

REINVESTMENT ZONE NUMBER SIX,  
CITY OF PLANO, TEXAS  
PRELIMINARY PROJECT AND FINANCE PLAN  
JUNE 8, 2026

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## SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary 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 reasonable charges for the time spent by employees of the City in connection with the implementation of the Final Plan, planning, engineering, legal services, organizational costs, publicizing costs, costs of operating the Zone and project facilities paid by or on behalf of the City that are directly related to the administration of the Zone, as well as payments made at the discretion of the City Council that it finds necessary or convenient to the creation of the Zone or to the implementation of the Final Plan for 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 for each year during the term of the Zone.

“**Captured City Sales Tax Revenue**” means new sales tax revenue captured within the Property beyond the City Sales Tax Increment Base for each year during the term of the Zone.

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

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

“**City Sales Tax Contribution**” means one hundred percent (100%) of the City’s share of the sales tax generated within the Zone above the City Sales Tax Increment Base, as further described in **Section 12**.

“**City Sales Tax Increment Base**” means the City sales tax revenue from within the Zone as of 2025.

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to one hundred percent (100%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, as further described in **Section 12**.

“**Creation Ordinance**” means Ordinance No. [REDACTED] adopted by the City on June 8, 2026 creating and designating the Zone.

“**Developer**” means one or more entities, who entered into one or more TIRZ Agreements, to be reimbursed for the costs to construct or for the costs to acquire Public Improvements.

“**Feasibility Study**” means the economic feasibility study as prepared at the time of this Preliminary Plan and updated when the Final Plan is approved, and focuses only on direct financial benefits, as further described in **Section 9** and shown on **Exhibit E**.

“**Final Plan**” means the future *Reinvestment Zone Number Six, City of Plano, Texas Final Project and Finance Plan*.

“**Preliminary Plan**” means this *Reinvestment Zone Number Six, City of Plano, Texas Preliminary Project and Finance Plan*, approved by the Creation Ordinance.

“**Project Costs**” means the total costs for projects in the Zone, including the cost of the Public Improvements, and Administrative Costs.

“**Property**” means 896.94 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 infrastructure and interest on debt, as depicted on **Exhibit G** and detailed on **Exhibit C**.

“**Tax Increment Base**” means total appraised value of taxable real property in the Zone at the time of creation of the Zone.

“**TIRZ No. 6 Fund**” means the tax increment fund created by the City and segregated from all other funds of the City.

“**TIRZ Agreement**” means any current or future agreement entered into between the City, the Board, and a Developer.

“**TIRZ Subaccount**” means any subaccount within the TIRZ No. 6 Fund created in conformance with any current or future TIRZ Agreements.

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

## **SECTION 2: INTRODUCTION**

### **2.1 Authority and Purpose**

The City proposed to create a tax increment reinvestment zone to promote development or redevelopment of an area where development or redevelopment would not occur solely through private investment in the reasonably foreseeable future. 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, retard 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 twenty-five percent (25%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

### **2.3 Proposed Zone**

The City Council intends to create a tax increment reinvestment zone that includes approximately 900+ acres of property. The Property within the proposed Zone is currently located within the

corporate limits of the City. The Property has been found by the City to be primarily open, or underdeveloped, and because of obsolete platting, deterioration of structures or sit improvements, or other factors, substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property is primarily undeveloped, underdeveloped, and underproductive due to ongoing transitions in surrounding commercial, retail, and office uses. In addition, existing public infrastructure is limited and inadequate to support development or redevelopment of the Property. Development and redevelopment therefore require substantial public infrastructure improvements that must be constructed and will not be provided solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentives to attract development and redevelopment 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 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 a quality development to the City.

#### **2.4 Preliminary Plan and Hearing**

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and must 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 shall be 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 shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by this Preliminary Plan, the purpose of which was to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

#### **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 City Council shall appoint the Board.

## **2.6 Board Recommendations**

After the creation of the Zone, the Board shall review this Preliminary Plan and recommend the Final Plan to the City Council for approval pursuant to which the City shall contribute the City TIRZ Increment and the City Sales Tax Contribution into the TIRZ No. 6 Fund, in accordance with the Final Plan. The TIRZ No. 6 Fund will be used to pay a portion of the Project Costs benefiting the Zone.

## **2.7 City Council Action**

The City Council will take into consideration the recommendation of the Board and will consider approval of the Final Plan.

# **SECTION 3: DESCRIPTION AND MAPS**

## **3.1 Existing Uses and Conditions**

The Property is located within the corporate limits of the City and is zoned in accordance with the City's zoning ordinance. Property is primarily undeveloped, underdeveloped, and underproductive due to ongoing transitions in surrounding commercial, retail, and office uses. In addition, existing public infrastructure is limited and inadequate to support development or redevelopment of the Property. Development and redevelopment therefore require substantial public infrastructure improvements that must be constructed and will not be provided solely through private investment in the foreseeable future.

## **3.2 Proposed Uses**

The proposed uses of the Property are primarily commercial, retail, office, entertainment, and urban mixed-use, as shown 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 wholly located in the corporate limits of the City and is subject to the City's zoning regulations. The City has exclusive jurisdiction over the subdivision and platting of the property

within the City limits as well as the design, construction, installation, and inspection of drainage, roadway, water, sewer, 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 due to the implementation of the Final Plan.

## **SECTION 6: ESTIMATED NON-PROJECT COSTS**

“Non-Project Costs” are costs that will be spent to develop the Zone but will not be financed by the Zone, and will be financed by other funds. The list of Non-Project Costs is shown on **Exhibit B**, and are estimated to be approximately \$1,768,000,000.

## **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, including improvements authorized under Texas Local Government Code Chapter 380.

### **7.2 Location 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 cost of the Public Improvements and the Administrative Costs, are estimated to be approximately \$700,499,945, as shown on **Exhibit C**.

## **8.2 Estimated Costs of Public Improvements**

The estimated cost of Public Improvements within the Zone is approximately \$700,000,000, as shown on **Exhibit C**.

## **8.3 Estimated Administrative Costs**

The Administrative Costs are estimated to be \$10,000 annually and escalate at two percent (2%) thereafter, and shall be paid each year from the TIRZ No. 6 Fund before the costs of Public Improvements 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 through the duration of the Zone. It is estimated the costs of the Public Improvements will be incurred between calendar years 2027 and 2031, as shown on **Exhibit D**.

# **SECTION 9: FEASIBILITY STUDY**

For purposes of this Preliminary Plan, the Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues and sales 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 \$1,377,499,464 in total new real property tax revenue, and the City will retain \$0. 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 \$245,598,628 in total new sales tax revenue, and the City will retain \$0.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$1,377,499,464, 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 \$0 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

To the extent available in the TIRZ No. 6 Fund, the Zone will pay debt service on the tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments, pursuant to the Act.

## SECTION 11: APPRAISED VALUE

### 11.1 Tax Increment Base

The Tax Increment Base at the time of creation is \$1,633,085,024 and shall be confirmed by the Appraisal District.

### 11.2 Estimated Captured Appraised Value

Each year, the Appraisal District shall confirm the current 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 \$14,410,968,334, as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year, will be used to calculate the City TIRZ Increment, pursuant to the Final Plan.

### 11.3 City Sales Tax Increment Base

The City Sales Tax Increment Base of the Property is the total sales tax collected from within the Property for the year in which the Zone was designated. The City Sales Tax Increment Base is \$7,081,035 as shown in **Exhibit E**.

### 11.4 Estimated Captured Sales Tax

Each year, the City shall confirm the current Captured City Sales Tax Revenue. The actual Captured City Sales Tax Revenue, as certified by the City, for each year, will be used to calculate the City Sales Tax Contribution.

## SECTION 12: METHOD OF FINANCING

### 12.1 TIRZ Funding Contributions

The Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 6 Fund beginning in 2026. For example, in FY 2025, the City's ad valorem tax rate was \$0.43760 per \$100 of taxable value, therefore the City would contribute \$0.43760 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 6 Fund.

The Final Plan shall obligate the City to deposit the City Sales Tax Contribution to the TIRZ No. 6 Fund.

All payments of Project Costs shall be made solely from the TIRZ No. 6 Fund and from no other funds of the City, unless otherwise approved by the City Council, and the TIRZ No. 6 Fund shall only be used to pay the Project Costs in accordance with the Final Plan.

## **12.2 Funding Mechanisms**

The TIRZ No. 6 Fund shall only be used to pay the Project Costs. The City may amend this Preliminary Plan and the Final Plan, to include any item considered a Project Cost.

Commencing upon the execution of the Creation Ordinance, and continuing for the term of the Zone, the City shall cause to be deposited into the TIRZ No. 6 Fund (or as appropriate, the TIRZ Subaccount created therein by the City) the City TIRZ Increment, shall be used to pay the following costs in the following order of priority:

- 1) Administrative Costs; then
- 2) Debt Service on the applicable bond indebtedness incurred by the Zone to pay Project Costs; then
- 3) Developer(s) reimbursements for all or any portion of the amounts expended to fund Public Improvements, as appropriate, from necessary TIRZ Subaccount(s) pursuant to the TIRZ Agreement(s); then
- 4) Any other item identified in the Final Plan, and eligible under the Act.

## **SECTION 13: DURATION OF THE ZONE, TERMINATION**

### **13.1 Duration**

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2067, with the last payment being due by January 31, 2068, unless otherwise terminated in accordance with the Creation Ordinance and **Section 13.2** below.

### **13.2 Termination**

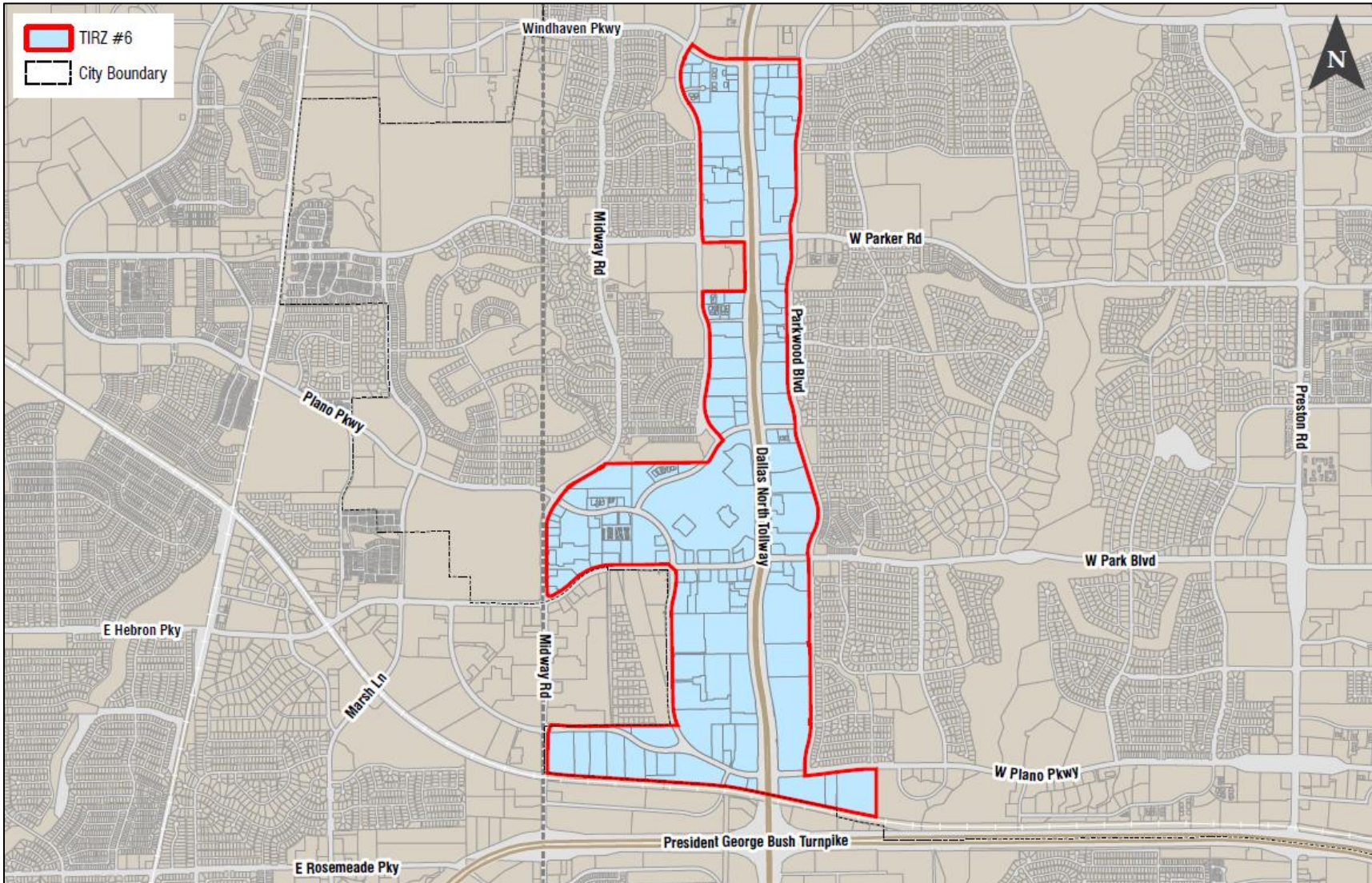
The Zone shall terminate on the earlier of (i) December 31, 2067 or (ii) at such time that the Project Costs have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ No. 6 Fund, the City shall have no obligation to pay 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.

## LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

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

## EXHIBIT A – MAP OF THE ZONE



## EXHIBIT B – NON-PROJECT COSTS

Reinvestment Zone Number Six, City of Plano, Texas Non-Project Costs		
<b>Non-Project Costs</b> <sup>[a], [b]</sup>		
Total Added Development Value	\$	2,468,000,000
Total Public Improvement Costs	\$	700,000,000
<b>Estimated Non-Project Costs</b>	<b>\$</b>	<b>1,768,000,000</b>
<b>Footnotes</b>		
[a] Non-Project Costs are estimated to be the Added Development Value less the total Public Improvement Costs.		
[b] Provided for illustrative purposes only, and subject to change.		

## EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number Six, City of Plano, Texas Project Costs	
<b>Public Improvements</b>	<b>Cost<sup>[a],[b]</sup></b>
Public Infrastructure	\$ 700,000,000
Interest on Debt <sup>[c]</sup>	TBD
<b>Public Improvements Subtotal</b>	<b>\$ 700,000,000</b>
<b>Administrative Costs<sup>[b]</sup></b>	<b>\$ 499,945</b>
<b>Total Project Costs</b>	<b>\$ 700,499,945</b>
Footnotes	
<p>[a] Project Costs are estimates as provided by the City and subject to change.</p> <p>[b] Provided for illustrative purposes only, and subject to change.</p> <p>[c] Includes the estimated interest on debt service on the tax increment reinvestment zone bonds or public indebtedness by the City secured by the tax increments, pursuant to the Act. Amount to be determined and subject to change.</p>	

**EXHIBIT D – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS**

Reinvestment Zone Number Six, City of Plano, Texas Timeline to Incur Project Costs		
Calendar Year <sup>[a]</sup>	Total Project Costs <sup>[b]</sup>	
	Annual	Cumulative
2026	\$ -	\$ -
2027	\$ 140,000,000	\$ 140,000,000
2028	\$ 140,000,000	\$ 280,000,000
2029	\$ 140,000,000	\$ 420,000,000
2030	\$ 140,000,000	\$ 560,000,000
2031	\$ 140,000,000	\$ 700,000,000
2032	\$ -	\$ 700,000,000
<b>Total</b>	<b>\$ 700,000,000</b>	

Footnotes
[a] Timeline shown for illustrative purposes only, and is subject to change.
[b] Does not include Administrative Costs, which shall be incurred annually for the duration of the Zone.

# EXHIBIT E – FEASIBILITY STUDY

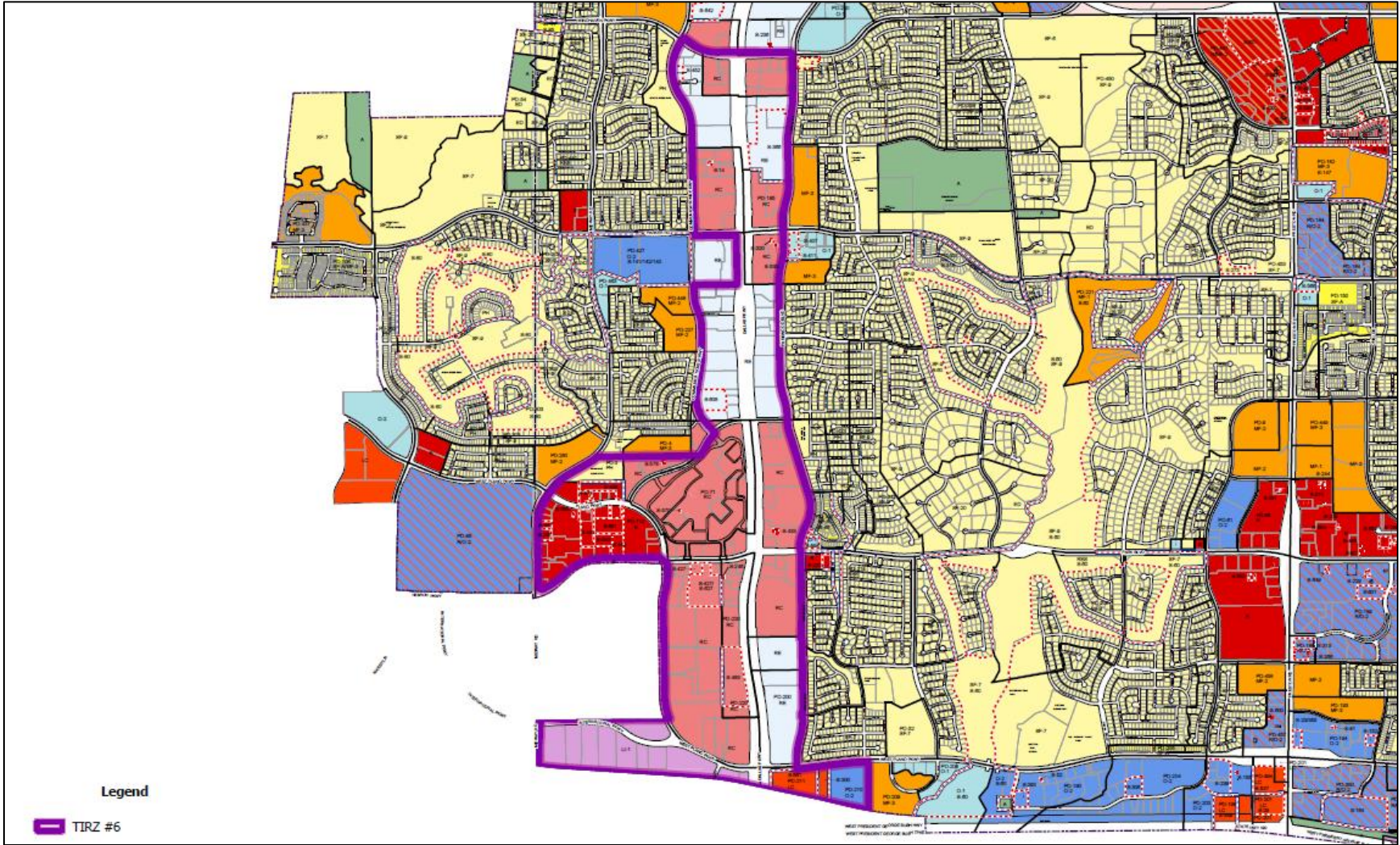
City of Plano, TX  
Reinvestment Zone Number Six - Feasibility Study

Zone Year	Calendar Year	Sales Growth <sup>[b]</sup>	Growth/Year <sup>[a]</sup>	Added Development Value <sup>[b]</sup>	New Taxable Value	Incremental Value	Sales Tax Revenue <sup>[c]</sup>	Sales Tax Incremental Value	City		Total TIRZ Contribution		Admin	Total Revenue <sup>[d]</sup>			
									TIRZ Fund Contribution		Annual	Cumulative		Annual	Cumulative	Annual	Cumulative
									%	Annual							
Base	2026				\$ 1,633,085,024	\$ -	\$ 7,081,035						\$ 10,000	\$ 202,431	\$ 202,431		
1	2027	3%	8%	\$ -	\$ 1,763,731,826	\$ 130,646,802	\$ 7,293,466	\$ 212,431	100%	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 202,431	\$ 202,431	
2	2028	3%	8%	\$ -	\$ 1,904,830,372	\$ 271,745,348	\$ 7,512,270	\$ 431,235	100%	\$ 571,710	\$ 571,710	\$ 571,710	\$ 571,710	\$ 10,200	\$ 992,745	\$ 1,195,176	
3	2029	3%	8%	\$ 400,000,000	\$ 2,457,216,802	\$ 824,131,778	\$ 7,737,638	\$ 656,603	100%	\$ 1,189,158	\$ 1,760,868	\$ 1,189,158	\$ 1,760,868	\$ 10,404	\$ 1,835,357	\$ 3,030,533	
4	2030	3%	4%	\$ 250,000,000	\$ 2,805,505,474	\$ 1,172,420,450	\$ 7,969,767	\$ 888,732	100%	\$ 3,606,401	\$ 5,367,269	\$ 3,606,401	\$ 5,367,269	\$ 10,612	\$ 4,484,521	\$ 7,515,054	
5	2031	20%	4%	\$ 1,235,000,000	\$ 4,152,725,693	\$ 2,519,640,669	\$ 9,563,721	\$ 2,482,686	100%	\$ 5,130,512	\$ 10,497,781	\$ 5,130,512	\$ 10,497,781	\$ 10,824	\$ 7,602,373	\$ 15,117,427	
6	2032	4%	8%	\$ 250,000,000	\$ 4,734,943,748	\$ 3,101,858,724	\$ 9,946,270	\$ 2,865,235	100%	\$ 11,025,948	\$ 21,523,728	\$ 11,025,948	\$ 21,523,728	\$ 11,041	\$ 13,880,141	\$ 28,997,569	
7	2033	4%	8%	\$ 250,000,000	\$ 5,363,739,248	\$ 3,730,654,224	\$ 10,344,120	\$ 3,263,085	100%	\$ 13,573,734	\$ 35,097,462	\$ 13,573,734	\$ 35,097,462	\$ 11,262	\$ 16,825,557	\$ 45,823,126	
8	2034	2%	8%	\$ -	\$ 5,792,838,388	\$ 4,159,753,364	\$ 10,551,003	\$ 3,469,968	100%	\$ 16,325,343	\$ 51,422,805	\$ 16,325,343	\$ 51,422,805	\$ 11,487	\$ 19,783,824	\$ 65,606,950	
9	2035	2%	8%	\$ -	\$ 6,256,265,459	\$ 4,623,180,435	\$ 10,762,023	\$ 3,680,988	100%	\$ 18,203,081	\$ 69,625,886	\$ 18,203,081	\$ 69,625,886	\$ 11,717	\$ 21,872,352	\$ 87,479,302	
10	2036	2%	8%	\$ 63,000,000	\$ 6,819,766,696	\$ 5,186,681,672	\$ 10,977,263	\$ 3,896,228	100%	\$ 20,231,038	\$ 89,856,923	\$ 20,231,038	\$ 89,856,923	\$ 11,951	\$ 24,115,315	\$ 111,594,617	
11	2037	2%	8%	\$ -	\$ 7,365,348,031	\$ 5,732,263,007	\$ 11,196,809	\$ 4,115,774	100%	\$ 22,696,919	\$ 112,553,842	\$ 22,696,919	\$ 112,553,842	\$ 12,190	\$ 26,800,503	\$ 138,395,119	
12	2038	2%	8%	\$ -	\$ 7,954,575,874	\$ 6,321,490,850	\$ 11,420,745	\$ 4,339,710	100%	\$ 25,084,383	\$ 137,638,225	\$ 25,084,383	\$ 137,638,225	\$ 12,434	\$ 29,411,659	\$ 167,806,778	
13	2039	0%	0%	\$ -	\$ 7,954,575,874	\$ 6,321,490,850	\$ 11,420,745	\$ 4,339,710	100%	\$ 27,662,844	\$ 165,301,069	\$ 27,662,844	\$ 165,301,069	\$ 12,682	\$ 31,989,871	\$ 199,796,650	
14	2040	0%	0%	\$ -	\$ 7,954,575,874	\$ 6,321,490,850	\$ 11,420,745	\$ 4,339,710	100%	\$ 27,662,844	\$ 192,963,913	\$ 27,662,844	\$ 192,963,913	\$ 12,936	\$ 31,989,618	\$ 231,786,267	
15	2041	2%	4%	\$ 20,000,000	\$ 8,292,758,909	\$ 6,659,673,885	\$ 11,649,160	\$ 4,568,125	100%	\$ 27,662,844	\$ 220,626,757	\$ 27,662,844	\$ 220,626,757	\$ 13,195	\$ 32,217,774	\$ 264,004,041	
16	2042	2%	4%	\$ -	\$ 8,624,469,265	\$ 6,991,384,241	\$ 11,882,143	\$ 4,801,108	100%	\$ 29,142,733	\$ 249,769,490	\$ 29,142,733	\$ 249,769,490	\$ 13,459	\$ 33,930,382	\$ 297,934,423	
17	2043	2%	3%	\$ -	\$ 8,883,203,343	\$ 7,250,118,319	\$ 12,119,786	\$ 5,038,751	100%	\$ 30,594,297	\$ 280,363,787	\$ 30,594,297	\$ 280,363,787	\$ 13,728	\$ 35,619,320	\$ 333,553,743	
18	2044	2%	3%	\$ -	\$ 9,149,699,443	\$ 7,516,614,419	\$ 12,362,181	\$ 5,281,146	100%	\$ 31,726,518	\$ 312,090,305	\$ 31,726,518	\$ 312,090,305	\$ 14,002	\$ 36,993,662	\$ 370,547,405	
19	2045	2%	3%	\$ -	\$ 9,424,190,427	\$ 7,791,105,403	\$ 12,609,425	\$ 5,528,390	100%	\$ 32,892,705	\$ 344,983,010	\$ 32,892,705	\$ 344,983,010	\$ 14,282	\$ 38,406,812	\$ 408,954,217	
20	2046	2%	3%	\$ -	\$ 9,706,916,139	\$ 8,073,831,115	\$ 12,861,613	\$ 5,780,578	100%	\$ 34,093,877	\$ 379,076,887	\$ 34,093,877	\$ 379,076,887	\$ 14,568	\$ 39,859,888	\$ 448,814,105	
21	2047	2%	3%	\$ -	\$ 9,998,123,624	\$ 8,365,038,600	\$ 13,118,846	\$ 6,037,811	100%	\$ 35,331,085	\$ 414,407,972	\$ 35,331,085	\$ 414,407,972	\$ 14,859	\$ 41,354,036	\$ 490,168,141	
22	2048	2%	3%	\$ -	\$ 10,298,067,332	\$ 8,664,982,308	\$ 13,381,223	\$ 6,300,188	100%	\$ 36,605,409	\$ 451,013,381	\$ 36,605,409	\$ 451,013,381	\$ 15,157	\$ 42,890,440	\$ 533,058,581	
23	2049	2%	3%	\$ -	\$ 10,607,009,352	\$ 8,973,924,328	\$ 13,648,847	\$ 6,567,812	100%	\$ 37,917,963	\$ 488,931,343	\$ 37,917,963	\$ 488,931,343	\$ 15,460	\$ 44,470,315	\$ 577,528,896	
24	2050	2%	3%	\$ -	\$ 10,925,219,633	\$ 9,292,134,609	\$ 13,921,824	\$ 6,840,789	100%	\$ 39,269,893	\$ 528,201,236	\$ 39,269,893	\$ 528,201,236	\$ 15,769	\$ 46,094,913	\$ 623,623,809	
25	2051	0%	0%	\$ -	\$ 10,925,219,633	\$ 9,292,134,609	\$ 13,921,824	\$ 6,840,789	100%	\$ 40,662,381	\$ 568,863,617	\$ 40,662,381	\$ 568,863,617	\$ 16,084	\$ 47,487,086	\$ 671,110,894	
26	2052	0%	0%	\$ -	\$ 10,925,219,633	\$ 9,292,134,609	\$ 13,921,824	\$ 6,840,789	100%	\$ 40,662,381	\$ 609,525,998	\$ 40,662,381	\$ 609,525,998	\$ 16,406	\$ 47,486,764	\$ 718,597,658	
27	2053	2%	3%	\$ -	\$ 11,252,976,222	\$ 9,919,891,198	\$ 14,200,261	\$ 7,119,226	100%	\$ 40,662,381	\$ 650,188,379	\$ 40,662,381	\$ 650,188,379	\$ 16,734	\$ 47,764,872	\$ 766,362,531	
28	2054	2%	3%	\$ -	\$ 11,590,565,509	\$ 9,957,480,485	\$ 14,484,266	\$ 7,403,231	100%	\$ 42,096,644	\$ 692,285,023	\$ 42,096,644	\$ 692,285,023	\$ 17,069	\$ 49,482,806	\$ 815,845,337	
29	2055	2%	3%	\$ -	\$ 11,938,282,474	\$ 10,305,197,450	\$ 14,773,951	\$ 7,692,916	100%	\$ 43,573,935	\$ 735,858,958	\$ 43,573,935	\$ 735,858,958	\$ 17,410	\$ 51,249,440	\$ 867,094,777	
30	2056	2%	3%	\$ -	\$ 12,296,430,948	\$ 10,663,345,924	\$ 15,069,430	\$ 7,988,395	100%	\$ 45,095,544	\$ 780,954,502	\$ 45,095,544	\$ 780,954,502	\$ 17,758	\$ 53,066,181	\$ 920,160,958	
31	2057	2%	3%	\$ -	\$ 12,665,323,876	\$ 11,032,238,852	\$ 15,370,819	\$ 8,289,784	100%	\$ 46,662,802	\$ 827,617,304	\$ 46,662,802	\$ 827,617,304	\$ 18,114	\$ 54,934,472	\$ 975,095,430	
32	2058	2%	3%	\$ -	\$ 13,045,283,593	\$ 11,412,198,569	\$ 15,678,235	\$ 8,597,200	100%	\$ 48,277,077	\$ 875,894,381	\$ 48,277,077	\$ 875,894,381	\$ 18,476	\$ 56,855,801	\$ 1,031,951,231	
33	2059	2%	3%	\$ -	\$ 13,436,642,101	\$ 11,803,557,077	\$ 15,991,800	\$ 8,910,765	100%	\$ 49,939,781	\$ 925,834,162	\$ 49,939,781	\$ 925,834,162	\$ 18,845	\$ 58,831,700	\$ 1,090,782,931	
34	2060	2%	3%	\$ -	\$ 13,839,741,364	\$ 12,206,656,340	\$ 16,311,636	\$ 9,230,601	100%	\$ 51,652,366	\$ 977,486,528	\$ 51,652,366	\$ 977,486,528	\$ 19,222	\$ 60,863,744	\$ 1,151,646,675	
35	2061	2%	3%	\$ -	\$ 14,254,933,604	\$ 12,621,848,580	\$ 16,637,868	\$ 9,556,833	100%	\$ 53,416,328	\$ 1,030,902,856	\$ 53,416,328	\$ 1,030,902,856	\$ 19,607	\$ 62,953,555	\$ 1,214,600,230	
36	2062	2%	3%	\$ -	\$ 14,682,581,613	\$ 13,049,496,589	\$ 16,970,626	\$ 9,889,591	100%	\$ 55,233,209	\$ 1,086,136,065	\$ 55,233,209	\$ 1,086,136,065	\$ 19,999	\$ 65,102,801	\$ 1,279,703,032	
37	2063	0%	0%	\$ -	\$ 14,682,581,613	\$ 13,049,496,589	\$ 16,970,626	\$ 9,889,591	100%	\$ 57,104,597	\$ 1,143,240,662	\$ 57,104,597	\$ 1,143,240,662	\$ 20,399	\$ 66,973,789	\$ 1,346,676,821	
38	2064	0%	0%	\$ -	\$ 14,682,581,613	\$ 13,049,496,589	\$ 16,970,626	\$ 9,889,591	100%	\$ 57,104,597	\$ 1,200,345,259	\$ 57,104,597	\$ 1,200,345,259	\$ 20,807	\$ 66,973,381	\$ 1,413,650,202	
39	2065	2%	3%	\$ -	\$ 15,123,059,061	\$ 13,489,974,037	\$ 17,310,038	\$ 10,229,003	100%	\$ 57,104,597	\$ 1,257,449,856	\$ 57,104,597	\$ 1,257,449,856	\$ 21,223	\$ 67,312,377	\$ 1,480,962,579	
40	2066	2%	3%	\$ -	\$ 15,576,750,833	\$ 13,943,665,809	\$ 17,656,239	\$ 10,575,204	100%	\$ 59,032,126	\$ 1,316,481,983	\$ 59,032,126	\$ 1,316,481,983	\$ 21,647	\$ 69,585,683	\$ 1,550,548,262	
41	2067	2%	3%	\$ -	\$ 16,044,053,358	\$ 14,410,968,334	\$ 18,009,364	\$ 10,928,329	100%	\$ 61,017,482	\$ 1,377,499,464	\$ 61,017,482	\$ 1,377,499,464	\$ 22,080	\$ 71,923,730	\$ 1,622,471,992	
				<b>\$ 2,468,000,000</b>			<b>\$ 543,002,098</b>	<b>\$ 245,598,628</b>		<b>\$ 1,377,499,464</b>	<b>\$ 1,377,499,464</b>	<b>\$ 1,377,499,464</b>	<b>\$ 626,100</b>	<b>\$ 1,622,471,992</b>	<b>\$ 1,622,471,992</b>		

Assumptions	
Base Taxable Value <sup>[e]</sup>	\$ 1,633,085,024
City of Plano AV Rate <sup>[f]</sup>	0.43760
Sale Tax Rate	1.0%

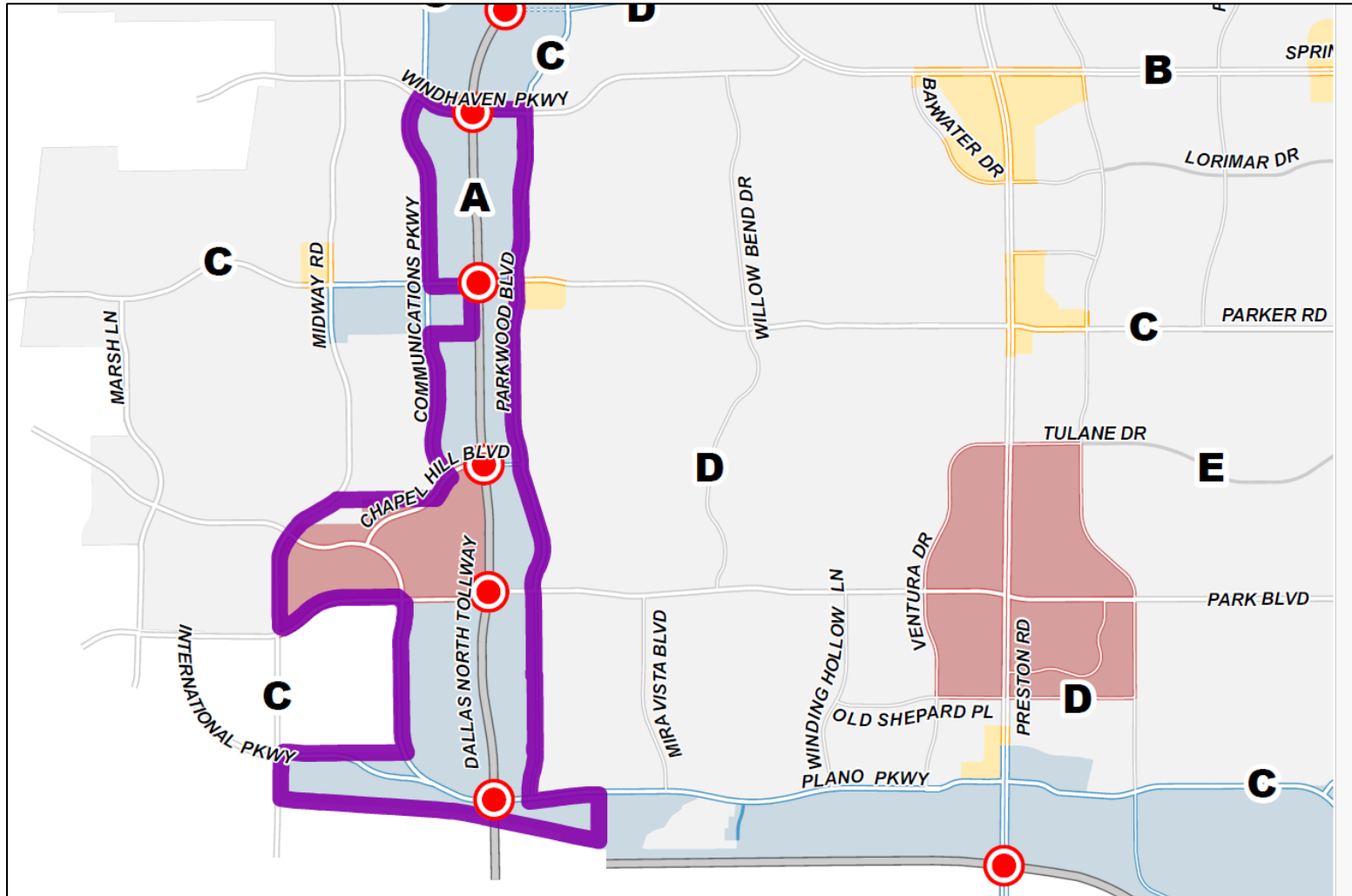
Footnotes	
[a]	Values increased or decreased annually for the life of the TIRZ with two years of no growth periodically to simulate economic downturn, pursuant to direction from the City.
[b]	Reflects estimates pursuant to direction from the City and subject to change.
[c]	Reflects estimated sales taxes pursuant to direction from the City and subject to change.
[d]	Includes the estimated sales tax revenue as provided by the City and is shown for illustrative purposes only.
[e]	Tax Increment Base reflects 2025 Certified Values and is subject to confirmation by the Appraisal District.
[f]	Rates as of tax year 2025-2026.

## EXHIBIT F – PROPOSED USES OF THE PROPERTY

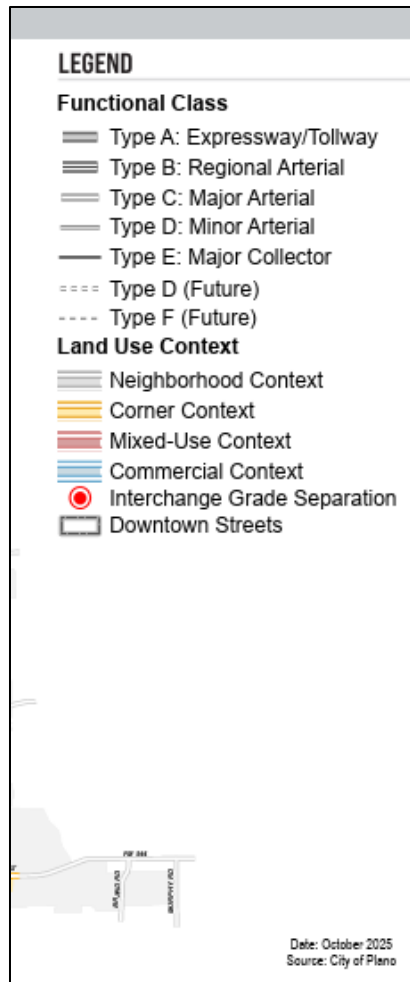


 Agricultural	 Retail/General Office
 Central Business-1	 Retail/Multifamily Residence-2
 Commercial Employment	 Retail/Neighborhood Office
 Corridor Commercial	 Recreation Complex; Recreation Complex/Public Facilities; Community Center
 Downtown Business/Government	 Regional Commercial
 General Office	 Regional Employment
 General Office/Single-Family Residence Attached	 Research/Technology Center
 Light Commercial	 Residential Community Design
 Light Industrial-1	 Single-Family Residence-6,-7,-9,-20; Estate Development; General Residential; Patio Home; Residential; Single-Family Residence; Urban Residential
 Light Industrial-2	 Two-Family Residence (Duplex), Single-Family Residence Attached, Single-Family Residence Attached/Multifamily Residence-2, Single-Family Residence Attached/Multifamily Residence-3
 Mixed-Use	 Urban Mixed-Use
 Multifamily Residence-1; Multifamily Residence-2; Multifamily Residence-3	
 Multifamily Residence-2/Patio Home	
 Neighborhood Business Design	
 Neighborhood Office	
 Retail	

## EXHIBIT G – MAP OF THE PUBLIC IMPROVEMENTS



\*Drainage, water, and sewer improvements are expected to generally follow roadway improvements.



## EXHIBIT H – PARCEL IDENTIFICATION

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
372279	2092601	2144448	2584605	2662378
1906904	2092603	2506211	2584606	2664927
1962330	2092604	2506217	2589465	2664928
1969246	2092605	2506341	2589466	2665613
1969247	2092606	2506344	2592732	2665614
1996453	2092703	2509277	2592734	2667185
1998661	2095091	2509279	2592735	2668908
1998662	2098485	2510795	2594703	2668909
2003461	2098493	2516558	2599355	2668910
2023820	2099635	2516559	2602087	2669462
2029247	2099636	2516560	2602088	2669523
2043584	2099637	2518480	2608188	2672103
2043587	2107904	2538296	2608296	2672104
2045110	2107980	2538323	2610005	2672106
2053078	2107981	2538324	2610006	2676591
2054738	2111838	2538325	2617585	2679933
2054768	2112004	2544106	2631274	2681979
2056029	2112005	2544199	2631275	2681980
2063030	2115980	2544200	2632054	2684319
2063031	2118856	2544201	2633505	2684785
2063032	2118858	2556932	2633506	2686923
2063046	2132689	2556935	2633507	2686924
2063193	2133369	2559581	2633508	2695419
2069324	2133371	2563749	2633509	2695999
2073684	2133372	2565509	2633510	2699199
2073712	2133374	2565511	2635046	2700031
2073714	2134922	2566743	2635047	2700033
2073740	2136913	2581652	2645758	2700034
2073741	2140995	2581910	2645759	2702037
2073831	2140996	2581911	2645771	2702045
2074588	2140997	2581934	2646943	2702056
2084388	2142471	2581935	2649665	2703735
2087264	2142609	2581936	2652401	2705545
2087401	2143025	2581937	2662368	2705546
2087402	2143101	2581938	2662370	2711545
2087444	2143102	2581939	2662371	2711546
2087756	2143103	2581940	2662375	2715452
2092596	2143122	2584604	2662377	2715454

Parcel ID	Parcel ID	Parcel ID
2717382	2722037	2739791
2717709	2722038	2761668
2718364	2722039	2766203
2718368	2722040	2775313
2718678	2722041	2782135
2719237	2722042	2796737
2721576	2722043	2835907
2721577	2722044	2835908
2721578	2722045	2848583
2721579	2722046	2850469
2721580	2722047	2850470
2721581	2722048	2885736
2722009	2722049	2885737
2722010	2722050	2885738
2722011	2722051	2925620
2722012	2722052	2925621
2722013	2722053	2930312
2722014	2722054	2933310
2722015	2722055	2967954
2722016	2722056	2967956
2722017	2722057	
2722018	2722058	
2722019	2722059	
2722020	2722060	
2722021	2722061	
2722022	2722062	
2722023	2722063	
2722024	2722064	
2722025	2722065	
2722026	2722066	
2722027	2722067	
2722028	2722068	
2722029	2722069	
2722030	2722070	
2722031	2722071	
2722032	2727342	
2722033	2730129	
2722034	2733499	
2722035	2739788	
2722036	2739790	