

RESOLUTION NO. 05-2004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, CALLING A PUBLIC HEARING ON THE 2004 AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR TOWNE CENTRE TAX INCREMENT FINANCE REINVESTMENT ZONE NUMBER TWO, CITY OF MESQUITE, TEXAS.

WHEREAS, the City established Towne Centre Tax Increment Finance Reinvestment Zone Number Two, City of Mesquite, Texas (the "Zone"), and established a Board of Directors for the Zone (the "Board") to promote development or redevelopment in the Zone pursuant to Ordinance No. 3257 approved by the City Council on September 21, 1998, in accordance with the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code, Vernon's Texas Codes Annotated (the "Act"); and

WHEREAS, the Board on July 27, 1999, prepared and adopted a Project Plan and Financing Plan pursuant to Ordinance No. 3313 approved by the City Council on August 16, 1999; and

WHEREAS, the Board on June 4, 2003, prepared and adopted an Amended and Restated Project and Financing Plan pursuant to Ordinance No. 3586 approved by the City Council on June 16, 2003; and

WHEREAS, the Board on January 27, 2004, prepared and adopted the Schedules to the 2004 Amended and Restated Project and Financing Plan (the "Plan"), a copy of the schedules are attached hereto as Exhibit "A" and incorporated herein by reference for the Zone; and

WHEREAS, the Plan is substantially consistent with the adopted original, revised and amended plans for the Zone which were approved by the City Council on August 16, 1999, and June 16, 2003, respectively; and

WHEREAS, in accordance with the Property Redevelopment and Tax Abatement Act, Chapter 311 of the Texas Property Tax Code, Vernon's Texas Codes Annotated, the City is required prior to the adoption of an ordinance adopting an amended plan of the Zone to hold a public hearing on the proposed amendments providing interested persons the opportunity to speak and present evidence for or against the Plan; and

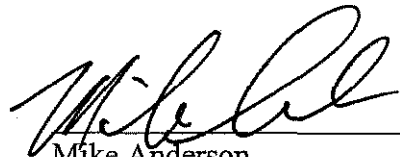
WHEREAS, the City desires by calling and holding such public hearing to provide a reasonable opportunity for an owner of property located within the proposed zone and all other taxing entities and other interested persons to address the proposed Plan.

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

SECTION 1. That a public hearing shall be held at 3:00 p.m. on February 16, 2004, in the City Council Chamber, City Hall, 711 N. Galloway, Mesquite, Dallas County, Texas, at which time any interested person may appear and speak for or against the benefits to the City, its residents and property owners to the proposed Schedules to the 2004 Amended and Restated Project and Financing Plan referenced in the above recitals.

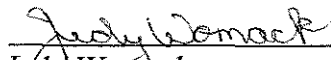
SECTION 2. That notice of such public hearing shall be published in the official newspaper of the City of Mesquite no later than seven (7) days prior to the date of such hearing, and that written notice of such hearing along with a copy of the resolution shall be sent by mail to all taxing units overlapping the territory inside Reinvestment Zone Number Two.

DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 2nd day of February, 2004.



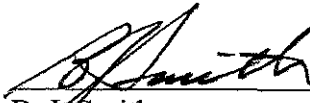
Mike Anderson
Mayor

ATTEST:



Judy Womack
City Secretary

APPROVED:



B. J. Smith
City Attorney

090197

2004 Towne Centre

Reinvestment Zone

Schedules for Project Plan and Financing Plan

A plan for tax increment financing
in Reinvestment Zone Number Two,
Prepared for the City of Mesquite
by Stein Planning and Management

Updated January 27, 2004

Schedule 1:
2003 Appraised Values from Dallas Central Appraisal District,
Towne Centre Reinvestment Zone

DEAD ACCOUNT	SITE ADDRESS	OWNER	2003 LAND VALUE	2003 IMP VALUE	2003 INP VALUE	2003 MARKET VALUE	2003 LAND AREA	2003 FLOOR AREA	2003 LAND SF	2003 IMP/BLDG SF	2003 MARKET/ LAND SF	1994 MARKET VALUE
Fully exempt accounts:												
55 100765210020000	18203 LBJ FWY	MESQUITE ISD	\$1,160,220	\$4,950	\$0	\$1,165,170	331,492	100	\$3.50	N.A.	N.A.	\$995,420
55 100765210020000	18201 LBJ FWY	MESQUITE ISD	\$2,226,070	\$2,545,670	\$0	\$4,771,740	636,020	100	\$3.50	N.A.	N.A.	\$1,914,000
55 100765100100000	2000 TOWNE EAST BLVD	MESQUITE ISD	\$2,115,700	\$0	\$0	\$2,115,700	604,485	0	\$3.50	N.A.	N.A.	\$987,220
55 100765100100000	3301 TOWNE CENTRE DR	MESQUITE CITY OF	\$487,220	\$500,000	\$0	\$987,220	46,722	1,000	\$10.00	N.A.	N.A.	\$37,340
55 146263210690000	2400 TOWNE CENTRE DR	MESQUITE CITY OF	\$56,520	\$0	\$0	\$56,520	102,753	0	\$0.55	N.A.	N.A.	\$139,450
55 146263210720000	2405 TOWNE CENTRE DR	MESQUITE CITY OF	\$90,510	\$0	\$0	\$90,510	164,570	0	\$0.55	N.A.	N.A.	\$114,390
Vacant or undeveloped accounts:												
30953500010010000	2237 US HIGHWAY 80 E	DEL PROPERTIES INC	\$52,910	\$0	\$0	\$52,910	114,309	0	\$0.55	N.A.	\$0.55	\$114,390
30124100030010000	16385 LBJ FWY	HORIZONS LAND CO LLC	\$599,020	\$0	\$0	\$599,020	209,621	0	\$2.90	#DIV/0!	\$2.90	\$72,690
30124100030010000	2400 REAL ESTATE MESQUITE	KANJU ATIF ASHIQ	\$59,330	\$0	\$0	\$59,330	58,329	0	\$1.00	N.A.	\$1.00	\$35,940
30214300080010000	2501 TOWNE CENTRE DR	REEF DEVELOPMENT INC TR	\$242,090	\$0	\$0	\$242,090	48,917	0	\$4.95	#DIV/0!	\$4.95	\$98,010
30214300080010000	2501 TOWNE CENTRE DR	REEF DEVELOPMENT INC TR	\$229,650	\$0	\$0	\$229,650	46,930	0	\$5.00	#DIV/0!	\$5.00	\$1,454,480
30214300080010000	2501 TOWNE CENTRE DR	REEF DEVELOPMENT INC TR	\$661,250	\$0	\$0	\$661,250	44,093	0	\$15.00	#DIV/0!	\$15.00	\$92,920
30214300080010000	18633 LBJ FWY	THEG USA LP	\$497,700	\$0	\$0	\$497,700	478,576	0	\$1.04	#DIV/0!	\$1.04	\$537,760
30215610020010000	18681 LBJ FWY	CORRAL GROUP INC	\$100,300	\$0	\$0	\$100,300	1,941,290	0	\$0.20	N.A.	\$0.25	\$53,820
30215610020010000	2500 TOWNE CENTRE DR	WERTZMAN HERBERT D	\$153,180	\$0	\$0	\$153,180	404,760	0	\$0.25	N.A.	\$0.25	\$53,820
30216000020030000	2700 GUS THOMASSON RD	MESQUITE JV	\$232,040	\$0	\$0	\$232,040	232,044	0	\$1.00	N.A.	\$1.00	\$11,520
30216000020050000	3301 N MESQUITE DR	TOWNE EAST DEALERSHIP	\$54,210	\$0	\$0	\$54,210	72,283	0	N.A.	N.A.	N.A.	\$65,120
30216000020050000	2237 US HIGHWAY 80 E	DEL PROPERTIES INC	\$571,640	\$0	\$0	\$571,640	519,870	0	\$1.10	N.A.	\$1.10	\$154,050
65 146262810210100	16000 LBJ FWY	JON REAL ESTATE MESQUITE	\$140,000	\$0	\$0	\$140,000	70,000	0	\$2.00	N.A.	\$2.00	\$327,420
65 146262810210100	16000 LBJ FWY	JON REAL ESTATE MESQUITE	\$5,004,220	\$100,350	\$0	\$5,104,570	4,235,352	0	\$1.13	N.A.	\$1.21	\$140,000
65 146262810210100	16500 LBJ FWY	JON REAL ESTATE MESQUITE	\$54,210	\$0	\$0	\$54,210	72,283	0	\$0.75	N.A.	\$0.75	\$65,120
65 146262810210100	2300 TOWNE CENTRE DR	FRANKLIN JEANNETTE	\$571,640	\$0	\$0	\$571,640	519,870	0	\$1.10	N.A.	\$1.10	\$154,050
65 146263210720000	2200 TOWNE CENTRE DR	SCC MESQUITE PARTNERS LTD	\$140,000	\$0	\$0	\$140,000	70,000	0	\$2.00	N.A.	\$2.00	\$327,420
65 146263210720000	5201 N MESQUITE DR	TOWNE EAST FORD SALES INC	\$5,004,220	\$100,350	\$0	\$5,104,570	4,235,352	0	\$1.13	N.A.	\$1.21	\$140,000
Sum or average for undev. only:												
			\$5,064,220	\$100,350	\$0	\$5,164,570	4,235,352	0	\$1.13	N.A.	\$1.21	\$4,163,820
Town East Mall accounts:												
55 100509610020000	1738 N TOWNE EAST BLVD	SEARS ROEBUCK & CO	\$5,061,510	\$8,212,140	\$0	\$13,273,650	613,692	203,469	\$6.72	\$30.54	\$13.85	\$10,601,010
55 100509610010000	1800 N TOWNE EAST BLVD	TOWNE EAST MALL PS	\$12,255,060	\$38,905,100	\$0	\$51,160,160	1,225,808	384,456	\$10.00	\$231.28	\$82.63	\$98,725,890
55 100509610010100	1600 N TOWNE EAST BLVD	J C PERRY COMPANY INC	\$3,672,490	\$5,540,160	\$0	\$9,212,650	576,856	197,642	\$6.71	\$24.03	\$16.32	\$5,039,300
55 100509610010300	1418 N TOWNE EAST BLVD	TOWNE EAST MALL PS	\$31,560	\$0	\$0	\$31,560	3,150	0	\$10.80	N.A.	\$10.80	\$9,1500
55 100509610050000	1748 N TOWNE EAST BLVD	DILLARD TEXAS OPERATING	\$4,344,630	\$5,316,450	\$0	\$9,661,080	664,290	459,654	\$8.54	\$11.57	\$14.95	\$9,678,530
55 100509610050000	1628 N TOWNE EAST BLVD	TOWNE EAST MALL PS	\$1,219,680	\$304,930	\$0	\$1,524,610	152,460	20,560	\$14.89	\$14.89	\$14.89	\$1,418,110
55 100509610120000	1620 N TOWNE EAST BLVD	PRIMARY PROPERTIES CORP	\$1,378,220	\$5,678,370	\$0	\$7,056,590	712,417	459,991	\$8.15	\$12.37	\$14.12	\$10,232,920
55 100509610120100	3201 TOWNE CENTRE DR	TOWNE EAST MALL PS	\$277,730	\$0	\$0	\$277,730	55,548	0	\$5.00	N.A.	\$5.00	\$777,730
55 100509610120200	1638 N TOWNE EAST BLVD	PAYLESS SHOESOURCE	\$282,600	\$10	\$0	\$282,610	1	3,500	\$75.00	\$292,510.00	\$75.00	\$277,250
			\$31,444,530	\$112,224,650	\$0	\$143,669,180	4,204,215	1,728,212	\$7.48	\$64.84	\$34.17	\$141,193,240

Schedule 1:
2003 Appraised Values from Dallas Central Appraisal District,
Towne Centre Reinvestment Zone

DCAD ACCOUNT	SITE ADDRESS	OWNER	2003 LAND VALUE	2003 IMP VALUE	2003 MARKET VALUE	2003 LAND AREA	2003 FLOOR AREA	2003 LAND/BLDG SF	2003 IMP/BLDG SF	2003 MARKET/ LAND SF	1088 MARKET VALUE
Other developed accounts:											
340032430010010000	2099 E US HWY 80	MAVEX MANAGEMENT CORP	\$1,390,590	\$0	\$1,390,590	650.285	43,602	\$2.09	#DIV/0!	\$2.09	\$509,850
340033430010010000	2101 E US HWY 80	BARONS INVESTORS LP THE	\$890,820	\$980,920	\$1,871,740	72.440	16,466	\$4.00	\$22.39	\$4.17	\$1,603,590
340034330010010000	2101 E US HWY 80	RESERVA ESPECIAL INC	\$433,500	\$433,500	\$867,000	74.550	40,760	\$11.00	\$26.33	\$6.17	\$327,400
340035330010010000	2099 E US HWY 80	PKCTEX LTD	\$1,462,620	\$1,462,620	\$2,925,240	16,790	2,944	\$171.28	\$36.60	\$22.02	\$1,100,000
340036330010010000	2101 E US HWY 80	ANDERSON SCOTT P	\$209,367	\$209,367	\$418,734	145.534	10,652	\$7.00	\$12.35	\$22.45	\$278,240
340037330010010000	2101 E US HWY 80	COMERICA BANK	\$59,770	\$59,770	\$119,540	48.164	10,652	\$4.74	\$49.73	\$10.64	\$1,610,440
340038330010010000	2101 E US HWY 80	TOYS R US PARTNERSHIP	\$1,025,900	\$1,025,900	\$2,051,800	145.534	40,035	\$2.00	\$43.75	\$7.74	\$1,438,700
340039330010010000	2101 E US HWY 80	HELMUTH BEVERLY A TR ET AL	\$1,751,940	\$1,751,940	\$3,503,880	199.633	109,078	\$17.00	\$11.53	\$19.53	\$2,043,080
340040330010010000	2101 E US HWY 80	HELMUTH BEVERLY A TR ET AL	\$1,597,000	\$1,597,000	\$3,194,000	199.633	109,078	\$15.00	\$11.53	\$19.53	\$2,700,000
340041330010010000	2101 E US HWY 80	ROCKOLA CORPORATION THE	\$852,860	\$852,860	\$1,705,720	89.071	22,000	\$19.00	\$68.00	\$12.77	\$4,400,560
340042330010010000	2101 E US HWY 80	INTERNATIONAL TOWNE TR	\$1,347,920	\$1,347,920	\$2,695,840	304.943	94,098	\$15.00	\$21.00	\$20.32	\$202,960
340043330010010000	2101 E US HWY 80	SCC MESQUITE PARTNERS LTC	\$5,857,930	\$5,857,930	\$11,715,860	84.495	1,580	\$22.50	\$16.43	\$8.38	\$1,292,620
340044330010010000	2101 E US HWY 80	CORRAL GROUP INC	\$236,236	\$236,236	\$472,472	89.130	1,850	\$2.50	\$316.43	\$8.38	\$270,440
340045330010010000	2101 E US HWY 80	BANK ONE TEXAS N A	\$522,110	\$522,110	\$1,044,220	81.497	42,560	\$5.00	\$23.61	\$15.99	\$17,600
340046330010010000	2101 E US HWY 80	SAC SELF STORAGE LP	\$457,340	\$457,340	\$914,680	3.642	1,000	\$4.00	\$1.63	\$4.81	\$17,600
340047330010010000	2101 E US HWY 80	HOMES TEXAS LTD	\$14,570	\$14,570	\$29,140	1,114,744	0	\$0.30	N.A.	\$0.30	\$105,600
340048330010010000	2101 E US HWY 80	SLOPEY R A & MARTHA C	\$29,530	\$29,530	\$59,060	0	0	\$0.30	N.A.	\$0.30	\$33,530
340049330010010000	2101 E US HWY 80	CORRAL GROUP INC	\$0	\$0	\$0	0	0	\$0.00	#DIV/0!	#DIV/0!	\$350,000
340050330010010000	2101 E US HWY 80	TEXAS UTILITIES ELECTRIC CO	\$277,500	\$277,500	\$555,000	55.342	0	\$5.00	\$31.74	\$5.01	\$400,000
340051330010010000	2101 E US HWY 80	COVENANT FELLOWSHIP	\$368,460	\$368,460	\$736,920	52.637	6,514	\$7.00	N.A.	\$20.14	
340052330010010000	2101 E US HWY 80	YAMAGUCHI MICHIO TR ET AL	\$691,540	\$691,540	\$1,383,080	708.983	420,059	\$2.00	\$26.91	\$17.84	\$466,500
340053330010010000	2101 E US HWY 80	MAVEX MANAGEMENT CORP	\$11,303,834	\$11,303,834	\$22,607,668	30.191	2,004	\$2.00	\$425.01	\$40.21	\$320,000
340054330010010000	2101 E US HWY 80	BARONS INVESTORS LP THE	\$951,730	\$951,730	\$1,903,460	73.160	8,395	\$25.00	\$3.99	\$23.93	
340055330010010000	2101 E US HWY 80	CHEVRON USA INC	\$218,680	\$218,680	\$437,360	697.443	159,819	\$14.93	\$34.91	\$50.53	
340056330010010000	2101 E US HWY 80	LANI CHUN	\$5,979,540	\$5,979,540	\$11,959,080	5.655	44,093	\$3.00	\$113.65	\$15.96	
340057330010010000	2101 E US HWY 80	JON REAL ESTATE MESQUITE	\$870,420	\$870,420	\$1,740,840	376.045	95,473	\$3.00	\$31.33	\$32.23	
340058330010010000	2101 E US HWY 80	KOHL'S TEXAS LTD	\$2,691,640	\$2,691,640	\$5,383,280	43,778	4,662	\$10.76	\$157.34	\$37.23	
340059330010010000	2101 E US HWY 80	SYSTEM CAPITAL REAL PROPE	\$865,050	\$865,050	\$1,730,100	54.109	10,556	\$14.76	\$99.51	\$32.89	
340060330010010000	2101 E US HWY 80	VR MESQUITE VENTURE LTD	\$971,720	\$971,720	\$1,943,440	40,767	10,800	\$17.00	\$30.69	\$45.93	
340061330010010000	2101 E US HWY 80	KOURY FAMILY LTD FS	\$1,411,401	\$1,411,401	\$2,822,802	565.975	113,065	\$7.00	\$190.69	\$17.05	
340062330010010000	2101 E US HWY 80	HOMER DEPOT USA	\$5,936,630	\$5,936,630	\$11,873,260	57.120	5,124	\$2.00	\$62.21	\$7.55	\$268,840
340063330010010000	2101 E US HWY 80	HARTSELL JAY	\$318,740	\$318,740	\$637,480	513.916	142,296	\$5.00	\$22.61	\$14.12	\$7,216,430
340064330010010000	2101 E US HWY 80	FRANKLIN TOWNE CENTRE LP	\$4,652,420	\$4,652,420	\$9,304,840	75,002	21,468	\$3.50	\$81.05	\$31.70	\$57,920
340065330010010000	2101 E US HWY 80	REALTY INC TEXAS	\$637,517	\$637,517	\$1,275,034	101.101	7,574	\$10.50	\$109.07	\$24.51	\$750,500
340066330010010000	2101 E US HWY 80	FSI RESTAURANT DEVELOPMEI	\$326,089	\$326,089	\$652,178	14,692	4,495	\$8.00	\$81.38	\$24.51	\$260,000
340067330010010000	2101 E US HWY 80	MURPHY JOHN A	\$276,820	\$276,820	\$553,640	23,957	4,900	\$8.00	\$56.62	\$15.94	
340068330010010000	2101 E US HWY 80	ZEIL THREE INC	\$369,670	\$369,670	\$739,340	3,900	3,900	\$9.00	\$150.65	\$22.58	
340069330010010000	2101 E US HWY 80	COLLINSWORTH & WATSON	\$548,348	\$548,348	\$1,096,696	102.871	22,631	\$9.75	\$59.78	\$22.93	
340070330010010000	2101 E US HWY 80	OLP MESQUITE LTD	\$1,001,040	\$1,001,040	\$2,002,080	40.671	6,347	\$12.00	\$0.00	\$12.00	\$1,002,320
340071330010010000	2101 E US HWY 80	AWB REALTY LP	\$76,160	\$76,160	\$152,320	6.347	6,347	\$12.00	\$0.00	\$12.00	\$63,470
340072330010010000	2101 E US HWY 80	AWB REALTY LP	\$54,340	\$54,340	\$108,680	46.217	16,020	\$12.00	\$81.44	\$33.30	\$1,537,920
340073330010010000	2101 E US HWY 80	AWB REALTY LP	\$162,648	\$162,648	\$325,296	57.321	4,500	\$12.00	\$38.14	\$14.84	\$961,640
340074330010010000	2101 E US HWY 80	AWB REALTY LP	\$282,910	\$282,910	\$565,820	74.4	7,444	\$12.00	\$63.75	\$14.01	\$284,640
340075330010010000	2101 E US HWY 80	CHICK FILA	\$371,710	\$371,710	\$743,420	23,573	3,399	\$12.00	\$109.38	\$26.33	\$1,164,240
340076330010010000	2101 E US HWY 80	CDKP PARTNERS LP	\$1,292,440	\$1,292,440	\$2,584,880	44,849	44,849	\$5.00	\$51.10	\$26.45	\$1,776,440
340077330010010000	2101 E US HWY 80	MJ CROSSING LP	\$179,340	\$179,340	\$358,680	24,708	8,980	\$26.45	\$9.03	\$3.14	\$3,421,330
340078330010010000	2101 E US HWY 80	AWB REALTY LP	\$1,711,520	\$1,711,520	\$3,423,040	195,253	46,063	\$6.00	\$9.03	\$21.97	\$230,830
340079330010010000	2101 E US HWY 80	AWB REALTY LP	\$209,240	\$209,240	\$418,480	17,437	2,370	\$12.00	\$73.26	\$15.70	\$1,512,000
340080330010010000	2101 E US HWY 80	FRANKIAK INC	\$173,560	\$173,560	\$347,120	127,422	36,300	\$5.00	\$85.05	\$14.50	\$305,760
340081330010010000	2101 E US HWY 80	BANK OF AMERICA TEXAS NA	\$136,560	\$136,560	\$273,120	3.948	3,948	\$5.00	\$36.65	\$14.14	\$42,954,690
340082330010010000	2101 E US HWY 80	Sum or average for other development only:	\$69,012,371	\$69,012,371	\$138,024,742	8,263,203	1,833,951	\$5.79	\$36.63	\$14.14	
340083330010010000	2101 E US HWY 80	Sum or average for all taxable developed land:	\$79,339,943	\$79,339,943	\$158,679,886	12,472,426	3,612,163	\$6.36	\$50.17	\$20.89	\$194,047,930
340084330010010000	2101 E US HWY 80	Sum or average for all taxable accounts:	\$84,344,163	\$84,344,163	\$168,688,326	18,708,213	3,612,163	\$5.05	\$50.20	\$15.80	\$190,211,610

Schedule 1:
2003 Appraised Values from Dallas Central Appraisal District,
Towne Centre Reinvestment Zone

DCAD ACCOUNT	SITE ADDRESS	OWNER	2003 LAND VALUE	2003 IMP VALUE	2003 MARKET VALUE	2003 LAND AREA	2003 FLOOR AREA	2003 LAND/ LAND SF	2003 IMP/ BLDG SF	2003 MARKET/ LAND SF	2003 MARKET VALUE
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*2003 certified value not available. Value is either preliminary 2003 or certified 2002.

Schedule 2:
Estimated Project Costs

Item	Estimated Cost When Advanced	Fund Advance Date	Who Advances?
Relocation of Brazos electric distribution line along east bank of South Mesquite Creek between Towne Centre Drive and U.S. 80; TIF reimburses 50% share.	\$471,332	2002	JDN
South Mesquite Creek sanitary sewer, phase 1, parallel to Gus Thomasson and IH 635, between Town East Boulevard and U.S. 80; TIF reimburses 50% share.	\$58,750	2002	SCC Development
South Mesquite Creek improvement, Phase 1; TIF reimburses this 50% share.	\$88,811	2002	SCC Development
South Mesquite Creek sanitary sewer, Phase 2; TIF reimburses this 50% share.	\$91,244	2002	JDN
North Mesquite Drive improvement; TIF reimburses this 20% share.	\$147,728	2003	Town East Ford
South Mesquite Creek improvement, Phase 2; TIF reimburses this share:			
A. Original improvement cost	\$218,717	2003	
B. New construction in channel near North Mesquite Drive	\$5,500	2004	
C. Additional work to cure slope failure	\$60,000	2004	
D. Geotechnical engineering report	\$3,750	2004	
	<u>\$287,967</u>		Town East Ford
Town East Mall water main	\$2,800,000	2004	General Growth
IH 635 improvements (IH 30 to US 80)	\$1,964,025	2004	Mesquite 4B Fund
IH 635 improvements (IH 30 to US 80)	\$7,300,000	2004	Texas Infrastructure Bond Fund
Town East Mall parking and circulation	\$10,927,270	2006	bonds
MISD improvements to campuses inside zone or to public assembly areas outside zone	\$900,000	05/01/2005	TIF
	\$1,000,000	05/01/2006	TIF
	\$1,000,000	05/01/2007	TIF
	\$1,000,000	05/01/2008	TIF
	\$1,000,000	05/01/2009	TIF
	<u>\$1,100,000</u>	05/01/2010	TIF
	\$6,000,000		
Operation of project facilities	\$1,730,275	2003	TIF
	\$562,359	2004	TIF
	\$284,048	2005	TIF
	<u>\$128,934</u>	2006	TIF
	\$2,705,616		
Traffic signals at North mesquite Drive and Towne Centre Blvd.	\$230,000	05/01/2019	Mesquite Quality of Life Corporation
Interest expense for projects (from separate schedule)	\$9,293,357	2004-2019	
Administrative expenses (fees) to City (from separate schedule)	\$570,000	2003-2019	
Total project costs	<u>\$42,936,099</u>		

Schedule 3: Estimated Areas of Taxable New Development in the Zone

Assumptions:

Retail development quantities through 1/1/2008 are based on specific developments.

SF floor area added to Mall: , completed by 1/1/2008

For office development and retail after 2008, average floor area coverage: 20%

For residential development after 2003, average floor area coverage: 30%

See Schedule 5 for estimated areas of development projected through 1/1/2008.

Year:	Base	1	2	3	4	5	6	7	8
<i>Valuations for Jan. 1:</i>	1998	1999	2000	2001	2002	2003	2004	2005	2006
SF of vacant/underdeveloped land on roll, 1/1					5,175,538	4,235,892	4,235,892	4,141,545	3,371,171
Net vacant land SF developed for retail prior year						939,646	-	94,347	770,374
Vacant land SF developed for residential prior year						-	-	-	-
Vacant land SF developed for office prior year						-	-	-	-
Total land SF developed prior year						939,646	-	94,347	770,374
Cum. vacant land SF developed since 1/1/2002						939,646	939,646	1,033,993	1,804,367
SF retail floor area new on roll as of 1/1							-	15,000	112,000
SF residential floor area new on roll as of 1/1							-	-	-
SF office floor area new on roll as of 1/1							-	-	-
Total SF floor area new on roll as of 1/1							-	15,000	112,000
Cum. SF floor area developed since 1/1/2002							0	15,000	127,000
% of 2002 vacant land vacant/underdeveloped							82%	80%	65%

**Schedule 3:
Estimated Areas of Taxable New Development in the Zone**

<i>Year:</i>	9	10	11	12	13	14	15
<i>Valuations for Jan. 1:</i>	2007	2008	2009	2010	2011	2012	2013
SF of vacant/underdeveloped land on roll, 1/1	3,371,171	2,894,595	2,694,595	2,594,595	2,394,595	2,194,595	2,094,595
Net vacant land SF developed for retail prior year	-	476,576	-	100,000	-	200,000	-
Vacant land SF developed for residential prior year	-	-	200,000	-	-	-	-
Vacant land SF developed for office prior year	-	-	-	-	200,000	-	100,000
Total land SF developed prior year	-	476,576	200,000	100,000	200,000	200,000	100,000
Cum. vacant land SF developed since 1/1/2002	1,804,367	2,280,943	2,480,943	2,580,943	2,780,943	2,980,943	3,080,943
SF retail floor area new on roll as of 1/1	-	40,000	-	20,000	-	40,000	-
SF residential floor area new on roll as of 1/1	-	-	60,000	-	-	-	-
SF office floor area new on roll as of 1/1	-	-	-	-	40,000	-	20,000
Total SF floor area new on roll as of 1/1	-	40,000	60,000	20,000	40,000	40,000	20,000
Cum. SF floor area developed since 1/1/2002	127,000	167,000	227,000	247,000	287,000	327,000	347,000
% of 2002 vacant land vacant/underdeveloped	65%	56%	52%	50%	46%	42%	40%

**Schedule 3:
Estimated Areas of Taxable New Development in the Zone**

Year:	16	17	18	19	20	21	
Valuations for Jan. 1:	2014	2015	2016	2017	2018	2019	Total
SF of vacant/underdeveloped land on roll, 1/1	1,994,595	1,994,595	1,694,595	1,694,595	1,694,595	1,694,595	
Net vacant land SF developed for retail prior year	100,000	-	-	-	-	-	2,680,943
Vacant land SF developed for residential prior year	-	-	300,000	-	-	-	500,000
Vacant land SF developed for office prior year	-	-	-	-	-	-	300,000
Total land SF developed prior year	100,000	-	300,000	-	-	-	3,480,943
Cum. vacant land SF developed since 1/1/2002	3,180,943	3,180,943	3,480,943	3,480,943	3,480,943	3,480,943	
SF retail floor area new on roll as of 1/1	20,000	-	-	-	-	-	247,000
SF residential floor area new on roll as of 1/1	-	-	90,000	-	-	-	150,000
SF office floor area new on roll as of 1/1	-	-	-	-	-	-	60,000
Total SF floor area new on roll as of 1/1	20,000	-	90,000	-	-	-	457,000
Cum. SF floor area developed since 1/1/2002	367,000	367,000	457,000	457,000	457,000	457,000	
% of 2002 vacant land vacant/underdeveloped	39%	39%	33%	33%	33%	33%	

Schedule 4:
Vacant and Underdeveloped Land,
January 1, 2003,
Towne Centre Reinvestment Zone

DCAD ACCOUNT	SITE ADDRESS	SITE USE	OWNER	2003 LAND AREA
Vacant or underdeveloped accounts:				
38218000020040000	2920 GUS THOMASSON RD	TOUR PLAY GOLF CENTER	MESQUITE JV	1,941,290
65146263210700000	2425 GUS THOMASSON RD	VACANT	VALK DON	519,670
38216800010020000	2500 TOWNE CENTRE DR	VACANT	CORRAL GROUP INC	476,576
38218000020050000	3301 N MESQUITE DR	PT TOUR PLAY GOLF	TOWN EAST DEALERSHIP	404,760
65146262710480000	2237 US HIGHWAY 80 E	VACANT	DEL PROPERTIES INC	232,044
381241000A0030000	19020 LBJ FWY	VACANT	JDN REAL ESTATE MESQUITE	206,621
38053500010010000	2237 US HIGHWAY 80 E	VACANT	DEL PROPERTIES INC	114,389
65146263210620100	3201 N MESQUITE DR	VACANT	JOY PHILIP &	72,283
65146263210710100	5201 N MESQUITE DR	PARKING	TOWN EAST FORD SALES INC	70,000
381593000A0020000	2400 GUS THOMASSON RD	VACANT	KANJI ATIF ASHIQ	59,329
382143000B03R0000	2501 TOWNE CENTRE DR	VACANT	REEF DEVELOPMENT INC TR	48,917
382143000B04R0000	2501 TOWNE CENTRE DR	VACANT	REEF DEVELOPMENT INC TR	45,930
38215780010020000	18861 LBJ FWY	VACANT	THEG USA LP	44,083
Sum or average				4,235,892

Schedule 5:
**Estimated Areas of Near-term Development
 in the Towne Centre TIF Zone**

Development by Year of Initial Appraisal	Land SF	Approx. Floor SF	Floor Area/ Land Area
New retail anticipated on roll as of 1/1/2005			
REEF sites	94,347	15,000	16%
 The Marketplace at Towne Centre (TEB @ GT; on roll by 1/1/2006)			
grocery		40,000	
pad site		20,000	
convenience store		4,000	
Subtotal	519,670	64,000	12%
 Remnant of Tweeters site (1/1/2006)	44,083	8,000	18%
JDN site remnant (1/1/2006)	206,621	40,000	19%
Large remnant of Golden Corral site (1/1/2008)	476,576	40,000	8%

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Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone

Assumptions:

Annual net change of appraisals for developed land and improvements:	1.0%
One-time land appraisal increase per land SF at development (excl. mall properties):	\$3
Est. improvement appraisal per new retail floor area SF:	\$50
Est. improvement appraisal per new residential floor area SF:	\$30
Est. improvement appraisal per new office floor area SF:	\$60
Annual inflation of land and floor area appraisal values before completion:	3.0%

Year:	1	2	3	4	5	6
Base	1998	2000	2001	2002	2003	2004
Valuations for Jan. 1,						
Est. taxable real property value*	\$189,878,280	\$197,595,210	\$233,837,720	\$253,611,280	\$285,142,850	\$267,794,279
Est. appraisal change for developed property only		\$211,457,840				
Est. appraisal change for new retail development						\$0
Est. appraisal change for new residential development						\$0
Est. appraisal change for new office development						\$0
Est. total taxable real property value	\$189,878,280	\$211,457,840	\$233,837,720	\$253,611,280	\$285,142,850	\$267,794,279
Captured appraised value (increase from 1998 base)		\$7,717,930	\$43,959,440	\$69,933,010	\$75,264,570	\$77,915,999

*Taxable property values through 2003 in this and subsequent schedules are from the City of Mesquite.

Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone

Year:	7	8	9	10	11	12	13
	Valuations for Jan. 1,						
	2005	2006	2007	2008	2009	2010	2011
Est. taxable value w appreciation of developed property only	\$270,472,221	\$274,283,856	\$285,757,838	\$288,615,417	\$295,517,325	\$301,368,550	\$306,017,300
Est. appraisal change for new retail development	\$1,095,953	\$8,644,687	\$0	\$3,875,955	\$0	\$1,596,896	\$0
Est. appraisal change for new residential development	\$0	\$0	\$0	\$0	\$2,887,216	\$0	\$0
Est. appraisal change for new office development	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Est. total taxable real property value	\$271,568,174	\$282,928,553	\$285,757,838	\$292,591,412	\$298,404,544	\$302,967,426	\$309,817,610
Captured appraised value (increase from 1998 base)	\$81,659,694	\$93,050,273	\$95,879,558	\$102,713,132	\$108,526,264	\$113,109,146	\$119,939,330

Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone

Year:	14	15	16	17	18	19	20
Valuations for Jan. 1,	2012	2013	2014	2015	2016	2017	2018
Taxable real property value*							
Est. taxable value w appreciation of developed property only	\$312,915,785	\$319,471,275	\$324,702,024	\$329,766,544	\$333,064,209	\$341,774,487	\$345,192,232
Est. appraisal change for new retail development	\$3,392,410	\$0	\$1,799,504	\$0	\$0	\$0	\$0
Est. appraisal change for new residential development	\$0	\$0	\$0	\$0	\$5,326,372	\$0	\$0
Est. appraisal change for new office development	\$0	\$2,015,875	\$0	\$0	\$0	\$0	\$0
Est. total taxable real property value	\$316,308,196	\$321,487,153	\$326,501,529	\$329,766,544	\$338,390,581	\$341,774,487	\$345,192,232
Captured appraised value (Increase from 1998 base)	\$125,429,916	\$131,608,873	\$136,623,249	\$139,888,264	\$148,512,301	\$151,896,207	\$155,313,952

Schedule 6:
Taxable Real Property Appraisal Forecasts for the Zone

Year:	21
Valuations for Jan. 1, <u>2019</u>	
Taxable real property value	\$348,644,154
Est. taxable value w appreciation of developed property only	\$0
Est. appraisal change for new retail development	\$0
Est. appraisal change for new residential development	\$0
Est. appraisal change for new office development	\$0
Est. total taxable real property value	\$348,644,154
Captured appraised value (Increase from 1999 base)	\$168,765,874

**Schedule 7:
Estimated Real Property Taxes Collected, Retained and Dedicated to Tax Increment Fund
From the Towne Centre Reinvestment Zone**

Assumptions:

		Property tax rates per \$100		
City:		\$0.54148		
MISD:		\$1.67000		
Assumes constant tax rates after 2002 and		100%	collection	

		% of real property tax increments to TIF Fund:
	100%	City
	100%	School District

Reinvestment Zone Year:	Base	1	2	3	4	5	6	7
<i>Valuations for Jan. 1,</i>	1998	1999	2000	2001	2002	2003	2004	2005
Taxable value of real property (2)	\$189,878,280	\$197,596,210	\$211,467,840	\$233,837,720	\$253,811,290	\$265,142,850	\$267,794,279	\$271,568,174
Real property tax collected (3) by:								
City	\$1,028,153	\$1,069,844	\$1,145,056	\$1,266,184	\$1,374,337	\$1,435,696	\$1,450,052	\$1,470,487
MISD	\$3,000,077	\$3,122,020	\$3,341,192	\$3,694,636	\$4,111,743	\$4,427,886	\$4,472,164	\$4,535,189
Total	\$4,028,230	\$4,191,964	\$4,486,248	\$4,960,820	\$5,486,080	\$5,863,581	\$5,922,217	\$6,005,676
Real property tax retained (3) by:								
City	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153
MISD	\$3,000,077	\$3,000,077	\$3,000,077	\$3,000,077	\$3,076,028	\$3,170,967	\$3,170,967	\$3,170,967
Total	\$4,028,230	\$4,028,230	\$4,028,230	\$4,028,230	\$4,104,181	\$4,199,120	\$4,199,120	\$4,199,120
Tax dedicated to TIF fund (3) by:								
City	\$0	\$41,791	\$116,903	\$238,032	\$346,184	\$407,543	\$421,900	\$442,334
MISD	\$0	\$121,943	\$341,115	\$694,559	\$1,035,715	\$1,256,918	\$1,301,197	\$1,364,221
Total	\$0	\$163,734	\$458,018	\$932,591	\$1,381,899	\$1,664,461	\$1,723,097	\$1,806,556

- (1) MISD tax rates were \$1.58 through 2001, \$1.62 for 2002. Anticipated 2003 rates are applied for all other years.
(2) Taxable real property values through 2002 in this schedule are courtesy of the City of Mesquite. Figures for some years differ slightly from Schedule 1.
(3) Taxes are due without penalty on January 31 of the year after the column header. Balances obligated to the TIF fund are due 90 days later.

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**Schedule 7:
Estimated Real Property Taxes Collected, Retained and Dedicated to Tax Increment Fund
From the Towne Centre Reinvestment Zone**

Reinvestment Zone Year:	8	9	10	11	12	13	14
Valuations for Jan. 1,	2006	2007	2008	2009	2010	2011	2012
Taxable value of real property (2)	\$282,928,553	\$285,757,838	\$292,591,412	\$298,404,544	\$302,987,426	\$309,817,510	\$316,308,196
Real property tax collected (3) by:							
City	\$1,532,002	\$1,547,322	\$1,584,324	\$1,615,801	\$1,640,616	\$1,677,600	\$1,712,746
MISD	\$4,724,907	\$4,772,166	\$4,886,277	\$4,983,366	\$5,059,890	\$5,173,954	\$5,282,347
Total	\$6,256,908	\$6,319,477	\$6,470,601	\$6,599,157	\$6,700,506	\$6,851,554	\$6,995,093
Real property tax retained (3) by:							
City	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153
MISD	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967
Total	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120
Tax dedicated to TIF fund (3) by:							
City	\$503,849	\$519,169	\$556,171	\$587,648	\$612,463	\$649,447	\$684,593
MISD	\$1,553,940	\$1,601,189	\$1,715,309	\$1,812,389	\$1,888,923	\$2,002,987	\$2,111,380
Total	\$2,057,788	\$2,120,357	\$2,271,480	\$2,400,037	\$2,501,386	\$2,652,434	\$2,795,972

Schedule 7:
Estimated Real Property Taxes Collected, Retained and Dedicated to Tax Increment Fund
From the Towne Centre Reinvestment Zone

Reinvestment Zone Year:	15	16	17	18	19	20	Cumulative, 20 Years of Dedications
Valuations for Jan. 1,	2013	2014	2015	2016	2017	2018	
Taxable value of real property (2)	\$321,487,153	\$326,501,529	\$329,766,544	\$338,390,581	\$341,774,487	\$345,192,232	
Real property tax collected (3) by:							
City	\$1,740,789	\$1,767,940	\$1,785,620	\$1,832,317	\$1,850,640	\$1,869,147	\$31,368,821
MISD	\$5,368,835	\$5,452,576	\$5,507,101	\$5,651,123	\$5,707,634	\$5,764,710	\$96,039,895
Total	\$7,109,624	\$7,220,516	\$7,292,721	\$7,483,440	\$7,558,274	\$7,633,857	\$127,408,316
Real property tax retained (3) by:							
City	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$1,028,153	\$20,563,058
MISD	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$3,170,967	\$62,811,735
Total	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$4,199,120	\$83,374,793
Tax dedicated to TIF fund (3) by:							
City	\$712,636	\$739,788	\$757,467	\$804,164	\$822,488	\$840,994	\$10,805,563
MISD	\$2,197,868	\$2,281,608	\$2,336,134	\$2,480,155	\$2,535,667	\$2,593,743	\$33,227,960
Total	\$2,910,504	\$3,021,396	\$3,093,601	\$3,284,320	\$3,358,154	\$3,434,737	\$44,033,523

Schedule 8: Cash Flow and Reimbursement

Year: Base	1	2	3	4	5	6	7	8
1998	1999	2000	2001	2002	2003	2004	2005	2006
Cash for debt service by approx. May 1,								
Received from City*		\$0	\$396,726	\$0	\$346,185	\$407,543	\$421,900	\$442,334
Received from MISD*		\$0	\$0	\$121,943	\$2,071,390	\$1,256,918	\$1,301,197	\$1,364,221
Total real property tax to TIF fund		\$0	\$396,726	\$121,943	\$2,417,575	\$1,664,461	\$1,723,097	\$1,806,556
Plus carryover from previous year		\$0	\$0	\$396,726	\$47,337	\$39,388	\$0	\$0
Less administrative fees*		\$0	\$0	\$0	\$90,000	\$30,000	\$30,000	\$30,000
Less operating costs for MISD project facilities		\$0	\$0	\$0	\$1,730,275	\$562,359	\$284,048	\$128,834
Less principal for MISD facilities		\$0	\$0	\$0	\$0	\$0	\$900,000	\$1,000,000
Net funds available for debt service	\$0	\$0	\$0	\$396,726	\$518,669	\$644,637	\$1,111,490	\$509,049

*Figures through 2003 are from City of Mesquite.

Advance and reimbursement assumptions:

Relocation of Brazos Electric distribution line	\$471,332	Reimbursed in 2002, no interest
South Mesquite Creek sanitary sewer improvement	\$58,750	Reimbursed in 2003, no interest
South Mesquite Creek improvement	\$88,811	Reimbursed in 2003, no interest
South Mesquite Creek sanitary sewer improvement	\$91,244	Reimbursed in 2003, no interest
South Mesquite Creek improvement	\$218,717	Reimbursed in 2003, no interest
North Mesquite Drive improvement	\$147,728	Reimbursed in 2003, no interest
South Mesquite Creek improvement	\$69,250	Reimbursed in 2004, no interest
Town East Mall water line	\$2,800,000	Advanced 2004 by General Growth, reimbursed 2004
IH 635 improvements (IH 30 to US 80)	\$1,964,025	Advanced 5/1/04 by Mesquite 4B Fund
IH 635 improvements (IH 30 to US 80)	\$7,300,000	Advanced 5/1/04 by TX DOT
Town East Mall parking and circulation	\$10,927,270	Advanced 5/1/06 by City
Signals at N. Mesquite Dr. and Towne Centre Blvd	\$230,000	Advanced 5/1/19 by MQOLC
Interest on cash advances, compounded annually	4.00%	Actual terms will be set when repayment agreement originates.

City may issue notes to pay advances for IH 635 Improvements and Town East Mall circulation/parking.

Advances and reimbursements by approx. May 1,	1998	1999	2000	2001	2002	2003	2004	2005	2006
Principal carried from previous year		\$0	\$0	\$0	\$0	\$0	\$0	\$11,021,785	\$21,880,878
New principal advanced		\$0	\$0	\$0	\$471,332	\$605,249	\$12,133,275	\$10,927,270	\$0
Less principal repaid this year		\$0	\$0	\$0	\$471,332	\$605,249	\$1,111,490	\$68,177	\$0
Net reimbursable principal		\$0	\$0	\$0	\$0	\$0	\$11,021,785	\$21,880,878	\$21,880,878
Interest carried from previous year		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest accrued this period		\$0	\$0	\$0	\$0	\$0	\$0	\$440,871	\$875,235
Total interest before reduction this period		\$0	\$0	\$0	\$0	\$0	\$0	\$440,871	\$875,235
Less interest repaid this year		\$0	\$0	\$0	\$0	\$0	\$0	\$440,871	\$647,722
Net reimbursable interest		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,513
Total p & i owed by TIF fund	\$0	\$0	\$0	\$0	\$0	\$0	\$11,021,785	\$21,880,878	\$22,108,391
Total paid for fees, principal, interest	\$0	\$0	\$0	\$0	\$471,332	\$695,249	\$1,141,490	\$1,439,049	\$1,677,722
TIF fund balance at end of period	\$0	\$0	\$0	\$396,726	\$47,337	\$39,388	\$0	\$0	\$0

Schedule 8:
Cash Flow and Reimbursement

	9	10	11	12	13	14	15
Cash for debt service by approx. May 1,	2007	2008	2009	2010	2011	2012	2013
Received from City*	\$503,849	\$519,169	\$556,171	\$587,648	\$612,463	\$649,447	\$684,593
Received from MISD*	\$1,553,940	\$1,601,189	\$1,715,309	\$1,812,389	\$1,888,923	\$2,002,987	\$2,111,380
Total real property tax to TIF fund	\$2,057,788	\$2,120,357	\$2,271,480	\$2,400,037	\$2,501,386	\$2,652,434	\$2,795,972
Plus carryover from previous year	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less administrative fees*	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Less operating costs for MISD project facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal for MISD facilities	\$1,000,000	\$1,000,000	\$1,000,000	\$1,100,000	\$0	\$0	\$0
Net funds available for debt service	\$1,027,788	\$1,090,357	\$1,241,480	\$1,270,037	\$2,471,386	\$2,622,434	\$2,765,972
Advances and reimbursements							
by approx. May 1,							
	2007	2008	2009	2010	2011	2012	2013
Principal carried from previous year	\$21,880,878	\$21,880,878	\$21,753,179	\$21,381,826	\$20,967,062	\$19,334,359	\$17,485,299
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Less principal repaid this year	\$0	\$127,699	\$371,353	\$414,764	\$1,632,704	\$1,849,060	\$2,066,560
Net reimbursable principal	\$21,880,878	\$21,753,179	\$21,381,826	\$20,967,062	\$19,334,359	\$17,485,299	\$15,418,739
Interest carried from previous year	\$227,513	\$84,061	\$0	\$0	\$0	\$0	\$0
Interest accrued this period	\$884,336	\$878,598	\$870,127	\$855,273	\$838,682	\$773,374	\$699,412
Total interest before reduction this period	\$1,111,849	\$962,658	\$870,127	\$855,273	\$838,682	\$773,374	\$699,412
Less interest repaid this year	\$1,027,788	\$962,658	\$870,127	\$855,273	\$838,682	\$773,374	\$699,412
Net reimbursable interest	\$84,061	\$0	\$0	\$0	\$0	\$0	\$0
Total p & i owed by TIF fund	\$21,964,939	\$21,753,179	\$21,381,826	\$20,967,062	\$19,334,359	\$17,485,299	\$15,418,739
Total paid for fees, principal, interest	\$2,057,788	\$2,120,357	\$2,271,480	\$2,400,037	\$2,501,386	\$2,652,434	\$2,795,972
TIF fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Schedule 8:
Cash Flow and Reimbursement

EXHIBIT A

	16	17	18	19	20	21	Cumulative for 20 Years (2 through 21)
Cash for debt service by approx. May 1,	2014	2015	2016	2017	2018	2019	
Received from City*	\$712,636	\$739,788	\$757,467	\$804,164	\$822,488	\$840,994	\$10,805,564
Received from MISD*	\$2,197,868	\$2,281,608	\$2,336,134	\$2,480,155	\$2,536,667	\$2,593,743	\$33,227,960
Total real property tax to TIF fund	\$2,910,504	\$3,021,396	\$3,093,601	\$3,284,320	\$3,359,154	\$3,434,737	\$44,033,524
Plus carryover from previous year	\$0	\$0	\$0	\$0	\$0	\$0	
Less administrative fees*	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$570,000
Less operating costs for MISD project facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$2,705,516
Less principal for MISD facilities	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000,000
Net funds available for debt service	\$2,880,504	\$2,991,396	\$3,063,601	\$3,254,320	\$3,329,154	\$3,404,737	

Advances and reimbursements by approx. May 1,	2014	2015	2016	2017	2018	2019	Cumulative
Principal carried from previous year	\$15,418,739	\$13,154,984	\$10,689,788	\$8,053,778	\$5,121,610	\$1,997,320	
New principal advanced	\$0	\$0	\$0	\$0	\$0	\$230,000	\$ 24,367,126
Less principal repaid this year	\$2,263,754	\$2,465,196	\$2,636,009	\$2,932,169	\$3,124,290	\$2,227,320	\$ 24,367,126
Net reimbursable principal	\$13,154,984	\$10,689,788	\$8,053,778	\$5,121,610	\$1,997,320	\$0	
Interest carried from previous year	\$0	\$0	\$0	\$0	\$0	\$0	
Interest accrued this period	\$616,750	\$526,199	\$427,592	\$322,151	\$204,864	\$79,893	\$ 9,293,357
Total interest before reduction this period	\$616,750	\$526,199	\$427,592	\$322,151	\$204,864	\$79,893	
Less interest repaid this year	\$616,750	\$526,199	\$427,592	\$322,151	\$204,864	\$79,893	\$ 9,293,357
Net reimbursable interest	\$0	\$0	\$0	\$0	\$0	\$0	
Total p & i owed by TIF fund	\$13,154,984	\$10,689,788	\$8,053,778	\$5,121,610	\$1,997,320	\$0	
Total paid for fees, principal, interest	\$2,910,504	\$3,021,396	\$3,093,601	\$3,284,320	\$3,359,154	\$2,337,212	\$40,230,483
TIF fund balance at end of period	\$0	\$0	\$0	\$0	\$0	\$1,097,525	

RESOLUTION NO. 06-2004A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MESQUITE, TEXAS, CALLING THE ANNUAL CITY ELECTION.

WHEREAS, the 78th Texas Legislature has declared that the May 2004 election shall be held on the third Saturday in May, after which time the election date will revert back to the first Saturday in May for future elections; and

WHEREAS, it is necessary that the City Council of the City of Mesquite call an election to be held May 15, 2004, for the purpose of electing Councilmembers;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS;

SECTION 1. That an election shall be held May 15, 2004, for the purpose of electing Councilmembers from each of the following places: Nos. 3, 4 and 5. Candidates for Place Nos. 3 and 4 must have resided in Districts 3 and 4 respectively, as heretofore established by the City Charter, for a period of 120 days next preceding the election date.

SECTION 2. Notice of such election shall be published at least once not earlier than the 30th day or later than the 10th day before election day as provided in Section 4.003(a)(1) of the Texas Election Code.

SECTION 3. Said election shall be held in accordance with the Election Code of the State of Texas, the Statutes of the State of Texas, and the Charter and ordinances of the City of Mesquite, and shall be in conformity with the procedures set forth herein.

SECTION 4. Early voting by personal appearance shall be conducted by the Dallas County Elections Department. Bruce Sherbet, Dallas County Elections Administrator, is hereby appointed clerk of early voting in compliance with Section 271.006 of the Texas Election Code. Early voting will be conducted at Dunford Recreation Center, 1015 Green Canyon Drive and Eastfield College, 3737 Motley Drive, Mesquite, Texas, and at all locations as designated by the Dallas County Elections Administrator.

Early voting by personal appearance will be conducted on weekdays beginning Wednesday, April 28, 2004, and continuing through Friday, May 7, 2004, between 8:00 a.m. and 5:00 p.m., Saturday, May 8, 2004, between 8:00 a.m. and 5:00 p.m., Sunday, May 9, 2004, between 1:00 p.m. and 6:00 p.m., and Monday, May 10, 2004, through Tuesday, May 11, 2004, between 7:00 a.m. and 7:00 p.m. Any qualified voter for the Joint Election may vote early by personal appearance at either the main early voting location or at any of the branch locations. The main early polling place is: