

**CITY OF LEWISVILLE AND DENTON COUNTY AGREEMENT TO PARTICIPATE
IN TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, CITY OF
LEWISVILLE**

THIS AGREEMENT, (“Agreement”) is made and entered into by and between the **CITY OF LEWISVILLE**, a home rule city and municipal corporation principally situated in Denton County, Texas, duly acting by and through its City Manager (the “City”), and **DENTON COUNTY**, a political subdivision of the State of Texas (the “County”) (collectively, the “Parties”).

WITNESSETH:

WHEREAS, in accordance with the provisions of the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311 (the “Act”), and after due notice to the County and other taxing units levying real property taxes in the area, the City Council adopted Ordinance Number 0184-19-ORD (the “Ordinance”) on December 16, 2019, creating, establishing and designating “Reinvestment Zone Number Four, City of Lewisville, Texas” (hereinafter called the “Reinvestment Zone”) under the Act and adopting the Preliminary Project and Finance Plan (collectively the “Plan”) for the Reinvestment Zone, both the Ordinance and Plan are attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the City plans to amend the Reinvestment Zone to enlarge the boundaries of the Reinvestment Zone to include Lake Park and the surrounding area (collectively, “Lake Area”), as detailed in Exhibit “B” attached hereto, land which the City leases from the U.S. Army Corps of Engineers (the “Corps”) pursuant to Lease No. DACW63-1-00-0820, as amended, which authorizes the City to enter into concession agreements with third parties to provide needed services to the public, subject to the provisions of said lease and with approval of the Corps District Engineer; and

WHEREAS, the Act provides that each taxing unit levying taxes on real property in a Reinvestment Zone is not required to pay into the Tax Increment Fund any of its tax increment produced from property located in the reinvestment zone unless such taxing unit enters into an agreement to do so with the governing body of the municipality that created the Reinvestment Zone; and

WHEREAS, an agreement to participate in a Reinvestment Zone created under the Act may be entered into any time before or after the Reinvestment Zone is created, and such agreement may include any conditions for payment of the tax increment into the Tax Increment Fund and must specify the portion of the tax increment to be paid into the Tax Increment Fund and the years for which that tax increment is to be paid into the Tax Increment Fund; and

WHEREAS, the Parties mutually desire to enter into an agreement to participate in the Reinvestment Zone, with use of the County’s ad valorem tax funds conditioned on the City extending the Reinvestment Zone’s boundary to include the Lake Area.

NOW, THEREFORE, the City and the County, in consideration of the terms, conditions, and covenants contained herein, hereby agree as follows:

Section 1. The City and County hereby agree to pay into the Tax Increment Fund established by the City for the Reinvestment Zone a percentage of the ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone as follows and subject to the following terms and conditions.

- a. **City of Lewisville.** The City hereby agrees to pay into the Tax Increment Fund, eighty percent (80%) of the ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone from the date the Reinvestment Zone is established until the earlier of: (i) December 31, 2040, or (ii) the date on which the Plan has been fully implemented and all project costs, tax increment bonds, interest on such tax increment bonds and all other obligations, contractual or otherwise, payable from the Tax Increment Fund have been paid in full.
- b. **Denton County.** The County hereby agrees to pay into the Tax Increment Fund eighty percent (80%) of the ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone from January 1, 2024 until the earlier of: (i) December 31, 2040, or (ii) termination of this Agreement; or (iii) the date on which the Plan has been fully implemented and all project costs, tax increment bonds, interest on such tax increment bonds and all other obligations, contractual or otherwise, payable from the Tax Increment Fund have been paid in full. In no event will Denton County be liable for payment of ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone after December 31, 2040.
- b. **Boundary Extension.** The City agrees to present an ordinance to City Council for approval to extend the boundaries of the Reinvestment Zone to include the Lake Area, described in Exhibit “B”, by December 31, 2025.
- c. **Termination and Release of Funds.** This Agreement shall terminate at the earlier of: (i) December 31, 2040, or (ii) failure of the City to extend the Reinvestment Zone’s boundary to include the Lake Area, described in Exhibit “B”, by December 31, 2025. If the Agreement is terminated pursuant to subsection (ii), the City shall return all ad valorem taxes paid by the County into the Tax Increment Fund within 45 days of termination.
- d. **Boundary.** The boundaries of the Reinvestment Zone are and shall be those boundaries described in the Ordinance, or an amendment thereto revising the boundaries duly approved by the Reinvestment Zone Board of Directors and the City Council of the City.
- e. **Purpose and Program.** All ad valorem taxes paid by the County into the Tax Increment Fund shall be used for improvements to the Lake Area, the boundaries of which are described in Exhibit “B”. All improvements are to be constructed as

nearly as possible in conformity with the Plan. Any additions, changes, revisions or modifications to the Plan made after the date of this Agreement may only be made by the Board of Directors of the Reinvestment Zone and the City Council of the City, as required by Act.

- f. **Appraised Value.** The real property within the boundaries of the Reinvestment Zone is to be appraised January 1, 2019, for ad valorem tax purposes and for establishing the tax increment base referenced in Section 311.012 of the Act.
- g. **Bond Limit.** The Reinvestment Zone Board of Directors, the City Council of the City and the Commissioners Court of Denton County shall authorize the total principal amounts of bonds or notes.
- h. **Use of TIF Funds.** All amounts paid into the Tax Increment Fund shall be used solely to pay or reimburse cash expenditures for project costs or the principal of and interest on any tax increment bonds or notes issued to finance project costs under the Act, and to pay direct costs properly chargeable under the Act and under generally accepted accounting principles to the administration of the Reinvestment Zone, all in accordance with the Plan.
- i. **Deposit of TIF Funds.** The City and the County shall provide for the collection of its taxes in the Reinvestment Zone as for any other property taxed by the City or County. Each participating taxing authority shall pay into the Tax Increment Fund an amount equal to the tax increment produced by the authority. The City shall invoice the County not later than thirty (30) days after the delinquency date of property taxes in the Tax Increment Zone. Pursuant to the Act, (Section 311.013(c)) the City and County shall make payment to the Tax Increment Fund, pursuant to this agreement, not later than ninety (90) days after the delinquency date of property taxes in the Zone.
- j. **Limits of Obligation of the County.** Except for payment to the Tax Increment Fund as specified in this Agreement of the County ad valorem tax collections on the captured appraised value of real property in the Reinvestment Zone, and subject to the terms and conditions set forth herein, the County shall have no obligation for any costs or expenses associated with the operation of the Reinvestment Zone including, without limitation, any obligation to pay or repay any debt issued by the City, the Reinvestment Zone, or the Board of Directors of the Reinvestment Zone relating to the Reinvestment Zone or any costs associated with the operation of Reinvestment Zone or any projects relating thereto. The County is not required to pay into the Tax Increment Fund the applicable portion of the tax increment that is attributable to delinquent taxes.
- k. **County Representation.** The County shall have the right to appoint and maintain one (1) voting members on the Board of Directors of the Reinvestment Zone at all times.

1. **City Representation.** The City shall have the right to appoint and maintain six (6) voting members on the Board of Directors of the Reinvestment Zone at all times.

Section 2. The City agrees that City bonds or tax increment bonds of the Reinvestment Zone will not be issued to finance projects contemplated in the Plan until (a) a final Plan has been prepared and adopted by the Board of Directors of the Reinvestment Zone and approved by the City Council of the City, and (b) the City has furnished documentation, evidence and assurances satisfactory to the Board of Directors of the Reinvestment Zone to the effect that funds necessary to support cash expenditures and/or the retirement of tax increment bonds will be available either from revenues of the Tax Increment Fund or from other funds provided by the City.

Section 3. This Agreement shall become effective as of the date of the final signature hereto and shall remain in effect until: (i) December 31, 2040, (ii) December 31 of the year immediately following any outstanding encumbrances of the Tax Increment Fund have been paid in full, or (iii) the date on which the Plan has been fully implemented and all project costs, tax increment bonds and all other obligations, contractual or otherwise, payable from the Tax Increment Fun have been paid in full, whichever is later.

Section 4. To the extent of their respective liabilities, the City and the County shall be responsible for the sole negligent acts of their officers, agents, employees or separate contractors. In the event of joint and concurrent negligence of both City and County, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without however, waiving any governmental immunity available to the City and County under Texas law and without waiving any defenses of the parties under Texas law.

Section 5. This Agreement shall be administered by the City Manager or her designee.

Section 6. Notices required to be given to any party to this Agreement shall be given personally or by certified mail, return receipt requested, postage prepaid, addressed to the party at its address as set forth below, and, if given by mail, shall be deemed delivered three (3) days after the date deposited in the United States' mail:

If intended for City, to:

City Manager
City of Lewisville
P. O. Box 299002
Lewisville, Texas 75029

If intended for County, to:

County Judge
Denton County
1 Courthouse Drive
Denton, Texas 76208

Any party may change the address to which notices are to be sent by giving the other parties written notice in the manner provided in this paragraph.

Section 7. This Agreement is made subject to the provisions of the charter and ordinances of the City, as amended; the policies of the County's Commissioners Court; the Texas Constitution, codes, and statutes; and all other applicable state and federal laws, regulations and requirements, as amended. Venue shall be exclusively in Denton County, Texas.

Section 8. This Agreement embodies the complete understanding of City and County with respect to the subject matter hereof superceding all oral or written previous and contemporary agreements between the parties relating to matters herein. The Agreement may be amended, modified, or supplemented only by an instrument in writing executed by City and County.

Section 9. The provisions of this Agreement are severable and the invalidity or unenforceability of any provision hereof shall not affect the validity or enforceability of any other provision. It is the intention of the Parties that each provision hereof be construed in a manner designed to effectuate the purposes of such provision to the maximum extent enforceable under applicable law.

Section 10. Failure of either party hereto to insist on the strict performance of any of the covenants or agreements herein contained or to exercise any rights or remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the right to insist on, and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure of performance.

Section 11. No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, officers, employees or agents as a result of its execution of this Agreement and performance of the covenants contained herein.

Section 12. If any provision contained in this Agreement is held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

Section 13. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which in the aggregate shall constitute one agreement. This Agreement may be executed by facsimile transmission or email, in each case, with the same force and effect as originals.

[SIGNATURE PAGE FOLLOWS]

Executed this the ____ day of _____, 2024, by the City, signing by and through its City Manager, approved by City Council on _____, 2024, and the ____ day of _____, 2024, by the County through its duly authorized officials by approval at a duly called and noticed County Commissioners meeting on _____, 2024.

CITY OF LEWISVILLE, TEXAS

DENTON COUNTY, TEXAS

Claire Powell, City Manager

Honorable Andy Eads, County Judge

ATTEST:

ATTEST:

Thomas Harris III, City Secretary

Juli Luke, County Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Lizbeth Plaster, City Attorney

EXHIBIT A
Ordinance

EXHIBIT B
Map

EXHIBIT A
Ordinance

ORDINANCE NO. 0184-19-ORD

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS, DESIGNATING A GEOGRAPHIC AREA WITHIN THE CITY AS A TAX INCREMENT REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER FOUR, CITY OF LEWISVILLE; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE AND APPOINTING MEMBERS OF THE BOARD; ESTABLISHING A TAX INCREMENT FUND (TIRZ FUND) FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Lewisville, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City desires to create a tax increment reinvestment zone containing approximately 276.93 acres within the corporate limits of the City, described and depicted on **Exhibit A** attached hereto (the "Property"); and

WHEREAS, pursuant to and as required by the Act, the City Council prepared a *Reinvestment Zone Number Four, City of Lewisville, Preliminary Project and Finance Plan* (the "Preliminary Project and Finance Plan") attached hereto as **Exhibit B** for the proposed tax increment reinvestment zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the Denton Record Chronicle, a newspaper of general circulation within the City, on December 6, 2019, which date is not later than the seventh day before the public hearing held on December 16, 2019; and

WHEREAS, at the public hearing on December 16, 2019, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the creation of the zone; and

WHEREAS, the City has taken all actions required to create the zone including, but not limited to, all actions required by the Act, the Texas Open Meetings Act, and all other laws applicable to the creation of the zone; and

WHEREAS, the City desires to appoint initial members to the board of directors of the zone; and

WHEREAS, terms used in this Ordinance that have their initial letters capitalized shall have the meanings given to them in this Ordinance; however, terms that are **CAPITALIZED IN BOLD** shall have the meanings given to them in the Preliminary Project and Finance Plan.

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

SECTION 1. FINDINGS.

(a) The recitals, findings, and determinations contained in the preamble to this Ordinance are incorporated into the body of this Ordinance as if fully set forth in this Section and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Ordinance for all purposes.

(b) The City Council finds that the **PUBLIC IMPROVEMENTS** will significantly enhance the value of all the taxable real property in the zone and will be of general benefit to the City.

(c) The City Council finds that the proposed zone meets the requirements of Section 311.005(a)(2) of the Act in that:

- (i) there is a need for essential public infrastructure and economic development programs to attract new business and commercial activity to the proposed zone for the purposes of increasing the real property tax base for all taxing units within the zone, increasing sales and use taxes for the City and the State of Texas, and increasing job opportunities for residents of the City and the region; and
- (ii) the proposed zone, as described and depicted in **Exhibit A**, meets the criteria for the creation of a tax increment reinvestment zone set forth in Section 311.005 of the Act in that area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, and these factors substantially impair and arrest the sound growth of the City.

(d) The City Council finds that the proposed zone is a geographic area one hundred percent (100%) within the City's corporate limits.

(e) The City Council finds that not more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, and

the total appraised value of taxable real property in the proposed zone does not exceed fifty percent (50%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City.

(f) The City Council finds that the development or redevelopment of the property in the proposed zone will not occur solely through private investment in the reasonably foreseeable future.

(g) The City Council finds that the Preliminary Project and Finance Plan is feasible.

(h) The City Council finds that the implementation of the Preliminary Project and Finance Plan will alleviate the conditions described in Section 1(c) above and will serve a public purpose.

SECTION 2. DESIGNATION AND NAME OF THE ZONE. Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the Property as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Four, City of Lewisville (the "Zone"). The Zone is designated pursuant to Section 311.005(a)(2) of the Act.

SECTION 3. BOARD OF DIRECTORS.

3.1 The City Council hereby creates a board of directors for the Zone (the "Board") consisting of seven members. Six members shall be appointed by the City Council to Places 1 through 6. Place 7 shall be appointed by the Commissioners Court of Denton County, Texas (the "County"), if the County participates in the Zone. If the County does not participate in the Zone, the Commissioners Court shall be deemed to have waived its right to appoint such members and the Place shall be dissolved.

3.2 The City Council hereby appoints the following six individuals to serve as the initial members of the Board for the terms indicated:

Place 1	Mayor
Place 2	Council Place 1
Place 3	Council Place 2
Place 4	Council Place 3
Place 5	Council Place 4
Place 6	Council Place 5

Place 7 shall be appointed by the County for a term that expires December 31, 2021.

The terms of Place 1 through Place 6 shall run currently with the terms of the Mayor and Council Members elected terms of office with the City. Upon expiration of the indicated terms or upon City Council action to reconstitute the initial Board by appointing replacement members, subsequent appointments to fill vacancies shall be for terms of two years. The member appointed

to Place 1 shall serve as the chairman of the Board. The Board is authorized to elect a vice-chairman and other officers as determined by the Board.

3.3 The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopted a reinvestment zone project and financing plan for the Zone (the "Project and Finance Plan") as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The City Council hereby delegates to the Board all powers necessary to implement any Project and Finance Plan approved by the City Council, including the power to employ consultants and enter into agreements that the Board considers necessary or convenient to implement the Project and Finance Plan and to administer, operate, and manage the Zone including, but not limited to, the power to enter into reimbursement agreements and other obligations secured by the **TIRZ FUND** established pursuant to Section 6 of this Ordinance.

3.4 Directors shall not receive any salary or other compensation for their services as directors.

3.5 Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the TIRZ Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 4. DURATION OF THE ZONE. The Zone shall take effect immediately upon the passage and approval of this Ordinance. The Zone shall terminate on December 31, 2040 (with final year's tax to be collected by September 30, 2041), unless otherwise terminated in accordance with this section. The City shall have the right to terminate the zone prior to the expiration of its stated term if all of the **PROJECT COSTS** have been paid in full. If upon expiration of the stated term of the Zone, **PROJECT COSTS** have not been paid, neither the City, nor the County, have any obligation to pay the shortfall.

SECTION 5. TAX INCREMENT BASE. The "tax increment base" for purposes of calculating the **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, and means the total appraised value of all real property in the Zone that is taxable by the City and the County, respectively, as of January 1, 2019.

SECTION 6. CAPTURED APPRAISED VALUE. The "captured appraised value" for purposes of calculating the annual **CITY TAX INCREMENT**, and if the County participates in the Zone the **COUNTY TAX INCREMENT**, means the total real property value taxable (including increase tax values attributable to changes in use) by a taxing unit for a year and located in the Zone for that year less the tax increment base of the unit.

SECTION 7. TAX INCREMENT FUND. There is hereby created and established a **TIRZ FUND** for the Zone. Within the **TIRZ FUND**, there may be maintained subaccounts as necessary and convenient to carry out the purposes of the Act. The **CITY TAX INCREMENT** and **COUNTY TAX INCREMENT**, shall be deposited into the **TIRZ FUND** as of the effective date of the Zone. The **TIRZ FUND** and all subaccounts shall be maintained at the depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. Prior to termination of the Zone, funds shall be disbursed from the **TIRZ FUND** only to pay **PROJECT COSTS**.

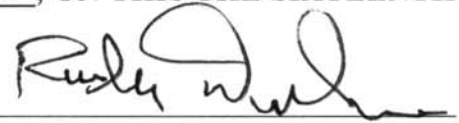
SECTION 8. SEVERABILITY. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances, is for any reason held to be invalid, the validity of the remaining provisions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no provision of this Ordinance shall become inoperative because of the invalidity of another provision; and, therefore, all provisions of this Ordinance are declared severable for that purpose.

SECTION 9. OPEN MEETINGS. It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect immediately from and after the date of its passage and publication, if required by law.


SECTION 11. EMERGENCY. It being for the public welfare that this Ordinance be passed creates an emergency and public necessity and the rule requiring this Ordinance be read on three separate occasions be, and the same is hereby, waived, and this Ordinance shall be in full force and effect from and after its passage and approval and publication, as the law in such cases provides.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LEWISVILLE, TEXAS BY A VOTE OF 5 TO 0, ON THIS THE SIXTEENTH DAY OF DECEMBER, 2019.



Rudy Durham, Mayor

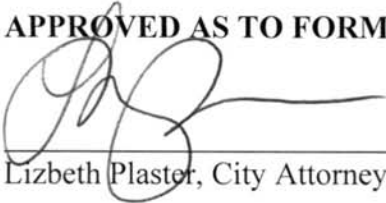
ATTEST:



Julie Worster, City Secretary

Effective: December 16, 2019

APPROVED AS TO FORM AND LEGALITY:



Lizbeth Plaster, City Attorney

EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF THE ZONE

EXHIBIT B

PRELIMINARY PROJECT AND FINANCE PLAN

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Exhibit A – Legal Description of the Zone

A certain tract of land situated in the County of Denton, State of Texas, beginning at the northwest corner of Tract 5, A1342A P.K. WAGGONER (4.8483 ACRES) Addition.

Thence east, an approximate distance of 199 feet to a point at the northeast corner of Tract 5, A1342A P.K. WAGGONER (3.678 ACRES) Addition.

Thence southeast, an approximate distance of 81 feet to a point at the centerline of the southbound Interstate 35E Expressway.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 711 feet to a point.

Thence northeast, an approximate distance of 9 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 163 feet to a point.

Thence northeast, an approximate distance of 12 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 1,266 feet to a point.

Thence northeast, an approximate distance of 16 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 1,026 feet to a point.

Thence southeast along a curve and parallel to the southbound Interstate 35E Expressway, an approximate distance of 55 feet to a point.

Thence southeast along a reverse curve and parallel to the southbound Interstate 35E Expressway, an approximate distance of 37 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 100 feet to a point.

Thence northeast, an approximate distance of 11 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 913 feet to a point.

Thence southwest, an approximate distance of 18 feet to a point at the centerline of the southbound Interstate 35E Highway.

Thence southeast parallel to the southbound Interstate 35E Highway, an approximate distance of 2,654 feet to a point at the centerline of the intersection of Interstate 35E frontage road and Grandy's Ln.

Thence southeast parallel to the southbound Interstate 35E frontage road, an approximate distance of 972 feet to a point at the southeast corner of Block A, Lot 3 of the SUMMIT RIDGE APARTMENTS ADDN

Thence northwest parallel to the northern right of way of the Kansas City Southern railroad, an approximate distance of 1,886 feet to a point at northbound centerline of Summit Ave.

Thence northwest parallel to the northern right of way of the Kansas City Southern railroad, an approximate distance of 2,359 feet to a point at the southwest corner of Block A, Lot 3 of the LEWISVILLE CORPORATE CENTER Addition.

Thence north parallel to McGee Ln, an approximate distance of 2,144 feet to a point at the centerline of eastbound FM-407 Rd.

Thence north parallel to McGee Ln, an approximate distance of 375 feet to a point.

Thence east, an approximate distance of 40 feet to a point.

Thence north parallel to McGee Ln, an approximate distance of 1,283 feet to a point.

Thence southwest, an approximate distance of 45 feet to a point.

Thence north parallel to McGee Ln, an approximate distance of 1,883 feet to the point of beginning to close.

Parcels within the Zone	
Property ID	Legal Description
153798	MORGAN COMMERCIAL PARK BLK A LOT 1
580160	A1342A P.K. WAGGONER, TR 52A(PT)(ROW), 0.0444 ACRES
528750	MUGNO INDUSTRIAL SUBD BLK A LOT 2D2(PT)
128367	MCGEE PARK ADDN BLK B LOT 1 PH I(PT)
128368	MCGEE PARK ADDN BLK B LOT 1 (PT) PH II
290975	MCGEE ADDN PH 2 BLK B LOT 2R
200996	MUGNO INDUSTRIAL SUBD BLK A LOT 1C
528749	MUGNO INDUSTRIAL SUBD BLK A LOT 1D1
623507	A1342A P.K. WAGGONER, TR 5(PT)(ROW), 3.678 ACRES
330667	LEWISVILLE CORPORATE CENTER BLK B LOT 1R
17649	A1088A S. RIGGS, TR 29, 9.854 ACRES, OLD DCAD TR# 8
242045	SUMMIT PARK PLAZA BLK A LOT 2
676378	LEWISVILLE CORPORATE CENTER BLK B LOT 3(W PT)
242044	SUMMIT PARK PLAZA BLK A LOT 1(PT)
301912	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 3(PT)
179759	NWC 407 & 35E ADDN BLK B LOT 1R
583715	BLAKE C BOWEN ADDN BLK A LOT 1R
155109	A1342A P.K. WAGGONER, TR 52C, 2.432 ACRES
155108	A1342A P.K. WAGGONER, TR 52B, 3.612 ACRES
98720	A1342A P.K. WAGGONER, TR 52, 21.476 ACRES, OLD DCAD TR# 5(1)
496562	BLAKE C BOWEN ADDN BLK A LOT 2(SE CORNER)
499387	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
496663	MCGEE PARK ADDN BLK B LOT 1 PH II(ROW)
498213	MCGEE PARK ADDN BLK B LOT 1 PH I(PT ROW)
583716	BLAKE C BOWEN ADDN BLK A LOT 3
499388	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
676412	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
557598	MUGNO INDUSTRIAL SUBD BLK A LOT 1B(PT)(ROW)
656716	SUMMIT PARK PLAZA BLK A LOT 3(PT)(ROW)
225528	A1088A S. RIGGS, TR 28A(2), .8472 ACRES
562615	A1088A S. RIGGS, TR 28A(2)(A), .8328 ACRES
580159	A1342A P.K. WAGGONER, TR 52A(PT)(ROW), 3.6195 ACRES
148009	A1342A P.K. WAGGONER, TR 52A(PT), 8.4331 ACRES
18504	A1342A P.K. WAGGONER, TR 5(PT), 4.8483 ACRES, OLD DCAD TR# 5
469522	MUGNO INDUSTRIAL SUBD BLK A LOT 2D2(PT) (ROW)

Parcels within the Zone	
Property ID	Legal Description
200994	MUGNO INDUSTRIAL SUBD BLK A LOT 1A(PT)
200995	MUGNO INDUSTRIAL SUBD BLK A LOT 1B(PT)
495501	MUGNO INDUSTRIAL SUBD BLK A LOT 1A(PT) (ROW)
290974	MCGEE ADDN PH 2 LOT 1R
647982	CALIBER COLLISION ADDITION BLK A LOT 1
242046	SUMMIT PARK PLAZA BLK A LOT 3(PT)
656718	SUMMIT PARK PLAZA BLK A LOT 1(PT)(ROW)
656722	A1088A S. RIGGS, TR 28A(1)(PT)(ROW2), 0.0601 ACRES
676400	LEWISVILLE CORPORATE CENTER BLK B LOT 3(S PT)
330669	LEWISVILLE CORPORATE CENTER BLK B LOT 3(N PT)
223170	BLAKE C BOWEN ADDN BLK A LOT 2(PT)
466448	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT)
301911	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT)
469220	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 3(PT) (ROW)
469024	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT) (ROW)
694261	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(EAST PT)
146097	MCGEE PARK ADDN BLK A LOT 1-B
621583	QT 942 ADDN BLK A LOT 2
146099	MCGEE PARK ADDN BLK A LOT 1-A
621582	QT 942 ADDN BLK A LOT 1R
250298	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 1
330668	LEWISVILLE CORPORATE CENTER BLK B LOT 2
754296	LEWISVILLE CORPORATE CENTER BLK B LOT 2(S PT)
558230	A1088A S. RIGGS, TR 25(PT)(ROW), 0.5588 ACRES, OLD DCAD TR# 19A
500005	A1088A S. RIGGS, TR 26(PT)(ROW), 1.4606 ACRES, OLD DCAD TR# 19
73188	A1088A S. RIGGS, TR 25(PT), 2.5512 ACRES, OLD DCAD TR# 19A
17676	A1088A S. RIGGS, TR 26(PT), 4.051 ACRES, OLD DCAD TR# 19
756460	LEWISVILLE CORPORATE CENTER BLK A LOT 1R
656721	A1088A S. RIGGS, TR 28A(1)(PT)(ROW1), 1.1033 ACRES
756462	LEWISVILLE CORPORATE CENTER BLK A LOT 3
497830	LEWISVILLE CORPORATE CENTER BLK A LOT 1(PT)(ROW)
756463	LEWISVILLE CORPORATE CENTER BLK A LOT 4
220035	A1088A S. RIGGS, TR 28A(1)(PT), 21.1766 ACRES
756464	LEWISVILLE CORPORATE CENTER BLK A LOT 5
17668	A1088A S. RIGGS, TR 27, 2.429 ACRES, OLD DCAD TR# 32
756461	LEWISVILLE CORPORATE CENTER BLK A LOT 2

Exhibit B – Map of Proposed Zone and Property



*REINVESTMENT ZONE NUMBER FOUR,
CITY OF LEWISVILLE, TEXAS
PRELIMINARY PROJECT AND FINANCING PLAN*

(the "Preliminary Plan")

December 16, 2019

1. INTRODUCTION.

1.1 Authority and Purpose. The City of Lewisville, Texas, a Texas home-rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines 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.

1.2 Eligibility Requirements. An area is eligible under the Act to be designated as a tax increment reinvestment zone if it 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. 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" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") 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.

1.3 The Proposed Zone. The City is considering the creation of a tax increment reinvestment zone to be known as *Reinvestment Zone Number Four, City of Lewisville* (the "Zone") that will include approximately 276.93 acres as described by the legal description in **Exhibit A** and depicted on **Exhibit B** (the "Property"). The Property is currently zoned light industrial, medical district, multi-family one, mixed-use and planned development mixed-use. However, there has been significant discussion between the City and the property owners regarding a change in the zoning to accomplish the North Gateway plan, attached on **Exhibit G**. The Property meets the eligibility requirements of the Act. The Property has some undeveloped areas, and due to its size, location, and physical characteristics, redevelopment will not occur solely through private investment in the foreseeable future. Other portions of the Property substantially impairs and arrests the sound growth of the City as it is predominately unproductive or underdeveloped due to factors such as the aging of public infrastructure and the need for economic incentives to attract redevelopment 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, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, Denton County, Texas (the "County"), and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will

be developed to take full advantage of the opportunity to bring to the City, the County, and to all of the region quality developments.

1.4 Preliminary Plan; Hearing. Before the City may adopt an ordinance designating the Zone, the City Council must prepare a preliminary reinvestment zone financing plan in accordance with the Act and hold a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons may speak for or against the creation of the proposed Zone, the boundaries of the proposed 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 proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this Preliminary Plan, the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A more detailed description of how such public works, improvements, programs, and projects will be undertaken and financed will be determined by the Final Plan (hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone. Upon the closing of the above-referenced public hearing, the City Council may adopt an ordinance in accordance with the Act creating the Zone if (1) the City Council finds that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, (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. Among other provisions required by the Act, the ordinance creating the Zone will appoint a Board of Directors for the Zone (the "Board").

1.6 Board Recommendations. After the creation of the Zone, the Board will review this Preliminary Plan and approve and recommend to the City Council (1) a *Reinvestment Zone Number Four, City of Lewisville Final Project and Finance Plan* (as amended from time to time, the "Final Plan"), pursuant to which the City will contribute a portion of its ad valorem tax increment (the "City Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.7 Council Action. The City Council will take into consideration the recommendations of the Board, and will consider approval of the Final Plan.

2. DESCRIPTIONS AND MAPS.

2.1 Existing Uses and Conditions. The Property is currently located in the corporate limits of the City and is zoned light industrial, medical district, multi-family one, mixed-use and planned development mixed-use. However there has been significant discussion between the City and the property owners regarding a change in the zoning to accomplish the North Gateway plan attached on **Exhibit G**. The Property is underdeveloped, and there is limited and aging public

infrastructure to support future development. Development will require more public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future.

2.2 Proposed Uses. A map of the Property and description of the proposed uses of the Property are shown on **Exhibit C**.

2.3 Legal Description. A legal description of the Property is provided on **Exhibit A**.

3. 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 regulation. The City has 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.

4. RELOCATION OF DISPLACED PERSONS. No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

5. ESTIMATED NON-PROJECT COSTS. Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The list of non-project costs includes developer initiated land assembly within the zone for private development and property owner initiatives on private property improvements. Non-project costs cannot be accurately detailed at this point in the TIRZ life, but it is hoped that private sector investment within the Zone will lead to a valuation that will be at least three times the cost of improvements within the Zone.

6. PROPOSED PUBLIC IMPROVEMENTS.

6.1 Categories of Public Improvements. The categories of public works and public improvements (the "**Public Improvements**") that are proposed to be financed by the Zone are as follows: beautification, landscaping, streetscaping, parking facilities, parks/trails/open space and economic development, and other 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.

6.2 Locations of Public Improvements. The estimated locations of the proposed Public Improvements are detailed in the Northern Gateway plan attached on **Exhibit G**. These locations are provided for informational purposes only and may be revised from time to time without amending the Final Plan.

7. ESTIMATED PROJECT COSTS. The total project costs for the Zone (the "**Project Costs**") include the Administrative Costs (defined below) and the costs of the Public Improvements, which are estimated to be \$26,000,000 in 2019 dollars, as set forth on **Exhibit D**.

7.1 Administrative Costs. The Project Costs for administration of the Zone shall be the

actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

8. **ESTIMATED TIME WHEN COSTS ARE TO BE INCURRED.** The Administrative Costs will be incurred annually. It is estimated that the remainder of the Project Costs will be incurred during the time intervals set forth on **Exhibit E**.

9. **ECONOMIC FEASIBILITY.** For purposes of this Preliminary Plan, economic feasibility has been evaluated over the term of the Zone based on the feasibility study (the "Feasibility Study") prepared by Petty & Associates, Inc., a copy of which is attached as **Exhibit F**. This evaluation focuses only on "direct" financial benefits (i.e., tax revenues from new development in the Zone) and does not take into consideration the "multiplier effect" that will result from new development that occurs outside the Zone. As illustrated in **Exhibit F**, during the term of the Zone, new development that occurs in the Zone (which would not have occurred but for the Zone) will generate approximately \$32,661,707 in total new real property tax revenue over the term of the Zone. The City will benefit from new development in the Zone and retain approximately \$6,532,341.

These projections assume an annual property value inflation factor of 2%, with two years of 0% growth every ten years to simulate a market downturn.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A portion of the new tax revenue generated by new development within the Zone will be retained by the City. The remainder of the new tax revenue generated by new development within the Zone will be available to pay actual Project Costs until the term of the Zone expires or until the Zone is otherwise terminated as hereinafter provided. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the City. During the term of the Zone, the City will deposit into the TIRZ Fund each year an amount that equals 80% of the City's real property taxes levied and collected that constitute the City's Tax Increment for that year (\$0.3546408 per \$100 valuation of the Captured Appraised Value (defined below) levied and collected for that year).

10. **ESTIMATED BONDED INDEBTEDNESS.** No bonded indebtedness issued by the City pursuant to the Act is contemplated.

11. **TOTAL APPRAISED VALUE.** The current total appraised value of taxable real property in the Zone is \$69,765,498. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone will be \$587,097,688 in 2019 dollars.

12. **ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY.** The amount of the City Tax Increment for a year is the amount of property taxes levied and collected by the City for that year on the captured appraised value of the Property which is the total taxable value of all real property taxable by the City in the Zone (the "Captured Appraised Value"), less the Tax Increment Base (hereinafter defined) of the Property. The Tax Increment Base of the Property is the total taxable value of all real property in the Zone for the year in which the Zone was designated (the "Tax Increment Base"). The Tax Increment Base of the Property is \$69,765,498, which amount was determined by the Denton County Appraisal District (the "Appraisal District") in which the Zone is located in accordance with Section 311.012(c) of the Act. The estimated Captured Appraised Value of the Zone during each year of its existence is set forth in the Feasibility Study and is verified by the Appraisal District. The actual Captured Appraised Value for each year will be used to calculate annual payments by the City into the TIRZ Fund pursuant to the Final Plan.

13. **METHOD OF FINANCING.** The City will, in the future, pay (using the TIRZ Fund) the Project Costs and will construct or cause to be constructed the Public Improvements. The City's approval of the Final Plan shall obligate the City to pay from the TIRZ Fund all actual Project Costs, which shall be reviewed and approved by the City, for Project Costs. Funds deposited into the TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City, unless otherwise approved by their respective governing bodies, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone an amount equal to 80% of the City's real property taxes levied and collected that constitute the City Tax Increment for that year (\$0.3546408 per \$100 valuation of the Captured Appraised Value levied and collected for that year). All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the City Council.

14. **DURATION OF THE ZONE; TERMINATION.** The term of the Zone shall commence immediately upon passage by the City Council of an ordinance creating the Zone and shall continue until December 31, 2040. If upon expiration of the stated term of the Zone the Project Costs have not been paid, the City shall not have any obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

15. **ECONOMIC DEVELOPMENT PROGRAMS.** The City Council and the Board have determined it to be necessary and convenient to the accomplishment of the objectives contained in and in the implementation of the Final Plan to establish and provide for the administration of economic development programs that may be used to incentivize retail development. The programs and grants authorized by this Section 15 are authorized by Section 311.010(h) of the Act and by Article III, Section 52-a, Texas Constitution, as amended. Section 311.010(h) of the Act provides that the Board, subject to the approval of the City Council, may establish and provide for the administration of one or more programs as the Board determines is 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. Such economic development programs may include, to the extent permitted by law, programs to make grants of any lawfully available money from the TIRZ Fund. Such programs are for activities that benefit the Zone and stimulate business and commercial activity in the Zone. This Section 15 is intended to be an economic development program authorized by Section 311.010(h) and by Article III, Section 52-a of the Texas Constitution, as amended. Development of the Zone will further the public purpose of developing and diversifying the economy of the Zone. The City Council and the Board have determined, and it is recognized, that such development will not occur through private investment in the foreseeable future, nor will such development occur only through public participation in the cost of the Public Improvements. All grants that are part of the economic development programs described in this Section 15 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, and the region, all of which benefit the Zone and the City.

16. **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.

Exhibit A	Legal Description of the Zone
Exhibit B	Map of Zone and Property
Exhibit C	Proposed Uses of the Property
Exhibit D	Estimated Project Costs
Exhibit E	Estimated Time When Costs are to be Incurred
Exhibit F	Feasibility Study
Exhibit G	Northern Gateway Plan

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Exhibit A – Legal Description of the Zone

A certain tract of land situated in the County of Denton, State of Texas, beginning at the northwest corner of Tract 5, A1342A P.K. WAGGONER (4.8483 ACRES) Addition.

Thence east, an approximate distance of 199 feet to a point at the northeast corner of Tract 5, A1342A P.K. WAGGONER (3.678 ACRES) Addition.

Thence southeast, an approximate distance of 81 feet to a point at the centerline of the southbound Interstate 35E Expressway.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 711 feet to a point.

Thence northeast, an approximate distance of 9 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 163 feet to a point.

Thence northeast, an approximate distance of 12 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 1,266 feet to a point.

Thence northeast, an approximate distance of 16 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 1,026 feet to a point.

Thence southeast along a curve and parallel to the southbound Interstate 35E Expressway, an approximate distance of 55 feet to a point.

Thence southeast along a reverse curve and parallel to the southbound Interstate 35E Expressway, an approximate distance of 37 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 100 feet to a point.

Thence northeast, an approximate distance of 11 feet to a point.

Thence southeast parallel to the southbound Interstate 35E Expressway, an approximate distance of 913 feet to a point.

Thence southwest, an approximate distance of 18 feet to a point at the centerline of the southbound Interstate 35E Highway.

Thence southeast parallel to the southbound Interstate 35E Highway, an approximate distance of 2,654 feet to a point at the centerline of the intersection of Interstate 35E frontage road and Grandy's Ln.

Thence southeast parallel to the southbound Interstate 35E frontage road, an approximate distance of 972 feet to a point at the southeast corner of Block A, Lot 3 of the SUMMIT RIDGE APARTMENTS ADDN

Thence northwest parallel to the northern right of way of the Kansas City Southern railroad, an approximate distance of 1,886 feet to a point at northbound centerline of Summit Ave.

Thence northwest parallel to the northern right of way of the Kansas City Southern railroad, an approximate distance of 2,359 feet to a point at the southwest corner of Block A, Lot 3 of the LEWISVILLE CORPORATE CENTER Addition.

Thence north parallel to McGee Ln, an approximate distance of 2,144 feet to a point at the centerline of eastbound FM-407 Rd.

Thence north parallel to McGee Ln, an approximate distance of 375 feet to a point.

Thence east, an approximate distance of 40 feet to a point.

Thence north parallel to McGee Ln, an approximate distance of 1,283 feet to a point.

Thence southwest, an approximate distance of 45 feet to a point.

Thence north parallel to McGee Ln, an approximate distance of 1,883 feet to the point of beginning to close.

Parcels within the Zone	
Property ID	Legal Description
153798	MORGAN COMMERCIAL PARK BLK A LOT 1
580160	A1342A P.K. WAGGONER, TR 52A(PT)(ROW), 0.0444 ACRES
528750	MUGNO INDUSTRIAL SUBD BLK A LOT 2D2(PT)
128367	MCGEE PARK ADDN BLK B LOT 1 PH I(PT)
128368	MCGEE PARK ADDN BLK B LOT 1 (PT) PH II
290975	MCGEE ADDN PH 2 BLK B LOT 2R
200996	MUGNO INDUSTRIAL SUBD BLK A LOT 1C
528749	MUGNO INDUSTRIAL SUBD BLK A LOT 1D1
623507	A1342A P.K. WAGGONER, TR 5(PT)(ROW), 3.678 ACRES
330667	LEWISVILLE CORPORATE CENTER BLK B LOT 1R
17649	A1088A S. RIGGS, TR 29, 9.854 ACRES, OLD DCAD TR# 8
242045	SUMMIT PARK PLAZA BLK A LOT 2
676378	LEWISVILLE CORPORATE CENTER BLK B LOT 3(W PT)
242044	SUMMIT PARK PLAZA BLK A LOT 1(PT)
301912	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 3(PT)
179759	NWC 407 & 35E ADDN BLK B LOT 1R
583715	BLAKE C BOWEN ADDN BLK A LOT 1R
155109	A1342A P.K. WAGGONER, TR 52C, 2.432 ACRES
155108	A1342A P.K. WAGGONER, TR 52B, 3.612 ACRES
98720	A1342A P.K. WAGGONER, TR 52, 21.476 ACRES, OLD DCAD TR# 5(1)
496562	BLAKE C BOWEN ADDN BLK A LOT 2(SE CORNER)
499387	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
496663	MCGEE PARK ADDN BLK B LOT 1 PH II(ROW)
498213	MCGEE PARK ADDN BLK B LOT 1 PH I(PT ROW)
583716	BLAKE C BOWEN ADDN BLK A LOT 3
499388	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
676412	BLAKE C BOWEN ADDN BLK A LOT 2(PT)(ROW)
557598	MUGNO INDUSTRIAL SUBD BLK A LOT 1B(PT)(ROW)
656716	SUMMIT PARK PLAZA BLK A LOT 3(PT)(ROW)
225528	A1088A S. RIGGS, TR 28A(2), .8472 ACRES
562615	A1088A S. RIGGS, TR 28A(2)(A), .8328 ACRES
580159	A1342A P.K. WAGGONER, TR 52A(PT)(ROW), 3.6195 ACRES
148009	A1342A P.K. WAGGONER, TR 52A(PT), 8.4331 ACRES
18504	A1342A P.K. WAGGONER, TR 5(PT), 4.8483 ACRES, OLD DCAD TR# 5
469522	MUGNO INDUSTRIAL SUBD BLK A LOT 2D2(PT) (ROW)

Parcels within the Zone	
Property ID	Legal Description
200994	MUGNO INDUSTRIAL SUBD BLK A LOT 1A(PT)
200995	MUGNO INDUSTRIAL SUBD BLK A LOT 1B(PT)
495501	MUGNO INDUSTRIAL SUBD BLK A LOT 1A(PT) (ROW)
290974	MCGEE ADDN PH 2 LOT 1R
647982	CALIBER COLLISION ADDITION BLK A LOT 1
242046	SUMMIT PARK PLAZA BLK A LOT 3(PT)
656718	SUMMIT PARK PLAZA BLK A LOT 1(PT)(ROW)
656722	A1088A S. RIGGS, TR 28A(1)(PT)(ROW2), 0.0601 ACRES
676400	LEWISVILLE CORPORATE CENTER BLK B LOT 3(S PT)
330669	LEWISVILLE CORPORATE CENTER BLK B LOT 3(N PT)
223170	BLAKE C BOWEN ADDN BLK A LOT 2(PT)
466448	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT)
301911	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT)
469220	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 3(PT) (ROW)
469024	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(PT) (ROW)
694261	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 2R(EAST PT)
146097	MCGEE PARK ADDN BLK A LOT 1-B
621583	QT 942 ADDN BLK A LOT 2
146099	MCGEE PARK ADDN BLK A LOT 1-A
621582	QT 942 ADDN BLK A LOT 1R
250298	SUMMIT RIDGE APARTMENTS ADDN BLK A LOT 1
330668	LEWISVILLE CORPORATE CENTER BLK B LOT 2
754296	LEWISVILLE CORPORATE CENTER BLK B LOT 2(S PT)
558230	A1088A S. RIGGS, TR 25(PT)(ROW), 0.5588 ACRES, OLD DCAD TR# 19A
500005	A1088A S. RIGGS, TR 26(PT)(ROW), 1.4606 ACRES, OLD DCAD TR# 19
73188	A1088A S. RIGGS, TR 25(PT), 2.5512 ACRES, OLD DCAD TR# 19A
17676	A1088A S. RIGGS, TR 26(PT), 4.051 ACRES, OLD DCAD TR# 19
756460	LEWISVILLE CORPORATE CENTER BLK A LOT 1R
656721	A1088A S. RIGGS, TR 28A(1)(PT)(ROW1), 1.1033 ACRES
756462	LEWISVILLE CORPORATE CENTER BLK A LOT 3
497830	LEWISVILLE CORPORATE CENTER BLK A LOT 1(PT)(ROW)
756463	LEWISVILLE CORPORATE CENTER BLK A LOT 4
220035	A1088A S. RIGGS, TR 28A(1)(PT), 21.1766 ACRES
756464	LEWISVILLE CORPORATE CENTER BLK A LOT 5
17668	A1088A S. RIGGS, TR 27, 2.429 ACRES, OLD DCAD TR# 32
756461	LEWISVILLE CORPORATE CENTER BLK A LOT 2

Exhibit B – Map of Proposed Zone and Property



Exhibit C – Proposed Uses of the Property

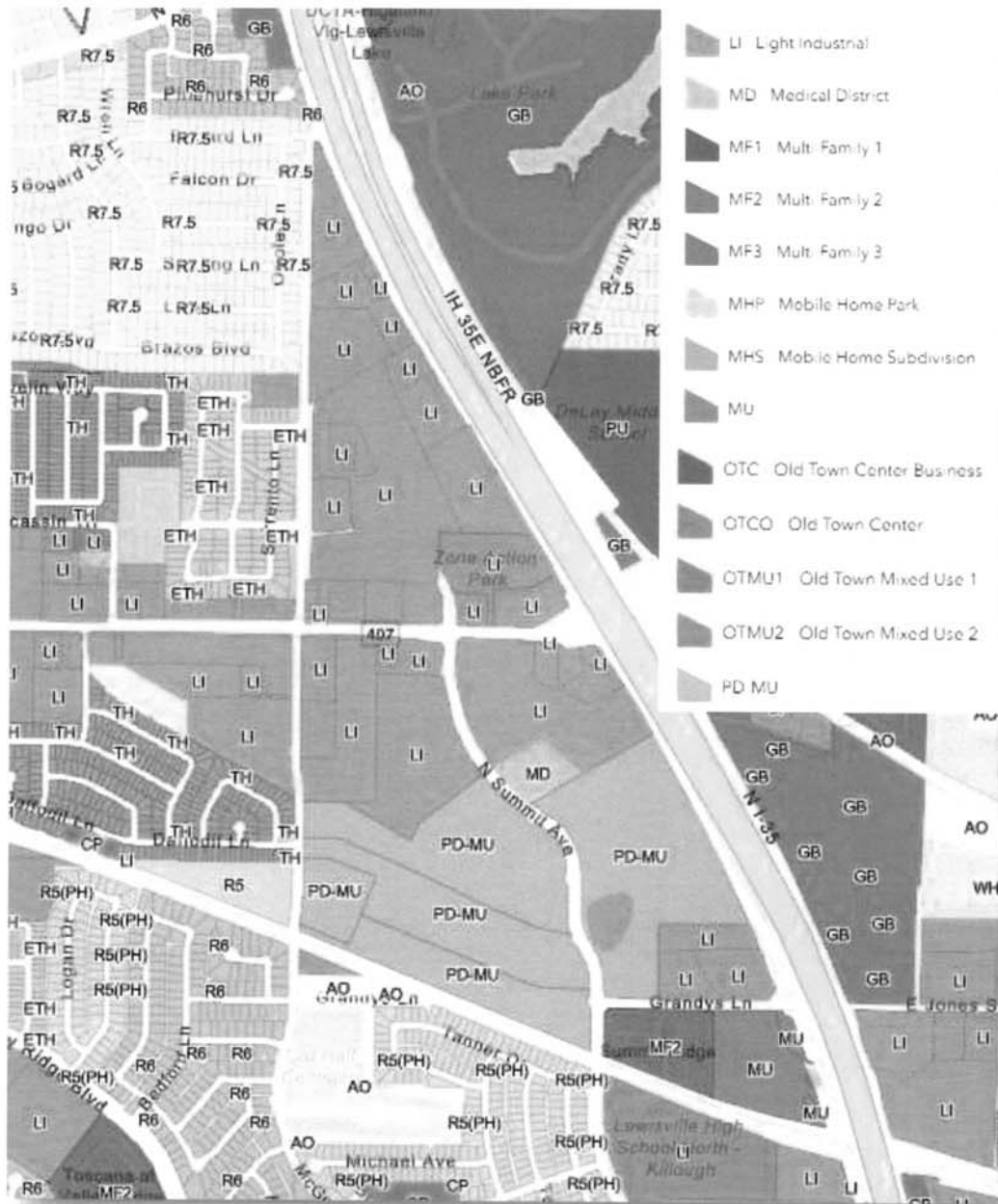


Exhibit D – Estimated Project Costs

Reinvestment Zone No. 4, City of Lewisville Project Costs		
Public Improvement	Project Costs	Percentage
Beautification	\$ 2,600,000	10.00%
Streetscaping	\$ 3,900,000	15.00%
Landscaping	\$ 2,600,000	10.00%
Parking Facilities	\$ 3,900,000	15.00%
Parks/Trails/Open Space	\$ 2,600,000	10.00%
Economic Development	\$ 10,400,000	40.00%
Total	\$ 26,000,000	100.00%

Exhibit E – Estimated Time When Costs Are to be Incurred

Reinvestment Zone No. 4, City of Lewisville Timeline of Public Improvements			
Zone Year	Year	Public Improvement	Costs
Base	2019		
1	2020	Various Project Costs	\$ 2,600,000
2	2021	Various Project Costs	\$ 2,600,000
3	2022	Various Project Costs	\$ 2,600,000
4	2023	Various Project Costs	\$ 2,600,000
5	2024	Various Project Costs	\$ 2,600,000
6	2025	Various Project Costs	\$ 2,600,000
7	2026	Various Project Costs	\$ 2,600,000
8	2027	Various Project Costs	\$ 2,600,000
9	2028	Various Project Costs	\$ 2,600,000
10	2029	Various Project Costs	\$ 2,600,000
			\$ 26,000,000

Reinvestment Zone No. 4, City of Lewisville
Feasibility Study

Assumptions	
Base Value ¹ :	\$ 69,765,498
Total Acquire:	276 q3

FOOTNOTES:

- 1) Base value provided by DCAD data dated 12/3/19.
- 2) Assumes 2% value growth per year, with two years of no growth every ten to simulate a market downturn.
- 3) Added development value provided by City worksheet dated 11/27/19.

Exhibit G – Northern Gateway Plan

<https://www.cityoflewsville.com/home/showdocument?id=9362>

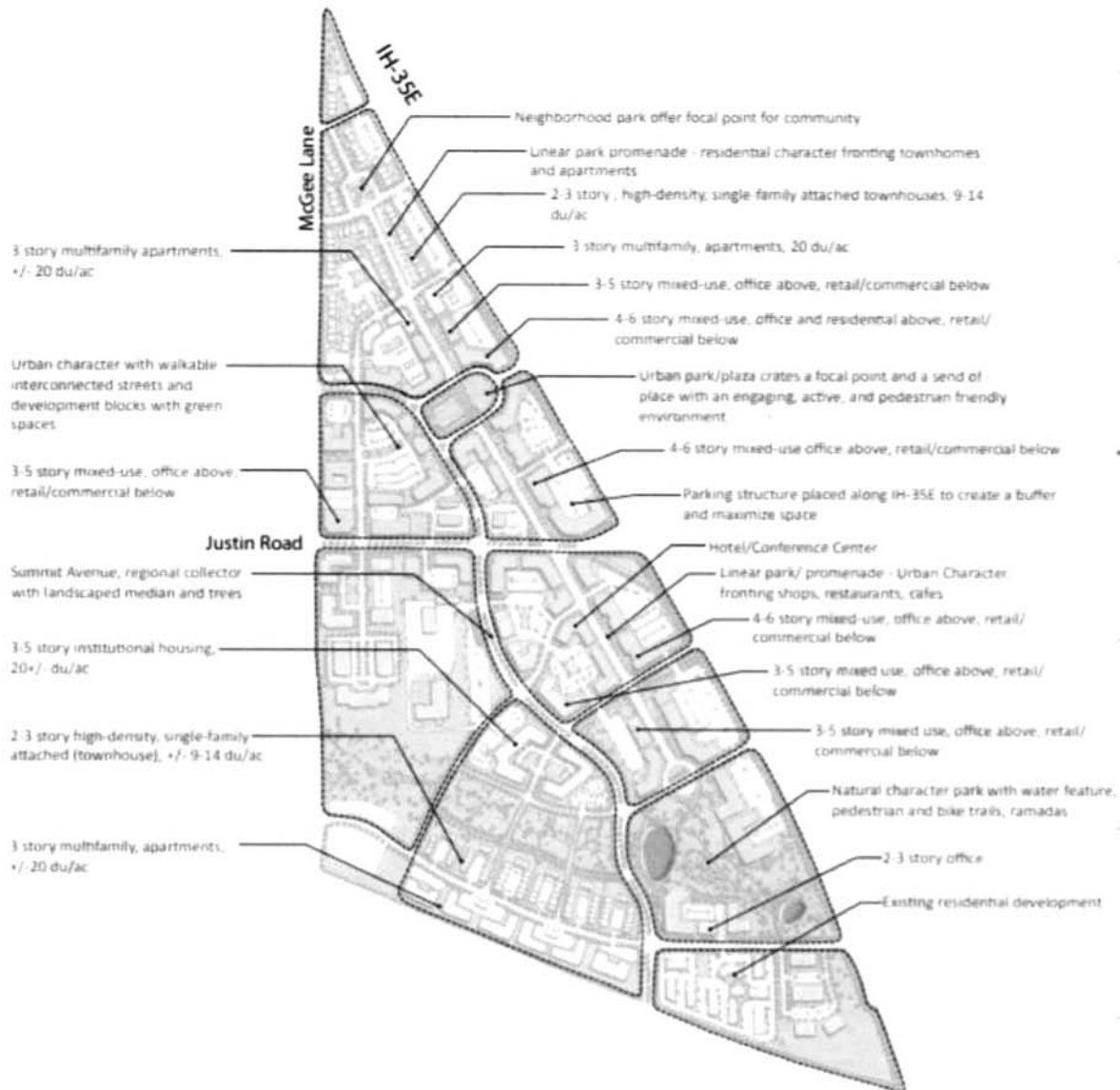


EXHIBIT B
Map

Exhibit B

LAKE AREA MAP

