrant County	**1,604,653**	-	-	-	69,426	108,831	152,192	174,243	177,728	181,283	184,909	188,607	192,379	196,226	200,151	204,154	138,825	141,601	144,433	147,322	150,268	153,274	156,339	159,466	162,655	165,908	**3,550,221**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**638,242**	-	-	-	24,136	37,835	52,910	60,576	61,788	63,023	64,284	65,569	66,881	68,218	69,583	70,974	72,394	73,842	75,319	76,825	78,362	79,929	81,527	83,158	84,821	86,517	**1,498,471**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***5,511,295***	-	-	-	***217,163***	***340,418***	***476,049***	***545,026***	***555,926***	***567,045***	***578,386***	***589,953***	***601,752***	***613,787***	***626,063***	***638,584***	***581,944***	***593,583***	***605,454***	***617,563***	***629,915***	***642,513***	***655,363***	***668,470***	***681,840***	***695,477***	***12,722,274***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY																											
	PV																										GROSS
City of Euless	**1,089,467**	-	-	-	41,200	64,584	90,316	103,402	105,470	107,579	109,731	111,926	114,164	116,448	118,776	121,152	123,575	126,047	128,567	131,139	133,762	136,437	139,166	141,949	144,788	147,684	**2,557,861**
Tarrant County	**843,170**	-	-	-	23,142	36,277	50,731	58,081	59,243	60,428	61,636	62,869	64,126	65,409	66,717	68,051	138,825	141,601	144,433	147,322	150,268	153,274	156,339	159,466	162,655	165,908	**2,196,802**
Tarrant County Hospital	**2,113,074**	-	-	-	79,910	125,264	175,172	200,553	204,564	208,656	212,829	217,085	221,427	225,856	230,373	234,980	239,680	244,473	249,363	254,350	259,437	264,626	269,918	275,317	280,823	286,440	**4,961,096**
Tarrant County College	**638,242**	-	-	-	24,136	37,835	52,910	60,576	61,788	63,023	64,284	65,569	66,881	68,218	69,583	70,974	72,394	73,842	75,319	76,825	78,362	79,929	81,527	83,158	84,821	86,517	**1,498,471**
GC - ISD	**11,960,952**	-	-	-	452,324	709,051	991,552	1,135,223	1,157,927	1,181,086	1,204,707	1,228,801	1,253,377	1,278,445	1,304,014	1,330,094	1,356,696	1,383,830	1,411,507	1,439,737	1,468,531	1,497,902	1,527,860	1,558,417	1,589,586	1,621,377	**28,082,044**
Total	***16,644,905***	-	-	-	***620,712***	***973,011***	***1,360,679***	***1,557,835***	***1,588,992***	***1,620,772***	***1,653,187***	***1,686,251***	***1,719,976***	***1,754,375***	***1,789,463***	***1,825,252***	***1,931,170***	***1,969,793***	***2,009,189***	***2,049,373***	***2,090,360***	***2,132,167***	***2,174,811***	***2,218,307***	***2,262,673***	***2,307,926***	***39,296,273***

TIRZ REVENUE PROJECTIONS

Hotel	Phase	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
Hotel	3	92,000	$ 100.00	$ 9,200,000	$ 10.00	$ 920,000	$ 80.00	$ 7,360,000
	TOTAL	92,000		9,200,000		920,000		7,360,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*50.1%*	$ 5,316,859	=	$ 1,180,408	+	$ 118,041	+	$ 4,018,410
Tarrant County	*6.9%*	$ 729,341	=	$ 663,038	+	$ 66,304	+	$ -
Tarrant County Hospital	*5.9%*	$ 629,601	=	$ 572,365	+	$ 57,236	+	$ -
Tarrant County College	*3.6%*	$ 380,335	=	$ 345,759	+	$ 34,576	+	$ -
GC - ISD	*33.6%*	$ 3,563,828	=	$ 3,239,843	+	$ 323,984	+	$ -
	100.0%	10,619,965		$ 6,001,413		$ 600,141		$ 4,018,410
		100.0%		*56.5%*		*5.7%*		*37.8%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*71.8%*	$ 1,488,068	=	$ 885,306	+	$ -	+	$ 602,762
Tarrant County	*19.9%*	$ 412,957	=	$ 412,957	+	$ -	+	$ -
Tarrant County Hospital	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
Tarrant County College	*8.3%*	$ 172,880	=	$ 172,880	+	$ -	+	$ -
GC - ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 2,073,904		$ 1,471,143		$ -		$ 602,762
		100.0%		*70.9%*		*0.0%*		*29.1%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Euless	*44.8%*	$ 3,828,792	=	$ 295,102	+	$ 118,041	+	$ 3,415,649
Tarrant County	*3.7%*	$ 316,384	=	$ 250,081	+	$ 66,304	+	$ -
Tarrant County Hospital	*7.4%*	$ 629,601	=	$ 572,365	+	$ 57,236	+	$ -
Tarrant County College	*2.4%*	$ 207,455	=	$ 172,880	+	$ 34,576	+	$ -
GC - ISD	*41.7%*	$ 3,563,828	=	$ 3,239,843	+	$ 323,984	+	$ -
	100.0%	$ 8,546,060		$ 4,530,270		$ 600,141		$ 3,415,649
		100.0%		*53.0%*		*7.0%*		*40.0%*

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
TOTAL TAX REVENUE																											
		2012	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
REAL PROPERTY	*Taxable Value*	-	-	-	*9,200,000*	*9,384,000*	*9,571,680*	*9,763,114*	*9,958,376*	*10,157,543*	*10,360,694*	*10,567,908*	*10,779,266*	*10,994,852*	*11,214,749*	*11,439,044*	*11,667,825*	*11,901,181*	*12,139,205*	*12,381,989*	*12,629,628*	*12,882,221*	*13,139,865*	*13,402,663*	*13,670,716*	*13,944,130*	
	PV																										GROSS
City of Euless	**518,240**	-	-	-	43,240	44,105	44,987	45,887	46,804	47,740	48,695	49,669	50,663	51,676	52,709	53,764	54,839	55,936	57,054	58,195	59,359	60,546	61,757	62,993	64,252	65,537	**1,180,408**
Tarrant County	**291,097**	-	-	-	24,288	24,774	25,269	25,775	26,290	26,816	27,352	27,899	28,457	29,026	29,607	30,199	30,803	31,419	32,048	32,688	33,342	34,009	34,689	35,383	36,091	36,813	**663,038**
Tarrant County Hospital	**251,288**	-	-	-	20,967	21,386	21,814	22,250	22,695	23,149	23,612	24,084	24,566	25,057	25,558	26,069	26,591	27,122	27,665	28,218	28,783	29,358	29,945	30,544	31,155	31,778	**572,365**
Tarrant County College	**151,800**	-	-	-	12,666	12,919	13,177	13,441	13,710	13,984	14,264	14,549	14,840	15,137	15,439	15,748	16,063	16,384	16,712	17,046	17,387	17,735	18,090	18,451	18,820	19,197	**345,759**
GC - ISD	**1,422,404**	-	-	-	118,680	121,054	123,475	125,944	128,463	131,032	133,653	136,326	139,053	141,834	144,670	147,564	150,515	153,525	156,596	159,728	162,922	166,181	169,504	172,894	176,352	179,879	**3,239,843**
Total	***2,634,829***	**-**	**-**	**-**	***219,840***	***224,237***	***228,722***	***233,296***	***237,962***	***242,721***	***247,576***	***252,527***	***257,578***	***262,729***	***267,984***	***273,344***	***278,810***	***284,387***	***290,074***	***295,876***	***301,793***	***307,829***	***313,986***	***320,266***	***326,671***	***333,204***	***6,001,413***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	*920,000*	*938,400*	*957,168*	*976,311*	*995,838*	*1,015,754*	*1,036,069*	*1,056,791*	*1,077,927*	*1,099,485*	*1,121,475*	*1,143,904*	*1,166,782*	*1,190,118*	*1,213,920*	*1,238,199*	*1,262,963*	*1,288,222*	*1,313,987*	*1,340,266*	*1,367,072*	*1,394,413*	
	PV																										GROSS
City of Euless	**51,824**	-	-	-	4,324	4,410	4,499	4,589	4,680	4,774	4,870	4,967	5,066	5,168	5,271	5,376	5,484	5,594	5,705	5,820	5,936	6,055	6,176	6,299	6,425	6,554	**118,041**
Tarrant County	**29,110**	-	-	-	2,429	2,477	2,527	2,577	2,629	2,682	2,735	2,790	2,846	2,903	2,961	3,020	3,080	3,142	3,205	3,269	3,334	3,401	3,469	3,538	3,609	3,681	**66,304**
Tarrant County Hospital	**25,129**	-	-	-	2,097	2,139	2,181	2,225	2,269	2,315	2,361	2,408	2,457	2,506	2,556	2,607	2,659	2,712	2,766	2,822	2,878	2,936	2,995	3,054	3,116	3,178	**57,236**
Tarrant County College	**15,180**	-	-	-	1,267	1,292	1,318	1,344	1,371	1,398	1,426	1,455	1,484	1,514	1,544	1,575	1,606	1,638	1,671	1,705	1,739	1,773	1,809	1,845	1,882	1,920	**34,576**
GC - ISD	**142,240**	-	-	-	11,868	12,105	12,347	12,594	12,846	13,103	13,365	13,633	13,905	14,183	14,467	14,756	15,051	15,353	15,660	15,973	16,292	16,618	16,950	17,289	17,635	17,988	**323,984**
Total	***263,483***	**-**	**-**	**-**	***21,984***	***22,424***	***22,872***	***23,330***	***23,796***	***24,272***	***24,758***	***25,253***	***25,758***	***26,273***	***26,798***	***27,334***	***27,881***	***28,439***	***29,007***	***29,588***	***30,179***	***30,783***	***31,399***	***32,027***	***32,667***	***33,320***	***600,141***
SALES TAX	*Taxable Value*	-	-	-	*7,360,000*	*7,507,200*	*7,657,344*	*7,810,491*	*7,966,701*	*8,126,035*	*8,288,555*	*8,454,327*	*8,623,413*	*8,795,881*	*8,971,799*	*9,151,235*	*9,334,260*	*9,520,945*	*9,711,364*	*9,905,591*	*10,103,703*	*10,305,777*	*10,511,892*	*10,722,130*	*10,936,573*	*11,155,304*	
	PV																										**GROSS**
Total	***1,764,222***	**-**	**-**	**-**	***147,200***	***150,144***	***153,147***	***156,210***	***159,334***	***162,521***	***165,771***	***169,087***	***172,468***	***175,918***	***179,436***	***183,025***	***186,685***	***190,419***	***194,227***	***198,112***	***202,074***	***206,116***	***210,238***	***214,443***	***218,731***	***223,106***	***4,018,410***
SUMMARY																											
	PV																										GROSS
City of Euless	**2,334,286**	-	-	-	194,764	198,659	202,632	206,685	210,819	215,035	219,336	223,723	228,197	232,761	237,416	242,165	247,008	251,948	256,987	262,127	267,369	272,717	278,171	283,734	289,409	295,197	**5,316,859**
Tarrant County	**320,206**	-	-	-	26,717	27,251	27,796	28,352	28,919	29,498	30,087	30,689	31,303	31,929	32,568	33,219	33,883	34,561	35,252	35,957	36,676	37,410	38,158	38,921	39,700	40,494	**729,341**
Tarrant County Hospital	**276,417**	-	-	-	23,063	23,524	23,995	24,475	24,964	25,464	25,973	26,492	27,022	27,563	28,114	28,676	29,250	29,835	30,431	31,040	31,661	32,294	32,940	33,599	34,271	34,956	**629,601**
Tarrant County College	**166,980**	-	-	-	13,932	14,211	14,495	14,785	15,081	15,382	15,690	16,004	16,324	16,650	16,983	17,323	17,669	18,023	18,383	18,751	19,126	19,508	19,899	20,297	20,703	21,117	**380,335**
GC - ISD	**1,564,644**	-	-	-	130,548	133,159	135,822	138,539	141,309	144,136	147,018	149,959	152,958	156,017	159,137	162,320	165,566	168,878	172,255	175,700	179,214	182,799	186,455	190,184	193,987	197,867	**3,563,828**
Total	***4,662,534***	**-**	**-**	**-**	***389,024***	***396,805***	***404,741***	***412,836***	***421,092***	***429,514***	***438,104***	***446,867***	***455,804***	***464,920***	***474,218***	***483,703***	***493,377***	***503,244***	***513,309***	***523,575***	***534,047***	***544,728***	***555,622***	***566,735***	***578,069***	***589,631***	***10,619,965***

TIRZ REVENUE PROJECTIONS

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
PARTICIPATION																											
REAL PROPERTY	*Taxable Value*	-	-	-	*9,200,000*	*9,384,000*	*9,571,680*	*9,763,114*	*9,958,376*	*10,157,543*	*10,360,694*	*10,567,908*	*10,779,266*	*10,994,852*	*11,214,749*	*11,439,044*	*11,667,825*	*11,901,181*	*12,139,205*	*12,381,989*	*12,629,628*	*12,882,221*	*13,139,865*	*13,402,663*	*13,670,716*	*13,944,130*	
	PV																										GROSS
City of Euless	**388,680**	-	-	-	32,430	33,079	33,740	34,415	35,103	35,805	36,521	37,252	37,997	38,757	39,532	40,323	41,129	41,952	42,791	43,647	44,519	45,410	46,318	47,244	48,189	49,153	**885,306**
Tarrant County	**192,671**	-	-	-	18,216	18,580	18,952	19,331	19,718	20,112	20,514	20,924	21,343	21,770	22,205	22,649	15,402	15,710	16,024	16,344	16,671	17,005	17,345	17,692	18,045	18,406	**412,957**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**75,900**	-	-	-	6,333	6,459	6,589	6,720	6,855	6,992	7,132	7,274	7,420	7,568	7,720	7,874	8,032	8,192	8,356	8,523	8,694	8,867	9,045	9,226	9,410	9,598	**172,880**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***657,251***	**-**	**-**	**-**	***56,979***	***58,118***	***59,281***	***60,466***	***61,676***	***62,909***	***64,167***	***65,451***	***66,760***	***68,095***	***69,457***	***70,846***	***64,562***	***65,853***	***67,170***	***68,514***	***69,884***	***71,282***	***72,707***	***74,162***	***75,645***	***77,158***	***1,471,143***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	*920,000*	*938,400*	*957,168*	*976,311*	*995,838*	*1,015,754*	*1,036,069*	*1,056,791*	*1,077,927*	*1,099,485*	*1,121,475*	*1,143,904*	*1,166,782*	*1,190,118*	*1,213,920*	*1,238,199*	*1,262,963*	*1,288,222*	*1,313,987*	*1,340,266*	*1,367,072*	*1,394,413*	
	PV																										GROSS
City of Euless	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	*7,360,000*	*7,507,200*	*7,657,344*	*7,810,491*	*7,966,701*	*8,126,035*	*8,288,555*	*8,454,327*	*8,623,413*	*8,795,881*	*8,971,799*	*9,151,235*	*9,334,260*	*9,520,945*	*9,711,364*	*9,905,591*	*10,103,703*	*10,305,777*	*10,511,892*	*10,722,130*	*10,936,573*	*11,155,304*	
	PV																										**GROSS**
Total	***264,633***	**-**	**-**	**-**	***22,080***	***22,522***	***22,972***	***23,431***	***23,900***	***24,378***	***24,866***	***25,363***	***25,870***	***26,388***	***26,915***	***27,454***	***28,003***	***28,563***	***29,134***	***29,717***	***30,311***	***30,917***	***31,536***	***32,166***	***32,810***	***33,466***	***602,762***
SUMMARY																											
	PV																										GROSS
City of Euless	**653,313**	-	-	-	54,510	55,600	56,712	57,846	59,003	60,183	61,387	62,615	63,867	65,144	66,447	67,776	69,132	70,514	71,925	73,363	74,831	76,327	77,854	79,411	80,999	82,619	**1,488,068**
Tarrant County	**192,671**	-	-	-	18,216	18,580	18,952	19,331	19,718	20,112	20,514	20,924	21,343	21,770	22,205	22,649	15,402	15,710	16,024	16,344	16,671	17,005	17,345	17,692	18,045	18,406	**412,957**
Tarrant County Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant County College	**75,900**	-	-	-	6,333	6,459	6,589	6,720	6,855	6,992	7,132	7,274	7,420	7,568	7,720	7,874	8,032	8,192	8,356	8,523	8,694	8,867	9,045	9,226	9,410	9,598	**172,880**
GC - ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***921,885***	**-**	**-**	**-**	***79,059***	***80,640***	***82,253***	***83,898***	***85,576***	***87,287***	***89,033***	***90,814***	***92,630***	***94,483***	***96,372***	***98,300***	***92,565***	***94,416***	***96,305***	***98,231***	***100,195***	***102,199***	***104,243***	***106,328***	***108,455***	***110,624***	***2,073,904***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY																											
	PV																										GROSS
City of Euless	**1,680,973**	-	-	-	140,254	143,059	145,920	148,839	151,815	154,852	157,949	161,108	164,330	167,617	170,969	174,388	177,876	181,434	185,062	188,763	192,539	196,389	200,317	204,324	208,410	212,578	**3,828,792**
Tarrant County	**127,535**	-	-	-	8,501	8,671	8,844	9,021	9,202	9,386	9,573	9,765	9,960	10,159	10,362	10,570	18,482	18,851	19,229	19,613	20,005	20,405	20,814	21,230	21,654	22,088	**316,384**
Tarrant County Hospital	**276,417**	-	-	-	23,063	23,524	23,995	24,475	24,964	25,464	25,973	26,492	27,022	27,563	28,114	28,676	29,250	29,835	30,431	31,040	31,661	32,294	32,940	33,599	34,271	34,956	**629,601**
Tarrant County College	**91,080**	-	-	-	7,599	7,751	7,906	8,065	8,226	8,390	8,558	8,729	8,904	9,082	9,264	9,449	9,638	9,831	10,027	10,228	10,432	10,641	10,854	11,071	11,292	11,518	**207,455**
GC - ISD	**1,564,644**	-	-	-	130,548	133,159	135,822	138,539	141,309	144,136	147,018	149,959	152,958	156,017	159,137	162,320	165,566	168,878	172,255	175,700	179,214	182,799	186,455	190,184	193,987	197,867	**3,563,828**
Total	***3,740,649***	**-**	**-**	**-**	***309,965***	***316,165***	***322,488***	***328,938***	***335,516***	***342,227***	***349,071***	***356,053***	***363,174***	***370,437***	***377,846***	***385,403***	***400,812***	***408,828***	***417,005***	***425,345***	***433,852***	***442,529***	***451,379***	***460,407***	***469,615***	***479,007***	***8,546,060***

TERMS AND CONDITIONS

Length of TIF in Years

The TIF has a 25-year term and is scheduled to end on December 31, 2035.

Bonded Indebtedness

It is not expected that the TIRZ will incur any amount of bonded indebtedness.

Powers and Duties of Board of Directors

The Board is to have powers granted to it by chapter 311 of the Texas Tax Code, including powers of a municipality under chapter 380 of the Local Government Code, subject to City Council's final approval. The Board shall not be authorized to:

- Issue bonds;
- Impose taxes or fees;
- Exercise the power of eminent domain; or
- Give final approval to the Zone's project and financing plans.

APPENDIX A

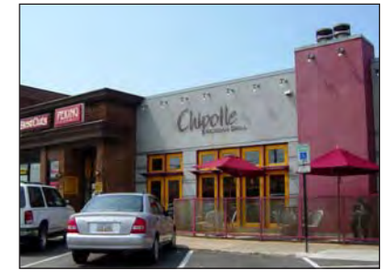
Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
41491262	Snk Gp Alborada Lp	004155 Magna Carta Blvd	023+	Toccata Casitas Condo Homes	Units 101 Thru 152	2007	100,552	0.000	0	$528,765	$10,014,993	$10,543,758	#DIV/0!	$99.60	$104.86
00005185	Kress Ft Worth Llc	000604 Main St	023+	Fort Worth Original Town	Blk 97 Lts 5 6 13 & 14	1936	52,557	0.230	10,000	$650,000	$4,950,000	$5,600,000	$65.00	$94.18	$106.55
41197933	Amstar/Southern Art House Lp	000251 Town Center Ln # 2107	023+	Keller Town Center Addition	Blk B Lot 7	2007	258,155	5.554	241,932	$1,453,408	$23,546,592	$25,000,000	$6.01	$91.21	$96.84
41424530	Stone Lake Partners II Lp	002601 Riverside Pkwy	023	Towns Of Riverside Addition	Blk A Lot 3	2009	31,356	2.837	123,580	$247,159	$2,669,263	$2,916,422	$2.00	$85.13	$93.01
41406087	Stone Lake Partners II Lp	002502 Riverside Pkwy	023+	Lakeside Villas	Blk A Lot 1	2008	285,194	15.911	693,102	$1,975,341	$24,178,513	$26,153,854	$2.85	$84.78	$91.71
41361903	Campus Village Centre Lp	003604 S University Dr	022+	Bluebonnet Hills	Blk 28 Lot 15R	2009	39,600	1.832	79,800	$159,600	$3,180,264	$3,339,864	$2.00	$80.31	$84.34
41361873	Campus Village Centre Lp	003613 S University Dr	022+	Bluebonnet Hills	Blk 25 Lot 24R	2009	17,600	1.117	48,670	$97,340	$1,387,044	$1,484,384	$2.00	$78.81	$84.34
07217935	Orion-Fort Worth Assoc Llc	000000 Oak Hill Cir	023+	Stonegate Addition-Ft Worth	Blk 7R Lts 1 Thru 24 & Blk 11R	1998	348,025	23.939	1,042,774	$2,398,380	$26,629,501	$29,027,881	$2.30	$76.52	$83.41
41418840	Riverside Villas Apartments Lp	008828 Old Denton Rd	022+	Riverside Villas	Blk 1 Lot 1	2009	199,121	10.176	443,267	$1,418,453	$15,012,599	$16,431,052	$3.20	$75.39	$82.52
41418840	Riverside Villas Apartments Lp	008828 Old Denton Rd	022+	Riverside Villas	Blk 1 Lot 1	2009	199,121	10.176	443,267	$1,418,453	$15,012,599	$16,431,052	$3.20	$75.39	$82.52
41406109	Bvp Maverick Pl Lp	000930 Benge Dr	022+	University Bap Church Sub	Blk Br	2008	136,633	4.489	195,533	$488,833	$10,170,791	$10,659,624	$2.50	$74.44	$78.02
41361881	Campus Village Centre Lp	003517 S University Dr	022+	Bluebonnet Hills	Blk 26 Lot 12R	2009	5,700	0.658	28,666	$57,332	$423,406	$480,738	$2.00	$74.28	$84.34
40647528	Udr The Mandolin Llc	002525 State Hwy 360	023+	Villages Of Bear Creek Addn	Blk 2 Lot 5	2002	192,666	9.126	397,529	$795,058	$14,164,491	$14,959,549	$2.00	$73.52	$77.64
41342852	Rvm Mansfield Housing Corp	001005 Magnolia St	023	Magnolia Hgts Rtmt Comm Addn	Blk 1 Lot 1R	2008	48,538	2.177	94,830	$270,266	$3,538,320	$3,808,586	$2.85	$72.90	$78.47
41245520	Verde Riverwalk Apmts II Lp	003800 Grapevine Mills Pkwy	023+	Riverwalk Addition	Blk 1A Lot 2A	2006	284,952	26.179	1,140,357	$2,280,714	$20,239,286	$22,520,000	$2.00	$71.03	$79.03
06718035	Lincoln Vineyards Associates	002551 Hall Johnson Rd	023+	Gilmar/Reilly Brothers Addn	Blk 1 Lots 1A & 1B	1996	230,666	13.331	580,698	$1,742,095	$16,257,905	$18,000,000	$3.00	$70.48	$78.03
06933092	Cws Bellaire Feliz Laguna Etal	000000 Bellaire Dr S	023+	Tanglewood Village Addition	Blk 4 Lot	1996	382,376	21.611	941,355	$2,824,065	$26,675,935	$29,500,000	$3.00	$69.76	$77.15
40926559	Westworth Redevelopment Auth	006300 White Settlement Rd	023+	Villages At Hawks Creek, The	Blk 1 Lot 1	2005	424,333	12.593	548,551	$1,371,378	$29,411,195	$30,782,573	$2.50	$69.31	$72.54
40024083	Mustang Ridge Apartments Lp	003601 Grapevine Mills Pkwy	023+	Van Hopper, Butch Addition	Blk 1 Lot 1	2002	329,666	19.759	860,681	$1,936,532	$22,763,468	$24,700,000	$2.25	$69.05	$74.92
41307135	Mansions Of Mansfield Apts Ltd	000400 State Hwy 360	023+	Mansions Of Mansfield Addn	Blk 1 Lot 1	2007	200,443	14.010	610,276	$1,067,983	$13,792,017	$14,860,000	$1.75	$68.81	$74.14
40617742	Ira Stoneleigh Feeco Llc	001300 Bear Creek Pkwy	023+	Villages Of Bear Creek Addn	Blk 11 Lot 3	2002	220,435	14.971	652,130	$1,304,260	$15,138,709	$16,442,969	$2.00	$68.68	$74.59
41431685	Lnr Cpi Presidio Apartments Ll	002301 Presidio Vista Dr	023	Presidio, The	Blk B Lot 2	2009	372,886	19.334	842,189	$1,897,903	$25,347,097	$27,245,000	$2.25	$67.98	$73.07
40034755	Udr The Mandolin Llc	002525 State Hwy 360	023+	Villages Of Bear Creek Addn	Blk 2 Lot 4	2000	333,755	19.058	830,153	$1,660,306	$22,680,145	$24,340,451	$2.00	$67.95	$72.93
41422988	Lpc Trinity Parks Lp	000545 Samuels Ave	023	Trinity Bluff	Blk 6 Lot 2R1	2009	28,035	0.783	34,107	$1,065,844	$1,898,905	$2,964,749	$31.25	$67.73	$105.75
41422988	Lpc Trinity Parks Lp	000545 Samuels Ave	023	Trinity Bluff	Blk 6 Lot 2R1	2009	28,035	0.783	34,107	$1,065,844	$1,898,905	$2,964,749	$31.25	$67.73	$105.75
41422996	Lpc Trinity Parks Lp	000609 Samuels Ave	023	Trinity Bluff	Blk 6 Lot 3R1	2009	61,939	1.713	74,618	$2,331,813	$4,159,423	$6,491,236	$31.25	$67.15	$104.80
41422996	Lpc Trinity Parks Lp	000609 Samuels Ave	023	Trinity Bluff	Blk 6 Lot 3R1	2009	61,939	1.713	74,618	$2,331,813	$4,159,423	$6,491,236	$31.25	$67.15	$104.80
41393023	Watercolor Partners Lp	008660 N Beach St	023+	Heritage Square Addition	Blk 1 Lot 1Ar	2008	354,787	27.235	1,186,356	$2,135,441	$23,607,118	$25,742,559	$1.80	$66.54	$72.56
41393023	Watercolor Partners Lp	008660 N Beach St	023+	Heritage Square Addition	Blk 1 Lot 1Ar	2008	354,787	27.235	1,186,356	$2,135,441	$23,607,118	$25,742,559	$1.80	$66.54	$72.56
07170076	Franciscan/Woodstream Llc Etal	000800 Central Park Dr	023+	Newton, A Addition	Blk Lot 128	1998	377,463	19.499	849,384	$1,486,422	$25,085,925	$26,572,347	$1.75	$66.46	$70.40
07049463	Behringer Harvard Firestn Etal	000000 W 7Th St	023+	Firestone Addition	Blk 2R Lot	1998	85,982	1.253	54,589	$1,375,643	$5,681,792	$7,057,435	$25.20	$66.08	$82.08
06777937	Legacy Point Apartments Lp	002700 Hidden Meadow Dr	023+	Legacy Point Addition	Blk 2 Lot 1	1995	80,479	5.052	220,065	$660,195	$5,309,805	$5,970,000	$3.00	$65.98	$74.18
40617750	Ira Stoneleigh Feeco Llc	001401 State Hwy 360	023+	Villages Of Bear Creek Addn	Blk 11 Lot 5	2002	199,373	12.984	565,594	$1,131,188	$13,103,685	$14,234,873	$2.00	$65.72	$71.40
40735001	General Electric Credit Equiti	000500 W Loop 820 S	023+	Constellation Ranch	Blk 1 Lot 1	2005	313,812	26.287	1,145,062	$1,515,664	$20,521,682	$22,037,346	$1.32	$65.39	$70.22
04972848	Benadam Corp	006051 Bridge St	022	Woodhaven Cntry Club Estates	Blk 5 Lot 7A	1984	42,272	6.242	271,880	$407,820	$2,753,647	$3,161,467	$1.50	$65.14	$74.79
07927428	Capri W Dtc Llc	001300 Keller Pkwy	023+	Keller Town Center Addition	Blk C Lot 1	2001	298,773	17.400	757,944	$3,031,776	$19,448,224	$22,480,000	$4.00	$65.09	$75.24
05647290	Api Properties 141 Llc	001601 Brown Blvd	023+	Meridian Addition, The	Blk 6 Lot 2R	1992	311,316	23.150	1,008,414	$2,521,035	$20,232,339	$22,753,374	$2.50	$64.99	$73.09
40446433	Seramont II Lp	002440 State Hwy 121	023+	Centurion Addition	Blk A Lot 1	2001	419,655	20.442	890,454	$2,226,135	$27,233,865	$29,460,000	$2.50	$64.90	$70.20
40333078	Hurst City Apt Partners Ltd	000575 NE Loop 820	023	Boulders, The	Blk 1 Lot 1	2003	232,295	21.522	937,498	$1,311,373	$15,062,081	$16,373,454	$1.40	$64.84	$70.49
06824943	Royal St Moritz Ltd Etal	002350 Grayson Dr	023	St Moritz Addition	Blk 1 Lot 1	1998	304,113	18.201	792,816	$1,982,040	$19,717,960	$21,700,000	$2.50	$64.84	$71.36
07230451	Fireside At Eastchase Gp Llc	008233 Thoreau Ln	023	Eastchase Townhomes Addition	All Units	1999	127,090	0.000	0	$607,869	$8,151,442	$8,759,311	#DIV/0!	$64.14	$68.92
41379144	Westpoint Dfw Apartments Lp	001200 Scenic Vista Dr	023+	Wynhaven At Westpoint	Blk 1 Lot 1	2008	268,596	14.838	646,343	$1,292,686	$17,219,905	$18,512,591	$2.00	$64.11	$68.92
41379144	Westpoint Dfw Apartments Lp	001200 Scenic Vista Dr	023+	Wynhaven At Westpoint	Blk 1 Lot 1	2008	268,596	14.838	646,343	$1,292,686	$17,219,905	$18,512,591	$2.00	$64.11	$68.92
41410475	Ndg Old Denton Llc	008100 Old Denton Rd	022	Residences At Old Denton Road	Blk A Lot 1	2009	381,489	17.000	740,520	$1,666,000	$24,442,601	$26,108,601	$2.25	$64.07	$68.44
40978222	5001 Enclave Llc Etal	005001 Golden Triangle Blvd	023+	Enclave On Golden Triangle, Th	Blk 1 Lot 1	2006	293,939	16.629	724,359	$1,449,749	$18,750,251	$20,200,000	$2.00	$63.79	$68.72
07511868	Texas Christian University	002451 W Lowden St	023	T C U Addition	Blk 15 Lot 1	0	16,544	1.722	75,000	$300,000	$1,054,826	$1,354,826	$4.00	$63.76	$81.89
07511833	Texas Christian University	002601 W Lowden St	023	T C U Addition	Blk 13 Lot 1	2001	16,544	1.722	75,000	$300,000	$1,054,826	$1,354,826	$4.00	$63.76	$81.89
06976735	Kc Providence Park Lp	001601 W Arbrook Blvd	023+	Southwoods Addition	Blk 1 Lot 2R1	1997	537,669	29.080	1,266,739	$1,900,109	$34,199,891	$36,100,000	$1.50	$63.61	$67.14
07345828	Monticello Oaks Lp	000150 Boland St	023+	Monticello Addition-Fort Worth	Blk 32Ra	1999	82,643	3.186	138,782	$312,260	$5,252,477	$5,564,737	$2.25	$63.56	$67.33
07352107	Tr Wildwood Creek Corp	000820 E Dove Loop Rd	023+	Wildwood Creek Addition	Blk 2 Lot 1	2000	270,453	17.476	761,276	$1,903,190	$17,176,229	$19,079,419	$2.50	$63.51	$70.55
41187148	Snk Gp Alborada Lp	003030 Claremont Dr	023+	Alborada	Blk A Lot 1	2006	307,914	9.830	428,195	$1,284,585	$19,535,415	$20,820,000	$3.00	$63.44	$67.62
05503353	Maedc-Hulen Bend Senior Comm	006301 Granbury Cut Off Rd	022+	Hulen Bend Addition	Blk 3 Lot 3	2003	216,101	9.910	431,679	$1,295,037	$13,704,273	$14,999,310	$3.00	$63.42	$69.41
06773028	Riverhill Partners Llc	002601 N State Hwy 360	023+	Riverhill Apartments Addn	Blk A Lot 1	1995	339,965	15.591	679,157	$2,037,471	$21,355,529	$23,393,000	$3.00	$62.82	$68.81
41323599	Uspf III Park Vista Prtns Lp	008625 Ray White Rd	023+	Park Vista Addition	Blk 8 Lot 1	2008	285,672	19.204	836,526	$1,673,052	$17,726,948	$19,400,000	$2.00	$62.05	$67.91

Urban Lofts

APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
07039735	Williams & Schettler Inc	006555 Wichita St	072	Park Forest Addition	Blk 6 Lot 1R	1997	2,352	0.708	30,861	$308,610	$1,056,708	$1,365,318	$10.00	$449.28	$580.49
03330362	Courtney, Will A Etal	005000 Trail Lake Dr	072+	Wedgwood Addition	Blk 19 Lot A1	2005	1,564	0.359	15,625	$203,125	$652,342	$855,467	$13.00	$417.10	$546.97
40997723	Rice Independent Group Inc	000601 N Industrial Blvd	072+	Bedford Crossing Addition	Blk 1 Lot 1	2004	3,325	1.074	46,800	$351,000	$1,313,928	$1,664,928	$7.50	$395.17	$500.73
41395212	Five Star Of Ridgmar Inc	002251 Jacksboro Hwy	072+	Kfc Number 1	Blk 1 Lot 1	2008	2,084	0.489	21,301	$127,806	$817,052	$944,858	$6.00	$392.06	$453.39
02227878	Coy E Garrett Dev Corp Trustee	004111 S Bowen Rd	071+	Pleasant Ridge Acres Addition	Blk 2 Lot 7A	2007	1,549	1.100	47,916	$337,566	$595,622	$933,188	$7.04	$384.52	$602.45
41204026	Dediego Family Trust	005510 Colleyville Blvd	072+	Starbucks Addition - Colleyvil	Blk 1 Lot 1R1	2006	1,813	0.434	18,904	$226,848	$695,514	$922,362	$12.00	$383.63	$508.75
41423828	Margaux Westover Partners Ltd	000525 Alta Mere Dr	072+	Westover Village	Blk 3 Lot 1R	2008	5,620	1.139	49,615	$595,380	$2,125,527	$2,720,907	$12.00	$378.21	$484.15
41358198	Shemwell-Carter Restaurants	001451 W Hurst Blvd	070+	Sonic Drive-In Hwy 10	Blk 1 Lot 2	2007	1,472	0.864	37,633	$141,124	$540,614	$681,738	$3.75	$367.26	$463.14
04849639	Gazarian, Arnold H Etux Dianne	001225 W Bardin Rd	072+	Stephens, A Addition	Lot 2A1	2005	2,487	0.581	25,316	$455,688	$904,615	$1,360,303	$18.00	$363.74	$546.97
41228987	Georgiou, C & Maria Georgiou	003788 Boat Club Rd	072+	Caleb's Mountain Addition	Blk 5 Lot 2	2008	3,062	1.110	48,352	$483,520	$1,070,918	$1,554,438	$10.00	$349.74	$507.65
41297482	Hart Systems Inc	005500 Fm Rd 1187	071+	Hartnett Addition	Blk 1 Lot 1	2007	1,808	1.630	71,003	$213,008	$624,800	$837,808	$3.00	$345.58	$463.39
07388632	Western Crest/Windridge II Lp	006730 Bridge St	072+	Woodhaven East Addition	Blk 1A Lot 1R1	1999	2,730	0.783	34,092	$354,557	$890,793	$1,245,350	$10.40	$326.30	$456.17
07721935	Nando Food Inc	005181 River Oaks Blvd	070	Forest Acres Addn 2Nd Filing	Blk 30 Lot 5R1	1985	510	0.166	7,214	$36,070	$163,930	$200,000	$5.00	$321.43	$392.16
40332306	Morgan Nguyen Properties	004500 Golden Triangle Blvd	070+	Golden Beach Marketplace	Blk 1 Lot 7	2004	1,457	0.789	34,369	$343,690	$453,285	$796,975	$10.00	$311.11	$547.00
41423488	Concord Restaurants Inc	001400 Debbie Ln	070+	Hughes, J H Addition	Blk Lot 4R1	2008	1,612	0.833	36,285	$217,710	$489,883	$707,593	$6.00	$303.90	$438.95
06416780	Sonic Properties Of San Angelo	002000 Altamesa Blvd	070+	Edgecliff III Addition	Blk 7 Lot 1R	2009	1,566	0.823	35,849	$322,650	$470,682	$793,332	$9.00	$300.56	$506.60
41192982	Barrett-Scullin Ent Llc	004721 W Sublett Rd	070+	Sublett Square Addition	Blk Lot 1	2006	1,604	0.732	31,887	$286,983	$474,350	$761,333	$9.00	$295.73	$474.65
06543758	Merg Land Inc	001700 Fm Rd 157	071+	Golden Acres Addition	Blk 2 Lot 1B	1992	1,189	0.530	23,103	$184,824	$350,855	$535,679	$8.00	$295.08	$450.53
41018923	Hill, Michael & Linda Hill	000211 N Main St	072+	Fuller Addition-Euless	Blk Lot 8	2006	1,749	0.475	20,681	$248,172	$513,153	$761,325	$12.00	$293.40	$435.29
41040066	Idaho Northern & Pacific	001409 N Saginaw Blvd	072+	Wal-Mart Supercenter-Saginaw	Blk A Lot 3R2	2005	1,846	0.515	22,433	$403,794	$533,331	$937,125	$18.00	$288.91	$507.65
40379329	Homver Partnership	008130 Matlock Rd	071+	Thomas, J M Addition	Blk Lot 2A1	2004	1,499	0.787	34,302	$218,847	$428,358	$647,205	$6.38	$285.76	$431.76
41162714	Emerson Trust	000000 Us Hwy 377	072+	Romana Haltom Plaza	Blk 1 Lot 2Ra	2008	1,669	0.510	22,215	$111,075	$468,099	$579,174	$5.00	$280.47	$347.02
03641449	Central Harwood Properties Llc	001440 S Bowen Rd	072+	Woodland West Shopping Center	Blk Lot 1	2006	1,798	0.517	22,500	$225,000	$503,349	$728,349	$10.00	$279.95	$405.09
04977653	Laurel Properties Inc	004340 Little Rd	072+	Southwest Plaza Addition	Blk 8 Lot 1	2004	1,555	0.556	24,233	$363,495	$429,791	$793,286	$15.00	$276.39	$510.15
41462173	Ibrahim Investment Corp	004950 W Sublett Rd	072+	Gonzalez Estates Addition	Blk 1 Lot 3R1	2008	2,359	0.779	33,925	$339,250	$650,552	$989,802	$10.00	$275.77	$419.59
06795544	Sri Real Estate Properties Llc	007640 Boulevard 26	070+	Calloway Farm Addition	Blk J Lot 1	2000	1,445	1.384	60,291	$753,638	$398,024	$1,151,662	$12.50	$275.45	$797.00
41337956	Chapel Creek Enterprises Llc	010169 First Chapel Dr	071+	Chapel Creek Plaza	Blk 1 Lot 6	2007	1,735	1.258	54,798	$191,793	$470,762	$662,555	$3.50	$271.33	$381.88
01027689	Cole, David C & M W Barton	000301 N Main St	071+	Fuller Addition-Euless	Blk Lot 15	1988	1,148	0.418	18,200	$122,850	$307,897	$430,747	$6.75	$268.20	$375.22
40207730	Jack In The Box Easern Div Lp	008416 Davis Blvd	072+	Wal-Mart Addition-Nrh	Blk 1 Lot 7R	2009	2,571	0.916	39,901	$498,763	$682,056	$1,180,819	$12.50	$265.29	$459.28
40988880	Schindler, Eric & Carrie	002010 N Us Hwy 287	072+	English Park	Blk 1 Lot 3R1	2005	1,798	0.551	24,002	$360,030	$476,108	$836,138	$15.00	$264.80	$465.04
40900614	Connel Group Inc	004451 S Collins St	072+	Westpointe Business Center Add	Blk 5R Lot 2E	2006	3,470	0.819	35,689	$285,512	$912,829	$1,198,341	$8.00	$263.06	$345.34
40900614	Connel Group Inc	004451 S Collins St	072+	Westpointe Business Center Add	Blk 5R Lot 2E	2006	3,470	0.819	35,689	$285,512	$912,829	$1,198,341	$8.00	$263.06	$345.34
41473329	Jack In Box Eastern Div Lp	007351 Oakmont Blvd	072+	Oakmount Center Addition	Blk A Lot 3	2009	2,261	0.703	30,608	$367,296	$591,882	$959,178	$12.00	$261.78	$424.23
07771924	Randol Mill Real Estate Lp	000409 W Randol Mill Rd	071+	Henderson, J M Addition	Blk Lot 64R	2001	1,635	0.652	28,401	$142,005	$425,518	$567,523	$5.00	$260.26	$347.11
40615839	Rosenblum, Jerry & Cheryl	000000 Airport Fwy W	072+	Bavarian Village	Blk Lot Dr2	2004	1,496	0.402	17,496	$174,960	$388,887	$563,847	$10.00	$259.95	$376.90
06387225	Mason-Harrison-Jarrard Ent	000000 Forest Hill Cir	071+	Park Forest Addition	Blk 2 Lot 1B	1998	1,384	0.670	29,185	$291,850	$359,653	$651,503	$10.00	$259.86	$470.74
40926273	Havener Hh Lp	000132 W Loop 820 S	072+	White Settlement Comm Addn	Blk A Lot 1	2005	1,650	0.568	24,743	$144,252	$427,658	$571,910	$5.83	$259.19	$346.61
41462203	Taco Bell Of America Inc	004431 S Collins St	072+	Westpointe Business Center Add	Blk 5R Lot 2B1	2009	3,344	1.145	49,876	$399,008	$866,253	$1,265,261	$8.00	$259.05	$378.37
41462203	Taco Bell Of America Inc	004431 S Collins St	072+	Westpointe Business Center Add	Blk 5R Lot 2B1	2009	3,344	1.145	49,876	$399,008	$866,253	$1,265,261	$8.00	$259.05	$378.37
41419820	Jack In The Box Eastern Div Lp	008513 S Hulen St	072+	Hulen Meadows	Blk 63 Lot 2R	2008	2,612	0.827	36,003	$288,024	$672,406	$960,430	$8.00	$257.43	$367.70
07702388	Ervin, Richard L	003518 Matlock Rd	071+	Rolling Meadows Addition	Blk 13 Lot A2	2001	1,624	0.851	37,077	$315,155	$416,026	$731,181	$8.50	$256.17	$450.23
41026578	Sri Real Estate Properties Llc	007101 Boat Club Rd	071+	Eagle Ranch Business Park III	Blk A Lot 2	2005	1,658	0.997	43,429	$347,752	$424,558	$772,310	$8.01	$256.07	$465.81
03271641	Sturdivant, Thomas & A Neal	000117 Sycamore School Rd	070+	Village Acres Addition	Blk 1 Lot 2	2005	1,693	0.510	22,216	$155,512	$431,592	$587,104	$7.00	$254.93	$346.78
41021509	Homer, Molly	003120 E Broad St	071+	Howard, Hrs Of William Add	Blk 1 Lot 1	2005	1,682	0.852	37,113	$296,904	$427,951	$724,855	$8.00	$254.43	$430.95
03358984	McDonald's Corp (0140-042)	003500 Altamesa Blvd	072+	Wedgwood Addition	Blk 202 Lot 1	2009	5,314	0.970	42,253	$475,346	$1,350,739	$1,826,085	$11.25	$254.18	$343.64
41162994	1003 Grafton St Realty Llc	001390 S Cooper St	072+	Medlin, O Addition	Blk Lot 43R2	2006	3,392	0.825	35,934	$359,340	$860,384	$1,219,724	$10.00	$253.65	$359.59
07067291	Stratsburg Property Mgmt Llc	008721 Boulevard 26	070+	Walker Branch Addition	Blk 2 Lot 3R2	1998	887	0.233	10,170	$97,632	$221,826	$319,458	$9.60	$250.09	$360.16
41423801	Margaux Westover Partners Ltd	000601 Alta Mere Dr	072+	Westover Village	Blk 2 Lot 3R	2009	3,040	0.802	34,935	$419,220	$759,997	$1,179,217	$12.00	$250.00	$387.90
06178510	Mason, Harrison, Jarrard Enter	000000 NE Alsbury Blvd	071+	Alsbury Village	Blk 10 Lot 2	2002	1,653	0.790	34,412	$189,266	$411,884	$601,150	$5.50	$249.17	$363.67
40689751	Russ, Wendell M & Virginia Tr	008503 Benbrook Blvd	072+	Benbrook Edc Addition	Blk 1 Lot 1R1	2005	1,825	0.380	16,562	$207,025	$453,823	$660,848	$12.50	$248.67	$362.11
07887558	Ervin, Richard L Etux Terri	004700 Colleyville Blvd	071+	Kaybird Addition	Blk 1 Lot 5A	2001	1,502	0.956	41,653	$416,530	$373,015	$789,545	$10.00	$248.35	$525.66
00014095	Carter, David & Don Shemwell	001421 Brown Tr	071+	Airport Freeway Center	Blk 3 Lot 2	1990	1,208	0.344	15,000	$119,700	$299,967	$419,667	$7.98	$248.32	$347.41
40349969	Jones, George J & Shirley J	007901 Camp Bowie West Blvd	072+	Jack-In-The-Box Addition	Blk Lot 1	2003	2,109	0.691	30,100	$225,750	$523,664	$749,414	$7.50	$248.30	$355.34
41416767	Len Saginaw Llc	001033 N Saginaw Blvd	072+	Saginaw North Addition	Blk 1 Lot B	2008	2,972	0.832	36,242	$318,930	$731,483	$1,050,413	$8.80	$246.12	$353.44

Quick Service Retail



APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
41437233	Aldi Texas Llc	005728 N Tarrant Pkwy	042+	Sundance Southwest Addition	Blk A Lot 2	2009	18,125	3.365	146,579	$879,476	$2,284,347	$3,163,823	$6.00	$126.03	$174.56
41318412	Armstrong Slake Randol Mill Lp	000220 Randol Mill Ave	042+	Jellico Square	Blk 1 Lot 3	2007	25,879	3.789	165,041	$1,732,931	$2,982,482	$4,715,413	$10.50	$115.25	$182.21
41271378	Aldi (Texas) Llc	009660 Legacy Dr	042+	Legacy Square Addition	Blk 3 Lot 1R2	2009	16,657	2.119	92,304	$516,902	$1,840,123	$2,357,025	$5.60	$110.47	$141.50
41398688	Aldi (Texas) Llc	005617 S Hulen St	042+	Hulen Retail	Blk 1 Lot 3R2B	2009	17,664	2.168	94,438	$1,133,256	$1,914,115	$3,047,371	$12.00	$108.36	$172.52
06454291	Aldi (Texas) Llc	002417 W Park Row Dr	042+	Westbury Square Addn	Blk 1 Lot 2	2009	16,657	2.514	109,514	$1,600,000	$1,776,463	$3,376,463	$14.61	$106.65	$202.71
07067224	Inland American Grapevine H H	004000 William D Tate Ave	042+	Tom Thumb Addition #1	Blk 1 Lot 1	1998	76,396	8.927	388,869	$3,126,507	$6,786,566	$9,913,073	$8.04	$88.83	$129.76
06794041	Beach Western Commons Lp	004551 Western Center Blvd	042+	Summerfields Addition	Blk 53 Lot 59R	1995	88,166	11.160	486,129	$2,916,774	$7,819,745	$10,736,519	$6.00	$88.69	$121.78
07060165	Cornerstone Cooper Oaks Llc	005425 S Cooper St	042+	Stephens, Wm Addition	Blk Lot 62Ar	1998	86,593	10.615	462,372	$3,005,418	$7,612,917	$10,618,335	$6.50	$87.92	$122.62
06575560	Hurst Bobos Lp	001636 Precinct Line Rd	042+	Green Tree Addition	Blk 1 Lts 20 21 & 22	2009	16,528	2.402	104,638	$1,412,613	$1,364,955	$2,777,568	$13.50	$82.58	$168.05
07217145	Inland American Arlington Rive	002733 N Collins St	042+	Riverview Plaza Addition	Blk 1 Lot 1R1A1	1998	84,226	10.068	438,567	$2,631,402	$6,823,675	$9,455,077	$6.00	$81.02	$112.26
41276051	Aldi Texas Llc	000000 Alta Mere Dr	042+	Lowe's Addition -Whitesettlem	Blk 1 Lot 2R	2003	23,185	2.901	126,368	$1,213,133	$1,774,421	$2,987,554	$9.60	$76.53	$128.86
07330081	Kroger Texas Lp	000945 W Lamar Blvd	042+	Henderson, J M Addition	Blk Lot 60	2000	67,435	6.178	269,106	$1,009,147	$5,021,459	$6,030,606	$3.75	$74.46	$89.43
06985718	Eqyinvest Owner II Ltd Llp	002140 E Southlake Blvd	042	Village Center Addition	Blk 1 Lot 3	1996	120,788	13.078	569,678	$5,896,167	$8,637,456	$14,533,623	$10.35	$71.51	$120.32
41351940	Knight Steel Llc	008701 Mc Cart Ave	042	Meadow Creek South Addition	Blk 16 Lot 23	2008	18,044	1.465	63,815	$63,815	$1,273,126	$1,336,941	$1.00	$70.56	$74.09
40012344	Winkler Keller Place Shop Etal	002061 Rufe Snow Dr	042+	Keller Place Addition	Blk A Lot 2R1	2001	66,575	6.600	287,512	$1,725,072	$4,523,658	$6,248,730	$6.00	$67.95	$93.86
07875592	Mansfield Commons Ltd	000980 N Us Hwy 287	042+	Mansfield Commons Addition	Blk Lot 4	2001	56,646	5.755	250,707	$877,475	$3,653,525	$4,531,000	$3.50	$64.50	$79.99
07924127	Kroger Texas Lp	000000 Boulevard 26	042+	Northeast Crossing Addition	Blk 1 Lot 3C1	2000	57,902	4.870	212,145	$1,272,870	$3,607,439	$4,880,309	$6.00	$62.30	$84.29
40011909	Uhlmann-Colleyville Llc	005605 Colleyville Blvd	042+	Town Center Colleyville	Blk 1 Lot 2R	2003	66,543	7.043	306,793	$1,227,172	$4,001,205	$5,228,377	$4.00	$60.13	$78.57
41371445	Wal-Mart Real Estate Bus Trust	006756 W Vickery Blvd	042+	Wal-Mart Neighborhood Mkt Addn	Blk 1 Lot 1A	2005	39,930	5.775	251,568	$1,257,840	$2,392,903	$3,650,743	$5.00	$59.93	$91.43
41360125	Wal-Mart Real Estate Bus Trust	007401 Park Vista Blvd	042+	Park Glen Addition	Blk 12 Lot 48R1	2000	51,208	8.322	362,518	$1,522,576	$3,056,887	$4,579,463	$4.20	$59.70	$89.43
41288211	Wal-Mart Real Estate Bus Trust	005401 Park Springs Blvd	042+	Laguna Village Addition	Blk 1 Lot 1R1	2007	41,493	6.738	293,506	$1,320,777	$2,472,857	$3,793,634	$4.50	$59.60	$91.43
07039743	Berry, Rj & Miller Realty Llc	000000 E Berry St	042+	Minyard #3 Addition	Blk 3 Lot 17A	1998	73,536	7.102	309,372	$1,546,860	$4,216,687	$5,763,547	$5.00	$57.34	$78.38
06907881	2210 South Fielder Assoc Llc	002210 S Fielder Rd	042	Barry, W J Addition	Blk 1 Lot 3R	1975	105,767	9.792	426,539	$1,706,156	$5,979,587	$7,685,743	$4.00	$56.54	$72.67
40735125	Eagle Mountain-Saginaw ISD	000616 W McLeroy Blvd	042	Villages Of Willow Creek Addn	Blk 34 Lot 2R	1990	44,615	7.520	327,571	$609,797	$2,510,352	$3,120,149	$1.86	$56.27	$69.93
41337875	Wal-Mart Real Estate Bus Trust	002108 Bedford Rd	042+	Bedford Town Center Addition	Blk 1 Lot 3Ra	2005	39,936	6.252	272,330	$1,633,980	$2,245,517	$3,879,497	$6.00	$56.23	$97.14
07868006	Abs Tx Investor Lp	009308 Clifford St	042+	Clifford Crossing Addition	Blk 1 Lot 2	2002	65,341	6.676	290,799	$1,163,196	$3,595,627	$4,758,823	$4.00	$55.03	$72.83
07888856	Kroger Texas Lp	003001 Matlock Rd	042+	Mansfield Crossing Shop Center	Blk Lot 4R	2001	68,443	6.983	304,179	$2,190,089	$3,578,677	$5,768,766	$7.20	$52.29	$84.29
04347439	Kroger Texas Lp	005701 W Pleasant Ridge Rd	042	Pleasant Ridge Plaza	Blk Lot B	1982	58,815	3.924	170,920	$854,600	$3,041,889	$3,896,489	$5.00	$51.72	$66.25
41416562	Wal-Mart Real Estate Bus Trust	000735 W Sublett Rd	042	Maise, Matthew Addition	Blk Lot 38A	2000	51,530	7.900	344,117	$1,720,585	$2,656,249	$4,376,834	$5.00	$51.55	$84.94
07780311	Abs Tx Investor Lp	006220 Us 287 Hwy	042+	Gonzalez Estates Addition	Blk 1 Lot 2	2002	64,515	6.455	281,177	$1,405,885	$3,294,481	$4,700,366	$5.00	$51.07	$72.86
04976622	Tsca-201 Ltd Partnership	002602 W Pioneer Pkwy	042	Minyard Properties Inc Addn	No Legal	1984	66,330	7.100	309,276	$1,082,466	$3,306,047	$4,388,513	$3.50	$49.84	$66.16
40732614	Abs Tx Investor Lp	007400 Oakmont Blvd	042+	City View Addition	Blk 9 Lot 8A	2000	65,007	6.387	278,218	$1,877,972	$3,229,719	$5,107,691	$6.75	$49.68	$78.57
06556531	Kroger Texas Lp	000976 Keller Pkwy	042+	Town Center East	Blk 1 Lot 2	1992	61,231	5.967	259,923	$1,559,538	$3,032,782	$4,592,320	$6.00	$49.53	$75.00
07669038	Wal-Mart Real Estate Bus Trust	002130 Rufe Snow Dr	042+	Rufe Snow Market Plaza Addn	Blk 1 Lot 2	2000	42,945	6.006	261,621	$1,569,726	$2,114,960	$3,684,686	$6.00	$49.25	$85.80
00395404	Roade Properties Ltd	002524 E Park Row Dr	042+	Caldwell, P Addition	Lot 3R1	1970	6,009	0.823	35,831	$322,479	$292,161	$614,640	$9.00	$48.62	$102.29
40176037	Abs Tx Investor Lp	001201 N Saginaw Blvd	042+	Boswell Towne Center	Blk 1 Lot 2	2002	58,047	5.417	235,965	$1,415,790	$2,813,341	$4,229,131	$6.00	$48.47	$72.86
06534155	Arlington ISD	001850 Brown Blvd	042	Barnes, L West Addition	Blk Lot 2	1992	33,554	4.329	188,586	$848,637	$1,562,514	$2,411,151	$4.50	$46.57	$71.86
07049323	Massachusetts Mut Lf Ins Co	002601 W Park Row Dr	042+	Woodland West Shopping Center	Blk Lot 3R5A	1968	117,584	9.961	433,888	$1,301,664	$5,428,025	$6,729,689	$3.00	$46.16	$57.23
07721595	Wal-Mart Real Estate Bus Trust	002951 Matlock Rd	042+	Wal-Mart Neighborhood Mkt Addn	Blk 1 Lot 1R	2000	42,988	5.121	223,092	$1,784,736	$1,899,950	$3,684,686	$8.00	$44.20	$85.71
06147887	Kroger Texas Lp	002580 E Arkansas Ln	042+	Kroger-Vantage Subdivision	Blk 1 Lts 2R1 & 2R2	1984	47,184	4.591	199,984	$959,923	$2,059,034	$3,018,957	$4.80	$43.64	$63.98
00154997	Chester Dix Hurst Corp	000708 E Pipeline Rd	042	Bellaire Park Addition	Blk A1 Lot 1	1995	53,936	3.759	163,725	$491,175	$2,340,553	$2,831,728	$3.00	$43.40	$52.50
07125992	Barney Holland Oil Co	000102 NW 29Th St	042+	Ellis, M G Addition	Blk 60 Lot 1	1998	54,882	4.268	185,905	$1,329,221	$2,373,343	$3,702,564	$7.15	$43.24	$67.46
40332233	Abs Tx Investor Lp	010800 N Beach St	042+	Golden Beach Marketplace	Blk 1 Lot 2	2003	53,597	7.217	314,373	$1,634,740	$2,270,197	$3,904,937	$5.20	$42.36	$72.86
06550622	Colleyville Plaza	004904 Colleyville Blvd	042+	Kroger Addition	Blk 1 Lot 1	1992	78,589	10.025	436,693	$2,096,126	$3,325,510	$5,421,636	$4.80	$42.32	$68.99
05657970	Abs Tx Investor Lp	004410 W Green Oaks Blvd	042+	Southwest Plaza Addition	Blk 4R Lot	1981	65,664	5.620	244,807	$1,248,516	$2,764,284	$4,012,800	$5.10	$42.10	$61.11
40332462	C & S Petroleum Inc	001275 Fm Rd 157	042-	C & S Petroleum	Blk 1 Lot 1	2004	9,520	1.498	65,256	$293,652	$399,948	$693,600	$4.50	$42.01	$72.86
41414632	T Keller Llc	001580 Keller Pkwy	042+	Keller Crossing Addition	Blk A Lot 6R1	1998	65,976	6.665	290,321	$2,235,472	$2,757,456	$4,992,928	$7.70	$41.79	$75.68
06497772	Abs Tx Investor Lp	004000 Glade Rd	042+	Glade Points Addition	Blk 1 Lot 1	1992	67,070	6.404	278,954	$1,673,724	$2,797,620	$4,471,344	$6.00	$41.71	$66.67
07126085	Forest Hill-Wd Ltd	006750 Forest Hill Dr	042+	Stonewood (Forest Hill)	Blk 1 Lot 1	1997	60,156	6.320	275,299	$1,238,846	$2,503,160	$3,742,006	$4.50	$41.61	$62.21
06887260	North Richland Hills Plaza Lp	000000 Rufe Snow Dr	042+	Rufe Snow Village Addition	Blk A Lot 1	1996	74,815	8.230	358,499	$1,075,497	$3,057,127	$4,132,624	$3.00	$40.86	$55.24
05808987	Abs Tx Investor Lp	000850 E Loop 820	042+	Woodhaven East Addition	Blk 2 Lot 1R3	1988	64,575	4.710	205,167	$1,231,002	$2,633,976	$3,864,978	$6.00	$40.79	$59.85
06072879	Abs Tx Investor Lp	003525 Sycamore School Rd	042+	Sycamore Bend	Blk A Lot 3	1987	57,344	4.866	211,962	$1,186,987	$2,317,369	$3,504,356	$5.60	$40.41	$61.11
07013272	Abs Tx Investor Lp	001155 N Main St	042+	Oak Forest Addition (Euless)	Blk 2 Lot 3	1996	55,998	5.359	233,438	$1,167,190	$2,254,921	$3,422,111	$5.00	$40.27	$61.11
02145294	Parkway/Lamar Partners Lp	000801 E Lamar Blvd	042	Parkway Central Addition	Blk 8 Lot A1A	1979	44,900	3.750	163,350	$1,306,800	$1,803,600	$3,110,400	$8.00	$40.17	$69.27

Grocery Stores

APPENDIX A

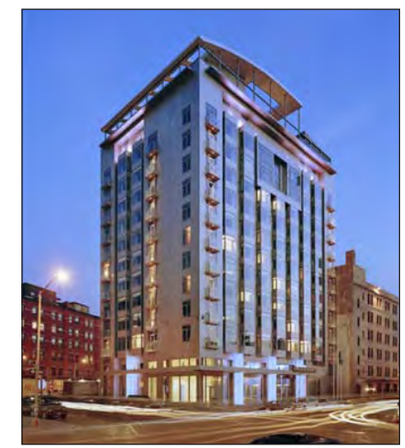
Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
41370368	Fort Worth, City Of	009100 N Beach St	126+	North Community Park	Blk 1 Lot 1	2008	24,988	3.931	171,234	$1,198,641	$5,025,683	$6,224,324	$7.00	$201.12	$249.09
41406044	Cross Development Keller Llc	005901 Golden Triangle Blvd	126+	Golden Triangle Crossing	Blk 1 Lot 1	2008	60,000	4.289	186,829	$1,120,974	$10,399,026	$11,520,000	$6.00	$173.32	$192.00
41363825	Ltf Real Estate Company Inc	001551 E Debbie Ln	126+	Lifetime Mansfield	Blk Lot 2	2008	129,139	12.065	525,551	$1,051,102	$21,935,640	$22,986,742	$2.00	$169.86	$178.00
07324456	Sanford Salon & Spa Ltd	000501 N Center St	126+	Yates Brothers Addition	Blk 1 Lot 29R1	1999	4,150	0.408	17,772	$53,316	$658,531	$711,847	$3.00	$158.68	$171.53
41447662	Westworth Redevelopment Auth	000000 Westworth Blvd	126+	Shoppes Of Hawks Creek, The	Blk 2 Lot 10R	2007	45,000	4.133	180,045	$900,225	$7,064,775	$7,965,000	$5.00	$157.00	$177.00
41467795	Dallas Fitness Investors #2 Lp	002600 Gateway Blvd	126+	Shops At Vineyard Village	Blk A Lot 5	2006	43,742	4.617	201,096	$603,288	$6,423,270	$7,026,558	$3.00	$146.84	$160.64
41236939	Kline Fw Real Estate Venture	000000 Heritage Trace Pkwy	126+	Heritage Trace Center	Blk 2 Lot 1B	2006	6,881	0.641	27,921	$223,368	$992,693	$1,216,061	$8.00	$144.27	$176.73
40023818	Y M C A Of Arlington	007120 S Cooper St	126+	Harris, T O Addition	Lot 52	2002	39,082	18.223	793,794	$308,685	$5,276,300	$5,584,985	$0.39	$135.01	$142.90
41449339	Weingarten/Investments Inc	002701 Halloran St	126+	Chamberlain Arlington Hts 1St	Blk 113R Lot 1R1	2008	44,342	3.788	165,005	$825,025	$5,815,889	$6,640,914	$5.00	$131.16	$149.77
41187164	Dallas Fitness Investors #1 Lp	002803 W IH 20	126+	Sheffield Village Ph 4,5&6 Adn	Blk 3 Lot 1	2006	45,000	5.068	220,771	$1,103,855	$5,730,520	$6,834,375	$5.00	$127.34	$151.88
06907229	Arlington, City Of	001601 NE Green Oaks Blvd	126+	Holt, L W Addition	Blk Lot 1	1998	55,312	26.109	1,137,308	$1,137,308	$6,795,942	$7,933,250	$1.00	$122.87	$143.43
01199218	Dw-Hurst Llc	000000 NE Loop 820	126+	Hayworth, S Addition	Blk Lot Hr2	2008	42,900	5.590	243,500	$1,906,605	$5,200,045	$7,106,650	$7.83	$121.21	$165.66
41186966	Transwestern Lincoln Sq W Lp	000141 W Road To Six Flags St	126	Avondale Place Addition	Blk 4 Lot 4R1	2006	45,637	4.652	202,641	$1,215,846	$5,522,126	$6,737,972	$6.00	$121.00	$147.64
41480635	Lcg Grapevine II Lp	003200 Grapevine Mills Pkwy	126+	Grapevine Vineyard Addition	Blk A Lot 2R	2006	42,679	4.388	191,129	$2,102,419	$4,753,375	$6,855,794	$11.00	$111.38	$160.64
41026802	Fernicola Delaware Llc Etal	000301 N Nolen Dr	126+	Gateway Plaza Addition Ph II	Blk 2 Lot 8	2005	37,226	3.156	137,496	$1,099,968	$4,016,917	$5,116,885	$8.00	$107.91	$137.45
07161530	Ogle, Daired	002400 W IH 20 # 1009	126+	Smith, A M Addition	Blk Lot 3	2000	14,722	2.073	90,300	$632,100	$1,536,045	$2,168,145	$7.00	$104.34	$147.27
40169359	Toni & Guy Hairdressing Acady	001185 S Main St	126	Keller Plaza Addition	Blk A Lot 1	2003	14,995	2.010	87,556	$437,778	$1,544,807	$1,982,585	$5.00	$103.02	$132.22
41184165	Fort Worth Fitness Lp	006500 Old Denton Rd	126+	Western Crossing Addition	Blk 1 Lot 4R1A	2006	34,717	4.755	207,126	$1,491,307	$3,429,831	$4,921,138	$7.20	$98.79	$141.75
05689953	Boys & Girls Club Of Fw Inc	002000 Ellis Ave	126	North Fort Worth	Blk 145 Lot 19	1994	24,571	0.643	28,000	$87,640	$2,370,084	$2,457,724	$3.13	$96.46	$100.03
05652472	Adventist Health System Inc	011801 South Fwy	126+	Huguley Memorial Addition	Blk 1 Lot C	1984	63,863	14.290	622,472	$859,011	$5,927,349	$6,786,360	$1.38	$92.81	$106.26
06582338	Arlington, City Of	000500 W Mayfield Rd	126	Arlington Township	Blk 1 Lot 3R	1994	4,284	10.239	445,993	$4,459,930	$386,828	$4,846,758	$10.00	$90.30	$1,131.36
40446026	Ltf Real Estate Company Inc	001221 Church St	126+	Town Center Colleyville	Blk 2 Lot 2R	2004	108,232	12.767	556,134	$2,485,919	$9,748,069	$12,233,988	$4.47	$90.07	$113.03
41436725	Sw Bapt Theological Seminary	004600 Frazier Ave	126	Seminary Hill Addition	Blk 14R Lot Ar	1980	55,966	11.397	496,453	$496,453	$5,025,231	$5,521,684	$1.00	$89.79	$98.66
06535054	A-S 89 Hwy 287-Walnut Creek Lp	001101 N Walnut Creek Dr	126	Walnut Creek Plaza West	Blk 1 Lot 2	1992	42,601	5.655	246,332	$1,477,992	$3,822,008	$5,300,000	$6.00	$89.72	$124.41
00650196	Colonial Savings & Loan Assn	001812 N Forest Park Blvd	126	Crawford Addition	Blk 19 Lot C	1975	14,258	0.827	36,045	$234,293	$1,260,283	$1,494,576	$6.50	$88.39	$104.82
40488314	St Francis Village Inc	004070 St Francis Village Rd	126	Albirado, Juan Jose Survey	A 4 Trs 1D1A & 1D3	2003	21,662	3.425	149,193	$52,218	$1,863,814	$1,916,032	$0.35	$86.04	$88.45
06620884	Boys & Girls Club Of Ft Worth	004651 Ramey Ave	126+	Bolen, Bob Addition	Blk 1 Lot 1	1994	18,056	9.884	430,547	$139,928	$1,528,022	$1,667,950	$0.33	$84.63	$92.38
07403356	280 Sports Llc	006125 Colleyville Blvd	126	Emler Swim School Addition	Blk 1 Lot 1	1999	5,959	0.989	43,081	$310,183	$484,817	$795,000	$7.20	$81.36	$133.41
40738175	Realty Income Tx Properties Lp	000000 S Main St	126+	Fitness, L A Addition	Blk A Lot 2	2005	47,908	4.527	197,188	$1,794,411	$3,874,475	$5,668,886	$9.10	$80.87	$118.33
40216217	Fort Worth, City Of	004665 Eastline Dr	126	Glencrest Addition	Blk 8	2002	2,745	7.667	333,975	$125,068	$218,516	$343,584	$0.37	$79.61	$125.17
06569897	Arlington, City Of	002025 Craig Hanking Dr	126+	Lee, A J Addition	Blk Lot 1R	0	35,200	20.135	877,081	$745,519	$2,758,272	$3,503,791	$0.85	$78.36	$99.54
05443164	Arlington, City Of	004600 W Bardin Rd	126	Willow Park Addition	Blk 4 Lot 27	1993	17,100	13.910	605,920	$605,920	$1,334,959	$1,940,879	$1.00	$78.07	$113.50
06841406	Sf (Tx) Lp	002100 Plaza Pkwy	126+	Q-The Sports Club Addn	Blk A Lot 1	1995	51,221	6.471	281,894	$1,127,576	$3,892,082	$5,019,658	$4.00	$75.99	$98.00
05649196	Y M C A	003524 Central Dr	126	Y M C A Addition Bedford)	Blk 1 Lot 1	1987	6,900	3.680	160,300	$320,600	$517,486	$838,086	$2.00	$75.00	$121.46
07550588	Grapevine, City Of	001209 S Main St	126	Grapevine Municipal Complex	Blk 1 Lot 1R	1996	47,000	22.759	991,370	$9,913,700	$3,435,775	$13,349,475	$10.00	$73.10	$284.03
01002031	Watauga, City Of	000000 Starnes Rd	126	Foster Village Addition	Blk A Lot	1980	2,220	0.000	0	$43,560	$160,614	$204,174	#DIV/0!	$72.35	$91.97
07700490	California Bedford Investors	001805 Airport Fwy	126+	Jefferson Glen Addition	Blk C Lot 4	1999	39,350	3.092	134,688	$875,472	$2,815,149	$3,690,621	$6.50	$71.54	$93.79
06832628	Cricq Arlington Trust	001131 W Arbrook Blvd	126+	Lane, J W Addition	Lot 19B2	1995	51,637	5.732	249,669	$1,498,014	$3,651,986	$5,150,000	$6.00	$70.72	$99.73
05649315	Avg-Arlington Llc	003775 S Cooper St	126+	Lane, J W Addition	Blk Lot 13	1985	48,401	3.250	141,570	$1,132,560	$3,367,440	$4,500,000	$8.00	$69.57	$92.97
04983130	Y M C A Of Arlington	001005 Skyline Dr	126	Dalby Acres Addition	Blk Lot 6R	1984	30,320	1.464	63,791	$510,328	$2,066,872	$2,577,200	$8.00	$68.17	$85.00
06975704	Realty Income Texas Prop Lp	005001 Overton Ridge Blvd	126+	Overton South Addition	Blk 23 Lot 1	1999	52,664	4.989	217,303	$1,564,582	$3,564,672	$5,129,254	$7.20	$67.69	$97.40
06455557	Fort Worth, City Of	001600 Glasgow Rd	126	Highland Hills Addition	Blk 23 Lot 1	1990	14,654	9.591	417,784	$208,905	$967,715	$1,176,620	$0.50	$66.04	$80.29
04977505	Cpp Lincoln Court Llc Etal	004850 Little Rd	126+	Lincoln Court Addition	Blk 1 Lot 2	2006	45,345	2.820	122,839	$626,479	$2,922,064	$3,548,543	$5.10	$64.44	$78.26
06584543	North Richland Fitness Lp	006601 NE Loop 820	126+	Tapp Addition	Blk 4 Lot 5	1993	36,800	2.755	120,000	$1,260,000	$2,191,453	$3,451,453	$10.50	$59.55	$93.79
40926141	Landmark Loop 820 Ltd	006000 Quebec St	126+	Caleb's Mountain Addition	Blk 2 Lot 6	2008	38,133	6.434	280,280	$1,401,400	$2,244,262	$3,645,662	$5.00	$58.85	$95.60
02983877	Fort Worth, City Of	005565 Truman Dr	126	Stop Six Comm Center Addition	Blk 1 Lot 1	0	21,319	2.929	127,600	$51,040	$1,178,583	$1,229,623	$0.40	$55.28	$57.68
02097621	Y M C A	004801 Westhaven Dr	126	Overton South Addition	Blk 1 Lot	1976	14,178	5.800	252,648	$631,620	$756,725	$1,388,345	$2.50	$53.37	$97.92
05733073	Arlington, City Of	001103 E Arkansas Ln	126	Harris, F L Subdivision	Lot 20	1997	6,972	1.122	48,891	$195,564	$362,196	$557,760	$4.00	$51.95	$80.00
02481243	Sansom Park, City Of	005428 Cowden St	126	Robertson-Hunter Addition	Blk 32 Lot 9	1950	2,940	0.000	0	$4,000	$145,683	$149,683	#DIV/0!	$49.55	$50.91
41412532	Margaux Altamesa Partners	003540 Altamesa Blvd	126	Wedgwood Addition	Blk 202 Lot 5R1	1980	81,795	6.127	266,910	$1,201,095	$4,047,864	$5,248,959	$4.50	$49.49	$64.17
04837363	Y M C A	005315 Boat Club Rd	126	Triangle Estates Addition	Blk 4 Lot 1	1984	13,870	5.000	217,800	$392,040	$580,412	$972,452	$1.80	$41.85	$70.11
03480984	Fort Worth YMCA	008201 Calmont Ave	126	West Plaza Addition	Blk 6 Lot D	1975	12,475	5.460	237,838	$297,298	$500,000	$797,298	$1.25	$40.08	$63.91
04331710	Fort Worth, City Of Prks Dept	003700 E Belknap St	126	McLemore, Atkin Survey	A 1056 Tr 102	1965	20,038	29.000	1,263,240	$348,000	$753,040	$1,101,040	$0.28	$37.58	$54.95
06510094	Y M C A Assn Metropolitan Fw	008250 Mc Cart Ave	126	Hulen Meadow Addition	Blk 39 Lot 3	1993	26,478	4.992	217,452	$369,668	$891,166	$1,260,834	$1.70	$33.66	$47.62

Health Clubs

APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
41193342	Great Wolf Lodge Grapevine Llc	000100 Great Wolf Dr	038+	Great Wolf Addn Of Grapevine	Blk 1 Lot 1	2006	668,392	30.418	1,325,025	$7,287,638	$115,544,330	$122,831,968	$5.50	$172.87	$183.77
07229836	Fch Grapevine Llc	000309 W State Hwy 114	036+	Metroplace Addition 2Nd Instl	Blk 6 Lot 13	1999	51,027	2.670	116,325	$465,300	$5,449,960	$5,915,260	$4.00	$106.81	$115.92
41331567	Fw West Hotel Lp	006400 Overton Ridge Blvd	037+	City View Addition	Blk A Lot 1	2008	46,502	3.012	131,203	$787,218	$4,938,163	$5,725,381	$6.00	$106.19	$123.12
41193296	Rochelle Lodging Lp	000205 W State Hwy 114	037+	Metroplace Addition 2Nd Instl	Blk 6 Lot 14R	2006	79,079	3.805	165,733	$662,932	$8,337,068	$9,000,000	$4.00	$105.43	$113.81
41238095	Bravado Concord Arlington Hote	002190 E Lamar Blvd	037+	Brookhollow/Arlington Addition	Blk 8 Lot 3B	2009	85,938	3.261	142,070	$2,514,639	$8,985,361	$11,500,000	$17.70	$104.56	$133.82
06379443	Ashton Hotel Partners Lp	000612 Main St	038	Fort Worth Original Town	Blk 97 Lts 9 & 10	1925	31,684	0.115	5,000	$350,000	$3,276,032	$3,626,032	$70.00	$103.40	$114.44
41042271	H & C Southlake Hilton Llc	001400 Plaza Pl	038+	Southlake Town Square Addition	Blk 12 Lot 3	2005	242,000	3.715	161,817	$2,000,000	$24,842,711	$26,842,711	$12.36	$102.66	$110.92
07056567	Atrium Finance I Lp	002401 Bass Pro Dr	038+	Grapevine Mills Ph 2 Addition	Blk 1 Lot 1	1998	329,353	8.132	354,251	$3,896,761	$33,783,599	$37,680,360	$11.00	$102.58	$114.41
06312691	Forest Hills Hospitality Lp	000000 Park Brook	037+	Park Forest Addition	Blk 4 Lot 1	2009	52,465	2.583	112,515	$900,120	$5,326,883	$6,227,003	$8.00	$101.53	$118.69
07345755	Moody National Grapevine H Lp	001750 State Hwy 121	036+	Bethel Center Addition	Blk 1 Lot 2Ar	2000	54,945	1.631	71,049	$888,113	$5,535,211	$6,423,324	$12.50	$100.74	$116.90
40605981	Hereward Realty Lp	000900 W Arbrook Blvd	037+	Lane, J W Addition	Lot 27Ar2C	2008	70,802	2.530	110,227	$1,102,270	$7,086,415	$8,188,685	$10.00	$100.09	$115.66
41234464	Clifford Retail Ctr Hotel Lp	000229 Clifford Center Dr	037+	Clifford Retail Center	Blk 1 Lot 6	2008	59,481	2.100	91,468	$365,872	$5,790,128	$6,156,000	$4.00	$97.34	$103.50
41239024	Fossil Creek Hotel Lp	003850 Sandshell Dr	036+	Fossil Creek #1 Addition	Blk 5 Lot 2R1A	2008	56,266	3.559	155,030	$744,144	$5,426,733	$6,170,877	$4.80	$96.45	$109.67
07217021	Summit Hotel Properties Llc	002700 Green Oaks Rd	037+	Green Oaks Addition-Ft Worth	Blk 2 Lot 2R	2007	69,756	2.084	90,767	$680,753	$6,650,796	$7,331,549	$7.50	$95.34	$105.10
06287158	General Foods Credit Inv #2	003150 Riverfront Dr	037	University Plaza Addition	Blk 1 Lot 1A	1989	70,777	3.977	173,218	$1,039,308	$6,548,656	$7,587,964	$6.00	$92.53	$107.21
41326385	Bre/Lq Tx Properties Lp	000825 N Watson Rd	037+	Six Flags Business Park Addn	Blk Lot 17R2Ar	2005	95,207	3.517	153,183	$919,098	$8,795,218	$9,714,316	$6.00	$92.38	$102.03
07031963	Bre/Amerisuites Txnc Prop Lp	005900 Cityview Blvd	037+	City View Addition	Blk 2 Lot 3R4	1997	76,032	2.715	118,253	$1,241,657	$6,764,339	$8,005,996	$10.50	$88.97	$105.30
41436903	Ssrj Llc	003346 Forest Hill Cir	036+	Shivang Addition	Blk 1 Lot 1	2009	40,700	1.560	67,954	$428,110	$3,607,470	$4,035,580	$6.30	$88.64	$99.15
07323476	Centreport Partners Lp	004151 Centreport Dr	038+	Centreport Addition	Blk 101 Lot 1	1999	197,120	8.531	371,616	$2,229,696	$17,441,232	$19,670,928	$6.00	$88.48	$99.79
41397975	Singh, Balraj Etal	005800 Quebec St	036+	Shady Oaks Manor Addition	Blk 9 Lot 1B	2008	42,720	1.838	80,078	$169,765	$3,750,172	$3,919,937	$2.12	$87.78	$91.76
41215818	Om Shree Krishna Shraddha	000225 E Alsbury Blvd	036+	Pace-Alsbury Village Addition	Blk 1 Lot 8	2008	48,717	3.181	138,564	$692,820	$4,167,345	$4,860,165	$5.00	$85.54	$99.76
07250304	Stayfield Hotels Corp	007920 Calmont Ave	036+	West Plaza Addition	Blk 2 Lot F	1998	33,420	1.850	80,586	$322,344	$2,795,983	$3,118,327	$4.00	$83.66	$93.31
06873014	Heritage Inn Number Xxx Lp	000000 SW Loop 820	036	Hulen Mall Addition	Blk 1 Lot 5B	1996	38,136	1.312	57,172	$686,064	$3,157,459	$3,843,523	$12.00	$82.79	$100.78
03199053	Arlington Hotel Dev Lp	000411 W Road To Six Flags St	036+	Turnpike South Addition	Lot 1B1	2008	71,149	3.287	143,195	$1,431,950	$5,846,649	$7,278,599	$10.00	$82.17	$102.30
07682182	Opryland Hotel	001501 Gaylord Tr	038+	Opryland Addition	Un-Numbered Lot	2001	2,886,535	51.239	2,231,971	$7,811,898	$234,322,169	$242,134,067	$3.50	$81.18	$83.88
07355998	Drh Worthington Owner Lp	000200 Main St	038+	Fort Worth Original Town	Blk 6R Lot B &	1980	551,198	2.832	123,375	$8,636,250	$44,408,000	$53,044,250	$70.00	$80.57	$96.23
07355998	Drh Worthington Owner Lp	000200 Main St	038+	Fort Worth Original Town	Blk 6R Lot B &	1980	551,198	2.832	123,375	$8,636,250	$44,408,000	$53,044,250	$70.00	$80.57	$96.23
41332725	K Partners Mansfield I Lp	001480 N Us Hwy 287	036+	Mansfield 287 Addition	Blk 1 Lot 1R3A	2008	50,650	3.060	133,292	$799,752	$4,080,418	$4,880,170	$6.00	$80.56	$96.35
41170911	Holiday 360 Ltd	014320 Centre Station Dr	037	Centreport Addition	Blk 101 Lot 5	2008	99,632	2.991	130,288	$846,872	$7,878,437	$8,725,309	$6.50	$79.08	$87.58
41187032	Waxwing #1 Ltd	001100 E IH 20	037+	Westpointe Business Center Add	Blk 1 Lot 2	2006	64,155	2.793	121,671	$815,195	$5,049,774	$5,864,969	$6.70	$78.71	$91.42
06593208	Arlington Express Hotel Inc	002451 E Randol Mill Rd	036+	Six Flags Business Park Addn	Blk Lot 59B4A	1996	56,605	1.676	73,007	$365,035	$4,454,072	$4,819,107	$5.00	$78.69	$85.14
00005215	Ashton Hotel Partners Lp	000610 Main St	038	Fort Worth Original Town	Blk 97 Lts 11A & 12	1980	9,126	0.110	4,800	$336,000	$708,494	$1,044,494	$70.00	$77.63	$114.45
40605973	Matlock Lodging Lp	000900 W Arbrook Blvd	036+	Lane, J W Addition	Lot 27Ar2B	2008	67,748	2.493	108,577	$1,085,770	$5,244,652	$6,330,422	$10.00	$77.41	$93.44
07032021	Fch Hulen Llc	004609 Citylake Blvd W	036	City View Addition	Blk 2 Lot 3R9	1998	50,964	2.615	113,928	$797,496	$3,918,537	$4,716,033	$7.00	$76.89	$92.54
03103366	Fort Worth D Partners Ltd	001111 W Lancaster Ave	036+	Texas & Pacific Railway Addn	Blk 8 Lots 2B,3,4,5,6	1950	93,032	0.945	41,161	$823,220	$6,983,245	$7,806,465	$20.00	$75.06	$83.91
41185234	Anup Investments Llc	003861 Tanacross Dr	036+	Northern Crossing Addition	Blk 9A Lot 5C	2009	22,890	0.755	32,888	$246,660	$1,717,718	$1,964,378	$7.50	$75.04	$85.82
00685755	Presidio Hotel Fort Worth Lp	001601 Commerce St	037	Daggett Addition	Blk D1R	1973	284,049	2.102	91,563	$3,662,520	$21,315,089	$24,977,609	$40.00	$75.04	$87.93
41432975	Sheridan Park Lodging Ptrs Ltd	006450 South Fwy	036+	Sheridan Park II Addition	Blk 1 Lot 1R2	2009	42,431	2.267	98,756	$449,340	$3,118,301	$3,567,641	$4.55	$73.49	$84.08
04609050	Interstate Arlington Lp	002401 E Lamar Blvd	038	Brookhollow/Arlington Addition	Blk 5 Lot 1A	1981	209,751	6.646	289,501	$2,605,509	$15,336,227	$17,941,736	$9.00	$73.12	$85.54
41365364	Cn Churchill III Llc	000000 Airline Dr	036+	Churchill, Cn Addition	Blk Lot 2	2008	49,384	1.412	61,528	$481,764	$3,593,628	$4,075,392	$7.83	$72.77	$82.52
41365356	Cn Churchill II Llc	000000 Airline Dr	036+	Churchill, Cn Addition	Blk Lot 1	2008	47,000	1.206	52,555	$411,506	$3,401,700	$3,813,206	$7.83	$72.38	$81.13
06679188	Ia Orchard Hotels Ft Worth Lp	006530 West Fwy	037+	One Ridgmar Centre Addition	Blk 1 Lot 2B	2003	50,739	1.382	60,180	$421,260	$3,637,493	$4,058,753	$7.00	$71.69	$79.99
40739449	Apple Six Hospitality Tx Lp	002500 Museum Way	037+	S O 7 Addition	Blk 1 Lot 2	2004	106,804	2.371	103,280	$3,363,830	$7,586,302	$10,950,132	$32.57	$71.03	$102.53
41187539	Dallas Hotel Ate Llc	001600 Hurst Town Center Dr	037	University Plaza Addn (Hurst)	Blk 3 Lot 2R3	2003	62,215	1.668	72,642	$454,013	$4,407,105	$4,861,118	$6.25	$70.84	$78.13
06826628	Bre/Amerisuites Txnc Prop Lp	002380 E Road To Six Flags St	037+	Six Flags Business Park Addn	Site 59B1A1	1996	77,226	2.732	119,010	$535,545	$5,435,697	$5,971,242	$4.50	$70.39	$77.32
05949440	Amco Partners Ltd	002050 N State Hwy 360	036	Gsid Comm #5 Inst #3	Blk 1 Lot 1	1986	57,069	1.481	64,512	$322,560	$4,007,614	$4,330,174	$5.00	$70.22	$75.88
07227132	Moody National Hp Grapevine Tr	002220 W Grapevine Mills Cir	036+	Grapevine Mills Addition	Blk 6 Lot 1	1999	84,064	2.491	108,488	$1,301,856	$5,814,522	$7,116,378	$12.00	$69.17	$84.65
06929664	W2007 Brv Realty Lp	002050 State Hwy 121	036	Genesis Addition	Blk 1 Lot 1	1997	44,295	2.000	87,120	$1,045,440	$3,018,672	$4,064,112	$12.00	$68.15	$91.75
41481224	Lq Euless Hospitality Llc	000421 Airport Fwy W	036	Vine Subdivision	Blk A Lot 2	2009	50,532	2.095	91,258	$368,682	$3,440,454	$3,809,136	$4.04	$68.08	$75.38
07126409	Fch North Ft Worth Llc	004400 North Fwy	038+	Mercantile Center Addition	Blk 2B Lot 1	1998	58,943	2.521	109,823	$768,761	$3,984,423	$4,753,184	$7.00	$67.60	$80.64
04659295	Rlj Fort Worth Hotel Lp	000601 Main St	037+	Fort Worth Original Town	Blk 96 Lots 5 Thru 8	1929	136,906	0.230	10,000	$700,000	$9,227,485	$9,927,485	$70.00	$67.40	$72.51
06530591	Dfw Lakes Owner Llc	001800 State Hwy 26	038+	D F W Hilton Addition	Blk Lot 1A	1983	389,286	21.863	952,333	$10,475,663	$26,036,581	$36,512,244	$11.00	$66.88	$93.79
41481216	Cs Euless Hospitality Llc	000441 Airport Fwy W	036	Vine Subdivision	Blk A Lot 1	2009	42,101	1.507	65,645	$278,991	$2,805,676	$3,084,667	$4.25	$66.64	$73.27
06964702	Andrus/Martino Ltd Prtnshp	000000 NE Loop 820	036+	Fossil Creek #1 Addition	Blk 6 Lot 3R2	1997	48,927	2.004	87,275	$872,750	$3,139,094	$4,011,844	$10.00	$64.16	$82.00

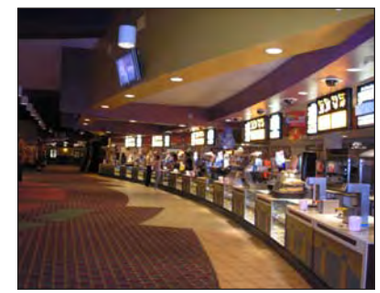
Hotel



APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
41042468	Slts Grand Avenue Lp	001450 Plaza Pl	123+	Southlake Town Square Addition	Blk 14 Lot 4	2005	65,840	2.895	126,094	$1,260,940	$8,361,680	$9,622,620	$10.00	$127.00	$146.15
00004669	Pafw Inc	000330 E 4Th St	123+	Fort Worth Original Town	Blk 87 Lts 1 & 2B	1998	49,276	0.287	12,500	$750,000	$5,472,988	$6,222,988	$60.00	$111.07	$126.29
06557066	Arlington ISD	001111 W Arbrook Blvd	123+	Lane, J W Addition	Blk Lot 19A	1987	34,320	6.208	270,416	$1,622,496	$3,704,100	$5,326,596	$6.00	$107.93	$155.20
00004588	Pafw Inc	000525 Commerce St	123+	Fort Worth Original Town	Blk 86 Lts 1 2A 2B 3A	1995	191,890	0.918	40,000	$2,800,000	$19,791,977	$22,591,977	$70.00	$103.14	$117.73
40719944	Ept Hurst Inc	001001 North East Mall Blvd	123+	North East Mall Addition	Blk 1R Lot 4B	2004	124,342	1.921	83,678	$1,338,848	$12,306,152	$13,645,000	$16.00	$98.97	$109.74
40925765	E & I Realty Llc	002855 E Division St	123	Gsid Comm #2 Inst #5	Site 9Rc1R3	1994	44,863	1.030	44,863	$224,315	$3,349,635	$3,573,950	$5.00	$74.66	$79.66
06722601	Cnmk Texas Properties Ltd	000911 W State Hwy 114	123+	Cinemark Additon	Blk 1 Lot 1	1995	85,206	16.603	723,235	$5,207,292	$5,942,708	$11,150,000	$7.20	$69.75	$130.86
40981614	Realty Income Texas Prop Lp	000301 W Rendon Crowley Rd	123	Southwest Ind Park Addition	Blk 1 Lot 1R3	1989	57,691	8.835	384,853	$1,731,839	$3,321,233	$5,053,072	$4.50	$57.57	$87.59
07581637	Star Village Lp	003940 Boat Club Rd	123+	Star Village Commons Additon	Tract 1	2000	25,844	1.650	71,874	$718,740	$1,131,808	$1,850,548	$10.00	$43.79	$71.60
04658930	Bass, Sid R Inc Etal	000301 Commerce St	123+	Fort Worth Original Town	Blk 53 Lots 1 Thru 4	1995	115,290	0.918	40,000	$2,800,000	$4,731,035	$7,531,035	$70.00	$41.04	$65.32
05960738	Champions Gate Church	002000 Forum Pkwy	123	Bedford Forum Addition	Blk 3R Lot 3	1986	41,313	7.398	322,256	$1,691,844	$1,382,156	$3,074,000	$5.25	$33.46	$74.41
06933114	Wilmington Trust Co Tr	006100 North Fwy	123+	Stoneglen At Fossil Creek Addn	Blk 44 Lot 3	1996	51,640	10.000	435,600	$3,920,400	$1,229,600	$5,150,000	$9.00	$23.81	$99.73
06934595	Equity Alliance Of Ft W Llc	000000 Ederville Rd	123+	Eastchase Addition	Blk 1 Lot 10	1997	39,156	7.410	322,780	$2,582,240	$917,915	$3,500,155	$8.00	$23.44	$89.39
05654963	Rpi Ridgmar Town Square Ltd	006801 Ridgmar Meadow Rd	123	Ridgmar Meadow Addition	Blk 1R Lot	1986	29,334	4.280	186,437	$932,185	$342,845	$1,275,030	$5.00	$11.69	$43.47

Movie Theatres



APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
00011274	Hanson Roof Title Inc	003100 Ennis Ave	061+	Adams Heirs Subdivision	Blk 1 Lot 2	2008	700	3.790	165,100	$247,650	$267,150	$514,800	$1.50	$381.64	$735.43
00002399	Sid W Richardson Foundation	000307 Main St	062+	Fort Worth Original Town	Blk 41 Lts 3A & 4A	1981	8,252	0.097	4,240	$296,800	$1,503,200	$1,800,000	$70.00	$182.16	$218.13
03229610	2216 Forest Park Partners Llc	002216 Forest Park Blvd	061	Upland Addition	Blk 20 Lots 19A & 20A	0	2,190	0.145	6,316	$22,106	$397,865	$419,971	$3.50	$181.67	$191.77
41009703	Hsv Retreat Llc	001308 Glade Rd	062+	Fountains At Riverwalk, The	Blk 1 Lot 1	2007	4,695	0.398	17,351	$69,404	$788,487	$857,891	$4.00	$167.94	$182.72
01498045	Crosswhite Investments Llc	000209 N New Hope Rd	061	Kennedale, City Of Addition	Blk 44 Lts 5 & 6 &	2009	2,392	0.350	15,246	$46,958	$388,803	$435,761	$3.08	$162.54	$182.17
41370015	Hoover, Frank Etux Francesca	006624 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6624 Lot 300	2006	873	0.000	0	$20,534	$139,811	$160,345	#DIV/0!	$160.15	$183.67
41370058	Value Builders Inc	006624 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6624 Lot 330	2006	873	0.000	0	$20,534	$139,811	$160,345	#DIV/0!	$160.15	$183.67
41370074	Cpr Realty Lp	006636 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6636 Lot 500	2006	873	0.000	0	$20,534	$139,810	$160,344	#DIV/0!	$160.15	$183.67
41370104	Cpr Realty Lp	006636 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6636 Lot 530	2006	873	0.000	0	$20,534	$139,810	$160,344	#DIV/0!	$160.15	$183.67
41370082	Cpr Realty Lp	006636 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6636 Lot 510	2006	873	0.000	0	$20,534	$139,810	$160,344	#DIV/0!	$160.15	$183.67
41370090	Cpr Realty Lp	006636 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6636 Lot 520	2006	873	0.000	0	$20,534	$139,810	$160,344	#DIV/0!	$160.15	$183.67
41313771	Jph Land Investments Llc	000807 Bluebonnet Dr # C	062	Bluebonnet Office Parc Condo	Bldg C Unit 103	2006	1,002	0.000	0	$25,356	$160,315	$185,671	#DIV/0!	$160.00	$185.30
41370023	Value Builders Inc	006624 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6624 Lot 310	2006	873	0.000	0	$20,534	$139,619	$160,153	#DIV/0!	$159.93	$183.45
41370031	Value Builders Inc	006624 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6624 Lot 320	2006	873	0.000	0	$20,534	$139,619	$160,153	#DIV/0!	$159.93	$183.45
41369998	Palmero, Lisa & Brian Laine	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 150	2006	904	0.000	0	$21,309	$144,415	$165,724	#DIV/0!	$159.75	$183.32
41369955	Lancaster, Mary Haltom	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 120	2006	904	0.000	0	$21,309	$144,406	$165,715	#DIV/0!	$159.74	$183.31
41369971	Value Builders Inc	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 140	2006	904	0.000	0	$21,309	$144,406	$165,715	#DIV/0!	$159.74	$183.31
41369939	Value Builders Inc	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 100	2006	904	0.000	0	$21,309	$144,406	$165,715	#DIV/0!	$159.74	$183.31
41369947	Value Builders Inc	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 110	2006	904	0.000	0	$21,309	$144,406	$165,715	#DIV/0!	$159.74	$183.31
41369963	Value Builders Inc	006612 N Riverside Dr	062+	Fossil Creek Station Off Condo	Blk 6612 Lot 130	2006	904	0.000	0	$21,309	$144,406	$165,715	#DIV/0!	$159.74	$183.31
41313755	Patterson, Kent Lee	000807 Bluebonnet Dr # A	062	Bluebonnet Office Parc Condo	Bldg A Unit 101	2006	950	0.000	0	$25,356	$150,689	$176,045	#DIV/0!	$158.62	$185.31
41313798	Jph Land Investments Llc	000807 Bluebonnet Dr # D	062	Bluebonnet Office Parc Condo	Bldg D Unit 104	2006	950	0.000	0	$25,356	$150,679	$176,035	#DIV/0!	$158.61	$185.30
40185753	Mad Merlot Holdings Inc	004501 Merlot Ave	062+	Delaney Vineyards Addition	Blk 2 Lot 3R1	2003	7,684	0.910	39,638	$317,104	$1,207,896	$1,525,000	$8.00	$157.20	$198.46
40650278	Partners Of Synergy Llp	000221 E Southlake Blvd	062+	Chapel Hill Office Park Add	Blk 1 Lot 2	2004	4,252	0.420	18,295	$164,655	$664,287	$828,942	$9.00	$156.23	$194.95
41245083	Brookriver Kent Investments	000000 Keller Pkwy	062+	Cambridge Woods Office Condo	Blk Lot A	1999	7,606	0.000	0	$171,188	$1,184,201	$1,355,389	#DIV/0!	$155.69	$178.20
41434048	Harris, Michael & Nancy C	000350 Rufe Snow Dr	062+	Pecan Park (Keller)	Blk A Lot 1	2008	4,977	1.651	71,918	$431,508	$769,586	$1,201,094	$6.00	$154.63	$241.33
40361624	River Park Commons Llc	002560 River Park Plaza	061+	River Park Ph II Addition	Blk 2 Lot 2	2008	5,146	0.168	7,314	$43,884	$795,521	$839,405	$6.00	$154.59	$163.12
41318722	K Four Properties Llc	001201 N Carroll Ave	062	Throop, F No 1511 Addition	Blk Lot 13B	2000	4,155	0.884	38,500	$288,750	$640,562	$929,312	$7.50	$154.17	$223.66
41040295	Bengtson, Scott & Michelle	001340 N White Chapel Blvd	062+	Hood, T M #706 Addition	Blk Lot 13R2	2005	5,478	0.395	17,206	$68,824	$835,121	$903,945	$4.00	$152.45	$165.01
04709683	Alband Investments Llc	001130 S Henderson St	062	McClellan's Sub Blk 14 Fd Welc	Blk 2 Lot 8	2009	1,848	0.112	4,900	$36,750	$280,151	$316,901	$7.50	$151.60	$171.48
41040317	Rec Properties Ltd	001320 N White Chapel Blvd	062+	Hood, T M #706 Addition	Blk Lot 13R4	2005	5,478	0.433	18,861	$75,444	$828,501	$903,945	$4.00	$151.24	$165.01
41460561	Schwab Group Llc	000714 Centerpark	062+	Colleyville Centerpark Office	Blk B Lot 100	2007	2,227	0.000	0	$57,389	$334,652	$392,041	#DIV/0!	$150.27	$176.04
41460588	Aswad Wealth Advisors Llc	000714 Centerpark	062+	Colleyville Centerpark Office	Blk B Lot 120	2007	1,174	0.000	0	$30,257	$176,414	$206,671	#DIV/0!	$150.27	$176.04
41009746	Arcland Investments Llc	001300 Glade Rd	062+	Fountains At Riverwalk, The	Blk 1 Lot 4	2007	3,132	0.270	11,743	$46,972	$468,919	$515,891	$4.00	$149.72	$164.72
41155653	8233 Pavilion Lp	008233 Mid Cities Blvd	062+	Pavilion Park	Blk 1 Lot 9	2007	3,200	0.376	16,362	$118,625	$476,576	$595,201	$7.25	$148.93	$186.00
41424212	Jataco Llc	008605 Mid Cities Blvd	062+	Wildwood Business Park	Blk 1 Lot 4	2009	3,654	0.426	18,569	$139,268	$543,732	$683,000	$7.50	$148.80	$186.92
41245067	Robirds, Tracy	004016 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4016 Lot 120	2006	1,194	0.000	0	$24,998	$177,564	$202,562	#DIV/0!	$148.71	$169.65
41245024	Platt, Timothy B Ira-Pl1Av	004012 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4012 Lot 130	2006	1,051	0.000	0	$22,172	$156,130	$178,302	#DIV/0!	$148.55	$169.65
41245008	Synchro Star Llc	004012 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4012 Lot 110	2006	1,061	0.000	0	$22,386	$157,614	$180,000	#DIV/0!	$148.55	$169.65
41245059	Robirds, Tracy	004016 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4016 Lot 110	2006	1,195	0.000	0	$25,212	$177,520	$202,732	#DIV/0!	$148.55	$169.65
41245016	Platt, Timothy B Ira-Pl1Av	004012 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4012 Lot 120	2006	1,061	0.000	0	$22,386	$157,613	$179,999	#DIV/0!	$148.55	$169.65
41244990	Resgo Development Llc	004012 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4012 Lot 100	2006	1,102	0.000	0	$23,255	$163,699	$186,954	#DIV/0!	$148.55	$169.65
41245075	Branch Banking & Trust Co	004016 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4016 Lot 130	2006	1,246	0.000	0	$26,299	$185,085	$211,384	#DIV/0!	$148.54	$169.65
41245040	Hrs Llc	004016 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4016 Lot 100	2006	1,287	0.000	0	$27,168	$191,172	$218,340	#DIV/0!	$148.54	$169.65
41245032	Stand Firm World Ministries	004012 Gateway Dr	062+	Heritage Gateway Office Condo	Blk 4012 Lot 140	2006	1,112	0.000	0	$23,478	$165,173	$188,651	#DIV/0!	$148.54	$169.65
41040287	Adelki Llc	001360 N White Chapel Blvd	062+	Hood, T M #706 Addition	Blk Lot 13R1	2005	5,478	0.520	22,651	$90,604	$813,341	$903,945	$4.00	$148.47	$165.01
01565982	Kamimasa Enterprises Inc	006050 Lake Worth Blvd	061	Lakeview Square Addition	Blk 1 Lot 1	1975	5,000	0.530	23,087	$158,839	$739,173	$898,012	$6.88	$147.83	$179.60
41186567	Riley, Kenneth & Elva Riley	002250 Pool Rd	062+	Sh 26/Pool Road Addition	Blk 1 Lot 6	2005	7,330	0.592	25,806	$180,642	$1,077,127	$1,257,769	$7.00	$146.95	$171.59
41040325	Ahf-White Chapel Llc	001310 N White Chapel Blvd	062+	Hood, T M #706 Addition	Blk Lot 13R5	2005	5,478	0.570	24,829	$99,316	$804,629	$903,945	$4.00	$146.88	$165.01
41009711	Chelind Llc	001312 Glade Rd	062+	Fountains At Riverwalk, The	Blk 1 Lot 2	2006	6,280	0.515	22,430	$89,720	$918,033	$1,007,753	$4.00	$146.18	$160.47
41009738	Idol Investments Llc	001304 Glade Rd	062+	Fountains At Riverwalk, The	Blk 1 Lot 3	2004	4,625	0.510	22,208	$88,832	$675,223	$764,055	$4.00	$145.99	$165.20
40034852	Recovery Servies/Gt Industrial	003512 State Hwy 121	062+	Rustic Woods Office Park	Blk 1 Lot 3R	2002	5,100	0.843	36,733	$137,749	$744,322	$882,071	$3.75	$145.95	$172.96
41393309	Computer Supplies Lp	000710 Centerpark	062+	Colleyville Centerpark Office	Blk A Lot 120	2007	1,863	0.000	0	$48,022	$270,893	$318,915	#DIV/0!	$145.41	$171.18
41349563	Denmiss Llc & Denkmann Assoc	000930 S Kimball Ave	062+	Green Meadow Subdivision	Blk Lot 4R6R1	2007	19,026	1.423	62,007	$372,042	$2,748,032	$3,120,074	$6.00	$144.44	$163.99

Office

APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
06560164	Beluz Properties II Ltd	006600 West Fwy	078	Ridgmar Addition	Blk 104Ra Lot 7	1994	5,620	1.140	49,668	$496,680	$1,903,320	$2,400,000	$10.00	$338.67	$427.05
41042344	Slts Grand Avenue Lp	001420 Plaza Pl	078+	Southlake Town Square Addition	Blk 12 Lot 8	2006	8,184	0.405	17,654	$176,540	$2,223,460	$2,400,000	$10.00	$271.68	$293.26
41467809	Vineyard Village Msv Llc	002810 State Hwy 121	078+	Shops At Vineyard Village	Blk A Lot 6	2006	5,891	0.945	41,179	$329,432	$1,526,233	$1,855,665	$8.00	$259.08	$315.00
41422244	Highlander And Center St Ltd	000415 E IH 20	078+	Arlington Highlands East	Blk A Lot 3	2008	8,407	1.661	72,366	$1,013,124	$2,013,396	$3,026,520	$14.00	$239.49	$360.00
40145859	Crisp, Desiree L & Kevin B	001821 S Main St	078+	Parkway North - Keller	Blk A Lot 2	2005	4,833	2.398	104,457	$828,246	$1,143,504	$1,971,750	$7.93	$236.60	$407.98
07170386	4160 Chain Bridge Road Llc	001813 State Hwy 121	078+	Jefferson Glen Addition	Blk C Lot 2	1998	7,268	1.492	65,000	$650,000	$1,715,000	$2,365,000	$10.00	$235.97	$325.40
06146937	Ebk-Jcs Llc Etal	001520 Nolan Ryan Expwy	078	Sanford-Yates Subdivision	Blk Lot 10R1R1	1980	11,255	2.043	88,994	$1,334,910	$2,615,593	$3,950,503	$15.00	$232.39	$351.00
07067240	Inland American Grapevine H H	003984 William D Tate Ave	078+	Tom Thumb Addition #1	Blk 1 Lot 3	1998	9,798	1.046	45,564	$683,460	$2,235,507	$2,918,967	$15.00	$228.16	$297.91
00005754	Del Frisco-Fort Worth Lp	000812 Main St	078+	Fort Worth Original Town	Blk 113 Lts 9 & 10	1905	14,402	0.115	5,000	$350,000	$3,250,000	$3,600,000	$70.00	$225.66	$249.97
40926087	Rdf 230 Loop 820&199 Lake Wort	005912 Quebec St	078+	Caleb's Mountain Addition	Blk 2 Lot 8	2009	6,533	1.656	72,125	$865,500	$1,440,430	$2,305,930	$12.00	$220.49	$352.97
41042433	Slts Grand Avenue Lp	001440 Plaza Pl	078+	Southlake Town Square Addition	Blk 14 Lot 2	2005	10,300	0.497	21,636	$216,360	$2,245,140	$2,461,500	$10.00	$217.97	$238.98
41173945	Kimco/Weber Lake Prairie Tc Lp	005212 S State Hwy 360	078	Lake Prairie Towne Crossing	Blk A Lot 10	2007	5,484	1.348	58,719	$587,580	$1,170,059	$1,757,639	$10.01	$213.36	$320.50
41042352	Slts Grand Avenue Lp	001431 Plaza Pl	078+	Southlake Town Square Addition	Blk 13 Lot 1	2005	7,647	0.236	10,283	$102,830	$1,617,745	$1,720,575	$10.00	$211.55	$225.00
07682646	Wood Golden Ltd	000401 E State Hwy 114	078+	Trinity Industries (Gpvne)	Blk A Lot 3	2009	5,634	0.928	40,425	$485,100	$1,174,163	$1,659,263	$12.00	$208.41	$294.51
41422236	Highlander And Center St Ltd	000401 E IH 20	078+	Arlington Highlands East	Blk A Lot 2	2009	7,070	1.837	80,019	$1,120,266	$1,424,934	$2,545,200	$14.00	$201.55	$360.00
41465792	K O Hesperia Enterprise Llc	002710 State Hwy 121	078+	Shops At Vineyard Village	Blk A Lot 4B	2008	4,915	0.991	43,168	$345,344	$964,759	$1,310,103	$8.00	$196.29	$266.55
07160690	Food Concepts Inc	001041 W IH 20	078+	Lane, J W Addition	Lot 25Br1	1998	11,062	0.000	0	$0	$2,167,994	$2,167,994	#DIV/0!	$195.99	$195.99
06662285	California Pizza Kitchen Inc	001051 W State Hwy 114	078+	Crossroads Of Dfw Addition,The	Blk 1 Lot 3R	1994	5,989	1.607	70,000	$1,540,000	$1,170,894	$2,710,894	$22.00	$195.51	$452.65
06795617	Gb Capital Franchise Finance	000000 Airport Fwy	078+	University Plaza Addn (Hurst)	Blk 1R Lot 1Rb	1997	9,536	1.684	73,355	$916,938	$1,812,780	$2,729,718	$12.50	$190.10	$286.25
40652602	Jr's Establishment Llc	005400 State Hwy 121	078+	Jr's Establishment Addition	Blk 1 Lot 1	2004	9,182	1.970	85,813	$772,317	$1,737,683	$2,510,000	$9.00	$189.25	$273.36
41008855	Texas Roadhouse Of Bedford Ltd	003001 State Hwy 121	078+	Oak Ridge Estates (Bedford)	Blk 10 Lot 2Ra	2005	7,200	2.317	100,912	$882,980	$1,362,538	$2,245,518	$8.75	$189.24	$311.88
07161581	I-20 Hospitality Lp	002530 W IH 20	077+	Southwest 20 East Addition	Blk C Lot 1	2002	5,918	1.352	58,893	$706,716	$1,110,900	$1,817,616	$12.00	$187.72	$307.13
41422252	Highlander And Center St Ltd	000421 E IH 20	078+	Arlington Highlands East	Blk A Lot 4	2008	5,896	1.666	72,592	$1,016,288	$1,106,272	$2,122,560	$14.00	$187.63	$360.00
40618749	Aei Accredited Investor F Etal	005900 S Hulen St	078+	Overton South Addition	Blk 21 Lot 3R2	2004	6,777	1.533	66,792	$834,900	$1,268,005	$2,102,905	$12.50	$187.10	$310.30
41326776	Marline Two Llc	000781 W Debbie Ln	078+	Oakdale Addition-Mansfield	Blk 4 Lot 1R	2008	15,484	2.380	103,673	$414,688	$2,866,428	$3,281,116	$4.00	$185.12	$211.90
40012395	Hugo Herzberg Co	003040 Western Center Blvd	078+	Western Center Addition	Blk 1 Lot 1	2002	6,827	1.886	82,154	$1,540,388	$1,184,612	$2,725,000	$18.75	$173.52	$399.15
40371433	Town Square Ventures Lp	001570 E Southlake Blvd	078+	Southlake Town Square Addition	Blk 23 Lot 2	2003	12,368	2.212	96,355	$1,108,083	$2,131,946	$3,240,029	$11.50	$172.38	$261.97
07512244	First United Leasing Corp	006621 Fossil Bluff Dr	078+	Emerging Properties Addition	Blk 3 Lot 4R	2000	7,304	1.745	76,000	$912,000	$1,259,032	$2,171,032	$12.00	$172.38	$297.24
07539398	Brinker Texas Lp	004455 Bryant Irvin Rd	078+	Ryan Southwest Addition	Blk 2R1 Lot 7	1999	7,231	0.000	0	$0	$1,244,846	$1,244,846	#DIV/0!	$172.15	$172.15
41234413	Hickman Grandchildrens Trust	000300 Clifford Center Dr	078	Clifford Retail Center	Blk 1 Lot 2	2007	5,941	1.762	76,771	$337,792	$1,022,491	$1,360,283	$4.40	$172.11	$228.97
06498388	Macgrape Lp	000000 W State Hwy 114	078	Hayley Addition	Blk 1 Lot 5Rb1	1991	7,718	1.837	79,998	$1,199,970	$1,325,030	$2,525,000	$15.00	$171.68	$327.16
07385021	Brinker Texas Lp	008485 Davis Blvd	078+	Brentwood Estates Addition-Nrh	Blk 5 Lot 3	2004	5,826	1.455	63,370	$823,810	$999,037	$1,822,847	$13.00	$171.48	$312.88
06825052	Fairview Farm Land Company Ltd	001525 William D Tate Ave	078+	Crossroads Of Dfw Addition,The	Blk 1 Lot 6	2005	6,232	1.181	51,423	$925,614	$1,064,386	$1,990,000	$18.00	$170.79	$319.32
41422228	Highlander And Center St Ltd	004000 Bagpiper Way	078+	Arlington Highlands East	Blk A Lot 1R	2008	93,752	12.127	528,265	$2,641,325	$16,003,275	$18,644,600	$5.00	$170.70	$198.87
41187253	Sarape Lp	006535 Lake Worth Blvd	078	Lake Worth Retail No.2	Blk A Lot 3	2006	4,728	0.869	37,857	$454,284	$804,632	$1,258,916	$12.00	$170.18	$266.27
07668716	Tc Capital Ventures Lp	001100 NE Loop 820	078+	North East Mall Addition	Blk 1R Lot 4A	2007	4,200	8.363	364,292	$3,497,203	$710,500	$4,207,703	$9.60	$169.17	$1,001.83
07611307	Brinker Texas Lp	008008 Denton Hwy	078+	Watauga Towne Crossing Addn	Blk A Lot 7	2000	5,677	1.444	62,900	$1,069,300	$942,274	$2,011,574	$17.00	$165.98	$354.34
41245148	Hartnett Commercial Prop Lp	001285 S Main St	078+	H C P Grapevine Condominium	Blk Lot 4	2006	5,838	0.000	0	$497,425	$967,703	$1,465,128	#DIV/0!	$165.76	$250.96
41187458	K&B Commercial Texas Ltd Etal	006501 North Fwy	078+	Western Center Addition	Blk 1 Lot 2	2006	7,067	1.540	67,082	$1,006,230	$1,156,018	$2,162,248	$15.00	$163.58	$305.96
07901429	Brinker Texas Lp	001751 N Us Hwy 287	078+	Mansfield Towne Crossing	Blk 1 Lot 3	2001	5,705	1.299	56,584	$679,008	$920,992	$1,600,000	$12.00	$161.44	$280.46
07907206	Inland Western Gp SW Xing Lp	002415 W IH 20	078+	Bowen, Brooke E Addition	Blk 1 Lot 2R	2003	4,572	1.727	75,249	$1,053,486	$736,839	$1,790,325	$14.00	$161.16	$391.58
41245105	Hartnett Commercial Prop Lp	001255 S Main St	078+	H C P Grapevine Condominium	Blk Lot 1	2006	9,088	0.000	0	$819,288	$1,461,461	$2,280,749	#DIV/0!	$160.81	$250.96
41386736	Flips Wc Real Estate Lp	006613 Fossil Bluff Dr	078	Emerging Properties Addition	Blk 3 Lot 5R1	2008	14,269	1.825	79,500	$954,000	$2,280,521	$3,234,521	$12.00	$159.82	$226.68
07692420	Mattheus Brothers Inv Inc	004025 William D Tate Ave	078+	Driskill Place Addition	Blk 2 Lot 1	2000	12,780	2.149	93,610	$936,100	$2,023,900	$2,960,000	$10.00	$158.36	$231.61
06841732	Harris Methodist Heb	002320 Airport Fwy	078+	Park Place Restaurant Addn	Blk A Lot 1	1995	7,573	1.739	75,741	$946,763	$1,197,341	$2,144,104	$12.50	$158.11	$283.12
07038526	Brinker Texas Lp	006350 North Fwy	078	Stoneglen At Fossil Creek Addn	Blk 43 Lot 1R1	1997	6,180	1.857	80,900	$1,334,850	$971,163	$2,306,013	$16.50	$157.15	$373.14
41481119	Cockrell Realty Llc	003105 Cockrell Ave	078	Forest Park Addition-Ft Worth	Blk 5 Lot 5R1	2003	3,153	0.414	18,018	$180,180	$494,820	$675,000	$10.00	$156.94	$214.08
02537478	Herrera, R & A Escanilla	002419 Azle Ave	076+	Rosen Heights Second Filing	Blk 37 Lot 10	2002	1,210	0.161	7,000	$14,000	$189,779	$203,779	$2.00	$156.84	$168.41
07581653	Bdc Properties Const Inc	003940 Boat Club Rd	077	Star Village Commons Additon	Tract 3	2005	5,612	1.480	64,469	$644,690	$870,550	$1,515,240	$10.00	$155.12	$270.00
00003034	Sundance West Partners Lp	000111 E 4Th St	076	Fort Worth Original Town	Blk 52 Lts 9 & 10	1889	5,652	0.115	5,000	$350,000	$873,125	$1,223,125	$70.00	$154.48	$216.41
07612966	Brinker Texas Lp	013051 South Fwy	078+	Cowtown Park Addition	Blk 1 Lot 3	2000	6,846	1.515	65,993	$824,913	$1,055,087	$1,880,000	$12.50	$154.12	$274.61
07257686	Brinker Texas Lp	006250 North Fwy	078+	Stoneglen At Fossil Creek Addn	Blk 43 Lot 2R3	1999	6,857	2.010	87,557	$1,313,355	$1,050,365	$2,363,720	$15.00	$153.18	$344.72
07215991	Cedarland Properties Llc	001001 Cedarland Blvd	076+	Cedarland Plaza Subdivision	Blk 3 Lot 1Ar	1985	6,773	0.828	36,053	$540,795	$1,021,705	$1,562,500	$15.00	$150.85	$230.70
06986684	121 Comprades Ltd	005174 State Hwy 121	078	La Hacienda Ranch Addition	Blk 1 Lot 1	1997	10,700	3.044	132,613	$1,060,904	$1,613,263	$2,674,167	$8.00	$150.77	$249.92

Restaurants

APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
06717934	Inland W Southlake Corners Ltd	000100 N Kimball Ave	043+	Farrar Addition	Blk 1 Lot 2A	2004	136,358	16.509	719,132	$7,443,244	$17,140,059	$24,583,303	$10.35	$125.70	$180.29
40379469	Covington Gateway Acq Etal	012860 South Fwy	043+	Gateway Station Addition	Blk A Lot 1Cr	2004	58,506	9.558	416,341	$2,498,046	$7,308,202	$9,806,248	$6.00	$124.91	$167.61
41240251	6034 Azle Avenue Llc	000000 Azle Ave	043+	Ritchie Brothers Addition	Blk 1 Lot 12R1	2006	92,869	9.138	398,059	$2,388,354	$10,209,071	$12,597,425	$6.00	$109.93	$135.65
40193187	Inland Western Watauga Lp	005901 Starnes Rd	043+	Watauga Pavilion Addition	Blk 1 Lot 1R	2003	195,826	19.817	863,232	$5,611,008	$19,209,327	$24,820,335	$6.50	$98.09	$126.75
41215710	Stuart Whitman Inc	009621 South Fwy	043+	Beckman Addition	Blk 1 Lot 2A	2006	26,002	3.157	137,500	$550,000	$2,525,000	$3,075,000	$4.00	$97.11	$118.26
41426622	S M Center Fort Worth Ltd	009100 North Fwy	043	Alliance Town Center	Blk A Lot 9	2008	168,446	20.000	871,200	$8,712,000	$15,787,005	$24,499,005	$10.00	$93.72	$145.44
40097366	Inland Western Mansfield Lp	001781 N Us Hwy 287	043+	Mansfield Towne Crossing	Blk 1 Lot 4	2003	21,840	2.919	127,159	$635,795	$2,010,028	$2,645,823	$5.00	$92.03	$121.15
41216423	3-Lll Holdings Lp	004851 Citylake Blvd E	043+	City View Addition	Blk 2 Lot 4R2A3	2007	80,049	6.128	266,920	$1,868,440	$6,747,733	$8,616,173	$7.00	$84.30	$107.64
40997839	Goodwill Industries Of Ftw Inc	000701 N Industrial Blvd	043+	Oak Grove Estates	Blk 2 Lot 2R	2006	19,698	2.225	96,919	$484,595	$1,583,695	$2,068,290	$5.00	$80.40	$105.00
41319397	McAlister Square Partners Ltd	012600 South Fwy	043+	McAlister Square	Blk A Lot 4R	2007	49,522	9.857	429,356	$2,576,136	$3,967,136	$6,543,272	$6.00	$80.11	$132.13
07708009	Cityview Twn Crs Shop Ctr Fw	005500 Overton Ridge Blvd	043+	City View Addition	Blk 2 Lot 3R2A	2002	56,856	6.482	282,366	$3,162,499	$4,441,635	$7,604,134	$11.20	$78.12	$133.74
06965601	Grapevine/Tate Jv	001317 W State Hwy 114	043	Towne Center Addition #2	Blk 1 Lot 6R	1997	49,934	3.698	161,076	$1,610,760	$3,881,980	$5,492,740	$10.00	$77.74	$110.00
06965563	Grapevine/Tate Jv	001217 W State Hwy 114	043+	Towne Center Addition #2	Blk 1 Lot 4R1	1995	115,073	8.785	382,661	$3,826,610	$8,831,420	$12,658,030	$10.00	$76.75	$110.00
40926133	Bb Ll 820 Ltd	005944 Quebec St	043	Caleb's Mountain Addition	Blk 2 Lot 13	2005	30,624	2.853	124,295	$621,475	$2,339,804	$2,961,279	$5.00	$76.40	$96.70
07612516	Fessenden Tarrant Parkway Lp	002005 S Main St	043+	Tarrant Parkway Commons Addn	Blk A Lot 5	2001	56,722	3.438	149,740	$973,310	$4,226,690	$5,200,000	$6.50	$74.52	$91.68
41326792	Mansfield Seq 287 & Debbie Ltd	001551 N Us Hwy 287	043+	Mansfield Pointe Addn	Blk 1 Lot 2	2008	158,103	14.515	632,273	$4,426,156	$11,636,609	$16,062,765	$7.00	$73.60	$101.60
07066945	National Retail Properties Inc	002705 E Grapevine Mills Cir	043+	Grapevine Mills Addition	Blk 2 Lot 1	1998	26,195	2.539	110,599	$1,658,985	$1,912,421	$3,571,406	$15.00	$73.01	$136.34
07903286	Pwic Texas Llc	006201 NE Loop 820	043+	Tapp Addition	Blk 6 Lot 5R	2001	23,992	2.253	98,141	$785,125	$1,749,910	$2,535,035	$8.00	$72.94	$105.66
41293533	Hickman Investments Ltd	003021 Alta Mere Dr	043	Alta Mere Addition	Blk 14A Lot 1Ra	1972	15,000	0.880	38,333	$153,332	$1,091,744	$1,245,076	$4.00	$72.78	$83.01
07395949	Pipeline West 06 A Llc	001343 W Pipeline Rd	043+	K-Mart Plaza Addition-Hurst	Blk Lot D2R1	1999	74,804	5.971	260,105	$2,080,840	$5,347,368	$7,428,208	$8.00	$71.49	$99.30
41481259	Target Corporation	000751 Alta Mere Dr	043+	Westover Village	Blk 1 Lot 1R1	2008	133,070	10.823	471,450	$1,767,938	$9,432,510	$11,200,448	$3.75	$70.88	$84.17
41481259	Target Corporation	000751 Alta Mere Dr	043+	Westover Village	Blk 1 Lot 1R1	2008	133,070	10.823	471,450	$1,767,938	$9,432,510	$11,200,448	$3.75	$70.88	$84.17
07395930	Pipeline East 06 A Llc	001301 W Pipeline Rd	043+	K-Mart Plaza Addition-Hurst	Blk Lot D2Ar	1980	58,019	4.108	178,929	$1,431,432	$3,890,360	$5,321,792	$8.00	$67.05	$91.72
41435427	Cole As Fort Worth Tx Llc	005836 N Tarrant Pkwy	043+	Sundance Southwest Addition	Blk B Lot 3	2009	82,884	7.613	331,636	$2,155,634	$5,444,000	$7,599,634	$6.50	$65.68	$91.69
41346335	Wri Gateway Station Lp	012850 South Fwy	043+	Gateway Station 2 Addition	Blk A Lot 1	2008	88,071	7.915	344,777	$1,551,497	$5,753,873	$7,305,370	$4.50	$65.33	$82.95
07408617	Coussan, Robert & Mary	009249 Benbrook Blvd	043	Hilltop Heights Addition	Blk 8 Lot B	1999	19,134	2.873	125,148	$750,888	$1,214,862	$1,965,750	$6.00	$63.49	$102.74
06457460	National Retail Properties Inc	002501 E Randol Mill Rd	043+	Six Flags Business Park Addn	Blk Lot 59C	1991	24,552	2.035	88,645	$443,225	$1,556,775	$2,000,000	$5.00	$63.41	$81.46
06560091	Bb (Multi) Limited Partnership	006750 West Fwy	043	Ridgmar Addition	Blk 104Ra Lot 1	1992	27,812	1.945	84,736	$677,888	$1,707,112	$2,385,000	$8.00	$61.38	$85.75
06904955	Equity Alliance Of Ft W Llc	008400 East Fwy	043	Eastchase Addition	Blk 1 Lot 7R3	1997	30,520	2.965	129,148	$1,033,184	$1,848,816	$2,882,000	$8.00	$60.58	$94.43
07220472	Dp Brody Llc	000000 Telephone Rd	043	Gary Addition-Lake Worth	Blk Lot 3C	1999	19,088	2.533	110,338	$662,028	$1,152,972	$1,815,000	$6.00	$60.40	$95.09
40189457	Us Bank National	000225 S Nolen Dr	043+	Shafer Plaza Xxv Addn	Blk A Lot 1	2002	50,506	5.891	256,615	$3,690,124	$3,009,876	$6,700,000	$14.38	$59.59	$132.66
06697941	Hwp Parks Arlington II Ltd	001100 W Arbrook Blvd	043+	Parks Retail Center Addn, The	Blk A Lot 4A1	1995	216,825	18.335	798,683	$7,986,830	$12,805,161	$20,791,991	$10.00	$59.06	$95.89
40617254	Hrc Burleson Lp	012820 South Fwy	043	Gray, Sarah Addition	Blk 1 Lot 1R	2004	30,460	2.962	129,025	$1,290,250	$1,793,750	$3,084,000	$10.00	$58.89	$101.25
07396856	Campbell Properties Lp	001550 Fm Rd 157	043+	Tsc Addition	Blk 1 Lot 1	2000	18,750	2.515	109,553	$547,767	$1,103,930	$1,651,697	$5.00	$58.88	$88.09
41379195	Wal-Mart Real Estate Bus Trust	009500 Western Trade Dr	045+	Clifford Wal-Mart	Blk 1 Lot 1A	2005	219,873	23.624	1,029,074	$3,087,222	$12,903,542	$15,990,764	$3.00	$58.69	$72.73
07654847	Logan Arlington Assoc Lp	003518 S Cooper St	043+	Schooler Tract Addition	Lot 11R1	2000	35,254	3.069	133,685	$1,203,165	$2,059,713	$3,262,878	$9.00	$58.42	$92.55
07901259	Wal-Mart Stores East Inc	002225 W IH 20	045	Great SW Crossing Addition	Blk B Lot 1	2000	73,386	10.198	444,212	$1,332,636	$4,266,952	$5,599,588	$3.00	$58.14	$76.30
41423348	Wal Mart Real Estate Bus Trust	007451 Mc Cart Ave	045+	South Meadow Addition	Blk 10 Lot 74Br1A	2000	180,312	19.275	839,600	$2,686,720	$10,433,438	$13,120,158	$3.20	$57.86	$72.76
02380714	Cole As Richland Hills Tx Llc	000000 NE Loop 820	043+	Richland Terrace Addition	Blk 42A Lot 2B	1996	52,708	7.010	305,356	$1,679,458	$3,047,860	$4,727,318	$5.50	$57.83	$89.69
41173856	Target Corporation	005270 S State Hwy 360	045+	Lake Prairie Towne Crossing	Blk A Lot 1R	2006	173,890	15.003	653,531	$3,267,760	$9,960,725	$13,228,485	$5.00	$57.28	$76.07
40163091	Grapevine-Rwa, Ltd	000850 S Dooley St	043+	Payton-Wright II Addition	Blk 1 Lot 2	2005	17,024	1.468	63,945	$447,615	$964,385	$1,412,000	$7.00	$56.65	$82.94
07907168	Sam's Real Estate Business Tr	002325 Bardin Rd	045+	Bowen, Brooke E Addition	Blk 1 Lot 1R	2002	130,068	12.368	538,733	$2,424,299	$7,366,271	$9,790,570	$4.50	$56.63	$75.27
41379071	Wal-Mart Real Est Business Tr	004800 Us 287 Hwy	045+	Southwest Crossing Addition	Blk 1R Lot 1R	2007	210,939	18.350	799,326	$3,397,136	$11,858,340	$15,255,476	$4.25	$56.22	$72.32
07117965	Wal-Mart Real Estate Bus Trust	000930 N Walnut Creek Dr	045+	Wal-Mart Addition-Mansfield	Blk 1 Lot 1	1997	206,206	21.771	948,333	$2,967,499	$11,337,971	$14,305,470	$3.13	$54.98	$69.37
41194624	Sam's Real Estate Business Tr	000000 Alta Mere Dr	045+	Shoppes Of Hawks Creek, The	Blk 1 Lot 2	2005	134,686	12.420	541,015	$2,131,599	$7,310,576	$9,442,175	$3.94	$54.28	$70.11
40361691	Grapevine Development III Lp	003400 Grapevine Mills Pkwy	043+	Grapevine Vineyard Addition	Blk B Lot 1	2004	51,575	4.336	188,876	$2,455,388	$2,771,024	$5,226,412	$13.00	$53.73	$101.34
40079848	Wal-Mart Real Estate Bus Trust	001732 Precinct Line Rd	045+	Wal-Mart Addition-Hurst	Blk A Lot 1	2002	207,186	25.692	1,119,124	$5,036,058	$11,079,251	$16,115,309	$4.50	$53.47	$77.78
41349369	Wal-Mart Real Estate Bus Trust	008520 N Beach St	045+	Wal-Mart Addition-Ft Worth	Blk 1 Lot 2A	2003	201,170	22.708	989,160	$3,956,642	$10,747,043	$14,703,685	$4.00	$53.42	$73.09
41194667	Wal-Mart Real Estate Bus Trust	006770 Westworth Blvd	045+	Shoppes Of Hawks Creek, The	Blk 1 Lot 1	2005	195,852	12.920	562,795	$2,217,412	$10,409,383	$12,626,795	$3.94	$53.15	$64.47
40606430	Wal-Mart Real Estate Bus Trust	003851 Airport Fwy	045+	Riverside Wal-Mart Addition	Blk 1 Lot 1	2004	205,254	21.165	921,926	$4,111,790	$10,890,416	$15,002,206	$4.46	$53.06	$73.09
06426476	Kesef Development Llc Etal	001030 W Arkansas Ln	043	Newton, A Addition	Blk Lot 96R1	1990	24,210	1.867	81,322	$406,610	$1,254,390	$1,661,000	$5.00	$51.81	$68.61
40097307	Target Corp	001401 W Glade Rd	045+	Heritage Towne Crossing	Blk A Lot 1	2001	181,350	14.485	630,971	$3,154,855	$9,308,842	$12,463,697	$5.00	$51.33	$68.73
40024806	Inland Western Gpraevine Lp	001523 W State Hwy 114	043	Regency Center Addn(Grapevine)	Blk 1 Lot 5R	2001	53,804	4.510	196,452	$2,357,424	$2,753,956	$5,111,380	$12.00	$51.18	$95.00
40097390	Target Corp	001801 N Us Hwy 287	045+	Mansfield Towne Crossing	Blk 1 Lot 6	2002	173,804	14.153	616,493	$3,082,465	$8,824,262	$11,906,727	$5.00	$50.77	$68.51

Big Box Retail

APPENDIX A

Account	Owner Name	Site Address	Property Class	Legal Description	Legal Description 2	Year Built	Building SF	Acres	Land SF	Land Value	Improvement Value	Total Value	Land/SF	Imp/SF	Total/SF
05791057	McLaughlin, Jean M	001498 Precinct Line Rd	057+	Olde Towne Square Addition	Blk 1 Lot Cr	2003	4,564	0.605	26,353	$448,018	$1,235,303	$1,683,321	$17.00	$270.66	$368.83
07927495	Town Square Ventures Lp	001235 Main St	054+	Southlake Town Square Addition	Blk 1R Lot 4	2001	13,680	0.330	14,375	$143,750	$3,526,871	$3,670,621	$10.00	$257.81	$268.32
07349688	Wyndham Properties Ltd	003000 E Southlake Blvd	054+	Gateway Plaza Addition Ph I	Blk 2 Lot 1	2000	4,725	1.032	44,937	$449,370	$1,204,380	$1,653,750	$10.00	$254.90	$350.00
07927649	Town Square Ventures Lp	001431 Main St	054+	Southlake Town Square Addition	Blk 5R Lot 5	2001	14,282	0.320	13,939	$139,390	$3,523,017	$3,662,407	$10.00	$246.68	$256.44
07927517	Town Square Ventures Lp	001230 Main St	054+	Southlake Town Square Addition	Blk 2R1 Lot 2	2001	12,890	0.290	12,632	$126,320	$3,075,493	$3,201,813	$10.00	$238.60	$248.40
41042638	Slts Grand Avenue Lp	000327 Grand Ave E	054+	Southlake Town Square Addition	Blk 4R1 Lot 6	2005	16,636	0.393	17,108	$171,080	$3,572,020	$3,743,100	$10.00	$214.72	$225.00
41293401	Slts Grand Avenue II Lp	000250 Grand Ave W	054+	Southlake Town Square Addition	Blk 3R2R Lot 5R	2006	16,511	0.392	17,058	$170,580	$3,544,395	$3,714,975	$10.00	$214.67	$225.00
41042379	Slts Grand Avenue Lp	000316 Grand Ave E	054+	Southlake Town Square Addition	Blk 13 Lot 3	2005	10,363	0.251	10,949	$109,490	$2,222,185	$2,331,675	$10.00	$214.43	$225.00
41042484	Slts Grand Avenue Lp	001440 Plaza Pl	054+	Southlake Town Square Addition	Blk 14 Lot 6	2005	15,736	0.393	17,101	$171,010	$3,368,915	$3,539,925	$10.00	$214.09	$224.96
07876955	River Market Properties Llc	000700 N Tarrant Pkwy	057	Lowe's Addition Of Keller	Blk A Lot 2	2006	8,582	0.986	42,950	$429,500	$1,810,600	$2,240,100	$10.00	$210.98	$261.02
07927541	Town Square Ventures Lp	001400 Civic Pl	054+	Southlake Town Square Addition	Blk 3R1 Lot 1	2000	66,118	0.760	33,106	$331,060	$13,772,335	$14,103,395	$10.00	$208.30	$213.31
41042301	Slts Grand Avenue Lp	000400 Grand Ave W	054+	Southlake Town Square Addition	Blk 12 Lots 5 & 6	2005	16,160	0.368	16,030	$160,300	$3,353,525	$3,513,825	$10.00	$207.52	$217.44
41042646	Slts Grand Avenue Lp	000291 Grand Ave	054+	Southlake Town Square Addition	Blk 4R1 Lot 7	2005	39,125	0.593	25,846	$258,460	$8,047,640	$8,306,100	$10.00	$205.69	$212.30
41424484	Town Square Ventures Iv Lp	001510 E Southlake Blvd	057+	Southlake Town Square Addition	Blk 22 Lot 3R	2007	23,190	0.957	41,701	$479,562	$4,753,268	$5,232,830	$11.50	$204.97	$225.65
41182952	Parliament Properties Inc	003040 W Camp Wisdom Rd	057+	Camp Wisdom Business Park	Blk 1 Lot 5	2007	13,875	1.333	58,065	$580,650	$2,836,654	$3,417,304	$10.00	$204.44	$246.29
41042573	Town Square Ventures Lp	001460 Main St	057+	Southlake Town Square Addition	Blk 4R1 Lot 2R	2003	37,304	0.503	21,927	$219,270	$7,626,391	$7,845,661	$10.00	$204.44	$210.32
00473847	Ama Camp Bowie Ltd	004601 Camp Bowie Blvd	057+	Chamberlain Arlington Hts 1St	Blk 21 Lots 35 Thru 40	1974	4,673	0.465	20,242	$759,075	$951,386	$1,710,461	$37.50	$203.59	$366.03
06199941	Upv Corp	001540 S University Dr	054+	Hughes, Michael Est Addition	Blk 2 Lot Ar1	1986	49,546	4.433	193,101	$2,317,212	$9,843,986	$12,161,198	$12.00	$198.68	$245.45
06039332	Coral Reef Llc	008450 Denton Hwy	057+	Bursey Business Park	Blk 1 Lot 1	2004	6,161	0.697	30,356	$645,065	$1,213,286	$1,858,351	$21.25	$196.93	$301.63
41248279	Quadrant Blue Mound Ptnr Ltd	007236 Blue Mound Rd	057+	Blue Mound Plaza Addition	Blk 1 Lot 2	2007	6,000	0.998	43,473	$260,838	$1,179,162	$1,440,000	$6.00	$196.53	$240.00
07927622	Town Square Ventures Lp	001430 E Southlake Blvd	054+	Southlake Town Square Addition	Blk 5R Lot 3	1998	23,688	0.190	8,276	$82,760	$4,537,530	$4,620,290	$10.00	$191.55	$195.05
07927576	Town Square Ventures Lp	001422 Main St	054+	Southlake Town Square Addition	Blk 4R Lot 1	1998	60,152	0.680	29,621	$296,210	$11,453,492	$11,749,702	$10.00	$190.41	$195.33
07927614	Town Square Ventures Lp	000115 Grand Ave	054+	Southlake Town Square Addition	Blk 5R Lot 2	1998	34,788	0.390	16,988	$169,880	$6,605,065	$6,774,945	$10.00	$189.87	$194.75
07927509	Town Square Ventures Lp	001256 Main St	054+	Southlake Town Square Addition	Blk 2R1 Lot 1	1998	60,052	0.680	29,621	$296,210	$11,369,483	$11,665,693	$10.00	$189.33	$194.26
07927460	Town Square Ventures Lp	000180 State St	054+	Southlake Town Square Addition	Blk 1R Lot 1	1998	36,016	0.410	17,860	$178,600	$6,810,513	$6,989,113	$10.00	$189.10	$194.06
05960215	New Wal-Tex Corp	012201 J Rendon Rd	057	Rendon, Joaquin Survey	A1263 Tr 26F03	1963	10,563	1.000	43,560	$65,340	$1,934,660	$2,000,000	$1.50	$183.15	$189.34
07927606	Town Square Ventures Lp	001431 E Southlake Blvd	054+	Southlake Town Square Addition	Blk 5R Lot 1	1998	35,916	0.390	16,988	$169,880	$6,519,277	$6,689,157	$10.00	$181.51	$186.24
07927479	Town Square Ventures Lp	000112 State St	054+	Southlake Town Square Addition	Blk 1R Lot 2	1998	33,240	0.370	16,117	$161,170	$5,972,406	$6,133,576	$10.00	$179.68	$184.52
06062903	Matlock Hono & Waimalu Matlock	004645 Matlock Rd	057	Westway Addition	Blk 8 Lot 3B	2005	5,820	0.918	39,988	$399,880	$1,040,775	$1,440,655	$10.00	$178.83	$247.54
40734013	28Th Street Commons Llc	002524 NE 28Th St	057	Diamond Hill Addition	Blk 46 Lot 4R	2005	9,731	0.856	37,272	$67,090	$1,716,608	$1,783,698	$1.80	$176.41	$183.30
41194233	Melvin & Martindale Ltd	005665 Blue Bonnet Dr	054+	Town Center Colleyville	Blk 1 Lot 6	2006	8,058	0.782	34,085	$272,680	$1,419,420	$1,692,100	$8.00	$176.15	$209.99
06795366	Upv Corp	001612 S University Dr	054+	Hughes, Michael Est Addition	Blk 2 Lot 5R4	1995	127,174	13.820	601,999	$7,223,988	$21,948,630	$29,172,618	$12.00	$172.59	$229.39
07320256	Eqyinvest Owner II Ltd Llp	002290 SE Green Oaks Blvd	057+	Creekside Plaza Addition	Blk 1 Lot 4Ar	1999	11,000	6.690	291,411	$874,233	$1,843,638	$2,717,871	$3.00	$167.60	$247.08
41200799	Gregg, Guion III	002580 W Camp Wisdom Rd	056+	Lakeridge Village Addition	Blk 1 Lot 2.1	2007	13,875	2.257	98,315	$393,718	$2,321,720	$2,715,438	$4.00	$167.33	$195.71
40349942	Ariozo Realty Lp	001836 Precinct Line Rd	057	Denbina Addition	Blk Lot 3	2003	18,000	2.067	90,032	$1,093,889	$2,979,311	$4,073,200	$12.15	$165.52	$226.29
40606457	Woodland Plaza II	003869 Maurice Ave	057	Riverside Wal-Mart Addition	Blk 2 Lot 1	2004	9,728	0.907	39,517	$395,170	$1,604,830	$2,000,000	$10.00	$164.97	$205.59
07011350	2315 E Southlake Center Llc	002315 E Southlake Blvd	057+	Perry/Allen Addition	Blk 1 Lot 2	1997	14,290	1.714	74,644	$858,406	$2,330,112	$3,188,518	$11.50	$163.06	$223.13
41017242	Debbie Investment Llc	001219 E Debbie Ln	057+	Claremont Estates Addition	Blk 2 Lot 36A	2005	12,000	1.480	64,458	$322,290	$1,955,710	$2,278,000	$5.00	$162.98	$189.83
40079856	Gregg, Guion III	001714 Precinct Line Rd	057+	Wal-Mart Addition-Hurst	Blk A Lot 2	2006	9,125	0.719	31,323	$394,670	$1,483,427	$1,878,097	$12.60	$162.57	$205.82
41480643	Bwrc Grapevine I Llc	003100 Grapevine Mills Pkwy	057+	Grapevine Vineyard Addition	Blk A Lot 3R	2005	8,696	1.251	54,478	$708,214	$1,387,070	$2,095,284	$13.00	$159.51	$240.95
41194276	Melvin & Martindale Ltd	005611 Colleyville Blvd	057+	Town Center Colleyville	Blk 1 Lot 9	2003	30,089	2.864	124,750	$623,750	$4,758,407	$5,382,157	$5.00	$158.14	$178.87
41480651	Bwrc Grapevine I Llc	003300 Grapevine Mills Pkwy	057+	Grapevine Vineyard Addition	Blk A Lot 4R	2005	10,020	1.486	64,736	$841,568	$1,572,731	$2,414,299	$13.00	$156.96	$240.95
41194268	Melvin & Martindale Ltd	005645 Blue Bonnet Dr	054+	Town Center Colleyville	Blk 1 Lot 8	2006	7,704	0.945	41,150	$329,200	$1,190,956	$1,520,156	$8.00	$154.59	$197.32
41194659	Hendifar, Paul & Shahnaz Hendi	000500 Alta Mere Dr	057+	Shoppes Of Hawks Creek, The	Blk 1 Lot 3	2006	19,971	2.031	88,470	$1,061,640	$3,058,360	$4,120,000	$12.00	$153.14	$206.30
40989240	Bursey Park Partners Ltd	001961 S Main St	057+	Parkway North - Keller	Blk B Lot 4	2005	9,231	0.773	33,675	$336,750	$1,413,250	$1,750,000	$10.00	$153.10	$189.58
41162889	Parkwood Retail Ltd	005500 N Tarrant Pkwy	057+	Parkwood Village Addition	Blk 1 Lot 1	2006	14,625	1.766	76,927	$461,562	$2,238,438	$2,700,000	$6.00	$153.06	$184.62
06722857	Northeast Dallas Mall Llc	000000 NE Loop 820	057+	Phillips Addition (Hurst)	Blk A Lot 4Ar1	1994	15,891	1.213	52,843	$528,430	$2,402,576	$2,931,006	$10.00	$151.19	$184.44
41194217	Melvin & Martindale Ltd	005615 Colleyville Blvd	054+	Town Center Colleyville	Blk 1 Lot 1R1	2006	51,935	4.543	197,879	$1,780,911	$7,806,729	$9,587,640	$9.00	$150.32	$184.61
40607690	820Ws Ltd	009521 White Settlement Rd	057+	Settlement Village Addition	Blk 1 Lot 4	2007	7,307	1.226	53,425	$427,400	$1,090,333	$1,517,733	$8.00	$149.22	$207.71
41152107	Entin Family Trust	001959 W Southlake Blvd	057+	Players Circle Addition	Blk Lot 9	2006	10,022	1.164	50,694	$608,328	$1,491,672	$2,100,000	$12.00	$148.84	$209.54
40362310	Flathers, Timothy & Richard	000596 Alta Mere Dr	057+	Lowe's Addition -Whitesettlem	Blk 1 Lot 3	2004	12,383	1.301	56,672	$544,042	$1,828,958	$2,373,000	$9.60	$147.70	$191.63
07396171	Windward Partners V Lp	002743 S Hulen St	057+	Stonegate Addition-Ft Worth	Blk 4 Lot 4	2000	21,681	2.116	92,166	$1,105,992	$3,174,008	$4,280,000	$12.00	$146.40	$197.41
41293398	Slts Grand Avenue II Lp	000200 Grand Ave W	054+	Southlake Town Square Addition	Blk 3R2R Lot 4R	2006	33,979	0.542	23,625	$236,250	$4,954,815	$5,191,065	$10.00	$145.82	$152.77
41424956	2700 Hulen Center Propert Etal	002700 S Hulen St	057+	Stonegate Addition-Ft Worth	Blk 2 Lot 1R1B1	1997	13,230	1.535	66,865	$936,110	$1,923,707	$2,859,817	$14.00	$145.40	$216.16

General Retail

RE ACCOUNT	PIDN	OWNER NAME	SITE ADDR	TAD MAP	LEGAL 1	LEGAL 2	LAND VALUE	IMPR VALUE	TOTAL VALU	LAND ACRES	LAND SQFT
07579527	A 441 6A03	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6A03	$24,495	$0	$24,495	0.11	4,899
41238575	A 441 6A04	Glade 121 Lp	002533 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6A04	$4,805	$0	$4,805	0.02	961
06140718	A 441 6B01	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6B01	$2,218,915	$0	$2,218,915	13.37	582,223
04483456	A 441 6B	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6B	$491,111	$0	$491,111	2.95	128,563
04665112	A 204 5 20	Glade 121 Lp	003820 Cheek Sparger Rd	2120 436	Bbb & C Ry Survey	Abst 204 Trs 5 & 5E	$180,380	$0	$180,380	1.08	47,220
04483375	A 441 4A01 20	Glade 121 Lp	002299 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Trs 4A1 & 4C	$447,280	$0	$447,280	2.69	117,089
04483448	A 441 6A01	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6A1	$166,399	$0	$166,399	1.00	43,560
06370624	A 204 5D	Glade 121 Lp	003401 Cheek Sparger Rd	2120 436	Bbb & C Ry Survey	Abts 204 Tr 5D	$59,405	$0	$59,405	0.36	15,551
04493389	A 685 3	Glade 121 Lp	000000 State Hwy 121	2120 440	Havins, John H Survey	A 685 Tr 3	$337,808	$0	$337,808	2.35	102,366
06820514	A 441 3C	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 3C	$254,775	$0	$254,775	1.53	66,695
06140696	A 441 4B01	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 4B01	$158,412	$0	$158,412	0.95	41,469
06149014	A 441 4B02 20	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Trs 4B2 & 6B2	$32,283	$0	$32,283	0.19	8,451
06140157	A 685 2A	Glade 121 Lp	002800 Heritage Ave	2120 440	Havins, John H Survey	A 685 Tr 2A	$13,485,575	$0	$13,485,575	93.81	4,086,538
04483391	A 441 5	Glade 121 Lp	002800 Heritage Ave	2120 436	Doss, Jesse Survey	A 441 Tr 5	$2,208,519	$0	$2,208,519	40.00	1,742,400
04483383	A 441 4B	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 4B	$41,099	$0	$41,099	0.25	10,759
04483405	A 441 6	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6	$3,352,776	$0	$3,352,776	20.15	877,690
04483413	A 441 6A02	Glade 121 Lp	002531 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6A2	$166,399	$0	$166,399	1.00	43,560
06149057	A 441 4A01A 20	Glade 121 Lp	000000 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Trs 4A1A & 6B1A	$209,665	$0	$209,665	1.26	54,886
04483421	A 441 6A	Glade 121 Lp	002531 State Hwy 121	2120 436	Doss, Jesse Survey	A 441 Tr 6A	$1,626,667	$0	$1,626,667	9.78	425,829
							$25,466,768	**$0**	**$25,466,768**	**192.85**	**8,400,709**

EXHIBIT “C”

RESOLUTION

PARTICIPATION IN CITY OF EULESS
TAX INCREMENT REINVESTMENT ZONE #3 – GLADE PARKS TIRZ

WHEREAS, the general laws of the State of Texas authorize governmental taxing entities to join other taxing jurisdictions in the establishment of a reinvestment zone under the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the "Act"), to provide incentive for the development and redevelopment of properties that might not be undertaken without such incentive; and

WHEREAS, the Euless City Council approved Ordinance No. 1892, dated November 9, 2010, establishing Tax Increment Reinvestment Zone Number Three, City of Euless, Texas, in accordance with the Tax Increment Financing Act, to promote development of property in the Zone and the construction of new residential, commercial and retail development by providing for infrastructure improvements through the use of tax increment financing; and

WHEREAS, in accordance with the requirements of the Act, the Euless City Council has given all applicable notices to the Tarrant County Commissioners Court as to the City Council's establishment of the tax increment reinvestment zone and, through its appointed representatives, has made a formal presentation to the Tarrant County Commissioners Court regarding the reinvestment zone; and

WHEREAS, the County has one representative to the Euless Tax Increment Reinvestment Zone #3 Board of Directors and said representative participated in the development and approval of the Project and Financing Plan for the Zone; and

WHEREAS, on November 23, 2010 the City of Euless City Council approved Ordinance No. 1894 adopting the Project and Financing Plan as approved by the Reinvestment Zone Board of Directors on November 22, 2010; and

WHEREAS, the Tarrant County Commissioners Court recognizes that Tarrant County's participation in the creation of the tax increment reinvestment zone will have the desired effect of developing the area to the benefit of all taxing units which levy taxes in the proposed reinvestment zone.

NOW, THEREFORE, BE IT RESOLVED:

That the Tarrant County Commissioners Court hereby approves participation in the City of Euless Tax Increment Reinvestment Zone #3 and, beginning with the 2011 tax year, the payment into the tax increment fund of seventy-five percent (75%) of its collected incremental tax revenue for the first 15 years of the Zone and, beginning with the 2026 tax year, the payment into the tax increment fund of fifty percent (50%) of its collected incremental tax revenue for the remaining 10 years of the Zone, said incremental tax revenue produced by applying the County's tax rate to the incremental increase in the value of property located in the reinvestment zone, effective January 1, 2010 through December 31, 2035 or until $5,378,125 in cumulative County increment deposits have been made, or until all project costs have been paid, whichever occurs first, in accordance with the terms of the attached Agreement; that the Agreement be and is hereby approved; that the County and its Commissioners Court hereby agree to enter into the Agreement as a party thereto; and the County Judge of the County or his designee be and is hereby authorized and directed to execute said Agreement on behalf of the County and its Commissioners Court substantially in the form attached hereto and carry out the terms thereof at the appropriate time(s).

PASSED AND APPROVED, IN OPEN COURT, this 11th day of January 2011.

COURT ORDER NO._____

_____
B. Glen Whitley, County Judge

_____
Roy C. Brooks
Commissioner, Precinct 1

_____
Andy H. Nguyen
Commissioner, Precinct 2

_____
Gary Fickes
Commissioner, Precinct 3

_____
J.D. Johnson
Commissioner, Precinct 4

ATTEST:

_____
Deputy County Clerk

APPROVED AS TO FORM:

_____
Asst. District Attorney