



REINVESTMENT ZONE NUMBER FOUR,
CITY OF LEWISVILLE, TEXAS
FINAL PROJECT AND FINANCE PLAN
DECEMBER 15, 2025

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SECTION 1: DEFINITIONS

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

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

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

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

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

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

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

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

“**City TIRZ Increment**” means the portion of the City’s ad valorem tax increment equal to eighty percent (80%) of the ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone.

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

“**County TIRZ Increment**” means the portion of the County’s ad valorem tax increment equal to eighty percent (80%) of the ad valorem real property taxes collected and received by the County on the Captured Appraised Value in the Zone, pursuant to the County Participation Agreement.

“**County Participation Agreement**” means that certain agreement entered into by the City and the County on December 16, 2024 detailing the County’s participation in the Zone.

“**Creation Ordinance**” means Ordinance No. 0184-19-ORD adopted by the City Council on December 16, 2019, designating the creation of the Zone and the Board.

“Developer” means one or more entities, who entered into one or more agreements with the City, to be reimbursed for the costs to construct or for the costs to acquire Public Improvements.

“Economic Development Agreement” means that certain agreement to be entered into by the City, the Developer, and the Board detailing the economic development grant to the Developer pursuant to Chapter 380, Texas Local Government Code.

“Economic Development Provision” means Section 311.010(h) of the Act, Chapter 380 of the Texas Local Government Code, and Article III, Section 52-a, Texas Constitution, as amended.

“Economic Development Program” means the economic development program authorized by the Economic Development Provision, which allows the Board, subject to the approval of the City Council, to establish and provide for the administration of one or more programs necessary or convenient to implement and achieve the purposes of this Final Plan, which programs are for the public purposes of developing and diversifying the economy of the Zone and developing business and commercial activity within the Zone, and may include programs to make grants of any lawfully available money from the TIRZ No. 4 Fund, including activities that benefit the Zone and stimulate business and commercial activity in the Zone.

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

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

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

“Preliminary Plan” means the *Reinvestment Zone Number Four, City of Lewisville, Texas Preliminary Project and Finance Plan*, approved by the Creation Ordinance on December 16, 2019.

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

“Property” means approximately 962.28 acres of land as depicted on **Exhibit A** and described on **Exhibit I**.

“Public Improvements” means the proposed public improvements to be financed by the Zone, which includes beautification, landscaping, streetscaping, parking facilities, and parks/trails/open space, general maintenance, demolition, grading and earthwork, erosion control, paving and parking, utilities and drainage, street lights, contingencies, design fees, and electrical services, in the areas depicted on **Exhibit H-2**, and detailed on **Exhibit D**.

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

“Tax Increment Base” means total appraised value of taxable real property in the Zone at the time of creation of the Zone, as calculated and certified by the Appraisal District.

“Tier One Projects” means those certain Public Improvements to be financed by the City TIRZ Increment and County TIRZ Increment, related to the Extended Boundary as depicted in **Exhibit B** and included in **Exhibit D**.

“Tier Two Projects” means those certain Public Improvements to be financed by only the City TIRZ Increment and not the County TIRZ Increment, as depicted in **Exhibit D**.

“TIRZ No. 4 Fund” means the tax increment fund created by the City and segregated from all other funds of the City.

“Zone” means Reinvestment Zone Number Four, City of Lewisville, Texas, as depicted on **Exhibit A**, and identified on **Exhibit I**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

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

2.2 Eligibility Requirements

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

- 1) substantially arrests or impairs the sound growth of the municipality designating the Zone, 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 The Zone

The Property within the Zone is currently located within the corporate limits of the City and is zoned light industrial, medical district, multi-family one, mixed-use, city park, general business, and planned development mixed-use. The Property is primarily open, undeveloped, or underdeveloped, and 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 lacks public infrastructure and requires economic incentive to attract development 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 Final Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and the region, a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopted the Creation Ordinance, the City Council prepared the Preliminary Plan in accordance with the Act and held a public hearing on the creation of the Zone and its benefits to the City and to the Property on December 16, 2019, at which public hearing interested persons were 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 were given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary project and finance plan was satisfied by the 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 are undertaken and financed shall be determined by this Final Plan, which requires approval by the Board and City Council.

Following the Zone's creation, the City collaborated with property owners to define projects consistent with adopted plans, and separately, secured approval from the U.S. Army Corps of Engineers for redevelopment plans in the Extended Boundary.

Lake Park and its surroundings, which are within the Extended Boundary, are a central part of the City of Lewisville's Green Centerpiece strategy, which aims to position the area around the Elm Fork of the Trinity River and Lewisville Lake as a major natural and open-space resource for residents and visitors. Redevelopment will enhance recreation, trails, and nature-based amenities, while introducing new facilities such as a hotel, premium cabins, yurts, and restaurants, better connecting the lakefront to the rest of the community and establishing it as a regional destination. While Lake Park already offers many public amenities, the City's efforts aim to make the area's full potential more accessible and elevate its role as a recreational, environmental, and economic asset.

Now that the proposed development plan has been finalized, this final plan will memorialize the project and financing costs.

A public hearing on the proposed amendments was held on December 15, 2025, during which interested persons were given the opportunity to speak for or against the proposed amendment to the project costs, the expansion of the Zone boundaries, and/or the concept of tax increment financing, and any owner of property within the Zone was provided a reasonable opportunity to speak for or against the inclusion of the property in the proposed amended boundaries of the Zone, prior to consideration of this Final Plan, in accordance with the Act. The expanded boundaries and amended Project Costs have been incorporated into this Final Plan.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council considered and approved 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,
- (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.
- (4) that the Zone meets the eligibility requirements of the Act.

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

2.6 Board Recommendations

After the creation of the Zone, the Board reviewed this Final Plan and recommends its approval to the City Council, pursuant to which the City will contribute the City TIRZ Increment into the TIRZ No. 4 Fund to pay the costs of the Project Costs benefiting the Zone, in accordance with this Final Plan.

Pursuant to the County Participation Agreement, the County shall contribute the County TIRZ Increment into the TIRZ No. 4 Fund to fund, in part or in whole, the Project Costs benefitting the Extended Boundary (as identified in **Exhibit B**) within the Zone, in accordance with this Final Plan.

2.7 Council Action

On December 15, 2025, the City Council approved Ordinance No. 0812-25-ORD, which approved this Final Plan and added certain property to the original boundary of the zone, as depicted on **Exhibit B**, and amended the Project Costs of the Zone, as depicted on **Exhibit D**.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently located within the corporate limits of the City and is zoned light industrial, medical district, multi-family one, mixed-use, city park, general business and planned development mixed-use, in accordance with the City's zoning ordinance. A portion of the Property on the west side of I-35 has been developed with mostly residential and commercial uses, but several tracts remain undeveloped or underdeveloped. On the east side of I-35, part of the Property is developed as the Lake Park Athletic Complex, camp and RV grounds, and a picnic area; however, other portions are undeveloped or underdeveloped and lack the public infrastructure needed to support future development. Development on both the east and west sides will require extensive public infrastructure that: (1) the City cannot provide, and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone is shown on **Exhibit A**. Existing uses are shown in **Exhibit G** and include light industrial, general business, planned developments for mixed use development and residential development, commercial parkway, and agriculture-open space.

3.2 Proposed Uses

The proposed uses of the Property in the City include hotel, hotel annex, cabin, yurts, camp grounds, residential, commercial, entertainment, office, grocery store, retail, parks and open space, mixed use, and other associated uses as shown on **Exhibit H-1**.

3.3 Parcel Identification

The parcels identified on **Exhibit I** 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 regulation. The City shall have exclusive jurisdiction over the subdivision and platting of the property within the Property and the design, construction, installation, and inspection of drainage, roadway, and other public infrastructure. Some properties within the Zone may undergo rezoning to align with the City's comprehensive and small area plans, in accordance with this Final Plan.

SECTION 5: RELOCATION OF DISPLACED PERSONS

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

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop in the Zone but will not be financed by the Zone. The list of Non-Project Costs is shown on **Exhibit C** and are estimated to be approximately \$186,186,000.

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. Public improvements consisting of the following as well as related costs, as further described in **Exhibit D**:

- Maintenance and demolition activities necessary to prepare development sites;
- Grading, earthwork, and erosion control to establish buildable conditions;
- Paving and parking facilities, including new public streets, drive aisles, and associated paving;
- Utilities and drainage infrastructure, including water, wastewater, storm drainage, and related facilities;
- Street lighting;
- Landscaping and streetscape improvements within public rights-of-way and common areas; and
- Electrical services associated with the Public Improvements.
- Public improvements associated with the amenity pavilion and the Lake Park Fire Support Building.
- Associated contingencies, engineering, and design fees required to construct these improvements.

At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act, including the Economic Development Provision.

7.2 Locations of Public Improvements

The estimated locations of the proposed Public Improvements are depicted on **Exhibit H-2**. These locations may be revised, with the approval of the City, from time to time without amending this Final Plan. The estimated cost of the Public Improvement is identified in **Section 8.2**, \$37,639,879. The exact number of Public Improvements will be determined in the future and will be based on an engineer's opinion of probable cost and bid packages.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs for projects in the Zone, which includes the Public Improvement Costs, the costs of the Economic Development Program, and the Administrative Costs, are estimated to be approximately \$137,897,712, as shown on **Exhibit D**.

8.2 Estimated Public Improvements Costs

The estimated Public Improvement Costs within the Zone are approximately \$37,639,879, as shown on **Exhibit D**.

8.3 Estimated Economic Development Program Costs

The estimated costs of the Economic Development Program are approximately \$100,000,000, as shown on **Exhibit D**.

8.4 Estimated Administrative Costs

The Administrative Costs are estimated to be \$10,000 annually and escalating at two percent (2%) thereafter and shall be paid each year from the TIRZ No. 4 Fund before Public Improvement Costs are paid.

8.5 Estimated Timeline of Incurred Costs

The Administrative Costs and the costs of the Economic Development Program will be incurred annually beginning at the time the Zone is created and throughout the duration of the Zone. It is estimated the Public Improvement Costs will be incurred between the calendar years 2029 and 2036, as shown on **Exhibit E**.

SECTION 9: ECONOMIC FEASIBILITY

The Feasibility Study, as shown on **Exhibit F**, focuses on only direct financial benefits (i.e., ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$54,504,919 in total new real property tax revenue.

Approximately \$35,902,956 will be deposited into the TIRZ No. 4 Fund to pay for the Project Costs over the life of the Zone. The remaining real property tax revenue over that period, estimated at \$18,601,965, shall be retained by the participating tax entities.

The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$24,867,755, 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 \$12,884,398 over the remaining term.

The County TIRZ Increment, estimated at \$11,035,230, will be deposited into the TIRZ No. 4 Fund to pay for a portion of the Tier One Costs over the life of the Zone, pursuant to the County Participation Agreement. The remainder of the new County real property tax revenue generated within the Zone and retained by the County is estimated to be \$5,717,536 over the remaining term.

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

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base at the time of creation was \$69,765,498, as confirmed by the Appraisal District. The Tax Increment Base at the time of the boundary amendment was \$75,773,560 and is to be confirmed by the Appraisal District.

11.2 Estimated Captured Appraised Value

Each year, the Appraisal District shall confirm the current Captured Appraised Value of the Zone. 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 \$657,262,830, as shown on **Exhibit F**. The actual Captured Appraised Value, as certified by the Appraisal District, for each year will be used to calculate the annual City TIRZ Increment and the County TIRZ Increment due to the TIRZ No. 4 Fund.

SECTION 12: METHOD OF FINANCING

12.1 TIRZ Fund Contributions

This Final Plan shall obligate the City to deposit the City TIRZ Increment into the TIRZ No. 4 Fund each year for the duration of the Zone an amount equal to eighty percent (80%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. For example, in 2025, the City's ad valorem tax rate is \$0.419009 per \$100 of assessed value, therefore the City would contribute \$0.335207 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 4 Fund.

The County Participation Agreement shall obligate the County to deposit the County TIRZ Increment into the TIRZ No. 4 Fund each year for the duration of the Zone an amount equal to eighty percent (80%) of the Captured Appraised Value in the Zone levied and collected that constitutes the Tax Increment for that year. For example, in 2025, the County's ad valorem tax rate was \$0.185938 per \$100 of taxable value, therefore the County would contribute \$0.148750 per \$100 of the Captured Appraised Value in the Zone levied and collected, to the TIRZ No. 4 Fund.

Funds deposited into the TIRZ No. 4 Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds shall be used to fund the costs of the Economic Development Program, pursuant to the Economic Development Agreement. After the Economic Development Program costs have been paid, funds shall be used to fund all remaining Project Costs in accordance with this Final Plan. All payments of Project Costs shall be made solely from the TIRZ No. 4 Fund and from no other funds of the City or County unless otherwise approved by the respective governing bodies. The TIRZ No. 4 Fund shall only be used to pay the Project Costs in accordance with this Final Plan. The City may amend this Final Plan in compliance with the Act and the County Participation Agreement, including but not limited to what is considered a Project Cost.

12.2 Funding Mechanisms

All payments of Project Costs shall be made solely from the TIRZ No. 4 Fund and from no other funds of the City or County unless otherwise approved by the respective governing bodies. The TIRZ No. 4 Fund shall only be used to pay the Project Costs in accordance with this Final Plan. The City may amend this Final Plan in compliance with the Act and the County Participation Agreement, including but not limited to what is considered a Project Cost.

Commencing upon the execution of the Creation Ordinance, and continuing for the term of the Zone, the participating entities shall cause to be deposited into the TIRZ No. 4 Fund (or as appropriate, the TIRZ Subaccount created therein by the City), the City TIRZ Increment and the County TIRZ Increment intended to pay Project Costs. Deposits into the TIRZ No. 4 Fund, subject

to the County Participation Agreement, shall be used to pay the following costs in the following order of priority:

- 1) To pay Administrative Costs; then
- 2) To calculate and deposit the City TIRZ Increment to fund the costs of the Economic Development Program, pursuant to the Economic Development Agreement.
- 3) As appropriate from necessary TIRZ Subaccounts:
 - a. To calculate and deposit the City TIRZ Increment, after the prorated portion of the Administrative Costs and the costs of the Economic Development Program, into a TIRZ Subaccount of the TIRZ No. 4 Fund to pay for Tier One Projects and Tier Two Projects, then;
 - b. To calculate and deposit the County TIRZ Increment, after the prorated portion of the Administrative Costs, into a TIRZ Subaccount of the TIRZ No. 4 Fund to pay for the Tier One Projects pursuant to the County Participation Agreement, then;
 - c. To pay any other item identified in this 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 on the creation of the Zone and shall continue until December 31, 2040, with the last payment due by January 31, 2041, unless otherwise terminated in accordance with the Creation Ordinance or the Act.

13.2 Termination

The Zone will terminate prior to the expiration of its stated term if the Project Costs are fully funded and distributed according to this Final Plan. If upon expiration of the stated term of the Zone, the Project Costs have not been fully funded, 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.

SECTION 14: ECONOMIC DEVELOPMENT PROGRAM

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

The Economic Development Program will further the public purpose of developing and diversifying the economy of the Zone. All grants that are part of the Economic Development

Program serve the public purpose of attracting new business and commercial activity to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increases in the real property tax base for all taxing units within the Zone, and increased job opportunities for residents of the City, County, and the region.

LIST OF EXHIBITS

Exhibit A	Map of the Zone
Exhibit B	Boundary Amendment
Exhibit C	Non-Project Costs
Exhibit D	Project Costs
Exhibit E	Estimated Timeline of Incurred Project Costs
Exhibit F	Feasibility Study
Exhibit G	Existing Uses of the Property
Exhibit H-1	Proposed Uses
Exhibit H-2	General Location of Public Improvements
Exhibit I	Parcel Identification

EXHIBIT A – MAP OF THE ZONE

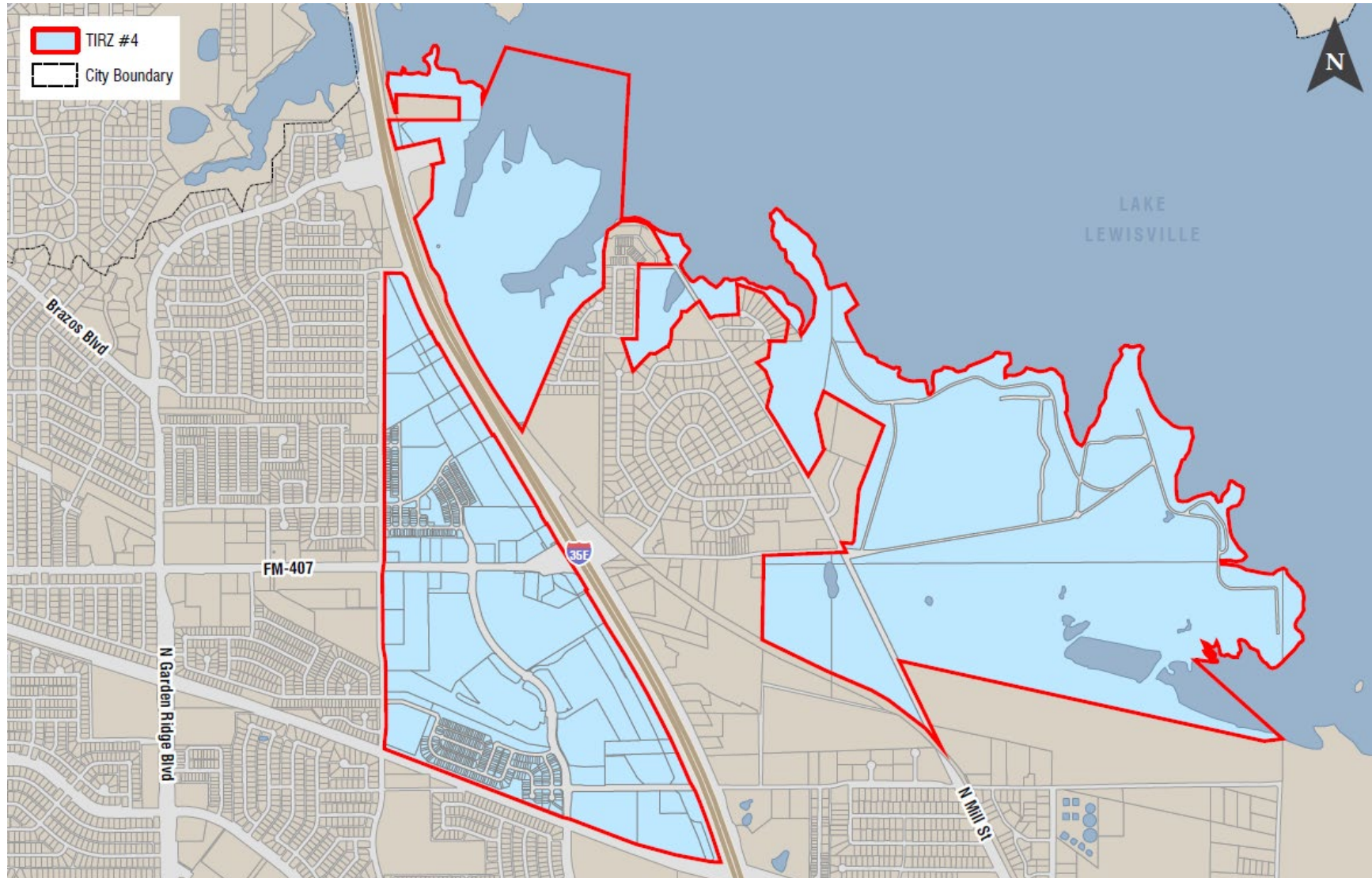


EXHIBIT B – BOUNDARY AMENDMENT

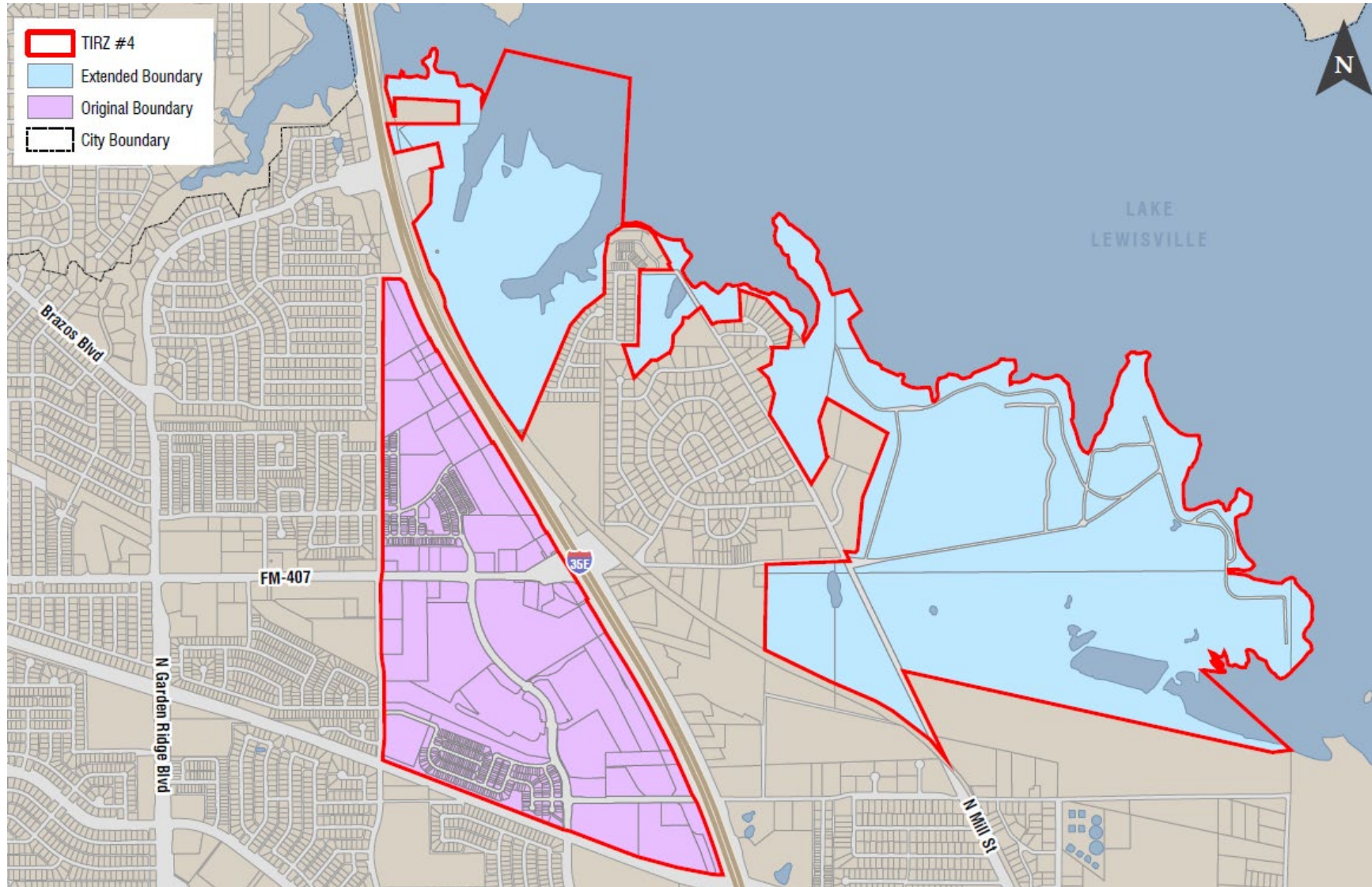


EXHIBIT C – NON-PROJECT COSTS

Reinvestment Zone Number Four, City of Lewisville, Texas Non-Project Costs		
Non-Project Costs^{[a], [b]}		
Added Development Value	\$	270,372,149
Total Public Improvement Costs	\$	37,639,879
Estimated Non-Project Costs	\$	186,186,000
Footnotes		
[a] Non-Project Costs are estimated to be approximately 80% of the Added Development Value less the total Public Improvement Costs.		
[b] Provided for illustrative purposes only, and subject to change.		

EXHIBIT D – PROJECT COSTS

Reinvestment Zone Number Four, City of Lewisville, Texas Project Costs	
Public Improvements	Cost ^{[a],[b]}
<i>Tier One Projects^[c]</i>	
General Maintenance	\$ 1,305,000
Demolition	\$ 1,610,400
Grading and Earthwork	\$ 1,140,000
Erosion Control	\$ 100,000
Paving & Parking	\$ 4,108,790
Utilities and Drainage	\$ 3,469,050
Street Lights	\$ 1,447,200
Landscaping	\$ 1,000,000
Contingencies	\$ 4,963,154
Design Fees	\$ 2,896,285
Electrical Services	TBD
Tier One Projects Subtotal	\$ 22,039,879
<i>Tier Two Projects^[d]</i>	
Beautification	\$ 2,600,000
Streetscaping	\$ 3,900,000
Landscaping	\$ 2,600,000
Parking Facilities	\$ 3,900,000
Parks/Trails/Open Space	\$ 2,600,000
Tier Two Projects Subtotal	\$ 15,600,000
Public Improvements Subtotal	\$ 37,639,879
Economic Development Program	\$ 100,000,000
Administrative Costs	\$ 257,833
Total Project Costs	\$ 137,897,712
Footnotes	
[a] Project costs per Master Plan Opinion of Probable Construction Cost dated May 21, 2025.	
[b] Provided for illustrative purposes only, and subject to change.	
[c] Tier One Projects are eligible for funding from the City TIRZ Increment and the County TIRZ Increment. Per the County Participation Agreement, the County TIRZ Increment shall be used for improvements to the lake area (the "Extended Boundary") as depicted on Exhibit B .	
[d] Tier Two Projects are eligible for funding from the City TIRZ Increment only.	

EXHIBIT E – ESTIMATED TIMELINE OF INCURRED PROJECT COSTS

Reinvestment Zone Number Four, City of Lewisville, Texas Timeline to Incur Project Costs		
Calendar Year ^[a]	Total Project Costs ^{[b],[c]}	
	Annual	Cumulative
2028	\$ -	\$ -
2029	\$ 7,527,976	\$ 7,527,976
2030	\$ -	\$ 7,527,976
2031	\$ 7,527,976	\$ 15,055,951
2032	\$ -	\$ 15,055,951
2033	\$ 7,527,976	\$ 22,583,927
2034	\$ -	\$ 22,583,927
2035	\$ 7,527,976	\$ 30,111,903
2036	\$ 7,527,976	\$ 37,639,879
2037	\$ -	\$ 37,639,879
Total	\$ 37,639,879	
Footnotes		
<p>[a] Timeline based on the phasing plan provided by Suntex Marinas and is shown for illustrative purposes only, and is subject to change.</p> <p>[b] Does not include Administrative Costs, which shall be incurred annually for the duration of the Zone.</p> <p>[c] Does not include costs of the Economic Development Program, which shall be incurred annually for the duration of the Zone.</p>		

EXHIBIT F – FEASIBILITY STUDY

Reinvestment Zone Number Four, City of Lewisville, Texas Feasibility Study														
Zone Year	Calendar Year	Growth/ Year ^[a]	Added Development Value ^[b]	New Taxable Value	Incremental Value	Sales Tax Revenue	City			County			Total TIRZ Contribution	
							TIRZ Fund Contribution			TIRZ Fund Contribution			Total TIRZ Contribution	
							%	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative
Base	2019			\$ 75,773,560										
6	2025	2%	\$ 15,324,000	\$ 363,547,734	\$ 287,774,174	\$ 100,650	80%	\$ 897,480	\$ 2,186,305	80%	\$ 398,263	\$ 970,187	\$ 1,295,743	\$ 3,156,492
7	2026	2%	\$ 15,324,970	\$ 386,143,658	\$ 310,370,098	\$ 112,679	80%	\$ 964,640	\$ 3,150,945	80%	\$ 428,065	\$ 1,398,252	\$ 1,392,705	\$ 4,549,197
8	2027	2%	\$ 15,944,098	\$ 409,810,630	\$ 334,037,070	\$ 135,522	80%	\$ 1,040,383	\$ 4,191,327	80%	\$ 461,677	\$ 1,859,929	\$ 1,502,060	\$ 6,051,257
9	2028	0%	\$ 15,631,978	\$ 425,442,608	\$ 349,669,048	\$ 135,522	80%	\$ 1,119,716	\$ 5,311,044	80%	\$ 496,881	\$ 2,356,811	\$ 1,616,598	\$ 7,667,854
10	2029	0%	\$ 15,944,098	\$ 441,386,707	\$ 365,613,147	\$ 136,795	80%	\$ 1,172,116	\$ 6,483,160	80%	\$ 520,134	\$ 2,876,945	\$ 1,692,250	\$ 9,360,104
11	2030	2%	\$ 15,945,148	\$ 466,159,589	\$ 390,386,029	\$ 140,025	80%	\$ 1,225,562	\$ 7,708,721	80%	\$ 543,851	\$ 3,420,796	\$ 1,769,413	\$ 11,129,517
12	2031	2%	\$ 16,264,602	\$ 491,747,383	\$ 415,973,823	\$ 143,340	80%	\$ 1,308,602	\$ 9,017,323	80%	\$ 580,701	\$ 4,001,496	\$ 1,889,303	\$ 13,018,820
13	2032	2%	\$ 16,590,468	\$ 518,172,798	\$ 442,399,238	\$ 146,741	80%	\$ 1,394,374	\$ 10,411,697	80%	\$ 618,763	\$ 4,620,259	\$ 2,013,137	\$ 15,031,957
14	2033	2%	\$ 16,922,874	\$ 545,459,128	\$ 469,685,568	\$ 150,231	80%	\$ 1,482,954	\$ 11,894,652	80%	\$ 658,071	\$ 5,278,330	\$ 2,141,025	\$ 17,172,981
15	2034	2%	\$ 17,261,953	\$ 573,630,263	\$ 497,856,703	\$ 153,812	80%	\$ 1,574,420	\$ 13,469,071	80%	\$ 698,659	\$ 5,976,989	\$ 2,273,079	\$ 19,446,060
16	2035	2%	\$ 17,607,838	\$ 602,710,706	\$ 526,937,146	\$ 157,487	80%	\$ 1,668,852	\$ 15,137,923	80%	\$ 740,564	\$ 6,717,553	\$ 2,409,415	\$ 21,855,476
17	2036	2%	\$ 17,960,666	\$ 632,725,587	\$ 556,952,027	\$ 161,260	80%	\$ 1,766,331	\$ 16,904,254	80%	\$ 783,821	\$ 7,501,374	\$ 2,550,152	\$ 24,405,628
18	2037	2%	\$ 18,320,579	\$ 663,700,677	\$ 587,927,117	\$ 165,132	80%	\$ 1,866,943	\$ 18,771,197	80%	\$ 828,468	\$ 8,329,842	\$ 2,695,412	\$ 27,101,040
19	2038	0%	\$ 18,320,579	\$ 682,021,256	\$ 606,247,696	\$ 165,132	80%	\$ 1,970,774	\$ 20,741,971	80%	\$ 874,544	\$ 9,204,386	\$ 2,845,318	\$ 29,946,358
20	2039	0%	\$ 18,320,579	\$ 700,341,836	\$ 624,568,276	\$ 165,132	80%	\$ 2,032,186	\$ 22,774,157	80%	\$ 901,796	\$ 10,106,182	\$ 2,933,982	\$ 32,880,340
21	2040	2%	\$ 18,687,718	\$ 733,036,390	\$ 657,262,830	\$ 169,107	80%	\$ 2,093,598	\$ 24,867,755	80%	\$ 929,048	\$ 11,035,230	\$ 3,022,646	\$ 35,902,985
			\$ 270,372,149			\$ 2,338,566		\$ 24,867,755			\$ 11,035,230		\$ 35,902,985	

Assumptions	
Base Taxable Value ^[c]	\$ 75,773,560
City AV Rate ^[d]	0.41901
County AV Rate ^[d]	0.18594
Sale Tax Rate	1.0%

Footnotes
[a] Values increased at 2% annually for the life of the TIRZ with two years of no growth periodically to simulate economic downturn.
[b] Reflects 75% of the total construction costs provided by the Developer.
[c] Tax Increment Base is to be updated based on the addition of new Property and is subject to confirmation by the Appraisal District.
[d] Rates as of tax year 2025-2026.

EXHIBIT G – EXISTING USES OF THE PROPERTY

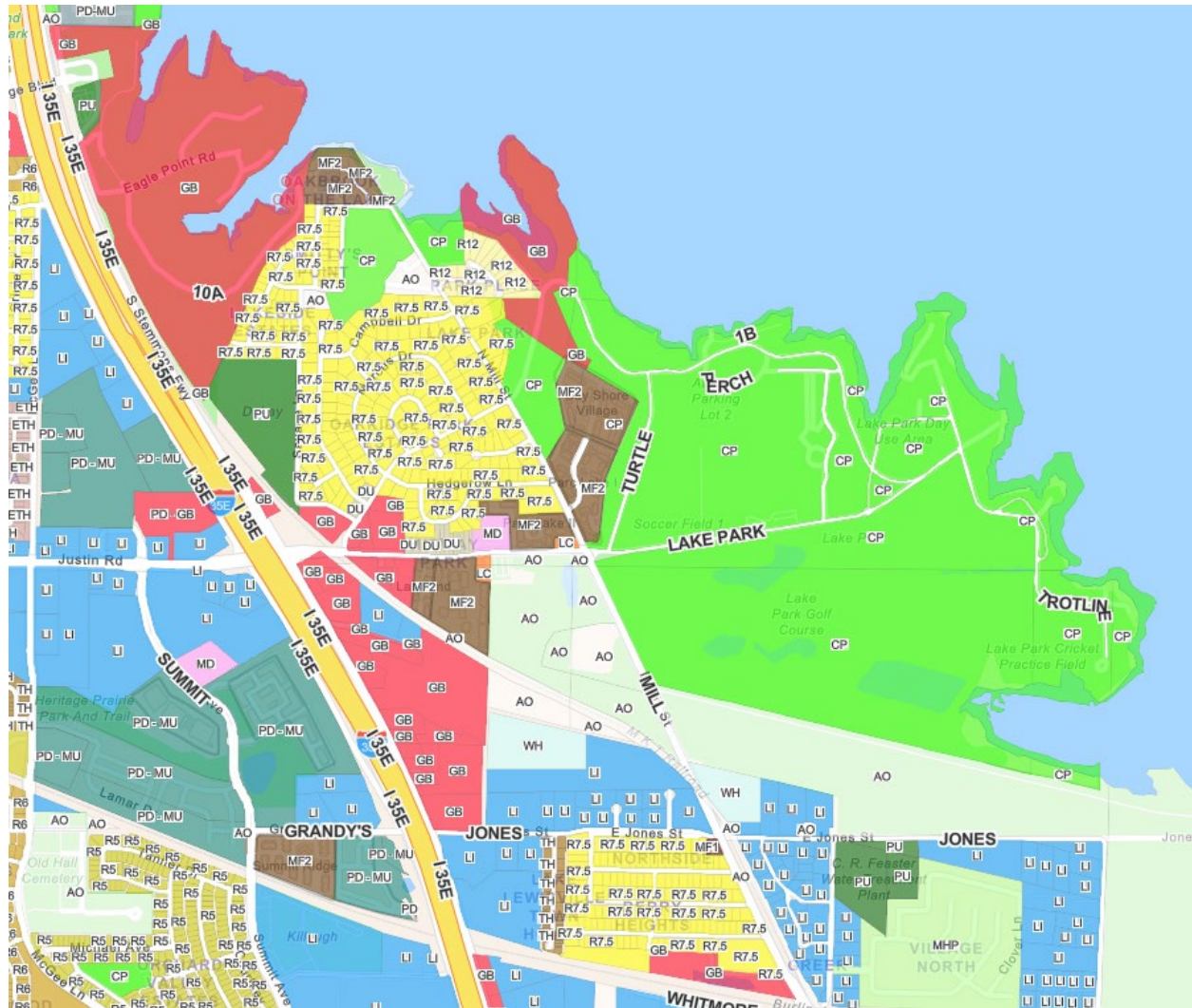


EXHIBIT H-1 – PROPOSED USES



1	LAKE PROJECT	Lake Redevelopment - including but not limited to hotel, cabins, restaurants, yurts, golf course, Lake Park, marina, fishing barge
2	LAKE DISTRICT WEST	Potential uses include hotel, retail, restaurants, office, grocery store, open space and parks
3	POTENTIAL REDEVELOPMENT	Mixed use - primarily commercial or entertainment
4	VILLAGE AT LEWISVILLE	Residential with some retail ready space
5	POTENTIAL DEVELOPMENT	Residential or mixed use - primarily residential
6	POTENTIAL DEVELOPMENT	Mixed use - primarily commercial
7	POTENTIAL DEVELOPMENT	Mixed use - retail on the bottom and multifamily on top, entertainment, hotel, office

EXHIBIT H-2 – GENERAL LOCATION OF PUBLIC IMPROVEMENTS



Depicts general location of the Public Improvements as the Zone is developed and as described in this Final Plan; water and drainage improvements assumed to follow roadways.

EXHIBIT I – PARCEL IDENTIFICATION

Original Boundary

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
17649	528750	773610	773645	773684
17668	557598	773611	773646	773686
17676	558230	773612	773647	773687
18504	562615	773613	773648	773688
73188	580159	773614	773649	773689
128367	583715	773615	773650	773690
128368	583716	773616	773651	773691
146097	623507	773617	773652	773692
146099	647982	773618	773653	773693
153798	656716	773619	773654	773694
179759	656718	773620	773655	773695
200994	656721	773621	773656	773696
200995	656722	773622	773657	773697
200996	676378	773623	773658	773698
220035	676412	773624	773659	773699
225528	756460	773625	773660	773700
242044	756461	773626	773661	773701
242045	756462	773627	773662	773702
242046	756463	773628	773663	773703
250298	756464	773629	773664	773704
290974	773595	773630	773665	773705
290975	773596	773631	773666	773706
330667	773597	773632	773667	773707
469024	773598	773633	773668	773708
469220	773599	773634	773669	773709
469522	773600	773635	773670	773710
495501	773601	773636	773671	773711
496562	773602	773637	773672	773712
496663	773603	773638	773673	773713
497830	773604	773639	773676	773714
498213	773605	773640	773677	773715
499387	773606	773641	773679	773716
499388	773607	773642	773680	773717
500005	773608	773643	773682	773718
528749	773609	773644	773683	773719

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
773720	773759	773798	773837	1029719
773721	773760	773799	773838	1029720
773722	773761	773800	773839	1029721
773723	773762	773801	773840	1029722
773724	773763	773802	773841	1029723
773725	773764	773803	773842	1029724
773726	773765	773804	773843	1029725
773727	773766	773805	773844	1029726
773728	773767	773806	773845	1029727
773729	773768	773807	773846	1029728
773730	773769	773808	773847	1029729
773731	773770	773809	773848	1029730
773732	773771	773810	773849	1029731
773733	773772	773811	773850	1029732
773734	773773	773812	773851	1029733
773735	773774	773813	773852	1029734
773736	773775	773814	773853	1029735
773737	773776	773815	773854	1029736
773738	773777	773816	964618	1029737
773739	773778	773817	979743	1029738
773740	773779	773818	979744	1029739
773741	773780	773819	1003148	1029740
773742	773781	773820	1003149	1029741
773743	773782	773821	1003150	1029742
773744	773783	773822	1003151	1029743
773745	773784	773823	1003542	1029744
773746	773785	773824	1003543	1029745
773747	773786	773825	1005748	1029746
773748	773787	773826	1005749	1029747
773749	773788	773827	1005750	1029748
773750	773789	773828	1021800	1029749
773751	773790	773829	1021801	1029750
773752	773791	773830	1029712	1029751
773753	773792	773831	1029713	1029752
773754	773793	773832	1029714	1029753
773755	773794	773833	1029715	1029754
773756	773795	773834	1029716	1029755
773757	773796	773835	1029717	1029756
773758	773797	773836	1029718	1029757

Parcel ID	Parcel ID	Parcel ID	Parcel ID	Parcel ID
1029758	1029797	1029836	1029875	1029915
1029759	1029798	1029837	1029876	1029916
1029760	1029799	1029838	1029877	1029917
1029761	1029800	1029839	1029878	1029918
1029762	1029801	1029840	1029879	1029919
1029763	1029802	1029841	1029880	1029920
1029764	1029803	1029842	1029881	1029921
1029765	1029804	1029843	1029882	1029922
1029766	1029805	1029844	1029884	1029923
1029767	1029806	1029845	1029885	1029924
1029768	1029807	1029846	1029886	1029925
1029769	1029808	1029847	1029887	1029926
1029770	1029809	1029848	1029888	1029927
1029771	1029810	1029849	1029889	1029928
1029772	1029811	1029850	1029890	1029929
1029773	1029812	1029851	1029891	1029930
1029774	1029813	1029852	1029892	1029931
1029775	1029814	1029853	1029893	1029932
1029776	1029815	1029854	1029894	1029933
1029777	1029816	1029855	1029895	1029934
1029778	1029817	1029856	1029896	1029935
1029779	1029818	1029857	1029897	1029936
1029780	1029819	1029858	1029898	1030587
1029781	1029820	1029859	1029899	1030588
1029782	1029821	1029860	1029900	1049564
1029783	1029822	1029861	1029901	1049565
1029784	1029823	1029862	1029902	
1029785	1029824	1029863	1029903	
1029786	1029825	1029864	1029904	
1029787	1029826	1029865	1029905	
1029788	1029827	1029866	1029906	
1029789	1029828	1029867	1029907	
1029790	1029829	1029868	1029908	
1029791	1029830	1029869	1029909	
1029792	1029831	1029870	1029910	
1029793	1029832	1029871	1029911	
1029794	1029833	1029872	1029912	
1029795	1029834	1029873	1029913	
1029796	1029835	1029874	1029914	

Added Property

Parcel ID
18519
142948
142954
629429
629430
629433
629443
629444
629455
629479