

ORDINANCE NO. 4678

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, APPROVING AN AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TEN, CITY OF MESQUITE, TEXAS (POLO RIDGE) (THE "ZONE"); REDUCING THE BOUNDARIES AND GEOGRAPHIC AREA OF THE ZONE; AND AMENDING AND RESTATING ORDINANCE NO. 4525 CREATING THE ZONE; THE REDUCED BOUNDARIES AND GEOGRAPHIC AREA OF THE ZONE TO CONSIST OF APPROXIMATELY 805.79 ACRES GENERALLY LOCATED SOUTH OF FM 740, WEST OF FM 2757 AND NORTH OF KELLY ROAD IN KAUFMAN COUNTY, TEXAS; MAKING A FINDING OF FEASIBILITY; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, the City of Mesquite, Texas (the "City") is authorized pursuant to the Tax Increment Financing Act, V.T.C.A., Tax Code, Chapter 311, as amended (the "Act"), to designate a geographic area within the corporate limits of the City or within the extraterritorial jurisdiction ("ETJ") of the City, or in both, as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City established Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge) (the "Zone"), and established a board of directors for the Zone (the "Board of Directors") to promote development or redevelopment in the Zone pursuant to Ordinance No. 4525 approved by the City Council of the City (the "City Council") on December 4, 2017 ("Ordinance No. 4525"), in accordance with the Act; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper of general circulation in the City and in a newspaper of general circulation in the portion of the ETJ of the City in which the proposed zone was located in accordance with the Act; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was sent to owners of property within the proposed zone by first-class mail, in accordance with the Act; and

WHEREAS, the City Council opened and conducted the public hearing on the creation of the proposed zone and closed such hearing on December 4, 2017; and

WHEREAS, the City Council approved the creation of the Zone by Ordinance No. 4525 on December 4, 2017 and established the boundaries of the Zone to be the property consisting of approximately 822.1 acres of land and being described in Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof for all purposes; and

WHEREAS, it has been determined that the boundary of the Zone as approved in Ordinance No. 4525 incorrectly includes a small portion of land that is not within the corporate limits of the City or within the ETJ of the City; and

WHEREAS, the City now desires to approve this ordinance to correct the boundary of the Zone and to exclude from the Zone the land that is not within the corporate limits of the City or within the ETJ of the City; and

WHEREAS, on September 17, 2018, the Board of Directors prepared and adopted a project plan and reinvestment zone financing plan for the Zone which was subsequently approved by the City Council on September 17, 2018, pursuant to Ordinance No. 4601 (the "Original Project and Financing Plan"); and

WHEREAS, Section 311.010 (a) of the Act provides that the board of directors of a tax increment reinvestment zone shall make recommendations to the governing body of the municipality that created the zone concerning the administration of the Act in the zone; and

WHEREAS, Section 311.011 (e) of the Act allows the board of directors of a tax increment reinvestment zone to adopt an amendment to a project plan for the zone so long as the amendment is consistent with the requirements and limitations of the Act and is approved by the governing body of the municipality that created the zone; and

WHEREAS, on June 3, 2019, the Board of Directors prepared and adopted an amended project plan and reinvestment zone financing plan for the Zone, a copy of which is attached hereto as Exhibit "C" and made a part hereof for all purposes (the "2019 Amended Project and Financing Plan"); and

WHEREAS, the 2019 Amended Project and Financing Plan proposes to reduce the boundaries and geographic area of the Zone to correct the boundary of the Zone and exclude from the Zone the land that is not within the corporate limits of the City or within the ETJ of the City, such proposed reduced boundaries and geographic area of the Zone to consist of approximately 805.79 acres generally located south of FM 740, west of FM 2757 and north of Kelly Road in Kaufman County, Texas, and being more particularly described in Exhibit "D" and depicted in Exhibit "E" attached hereto and made a part hereof for all purposes; and

WHEREAS, the 2019 Amended Project and Financing Plan is not effective unless it is approved by the City Council by ordinance adopted after a public hearing; and

WHEREAS, notice of the public hearing to be held at 7:00 p.m. on June 3, 2019 to consider approving the 2019 Amended Project and Financing Plan, reducing the boundaries and geographic area of the Zone, and amending and restating the ordinance creating the Zone, was published in the *Daily Commercial Record*, a newspaper of general circulation in the City and in the *Forney Messenger*, a newspaper of general circulation in the portion of the ETJ of the City where the Zone is located, on May 23, 2019, which date is at least seven days before



the date of the public hearing held on June 3, 2019, in accordance with Section 311.003 of the Act; and

WHEREAS, on May 24, 2019, notice of the public hearing to be held at 7:00 p.m. on June 3, 2019 to consider approving the 2019 Amended Project and Financing Plan, reducing the boundaries and geographic area of the Zone, and amending and restating the ordinance creating the Zone, was mailed by first class mail to the property owners within the original boundaries of the Zone; and

WHEREAS, on June 3, 2019, the City Council opened a public hearing in accordance with the Act and interested persons were allowed to speak for or against the 2019 Amended Project and Financing Plan, the boundaries of the Zone, reducing the boundaries and geographic area of the Zone, amending and restating the ordinance creating the Zone, and the concept of tax increment financing; and

WHEREAS, owners of property within the original boundaries of the Zone were given a reasonable opportunity to protest the 2019 Amended Project and Financing Plan, reducing the boundaries and geographic area of the Zone, and amending and restating the ordinance creating the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on June 3, 2019; and

WHEREAS, the public hearing was held in full compliance with the Act; and

WHEREAS, Section 311.007 (a) of the Act allows the City Council to reduce or enlarge the boundaries of an existing tax increment reinvestment zone by ordinance or resolution, subject to the limitations provided by Section 311.006 of the Act; and

WHEREAS, pursuant to Section 311.006 of the Act, the City may change the boundaries of the Zone provided (i) not more than thirty percent (30%) of the property within the amended boundaries of the Zone, excluding any property that is publicly owned, is used for residential purposes, as defined by Section 311.006 (d) of the Act; and (ii) the total appraised value of taxable real property within the amended boundaries of the Zone and in other existing reinvestment zones in the City, do not exceed 25 percent of the total appraised value of taxable real property in the City and in industrial districts created by the City; and

WHEREAS, the Board of Directors is recommending the 2019 Amended Project and Financing Plan to the City Council for approval; and

WHEREAS, the City has taken all actions required to approve the 2019 Amended Project and Financing Plan, reduce the boundaries and the geographic area of the Zone, and amend and restate the ordinance creating the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other applicable laws;

and

WHEREAS, the City Council finds that approving the 2019 Amended Project and Financing Plan, reducing the boundaries and geographic area of the Zone as more fully set forth in the 2019 Amended Project and Financing Plan, and amending and restating the ordinance that created the Zone is in the best interest of the City and its citizens.

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

SECTION 1. That the statements, facts, findings and recitals contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated herein and adopted as part of this ordinance for all purposes.

SECTION 2. That the City Council, after conducting the above described public hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and has determined based on the evidence and testimony presented to it:

- (a) That the public hearing to consider the approval of the 2019 Amended Project and Financing Plan, reducing the boundaries and geographic area of the Zone, and amending and restating the ordinance that created the Zone, has been properly held and conducted and that notice of such hearing has been published as required by applicable law, including the Act, and that owners of property within the original boundaries of the Zone were given a reasonable opportunity to protest the 2019 Amended Project and Financing Plan, the reduction in the boundaries and geographic area of the Zone, and the amendment and restatement of the ordinance creating the Zone; and
- (b) That amending and restating the ordinance that created the Zone and reducing the boundaries and geographic area of the Zone to consist of only the property described and depicted in Exhibits “D” and “E”, will benefit the City, its residents and property owners, in general, and will benefit the property, residents and property owners within the reduced boundaries and geographic area of the Zone; and
- (c) That the Zone, as reduced and as described and depicted in Exhibits “D” and “E” meet the criteria for a reinvestment zone set forth in the Act in that:
  - (1) The area within the reduced boundaries and geographic area of the Zone is located wholly within the ETJ of the City; and
  - (2) The area within the reduced boundaries and geographic area of the Zone is predominately open, unproductive and undeveloped or underdeveloped, and the lack of necessary public improvements and

other facilities substantially impairs the sound growth of the City; and

- (d) That less than 30 percent of the property within the reduced boundaries and geographic area of the Zone, excluding property that is publicly owned, is used for residential purposes as described in Section 311.006 (d) of the Act; and
- (e) That the total appraised value of taxable real property within the reduced boundaries and geographic area of Zone, according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, do not exceed 25 percent of the current total appraised value of taxable real property in the City and in industrial districts created by the City, if any; and
- (f) That improvements in the reduced boundaries and geographic area of the Zone will significantly enhance the value of all the taxable real property within the reduced boundaries and geographic area of the Zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property within the reduced boundaries and geographic area of the Zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the reduction in the boundaries and geographic area of the Zone will promote development or redevelopment within the reduced boundaries and geographic area of the Zone.

SECTION 3. That the City Council finds that the 2019 Amended Project and Financing Plan submitted to the City Council complies with Section 311.011 of the Act including, without limitation, the 2019 Amended Project and Financing Plan includes the following information required by Section 311.011 of the Act:

- A. The 2019 Amended Project and Financing Plan includes:
  - (1) A description and map showing existing uses and conditions of real property within the reduced boundaries and geographic area of the Zone and proposed uses of that property;
  - (2) Proposed changes of zoning ordinances, the master plan of the City, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
  - (3) A list of estimated non-project costs; and
  - (4) A statement of a method of relocating persons to be displaced, if any, as

a result of implementing the plan.

- B. The 2019 Amended Project and Financing Plan also includes:
- (1) A detailed list describing the estimated project costs of the Zone, including administrative expenses;
  - (2) A statement listing the proposed kind, number and location of all public works or public improvements to be financed by the Zone;
  - (3) A finding that the plan is economically feasible and an economic feasibility study;
  - (4) The estimated amount of bonded indebtedness to be incurred;
  - (5) The estimated time when related costs or monetary obligations are to be incurred;
  - (6) A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property within the reduced boundaries and geographic area of the Zone;
  - (7) The current total appraised value of taxable real property within the reduced boundaries and geographic area of the Zone;
  - (8) The estimated captured appraised value of the Zone during each year of its existence; and
  - (9) The duration of the Zone.

SECTION 4. That the City Council has reviewed the 2019 Amended Project and Financing Plan and hereby finds that the 2019 Amended Project and Financing Plan is feasible.

SECTION 5. That the City Council hereby approves and adopts the 2019 Amended Project and Financing Plan attached hereto as Exhibit "C" and made a part hereof for all purposes.

SECTION 6. That the City Manager, or the City Manager's designee, is hereby authorized to execute all documents and take all actions necessary or requested to implement the 2019 Amended Project and Financing Plan.

SECTION 7. That the City Council, acting under and in accordance with the Act including, without limitation, Sections 311.006, 311.007 (a) and 311.011 (e) of the Act, hereby reduces the boundaries and geographic area of Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge) to consist of only the property described in Exhibit “D” and depicted on Exhibit “E” attached hereto and made a part hereof for all purposes. The reduced boundaries and geographic area of the Zone shall continue to be known as “Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge).”

SECTION 8. That effective immediately upon passage of this ordinance, Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge) shall consist of approximately 805.79 acres generally located south of FM 740, west of FM 2757 and north of Kelly Road in Kaufman County, Texas, and being the property described in Exhibit “D” and depicted in Exhibit “E” attached to this ordinance and as described and depicted in the 2019 Amended Project and Financing Plan.

SECTION 9. That Ordinance No. 4525 including, without limitation, Section 2 of Ordinance No. 4525, is hereby amended and restated to reduce the boundaries and geographic area of the Zone to include only the property described in Exhibit “D” and depicted in Exhibit “E” attached hereto and made a part hereof for all purposes.

SECTION 10. That Ordinance No. 4525 is hereby amended by deleting Exhibits “A” and “B” in their entirety and replacing Exhibit “A” with Exhibit “D” attached to this ordinance and replacing Exhibit “B” with Exhibit “E” attached to this ordinance and as of the effective date of this ordinance, all references in Ordinance No. 4525 to Exhibits “A” and “B” shall be deemed to refer to such exhibits as replaced by Exhibits “D” and “E” attached to this ordinance.

SECTION 11. That Ordinance No. 4525 will remain in full force and effect, save and except as amended and restated by this ordinance.

SECTION 12. That pursuant to Section 311.012 (c) of the Act, the tax increment base for the Zone is reduced by the taxable value of the real property removed from the Zone for the year in which the property was originally included in the Zone’s boundaries.

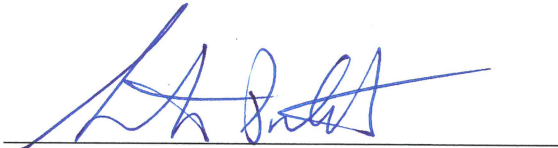
SECTION 13. That it is hereby found, determined and declared that sufficient public notice of the date, hour, place and subject of the meeting of the City Council at which this ordinance was adopted was given as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 14. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 15. That it is hereby declared to be the intent of the City Council that the words, phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any word, phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by a final judgment or decree of a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs or sections of this ordinance, the City Council hereby declaring that this ordinance would have been enacted by the City Council without the incorporation of any such invalid or unconstitutional word, phrase, clause, sentence, paragraph or section.

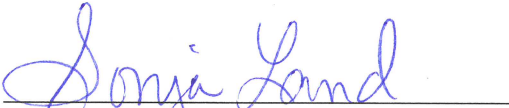
SECTION 16. That this ordinance shall take effect immediately upon passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 3rd day of June 2019.



Stan Pickett  
Mayor

ATTEST:



Sonja Land  
City Secretary

APPROVED:



David L. Paschall  
City Attorney

**EXHIBIT "A"**

**Metes and Bounds of Original Boundaries**

**Reinvestment Zone Number Ten,  
City of Mesquite, Texas  
(Polo Ridge)**



**FIELD NOTES**  
**Forney Acquisitions, L.P.**  
**(822.1 Acre Tract)**

**BEING** a tract or parcel of land situated in the Andrew Nail Survey, Abstract No. 355, the V. Herd Survey, Abstract No. 235, and the S.L. Woolridge Survey, Abstract No. 594, Kaufman County, Texas, and being part of that tract of land described in a Deed to Forney Acquisitions L.P., as recorded in Volume 2603, Page 292 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in the Southwesterly line of F.M. Highway No. 2757 (a variable width right-of-way), said point being the most Northerly Northeast corner of a tract of land described in a Deed to Kathlena Kelly Sanders, per Deed recorded in Volume 1348, Page 252 of the Deed Records of Kaufman County, Texas;

**THENCE** in a Southeasterly direction, along the Southwesterly line of said F.M. Highway No. 2757, and along a non-tangent curve to the left having a central angle of 05 degrees 05 minutes 39 seconds, a radius of 5779.58 feet, a chord bearing of South 49 degrees 06 minutes 43 seconds East, a chord distance of 513.69 feet, and an arc length 513.86 feet to a concrete monument found for corner;

**THENCE** along the Southwesterly line of said F.M. Highway No. 2757 as follows:

South 51 degrees 25 minutes 16 seconds East for a distance of 215.11 feet to a concrete monument found for corner;

South 42 degrees 32 minutes 14 seconds East for a distance of 309.76 feet to a concrete monument found for corner;

South 50 degrees 16 minutes 50 seconds East for a distance of 254.13 feet to a concrete monument found for corner;

South 62 degrees 55 minutes 48 seconds East for a distance of 125.71 feet to a point for corner;

South 47 degrees 23 minutes 49 seconds East for a distance of 306.97 feet to a concrete monument found for corner;

South 53 degrees 46 minutes 08 seconds East for a distance of 101.75 feet to a concrete monument found for corner;

South 45 degrees 41 minutes 40 seconds East for a distance of 2153.23 feet to a concrete monument found for corner;

South 45 degrees 07 minutes 18 seconds East for a distance of 3376.01 feet to a concrete monument found for corner at the beginning of a curve to the right;

Southeasterly, along said curve having a central angle of 13 degrees 33 minutes 53 seconds, a radius of 1095.92 feet, a chord bearing of South 38 degrees 20 minutes 22 seconds East, a chord distance of 258.85 feet and an arc length of 259.46 feet to a point for corner in the center of Kelly Road, said point being the most Northerly East corner of the above cited Forney Acquisitions tract;

**THENCE** South 44 degrees 15 minutes 13 seconds West departing the Southwesterly line of said F.M. Highway No. 2757, along the Southeasterly line of said Forney Acquisitions tract, and along

the center of said Kelly Road, for a distance of 2543.09 feet to a 5/8" iron rod found for corner at an angle point in said road;

THENCE South 12 degrees 26 minutes 22 seconds East along the center of said Kelly Road, and along the Southeasterly line of said Forney Acquisitions tract, for a distance of 638.25 feet to a 1/4" iron rod found for corner at an angle point in said road;

THENCE South 18 degrees 10 minutes 39 seconds West along the center of said Kelly Road, and along the Southeasterly line of said Forney Acquisitions tract, for a distance of 350.54 feet to a 1/4" iron rod found for corner at an angle point in said road;

THENCE South 25 degrees 07 minutes 52 seconds West along the center of said Kelly Road, and along the Southeasterly line of said Forney Acquisitions tract, for a distance of 642.84 feet to a 1/2" iron rod found for corner at an angle point in said road;

THENCE South 31 degrees 18 minutes 55 seconds West along the center of said Kelly Road, and along the Southeasterly line of said Forney Acquisitions tract, for a distance of 1148.50 feet to a 60d nail found for corner at an angle point in said road;

THENCE South 02 degrees 53 minutes 11 seconds West along said Kelly Road, and along the Southeasterly line of said Forney Acquisitions tract, for a distance of 696.69 feet to a point for corner in the Northwesterly line of a tract of land described as the Second Tract in a Deed to Patrick C. Kelly, as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

THENCE South 43 degrees 34 minutes 26 seconds West along the Northwesterly line of said Patrick C. Kelly tract, for a distance of 610.80 feet to a point for corner at the beginning of a non-tangent curve to the left;

THENCE in a Northwesterly direction, along said non-tangent curve to the left having a central angle of 12 degrees 45 minutes 15 seconds, a radius of 5280.00 feet, a chord bearing of North 77 degrees 00 minutes 40 seconds West, a chord distance of 1172.90 feet and an arc length of 1175.33 feet to a point for corner;

THENCE North 22 degrees 07 minutes 18 seconds West for a distance of 229.66 feet to a point for corner;

THENCE North 15 degrees 31 minutes 26 seconds East for a distance of 897.27 feet to a point for corner;

THENCE North 56 degrees 00 minutes 43 seconds West for a distance of 522.03 feet to a point for corner;

THENCE North 00 degrees 17 minutes 14 seconds West for a distance of 1020.90 feet to a point for corner;

THENCE North 50 degrees 02 minutes 20 seconds East for a distance of 580.28 feet to a point for corner;

THENCE North 00 degrees 40 minutes 22 seconds West for a distance of 734.00 feet to a point for corner;

THENCE North 43 degrees 59 minutes 00 seconds West for a distance of 733.19 feet to a point for corner;

**THENCE** North 46 degrees 57 minutes 11 seconds West for a distance of 1764.06 feet to a point for corner;

**THENCE** North 78 degrees 58 minutes 22 seconds West for a distance of 1035.02 feet to a point for corner;

**THENCE** North 01 degrees 09 minutes 09 seconds West for a distance of 3089.05 feet to a point for corner in the Southeasterly line of a tract of land conveyed to Jeffrey Ralph Hughs and Sonja W. Hughs, per Deed recorded in Volume 1828, Page 260 of the Official Public Records of Kaufman County, Texas;

**THENCE** North 39 degrees 39 minutes 19 seconds East along the Southeasterly line of said Hughs tract, for a distance of 345.05 feet to a capped 5/8" inch iron rod found for corner at the most Easterly corner of same;

**THENCE** North 53 degrees 07 minutes 28 seconds West along the Northeasterly line of said Hughs tract, for a distance of 198.08 feet to a capped 5/8" inch iron rod found for corner at the most Easterly Northeast corner of same, said point also being the most Southerly corner of a tract of land conveyed to George Brian Holy, per Deed recorded in Volume 1194, Page 822 of the Deed Records of Kaufman County, Texas;

**THENCE** North 44 degrees 58 minutes 09 seconds East along the Southeasterly line of said Holy tract, and along the Southeasterly line of another tract of land conveyed to George Brian Holy, per Deed recorded in Volume 1131, Page 813 of the Deed Records of Kaufman County, Texas, for a distance of 497.28 feet to a point for corner;

**THENCE** along the Northeasterly line of said Holy tract recorded in Volume 1131, Page 813 as follows:

North 40 degrees 51 minutes 02 seconds West for a distance of 461.48 feet to a fence corner post for corner;

North 22 degrees 24 minutes 05 seconds West for a distance of 97.80 feet to a fence corner post for corner;

North 34 degrees 10 minutes 55 seconds East for a distance of 111.31 feet to a fence corner post for corner at the most Northerly Southeast corner of said Holy tract, said point also being in the Southwesterly line of a tract of land conveyed to D.P. Newton, et ux, per Deed recorded in Volume 616, Page 566 of the Deed Records of Kaufman County, Texas;

**THENCE** South 73 degrees 11 minutes 17 seconds East along the Southwesterly line of said Newton tract, for a distance of 633.21 feet to a wooden monument found for corner;

**THENCE** South 43 degrees 23 minutes 12 seconds East along the Southwesterly line of said Newton tract, for a distance of 194.48 feet to a 3/8" inch iron rod found for corner at the most Southerly corner of same;

**THENCE** North 44 degrees 08 minutes 49 seconds East along the Southeasterly line of said Newton tract, passing a 3/8" iron rod found for the most Southerly Northeast corner of same and the most Southerly corner of the above cited Kathlena Kelly Sanders tract at a distance of 494.03 feet, and continuing along the Southeasterly line of said Sanders tract for a total distance of 683.75 feet to a 1/2" inch iron rod found for corner at the most Southerly Northeast corner of said Sanders tract;

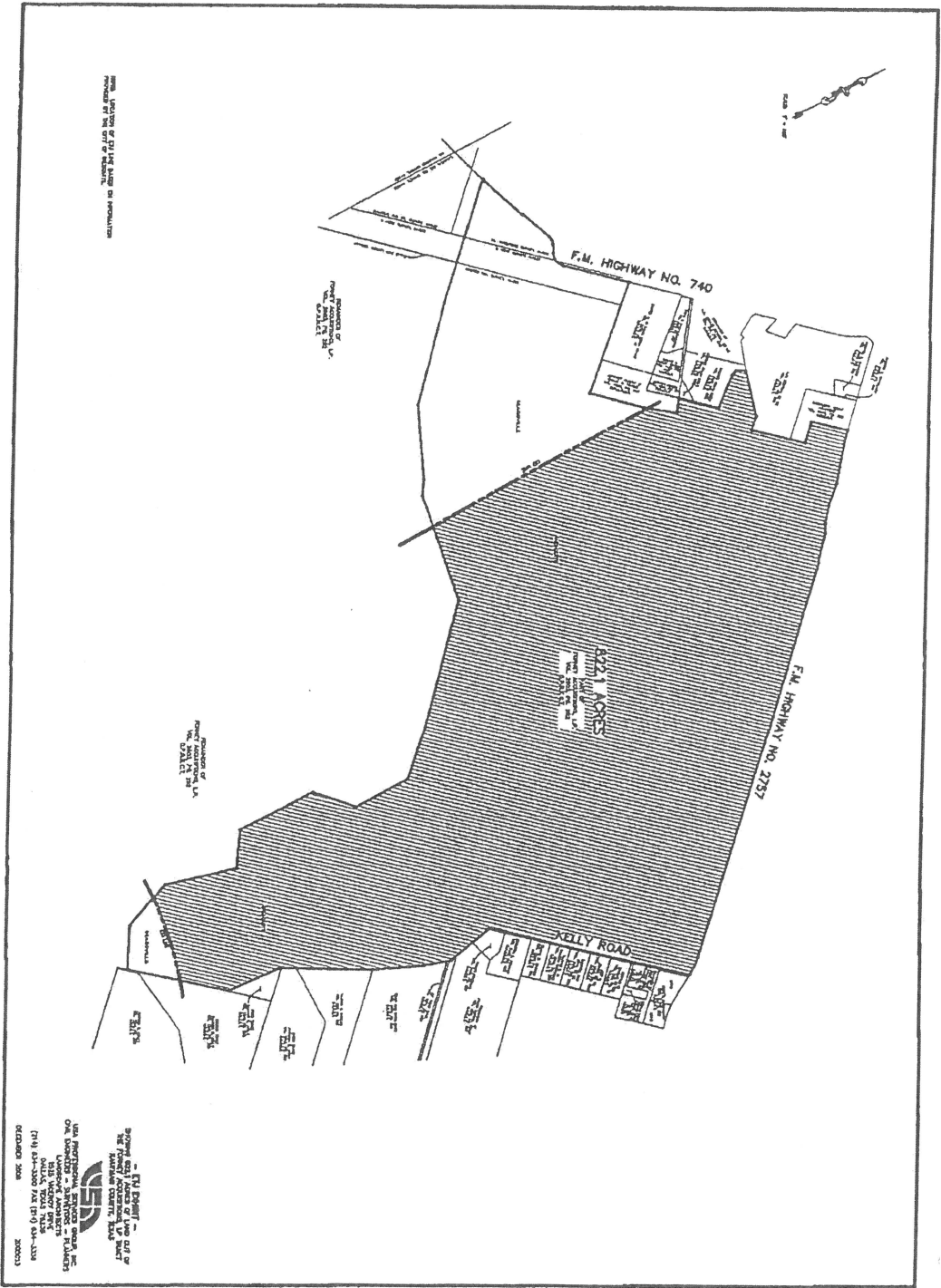
**THENCE** North 45 degrees 18 minutes 32 seconds West along the Northeasterly line of said Sanders tract, for a distance of 297.17 feet to a point for corner;

**THENCE** North 44 degrees 09 minutes 32 seconds East along the Southeasterly line of said Sanders tract, for a distance of 464.46 feet to the **POINT OF BEGINNING**, and containing 822.1 acres of land.

**EXHIBIT "B"**

**Depiction of Original Boundaries**

**Reinvestment Zone Number Ten,  
City of Mesquite, Texas  
(Polo Ridge)**




 USA INTERNATIONAL SERVICES  
 3909 W. 110th Street, Suite 100  
 Overland Park, KS 66204  
 (913) 666-1000 FAX (913) 666-1001  
 DECEMBER 2006 2000013

**EXHIBIT "C"**

**Amended Project Plan and Reinvestment Zone Financing Plan**

**Reinvestment Zone Number Ten,  
City of Mesquite, Texas  
(Polo Ridge)**

**June 2019**





# Amended Project Plan and Reinvestment Zone Financing Plan

## Reinvestment Zone Number Ten City of Mesquite, Texas (Polo Ridge)

June 2019





# Table of Contents

<b>City of Mesquite</b> Department of Economic Development	<b>Description of the Zone</b>	
<b>David Witcher</b> Director of Economic Development Phone: (972) 216-6340 Mobile: (682) 540-4480 E-mail: <a href="mailto:dwitcher@cityofmesquite.com">dwitcher@cityofmesquite.com</a>	Introduction	3
<b>Kim Buttram</b> Assistant Director of Economic Development Phone: (972) 216.6446 Mobile: (214) 212.4997 E-mail: <a href="mailto:kbuttram@cityofmesquite.com">kbuttram@cityofmesquite.com</a>	Actions Taken to Date/Board Recommendations Revised Boundary Description	4-5 6-10
<b>Beverly Abell</b> Downtown Development Manager Phone: (972) 216.6450 Mobile: (903) 253.6302 E-mail: <a href="mailto:babell@cityofmesquite.com">babell@cityofmesquite.com</a>	<b>Project Plan</b>	
	Current Uses and Conditions	11-13
	Future Land Use and Zoning	14-17
	Estimated Non-Project Costs	18
	Estimated Project Costs and Description	19-27
	<b>Financing Plan</b>	
	TIRZ Credit Allocation Summary	28
	Developer Financial Feasibility Study	29
	Revenue Summary	30-31
	Cost/Benefit	32-33
	TIRZ Increment Revenue Projections	34-40
	<b>Ordinances</b>	
	TIRZ Designation Ordinance No. 4525	41-43

1515 N. Galloway Ave. Mesquite, TX 75149



City of Mesquite, TX

# Introduction

## Tax Increment Financing Program

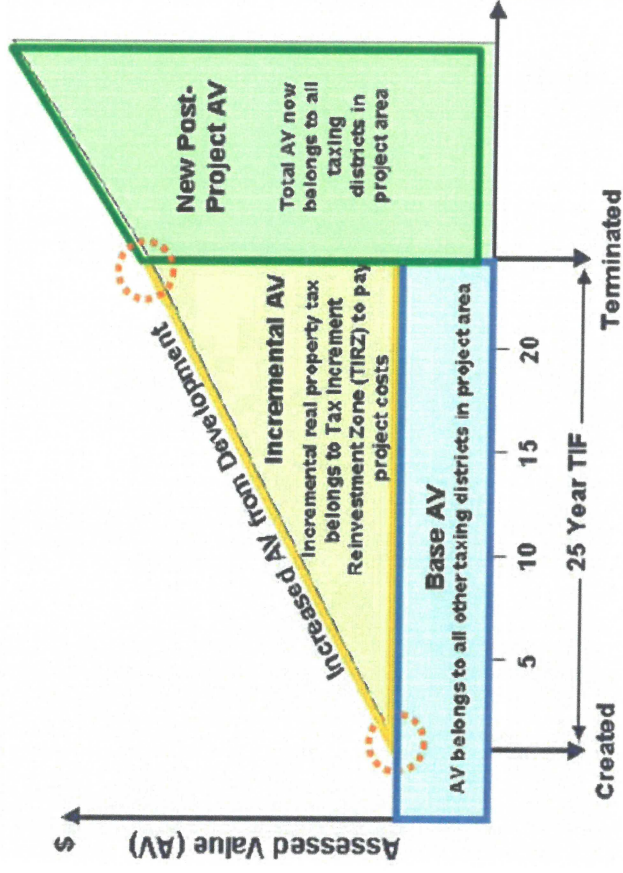
Chapter 311 of the Texas Tax Code (the TIRZ Act) authorizes the governing body of a municipality to promote redevelopment of a contiguous or noncontiguous geographic area by designating it a Tax Increment Reinvestment Zone (TIRZ). The future value of private investment within a TIRZ is leveraged to finance public improvements, to enhance existing public infrastructure, and to maximize the benefits of other incentive tools. Public investment in TIRZ, using tax increment as a financing mechanism, stimulates private sector investment in areas of the City that would not otherwise attract market interest. Taxing entities, including school districts, can opt in at a participation rate of their choosing, electing to contribute 0% to 100% of their tax increment into the zone.

### Key Points:

- Chapter 311 of the Texas Code controls all procedures for the creation of a TIRZ
- Base value is assessed value in year TIRZ is designated (as of January 1)
- Development over time increases assessed value
- Higher assessed value results in additional real property tax revenues

Once a TIRZ has been established, incremental real property taxes resulting from new construction, public improvements and redevelopment efforts accrue to the various taxing entities. Local taxing entities retain the right to determine the amount of the tax increment. The City enters into written Interlocal Agreements with all participating taxing entities to specify: (1) the conditions for payment of tax increment into a tax increment fund, (2) the portion of tax increment to be paid by each entity into the tax increment fund, and (3) the term of the Interlocal Agreement.

The amount of a taxing unit's tax increment for a year is the amount of property taxes levied and collected by the unit for that year on the "captured" appraised value of real property taxable by the unit and located in the TIRZ. Captured appraised value is the total appraised value of all real property taxable by the unit and located in a TIRZ for that year less the total appraised value of taxable real property in the base year (the year in which zone was designated by ordinance).



## Board of Director Responsibilities

The TIRZ Board prepares and adopts a project plan and a reinvestment zone financing plan and submits the plans to the City Council that designated the zone. Once a TIRZ project and financing plan has been approved by the City Council, the Board monitors the ongoing performance of the TIRZ by reviewing the construction status of proposed public improvements and amenities, reviewing the status of the tax increment fund, approving amendments to the project and financing plan, and recommending certain actions by City Council related to the TIRZ. The TIRZ Board must comply with the Texas Open Meetings Act as well as with all subsequent City Code provisions for City Boards and Commissions, to the extent that there is no conflict with the TIRZ Act.

# Polo Ridge TIRZ No. 10

## Actions Taken to Date

In 2007, the City entered into an agreement with Forney Acquisitions, LP to develop 822.1 acres located in the City's ETJ at the intersection of FM 2757 and Kelly Road as a high quality residential development along the IH-20 Corridor. After the recession, in 2017, the new owner, BDMR Development, LLC, approached the City and proposed terms for a new agreement, and on October 16, 2017, the City Council authorized the City Manager to negotiate a new development agreement with the requirement that the developer request voluntary annexation into the City Limits.

On November 6, 2017, the Developer filed a petition for the creation of the Polo Ridge PID. The City Council passed Resolution No. 57-2017 calling for a public hearing to consider the creation of the Polo Ridge PID and Resolution No. 58-2017 calling for a public hearing to create the Polo Ridge TIRZ and directed City staff to prepare a Preliminary Reinvestment Zone Financing Plan.

On December 4, 2017, the City Council directed the City Manager to finalize and execute a development agreement with BDMR Development, LLC, and the Polo Ridge Fresh Water Supply District. Under the new concept plan the development would consist of 1,012 single-family residential lots of varying sizes, from 1-acre to lots ranging from 125-foot wide to 60-foot wide. The City Council also passed Resolution No. 76-2017 creating the Polo Ridge PID and authorized up to \$30 million in special assessment revenue bonds to finance a portion of the development.

On December 4, 2017, after holding a public hearing, the City Council passed Ordinance No. 4525 creating Reinvestment Zone Number Ten for a duration of 31 years, expiring on December 31, 2048, if not sooner terminated, and the tax increment for the TIRZ was set at fifty-one percent (51%) of the total value of the ad valorem tax collected on all real property within the TIRZ. The TIRZ revenues would be used to reduce a portion of the assessments to the property owners.

On February 15, 2018, the Developer filed a petition to dissolve the Polo Ridge PID and filed a petition to create the Polo Ridge PID No. 2 that would authorize up to \$35 million in bond financing. On March 5, 2018, the City Council approved the Polo Ridge Development Agreement, which became effective on April 12, 2018.

On April 16, 2018, the City Council passed Resolution No. 24-2018, creating the Polo Ridge Public Improvement District No. 2 to finance the cost of certain authorized public improvements that confer a special benefit to property located within the PID as authorized by State law.

The City will levy assessments based on lot type in an amount sufficient to pay debt service on the bonds and the TIRZ will provide up to 51 percent of the City's ad valorem tax increment based on a tax rate of \$0.687 per \$100 valuation for a period of up to 31 years or until the amount of TIRZ revenues placed in the TIRZ account totals \$29,740,198, whichever comes first.

Under terms of the Development Agreement, the Polo Ridge Fresh Water Supply District will dissolve and the City will provide retail water and sewer service to the development. The City will annex the property after the first series of PID bonds are issued.

On September 17, 2018, the Polo Ridge Tax Increment Reinvestment Zone Number Ten Board of Directors met and adopted a Project Plan and Reinvestment Zone Financing Plan. The Board also adopted Resolution No. 2018-01 approving an Agreement Regarding the Construction of Public Improvements within the Polo Ridge Public Improvement District No. 2 to allocate or dedicate 51 percent of TIRZ increment revenue to the City, and that such TIRZ Revenues shall be used to pay all or a portion of the assessments levied for the public improvements on properties within the PID. The TIRZ revenues shall be paid to or transferred to the City each year on or before July 1 and shall be applied to reduce the assessments assessed in that year. The application and allocation of the TIRZ revenues to the properties within the PID shall be made on an equitable basis as set forth in the Service and Assessment Plan.

On September 17, 2018, the City Council adopted Ordinance No. 4601 approving the Project Plan and Reinvestment Zone Financing Plan and also passed Resolution No. 54-2018 approving the Agreement Regarding the Construction of Public Improvements within the Polo Ridge Public Improvement District No. 2 dedicate 51 percent of the ad valorem tax increment within the Zone to reduce a portion of the assessments levied on property within the PID.



# Polo Ridge TIRZ No. 10 Board Recommendations

## Actions Taken to Date

In early October, City staff identified a potential conflict with the approximate location of the extraterritorial jurisdiction (ETJ) boundary between Mesquite and Seagoville, and a survey was completed to locate the ETJ boundary line in question. The survey showed approximately 16.28 acres within the Seagoville ETJ, and the Developer subsequently revised the boundary of the PID. As a result, the geographic area of the PID boundary was reduced to 805.79 acres. The Developer also revised the Concept Plan to account for the reduced acreage and the number of developable lots was reduced to 1,007.

On March 18, 2019, the City Council passed Resolution No. 27-2019, to reduce the PID boundary to 805.79 acres so that the PID lies wholly within Mesquite's ETJ and restated the creation of the PID.

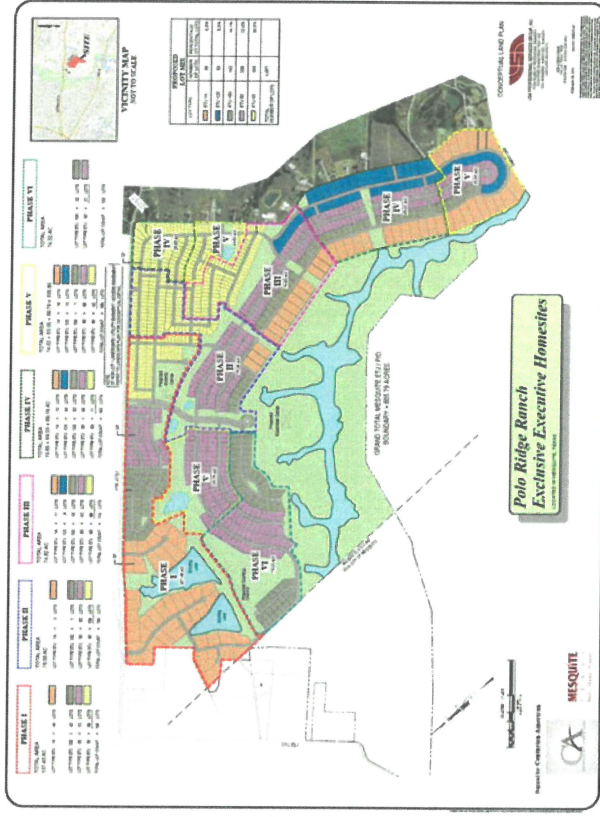
The Polo Ridge TIRZ boundary and PID boundary must be contiguous; therefore, on June 3, 2019, the Polo Ridge TIRZ Board of Directors will meet to consider adoption of an amended Project and Financing Plan to reduce the boundary and geographic area of the Zone to match the 805.79 acre PID metes and bounds boundary description and concept plan. The terms of the dedicated tax increment and capped TIRZ revenue to the PID remain unchanged.

On June 3, 2019, the City Council will consider an ordinance to approve this amended Project and Financing Plan to reduce the boundary and geographic area of the Zone.

## Board Recommendations

The Board has prepared and adopted, and recommends to the City Council for approval this **Amended Project and Financing Plan for Ridge Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge)**, reducing the boundaries and geographic area of the Zone, and dedicating 51 percent of ad valorem tax increment into a tax increment fund to credit the assessments of property in the Polo Ridge Public Improvement District No. 2 levied to pay debt service on special assessment revenue bonds issued by the City to finance authorized public improvements that confer a special benefit to property within the PID.

The Board finds that the Zone is feasible, and that TIRZ Project and Financing Plan is in the best interest of the City of Mesquite.

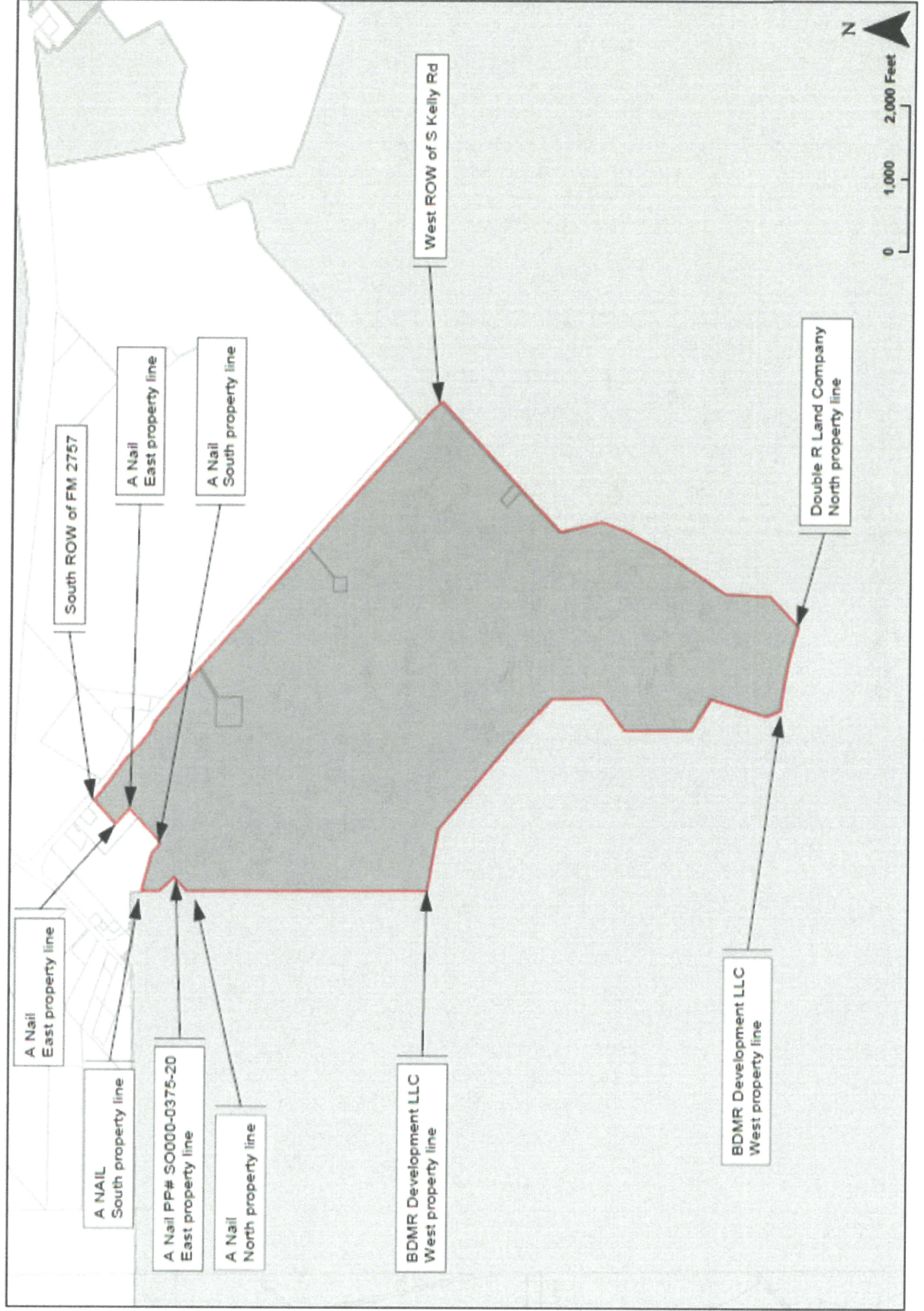


# Polo Ridge TIRZ No. 10 Revised Boundary





# Polo Ridge TIRZ No. 10 Revised Boundary Description





# Polo Ridge TIRZ No. 10

## Revised Boundary Description

**BEING** a tract or parcel of land situated in the Andrew Nail Survey, Abstract No. 355, Kaufman County, Texas, and being part of that tract of land described in a Deed to BDMR Development, LLC, as recorded in Volume 4174, Page 548 of the Official Public Records of Kaufman County, Texas, and being all of that tract of land described in a Deed to Alma Guerrero as recorded in Volume 5029, Page 84 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in the Southwesterly line of F.M. Highway No. 2757 (a variable width right-of-way), said point being the most Northerly Northeast corner of a tract of land described in a Deed to Kathlena Kelly Sanders, per Deed recorded in Volume 1348, Page 252 of the Deed Records of Kaufman County, Texas;

**THENCE** in a Southeasterly direction, along the Southwesterly line of said F.M. Highway No. 2757, and along a non-tangent curve to the left having a central angle of 05 degrees 05 minutes 39 seconds, a radius of 5779.58 feet, a chord bearing of South 49 degrees 06 minutes 43 seconds East, a chord distance of 513.69 feet, and an arc length 513.86 feet to a concrete monument found for corner;

**THENCE** along the Southwesterly line of said F.M. Highway No. 2757 as follows:

South 51 degrees 25 minutes 16 seconds East for a distance of 215.11 feet to a concrete monument found for corner;

South 42 degrees 32 minutes 14 seconds East for a distance of 309.76 feet to a concrete monument found for corner;

South 50 degrees 16 minutes 50 seconds East for a distance of 254.13 feet to a concrete monument found for corner;

South 62 degrees 55 minutes 48 seconds East for a distance of 125.71 feet to a point for corner;

South 47 degrees 23 minutes 49 seconds East for a distance of 306.97 feet to a concrete monument found for corner;

South 53 degrees 46 minutes 08 seconds East for a distance of 101.75 feet to a concrete monument found for corner;

South 45 degrees 41 minutes 40 seconds East for a distance of 2153.23 feet to a concrete monument found for corner;

South 45 degrees 07 minutes 18 seconds East for a distance of 3376.01 feet to a concrete monument found for corner at the beginning of a curve to the right;

Southeasterly, along said curve having a central angle of 13 degrees 33 minutes 53 seconds, a radius of 1095.92 feet, a chord bearing of South 38 degrees 20 minutes 22 seconds East, a chord distance of 258.85 feet and an arc length of 259.46 feet to a point for corner in the center of Kelly Road, said point being the most Northerly East corner of the above cited BDMR Development, LLC tract;

**THENCE** South 44 degrees 15 minutes 13 seconds West departing the Southwesterly line of said F.M. Highway No. 2757, along the Southeasterly line of said BDMR Development, LLC tract, and along the center of said Kelly Road, for a distance of 2543.09 feet to a 5/8" iron rod found for corner at an angle point in said road;

**THENCE** South 12 degrees 26 minutes 22 seconds East along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 638.25 feet to a 1/4" iron rod found for corner at an angle point in said road;

**THENCE** South 18 degrees 10 minutes 39 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 350.54 feet to a 1/4" iron rod found for corner at an angle point in said road;

# Polo Ridge TIRZ No. 10

## Revised Boundary Description

**THENCE** South 25 degrees 07 minutes 52 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 642.84 feet to a 1/2" iron rod found for corner at an angle point in said road, said point being the southwest corner of that tract of land described to Traci and Gwen Luce as recorded in Volume 1574, Page 145, Deed Records, Kaufman County, Texas, and said point being the northwest corner of a tract of land described to Joyce Sevcik Cawley Family Trust in a deed recorded in Volume 4632, Page 248, Official Public Records, Kaufman County, Texas;

**THENCE** South 31 degrees 18 minutes 55 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 1148.50 feet to a 60d nail found for corner at an angle point in said road, said point being the north corner of that tract of land described as Tract 1 to Patrick C. Kelly in a deed as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 02 degrees 53 minutes 11 seconds West along said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 696.69 feet to a point for corner in the Northwesterly line of a tract of land described as the Second Tract in a Deed to Patrick C. Kelly, as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 43 degrees 34 minutes 26 seconds West along the Northwesterly line of said Patrick C. Kelly tract, for a distance of 610.80 feet to the northeast corner of a tract of land described as Tract 4 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas, and said point being at the beginning of a non-tangent curve to the left;

**THENCE** in a Northwesterly direction, along said non-tangent curve to the left having a central angle of 12 degrees 45 minutes 14 seconds, a radius of 5280.00 feet, a chord bearing of North 77 degrees 00 minutes 40 seconds West, a chord distance of 1172.90 feet and an arc length of 1175.33 feet to a point for corner at the northwest corner of said Double R Land Company Tract 4, said point being in the easterly line of a tract of land described as Tract 1 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas;

**THENCE** following the common line of said BDMR Development, LLC tract and said Double R Land Company Tract 1 the following courses and distances:

North 22 degrees 07 minutes 18 seconds West for a distance of 229.66 feet to a point for corner;

North 15 degrees 31 minutes 26 seconds East for a distance of 897.27 feet to a point for corner;

North 56 degrees 00 minutes 43 seconds West for a distance of 522.03 feet to a point for corner;

North 00 degrees 17 minutes 14 seconds West for a distance of 1020.90 feet to a point for corner;

North 50 degrees 02 minutes 20 seconds East for a distance of 580.28 feet to a point for corner;

North 00 degrees 40 minutes 22 seconds West for a distance of 734.00 feet to a point for corner;

North 43 degrees 59 minutes 00 seconds West for a distance of 733.19 feet to a point for corner;

North 46 degrees 57 minutes 11 seconds West for a distance of 1764.06 feet to a point for corner;

North 78 degrees 58 minutes 22 seconds West for a distance of 855.79 feet to a point for corner in the common Extraterritorial Jurisdiction Line of the Cities of Seagoville and Mesquite;

**THENCE** North 00 degrees 11 minutes 44 seconds West following said Extraterritorial Jurisdiction Line for a distance of 3671.19 feet to a point for corner in the Southerly line of a tract of land conveyed to George Brian Holy in a deed recorded in Volume 1131, Page 813, Deed Records, Kaufman County, Texas;

# Polo Ridge TIRZ No. 10 Revised Boundary Description

**THENCE** North 44 degrees 58 minutes 09 seconds East following the southwesterly line of said Holy tract for a distance of 265.55 feet to a point for corner;

**THENCE** North 40 degrees 51 minutes 02 seconds West following the northeasterly line of said Holy tract for a distance of 289.04 feet to a point for corner in said Extraterritorial Jurisdiction Line;

**THENCE** North 00 degrees 11 minutes 44 seconds West following along said Extraterritorial Jurisdiction Line for a distance of 286.79 feet to a point for corner in the Southwesterly line of a tract of land conveyed to D.P. Newton, et tux per Deed recorded in Volume 616, Page 566 of the Deed Records of Kaufman County, Texas;

**THENCE** South 73 degrees 11 minutes 17 seconds East along the Southwesterly line of said Newton tract, for a distance of 542.80 feet to a wooden monument found for corner;

**THENCE** South 43 degrees 23 minutes 12 seconds East along the Southwesterly line of said Newton tract, for a distance of 194.48 feet to a 3/8" inch iron rod found for corner at the most Southerly corner of same;

**THENCE** North 44 degrees 08 minutes 49 seconds East along the Southeasterly line of said Newton tract, passing a 3/8" iron rod found for the most Southerly Northeast corner of same and the most Southerly corner of the above cited Kathlena Kelly Sanders tract at a distance of 494.03 feet, and continuing along the Southeasterly line of said Sanders tract for a total distance of 683.75 feet to a 1/2" inch iron rod found for corner at the most Southerly Northeast corner of said Sanders tract;

**THENCE** North 45 degrees 18 minutes 32 seconds West along the Northeasterly line of said Sanders tract, for a distance of 297.17 feet to a point for corner;

**THENCE** North 44 degrees 09 minutes 32 seconds East along the Southeasterly line of said Sanders tract, for a distance of 464.46 feet to the **POINT OF BEGINNING**, and containing 805.79 acres of land.





# Polo Ridge TIRZ No. 10

## Current Land Use

### Existing Uses and Conditions

The Property is currently located in Kaufman County and wholly within the City's ETJ. The Property is undeveloped, and there is no public infrastructure to support development. Development 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. If the Property were to be developed today, it would be developed consistent with the terms of the Development Agreement. Maps of current land use and zoning are shown on the next two pages.

### Current Property Ownership

There are four parcels within the TIRZ and details of the parcels are shown below.

The 2018 taxable value of real property in the Zone is \$211,390. 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 more than \$366 million.



View of Polo Ridge ridgeline

Account	Owner	Legal Description	Situs	Acres	Exemptions	Improvement	Land	Ag. Market Value	Ag Use Value	Taxable Value
187225	BDMR DEVELOPMENT LLC	A NAIL	CO RD 2757 TX	933.054		\$ 17,390	\$ -	\$ 2,666,660	\$ 125,960	\$ 143,350
10425	BDMR DEVELOPMENT LLC	A NAIL	9879 FM RD 2757 TX	4.2		\$ 29,970	\$ 11,030	\$ -	\$ -	\$ 41,000
178352	DOUBLE R LAND CO	A NAIL	O KELLY TX	1		\$ -	\$ 3,500	\$ -	\$ -	\$ 3,500
10424	BDMR DEVELOPMENT LLC	A NAIL	9391 FM RD 2757 TX	0.5		\$ 22,230	\$ 1,310	\$ -	\$ -	\$ 23,540
				<b>938.754</b>		<b>\$ 69,590</b>	<b>\$ -</b>	<b>\$ 2,666,660</b>	<b>\$ -</b>	<b>\$ 211,390</b>

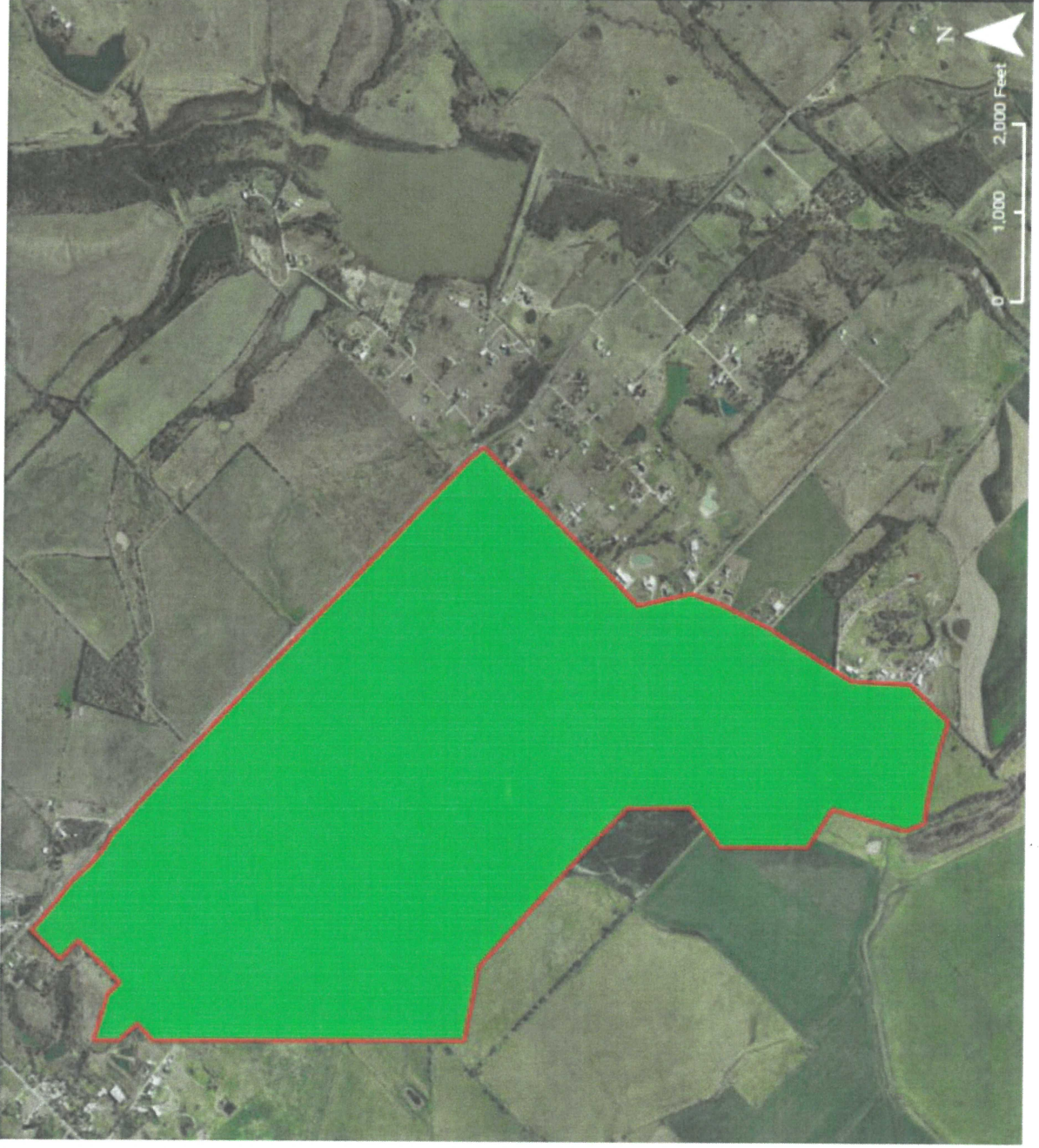
Polo Ridge TIRZ No. 10  
Current Land Use



Land Use  
■ RURAL VACANT LAND

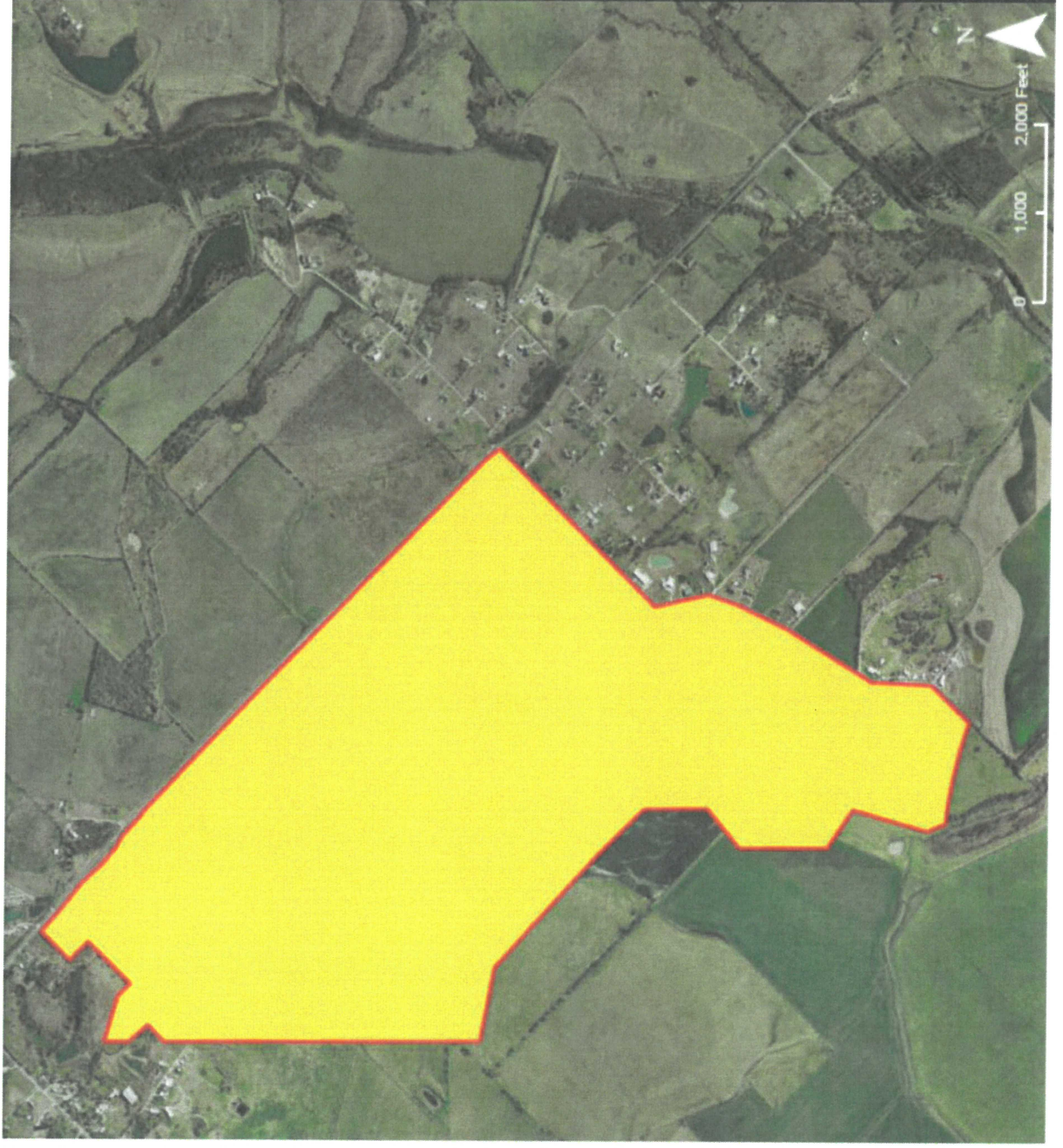


Polo Ridge TIRZ No. 10  
Current Zoning





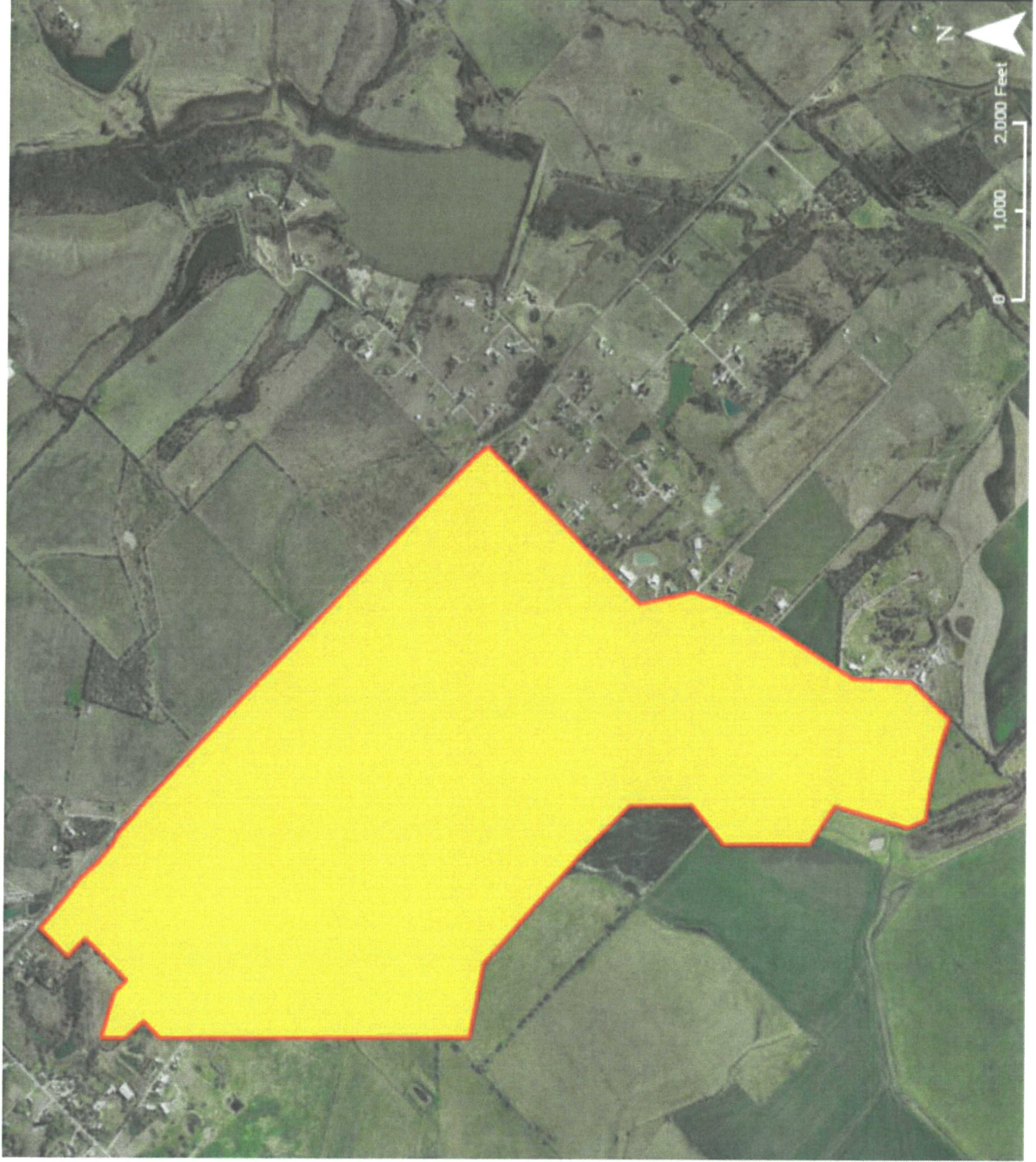
Polo Ridge TIRZ No. 10  
Future Land Use



**Land Use**  
SINGLE FAMILY  
RESIDENCES

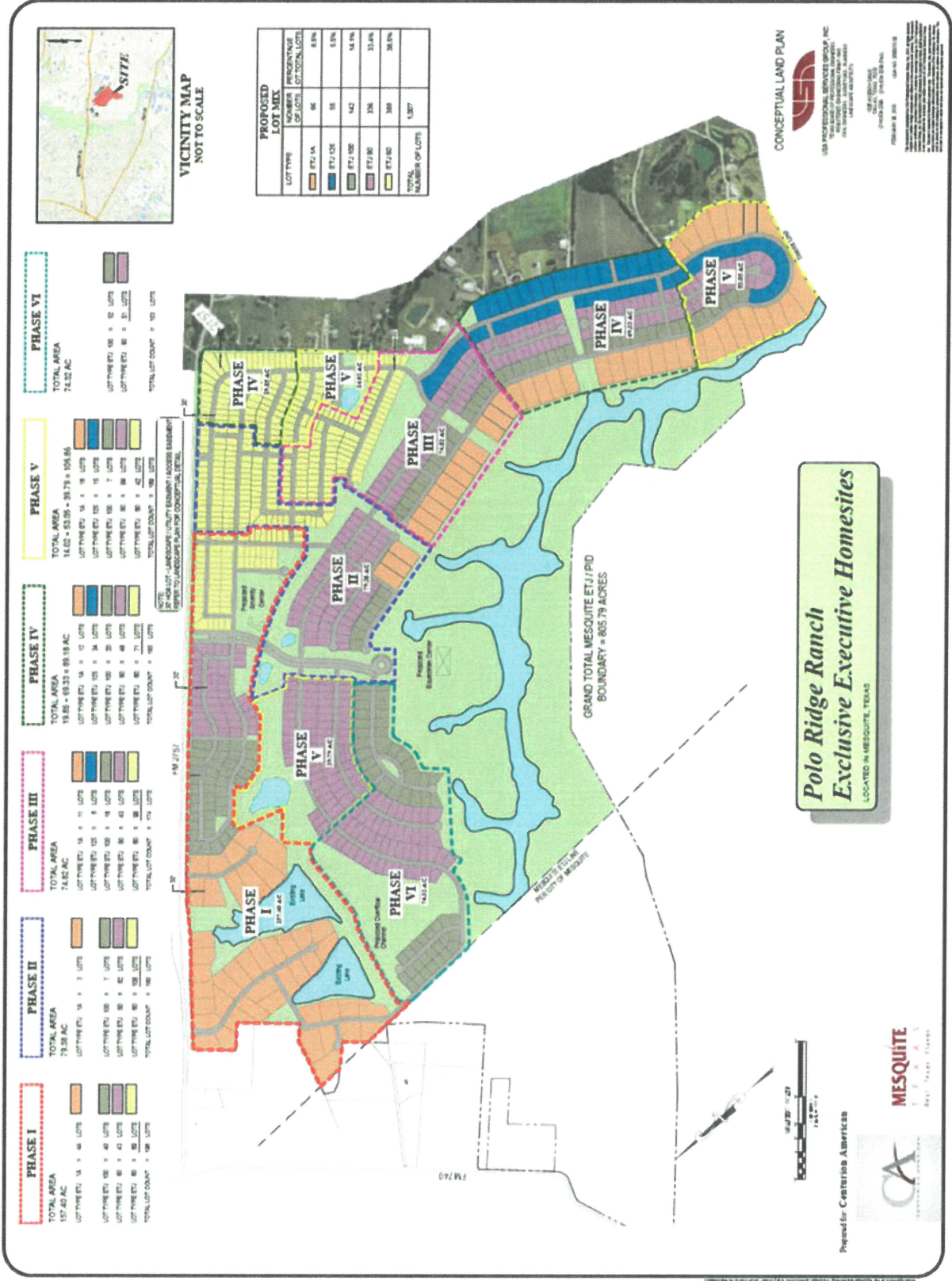


Polo Ridge TIRZ No. 10  
Future Zoning



**Zoning**  
SINGLE FAMILY  
RESIDENTIAL

# Polo Ridge TIRZ No. 10 Revised Concept Plan





# Polo Ridge TIRZ No. 10 Proposed Land Use

## Proposed Uses

Currently, the property is zoned Agricultural and is vacant. Upon annexation, the 805.79-acre tract will be zoned Single-family Residential consistent with the Development Standards, Revised Concept Plan, and applicable provisions outlined in the Development Agreement. The 1,007 lot residential development is expected to develop in six phases over the next 14 years.

Phase #1 consists of approximately 157.4 acres and is projected to include 196 single-family residential units. Future Phases #2—6 will consist of approximately 648 acres and is projected to include 811 residential units. The anticipated taxable value of homes located on 1-acre lots is \$475,000, and for the 125-foot width lots is \$447,000. Anticipated value of 100-foot lots is \$437,000, \$370,000 for 80-foot lots and \$285,000 for 60-foot lots. An illustration of a typical residential unit is depicted to the right.

The Property meets the eligibility requirements of the PID Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately open, unproductive and undeveloped due to factors such as the lack of public infrastructure and other facilities and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. With the creation of the Zone and if the public works, public improvements, programs, and other projects are financed as contemplated by this Plan, the Developer envisions that the Property will be developed to take full advantage of the opportunity to bring to the City a master-planned development.

## Proposed Changes to Ordinances, Codes, and Regulations

The Property is currently located in the ETJ of the City and is not subject to the City's zoning regulation, however the Development Agreement requires the Developer to file for voluntary annexation.



**First Texas Homes, DeSoto, TX**  
**The Brighton II Model**  
**3,257 sq. ft. (\$400,000)**

# Polo Ridge TIRZ No. 10 Estimated Non-Project Costs

Estimated Non-Project Costs	Amount
Water	\$ 2,263,582
Sanitary Sewer	1,653,596
Storm Drainage	2,589,609
Paving and Grading	5,896,801
Contingencies	1,314,715
Soft Costs	3,888,863
Erosion Control	210,340
Grading	9,914,295
Landscaping and Irrigation	314,701
Amenities and Other	1,500,000
Kelly Road (2,700 Linear Feet)	938,400
Contingency and District Formation	750,000
	\$ 31,234,902

**Estimated Non-Project Costs**

Non-project costs are private funds that will be spent by the Developer to construct public improvements within the TIRZ but will not be financed or reimbursed with TIRZ revenues. The list of non-project costs includes lot development costs, site amenities and other public improvement costs borne by the Developer. The total non-project costs are estimated at \$31,234,902.

**Relocation of Displaced Persons**

No persons will be displaced or relocated due to the implementation of this Project Plan.

# Polo Ridge TIRZ No. 10 Estimated Project Costs

Estimated Project Costs	Amount
<b>Water</b>	<b>\$ 3,636,840</b>
<b>Sanitary Sewer</b>	<b>1,681,954</b>
<b>Storm Drainage</b>	<b>627,396</b>
<b>Paving and Grading</b>	<b>1,428,644</b>
<b>Contingencies</b>	<b>345,545</b>
<b>Soft Costs</b>	<b>942,172</b>
<b>Erosion Control</b>	<b>50,960</b>
<b>Grading</b>	<b>2,401,980</b>
<b>Landscaping and Irrigation</b>	<b>76,244</b>
<b>Pro Rata Fee Sanitary Sewer</b>	<b>1,800,000</b>
<b>Interest</b>	<b>16,748,463</b>
	<b>\$ 29,740,198</b>

### Estimated Project Costs

The total estimated project costs include a portion of the water and sewer improvements, grading and paving of streets, drainage and other financing costs of issuing PID bonds, and are estimated at \$29,740,198. Savings in one line item may be applied to a cost increase in another line item. TIRZ allocations will be placed in the TIRZ Fund and used to offset or pay a portion of PID assessments, and total TIRZ contributions is capped at \$29,740,198 per the Development Agreement.

### Estimated Time When Costs Incurred

Administrative costs are built into the project costs. Project Costs will be incurred during the time intervals set forth on the next page.

# Polo Ridge TIRZ No. 10 Project Timeline

## EXPECTED BUILD-OUT SCHEDULE

Phase	Single-Family Lots	Expected Infrastructure Start Date	Expected Infrastructure Completion Date
1	196	Q4 2019	Q2 2021
2	180	Q1 2022	Q3 2023
3	174	Q2 2024	Q4 2025
4	185	Q1 2029	Q1 2030
5	169	Q1 2032	Q4 2032
6	103		

## ESTIMATED HOME PRICES

Phase	Lot Size (Width in Ft.)	Quantity	Base Lot Price	Average Base Home Price*
1	1 acre	44	\$95,000	475,000
	100	40	\$85,000	437,500
	80	43	\$75,000	370,000
2	60	69	\$65,000	285,000
	1 acre	3	\$95,000	475,000
	100	7	\$85,000	437,500
3	80	62	\$75,000	370,000
	60	108	\$65,000	285,000
	1 acre	11	\$95,000	475,000
4	125	6	\$90,000	446,875
	100	16	\$85,000	437,500
	80	43	\$75,000	370,000
5	60	98	\$65,000	285,000
	1 acre	12	\$95,000	475,000
	125	34	\$90,000	446,875
6	100	20	\$85,000	437,500
	80	48	\$75,000	370,000
	60	71	\$65,000	285,000
7	1 acre	16	\$95,000	475,000
	125	15	\$90,000	446,875
	100	7	\$85,000	437,500
8	80	89	\$75,000	370,000
	60	42	\$65,000	285,000
	100	52	\$85,000	437,500
9	80	51	\$75,000	370,000

\* Developer estimates



# Polo Ridge TIRZ No. 10

## Project Description

### Categories of Authorized Public Improvements

The categories of authorized improvements proposed to be financed by the TIRZ are as follows: water improvements, sanitary sewer improvements, storm sewer and detention improvements, roadway improvements, erosion control and landscape 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 TIRZ Act. Authorized improvements are subject to change and shall be updated by the City consistent with the PID Service and Assessment Plan (SAP).

### Roadway Improvements:

Consist of construction of perimeter road and thoroughfare improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Water Distribution System Improvements:

Consist of construction and installation of water lines, mains, pipes, valves and appurtenances necessary for the water distribution system, as well as related testing, trench safety and erosion protection, necessary to service the Assessed Property. The water distribution system improvements will be designed and constructed in accordance with City standards and specifications and the water distribution system will be owned and maintained by the City.

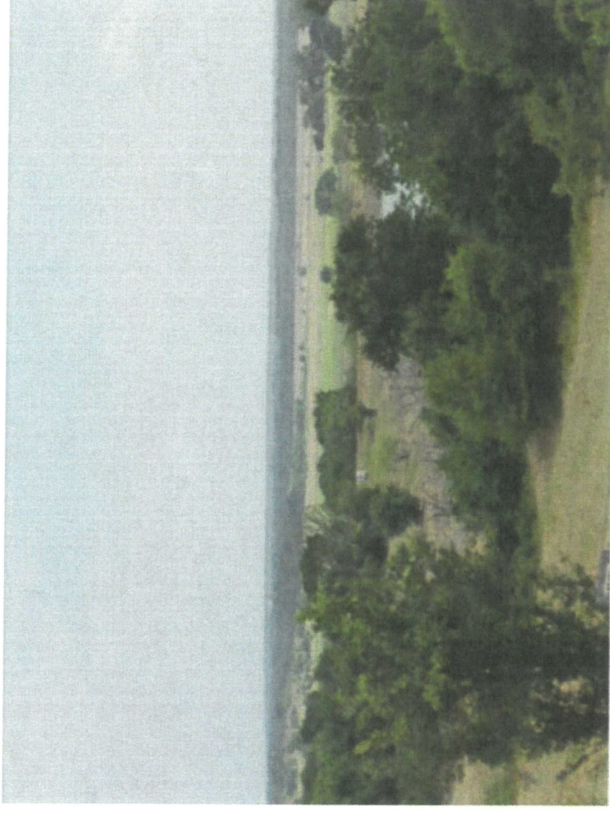
### Sanitary Sewer Collection System Improvements:

Consist of construction and installation of pipes, service lines, manholes, encasements and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

### Storm Drainage Collection System Improvements:

Consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Locations of Public Improvements. The estimated locations of the proposed public improvements are shown on the following pages. These locations are provided for informational purposes only and may be revised from time to time without amending the this Plan.



Southern view from FM 2757 overlooking lake

# Polo Ridge TIRZ No. 10 Roadway Improvements

FM 2757



## PAVING DIRECT PID IMPROVEMENTS

CONCEPTUAL LAND PLAN  
USA PROFESSIONAL SERVICES GROUP INC.  
1000 WEST PARKWAY  
SUITE 100  
DALLAS, TEXAS 75241  
PHONE: 972.961.1000  
WWW.USAPROFES.COM

**Polo Ridge Ranch**  
*Exclusive Executive Homesites*  
DALLAS, TEXAS

**MESQUITE**  
DALLAS, TEXAS

Prepared for Centurian American



# Polo Ridge TIRZ No. 10 Roadway Improvements



FM 2757

Proposed Amenity Center

Existing Lake

Existing Lake

Proposed Overflow Channel

### PHASE I

TOTAL AREA  
172.10 AC

LOT TYPE (A) 5A = 49 LOTS

LOT TYPE (B) 5B = 43 LOTS

LOT TYPE (C) 5C = 43 LOTS

LOT TYPE (D) 5D = 49 LOTS

TOTAL LOT COUNT = 201 LOTS

GRAPHIC SCALE  
1" = 100'

Prepared for **Centurian American**



**MESQUITE**  
REAL ESTATE

## PAVING

## MAJOR ON SITE PID IMPROVEMENTS

*Polo Ridge Ranch  
Exclusive Executive Homesites*

City of Mesquite, TX

### CONCEPTUAL LAND PLAN



USDA  
UNITED STATES DEPARTMENT OF AGRICULTURE  
NATIONAL AGRICULTURAL MECHANIZATION ADMINISTRATION  
1415 SOUTH MICHIGAN AVENUE  
ANN ARBOR, MICHIGAN 48106

DATE: 08/11/10  
DRAWN BY: J. H. HARRIS  
CHECKED BY: J. H. HARRIS  
SCALE: AS SHOWN  
PROJECT NO.: 10-001  
SHEET NO.: 10-001-1

# Polo Ridge TIRZ No. 10 Water and Sewer Improvements



## WATER DIRECT PID IMPROVEMENTS

CONCEPTUAL LAND PLAN

USDA  
UNITED STATES DEPARTMENT OF AGRICULTURE  
NATIONAL AGRICULTURAL MECHANIZATION ADMINISTRATION  
1415 SOUTH MICHIGAN AVENUE  
ANN ARBOR, MICHIGAN 48106

**Polo Ridge Ranch  
Exclusive Executive Homesites**

**MESQUITE**



# Polo Ridge TIRZ No. 10 Water and Sewer Improvements



**PHASE I**

TOTAL AREA  
172.10 AC

LOT TYPE ETJ 5A = 49 LOTS

LOT TYPE ETJ 100 = 40 LOTS

LOT TYPE ETJ 85 = 43 LOTS

LOT TYPE ETJ 86 = 89 LOTS

TOTAL LOT COUNT = 221 LOTS

CONCEPTUAL LAND PLAN

**USA**  
USA PROFESSIONAL SERVICES GROUP, INC.  
10000 WEST 15TH AVENUE  
DENVER, COLORADO 80202  
TEL: 303.750.1000  
WWW.USAPROFES.COM

DATE: 08/11/2014  
PROJECT: PHASE I

## WATER MAJOR ON SITE PID IMPROVEMENTS

GRAPHIC SCALE  
1" = 100' ±

Prepared for: **Centurion American**

**Polo Ridge Ranch**  
*Exclusive Executive Homesites*

**MESQUITE**  
CENTURION AMERICAN

# Polo Ridge TIRZ No. 10 Drainage Improvements



**PHASE I**

TOTAL AREA  
172.10 AC

LOT TYPE E1J	5A	49	LOTS
LOT TYPE E1J	10C	40	LOTS
LOT TYPE E1J	8C	43	LOTS
LOT TYPE E1J	8E	69	LOTS
TOTAL LOT COUNT			201 LOTS

CONCEPTUAL LAND PLAN

**USA**  
UNIVERSAL SERVICES GROUP, INC.  
1500 WESTERN AVENUE, SUITE 100  
HOUSTON, TEXAS 77056  
TEL: 281.416.1000  
WWW.USASERVICES.COM

## DRAINAGE DIRECT PID IMPROVEMENTS

**Polo Ridge Ranch**  
*Exclusive Executive Homesites*  
10000 WESTERN AVENUE, SUITE 100  
HOUSTON, TEXAS 77056

Prepared for **Centurion American**

**MESQUITE**  
ARCHITECTS & PLANNERS  
10000 WESTERN AVENUE, SUITE 100  
HOUSTON, TEXAS 77056  
TEL: 281.416.1000  
WWW.MESQUITEARCHITECTS.COM



# Polo Ridge TIRZ No. 10 Drainage Improvements



## DRAINAGE MAJOR ON SITE PID IMPROVEMENTS

Prepared for: **Centurion American**

**Polo Ridge Ranch  
Exclusive Executive Homesites**

**MESQUITE**

CONCEPTUAL LAND PLAN  
LAND PROFESSIONAL SERVICES GROUP INC.  
10000 WESTCOTE BLVD., SUITE 100  
DALLAS, TEXAS 75243  
TEL: 972.382.1100  
WWW: WWW.LPSGROUP.COM

Polo Ridge TIRZ No. 10  
TIRZ Credit Allocation Summary

TIRZ Cap:  
\$29,740,198

Polo Ridge PID No. 2	Home Price	Buildout Value (for Allocation)	TIRZ Cap Allocation	TIRZ Credit per Lot	TIRZ Credit per Year (28 years)
One-Acre	\$475,000	\$40,850,000	\$3,351,846	\$38,975	\$1,392
125'	\$446,875	\$24,578,125	\$2,016,697	\$36,667	\$1,310
100'	\$437,500	\$62,125,000	\$5,097,514	\$35,898	\$1,282
80'	\$370,000	\$124,320,000	\$10,200,771	\$30,359	\$1,084
388	\$285,000	\$110,580,000	\$9,073,369	\$23,385	\$835
1007		\$362,453,125	\$29,740,198		

**Maximum TIRZ Annual Credit Amount Per Lot Type in the District**

Lot type	Maximum TIRZ Annual Credit Amount per Lot
60'	\$1,067
80'	\$1,385
100'	\$1,638
125'	\$1,673
1 acre	\$1,778

# Polo Ridge TIRZ No. 10 Financial Feasibility

## Economic Feasibility Study

In January 2018, a taxable value analysis was developed by David Pettit Economic Development, LLC, as part of the preliminary project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on development assumptions. The Tables that follow summarize the anticipated development square footages, the anticipated taxable value per unit for residential development, and the anticipated taxable value per square foot for mixed use development.

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

Based on the foregoing analysis, the feasibility of the Zone has been demonstrated.

To fund the improvements outlined in the Project Plan, the City will contribute 51 percent of its real property tax increment to reduce or offset the assessments to property owners.

## Method of Financing

The City anticipates issuing special assessment revenue bonds secured by PID assessments to finance all or a portion of Project Costs, with any remaining costs of public improvements paid by the Developer.

In accordance with the Development Agreement, this TIRZ Project and Finance Plan, and the PID Service and Assessment Plan, TIRZ revenues will be collected annually at 51 percent of the ad valorem tax increment for a period of up to 31 years or until the amount of TIRZ revenue related to the PID and placed in the City's TIRZ Fund totals \$29,740,198, whichever occurs first.

## Debt Service

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

### Method of Financing

To fund the improvements outlined on the previous pages, it is anticipated that the City of Mesquite will contribute 51% of its real property increment.

REAL PROPERTY TAX		PARTICIPATION
CITY OF MESQUITE	0.68700000	51.00%
KAUFMAN COUNTY	0.48870000	0%
KAUFMAN COUNTY R&B	0.10000000	0%
FORNEY ISD	1.54000000	0%
KAUFMAN ESD 6	0.03000000	0%
	2.84570000	0.35037000

PERSONAL PROPERTY TAX		PARTICIPATION
CITY OF MESQUITE	0.68700000	0%
KAUFMAN COUNTY	0.48870000	0%
KAUFMAN COUNTY R&B	0.10000000	0%
FORNEY ISD	1.54000000	0%
KAUFMAN ESD 6	0.03000000	0%
	2.84570000	0.00000000

**Taxing Unit Participation and Tax Increment Contribution**  
51% City Tax Increment or 0.3504 Tax Rate Equivalent

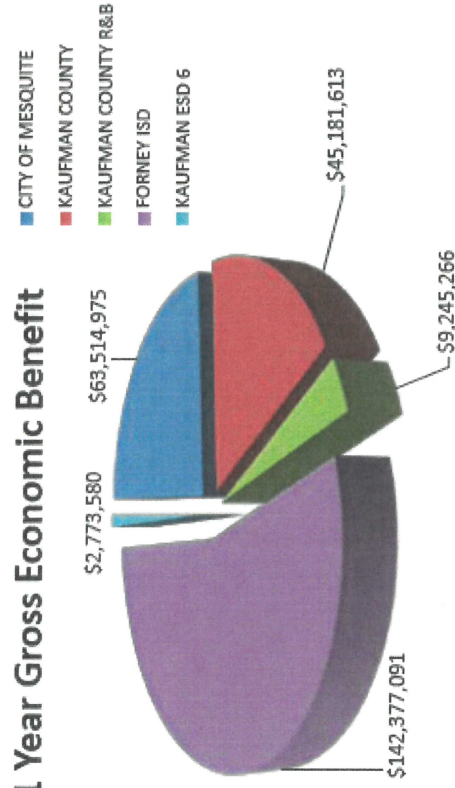


# Polo Ridge TIRZ No. 10 Financial Feasibility

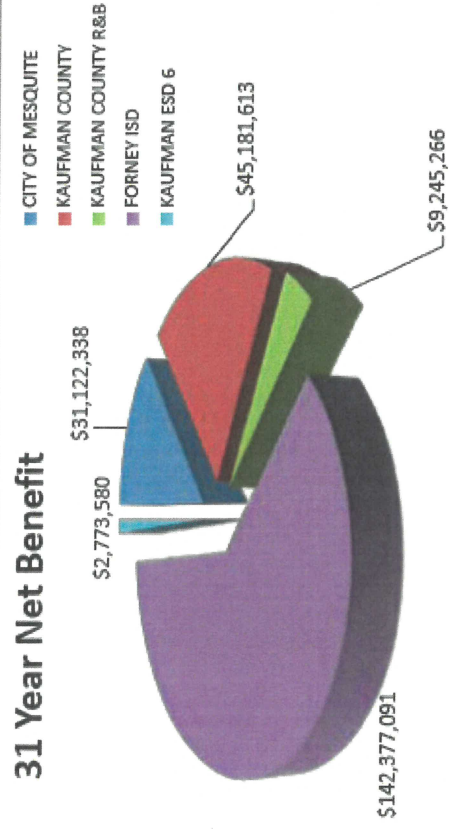
## TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF MESQUITE	\$63,514,975	\$29,740,198	\$31,122,338
KAUFMAN COUNTY	\$45,181,613	\$0	\$45,181,613
KAUFMAN COUNTY R&B	\$9,245,266	\$0	\$9,245,266
FORNEY ISD	\$142,377,091	\$0	\$142,377,091
KAUFMAN ESD 6	\$2,773,580	\$0	\$2,773,580
<b>Total</b>	<b>\$263,092,524</b>	<b>\$32,392,637</b>	<b>\$230,699,887</b>

**31 Year Gross Economic Benefit**



**31 Year Net Benefit**

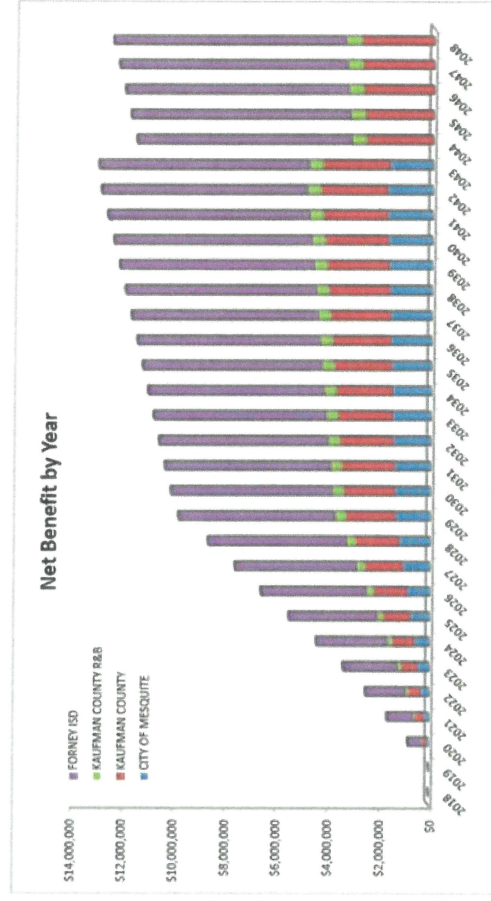
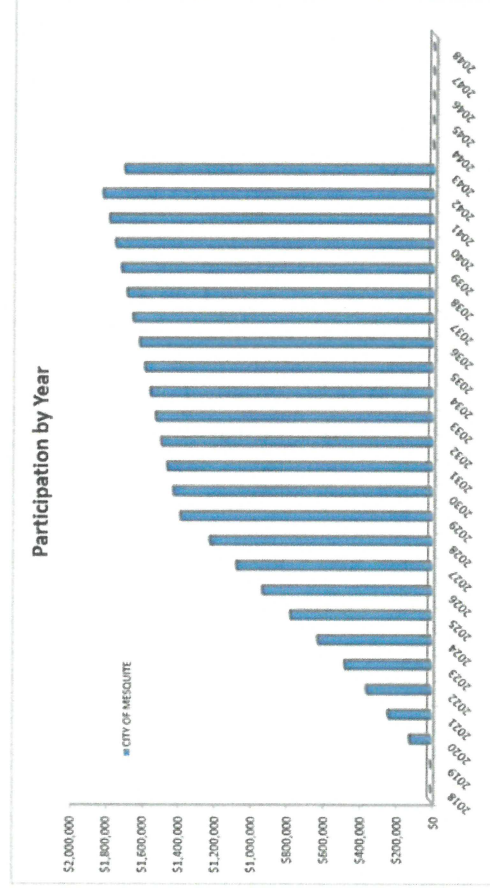




# Polo Ridge TIRZ No. 10 Financial Feasibility

## TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF MESQUITE	\$63,514,975	\$29,740,198	\$31,122,338
KAUFMAN COUNTY	\$45,181,613	\$0	\$45,181,613
KAUFMAN COUNTY R&B	\$9,245,266	\$0	\$9,245,266
FORNEY ISD	\$142,377,091	\$0	\$142,377,091
KAUFMAN ESD 6	\$2,773,580	\$0	\$2,773,580
<b>Total</b>	<b>\$263,092,524</b>	<b>\$32,392,637</b>	<b>\$230,699,887</b>



# Polo Ridge TIRZ No. 10 Financial Feasibility

▶ **INPUT**

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
CITY OF MESQUITE	0.68700000	51.00%	0.3503700
KAUFMAN COUNTY	0.48870000	0.00%	0.0000000
KAUFMAN COUNTY R&B	0.10000000	0.00%	0.0000000
FORNEY ISD	1.54000000	0.00%	0.0000000
KAUFMAN ESD 6	0.03000000	0.00%	0.0000000
	2.84570000		0.3503700

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF MESQUITE	0.68700000	0%	0.0000000
KAUFMAN COUNTY	0.48870000	0%	0.0000000
KAUFMAN COUNTY R&B	0.10000000	0%	0.0000000
FORNEY ISD	1.54000000	0%	0.0000000
KAUFMAN ESD 6	0.03000000	0%	0.0000000
	2.84570000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

Tract	TYPE	DELIVERY YEAR	COMPLETION YEAR	# UNITS	REAL PROPERTY TAX VALUE	
					PER UNIT	TAX VALUE
1	SFR	2019	2031	95	\$ 475,000.00	\$ 45,125,000
2	SFR	2019	2026	55	\$ 446,875.00	\$ 24,578,125
3	SFR	2019	2028	142	\$ 437,500.00	\$ 62,125,000
4	SFR	2019	2028	336	\$ 370,000.00	\$ 124,320,000
5	SFR	2019	2028	388	\$ 285,000.00	\$ 110,580,000
<b>TOTAL</b>				<b>1,016</b>		<b>366,728,125</b>

Polo Ridge TIRZ No. 10  
Financial Feasibility

**OUTPUT**

TOTAL TAX REVENUE		TOTAL	PROPERTY
CITY OF MESQUITE	24.1%	\$ 81,909,382	=
KAUFMAN COUNTY			
KAUFMAN COUNTY R&B			
FORNEY ISD			
KAUFMAN ESD 6			
	100.0%	339,286,068	
			100.0%

TOTAL PARTICIPATION		TOTAL	PROPERTY
CITY OF MESQUITE	100.0%	\$ 41,773,785	=
KAUFMAN COUNTY			
KAUFMAN COUNTY R&B			
FORNEY ISD			
KAUFMAN ESD 6			
	100.0%	\$ 41,773,785	
			100.0%

NET BENEFIT		TOTAL	PROPERTY
CITY OF MESQUITE	100.0%	\$ 40,135,597	=
KAUFMAN COUNTY			
KAUFMAN COUNTY R&B			
FORNEY ISD			
KAUFMAN ESD 6			
	100.0%	\$ 40,135,597	
			\$ 293,935,454



# Polo Ridge TIRZ No. 10 Financial Feasibility

Calendar Year	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>TOTAL TAX REVENUE</b>														
Recap Sale Schedule														
1 ACRE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125' LOTS	85	-	-	-	-	-	-	-	-	-	-	-	-	-
142'	55	-	-	-	-	-	-	-	-	-	-	-	-	-
167 LOTS	142	-	-	-	-	-	-	-	-	-	-	-	-	-
87' LOTS	328	-	-	-	-	-	-	-	-	-	-	-	-	-
87' Lots	288	-	-	-	-	-	-	-	-	-	-	-	-	-
1,078														
Taxable Value - Real Property														
1 ACRE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
125' LOTS	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800	3,893,800
167 LOTS	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87' LOTS	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	
87' Lots	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	12,893,000	
Cumulative Taxable Value	32,525,000	85,700,800	134,553,800	173,956,800	213,711,647	253,254,211	292,254,211	331,254,211	370,254,211	409,254,211	448,254,211	487,254,211	526,254,211	565,254,211
REAL PROPERTY	32,525,000	85,700,800	134,553,800	173,956,800	213,711,647	253,254,211	292,254,211	331,254,211	370,254,211	409,254,211	448,254,211	487,254,211	526,254,211	565,254,211
CITY OF MESQUITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN COUNTY	223,447	451,282	678,828	906,374	1,133,920	1,361,466	1,589,012	1,816,558	2,044,104	2,271,650	2,499,196	2,726,742	2,954,288	3,181,834
KALIFMAN COUNTY R&B	128,820	257,640	386,460	515,280	644,100	772,920	901,740	1,030,560	1,159,380	1,288,200	1,417,020	1,545,840	1,674,660	1,803,480
FORNEY ISD	32,255	64,510	96,765	129,020	161,275	193,530	225,785	258,040	290,295	322,550	354,805	387,060	419,315	451,570
KALIFMAN ISD # 6	80,888	161,776	242,664	323,552	404,440	485,328	566,216	647,104	727,992	808,880	889,768	970,656	1,051,544	1,132,432
Total	905,564	1,801,128	2,701,692	3,602,256	4,502,820	5,403,384	6,303,948	7,204,512	8,105,076	9,005,640	9,906,204	10,806,768	11,707,332	12,607,896
SUMMARY														
CITY OF MESQUITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN COUNTY	223,447	451,282	678,828	906,374	1,133,920	1,361,466	1,589,012	1,816,558	2,044,104	2,271,650	2,499,196	2,726,742	2,954,288	3,181,834
KALIFMAN COUNTY R&B	128,820	257,640	386,460	515,280	644,100	772,920	901,740	1,030,560	1,159,380	1,288,200	1,417,020	1,545,840	1,674,660	1,803,480
FORNEY ISD	32,255	64,510	96,765	129,020	161,275	193,530	225,785	258,040	290,295	322,550	354,805	387,060	419,315	451,570
KALIFMAN ISD # 6	80,888	161,776	242,664	323,552	404,440	485,328	566,216	647,104	727,992	808,880	889,768	970,656	1,051,544	1,132,432
Total	905,564	1,801,128	2,701,692	3,602,256	4,502,820	5,403,384	6,303,948	7,204,512	8,105,076	9,005,640	9,906,204	10,806,768	11,707,332	12,607,896
PARTICIPATION														
REAL PROPERTY	-	22,525,000	65,700,800	104,553,800	143,406,800	182,259,800	221,112,800	260,000,000	298,853,000	337,706,000	376,559,000	415,412,000	454,265,000	493,118,000
CITY OF MESQUITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN COUNTY	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164
KALIFMAN COUNTY R&B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FORNEY ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN ISD # 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164
SUMMARY														
CITY OF MESQUITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN COUNTY	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164
KALIFMAN COUNTY R&B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FORNEY ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN ISD # 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT														
SUMMARY														
CITY OF MESQUITE	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN COUNTY	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164
KALIFMAN COUNTY R&B	-	-	-	-	-	-	-	-	-	-	-	-	-	-
FORNEY ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KALIFMAN ISD # 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	112,628	225,256	337,884	450,512	563,140	675,768	788,396	901,024	1,013,652	1,126,280	1,238,908	1,351,536	1,464,164





# Polo Ridge TIRZ No. 10 Financial Feasibility

REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>REVENUE YEAR</b>														
<b>TAXABLE VALUE</b>														
CITY OF MESQUITE	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350
KAUFMAN COUNTY	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350
KAUFMAN COUNTY RIB	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350
FORNEY /SD	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350
KAUFMAN ESD 5	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350	211,350
<b>TAXABLE VALUE INCREMENT</b>														
CITY OF MESQUITE	0	4,228	8,540	12,939	17,425	22,002	26,669	31,431	36,287	41,241	46,293	51,447	56,704	62,064
KAUFMAN COUNTY	0	4,228	8,540	12,939	17,425	22,002	26,669	31,431	36,287	41,241	46,293	51,447	56,704	62,064
KAUFMAN COUNTY RIB	0	4,228	8,540	12,939	17,425	22,002	26,669	31,431	36,287	41,241	46,293	51,447	56,704	62,064
FORNEY /SD	0	4,228	8,540	12,939	17,425	22,002	26,669	31,431	36,287	41,241	46,293	51,447	56,704	62,064
KAUFMAN ESD 5	0	4,228	8,540	12,939	17,425	22,002	26,669	31,431	36,287	41,241	46,293	51,447	56,704	62,064
<b>TAXABLE VALUE GROWTH</b>														
CITY OF MESQUITE	0	29	59	89	130	183	249	318	393	474	561	654	753	858
KAUFMAN COUNTY	0	21	42	63	95	130	177	226	277	332	391	454	521	592
KAUFMAN COUNTY RIB	0	4	8	13	17	22	27	31	36	41	46	51	57	63
FORNEY /SD	0	65	132	199	269	339	411	484	559	636	713	792	873	958
KAUFMAN ESD 5	0	1	3	4	5	7	8	9	11	12	14	15	17	19
<b>REAL PROPERTY TAX</b>														
CITY OF MESQUITE	0	32,525,000	65,700,500	98,538,500	134,055,300	175,954,531	218,711,547	262,314,311	304,554,347	346,020,434	382,390,843	404,028,659		
KAUFMAN COUNTY	0	32,525,000	65,700,500	98,538,500	134,055,300	175,954,531	218,711,547	262,314,311	304,554,347	346,020,434	382,390,843	404,028,659		
KAUFMAN COUNTY RIB	0	32,525,000	65,700,500	98,538,500	134,055,300	175,954,531	218,711,547	262,314,311	304,554,347	346,020,434	382,390,843	404,028,659		
FORNEY /SD	0	32,525,000	65,700,500	98,538,500	134,055,300	175,954,531	218,711,547	262,314,311	304,554,347	346,020,434	382,390,843	404,028,659		
KAUFMAN ESD 5	0	32,525,000	65,700,500	98,538,500	134,055,300	175,954,531	218,711,547	262,314,311	304,554,347	346,020,434	382,390,843	404,028,659		
<b>REVENUE A.1</b>														
CITY OF MESQUITE	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY RIB	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
FORNEY /SD	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN ESD 5	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
<b>Running Total</b>														
CITY OF MESQUITE	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY RIB	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
FORNEY /SD	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN ESD 5	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
<b>NET PRESENT VALUE @ 5%</b>														
CITY OF MESQUITE	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN COUNTY RIB	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
FORNEY /SD	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768
KAUFMAN ESD 5	0	120	230	340	460	590	730	880	1,030	1,174	1,317	1,464	1,614	1,768





# Polo Ridge TIRZ No. 10 Financial Feasibility

REVENUE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>REVENUE YEAR</b>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>BASE YEAR</b>	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>TAXABLE VALUE</b>	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
CITY OF MESQUITE	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN COUNTY	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN COUNTY RIB	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
FORNEY ISD	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN ESD 6	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
<b>TAXABLE VALUE</b>	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
CITY OF MESQUITE	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN COUNTY	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN COUNTY RIB	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
FORNEY ISD	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
KAUFMAN ESD 6	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390	211,390
<b>TAXABLE VALUE INCREMENT</b>															
CITY OF MESQUITE	0	4,228	8,540	12,939	17,425	22,002	26,569	31,431	36,287	41,261	46,293	51,447	56,704	62,066	62,066
KAUFMAN COUNTY	0	4,228	8,540	12,939	17,425	22,002	26,569	31,431	36,287	41,261	46,293	51,447	56,704	62,066	62,066
KAUFMAN COUNTY RIB	0	4,228	8,540	12,939	17,425	22,002	26,569	31,431	36,287	41,261	46,293	51,447	56,704	62,066	62,066
FORNEY ISD	0	4,228	8,540	12,939	17,425	22,002	26,569	31,431	36,287	41,261	46,293	51,447	56,704	62,066	62,066
KAUFMAN ESD 6	0	4,228	8,540	12,939	17,425	22,002	26,569	31,431	36,287	41,261	46,293	51,447	56,704	62,066	62,066
<b>REVENUE A</b>															
<b>TAXABLE VALUE GROWTH</b>															
CITY OF MESQUITE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY RIB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORNEY ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN ESD 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REAL PROPERTY TAX</b>															
CITY OF MESQUITE	0	32,525,000	65,700,000	98,535,000	134,055,000	175,564,531	218,711,947	262,314,311	304,554,347	346,320,434	390,350,843	404,038,659	414,019,433		
KAUFMAN COUNTY	0	113,568	230,195	348,757	469,690	616,527	765,201	919,071	1,067,057	1,212,352	1,374,820	1,415,530	1,450,600		
KAUFMAN COUNTY RIB	0	113,568	230,195	348,757	469,690	616,527	765,201	919,071	1,067,057	1,212,352	1,374,820	1,415,530	1,450,600		
FORNEY ISD	0	113,568	230,195	348,757	469,690	616,527	765,201	919,071	1,067,057	1,212,352	1,374,820	1,415,530	1,450,600		
KAUFMAN ESD 6	0	113,568	230,195	348,757	469,690	616,527	765,201	919,071	1,067,057	1,212,352	1,374,820	1,415,530	1,450,600		
<b>REVENUE A.1</b>															
KAUFMAN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY RIB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORNEY ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN ESD 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REVENUE A.2</b>															
KAUFMAN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY RIB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORNEY ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN ESD 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>NET PRESENT VALUE @ 8%</b>															
CITY OF MESQUITE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY RIB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORNEY ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN ESD 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>NET PRESENT VALUE @ 8%</b>															
CITY OF MESQUITE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN COUNTY RIB	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FORNEY ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
KAUFMAN ESD 6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0





# Polo Ridge TIRZ No. 10 Financial Feasibility

Cost Per Capita Spending Method														
Year	TIRZ Year	Year Total	Cumulative Developed	Cumulative Valuation	Property Tax Rate	Gross Ad Valorem Revenue	Cost per Capita	Potential TIRZ Contribution	Actual TIRZ Contribution	City Dollars AV Tax Retained by City	TIRZ Dollars Annual TIRZ Revenue	Cumulative TIRZ Revenue		
2017	0	0	0	-	0.6870	\$ -	\$ -	768	\$ -	\$ -	\$ -	\$ -		
2018	1	92	92	32,691,000	0.6870	224,587	783	114,539	114,539	110,048	114,539	114,539		
2019	2	92	184	66,689,640	0.7340	489,502	799	249,646	249,646	239,656	249,646	364,185		
2020	3	92	276	102,035,149	0.7340	748,938	815	381,958	381,958	366,980	366,980	746,144		
2021	4	92	368	138,767,803	0.7340	1,018,556	831	519,463	519,463	499,092	519,463	1,265,607		
2022	5	108	476	184,854,179	0.7340	1,356,830	848	691,983	691,983	664,047	691,983	1,957,590		
2023	6	108	584	232,728,502	0.7340	1,708,227	865	871,196	871,196	837,031	871,196	2,828,786		
2024	7	108	692	282,443,857	0.7340	2,073,138	882	1,057,300	1,057,300	1,015,038	1,057,300	3,886,087		
2025	8	103	795	331,436,809	0.7340	2,432,746	900	1,240,701	1,240,701	1,192,046	1,240,701	5,126,787		
2026	9	103	898	380,341,945	0.7340	2,791,710	918	1,423,772	1,423,772	1,367,938	1,423,772	6,550,559		
2027	10	99	997	436,038,113	0.7340	3,200,520	936	1,632,265	1,632,265	1,566,255	1,632,265	8,182,824		
2028	11	8	1,005	449,483,698	0.7340	3,299,210	955	1,682,597	1,682,597	1,616,813	1,682,597	9,865,422		
2029	12	4	1,009	460,883,031	0.7340	3,382,881	974	1,725,270	1,725,270	1,657,612	1,725,270	11,590,691		
2030	13	3	1,012	471,944,081	0.7340	3,464,070	994	1,766,675	1,766,675	1,697,394	1,766,675	13,357,367		
2031	14	0	1,012	481,382,963	0.7340	3,533,351	1,014	1,802,009	1,802,009	1,731,342	1,802,009	15,159,376		
2032	15	0	1,012	491,010,632	0.7340	3,604,018	1,034	1,838,049	1,838,049	1,765,969	1,838,049	16,997,425		
2033	16	0	1,012	500,830,835	0.7340	3,676,098	1,054	1,874,810	1,874,810	1,801,288	1,874,810	18,872,235		
2034	17	0	1,012	510,847,452	0.7340	3,749,620	1,076	1,912,306	1,912,306	1,837,314	1,912,306	20,784,541		
2035	18	0	1,012	521,064,401	0.7340	3,824,613	1,097	1,950,552	1,950,552	1,874,060	1,950,552	22,735,094		
2036	19	0	1,012	531,485,689	0.7340	3,901,105	1,119	1,989,564	1,989,564	1,911,541	1,989,564	24,724,657		
2037	20	0	1,012	542,115,402	0.7340	3,979,127	1,141	2,029,355	2,029,355	1,949,772	2,029,355	26,754,012		
2038	21	0	1,012	552,957,710	0.7340	4,058,710	1,164	2,069,942	2,069,942	1,988,768	2,069,942	28,823,954		
2039	22	0	1,012	564,016,865	0.7340	4,139,884	1,188	2,111,341	2,111,341	2,027,640	2,111,341	30,935,295		
2040	23	0	1,012	575,297,202	0.7340	4,222,681	1,211	2,153,568	2,153,568	2,066,611	2,153,568	33,088,863		
2041	24	0	1,012	586,803,146	0.7340	4,307,135	1,236	2,196,639	2,196,639	2,099,135	2,196,639	35,285,502		
2042	25	0	1,012	598,539,209	0.7340	4,393,278	1,260	2,240,572	2,240,572	2,131,143	2,240,572	37,526,074		
2043	26	0	1,012	610,509,993	0.7340	4,481,143	1,285	2,285,383	2,285,383	2,161,143	2,285,383	39,811,457		
2044	27	0	1,012	622,720,193	0.7340	4,570,766	1,311	2,331,091	2,331,091	2,191,143	2,331,091	42,142,548		
2045	28	0	1,012	635,174,597	0.7340	4,662,182	1,337	2,377,713	2,377,713	2,221,143	2,377,713	44,519,261		
2046	29	0	1,012	647,878,069	0.7340	4,755,425	1,364	2,425,267	2,425,267	2,251,143	2,425,267	46,944,528		
2047	30	0	1,012	660,835,650	0.7340	4,850,534	1,391	2,473,772	2,473,772	2,281,143	2,473,772	49,418,300		
Averages:											\$	2,238,680	\$	1,351,827

Assumptions	
16-17 GF Budget:	\$ 109,805,171
Population:	142,950
Cost per Capita:	768
Cost per Capita Increase/Year:	102%
People per unit:	2.99
Home Value Increase/Year:	102%
TIRZ Contribution (%):	51%
TIRZ Contribution (\$):	0.37
Max TIRZ Contribution:	\$ 29,740,198
City Tax Rate (beginning 2019):	0.7340

# Polo Ridge TIRZ No. 10 Designation Ordinance No. 4525

## ORDINANCE NO. 4525

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA CONSISTING OF APPROXIMATELY 822.1 ACRES OF LAND GENERALLY LOCATED SOUTH OF FM 740, WEST OF FM 2757 AND NORTH OF KELLY ROAD IN KAUFMAN COUNTY, TEXAS, LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MESQUITE AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TEN, CITY OF MESQUITE, TEXAS (POLO RIDGE); DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the corporate limits of the City or within the extraterritorial jurisdiction (the "ETJ") of the City, or in both, as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or within the ETJ of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the "City Council") desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as *Exhibit A* and more generally depicted in *Exhibit B* attached hereto (the "Zone"); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Project and Financing Plan for Reinvestment Zone Number Ten, City of Mesquite, Texas (Polo Ridge)* dated December 4, 2017 (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper of general circulation in the City and in a newspaper of general

circulation in the ETJ on or before November 27, 2017, which date is the seventh (7<sup>th</sup>) day before the public hearing held on December 4, 2017; and

WHEREAS, on December 4, 2017, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and 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, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 4, 2017; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, Chapter 551 of the Texas Government Code, commonly referred to as the Texas Open Meetings Act, and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is currently used for residential purposes is less than thirty percent (30%); and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

### SECTION 1. RECITALS INCORPORATED.

That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

### SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act, and that owners of property within the proposed reinvestment zone were given a reasonable opportunity to protest the inclusion of their



# Polo Ridge TIRZ No. 10

## Designation Ordinance No. 4525

property in the proposed reinvestment zone; and

- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits A and B* will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as described and depicted in *Exhibits A and B*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
  1. It is a geographic area located wholly within the ETJ of the City; and
  2. The area is predominately open, unproductive and undeveloped or underdeveloped, and the lack of necessary public improvements and other facilities substantially impairs the sound growth of the City; and
- (d) That thirty percent (30%) or less of the property in the proposed reinvestment zone, excluding property that is publicly owned, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed twenty-five percent (25%) of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) That the proposed reinvestment zone will promote development or redevelopment of the property within the proposed reinvestment zone; and
- (i) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (j) The City Council finds that the Preliminary Project and Finance Plan is feasible.

### SECTION 3. 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 area described and depicted in *Exhibits A and B* hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Ten, City of Mesquite, Texas** (Polo Ridge) (hereinafter referred to as the "Zone").

Polo Ridge TIRZ #10 Creation  
Page 3

### SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the "Board") consisting of seven (7) members all appointed by the City Council. Council Members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) 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 adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred to as 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 Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by the Board shall not take effect unless and until adopted by City Council.
- (d) Directors shall not receive any salary or other compensation for their services as directors.
- (e) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (f) The initial Board shall be seven members and the following shall be members:
  1. Stan Pickett
  2. Jeff Casper
  3. Bruce Archer
  4. Dan Aleman
  5. Greg Noschese
  6. Tandy Bornoughs
  7. To be appointed

The City Council hereby appoints Mayor Stan Pickett to serve as chairman of the Board for the remainder of calendar year 2017 and during calendar year 2018. Before the end of calendar year 2018 and each calendar year thereafter, the City Council shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the following year. If the City Council does not appoint a chairman during that period, the Mayor of the City is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

Polo Ridge TIRZ #10 Creation  
Page 4

# Polo Ridge TIRZ No. 10 Designation Ordinance No. 4525

## SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon the earlier of any of the following: (i) on December 31, 2048; or (ii) an earlier or later termination date designated by an ordinance adopted under Section 311.007(c) of the Act; or (iii) the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations of the Zone have been paid in full, in accordance with Section 311.017 of the Act.

## SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2017, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base") or if the City does not levy an ad valorem tax in the year in which the Zone is designated, the Tax Increment Base is determined by the appraisal district in which the Zone is located in accordance with Section 311.012(c) of the Act. Pursuant to Section 311.013(f) of the Act, the amount of the tax increment for a year is not to exceed fifty-one percent (51%) of real property taxes levied and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by the City or other taxing unit participating in the Zone and located in the Zone (the "Tax Increment"). Consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total taxable value of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone for that year less the Tax Increment Base of the City or other taxing unit participating in the Zone (the "Captured Appraised Value").

## SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone, that may be divided into subaccounts as set forth in the Project and Finance Plan, into which the Tax Increment of the City and participating taxing units, if any, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone. Surplus funds in the Tax Increment Fund shall be disbursed as authorized and provided in the Act.

## SECTION 8.

### SEVERABILITY CLAUSE

That should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Mesquite hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

## SECTION 9.

### OPEN MEETINGS

That 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 Municipal Center and 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, 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

That this Ordinance shall be in full force and effect from and after its passage as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4<sup>th</sup> day of December, 2017.

  
Stan Pickett  
Mayor

ATTEST:

  
Sonja Land  
City Secretary

APPROVED:

  
B. J. Smith  
City Attorney





**EXHIBIT "D"**

**Metes and Bounds of Reduced Boundaries**

**Reinvestment Zone Number Ten,  
City of Mesquite, Texas  
(Polo Ridge)**

## FIELD NOTES

**BDMR Development, LLC**

**(805.79 Acre Tract)**

**BEING** a tract or parcel of land situated in the Andrew Nail Survey, Abstract No. 355, Kaufman County, Texas, and being part of that tract of land described in a Deed to BDMR Development, LLC, as recorded in Volume 4174, Page 548 of the Official Public Records of Kaufman County, Texas, and being all of that tract of land described in a Deed to Alma Guerrero as recorded in Volume 5029, Page 84 of the Official Public Records of Kaufman County, Texas, and being more particularly described as follows:

**BEGINNING** at a point for corner in the Southwesterly line of F.M. Highway No. 2757 (a variable width right-of-way), said point being the most Northerly Northeast corner of a tract of land described in a Deed to Kathlena Kelly Sanders, per Deed recorded in Volume 1348, Page 252 of the Deed Records of Kaufman County, Texas;

**THENCE** in a Southeasterly direction, along the Southwesterly line of said F.M. Highway No. 2757, and along a non-tangent curve to the left having a central angle of 05 degrees 05 minutes 39 seconds, a radius of 5779.58 feet, a chord bearing of South 49 degrees 06 minutes 43 seconds East, a chord distance of 513.69 feet, and an arc length 513.86 feet to a concrete monument found for corner;

**THENCE** along the Southwesterly line of said F.M. Highway No. 2757 as follows:

South 51 degrees 25 minutes 16 seconds East for a distance of 215.11 feet to a concrete monument found for corner;

South 42 degrees 32 minutes 14 seconds East for a distance of 309.76 feet to a concrete monument found for corner;

South 50 degrees 16 minutes 50 seconds East for a distance of 254.13 feet to a concrete monument found for corner;

South 62 degrees 55 minutes 48 seconds East for a distance of 125.71 feet to a point for corner;

South 47 degrees 23 minutes 49 seconds East for a distance of 306.97 feet to a concrete monument found for corner;

South 53 degrees 46 minutes 08 seconds East for a distance of 101.75 feet to a concrete monument found for corner;

South 45 degrees 41 minutes 40 seconds East for a distance of 2153.23 feet to a concrete monument found for corner;

South 45 degrees 07 minutes 18 seconds East for a distance of 3376.01 feet to a concrete monument found for corner at the beginning of a curve to the right;

Southeasterly, along said curve having a central angle of 13 degrees 33 minutes 53 seconds, a radius of 1095.92 feet, a chord bearing of South 38 degrees 20 minutes 22 seconds East, a chord distance of 258.85 feet and an arc length of 259.46 feet to a point for corner in the center of Kelly Road, said point being the most Northerly East corner of the above cited BDMR Development, LLC tract;

**THENCE** South 44 degrees 15 minutes 13 seconds West departing the Southwesterly line of said F.M. Highway No. 2757, along the Southeasterly line of said BDMR Development, LLC tract, and along the center of said Kelly Road, for a distance of 2543.09 feet to a 5/8" iron rod found for corner at an angle point in said road;

**THENCE** South 12 degrees 26 minutes 22 seconds East along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 638.25 feet to a 1/4" iron rod found for corner at an angle point in said road;

**THENCE** South 18 degrees 10 minutes 39 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 350.54 feet to a 1/4" iron rod found for corner at an angle point in said road;

**THENCE** South 25 degrees 07 minutes 52 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 642.84 feet to a 1/2" iron



rod found for corner at an angle point in said road, said point being the southwest corner of that tract of land described to Traci and Gwen Luce as recorded in Volume 1574, Page 145, Deed Records, Kaufman County, Texas, and said point being the northwest corner of a tract of land described to Joyce Sevcik Cawley Family Trust in a deed recorded in Volume 4632, Page 248, Official Public Records, Kaufman County, Texas;

**THENCE** South 31 degrees 18 minutes 55 seconds West along the center of said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 1148.50 feet to a 60d nail found for corner at an angle point in said road, said point being the north corner of that tract of land described as Tract 1 to Patrick C. Kelly in a deed as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 02 degrees 53 minutes 11 seconds West along said Kelly Road, and along the Southeasterly line of said BDMR Development, LLC tract, for a distance of 696.69 feet to a point for corner in the Northwesterly line of a tract of land described as the Second Tract in a Deed to Patrick C. Kelly, as recorded in Volume 1348, Page 265 of the Deed Records of Kaufman County, Texas;

**THENCE** South 43 degrees 34 minutes 26 seconds West along the Northwesterly line of said Patrick C. Kelly tract, for a distance of 610.80 feet to the northeast corner of a tract of land described as Tract 4 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas, and said point being at the beginning of a non-tangent curve to the left;

**THENCE** in a Northwesterly direction, along said non-tangent curve to the left having a central angle of 12 degrees 45 minutes 14 seconds, a radius of 5280.00 feet, a chord bearing of North 77 degrees 00 minutes 40 seconds West, a chord distance of 1172.90 feet and an arc length of 1175.33 feet to a point for corner at the northwest corner of said Double R Land Company Tract 4, said point being in the easterly line of a tract of land described as Tract 1 to Double R Land Company in a deed as recorded in Volume 4175, Page 570, Official Public Records, Kaufman County, Texas;

**THENCE** following the common line of said BDMR Development, LLC tract and said Double R Land Company Tract 1 the following courses and distances:

North 22 degrees 07 minutes 18 seconds West for a distance of 229.66 feet to a point for corner;

North 15 degrees 31 minutes 26 seconds East for a distance of 897.27 feet to a point for corner;

North 56 degrees 00 minutes 43 seconds West for a distance of 522.03 feet to a point for corner;

North 00 degrees 17 minutes 14 seconds West for a distance of 1020.90 feet to a point for corner;

North 50 degrees 02 minutes 20 seconds East for a distance of 580.28 feet to a point for corner;

North 00 degrees 40 minutes 22 seconds West for a distance of 734.00 feet to a point for corner;

North 43 degrees 59 minutes 00 seconds West for a distance of 733.19 feet to a point for corner;

North 46 degrees 57 minutes 11 seconds West for a distance of 1764.06 feet to a point for corner;

North 78 degrees 58 minutes 22 seconds West for a distance of 855.79 feet to a point for corner in the common Extraterritorial Jurisdiction Line of the Cities of Seagoville and Mesquite;

**THENCE** North 00 degrees 11 minutes 44 seconds West following said Extraterritorial Jurisdiction Line for a distance of 3671.19 feet to a point for corner in the Southerly line of a tract of land conveyed to George Brian Holy in a deed recorded in Volume 1131, Page 813, Deed Records, Kaufman County, Texas;

**THENCE** North 44 degrees 58 minutes 09 seconds East following the southwesterly line of said Holy tract for a distance of 265.55 feet to a point for corner;

**THENCE** North 40 degrees 51 minutes 02 seconds West following the northeasterly line of said Holy tract for a distance of 289.04 feet to a point for corner in said Extraterritorial Jurisdiction Line;

**THENCE** North 00 degrees 11 minutes 44 seconds West following along said Extraterritorial Jurisdiction Line for a distance of 286.79 feet to a point for corner in the Southwesterly line of a tract of land conveyed to D.P. Newton, et ux per Deed recorded in Volume 616, Page 566 of the Deed Records of Kaufman County, Texas;

**THENCE** South 73 degrees 11 minutes 17 seconds East along the Southwesterly line of said Newton tract, for a distance of 542.80 feet to a wooden monument found for corner;

**THENCE** South 43 degrees 23 minutes 12 seconds East along the Southwesterly line of said Newton tract, for a distance of 194.48 feet to a 3/8" inch iron rod found for corner at the most Southerly corner of same;

**THENCE** North 44 degrees 08 minutes 49 seconds East along the Southeasterly line of said Newton tract, passing a 3/8" iron rod found for the most Southerly Northeast corner of same and the most Southerly corner of the above cited Kathlena Kelly Sanders tract at a distance of 494.03 feet, and continuing along the Southeasterly line of said Sanders tract for a total distance of 683.75 feet to a 1/2" inch iron rod found for corner at the most Southerly Northeast corner of said Sanders tract;

**THENCE** North 45 degrees 18 minutes 32 seconds West along the Northeasterly line of said Sanders tract, for a distance of 297.17 feet to a point for corner;

**THENCE** North 44 degrees 09 minutes 32 seconds East along the Southeasterly line of said Sanders tract, for a distance of 464.46 feet to the **POINT OF BEGINNING**, and containing 805.79 acres of land.



**EXHIBIT "E"**

**Depiction of Reduced Boundaries**

**Reinvestment Zone Number Ten,  
City of Mesquite, Texas  
(Polo Ridge)**

