



REINVESTMENT ZONE NUMBER FIVE,
CITY OF PLANO, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN
JANUARY 8, 2024

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SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section 1** below unless otherwise defined in this Final Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Preliminary Plan or an Exhibit attached to and made a part of this Preliminary Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, Tax Increment Financing Act, as amended.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

“**Appraisal District**” means the Collin Central Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated beyond the Tax Increment Base on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District.

“**City**” means the City of Plano, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to sixty-five percent (65%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone.

“**College**” means Collin College District.

“**College Participation Agreement**” means, if the College elects to participate, that certain agreement anticipated to be entered into by the City and the College on detailing the College’s participation in the Zone, which may be entered into after creation of the Zone.

“**County**” means Collin County, Texas.

“**County Participation Agreement**” means, if the County elects to participate, that certain agreement anticipated to be entered into by the City and the County on detailing the County’s participation in the Zone.

“**County TIRZ Increment**” means the portion of the County’s ad valorem tax increment equal to fifty percent (50%) of the ad valorem real property taxes collected and received by the County on the Captured Appraised Value in the Zone.

“**Creation Ordinance**” means Ordinance No. 2024-1-4 adopted by the City Council on January 8, 2024, designating the creation of the Zone and the Board.

“**Economic Development Program**” means the economic development program authorized by the Economic Development Provision, which allows the Board, subject to the approval of the City Council, to establish and provide for the administration of one or more programs necessary or convenient to implement and achieve the purposes of the Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone and developing business and commercial activity within the Zone, and may include programs to make grants of any lawfully available money from the TIRZ Fund, including activities that benefit the Zone and stimulate business and commercial activity in the Zone.

“**Economic Development Provision**” means Section 311.010(h) of the Act and by Article III, Section 52-a, Texas Constitution, as amended.

“**Feasibility Study**” means the economic feasibility study as evaluated over the term of the Zone and focused only on direct financial benefits, as further described in **Section 9** and shown on **Exhibit E**.

“**Final Plan**” means the future *Reinvestment Zone Number Five, City of Plano, Texas Final Project and Finance Plan* to be considered by the Board and City Council.

“**Non-Project Costs**” means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6** and shown on **Exhibit B**.

“**Preliminary Plan**” means this *Reinvestment Zone Number Five, City of Plano, Texas Preliminary Project and Finance Plan*, dated January 8, 2024.

“**Project Costs**” means the total costs for projects to be financed by the Zone, including the Public Improvements and the Administrative Costs, as described in **Section 8** and shown on **Exhibit C**.

“**Property**” means 703.47 acres of land as depicted on **Exhibit A** and identified on **Exhibit H**.

“**Public Improvements**” means the proposed public improvements to be financed by the Zone, which includes public street improvements, public utilities, parks, public transportation systems

and improvements and economic development grants related thereto, as depicted on **Exhibit G** and detailed on **Exhibit C**.

“Public Improvement Costs” means the total cost to construct the Public Improvements, detailed on **Exhibit C**.

“School District” means Plano Independent School District.

“School District Participation Agreement” means, if the School District elects to participate, that certain agreement anticipated to be entered into by the City and the School District on detailing the School District’s participation in the Zone.

“School District TIRZ Increment” means the portion of the County’s ad valorem tax increment equal to thirty percent (30%) of the maintenance and operations portion of the ad valorem real property taxes collected and received by the School District on the Captured Appraised Value in the Zone. **“Tax Increment Base”** means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

“TIRZ No. 5 Fund” means the tax increment fund created by the City and segregated from all other funds of the City.

“Zone” means Reinvestment Zone Number Five, City of Plano, Texas, as depicted on **Exhibit A** and identified on **Exhibit H**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council has determined that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 The Zone

The Property within the Zone is wholly located within the corporate limits of the City. The Property is zoned Commercial Employment and Planned Development-Commercial Employment. The Property is primarily open or underdeveloped and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements, and other projects are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, County, College, and School District a quality development that will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City, County, College, and School District.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council prepared this Preliminary Plan in accordance with the Act and will hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons are given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property are given a reasonable opportunity to protest the inclusion of their Property in the Zone. This Preliminary Plan describes, in general terms, the Public Improvements that will be undertaken and financed by the Zone.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

- (1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, and
- (2) that the Zone is feasible, and
- (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
- (4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review this Preliminary Plan and recommend its approval to the City Council pursuant to which the City shall contribute the City TIRZ Increment into the TIRZ No. 5 Fund, in accordance with the Final Plan, to pay a portion of the costs of Public Improvements and other projects benefiting the Zone.

If the County participates in the Zone, then pursuant to the County Participation Agreement, the County shall contribute the County TIRZ Increment into the TIRZ No. 5 Fund to pay a portion of the Project Costs benefitting the Zone.

If the College participates in the Zone, then pursuant to the College Participation Agreement, the College shall contribute the College TIRZ Increment into the TIRZ No. 5 Fund to pay a portion of the Project Costs benefitting the Zone.

If the Hospital District participates in the Zone, then pursuant to the Hospital District Participation Agreement, the Hospital District shall contribute the Hospital District TIRZ Increment into the TIRZ No. 5 Fund to pay a portion of the Project Costs benefitting the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is entirely within the corporate limits of the City, and is currently zoned Commercial Employment and Planned Development-Commercial Employment. The Property is primarily underdeveloped, and there is no public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City could not provide, and (2) would not be provided solely through private investment in the foreseeable future.

3.2 Proposed Uses

The Property is expected to be developed as Commercial Employment, as shown in the outlined area labeled TIRZ#5 on **Exhibit F**.

3.3 Parcel Identification

The parcels identified on **Exhibit H** provide sufficient detail to identify with ordinary and reasonable certainty the territory included in the Zone.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is located within the corporate limits of the City and is subject to the City's zoning. The City shall have exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No persons will be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project costs are costs that will be spent to develop in the Zone but will not be financed by the Zone. The list of Non-Project Costs is shown on **Exhibit B** and are estimated to be approximately \$4,107,122,000.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

7.1 Categories of Public Improvements

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

7.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit G**. These locations may be revised, with the approval of the City, from time to time without amending the Final Plan.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the Public Improvement Costs and the Administrative Costs, are estimated to be approximately \$577,949,134, as shown on **Exhibit C**.

8.2 Estimated Costs of Public Improvements

The estimated costs of the Public Improvements within the Zone are approximately \$577,644,915, as shown in **Exhibit C**.

8.3 Estimated Administrative Costs

The Administrative Costs are estimated to be \$10,000 annually and escalating at two percent (2%) thereafter and shall be paid each year from the TIRZ No. 5 Fund before Public Improvement Costs are paid.

8.4 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone is created and throughout the duration of the Zone. It is estimated the Public Improvement Costs will be incurred between the calendar years 2024 and 2048, as shown on **Exhibit D**.

SECTION 9: ECONOMIC FEASIBILITY

For purposes of this Preliminary Plan, a Feasibility Study has been evaluated over the term of the Zone, as shown on **Exhibit E**. This evaluation focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$1,579,398,437 in total new real property tax revenue for the City.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$297,212,376, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be \$160,037,433 over the remaining term.

The Feasibility Study shows the cumulative County TIRZ Increment is estimated to be \$83,458,492, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new County real property tax revenue

generated within the Zone and retained by the County is estimated to be \$83,458,492 over the remaining term.

The Feasibility Study shows the cumulative School District TIRZ Increment is estimated to be \$286,569,493, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated. The remainder of the new School District real property tax revenue generated within the Zone and retained by the School District is estimated to be \$668,662,150 over the remaining term.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments pursuant to the Act, is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Current Appraised Value

The Tax Increment Base is estimated at \$2,199,782,832 and shall be confirmed by the Appraisal District.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$7,258,966,118, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate the annual City TIRZ Increment, and if applicable, the County TIRZ Increment, College TIRZ Increment, and School District TIRZ Increment, pursuant to the Final Plan and County Participation Agreement, College Participation Agreement and School District Participation Agreement. Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone, which is the total taxable value of real property in the Zone less the Tax Increment Base.

SECTION 12: METHOD OF FINANCING

The Final Plan shall obligate the City to deposit into the TIRZ No. 5 Fund each year for the duration of the Zone an amount equal to sixty-five percent (65%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. For example, in FY

2025, the City’s ad valorem tax rate is \$0.417600 per \$100 of assessed value, therefore the City will contribute \$0.250560 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 5 Fund.

If applicable, the County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ No. 5 Fund beginning in 2025. For example, in FY 2024, the County’s ad valorem tax rate was \$0.152443 per \$100 of taxable value, therefore the County would contribute \$0.076222 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 5 Fund.

If applicable, the College Participation Agreement shall obligate the Community College District to deposit the Community College District TIRZ Increment into the TIRZ No. 5 Fund beginning in 2025.

If applicable, the School District Participation Agreement shall obligate the School District to deposit the School District TIRZ Increment into the TIRZ No. 5 Fund beginning in 2025. For example, in FY 2024, the School District operations and maintenance portion of the ad valorem tax rate was \$0.872400 per \$100 of taxable value, therefore the School District would contribute \$0.261720 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 5 Fund.

All payments of Project Costs shall be made solely from the TIRZ No. 5 Fund and from no other funds of the City unless otherwise approved by the City Council. The TIRZ No. 5 Fund shall only be used to pay the Project Costs in accordance with this Preliminary Plan. The City may amend this Preliminary Plan in compliance with the Act including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence on the creation of the Zone and shall continue for twenty-five (25) years until December 31, 2049, with the last payment due by January 31, 2050, unless otherwise terminated in accordance with the Creation Ordinance, or the Act.

13.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Project Costs are fully funded and distributed according to this Preliminary Plan. If upon expiration of the stated term of the Zone, the Project Costs have not been fully funded, the City, the County, the College, if applicable, and the School District shall have no obligation to pay the shortfall and the term shall

not be extended. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

SECTION 14: ECONOMIC DEVELOPMENT PROGRAM

The City Council and the Board have determined it to be necessary and convenient to the accomplishment of the objectives of the Zone to establish and provide for the administration of the Economic Development Program that may be used to incentivize development. The Economic Development Program established in this Section is authorized by the Economic Development Provision.

The Economic Development Program will further the public purpose of developing and diversifying the economy of the Zone. All grants that are part of the Economic Development Program serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, and increased job opportunities for residents of the City, County, College, if applicable, and School District.

LIST OF EXHIBITS

- Exhibit A** Map of the Zone
- Exhibit B** Non-Project Costs
- Exhibit C** Project Costs
- Exhibit D** Estimated Timeline of Incurred Project Costs
- Exhibit E** Feasibility Study
- Exhibit F** Proposed Uses of the Property
- Exhibit G** Maps of the Public Improvements
- Exhibit H** Parcel Identification

EXHIBIT A – MAP OF THE ZONE

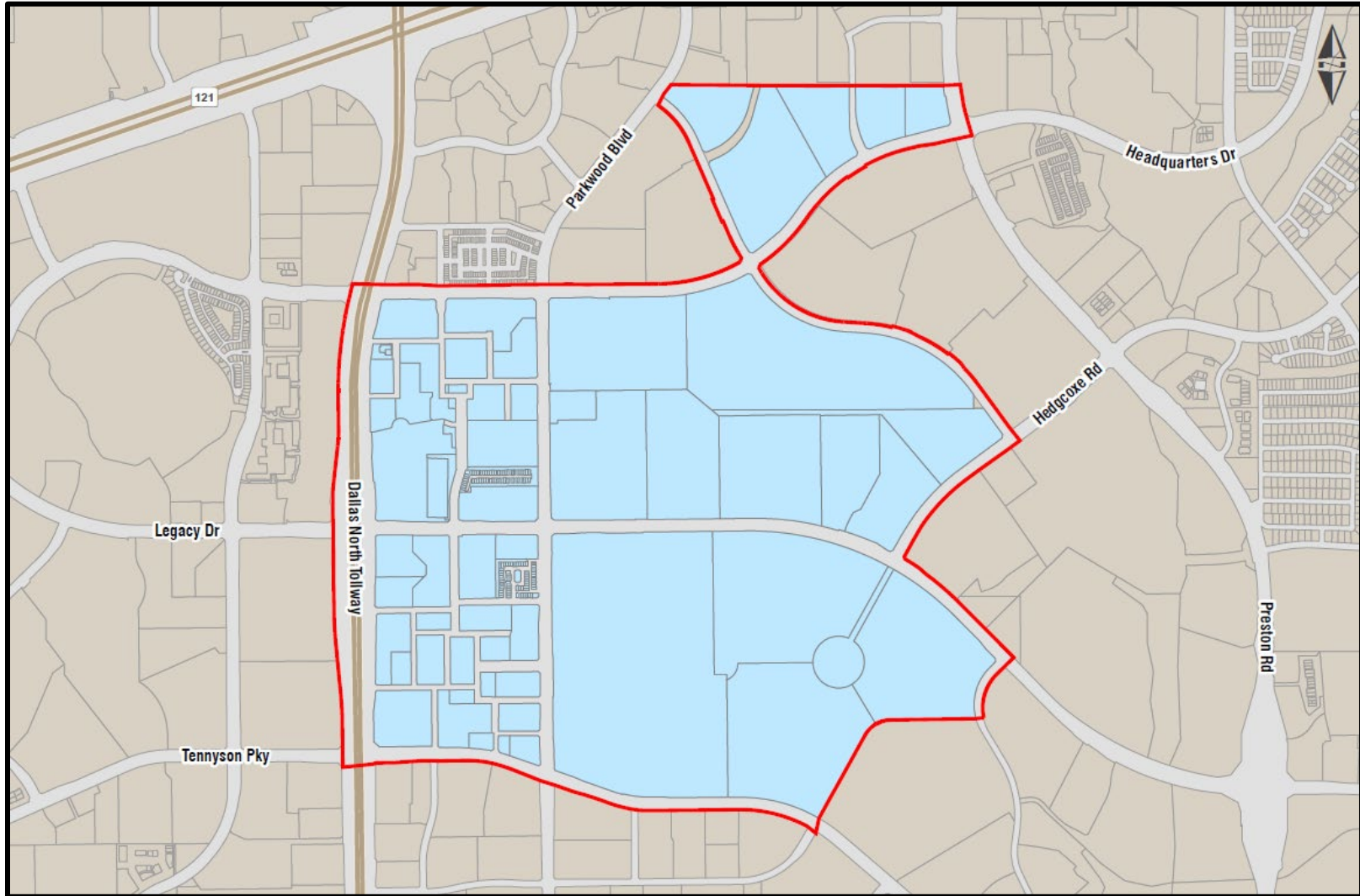


EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Five, City of Plano, Texas Non-Project Costs

Non-Project Costs ^{[a], [b]}		
Added Development Value	\$	4,569,237,752
Total Public Improvement Costs	\$	577,644,915
Total Non-Project Costs	\$	4,107,122,000

Footnotes

[a] Non-Project Costs are estimated to be approximately 80% of Added Development Value less the total Public Improvement Costs.

[b] Non-Project Costs shown for illustrative purposes only, and subject to change.

EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number Five, City of Plano, Texas Project Costs

Project Costs ^[a]	Cost
<i>Public Improvements</i>	
Public Utilities	\$ 16,420,394
Public Street	\$ 16,420,394
Parks	\$ 6,568,158
Public Transportation Systems and Improvements	\$ 19,704,473
Economic Development Grant ^[b]	\$ 518,531,497
<i>Public Improvements Subtotal</i>	<i>\$ 577,644,915</i>
Administrative Costs	\$ 304,219
Total Project Costs	\$ 577,949,134

Footnotes:

[a] Project Costs are based on allocation as provided by the City.

[b] Economic Development Grants shall be disbursed pursuant to one or more economic development agreement(s).

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number Five, City of Plano, Texas Timeline to Incur Project Costs							
Calendar Year ^[a]	Public Utilities	Public Street Improvements	Parks	Public Transportation	Economic Development Grant ^[b]	Total Project Costs ^[c]	
						Annual	Cumulative
2025	\$ 2,345,771	\$ 2,345,771	\$ 1,313,632	\$ 1,970,447	\$ 20,741,260	\$ 28,716,880	\$ 28,716,880
2026	\$ 2,345,771	\$ 2,345,771	\$ 1,313,632	\$ 1,970,447	\$ 20,741,260	\$ 28,716,880	\$ 57,433,760
2027	\$ 2,345,771	\$ 2,345,771	\$ 1,313,632	\$ 1,970,447	\$ 20,741,260	\$ 28,716,880	\$ 86,150,639
2028	\$ 2,345,771	\$ 2,345,771	\$ 1,313,632	\$ 1,970,447	\$ 20,741,260	\$ 28,716,880	\$ 114,867,519
2029	\$ 2,345,771	\$ 2,345,771	\$ 1,313,632	\$ 1,970,447	\$ 20,741,260	\$ 28,716,880	\$ 143,584,399
2030	\$ 2,345,771	\$ 2,345,771	\$ -	\$ 1,970,447	\$ 20,741,260	\$ 27,403,248	\$ 170,987,647
2031	\$ 2,345,771	\$ 2,345,771	\$ -	\$ 1,970,447	\$ 20,741,260	\$ 27,403,248	\$ 198,390,895
2032	\$ -	\$ -	\$ -	\$ 1,970,447	\$ 20,741,260	\$ 22,711,707	\$ 221,102,603
2033	\$ -	\$ -	\$ -	\$ 1,970,447	\$ 20,741,260	\$ 22,711,707	\$ 243,814,310
2034	\$ -	\$ -	\$ -	\$ 1,970,447	\$ 20,741,260	\$ 22,711,707	\$ 266,526,017
2035	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 287,267,277
2036	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 308,008,537
2037	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 328,749,797
2038	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 349,491,056
2039	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 370,232,316
2040	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 390,973,576
2041	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 411,714,836
2042	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 432,456,096
2043	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 453,197,356
2044	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 473,938,616
2045	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 494,679,876
2046	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 515,421,136
2047	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 536,162,395
2048	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 556,903,655
2049	\$ -	\$ -	\$ -	\$ -	\$ 20,741,260	\$ 20,741,260	\$ 577,644,915
Total	\$ 16,420,394	\$ 16,420,394	\$ 6,568,158	\$ 19,704,473	\$ 518,531,497	\$ 577,644,915	

Footnotes

- [a] Timeline shown for based on information provided by the City.
- [b] Economic Development Grants shall be disbursed pursuant to one or more economic development agreement(s).
- [c] Does not include Administrative Costs, which shall be incurred annually for the duration of the Zone.

EXHIBIT E – FEASIBILITY STUDY

**Reinvestment Zone Number Five, City of Plano, Texas
Feasibility Study**

Zone Year	Tax Year	Growth/Year ^[a]	Added Development Value ^[b]	Total Taxable Value	New Incremental Value	City				County ^[c]				School District ^[c]				Total TIRZ Contribution		
						TIRZ Increment		Retained New Revenue		TIRZ Increment		Retained New Revenue		TIRZ Increment		Retained New Revenue		Annual	Cumulative	
						%	Annual	Cumulative	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative
Base	2024			\$ 2,199,782,832																
1	2025	2%	\$ 116,421,250	\$ 2,360,199,739	\$ 160,416,907	65%	\$ -	\$ -	\$ -	\$ -	50%	\$ -	\$ -	\$ -	\$ -	30%	\$ -	\$ -	\$ -	\$ -
2	2026	2%	\$ 189,271,250	\$ 2,596,674,983	\$ 396,892,151	65%	\$ 435,436	\$ 435,436	\$ 234,465	\$ 234,465	50%	\$ 122,272	\$ 122,272	\$ 122,272	\$ 122,272	30%	\$ 419,843	\$ 419,843	\$ 979,634	\$ 979,634
3	2027	2%	\$ 817,490,316	\$ 3,466,098,799	\$ 1,266,315,967	65%	\$ 1,077,324	\$ 1,512,760	\$ 580,098	\$ 814,563	50%	\$ 302,517	\$ 424,789	\$ 302,517	\$ 424,789	30%	\$ 1,038,746	\$ 1,458,589	\$ 2,423,741	\$ 3,403,375
4	2028	2%	\$ 516,856,441	\$ 4,052,277,216	\$ 1,852,494,384	65%	\$ 3,437,288	\$ 4,950,048	\$ 1,850,847	\$ 2,665,410	50%	\$ 965,205	\$ 1,389,994	\$ 965,205	\$ 1,389,994	30%	\$ 3,314,202	\$ 4,772,791	\$ 7,733,138	\$ 11,136,513
5	2029	2%	\$ 370,162,006	\$ 4,503,484,766	\$ 2,303,701,934	65%	\$ 5,028,411	\$ 9,978,459	\$ 2,707,606	\$ 5,373,016	50%	\$ 1,411,999	\$ 2,801,993	\$ 1,411,999	\$ 2,801,993	30%	\$ 4,848,348	\$ 9,621,140	\$ 11,312,813	\$ 22,449,326
6	2030	2%	\$ 749,346,235	\$ 5,342,900,697	\$ 3,143,117,865	65%	\$ 6,253,169	\$ 16,231,627	\$ 3,367,091	\$ 8,740,107	50%	\$ 1,755,916	\$ 4,557,910	\$ 1,755,916	\$ 4,557,910	30%	\$ 6,029,249	\$ 15,650,388	\$ 14,068,247	\$ 36,517,573
7	2031	2%	\$ 583,959,091	\$ 6,033,717,802	\$ 3,833,934,970	65%	\$ 8,531,679	\$ 24,763,306	\$ 4,593,981	\$ 13,334,088	50%	\$ 2,395,732	\$ 6,953,641	\$ 2,395,732	\$ 6,953,641	30%	\$ 8,226,168	\$ 23,876,556	\$ 19,194,392	\$ 55,711,965
8	2032	2%	\$ 364,849,159	\$ 6,519,241,317	\$ 4,319,458,485	65%	\$ 10,406,833	\$ 35,170,139	\$ 5,603,679	\$ 18,937,767	50%	\$ 2,922,283	\$ 9,875,924	\$ 2,922,283	\$ 9,875,924	30%	\$ 10,034,175	\$ 33,910,731	\$ 23,413,074	\$ 79,125,039
9	2033	0.0%	\$ 262,082,004	\$ 6,781,323,321	\$ 4,581,540,489	65%	\$ 11,724,738	\$ 46,894,877	\$ 6,313,321	\$ 25,251,088	50%	\$ 3,292,356	\$ 13,168,280	\$ 3,292,356	\$ 13,168,280	30%	\$ 11,304,887	\$ 45,215,618	\$ 26,378,069	\$ 105,503,108
10	2034	0.0%	\$ 74,850,000	\$ 6,856,173,321	\$ 4,656,390,489	65%	\$ 12,436,134	\$ 59,331,011	\$ 6,696,380	\$ 31,947,467	50%	\$ 3,492,119	\$ 16,660,399	\$ 3,492,119	\$ 16,660,399	30%	\$ 11,990,808	\$ 57,206,426	\$ 27,978,551	\$ 133,481,660
11	2035	2%	\$ -	\$ 6,993,296,787	\$ 4,793,513,955	65%	\$ 12,639,306	\$ 71,970,317	\$ 6,805,780	\$ 38,753,248	50%	\$ 3,549,171	\$ 20,209,569	\$ 3,549,171	\$ 20,209,569	30%	\$ 12,186,705	\$ 69,393,131	\$ 28,435,645	\$ 161,917,305
12	2036	2%	\$ 74,850,000	\$ 7,208,012,723	\$ 5,008,229,891	65%	\$ 13,011,514	\$ 84,981,832	\$ 7,006,200	\$ 45,759,448	50%	\$ 3,653,688	\$ 23,863,258	\$ 3,653,688	\$ 23,863,258	30%	\$ 12,545,585	\$ 81,938,716	\$ 29,273,031	\$ 191,190,336
13	2037	2%	\$ -	\$ 7,352,172,977	\$ 5,152,390,145	65%	\$ 13,594,339	\$ 98,576,171	\$ 7,320,029	\$ 53,079,477	50%	\$ 3,817,348	\$ 27,680,606	\$ 3,817,348	\$ 27,680,606	30%	\$ 13,107,539	\$ 95,046,255	\$ 30,584,258	\$ 221,774,595
14	2038	2%	\$ 74,850,000	\$ 7,574,066,437	\$ 5,374,283,605	65%	\$ 13,985,648	\$ 112,561,819	\$ 7,530,733	\$ 60,610,210	50%	\$ 3,927,229	\$ 31,607,835	\$ 3,927,229	\$ 31,607,835	30%	\$ 13,484,835	\$ 108,531,090	\$ 31,464,616	\$ 253,239,211
15	2039	2%	\$ -	\$ 7,725,547,766	\$ 5,525,764,934	65%	\$ 14,587,955	\$ 127,149,774	\$ 7,855,053	\$ 68,465,263	50%	\$ 4,096,360	\$ 35,704,194	\$ 4,096,360	\$ 35,704,194	30%	\$ 14,065,575	\$ 122,596,665	\$ 32,819,675	\$ 286,058,886
16	2040	2%	\$ 74,850,000	\$ 7,954,908,721	\$ 5,755,125,889	65%	\$ 14,999,136	\$ 142,148,910	\$ 8,076,458	\$ 76,541,721	50%	\$ 4,211,821	\$ 39,916,015	\$ 4,211,821	\$ 39,916,015	30%	\$ 14,462,032	\$ 137,058,697	\$ 33,744,741	\$ 319,803,627
17	2041	2%	\$ -	\$ 8,114,006,895	\$ 5,914,224,063	65%	\$ 15,621,714	\$ 157,770,624	\$ 8,411,692	\$ 84,953,413	50%	\$ 4,386,643	\$ 44,302,658	\$ 4,386,643	\$ 44,302,658	30%	\$ 15,062,315	\$ 152,121,013	\$ 35,145,403	\$ 354,949,030
18	2042	2%	\$ 74,850,000	\$ 8,351,137,033	\$ 6,151,354,201	65%	\$ 16,053,570	\$ 173,824,194	\$ 8,644,230	\$ 93,597,643	50%	\$ 4,507,910	\$ 48,810,569	\$ 4,507,910	\$ 48,810,569	30%	\$ 15,478,707	\$ 167,599,720	\$ 36,116,984	\$ 391,066,013
19	2043	0.0%	\$ -	\$ 8,351,137,033	\$ 6,151,354,201	65%	\$ 16,697,236	\$ 190,521,430	\$ 8,990,819	\$ 102,588,462	50%	\$ 4,688,654	\$ 53,499,223	\$ 4,688,654	\$ 53,499,223	30%	\$ 16,099,324	\$ 183,699,044	\$ 37,565,090	\$ 428,631,103
20	2044	0.0%	\$ 74,850,000	\$ 8,425,987,033	\$ 6,226,204,201	65%	\$ 16,697,236	\$ 207,218,665	\$ 8,990,819	\$ 111,579,281	50%	\$ 4,688,654	\$ 58,187,878	\$ 4,688,654	\$ 58,187,878	30%	\$ 16,099,324	\$ 199,798,368	\$ 37,565,090	\$ 466,196,193
21	2045	2%	\$ -	\$ 8,594,506,774	\$ 6,394,723,942	65%	\$ 16,900,409	\$ 224,119,074	\$ 9,100,220	\$ 120,679,501	50%	\$ 4,745,706	\$ 62,933,584	\$ 4,745,706	\$ 62,933,584	30%	\$ 16,295,222	\$ 216,093,590	\$ 38,022,184	\$ 504,218,377
22	2046	2%	\$ 74,850,000	\$ 8,841,246,909	\$ 6,641,464,077	65%	\$ 17,357,839	\$ 241,476,913	\$ 9,346,529	\$ 130,026,030	50%	\$ 4,874,155	\$ 67,807,738	\$ 4,874,155	\$ 67,807,738	30%	\$ 16,736,272	\$ 232,829,862	\$ 39,051,300	\$ 543,269,677
23	2047	2%	\$ -	\$ 9,018,071,848	\$ 6,818,289,016	65%	\$ 18,027,590	\$ 259,504,503	\$ 9,707,164	\$ 139,733,194	50%	\$ 5,062,224	\$ 72,869,962	\$ 5,062,224	\$ 72,869,962	30%	\$ 17,382,040	\$ 250,211,901	\$ 40,558,093	\$ 583,827,770
24	2048	2%	\$ 74,850,000	\$ 9,273,283,284	\$ 7,073,500,452	65%	\$ 18,507,564	\$ 278,012,067	\$ 9,965,611	\$ 149,698,805	50%	\$ 5,197,002	\$ 78,066,964	\$ 5,197,002	\$ 78,066,964	30%	\$ 17,844,826	\$ 268,056,727	\$ 41,637,927	\$ 625,465,697
25	2049	2%	\$ -	\$ 9,458,748,950	\$ 7,258,966,118	65%	\$ 19,200,310	\$ 297,212,376	\$ 10,338,628	\$ 160,037,433	50%	\$ 5,391,528	\$ 83,458,492	\$ 5,391,528	\$ 83,458,492	30%	\$ 18,512,765	\$ 286,569,493	\$ 43,196,453	\$ 668,662,150
Total			\$ 4,569,237,752				\$ 297,212,376		\$ 160,037,433		\$ 83,458,492		\$ 83,458,492		\$ 286,569,493		\$ 668,662,150		\$ 667,240,361	

Assumptions	
Tax Increment Base ^[d]	\$ 2,199,782,832
City AV Rate	\$ 0.417600
County AV Rate	\$ 0.152443
School District M&O Rate	\$ 0.872400
City's Ten Year Average Growth ^[b]	3.59%

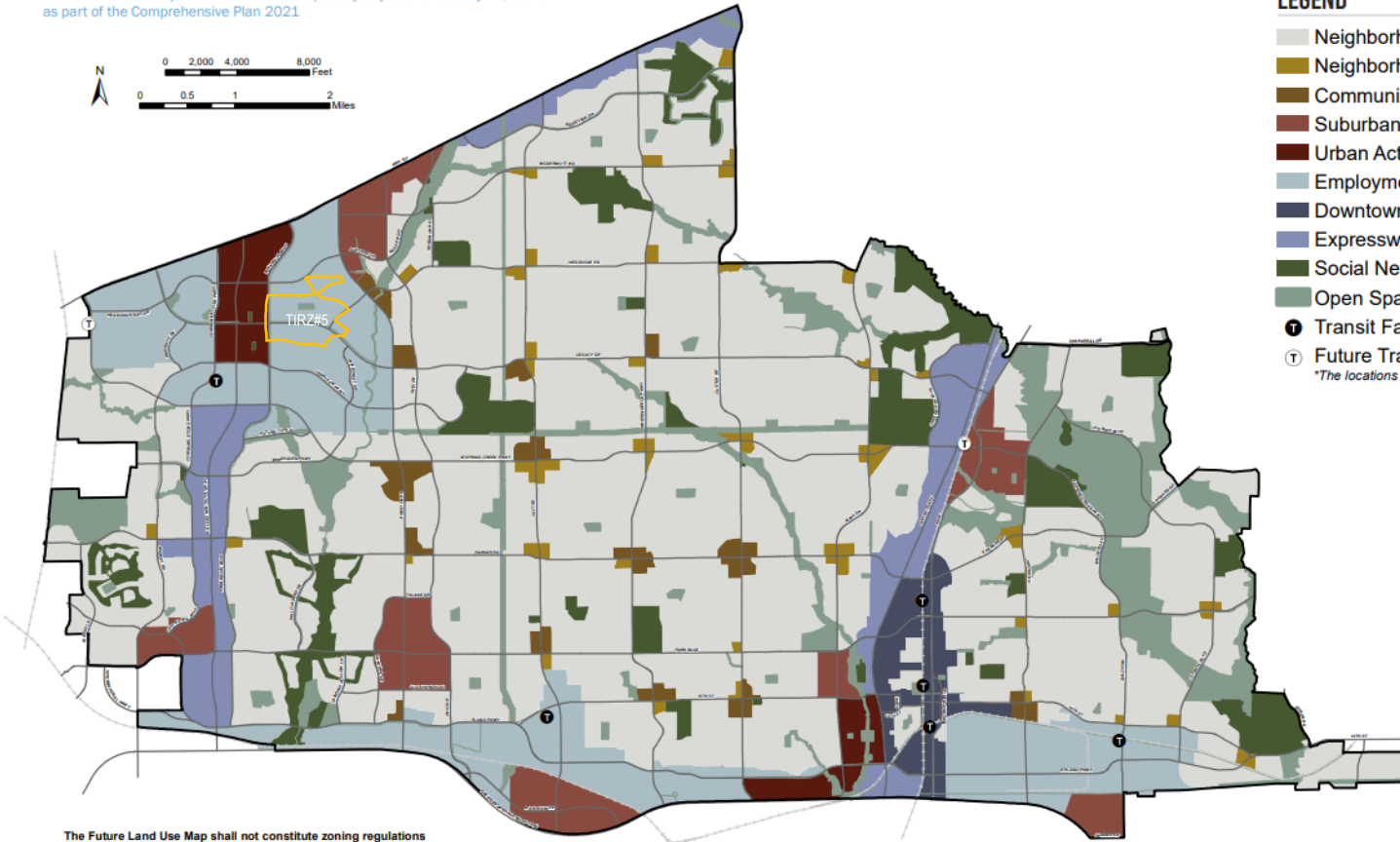
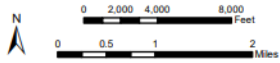
Footnotes	
[a]	Values increased at 2% annually with two years of no growth each decade to simulate an economic downturn.
[b]	Added Development Value based on data provided by the City and based on City's ten year average growth.
[c]	County and School District have not yet agreed to participate. Shown for illustrative purposes only.
[d]	Tax Increment Base to be confirmed by the Appraisal District.

EXHIBIT F – PROPOSED USES OF THE PROPERTY



FUTURE LAND USE MAP

Future Land Use Map and Dashboards adopted by City Council on July 24, 2023 as part of the Comprehensive Plan 2021



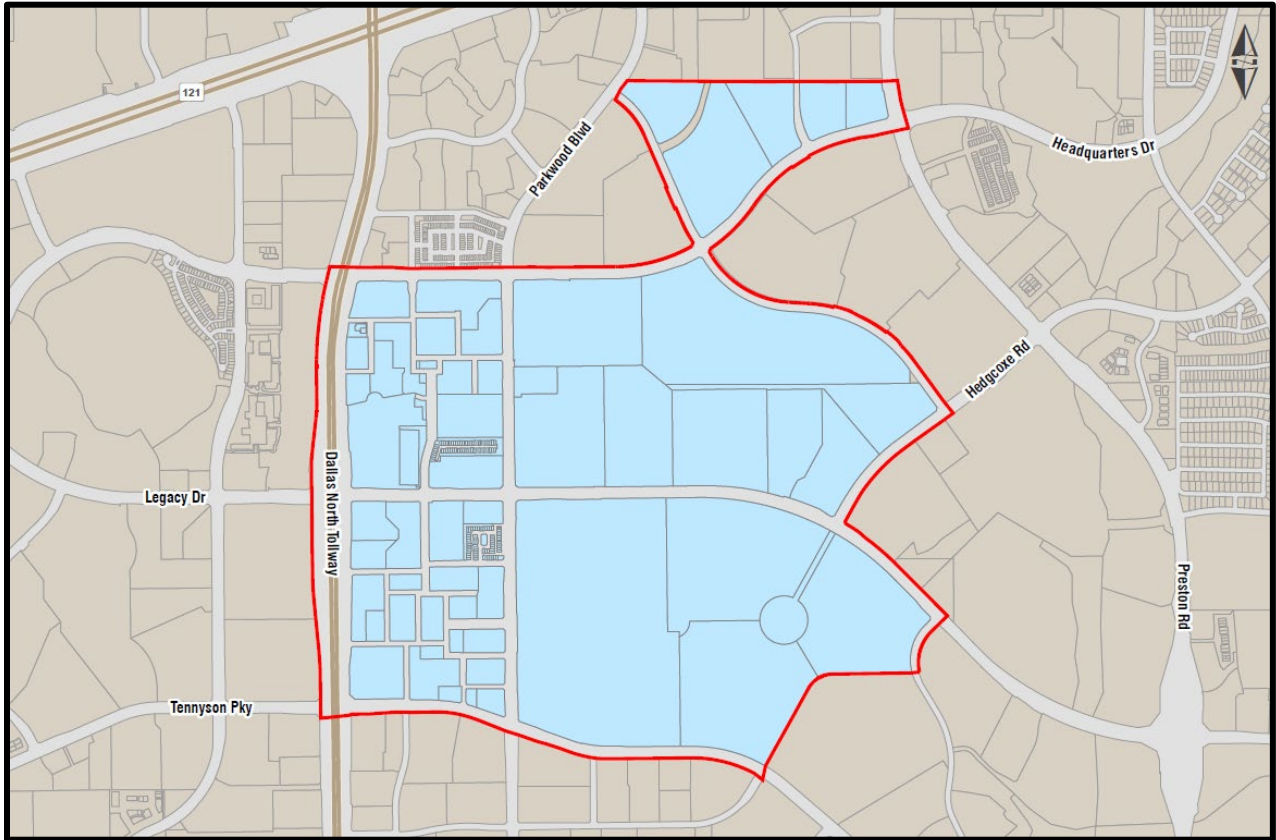
LEGEND

- Neighborhoods (N)
 - Neighborhood Corners (NC)
 - Community Corners (CC)
 - Suburban Activity Centers (SA)
 - Urban Activity Centers (UA)
 - Employment Centers (EM)
 - Downtown Corridors (DT)
 - Expressway Corridors (EX)
 - Social Network (SN)
 - Open Space Network (OS)
 - Transit Facilities
 - T Future Transit Facilities*
- *The locations of pending stations are approximate.

The Future Land Use Map shall not constitute zoning regulations or establish zoning district boundaries.

Date: June 2023
Source: City of Plano

EXHIBIT G – MAPS OF PUBLIC IMPROVEMENTS



All intersections within the Zone are eligible for improvements.

EXHIBIT H – PARCEL IDENTIFICATION

Property ID
356224
2097528
2116704
2116705
2116749
2116750
2133348
2133349
2504340
2506024
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Property ID
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2843978
2843990
2843992
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2801664
2801945
1974166