



**CITY OF COLLEYVILLE
TAX INCREMENT FINANCING
DISTRICT BOARD AGENDA**

100 Main Street, Colleyville, Texas, 76034
Executive Conference Room - Third Floor

WEDNESDAY, NOVEMBER 5, 2025 - 5:00 PM

1. CALL TO ORDER

2. RESOLUTION(S): READING AND PUBLIC HEARING

2a Resolution R-25-02

Approval of a resolution amending Resolution R-24-01; approving an amended Project and Financing Plan

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards by Thursday, October 30, 2025, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD BRIEFING

Agenda Number 2a

Agenda Date 11/5/2025

Number Resolution R-25-02

Type Resolution

Department City Secretary

Title

Approval of a resolution amending Resolution R-24-01; approving an amended Project and Financing Plan

Explanation

Reading and Public Hearing

Natalie Hall, Partner, Pettit and Ayala Consulting, the City's TIF consultant, will present a planned amendment to the TIF Project and Financing Plan.

In 1998 the City of Colleyville established TIF # 1 pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) scheduling to expire on December 31, 2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance 0-02-1324 and Ordinance 0-03-1402 included in "Attachment Three" \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements.

In November 2012, the TIF was amended by the TIF Board of Directors by Resolution R-12-04 and the City Council by O-12-1858 to expand the boundaries and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners. On October 21, 2025, by Ordinance O-25-2347, Ordinance O-12-2347, was amended to expand the zones and extend the term of the TIF, (TIRZ 1B) to December 31, 2055.

This amended project and financing plan outlines the funding of \$147,727,255 in public improvements related to water, wastewater, public infrastructure, roadway and storm drainage, as well as open space and park facilities, and economic development grants. Approval will allow the TIRZ to fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Colleyville, through the term of the TIRZ, December 31, 2055, and will serve as a recommendation for the City Council to proceed with adoption.

Attachments

1. Resolution R-25-02
2. TIRZ 1 Amended Project and Finance Plan 2025

RESOLUTION R-25-02

A RESOLUTION AMENDING RESOLUTION R-24-04 AND APPROVING THE AMENDED TAX INCREMENT REINVESTMENT ZONE (TIRZ) PROJECT AND FINANCING PLAN

WHEREAS, on November 4, 1998, the City Council of the City of Colleyville, Texas (the "City") created Tax Increment Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone") pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131, to provide benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and

WHEREAS, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on November 24, 1998, and amended on January 22, 2002 the board of directors of the Zone (the "Board") adopted a project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code, were approved by the City Council pursuant to Ordinance O-98-1132 and amended by Ordinance O-02-1324, Ordinance O-03-1402, and Ordinance O-12-1858; and

WHEREAS, Section 311.011(e) of the Code allows the board of directors of a TIRZ to recommend an amendment to a project plan for the Zone so long as the amendment is consistent with the requirements and limitations of Chapter 311 of the Code and is approved by the governing body of the municipality that created the zone; and

WHEREAS, the Colleyville TIRZ Board desires to amend the TIRZ Project and Financing Plan, to update the project costs categories listed in "Attachment Three" to Ordinance O-98-1132 and "Exhibit A" to Ordinance O-12-1858, to outline the funding of a total of \$147,727,255 in project costs, including costs associated with operating reinvestment zone project facilities, as described in "Exhibit A" which is attached hereto and hereby made a part of this Resolution for all purposes.

**NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT
FINANCING DISTRICT BOARD OF DIRECTORS OF THE CITY OF
COLLEYVILLE, TEXAS:**

Sec. 1. THAT the attached amended TIRZ Project and Financing Plan Exhibit "A" is hereby approved.

Sec. 2. THAT this Resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF NOVEMBER 2025.

ATTEST:

**COLLEYVILLE TAX INCREMENT
FINANCING DISTRICT BOARD**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Chairman

Tax Increment Reinvestment Zone #1

City of Colleyville, Texas

AMENDED PROJECT AND FINANCING PLAN
OCTOBER 2025

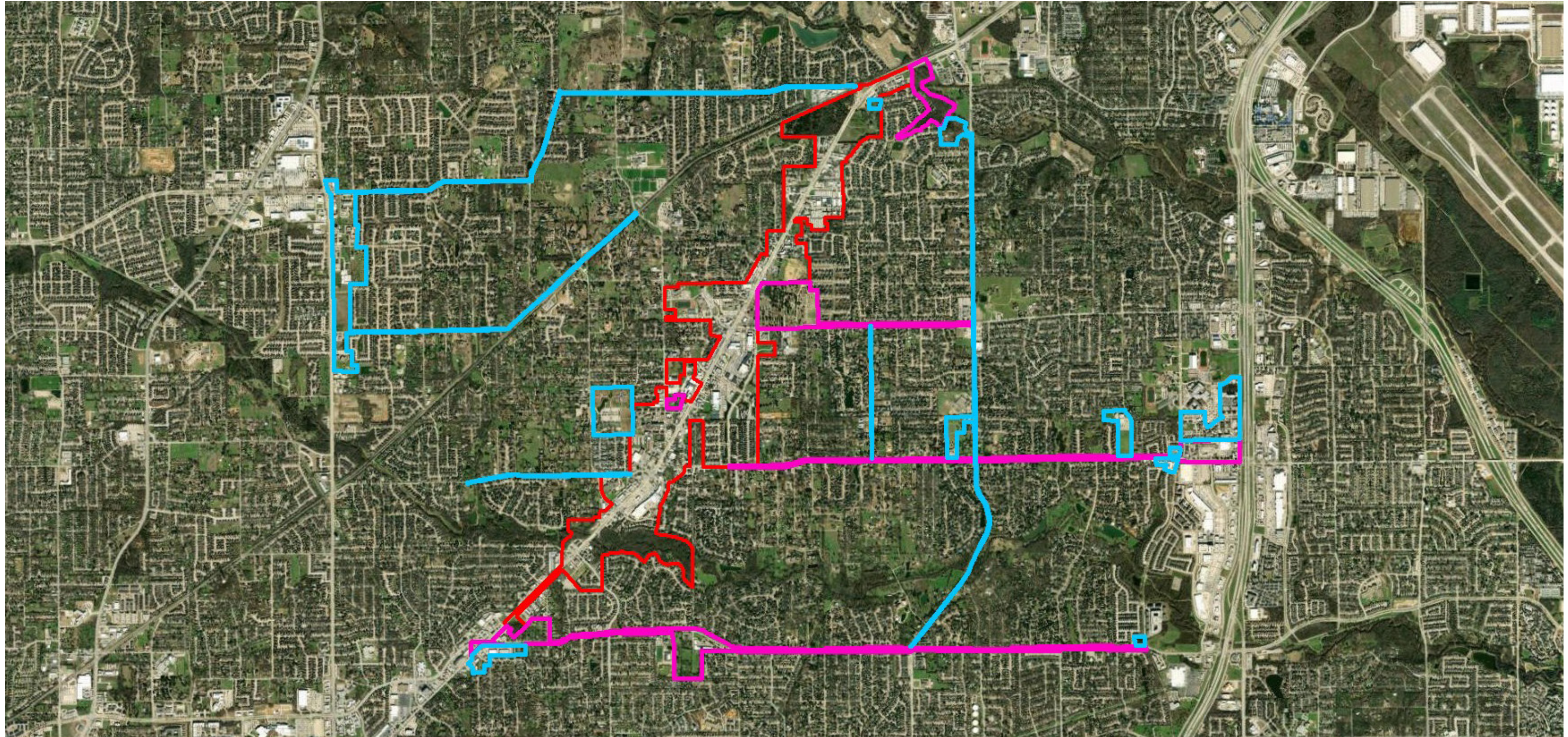


Table of Contents

Introduction

1

TIRZ Boundary

2

Current Conditions & Ownership

7

Proposed Development

8

Project Costs

9

Financial Feasibility Analysis

10

Terms and Conditions

16

Appendix A

17

Appendix B

19

Appendix C

20

DISCLAIMER

The conclusions and recommendations of Pettit & Ayala Consulting (PAC) are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



Colleyville is a city in northeastern Tarrant County in Texas with an estimated population of 26,057. Centrally located in one of the country’s fastest growing metropolitan areas, Dallas-Fort Worth, Colleyville prides itself in having small town charm with big city conveniences.

Colleyville is located 14 miles from Fort Worth, 22 miles from Dallas, and 5 miles from D/FW Airport.

City facilities include 12 award-winning parks and greenbelts, with full service recreational facilities. The City has six lighted tennis courts and four lighted pickleball courts at City Park and McPherson Park features a playground, three pavilions, restrooms, drinking fountain, splashpad, Lyman Whitaker wind sculptures, open play areas, a hike and bike trail, a wildflower area, and the Rock House.

Tax Increment Reinvestment Zone #1, City of Colleyville

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

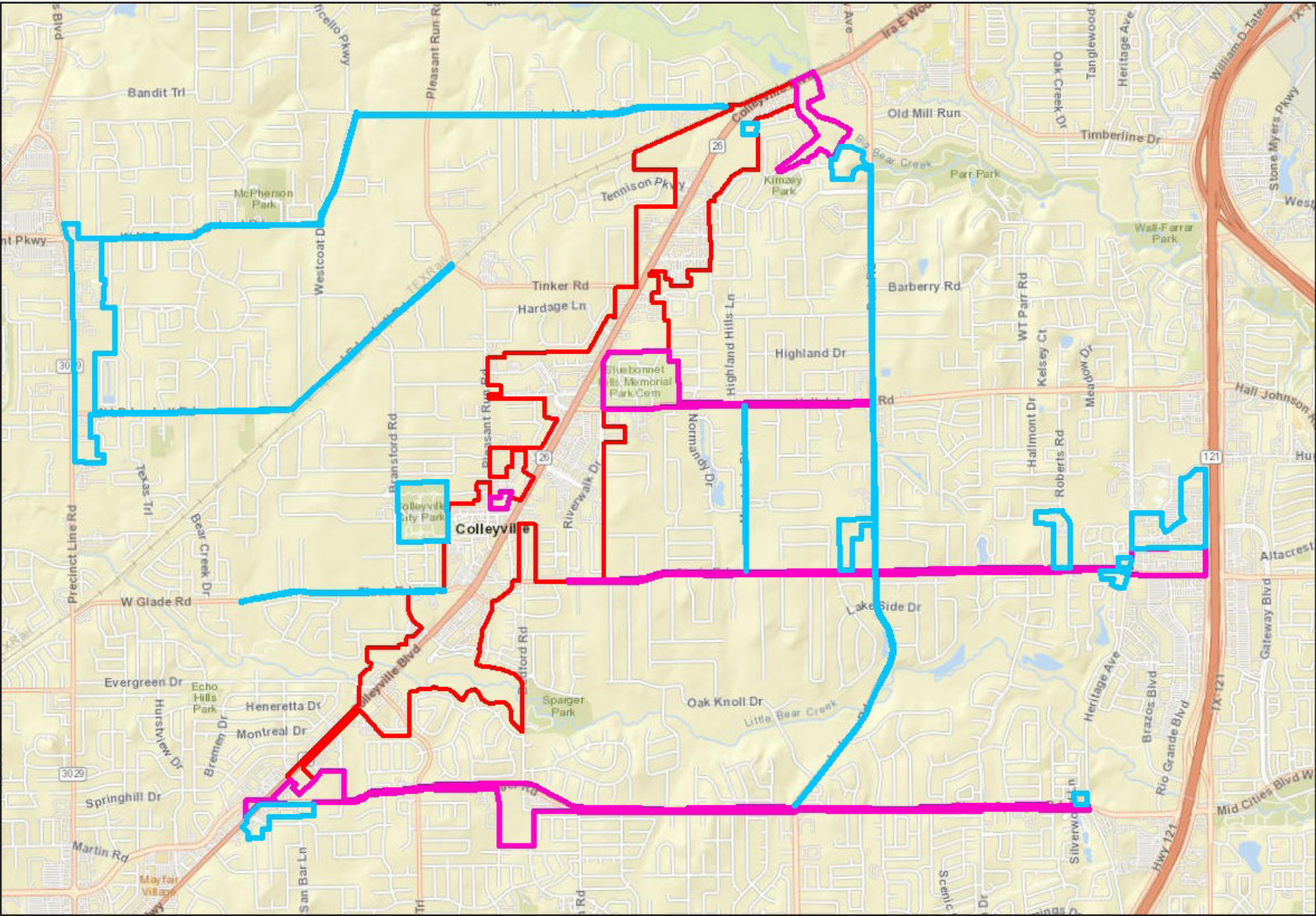
In 1998 the City of Colleyville established Tax Increment Reinvestment Zone #1 (TIRZ #1) pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 providing for a TIRZ district encompassing 633 acres along Colleyville Boulevard (State Highway 26) with a base value of \$75,821,735 and scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance 0-02-1324 and Ordinance 0-03-1402 included in “Attachment Three” \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements.

In November 2012 the TIF was amended by Ordinance 0-12-1858 to expand the boundaries (TIRZ #1A) and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

On July 2, 2024, Ordinance 0-24-2287 approved an amendment to the original project plan and reinvestment zone financing plan that was adopted pursuant to Ordinance 0-98-1132, and later amended by Ordinance 0-02-1324, Ordinance 0-03-1402, and 0-12-1858. Ordinance 0-24-2287 served to update the project costs categories listed in “Attachment Three” to Ordinance 0-98-1132 and “Exhibit A” to Ordinance 0-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

On October 21, 2025, the City Council of the City of Colleyville, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 0-25-2347 further amending Tax Increment Reinvestment Zone #1, expanding the boundaries (TIRZ #1B) and extending the term. The goal of the TIRZ is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This amended project and financing plan outlines the funding of \$147,727,255 in public improvements related to water, wastewater, public infrastructure, roadway and storm drainage, as well as open space and park facilities, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Colleyville. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ #1 Boundary
- TIRZ #1A Boundary
- TIRZ #1B Boundary

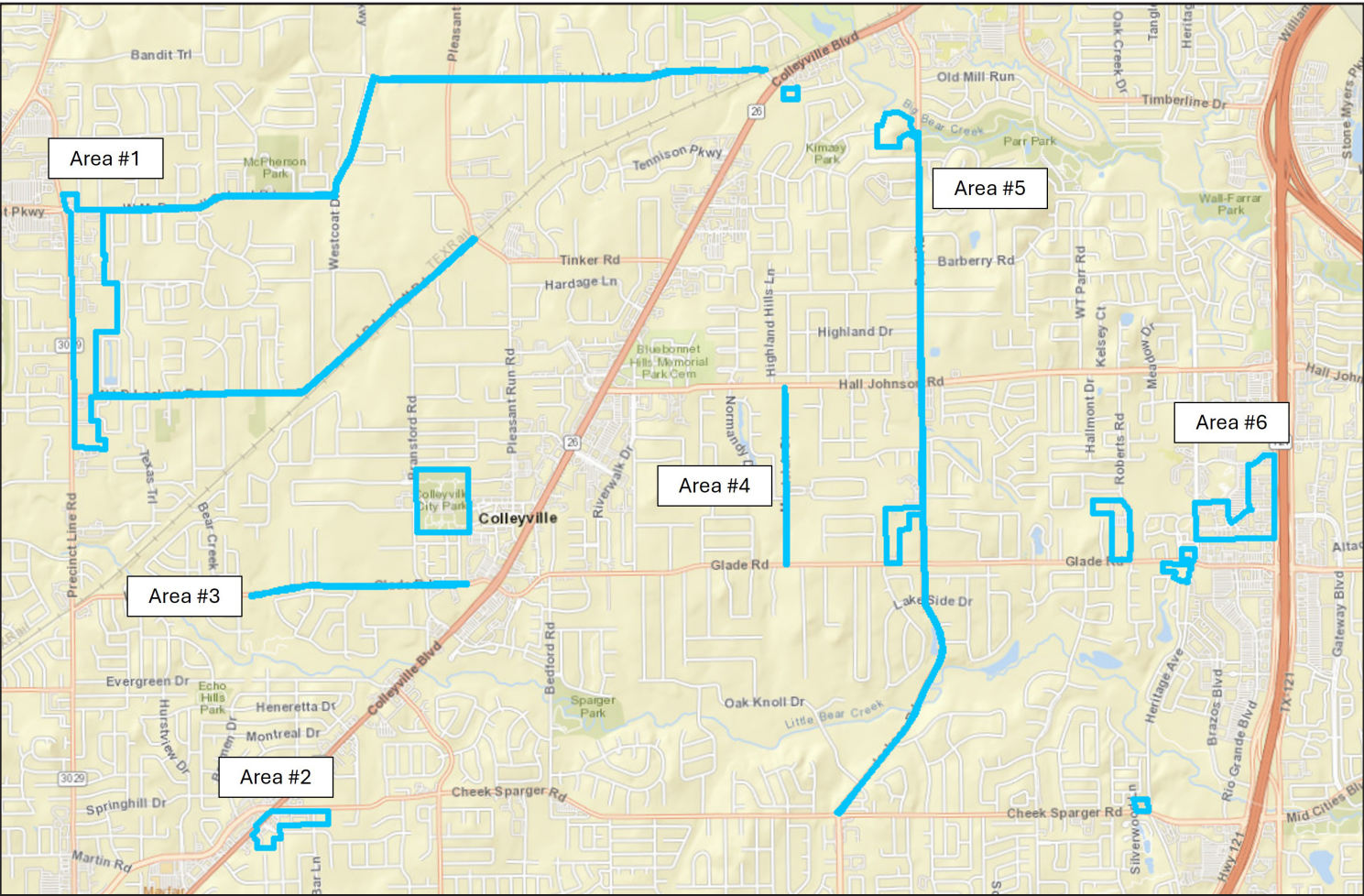
TIRZ Boundary

Boundary Description

The 1998 initial Colleyville TIRZ #1 boundary encompassed approximately 633 acres along State Highway 26 (SH26) stretching from its southern most point at Cheek-Sparger Road to its northern most point near John McCain Road. The description of the original boundary as approved in 1998 is included in Appendix A.

The 2012 expanded boundary, TIRZ #1A, as described in Ordinance 0-12-1858, followed a very similar path but included; approximately 20 new parcels near the intersection of Cheek-Sparger Road and Wayne drive, 26 parcels near the intersection of Cheek-Sparger Road and State Highway 26 (SH26), Bluebonnet Hills Memorial park, 15 parcels in Glade Points Center at the intersection of Highway 121 and Glade Road, and a number of City owned parcels south of State Highway 26 (SH26) and east of Longwood Drive. A map of the expanded boundary with the 2012 expanded properties highlighted and a list of all properties to be added to the zone at that time are included as Appendix B.

The 2025 expanded boundaries are noncontiguous and are located in the corporate limits of the City. The boundaries include areas along Precinct Line Road, W McDonwell School Road, W LD Lockett Road, Colleyville Boulevard, Bransford Road, Glade Road, Heritage Road, Westcoat Drive, John McCain Road, Montclair Street, Pool Road, and Jackson Road, including various noncontiguous areas and parcels, as more particularly described below:



 - TIRZ #1B Boundary

TIRZ Boundary

Legal Description TIRZ #1B (Continued)

Area #1

Beginning at the point where the northwest corner of Property ID 40680983 meets the eastern right of way boundary of Precinct Line Road, thence

West across the northern boundary of Property ID 40680983, continuing south along the eastern boundary to the point the southeast corner meets the northern right of way boundary of W McDonwell School Road, thence

East along the northern right of way boundary of W McDonnell School Road to the point it meets the western right of way boundary of Westcoat Drive, thence

North along the western right of way boundary of Westcoat Drive to the point it meets the northern right of way boundary of John McCain Road, thence

East along the northern right of way boundary of John McCain Road to the point it meets the southeast corner of Property ID 07644175, thence

South across John McCain Road to the point the southern right of way boundary of John McCain Road meets the northern boundary of Property ID 06495583, thence

West along the southern right of way boundary of John McCain Road to the point it meets the eastern right of way boundary of Westcoat Drive, thence

South along the eastern right of way boundary of Westcoat Drive to the point it meets the southern right of way boundary of W McDonwell School Road, thence

West along the southern right of way boundary of W McDonwell School Road to the point it meets the northeast corner of Property ID 41008928, thence

South along the eastern boundary of Property ID 41008928 to the point it meets Property ID 41571452, thence

South along the eastern boundary of Property ID 41571452 to the point it meets the northern right of way boundary of W Lavaca Trail, thence

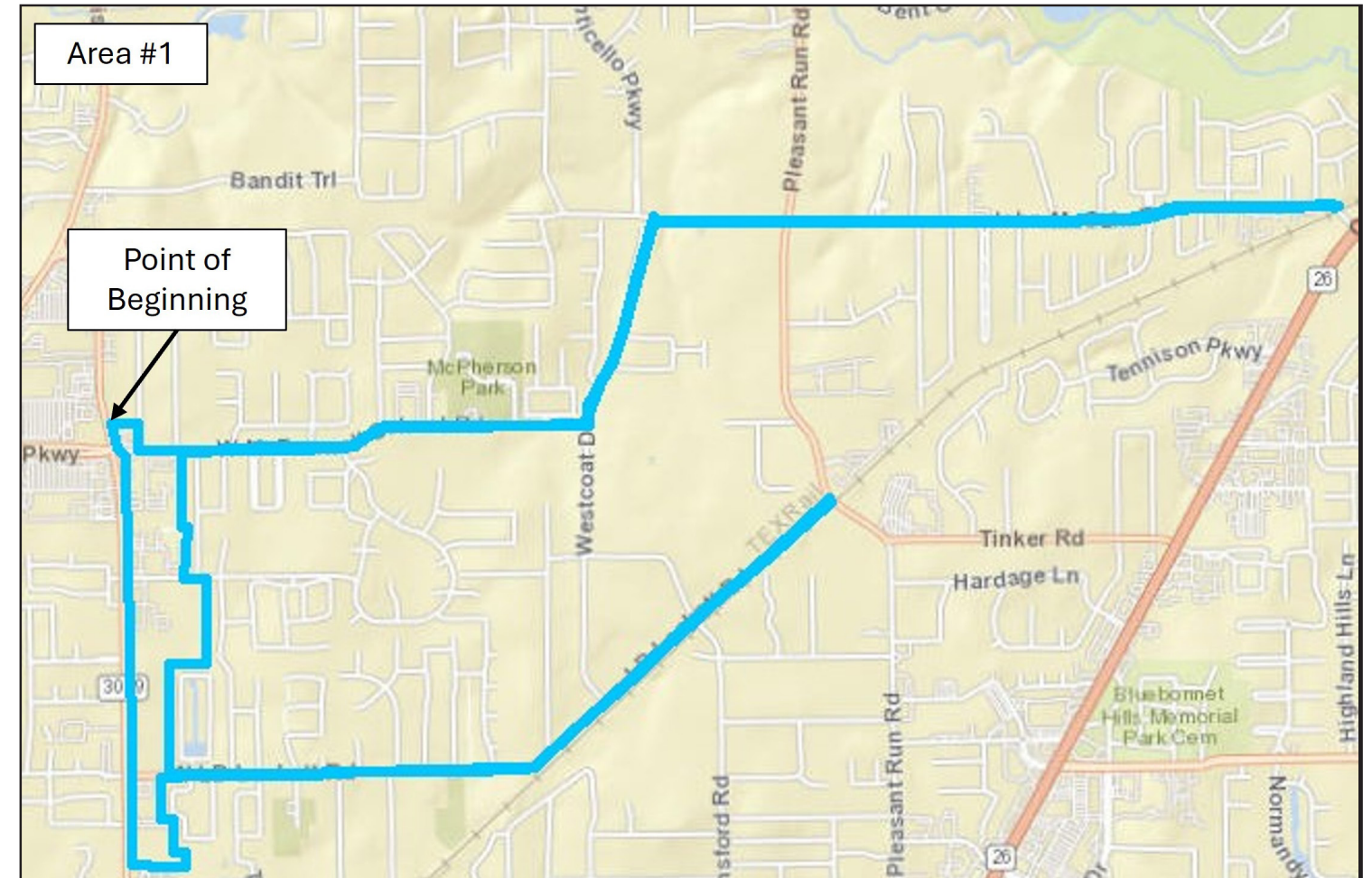
South across W Lavaca Trail to the northern boundary of Property ID 40111431, thence

East along the southern right of way boundary of W Lavaca Trail to the point it meets the northeast corner of Property ID 04420160, thence

South along the eastern boundary of Property ID 04420160, continuing west along the southern boundary to the point it meets the southeast corner of Property ID 40111431, thence

West along the southern boundary of Property ID 40111431, continuing west along Property ID 42568330, thence

South along Property ID 42568330, continuing south along the eastern boundaries of Property ID 04081609, Property ID 04081803, and Property ID 03834727, to the point it meets the northern right of way boundary of W LD Lockett Road, thence



East along the northern right of way boundary of W LD Lockett Road to the point it meets the western right of way boundary of Pleasant Run Road, thence

South across LD Lockett Road to the southern right of way boundary of LD Lockett Road, thence

West along the southern right of way boundary of W LD Lockett Road to the point it meets the northeast corner of Property ID 07391331, thence

South along the eastern boundary of Property ID 07391331, continuing south along the eastern boundaries of Property ID 41228529 and Property ID 42003723, thence

West along the southern boundary of Property ID 42003723 to the point it meets the eastern right of way boundary of Precinct Line Road, thence

North along the eastern right of way boundary of Precinct Line Road, to the point it meets the northwest corner of Property ID 40680983, which is the point of beginning.

Legal Description TIRZ #1B (Continued)

Area #2 (State Highway 26 & Cheek Sparger Road)

Beginning at the point where the southern right of way of Mid Cities Boulevards meets the western right of way of way of State Highway 26, thence

East across State Highway 26 along the southern right of way of Cheek Sparger Road to the point it meets the northeast corner of Property ID 06069215, thence

South along the eastern boundary of Property ID 06069215, continuing west along the southern boundary to the point it meets the eastern right of way boundary of San Bar Lane, thence

West across San Bar Lane to the southeast corner of Property ID 40445356, thence

West along the southern boundary of Property ID 40445356, continuing west along the southern boundary of Property ID 40445348 to the point it meets Property ID 04855205, thence

South along the eastern boundary of Property ID 04855205 to the point it meets the northern right of way boundary of W Greenbriar Lane, thence

South across W Greenbriar Lane to the northeast corner of Property ID 06780067, thence south along the eastern boundary of Property ID 06780067, continuing west along the boundary to the point it meets the southeast corner of Property ID 05239222, thence

West along the southern boundary of Property ID 05239222, continuing north to the point the northwest corner of Property ID 05239222 meets the eastern right of way boundary of State Highway 26, thence

East along the eastern right of way boundary of State Highway 26 to the northern corner of Property ID 05239222, thence

North across State Highway 26 to the southern corner of Property ID 05576407, thence

East along the western right of way boundary of State Highway 26 to the point it meets the southern right of way of Mid Cities Boulevard, which is the point of beginning.



Legal Description TIRZ #1B (Continued)

Area #3 (Glade Road)

Beginning at the point where the northern right of way boundary of Glade Road meets the southwest corner of Property ID 02953579, thence

West along the northern right of way boundary of Glade Road to the point it meets the southeast corner of Property ID 06632416, thence

South across Glade Road to the southern right of way boundary of Glade Road where it meets the northeast corner of Property ID 06574564, thence

West along the southern right of way boundary of Glade Road to the point it meets the northwest corner of Property ID 42732768, thence

North across Glade Road to the point the northern right of way boundary of Glade Road meets the southwest corner of Property ID 02953579, which is the point of beginning.

Area #4 (Montclair Street)

Beginning at the point the northern right of way boundary of Glade Road meets the western right of way boundary of Montclair Street, thence

North along the western right of way boundary of Montclair Street to the point it meets the southern right of way boundary of Hall Johnson Road, thence

East across Hall Johnson Road to the eastern right of way boundary of Montclair Street, thence

South along the eastern right of way boundary of Montclair Street to the point it meets the northern right of way boundary of Glade Road, thence

West across Glade road to the point the northern right of way boundary of Glade Road meets the western right of way boundary of Montclair Street, which is the point of beginning.

Area #5 (Jackson/Pool Road)

Beginning at the point the northern right of way boundary of Cheek Sparger Road meets the western right of way boundary of Jackson Road, thence

North along the western right of way boundary of Jackson Road to the point it meets the southeast corner of Property ID 41186214, thence

West along the southern boundary of Property ID 41186214 to the point it meets the eastern boundary of Property ID 06351891, thence

South along the eastern boundary of Property ID 06351891, continuing west and then north along the boundary of Property ID 06351891 to the point it meets the northwest corner of Property ID 41186214, thence

East along the northern boundary of Property ID 41186214 to the point it meets the western right of way boundary of Pool Road, thence

North along the western right of way boundary of Pool Road to the point it meets the southeast corner of Property ID 03815188, thence

West along the southern boundary of Property ID 03815188, continuing north and then east along the boundary to the point the northeast corner of Property ID 03815188 meets the western right of way boundary of Pool Road, thence

East across Pool Road to the point the northwest corner of Property ID 03979571 meets the eastern right of way boundary of Pool Road, thence

South along the eastern right of way boundary of Pool Road to the point it meets the northern right of way boundary of Cheek Sparger Road, thence

West across Jackson Road to the point the northern right of way boundary of Cheek Sparger Road meets the western right of way boundary of Jackson Road, which is the point of beginning.

Area #6 (Jackson/Pool Road)

Beginning at the point where the western right of way boundary of William D Tate Avenue meets the northeast corner of Property ID 40652602, thence

South along the western right of way boundary of William D Tate Avenue to the point it meets the southeast corner of Property ID 07352018, thence

West along the southern boundary of Property ID 07352018, continuing west to the point the southwest corner of Property ID 06878571 meets the eastern right of way boundary of Heritage Avenue, thence

West across Heritage Avenue to the point the western right of way boundary of Heritage Avenue meets the eastern boundary of Property ID 41488075, thence

North along the western right of way boundary of Heritage Avenue to the point it meets the eastern boundary of Property ID 06497780, thence

East across Heritage Avenue to the northwest corner of Property ID 41387716, thence

East across the northern boundary of Property ID 41387716, continuing south along the eastern boundary of Property ID 41387716 to the point it meets the northeast corner of Property ID 41332830, thence

South along the eastern boundary of Property ID 41332830 to the point it meets the northeast corner of Property ID 41250672, thence

South along the eastern boundary of Property ID 41250672 to the point it meets the northern right of way boundary of Gateway Drive, thence

East along the northern right of way boundary of Gateway Drive to the point it meets the southwest corner of Property ID 41200268, thence

North along the western boundary of Property ID 41200268 to the point it meets the southwest corner of Property ID 41323513, thence

North along the western boundary of Property ID 41323513, continuing north to the southwest corner of Property ID 40652602, thence

TIRZ Boundary

Legal Description TIRZ #1B (Continued)

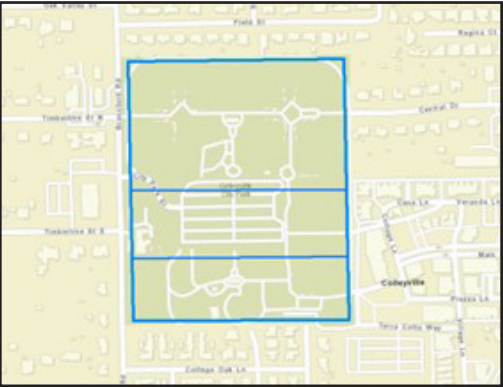
Area #6 (Jackson/Pool Road) (Continued)

North and then east along the northern boundary of Property ID 40652602 to the point it meets the western right of way boundary of William D Tate Avenue, which is the point of beginning.

TIRZ 1B also includes additional noncontiguous parcels including the following Property IDs:



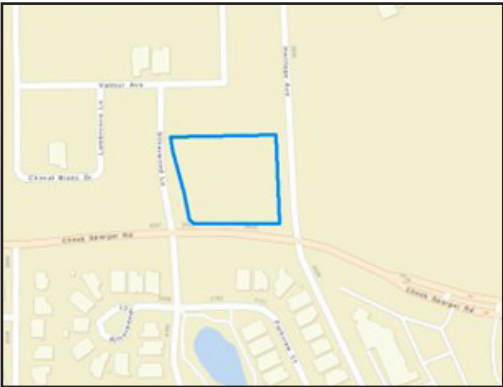
Property ID 41449010, GARDENS, THE Block 1 Lot 1R LESS PORTION IN TIF



- Property ID 06196020, CITY PARK ADDITION Block 1 Lot 1
- Property ID 06196039, CITY PARK ADDITION Block 1 Lot 2
- Property ID 03781976, BBB & C RY SURVEY Abstract 206 Tract 2D



- Property ID 06351905, METROPLEX COVENANT CHURCH ADDN Lot 1R1
- Property ID 04504941, MINTER, GREEN W SURVEY Abstract 1034 Tract 8A
- Property ID 07064497, WALGREEN PLAZA ADDITION Block 1 Lot 1A
- Property ID 42452421, 170 PLAYERS ADDITION Block A Lot 1
- Property ID 42452439, 170 PLAYERS ADDITION Block A Lot 2



Property ID 41717260, DOSS, JESSE SURVEY Abstract 441 Tract 2C1

Current Conditions

Land Use

The land within the zone consists of land that is well positioned for redevelopment or new development. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

The land within the TIRZ is zoned for a variety of uses. The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Colleyville zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

The property within the TIRZ is owned by various parties. For details on the properties added in the 2025 expansion, TIRZ #1B. see Appendix C.

That the tax increment base for the Original Boundaries of 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, determined as of January 1, 1998, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1A, the 2012 expanded boundaries of 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, determined as of January 1, 2012, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1B, the 2025 expanded boundaries of 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, determined as of January 1, 2025, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123. The 2025 estimated City of Colleyville taxable base value of the property added to the zone in 2025 is estimated at \$135,078,166, but will need to be verified by Tarrant County Appraisal District when the final values are available.



Proposed Development

Anticipated Development

The property within the zone is well positioned for future development and redevelopment. The table below provides an overview of the scope and timing of potential development that PAC projects could occur during the life of the TIRZ, based on market trends, known planned development, and input from City staff. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

Projected Completion Date		SF/Units	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
TIRZ #1						
Hotel	2028	240	\$ 125,000	\$ 30,000,000	\$ -	\$ -
Retail	2027	10,000	\$ 300	\$ 3,000,000	\$ 250	\$ 2,500,000
QSR	2027	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Retail	2029	10,000	\$ 300	\$ 3,000,000	\$ 250	\$ 2,500,000
QSR	2029	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Office	2029	23,000	\$ 250	\$ 5,750,000	\$ -	\$ -
Retail	2027	9,500	\$ 300	\$ 2,850,000	\$ 250	\$ 2,375,000
QSR	2027	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2027	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Retail	2029	10,000	\$ 300	\$ 3,000,000	\$ 250	\$ 2,500,000
QSR	2029	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Office	2029	15,000	\$ 250	\$ 3,750,000	\$ -	\$ -
Office	2029	15,000	\$ 250	\$ 3,750,000	\$ -	\$ -
Industrial	2028	83,000	\$ 75	\$ 6,225,000	\$ -	\$ -
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Office	2030	20,000	\$ 250	\$ 5,000,000	\$ -	\$ -
QSR	2032	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2032	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2032	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Office	2032	22,500	\$ 250	\$ 5,625,000	\$ -	\$ -
QSR	2028	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2028	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000

Projected Completion Date		SF/Units	RP Taxable Value per Unit/SF	Incremental Value	Sales/SF	Incremental Sales
TIRZ #1						
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Industrial	2030	76,000	\$ 75	\$ 5,700,000	\$ -	\$ -
Office	2026	14,000	\$ 250	\$ 3,500,000	\$ -	\$ -
Office	2026	15,000	\$ 250	\$ 3,750,000	\$ -	\$ -
Senior Living	2027	255	\$ 125,000	\$ 31,875,000	\$ -	\$ -
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2030	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Retail	2030	60,000	\$ 300	\$ 18,000,000	\$ 250	\$ 15,000,000
Retail	2030	60,000	\$ 300	\$ 18,000,000	\$ 250	\$ 15,000,000
Office	2030	40,000	\$ 250	\$ 10,000,000	\$ -	\$ -
Office	2030	40,000	\$ 250	\$ 10,000,000	\$ -	\$ -
QSR	2032	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2032	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Retail	2032	24,000	\$ 300	\$ 7,200,000	\$ 250	\$ 6,000,000
Retail	2032	25,000	\$ 300	\$ 7,500,000	\$ 250	\$ 6,250,000
Office	2032	40,000	\$ 250	\$ 10,000,000	\$ -	\$ -
QSR	2034	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
QSR	2034	3,500	\$ 400	\$ 1,400,000	\$ 500	\$ 1,750,000
Retail	2034	25,000	\$ 300	\$ 7,500,000	\$ 250	\$ 6,250,000
Retail	2034	25,000	\$ 300	\$ 7,500,000	\$ 250	\$ 6,250,000
Office	2034	40,000	\$ 250	\$ 10,000,000	\$ -	\$ -
Office	2026	10,500	\$ 250	\$ 2,625,000	\$ -	\$ -
Retail	2028	10,000	\$ 300	\$ 3,000,000	\$ 250	\$ 2,500,000
Total		792,995	\$	256,100,000	\$	102,125,000

Project Costs

Project Costs of the Zone

There are a number of improvements within the Zone that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1, 1A, 1B	
Public Improvements	\$ 33,000,000
School Improvements	\$ 7,938,690
Operating Reinvestment Zone Project Facilities	\$ 3,600,000
Roadway Improvements	\$ 51,704,539
Trails and Public Amenities	\$ 14,772,726
Economic Development Grants	\$ 35,011,300
Administrative Costs	\$ 1,700,000
Total	\$ 147,727,255

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The scope of the projects and costs are estimates and may be revised, and are not meant to limit future TIRZ projects. Savings from one line item may be applied to a cost increase in another line item. The \$147,727,255 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous page, the City of Colleyville will contribute 100% of the real property increment within the entirety of the Zone (Original Boundaries, TIRZ 1A, and TIRZ 1B).

Debt Service

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

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

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

Utilizing the information outlined in this feasibility study, PAC has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

	Real Property Tax - 2024 Rates		Participation	
	City of Colleyville	0.27620400	100%	0.2762040
	Tarrant County	0.18750000	0%	0.0000000
	Tarrant County Hospital	0.18250000	0%	0.0000000
	Tarrant County College	0.11228000	0%	0.0000000
	Grapevine-Colleyville ISD	0.92330000	0%	0.0000000
		1.68178400		0.2762040

	Personal Property Tax		Participation	
	City of Colleyville	0.27620400	0%	0.0000000
	Tarrant County	0.18750000	0%	0.0000000
	Tarrant County Hospital	0.18250000	0%	0.0000000
	Tarrant County College	0.11228000	0%	0.0000000
	Grapevine-Colleyville ISD	0.92330000	0%	0.0000000
		1.68178400		0.0000000

	Sales Tax		Participation	
	City of Colleyville General Fund	0.01000000	0%	0.0000000
	Colleyville Economic Development Corporation	0.00500000	0%	0.0000000
	Colleyville Crime Control and Prevention District	0.00500000	0%	0.0000000
		0.02000000		

Financial Feasibility Analysis - Development Input

INPUT

INFLATION RATE		3.00%						
DISCOUNT RATE		6.00%						
REAL PROPERTY TAX		PARTICIPATION						
City of Colleyville	0.27620400	100%	0.2762040					
Tarrant County	0.18750000	0%	0.0000000					
Tarrant County Hospital	0.18250000	0%	0.0000000					
Tarrant County College	0.11228000	0%	0.0000000					
Grapevine-Colleyville ISD	0.92330000	0%	0.0000000					
	1.68178400		0.2762040					
PERSONAL PROPERTY TAX		PARTICIPATION						
City of Colleyville	0.27620400	0%	0.0000000					
Tarrant County	0.18750000	0%	0.0000000					
Tarrant County Hospital	0.18250000	0%	0.0000000					
Tarrant County College	0.11228000	0%	0.0000000					
Grapevine-Colleyville ISD	0.92330000	0%	0.0000000					
	1.68178400		0.0000000					
City of Colleyville General Fund		0.01000000	0%	0.0000000				
Colleyville Economic Development Corporation		0.00500000	0%	0.0000000				
Colleyville Crime Control and Prevention Distr		0.00500000	0%	0.0000000				
		0.02000000		0.0000000				
	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
Hotel	2028	240	\$	125,000	\$	-	\$	-
Retail	2027	10,000	\$	300	\$	3,000,000	\$	-
QSR	2027	3,500	\$	400	\$	1,400,000	\$	-
Retail	2029	10,000	\$	300	\$	3,000,000	\$	-
QSR	2029	3,500	\$	400	\$	1,400,000	\$	-
Office	2029	23,000	\$	250	\$	5,750,000	\$	-
Retail	2027	9,500	\$	300	\$	2,850,000	\$	-
QSR	2027	3,500	\$	400	\$	1,400,000	\$	-
QSR	2027	3,500	\$	400	\$	1,400,000	\$	-
Retail	2029	10,000	\$	300	\$	3,000,000	\$	-
QSR	2029	3,500	\$	400	\$	1,400,000	\$	-
Office	2029	15,000	\$	250	\$	3,750,000	\$	-
Office	2029	15,000	\$	250	\$	3,750,000	\$	-
Industrial	2028	83,000	\$	75	\$	6,225,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
Office	2030	20,000	\$	250	\$	5,000,000	\$	-
QSR	2032	3,500	\$	400	\$	1,400,000	\$	-
QSR	2032	3,500	\$	400	\$	1,400,000	\$	-
QSR	2032	3,500	\$	400	\$	1,400,000	\$	-
Office	2032	22,500	\$	250	\$	5,625,000	\$	-
QSR	2028	3,500	\$	400	\$	1,400,000	\$	-
QSR	2028	3,500	\$	400	\$	1,400,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
Industrial	2030	76,000	\$	75	\$	5,700,000	\$	-
Office	2026	14,000	\$	250	\$	3,500,000	\$	-
Office	2026	15,000	\$	250	\$	3,750,000	\$	-
Senior Living	2027	255	\$	125,000	\$	31,875,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
QSR	2030	3,500	\$	400	\$	1,400,000	\$	-
Retail	2030	60,000	\$	300	\$	18,000,000	\$	-
Retail	2030	60,000	\$	300	\$	18,000,000	\$	-
Office	2030	40,000	\$	250	\$	10,000,000	\$	-
Office	2030	40,000	\$	250	\$	10,000,000	\$	-
QSR	2032	3,500	\$	400	\$	1,400,000	\$	-
QSR	2032	3,500	\$	400	\$	1,400,000	\$	-
Retail	2032	24,000	\$	300	\$	7,200,000	\$	-
Retail	2032	25,000	\$	300	\$	7,500,000	\$	-
Office	2032	40,000	\$	250	\$	10,000,000	\$	-
QSR	2034	3,500	\$	400	\$	1,400,000	\$	-
QSR	2034	3,500	\$	400	\$	1,400,000	\$	-
Retail	2034	25,000	\$	300	\$	7,500,000	\$	-
Retail	2034	25,000	\$	300	\$	7,500,000	\$	-
Office	2034	40,000	\$	250	\$	10,000,000	\$	-
Office	2026	10,500	\$	250	\$	2,625,000	\$	-
Retail	2028	10,000	\$	300	\$	3,000,000	\$	-
TOTAL				256,100,000		-		102,125,000
OUTPUT								
TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of Colleyville	27.1%	\$ 74,737,514	=	\$ 31,008,844	+	\$ -	+	\$ 43,728,670
Tarrant County	7.6%	\$ 21,050,232	=	\$ 21,050,232	+	\$ -	+	\$ -
Tarrant County Hospital	7.4%	\$ 20,488,892	=	\$ 20,488,892	+	\$ -	+	\$ -
Tarrant County College	4.6%	\$ 12,605,440	=	\$ 12,605,440	+	\$ -	+	\$ -
Grapevine-Colleyville ISD	37.5%	\$ 103,656,956	=	\$ 103,656,956	+	\$ -	+	\$ -
Colleyville Economic Development Corporation	7.9%	\$ 21,864,335	=	\$ -	+	\$ -	+	\$ 21,864,335
Colleyville Crime Control and Prevention District	7.9%	\$ 21,864,335	=	\$ -	+	\$ -	+	\$ 21,864,335
	100.0%	276,267,705		\$ 188,810,365		\$ -		\$ 87,457,340
		100.0%		68.3%		0.0%		31.7%
TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of Colleyville	100.0%	\$ 31,008,844	=	\$ 31,008,844	+	\$ -	+	\$ -
Tarrant County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County Hospital	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Tarrant County College	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Grapevine-Colleyville ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Colleyville Economic Development Corporation	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Colleyville Crime Control and Prevention District	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	31,008,844		\$ 31,008,844		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%
NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of Colleyville	17.8%	\$ 43,728,670	=	\$ -	+	\$ -	+	\$ 43,728,670
Tarrant County	8.6%	\$ 21,050,232	=	\$ 21,050,232	+	\$ -	+	\$ -
Tarrant County Hospital	8.4%	\$ 20,488,892	=	\$ 20,488,892	+	\$ -	+	\$ -
Tarrant County College	5.1%	\$ 12,605,440	=	\$ 12,605,440	+	\$ -	+	\$ -
Grapevine-Colleyville ISD	42.3%	\$ 103,656,956	=	\$ 103,656,956	+	\$ -	+	\$ -
Colleyville Economic Development Corporation	8.9%	\$ 21,864,335	=	\$ -	+	\$ -	+	\$ 21,864,335
Colleyville Crime Control and Prevention District	8.9%	\$ 21,864,335	=	\$ -	+	\$ -	+	\$ 21,864,335
	100.0%	245,258,861		\$ 157,801,521		\$ -		\$ 87,457,340
		100.0%		64.3%		0.0%		35.7%

Financial Feasibility Analysis - Development Worksheet

Tax Revenue Projections

Financial Feasibility Analysis - TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX			
City of Colleyville	0.2762040	100%	0.2762040	City of Colleyville	0.2762040	0%	0.0000000	City of Colleyville General Fund	0.0100000	0%	0.0000000
Tarrant County	0.1875000	0%	0.0000000	Tarrant County	0.1875000	0%	0.0000000	Colleyville Economic Development Corporation	0.0050000	0%	0.0000000
Tarrant County Hospital	0.1825000	0%	0.0000000	Tarrant County Hospital	0.1825000	0%	0.0000000	Colleyville Crime Control and Prevention District	0.0050000	0%	0.0000000
Tarrant County College	0.1122800	0%	0.0000000	Tarrant County College	0.1122800	0%	0.0000000		462.0200000		0.0050000
Grapevine-Colleyville ISD	0.9233000	0%	0.0000000	Grapevine-Colleyville ISD	0.9233000	0%	0.0000000				
	1.6817840		0.2762040		1.6817840		0.0000000				

REVENUE YEAR	TAX BASE YEAR	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055	TOTALS
BASE YEAR (TIRZ #1 & #1A)	City of Colleyville	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
	Tarrant County	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
	Tarrant County Hospital	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
	Tarrant County College	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
	Grapevine-Colleyville ISD	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
TAXABLE VALUE	City of Colleyville	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081	1,521,930.143	1,567,588.048	
	Tarrant County	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081	1,521,930.143	1,567,588.048		
	Tarrant County Hospital	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081	1,521,930.143	1,567,588.048	
	Tarrant County College	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081	1,521,930.143	1,567,588.048	
	Grapevine-Colleyville ISD	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081	1,521,930.143	1,567,588.048	
TAXABLE VALUE INCREMENT	City of Colleyville	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268	1,415,312.330	1,460,970.235	
	Tarrant County	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268	1,415,312.330	1,460,970.235	
	Tarrant County Hospital	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268	1,415,312.330	1,460,970.235	
	Tarrant County College	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268	1,415,312.330	1,460,970.235	
	Grapevine-Colleyville ISD	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268	1,415,312.330	1,460,970.235	
REVENUE A																																
TAXABLE VALUE GROWTH	City of Colleyville	1,542,827	1,597,946	1,654,719	1,713,195	1,773,426	1,835,463	1,899,361	1,965,177	2,032,966	2,102,790	2,174,708	2,248,784	2,325,082	2,403,669	2,484,613	2,567,986	2,653,860	2,742,310	2,833,414	2,927,251	3,023,903	3,123,455	3,225,993	3,331,607	3,440,390	3,552,436	3,667,844	3,786,713	3,909,149	4,035,258	78,576,297
	Tarrant County	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	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	0	0	0	0	0	0
	Tarrant County College	627,176	649,583	672,662	696,433	720,917																										3,366,771
	Grapevine-Colleyville ISD	5,157,392	5,341,646	5,531,427	5,726,902	5,928,241																										27,685,608
		7,327,396	7,589,175	7,858,808	8,136,530	8,422,584	8,735,463	9,069,361	9,415,177	9,772,966	10,142,790	10,521,708	10,909,784	11,302,082	11,703,669	12,114,613	12,536,986	12,970,860	13,416,310	13,873,414	14,342,251	14,823,903	15,317,455	15,825,993	16,349,607	16,889,390	17,445,517	18,018,364	18,608,913	19,217,462	19,845,620	20,494,978
BASE YEAR (TIRZ #1B)	City of Colleyville	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	
	Tarrant County	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	
	Tarrant County Hospital	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	
	Tarrant County College	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	
	Grapevine-Colleyville ISD	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.166	135,078.								

Financial Feasibility Analysis - 100% Tax Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH	3.00%
DISCOUNT RATE	6.00%

REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX			
City of Colleyville	0.2762040	100%	0.2762040	City of Colleyville	0.2762040	100%	0.2762040	City of Colleyville General Fund	0.0100000	100%	0.0100000
Tarrant County	0.1875000	100%	0.1875000	Tarrant County	0.1875000	100%	0.1875000	Colleyville Economic Development Corporation	0.0050000	100%	0.0050000
Tarrant County Hospital	0.1825000	100%	0.1825000	Tarrant County Hospital	0.1625000	100%	0.1625000	Colleyville Crime Control and Prevention District	0.0050000	100%	0.0050000
Tarrant County College	0.1122800	100%	0.1122800	Tarrant County College	0.1122800	100%	0.1122800		0.0200000		0.0200000
Grapevine-Colleyville ISD	0.9233000	100%	0.9233000	Grapevine-Colleyville ISD	0.9233000	100%	0.9233000				
	1.6817840		1.6817840		1.6817840		1.6817840				

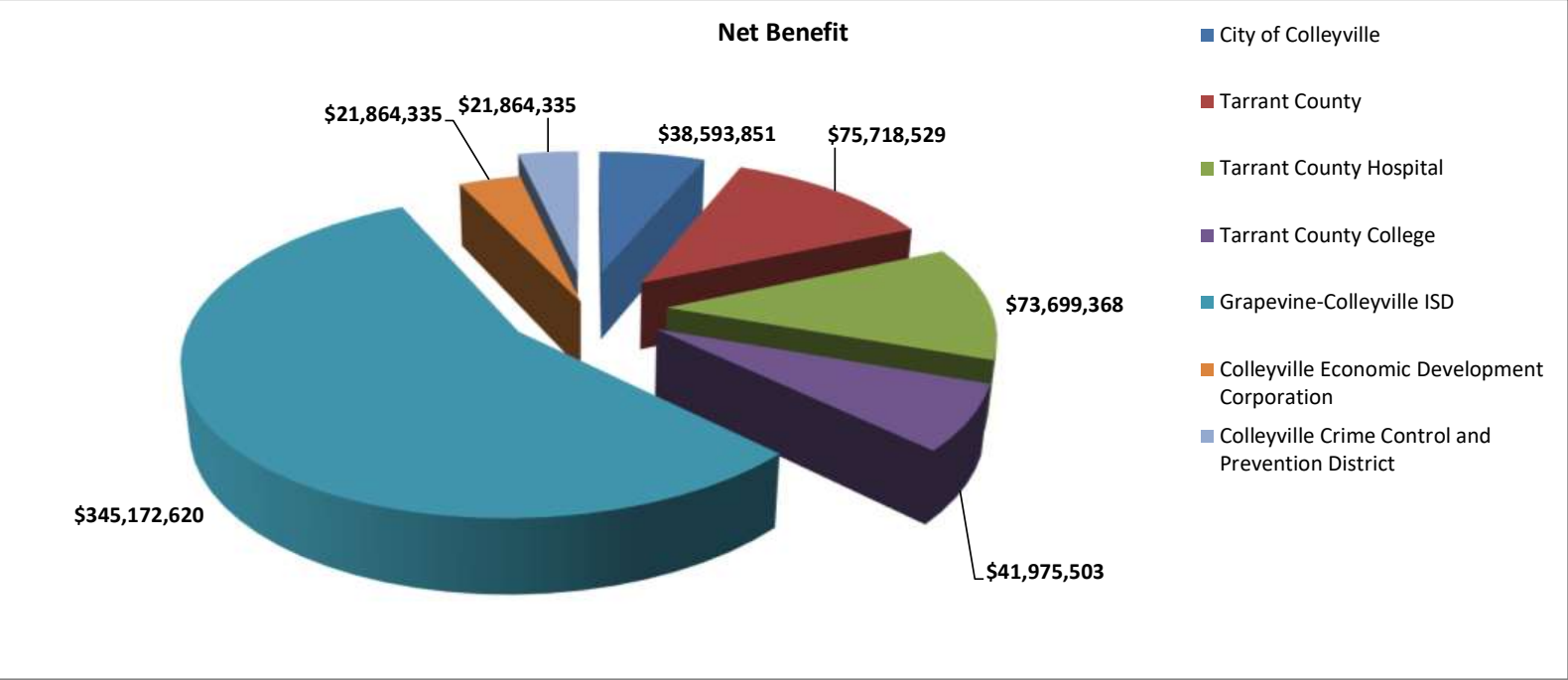
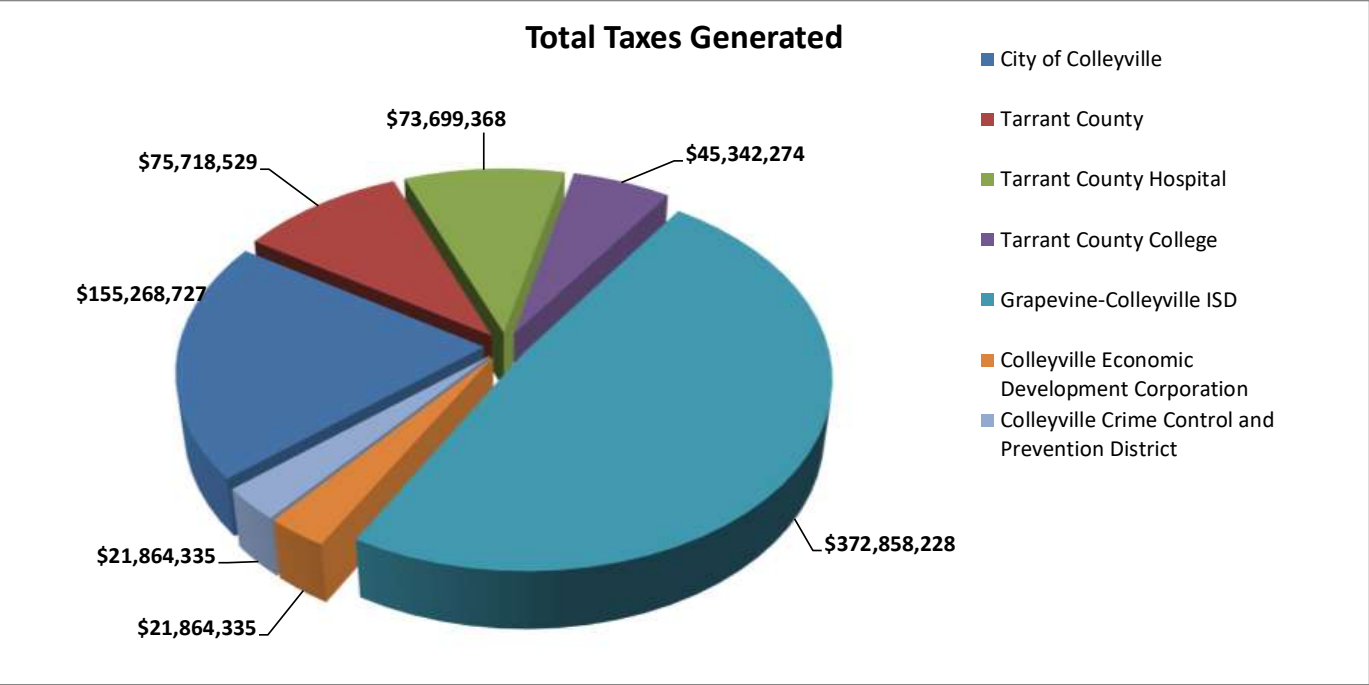
REVENUE YEAR	TAX BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055		
BASE YEAR (TIRZ #1 & 1A)	City of Colleyville	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813		
	Tarrant County	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813		
	Tarrant County Hospital	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813		
	Tarrant County College	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
	Grapevine-Colleyville ISD	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	106,617.813	
TAXABLE VALUE	City of Colleyville	627,015.068	645,825.520	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081		
	Tarrant County	627,015.068	645,825.520	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081		
	Tarrant County Hospital	627,015.068	645,825.520	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081		
	Tarrant County College	627,015.068	645,825.520	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081		
	Grapevine-Colleyville ISD	627,015.068	645,825.520	665,200.286	685,156.294	705,710.983	726,882.313	748,688.782	771,149.445	794,283.929	818,112.447	842,655.820	867,935.495	893,973.559	920,792.766	948,416.549	976,869.046	1,006,175.117	1,036,360.371	1,067,451.182	1,099,474.717	1,132,458.959	1,166,432.727	1,201,425.709	1,237,468.480	1,274,592.535	1,312,830.311	1,352,215.220	1,392,781.677	1,434,565.127	1,477,602.081		
TAXABLE VALUE INCREMENT	City of Colleyville	520,397.255	539,207.707	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268		
	Tarrant County	520,397.255	539,207.707	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268		
	Tarrant County Hospital	520,397.255	539,207.707	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268		
	Tarrant County College	520,397.255	539,207.707	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268		
	Grapevine-Colleyville ISD	520,397.255	539,207.707	558,582.473	578,538.481	599,093.170	620,264.500	642,070.969	664,531.632	687,666.116	711,494.634	736,038.007	761,317.682	787,355.746	814,174.953	841,798.736	870,251.233	899,557.304	929,742.558	960,833.369	992,856.904	1,025,841.146	1,059,814.914	1,094,807.896	1,130,850.667	1,167,974.722	1,206,212.498	1,245,597.407	1,286,163.864	1,327,947.314	1,370,984.268		
REVENUE A TAXABLE VALUE GROWTH	City of Colleyville	1,437,358	1,489,313	1,542,827	1,597,946	1,654,719	1,713,195	1,773,426	1,836,463	1,899,361	1,965,177	2,032,966	2,102,790	2,174,708	2,248,784	2,325,082	2,403,669	2,484,613	2,567,986	2,653,860	2,742,310	2,833,414	2,927,251	3,023,903	3,123,455	3,225,993	3,331,607	3,440,390	3,552,436	3,667,844	3,786,713	3,758,561	City of Colleyville
	Tarrant County	975,745	1,011,014	1,047,342	1,084,760	1,123,300	1,162,996	1,203,883	1,245,997	1,289,374	1,334,052	1,378,576	1,423,471	1,472,471	1,524,292	1,578,078	1,631,721	1,686,670	1,743,267	1,801,563	1,861,607	1,923,452	1,987,151	2,052,765	2,120,345	2,189,953	2,261,648	2,335,495	2,411,557	2,489,901	2,570,596	49,934,940	Tarrant County
	Tarrant County Hospital	949,725	984,054	1,019,413	1,055,833	1,093,345	1,131,983	1,171,780	1,212,700	1,254,991	1,298,478	1,343,269	1,389,405	1,436,924	1,485,689	1,536,283	1,588,208	1,641,692	1,696,780	1,753,521	1,811,964	1,872,160	1,934,162	1,998,024	2,063,802	2,131,554	2,201,338	2,273,215	2,347,249	2,423,504	48,603,424	Tarrant County Hospital	
	Tarrant County College	584,302	605,422	627,176	649,583	672,662	696,433	720,917	746,136	772,112	798,686	826,423	854,807	884,043	914,156	945,172	977,118	1,010,023	1,043,915	1,078,824	1,114,780	1,151,814	1,189,962	1,229,250	1,269,719	1,311,402	1,354,358	1,398,557	1,444,105	1,539,341	29,902,374	Tarrant County College	
	Grapevine-Colleyville ISD	4,804,828	5,157,392	5,517,392	5,881,646	6,251,427	6,626,900	7,004,217	7,386,386	7,772,422	8,168,329	8,568,500	8,973,226	9,383,552	9,798,928	10,218,804	10,643,680	11,074,000	11,508,260	11,947,000	12,390,640	12,839,280	13,293,440	13,752,640	14,217,440	14,692,440	15,167,240	15,641,440	16,115,640	16,589,440	17,062,440	245,892,962	Grapevine-Colleyville ISD
	8,751,958	9,068,309	9,394,151	9,728,768	10,075,453	10,431,509	10,798,247	11,175,987	11,565,059	11,956,803	12,350,376	12,746,839	13,145,811	13,547,611	13,952,664	14,361,376	14,773,240	15,187,811	15,605,626	16,027,144	16,451,844	16,879,360	17,310,240	17,744,040	18,180,440	18,619,840	19,062,720	19,514,440	19,974,440	20,443,240	20,919,840	447,892,179	
BASE YEAR (TIRZ #1B)	City of Colleyville	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	
	Tarrant County	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	
	Tarrant County Hospital	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429	132,847.429</										

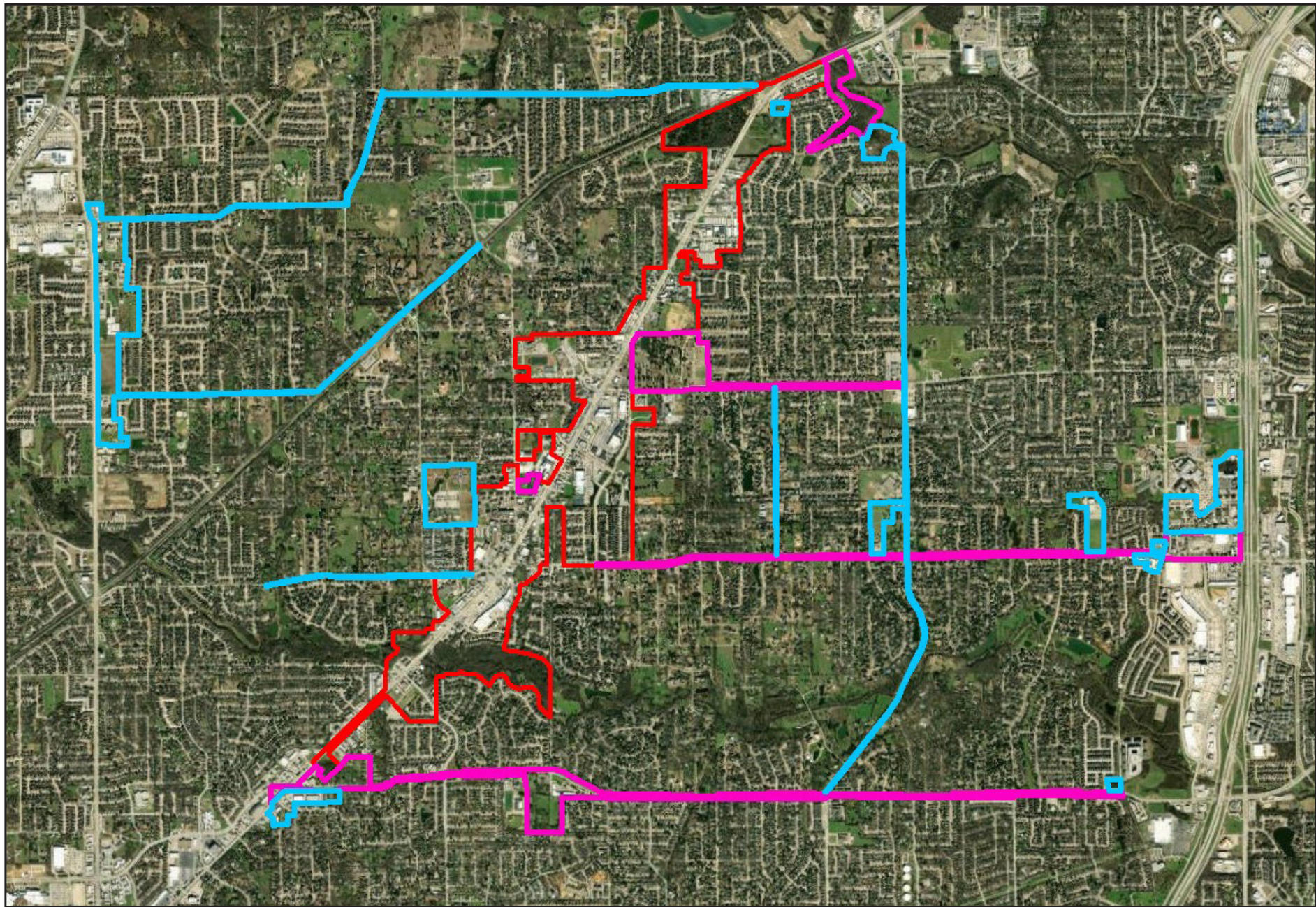
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Colleyville	\$155,268,727	\$116,674,875	\$38,593,851
Tarrant County	\$75,718,529	\$0	\$75,718,529
Tarrant County Hospital	\$73,699,368	\$0	\$73,699,368
Tarrant County College	\$45,342,274	\$3,366,771	\$41,975,503
Grapevine-Colleyville ISD	\$372,858,228	\$27,685,608	\$345,172,620
Colleyville Economic Development Corporatio	\$21,864,335	\$0	\$21,864,335
Colleyville Crime Control and Prevention Distr	\$21,864,335	\$0	\$21,864,335
Total	\$766,615,797	\$147,727,255	\$618,888,541

*Tarrant County College & GCISD participation terminates in 2030

Taxing Jurisdictions	Total Taxes Generated	Participation
City of Colleyville	\$155,268,727	\$116,674,875
City of Colleyville - Real Property	\$111,540,056	\$116,674,875
City of Colleyville - Sales	\$43,728,670	\$0





Length of TIRZ #1:

The TIRZ is scheduled to end on December 31, 2055 (with the final year's tax increment to be collected by September 1, 2056).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. 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 plan.

TIF District Boundary Survey:
P.O.B.

- North-N.West corner of Hwy. 26 ROW contacting TR 6, A-591 (a 6.9 Ac. Tract) directly across from West side of Longwood Dr.,
- Continuing South across Hwy. 26 along the West side of Longwood Dr. to the Northeast corner of lot 3, block 10, A-294 (Longwood Estates at Ross Downs),
- Continuing West along North boundary line of Ross Downs to the NW corner of lot 6, block 9, A-294 (Longwood Estates at Ross Downs),
- Continuing South along lot 6, block 9 (Longwood Estates of Ross Downs), to North property line of TR 3D1, A-963,
- Continuing West along Northern Boundaries of TR 3D1, 3D2 and 3D3, A-963, to the NW corner of TR 3D3, A-963,
- Continuing South along TR 3D3, A-963, to the far SW corner of TR 3E3,A-963,
- Continuing East along Southern boundaries of TR 3E3, 3E2 and 3E1, A-963, to the far NE corner of TR 3G, A-963,
- Continuing South along Eastern boundaries of TR 3G, 3F and 3, A-963, and the West boundary of lots 11 to 3, block 1 (Ross Downs Estates), to the far SE corner of TR 3, A-963, and the NE corner of lot 27, block 12 (Ross Downs Estates),
- Continuing West along the Southern boundary of TR3, A-963, and Northern boundary of Block 12 (Ross Downs Estates), turning SW at lot 24 and South at lot 14 to the SW property corner of lot 14, block 12, (Ross Downs Estates),
- Continuing West along lot 12, block 12 (Ross Downs Estates), to the far NW corner of said lot,
- Continuing South along West boundary line of lots 12, block 12, to lot 1, block 12 and lots 1R, block 15 to lot 12, block 15 (Ross Downs Estates),
- Continuing West along the Northern boundary of Fair Havens Estates to the far NW corner,
- Continuing South along the Western boundary of Fair Havens Estates to the far SW corner,
- Continuing West along the Southern boundary of block 1, (Colleyville Industrial Park) to the NE corner of TR 2B2, A-963
- Continuing around the North, West and South boundaries of TR 2B2, A-963 to the NE corner of Tinker's Crossing,
- Continuing down the Eastern boundary of Tinker's Crossing and Kathleen's Art Café Property to the South edge of ROW along Sanders Rd.,
- Continuing West along the South ROW of Sanders Ln. to the NE corner of lot 1b, A-180, (Colleyville Square),
- Continuing South along eastern boundary of lots 1b and 1c, A-180, (Colleyville Square Phases I & II),

Exhibit A - Page 1 of 6
Ordinance 0-98-1124

- Continuing East along the Northern boundary of lot 1a2, A-180, (Colleyville Shopping Village) to the NE corner of said addition and South along the Eastern boundary line to the far SE corner of lot 1a1, A-180, (Colleyville Shopping Village),
- Continuing East along Northern boundary of Bob Moore Sports Center, down the Eastern border to the SE corner and West along the Southern boundary to the far SW corner of TR 2A1, A-180, (edge of Hwy. 26 ROW),
- Continuing along the Western boundary of TR 2B1, A-180, (Bluebonnet Hill Memorial Park) to the Edge of Hall Johnson Rd. ROW,
- Continuing East incorporating Hall Johnson ROW to Pool Rd. on both North and South boundaries (incorporating additional ROW at the intersection of Hall Johnson Rd. and Pool Rd. in the dimensions of 110 ft. wide by 500 ft. in depth, West of the intersection) to the East ROW line of Blue Bonnet Drive,
- Continuing South along Blue Bonnet Dr. ROW 434.74 ft. to the SW corner of the U.S. Post Office Property continuing along the Southern boundary of said property to the SE corner of said property continuing East to the Western boundary line of block 1, (Montessori Addition),
- Continuing South along the Western boundary of block 1, Montessori Addition to the SW corner of said addition,
- Continuing West along the Northern boundary of Kingswood Estates to the edge of East ROW along Blue Bonnet Dr.,
- Continuing South along East ROW of Blue Bonnet Dr. to the North ROW line of Glade Rd. at the SE corner of TR 3, A-936,
- Continuing West along Glade Rd. ROW to the SW corner of TR 4A, A-936,
- Continuing North along the Western boundary of TR 4A, A-936, to the NW corner of said tract,
- Continuing West along the Northern property line of Oak Knoll West to the NE corner of lot 14, block 2, (Thompson Terrace),
- Continuing South along the Eastern property lines of lots 14 to 1, block 2, (Thompson Terrace), to the SE corner of lot 1, block 2, (Thompson Terrace) and Glade Rd. ROW,
- Continuing West along Glade Rd. ROW to the SE corner of lot 17, Block 1, (Thompson Terrace) and turning South crossing Glade to corner of Village Park ROW,
- Continuing along the NW ROW of Village Park down to the Glade Creek Dr. intersection and crossing to the West ROW of Glade Creek,
- Continuing South along Western ROW of Glade Creek Dr. and crossing Centerpark to continue along the East boundary line of the Centerpark Addition to the SE corner of the Centerpark Addition,
- Continuing East along the Southern boundary of Lakewood Estates to intersect the West ROW line of Bedford Rd.,

Exhibit A - Page 2 of 6
Ordinance 0-98-1124

- Continuing South along the Western ROW line of Bedford Rd. to the NE corner of lot 45, block 6 (Saddlebrook Addition),
- Continuing West-Northwest along the Northern boundary line of the Saddlebrook Addition to the NW corner of lot 11, block 6, of said addition,
- Continuing South along the Western boundary line of Saddlebrook Addition crossing Brown Trail ROW and continuing to the SE corner of lot 1, block 1 (Brown Trail Commons West),
- Continuing West along the Southern boundary of lot 1, block 1, (Brown Trail Commons West) to the SW corner of said property,
- Continuing NW along the northwestern boundary of same addition and continuing along lot 2R2 of same addition to the ROW line of Hwy. 26,
- Continuing South along Hwy. 26 ROW to Colleyville City Limits and continuing North incorporating all of Hwy. 26 ROW to most southern corner of lot 2, A-228, (DOCS),
- Continuing North along Western boundary of lot 2 (DOCS) to the NW corner of lot 1 (DOCS) continuing across Mill Valley Dr. ROW onto the West boundary line of lot 3, block 1, (Braums/Inland Addition), to the NW corner of said addition,
- Continuing West along Southern boundary of TR 2L, A-1248, to the SW corner of said Tract,
- Continuing North along Western boundary of TR 2L, A-1248, to the NW corner of said Tract,
- Continuing East along Northern boundary of said tract and TR 2K, A-1248, to NE corner of said lot and the West ROW line of Bransford Rd.,
- Continuing North along the West ROW line of Bransford Rd. and crossing East to the NW corner of the Kaybird Addition,
- Continuing East along the Northern boundary of the Kaybird Addition to the NE corner of said addition and continuing along TR 1A7, A-1248, to the North corner of said Tract and the SW edge of Centerpark Dr. ROW line,
- Continuing NE across Centerpark Dr. ROW to the West corner of TR 1A7B, A-1248, (Bransford Rd. Addition),
- Continuing NW along North ROW line of Centerpark Dr. to the corner of lot 1A, block 1, (Bransford Rd. Addition),
- Continuing NE along NW boundary of lot 1A of said addition and continuing along TR A, A-1248, and the Kaybird Addition to the most North corner of said addition,
- Continuing North along Bransford Elementary School Addition to the NE corner of said addition,
- Continuing North across Glade Rd. ROW to the North edge of the Row line and continuing East along the ROW of Glade Rd. to the SW corner of the Kroger Addition,
- Continuing West along the Western boundary of the Kroger Addition to the NW corner of said addition,

Exhibit A - Page 3 of 6
Ordinance 0-98-1124

Taken from ORDINANCE 0-98-1124

- Continuing North across Forest Oak Ln. ROW to TR-3, A-206, and continue North along the Eastern boundary of City Park to the NW corner of TR 3B1A, A-206,
- Continuing East along the Northern boundary of TR 3B1A, A-206, to the SW corner of TR 3A, A-206,
- Continuing North along Western boundary of TR 3A, A-206 to the NW corner of said Tract,
- Continuing East along Northern boundary of TR 3A, A-206, to the SW corner of lot 1, block 1 (Ratliff),
- Continuing North along the Western boundary of lot 1, block 1 (Ratliff), crossing Central Dr. ROW to the SW corner of lot 1, block 2 (Ratliff),
- Continuing North along the Western boundary of lot 1, block 2 (Ratliff), to the NW corner of said addition,
- Continuing East along the Northern boundary of lot 1, block 2 (Ratliff), to the NE corner of said addition,
- Continuing South along the Eastern boundary of said addition along the West ROW line of Pleasant Run Rd. to the SE corner of TR 3B1A, A-206,
- Continuing SE across Pleasant Run Rd. ROW to the NW corner of TR 1A, A-936,
- Continuing East along the Northern boundary of TR 1, A-936 to the SE corner of lot G, (E.M. Thompson Subdivision),
- Continuing North along the Eastern boundary of lot G, of said addition, to the NW corner of lot F, of said addition,
- Continuing East along the Northern boundary of lot F, of said addition, to the NW corner of lot BR, of said addition,
- Continuing East along the Northern boundary of lot BR, of said addition, to the NE corner of lot BR, of said addition and the edge of ROW line of Hwy. 26,
- Continuing North along the West ROW line of Hwy. 26 to the South corner of the Baylor Health Care Systems Addition,
- Continuing NW along the Southern boundary said addition to the NW corner of said addition,
- Continuing East along the Northern boundary of said addition to the SW corner of TR 1F1, A-936,
- Continuing North along the Western boundary of TR 1F1, A-936, to the NW corner of said Tract and the South ROW line of Church Street,
- Continuing West along ROW line of Church St. to the NE corner of TR 1C, A-936,
- Continuing South along the Eastern boundary line TR 1C, A-936, to the SE corner of said addition,
- Continuing West along the Southern boundary line to the NE corner of lot 1, block 1 (HEC),
- Continuing South along the Eastern boundary of said addition to the SW corner of said addition,

Exhibit A - Page 4 of 6
Ordinance 0-98-1124

- Continuing West along the Southern boundary of said addition to the SW corner of said addition and the edge of ROW line for Pleasant Run Rd.,
- Continuing North along the Eastern ROW line of Pleasant Run Rd. to the SW corner of the First United Methodist Church and the North ROW line of Church St.,
- Continuing East along the North ROW line of Church St. to the SW corner of the Towne Square Addition,
- Continuing North along the Western boundary line of said addition to the NW corner of said addition,
- Continuing West along the Southern boundary of TR 1EE, A-937, to the SW corner of said addition,
- Continuing North along the Western boundary of said addition and TR 1D0, A-937, to the NW corner of TR 1D0, A-937,
- Continuing West along the South ROW line of Bogart Dr. continued to Pleasant Run Rd. and crossing North and incorporating all of Bogart Dr. ROW back to the SE corner of TR 1K, A-937 (Colleyville Elementary School),
- Continuing North along Eastern boundary of Colleyville Elementary School and the West ROW line of Hwy. 26 to the SE corner of TR 1J, A-937,
- Continuing West along the Southern boundary of TR 1J, A-937, to the SW corner of said addition,
- Continuing North along the Western boundary of TR 1J, A-937, to the NW corner of said addition,
- Continuing East along the Northern boundary of said addition to the SW corner of lot 2, block 1 (Metrovest),
- Continuing NE along the Western boundary of lot 1 and 2, block 1 (Metrovest), crossing Hardage Ln. to the SW corner of TR 2E, A-331,
- Continuing North along the Western boundary of TR 2E and TR 2F, A-321 to the NW corner of TR 2F,
- Continuing East along the Northern boundary of said addition to the SW corner of TR 2W1, A-180,
- Continuing North along the Western boundary TR2W1, 2W2 and TR2W, A-331, to the NW corner of TR 2W, A-180, and to the South edge of ROW line of Tinker Rd.,
- Continuing East along the South ROW line of Tinker Rd. and crossing North to the SE corner of lot 1, block 2 (Kingston),
- Continuing North along the Eastern boundary of the Kingston Addition to TR 2K, A-963, and continuing North along the Western boundary of TR 2K, 2J, 2H and 2G, A-963, to the NW corner of TR 2G, A-963,
- Continuing East along the Northern boundary of TR 2G, A-963, to the NE corner of said Tract,
- Continuing North along the Eastern boundary of TR 2F, A-963, and TR 2E, A-963, to the NE corner of TR 2E, A-963,

Exhibit A - Page 5 of 6
Ordinance 0-98-1124

- Continuing West along the Northern boundary of said Tract to the NW corner of said Tract,
- Continuing North along the Western boundary TR 4, A-963 to the NW corner of said Tract and the South edge of the ROW line of St. Louis & Southwestern Railroad,
- Continuing East along the Southern ROW line of the railroad to the intersection of the railroad ROW and the South ROW line of John McCain Rd.,
- Continuing West along the Southern ROW line of John McCain Rd. to the NE corner of TR 3R1, A-432,
- Continuing West along the North ROW line of the railroad South of TR 3R1, 3R, 2R, 1R and 1, A-432, to the SW corner of TR 1, A-432,
- Continuing North along the Western boundary of TR 1, A-432, to the NW corner of said Tract and the South ROW line for John McCain Rd.,
- Continuing East along the South ROW line of John McCain Rd. to the NE corner of TR 3R1, A-432,
- Continuing NE along the North ROW line of the railroad to the North ROW line for John McCain Rd.,
- Continuing East along the North ROW line of John McCain Rd. to the SW corner of TR 2A, A-432,
- Continuing NE along the Southern ROW line of the railroad to the stated Point of Beginning.

Exhibit A - Page 6 of 6
Ordinance 0-98-1124

Taken from ORDINANCE 0-98-1124

Appendix C : TIRZ #1B Ownership

Account_Nu	Owner_Name	Address	Legal Description	2025 Estimated Taxable Value
40111431	JASON AND TERESA STANLEY LIVIN	1101 LAVACA TR	LAVACA TRAIL ADDITION Block 1 Lot 5 AG PER PLAT 388-141 PG 100	\$ 400
40361470	SEKIN FAMILY HOLDINGS LTD	4215 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 11	\$ 1,675,000
40445348	ICA PROPERTIES INC	3901 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 6R Lot 8	\$ 2,625,000
40445356	STAR SELF STOR OF COLLEYVILLE	3901 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 6R Lot 9	\$ 3,200,000
40650235	AYERS & AYERS PLAZA LTD	4205 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 10R1	\$ 2,580,000
40650243	GATEWAY WEST GROUP LP	4209 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 10R2	\$ 2,500,000
40652521	FIRST TRYAT PARTNERS LP	5201 HERITAGE AVE	HERITAGE OFFICE PARC Block 1 Lot 1	\$ 348,280
40652548	FIRST TRYAT PARTNERS LP	4000 GATEWAY DR	HERITAGE OFFICE PARC Block 1 Lot 2	\$ 146,286
40652556	IRVING INVESTMENTS LTD	4004 GATEWAY DR	HERITAGE OFFICE PARC Block 1 Lot 3	\$ 1,075,800
40652564	IRVING INVESTMENTS LTD	4008 GATEWAY DR	HERITAGE OFFICE PARC Block 1 Lot 4	\$ 1,322,652
40652599	RIO MAMBO COLLEYVILLE INC	5150 STATE HWY 121	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 12	\$ 3,223,369
40652602	DIESEL INVESTMENTS LLC	5400 STATE HWY 121	JR'S ESTABLISHMENT ADDITION Block 1 Lot 1	\$ 2,185,316
40680983	C & L PARTNERSHIP LTD	8300 PRECINCT LINE RD	FAIR WAY ADDITION Block 2 Lot 1R	\$ 4,327,413
41008871	GENE YOUNG STANDARD INS A CORP	8190 PRECINCT LINE RD	MEADOWS CREEK PLAZA Block 1 Lot 3	\$ 4,100,000
41008928	KELLER, ISD	1101 MCDONWELL SCHOOL RD W	K I S D ADDITION Block 1 Lot 1R	\$ -
41008944	CAMPO SAN ANTONIO LLC	8260 PRECINCT LINE RD	CASTLE PEAK ADDITION - COLLEY Block 1 Lot 1	\$ 1,670,000
41185625	LINLES PROPERTIES LTD	8090 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 1	\$ 1,936,000
41185641	SL2 SALON SUITES LLC	8080 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 2	\$ 1,057,250
41186214	COLLEYVILLE CITY OF	5212 POOL RD	POOL VISTA ADDITION Block A Lot 4	\$ -
41200233	MAROMA HOLDINGS LLC	5200 STATE HWY 121	HERITAGE HIGH SCHOOL ADDITION Block B Lot 1	\$ 1,301,250
41200268	CP3 INVESTMENTS LP	4204 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block B Lot 4	\$ 6,655
41200284	4214 GATEWAY INVESTMENTS LLC	4214 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block B Lot 3	\$ 1,139,500
41200292	PROGRESSIVE HOLDINGS LLC	4218 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block B Lot 2	\$ 1,200,000
41216555	CORLISS STONE-LITTLES LLC	8180 PRECINCT LINE RD	MEADOWS CREEK PLAZA Block 1 Lot 4	\$ 932,100
41228529	PRECINCT PARTNERS LLC	7970 PRECINCT LINE RD	ATLANTIC OIL AND GAS ADDITION Lot 2R	\$ 677,790
41244990	HR FROST REAL ESTATE LLC	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4012 Lot 100 & 10.70% IN COMMON AREA	\$ 358,150
41245008	INTERNATIONAL TRAVEL SOLUTIONS	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4012 Lot 110 & 10.30% IN COMMON AREA	\$ 340,000
41245016	WILBARGER STREET LP	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4012 Lot 120 & 10.30% IN COMMON AREA	\$ 344,825
41245024	WILBARGER STREET LP	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4012 Lot 130 & 10.20% IN COMMON AREA	\$ 341,575
41245032	TRANSPORT WORKERS UNION LOCAL	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4012 Lot 140 & 10.80% IN COMMON AREA	\$ 361,400
41245040	VACATION CONNECTION INC	4016 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4016 Lot 100 & 12.50% IN COMMON AREA	\$ 411,840
41245059	FAIRWEATHER HOLDINGS LLC	4016 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4016 Lot 110 & 11.60% IN COMMON AREA	\$ 358,500
41245067	FAIRWEATHER HOLDINGS LLC	4016 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4016 Lot 120 & 11.50% IN COMMON AREA	\$ 358,200
41245075	GREENHOLD LLC	4016 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO Block 4016 Lot 130 & 12.10% IN COMMON AREA	\$ 373,800
41250672	TAK ENTERPRISES INC	4012 GATEWAY DR	HERITAGE GATEWAY OFFICE CONDO COMMON AREA	\$ -
41323513	CP3 INVESTMENTS LP	5220 STATE HWY 121	HERITAGE HIGH SCHOOL ADDITION Block 1 Lot 2R	\$ 2,100,000
41332814	TBDT HOLDINGS LLC	5203 HERITAGE AVE	HERITAGE OFFICE PARC Block 1 Lot 7R1	\$ 1,200,000
41332822	IREALEYES LLC	5205 HERITAGE AVE	HERITAGE OFFICE PARC Block 1 Lot 72R	\$ 1,610,988
41332830	ZINC PROPERTIES LTD	5207 HERITAGE AVE	HERITAGE OFFICE PARC Block 1 Lot 7R3	\$ 2,370,000
41387716	TAK ENTERPRISES INC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO COMMON AREA	\$ -
41387724	SUNSHINE OB HOLDINGS LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 1 Lot 100 & 12.07% OF COMMON AREA PER PLAT D217036076	\$ 660,000
41387732	HELICOPTER MARKETING ASSOCIATE	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 1 Lot 110 & 5.71% OF COMMON AREA PER PLAT D217036076	\$ 335,500
41387759	ANDERSON PROPERTY HOLDINGS	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 2 Lot 200 & 7.70% OF COMMON AREA PER PLAT D217036076	\$ 444,420
41387767	ORONA & MONGE LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 2 Lot 210 & 6.41% OF COMMON AREA PER PLAT D211165613	\$ 376,750
41387775	O'BRIEN FAMILY TRUST	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 2 Lot 220 & 8.87% OF COMMON AREA PER PLAT D217036076	\$ 500,000
41387791	JVS MANAGEMENT LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 3 Lot 300 & 6.62% OF COMMON AREA PER PLAT D217036076	\$ 389,125
41387805	5209 HERITAGE COLLEYVILLE	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 3 Lot 310 & 5.03% OF COMMON AREA PER PLAT D217036076	\$ 295,900
41387813	BDJ ENTERPRISES LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 3 Lot 320 & 6.13% OF COMMON AREA PER PLAT D217036076	\$ 340,340
41387821	J & M SAUNDERS LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 4 Lot 400 & 9.46% OF COMMON AREA PER PLAT D217036076	\$ 556,050
41387848	TAK ENTERPRISES INC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 4 Lot 410 & 3.62% OF COMMON AREA PER PLAT D217036076	\$ 200,980
41387856	DTS PROPERTIES LLC	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 4 Lot 420 & 10.29% OF COMMON AREA PER PLAT D217036076	\$ 550,000
41387872	COPPER MOUNTAIN CAPITAL	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 5 Lot 500 & 6.81% OF COMMON AREA PER PLAT D217036076	\$ 400,125
41387880	BYNO, JOHN	5209 HERITAGE AVE	COLLEYVILLE MED & OFF CONDO Block 5 Lot 510 & 11.28% OF COMMON AREA PER PLAT D217036076	\$ 662,750

Appendix C : TIRZ #1B Ownership

Account_Nu	Owner_Name	Address	Legal Description	2025 Estimated Taxable Value
41449010	COLLEYVILLE CITY OF	7015 COLLEYVILLE BLVD	GARDENS, THE Block 1 Lot 1R LESS PORTION IN TIF	\$ -
41565452	TOV VENTURE LTD	8070 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 3	\$ 2,502,780
41571452	WELLTOWER TCG RIDEA LANDLORD L	8100 PRECINCT LINE RD	MEADOWS CREEK PLAZA Block 1 Lot 2	\$ 10,750,000
41717260	170 PLAYERS LLC	2800 HERITAGE AVE	DOSS, JESSE SURVEY Abstract 441 Tract 2C1	\$ 138,996
42003723	BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD W	BEAR VALLEY COMMUNITY CHURCH Block 1 Lot 1R PLAT D214183226	\$ -
42062941	LDAC PROPERTIES LLC	8096 PRECINCT LINE RD	MEADOWS CREEK OFFICES Block 1 Lot 1 PLAT D215107398	\$ 1,100,092
42078197	VAST VISION VENTURES LLC	5122 STATE HWY 121	MAC'S BAR AND GRILL ADDITION Block 1 Lot 1A	\$ 352,836
42078201	TOMORROW HOLDINGS LLC	5120 STATE HWY 121	MAC'S BAR AND GRILL ADDITION Block 1 Lot 1B	\$ 2,472,925
42096331	PLAZA REALCO LLC	8170 PRECINCT LINE RD	K I S D ADDITION Block 1 Lot 2R1	\$ 877,000
42096357	BAJRAM & RUZDI INVESTMENTS LLC	8188 PRECINCT LINE RD	K I S D ADDITION Block 1 Lot 2R2	\$ 265,734
42100150	M2 COLLEYVILLE LLC	5300 STATE HWY 121	MAGNOLIA HOSPITALITY ADDN Block A Lot 1	\$ 7,754,000
42270454	RAVENWOOD DEVELOPMENT LLC	8074 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 4	\$ 1,892,641
42270462	RAVENWOOD DEVELOPMENT LLC	8078 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 5	\$ 144,928
42270471	RAVENWOOD DEVELOPMENT LLC	8086 PRECINCT LINE RD	LAVACA TRAIL ADDITION Block 2 Lot 6	\$ 157,554
42327201	COMMONWEALTH DENTAL PROPERTIES	8094 PRECINCT LINE RD	MEADOWS CREEK OFFICE CONDOS Lot 2A	\$ 972,600
42327219	GREER 1999 TRUST	8092 PRECINCT LINE RD	MEADOWS CREEK OFFICE CONDOS Lot 2B	\$ 1,265,420
42327227	COMMONWEALTH DENTAL PROPERTIES	8092 PRECINCT LINE RD	MEADOWS CREEK OFFICE CONDOS COMMON AREA	\$ -
42452421	BAHA INVESTMENTS LLC	3825 GLADE RD	170 PLAYERS ADDITION Block A Lot 1	\$ 3,500,000
42452439	GLADE & HERITAGE PROPERTY LLC	3855 GLADE RD STE 140	170 PLAYERS ADDITION Block A Lot 2	\$ 8,753,406
42568330	HPI SELF STORAGE COLLEYVILLE L	8058 PRECINCT LINE RD	PRECINCT LINE RETAIL ADDITION Block 1 Lot 1	\$ 8,050,282
42935537	ZAYGON INVESTMENTS LLC	8098 PRECINCT LINE RD	LA VACA OFFICE CONDOS COMMON AREA	\$ -
03781976	COLLEYVILLE CITY OF	5109 BRANSFORD RD	BBB & C RY SURVEY Abstract 206 Tract 2D	\$ -
03815188	UNIQUE FORTUNE LLC	2417 WILKES DR	CHOWNING, ROBERT SURVEY Abstract 294 Tract 1B1 1C1 1B2 & 1B3	\$ 2,230,737
03833364	NEWELL, DORCUS D	5312 STATE HWY 121	COX, ELIZABETH SURVEY Abstract 352 Tract 6B2 & 6B4	\$ 570,793
03834727	JOSEPH PRINCE MINISTRIES INC	1000 W L D LOCKETT RD	CARODINE, ISAAC SURVEY Abstract 356 Tract 1A	\$ 10
04070100	SOUDER, DANNY	8050 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1M & A1182 TR 1G HOMESITE	\$ 500,102
04070232	TERRY, GLENDA J TRUSTEE ETAL	8196 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1A09A	\$ 167,446
04070275	TERRY, GLENDA J TRUSTEE ETAL	8200 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1A11	\$ 309,044
04070283	TERRY, GLENDA J TRUSTEE ETAL	8200 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1A12	\$ 294,277
04081609	JOSEPH PRINCE MINISTRIES INC	8010 PRECINCT LINE RD	NEWTON, W C SURVEY Abstract 1182 Tract 1	\$ 557
04081803	JOSEPH PRINCE MINISTRIES INC	8000 PRECINCT LINE RD	NEWTON, W C SURVEY Abstract 1182 Tract 1E	\$ 685
04420160	PHILIPP, ANDREW	1013 LAVACA TR	LAVACA TRAIL ADDITION Block 1 Lot 4 HS PER PLAT 388-141 PG 100	\$ 691,809
04504941	COLLEYVILLE CITY OF	5008 ROBERTS RD	MINTER, GREEN W SURVEY Abstract 1034 Tract 8A	\$ -
04509196	TERRY, GLENDA J TRUSTEE ETAL	8200 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1A10	\$ 429,233
04740238	JASON AND TERESA STANLEY LIVIN	1101 LAVACA TR	LAVACA TRAIL ADDITION Block 1 Lot 5 LESS AG PER PLAT 388-141 PG 100	\$ 679,819
04855159	COLLEYVILLE 3809 LLC	3809 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 5R Lot 1A PER PLAT 388-150 PG 71	\$ 1,055,616
04855167	FOREMAN ENTERPRISES LLC	3801 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 5R TRACT 2A SCHOOL BOUNDARY SPLIT	\$ 598,500
04855191	CASTLE CORE LLC	3811 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 6R Lot 2A PER PLAT 388-150 PG 71	\$ 490,000
04855205	CLEARWATER RE LLC	300 W GREENBRIAR LN	WOODBRIAR ESTATES WEST ADDN Block 6R Lot 3 PER PLAT 388-150 PG 71	\$ 493,762
05239222	FOREMAN ENTERPRISES LLC	3801 COLLEYVILLE BLVD	WOODBRIAR ESTATES WEST ADDN Block 5R TRACT 2A SCHOOL BOUNDARY SPLIT	\$ 665,000
05700795	PHILIPP, ANDREW	1013 LAVACA TR	LAVACA TRAIL ADDITION Block 1 Lot 4 LESS HS PER PLAT 388-141 PG 100	\$ 367
05975840	TAK ENTERPRISES INC	8002 PRECINCT LINE RD	MCEWING, R H SURVEY Abstract 1154 Tract 1	\$ 546,550
06069215	AAYUSH REAL ESTATE LLC	105 CHEEK SPARGER RD	SAN BAR SQUARE ADDITION Block 1 Lot 1	\$ 570,416
06196020	COLLEYVILLE CITY OF	5201 BRANSFORD RD	CITY PARK ADDITION Block 1 Lot 1	\$ -
06196039	COLLEYVILLE CITY OF	5201 BRANSFORD RD	CITY PARK ADDITION Block 1 Lot 2	\$ -
06351891	COLLEYVILLE CITY OF	2512 GLADE RD	PLEASANT GLADE ASSMBLY OF GOD Block 1 Lot 1	\$ -
06351905	COLLEYVILLE CITY OF	5008 ROBERTS RD	METROPLEX COVENANT CHURCH ADDN Lot 1R1	\$ -
06780067	COLLEYVILLE CITY OF	301 W GREENBRIAR LN	WOODBRIAR ESTATES WEST ADDN Block 5R Lot 3R COMMON AREA	\$ -
06878571	GRAPEVINE COLLEYVILLE, ISD	5101 HERITAGE AVE	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 1	\$ -
06964648	RIDING UNICORNS LLC	4001 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 3	\$ 700,650
06986684	121 COMPRADES LTD	5174 STATE HWY 121	LA HACIENDA RANCH ADDITION Block 1 Lot 1	\$ 3,231,000
07064497	SCOTT, LARRY P	3830 GLADE RD	WALGREEN PLAZA ADDITION Block 1 Lot 1A	\$ 2,322,802
07064527	P377 HOLDINGS LLC	4005 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 4	\$ 812,956

Appendix C : TIRZ #1B Ownership

Account_Nu	Owner_Name	Address	Legal Description	2025 Estimated Taxable Value
07352018	BRADFORD COMMERCIAL PROPERTIES	5100 STATE HWY 121	HERITAGE HIGH SCHOOL ADDITION Block 3 Lot 1	\$ 3,112,000
07352026	OGC HOLDINGS LLC	4009 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 5	\$ 825,656
07391331	VICTRON STORES LP	7990 PRECINCT LINE RD	ATLANTIC OIL AND GAS ADDITION Lot 1	\$ 1,625,250
07583702	SMILE MASTERS LTD	4013 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 6	\$ 762,671
07584199	KMGM LLC	4201 GATEWAY DR	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 13	\$ 927,000
07584288	INSIGHT CAPITAL REALTY CO LTD	4101 GATEWAY CT	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 2R	\$ 1,004,265
07584318	MARGMATT LTD	4105 GATEWAY CT	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 7	\$ 658,000
07584326	KLMM LTD	4109 GATEWAY CT	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 8	\$ 1,135,000
07584334	EMPOWERING LIFE CHURCH INTERNA	4113 GATEWAY CT	HERITAGE HIGH SCHOOL ADDITION Block 2 Lot 9	\$ 1,243,720