

City of Houston, Texas, Ordinance No. 2011-242

AN ORDINANCE APPROVING THE THIRD AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 1997-1589, adopted effective December 17, 1997, the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Ten, City of Houston, Texas ("Zone") pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of development or redevelopment in the area of the City generally referred to as the Lake Houston area; and

WHEREAS, the Board of Directors of the Zone adopted and the City Council approved the Project Plan and Reinvestment Zone Financing Plan for the Zone on April 21, 1999 by Ordinance No. 1999-387, as amended subsequently by Ordinance No. 1999-854 on August 11, 1999 and by Ordinance No. 2008-337 on April 23, 2008 ("Plan"); and

WHEREAS, Section 311.011 of the Code authorizes the Board of Directors of the Zone to adopt an amendment to the Plan, which amendment becomes effective upon approval of the City Council; and

WHEREAS, at its June 9, 2011 board meeting, the Board of Directors of the Zone considered and adopted a Third Amended Plan ("Third Amendment"), and requested City Council's approval of the Third Amendment; and

WHEREAS, at its June 9, 2011 board meeting, the Board of Directors of the Zone approved the annexation of territory into the Zone ("Annexed Area") and has requested City Council's approval of the annexation; and

WHEREAS, the Third Amendment includes the implementation and continuation of projects in the existing area as well as in the Annexed Area of the Zone; and

WHEREAS, before the Board of Directors of the Zone may implement the Third Amendment, the City Council must approve the Third Amendment; and

WHEREAS, Code Section 311.011 requires that a public hearing be held on the Third Amendment; and

WHEREAS, the City Council finds that notice of the public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Third Amendment on August 17, 2011; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Third Amendment and the annexation of territory into the Zone; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Third Amendment and the annexation of territory into the Zone; and

WHEREAS, the City gave reasonable opportunity for the owners of property in the territory proposed for annexation to protest the annexation of such territory into the Zone; and

WHEREAS, the City desires to approve the Third Amendment; and

WHEREAS, the City Council approved the annexation of the proposed territory into the Zone pursuant to City Ordinance No. 2011- 741;¹ **NOW, THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. Findings. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval of the Third Amendment. That the Plan is hereby amended by adding "Part D," attached to this Ordinance as Exhibit "A." The Third Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Third Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Third Amendment to each taxing unit levying ad valorem taxes in the Zone.

Section 4. That the City Council officially finds, determines, recites, and declares a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding

¹ The number of the Ordinance approving annexation of territory into the Zone to be inserted by the City Secretary.

this meeting, as required by the Open Meetings Act, Chapter 551, TEX. GOV'T CODE, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof 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 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 24th day of August, 2011.

APPROVED this _____ day of _____, 2011.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 30 2011.



City Secretary

(Prepared by Legal Department
 (DRC:drc August 19, 2011)
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
 (L.D. File No. 0610700067059)

Donna Capps *IT/1* *ck*
 Assistant City Attorney

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AYE	NO	
/		MAYOR PARKER
....	COUNCIL MEMBERS
/		STARDIG
/		JOHNSON
/		CLUTTERBUCK
/		ADAMS
/		SULLIVAN
/		HOANG
/		ABSENT-ON PERSONAL BUSINESS PENNINGTON
/		GONZALEZ
/		RODRIGUEZ
/		COSTELLO
/		LOVELL
/		NORIEGA
/		BRADFORD
/		JONES
CAPTION	ADOPTED	

MAY 017 Rev. 12/09

CAPTION PUBLISHED IN DAILY COURIER
 REVIEW
 DATE: AUG 30 2011

Exhibit "A"

Third Amendment to the Project Plan and
Reinvestment Zone Financing Plan for Reinvestment Zone Number Ten,
City of Houston, Texas (Lake Houston Zone)

**TAX INCREMENT REINVESTMENT ZONE NUMBER TEN
CITY OF HOUSTON, TEXAS,**

LAKE HOUSTON ZONE

Third Amended
Project Plan and Reinvestment Zone Financing Plan

June 9, 2011

REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS
 LAKE HOUSTON ZONE
 Part D – Third Amended Project Plan and Reinvestment Zone Financing Plan

Table of Contents

Introduction..... 1

Section One..... 1

 The Part A Plan 1

 The Part B Plan 1

 The Part C Plan 1

Section Two..... 2

 The Part D Plan 2

Proposed Goals for Improvements in the Zone: 2

 Goal 1: 2

 Goal 2: 2

Project Plan and Reinvestment Zone Financing Plan for the Zone 2

A. PROJECT PLAN 2

 Existing Uses of Land 2

 Proposed Changes of Zoning Ordinances, Municipality Master Plan, Building Codes, & Other
 Municipal Ordinances 2

 Estimated Non-Project Cost Items 2

 Method of Relocating Persons Displaced, if any, as Result of Implementing the Plan 3

B. REINVESTMENT ZONE FINANCING PLAN 3

 Estimated Project Costs 3

 Proposed Kind, Number, & Location of All Public Works or Public Improvements to be Financed in
 Zone 3

 Economic Feasibility Study 3

 Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations
 Incurred 3

 Methods & Sources of Financing Project Costs & Percentage of Increment from Taxing Units
 Anticipated to Contribute Tax Increment to the Zone 3

 Current Total Appraised Value of Taxable Real Property 3

 Estimated Captured Appraised Value of Zone During Each Year of Existence 3

 Zone Duration 3

Maps & Exhibits

Map 1 – Existing Land Uses

Exhibit 1 – Project Cost Schedule

Exhibit 2 – Net Revenue Schedule All Entities

Exhibit 2A – Transfer Schedule All Entities

Exhibit 3 – Revenue Schedule City of Houston All Areas

Exhibit 3A – Revenue Schedule City of Houston Original Area

Exhibit 3B – Revenue Schedule City of Houston 1999 Annexation

Exhibit 3C – Revenue Schedule City of Houston Kingwood Annexation

Exhibit 4 – Revenue Schedule Humble Independent School District

Introduction

The purpose of the Project Plan and Reinvestment Zone Financing Plan (the collectively the Parts A, B, C, and D Plans are the “Plans”) for Reinvestment Zone Number Ten, City of Houston, Texas (herein referred to as the “TIRZ”) is to set forth goals, expectations, redevelopment plans and programs needed to facilitate planned residential and commercial developments and in a manner consistent with the Kingwood Annexation Service Plan, included as an Exhibit to Ordinance 96-1115, adopted by City Council on October 23, 1996 and which annexed the area into the City of Houston. The intent of the Plans is to ensure that the improvements will result in the long-term stability and viability of the TIRZ area.

The City created the TIRZ by Ordinance No. 1997-1589, adopted by City Council on December 17, 1997, within an area covering approximately 1,426 acres, and located primarily in the vicinity of Lake Houston, and also known as Kingwood. The City adopted a Plan for the area on April 21, 1999 by Ordinance No. 1999-0387 (the “Part A Plan”). On September 11, 1999, by Ordinance 1999-0825, City Council approved an Amended Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the “Part B Plan”). Subsequently, after recommendation by the TIRZ, City Council, by Ordinance 1999-0853, approved the annexation of approximately 508 additional acres into the TIRZ. The enlarged TIRZ included areas for which several property owners requested annexation including the Kingwood Lakes South, North Tract, Woodstream Forest and Riverchase Village Subdivisions; in addition several public rights-of-ways were also included in the annexed area including Mills Branch Drive, North Park Drive, Kingwood Drive and Woodland Hills Drive. The expansion area resulted in a total Zone area of approximately 1,934 acres. On April 23, 2008, by Ordinance 2008-0337, City Council adopted an Amended Project Plan and Reinvestment Zone Financing Plan for the Zone (the “Part C Plan”).

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Financing Plan as further described herein (the “Part D Plan”).

Section One:

The Part A Plan: The Part A Plan covered a total of approximately 1,426 acres. The primary focus of the Part A Plan was to facilitate the design and construction of water, wastewater, and drainage facilities in order to facilitate the development of new residential and commercial properties. The area included within the boundaries of the Part A Plan included open land where such infrastructure was absent and where residential and commercial development would not occur but for the creation of the TIRZ.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and expanded the TIRZ boundaries by 508 acres. The Part B Plan further defined TIRZ functions specific to assisting in the development of undeveloped property within the TIRZ and included provisions for street reconstruction and utility system upgrades on North Park Drive from Lake Houston Parkway to Mills Branch Drive, Kingwood Drive from Willow Terrace to Mills Branch Drive; and Woodland Hills Drive south from Kingwood Drive to Hamblin Road. The Part B Plan also provided for the participation of Humble Independent School District in the TIRZ.

The Part C Plan: The Part C Plan both restated and further defined the fundamental goals and objectives identified in the Part A and Part B Plans. The Part C Plan also included provisions for the funding of a new project cost category, Cultural and Public Facilities Improvements. The new category allowed for the construction of a new larger library and the conversion of the existing library into a community center, both of which were located outside the boundaries of the TIRZ. By Ordinance 2008-037, City Council found that the library and community center, which contained multiple public meeting rooms, was an area of public assembly for the purposes of (Texas Tax Code §311.010(b)) and that the library and community center would benefit the property within the TIRZ.

Section Two:

The Part D Plan: The Part D Plan includes provisions for the 975.4 acres of the newly annexed Kingwood West area and its adjacent public rights-of-ways. Together the Parts A, B, C and D Plans will create a viable and attractive environment for new investment and redevelopment. Improvements have been identified that will enhance the community by attracting new businesses and residents to the area. The proposed Part D Plan projects include upgrades and improvements to public utility systems, public roadways and thoroughfares, and public safety facility improvements. Annexation of the Kingwood West area will provide funding for the project costs identified in Exhibit 1, Part D Plan.

Proposed Goals for Improvements in the Zone:

Public improvements proposed in the Part D Plan are in relationship to the original goals of the Zone and are as follows:

Goal 1: The creation of pedestrian-friendly, safe environments through upgrades and improvements to streets and sidewalks, with ample lighting and streetscape amenities. Streetscape enhancements are required to create an environment that will help stimulate investment in retail, residential, and commercial developments. Enhanced streetscapes components will include: sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. The construction of sidewalk systems including ADA complaint ramps and other treatments will improve pedestrian safety, enhance the visual environment and provide connectivity both within the community and to adjacent districts. All improvements will be integrated with the street reconstruction programs of the City of Houston, TxDOT, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP Programs of sister agencies.

Goal 2: Cultural and Public Facilities

Increasing public and cultural facilities for the Kingwood community has emerged as an important public policy goal since the date of the Part C Plan amendment. Providing improved infrastructure, more fire, police, library, and cultural/community centers will lead to improved security and enhance the quality of life for existing and new residents and businesses.

Project Plan and Reinvestment Zone Financing Plan for the Zone.

A. Project Plan

Existing Uses of Land (Texas Tax Code §311.011(b)(1)): Map 1 attached hereto depicts the existing land and proposed uses in the Original and Annexed Areas of the Zone. The existing and proposed land uses include single-family residential, multi-family residential, commercial, office, industrial, public and institutional, transportation and utility, park and open spaces, undeveloped and agricultural production land uses.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and other Municipal Ordinances (Texas Tax Code §311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan, or building code.

Estimated Non-Project Costs (Texas Tax Code §311.011(b)(3)) The non-project costs reflect in part costs

that the City of Houston will fund towards infrastructure improvements within the greater Kingwood area as part of its ongoing Capital Improvement Program.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code §311.011(b)(4)): It is not anticipated that any residents will be displaced by any of the projects to be undertaken in the Zone.

B. Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code §311.011(c)(1)): Exhibit 1 (attached) details the proposed public improvement and administrative project costs. The dollar amounts are approximate and may be amended from time to time by City Council. The financing costs are a function of project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number, and Location of all Proposed Public Works or Public Improvements to be Financed in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code §311.011(c)(3)): An economic feasibility study was completed for the Kingwood area in 1999. The study documents the economic potential in the Zone. Exhibits 2 through 4 constitute incremental revenue estimates for the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone. The Plan estimates total project costs of \$152,390,490. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan and Part D Plan are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred (Texas Tax Code §311.011(c)(4), §311.011(c)(5)): Issuance of notes and bonds by the Zone will occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as actual market conditions for the issue and sale of such notes and bonds.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as collaboration with developers and other entities for grant funding and partnerships. TY 1999 was the base year for the Zone, and TY 2027 is the scheduled termination date. As outlined in Exhibits 2 through 4, at least \$92.1 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.63875/\$100 of assessed valuation, and a Humble Independent School District contribution of \$1.5200/\$100 of assessed valuation.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code §311.011(c)(7)): The current projected appraised value of taxable real property in the Zone, as of April 12, 2011 is \$468,096,073.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code §311.011(c)(8)): The estimated captured appraised value for the remaining duration of the Zone is set forth in Exhibit 2.

Zone Duration (Texas Tax Code §311.011(c)(9)): When initially created by City Council on December 17, 1997, the term of the Zone was established at 30 years.

MAPS AND EXHIBITS

Exhibit 1 – Project Cost Schedule

Project Cost Amendments: The following table includes the approved project cost for Parts A, B, C and the changes made to those budgets through this Part D amendment:

	Estimated Costs Part A Plan	Estimated Costs Part B Plan	Estimated Costs Part C Plan	Estimated Costs Part D Plan	Plan Costs
Infrastructure Improvements:					
Public Utilities - Parts A, B and C					
Public Utilities	\$ 13,261,000	\$ 19,525,000	\$ 28,030,640	\$ -	\$ 28,030,640
Total Public Utilities - Parts A, B and C	\$ 13,261,000	\$ 19,525,000	\$ 28,030,640	\$ -	\$ 28,030,640
Public Utilities - Part D					
Public Utilities	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Public Utilities - Part D	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
Total Public Utilities - Parts A, B, C and D					\$ 38,030,640
Street Reconstruction - Parts A, B and C					
Street Reconstruction	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Total Street Reconstruction - Parts A, B and C	\$ -	\$ 5,000,000	\$ 5,000,000	\$ -	\$ 5,000,000
Street Reconstruction - Part D					
Street Reconstruction	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
Total Street Reconstruction - Part D	\$ -	\$ -	\$ -	\$ 20,000,000	\$ 20,000,000
Total Street Reconstruction & Roadway, Sidewalk and Lighting - Parts A, B, C and D					\$ 25,000,000
Total Infrastructure Improvements - Parts A, B, C and D					\$ 63,030,640
Other Project Costs:					
Cultural and Public Facilities Costs - Parts A, B and C					
Cultural and Public Facilities	\$ -	\$ -	\$ 9,100,000	\$ -	\$ 9,100,000
Total Cultural and Public Facilities - Parts A, B and C	\$ -	\$ -	\$ 9,100,000	\$ -	\$ 9,100,000
Cultural and Public Facilities Costs - Part D					
Cultural and Public Facilities	\$ -	\$ -	\$ -	\$ 11,459,850	\$ 11,459,850
Total Cultural and Public Facilities - Part D B, C and D	\$ -	\$ -	\$ -	\$ 11,459,850	\$ 11,459,850
					\$ 20,559,850
Wastewater Treatment Parts A, B and C					
Wastewater Treatment	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
Total Wastewater Treatment - Parts A, B and C	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
TIRZ Creation - Parts A, B and C					
TIRZ Creation	\$ 200,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000
Total TIRZ Creation - Parts A, B and C	\$ 200,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000
TIRZ Management					
TIRZ Management - Parts A, B and C					
TIRZ Administration and Management	\$ 795,000	\$ 540,000	\$ 540,000	\$ -	\$ 540,000
Total TIRZ Management - Parts A, B and C	\$ 795,000	\$ 540,000	\$ 540,000	\$ -	\$ 540,000
TIRZ Management - Part D					
TIRZ Administration and Management	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
Total TIRZ Management - Part D	\$ -	\$ -	\$ -	\$ 1,000,000	\$ 1,000,000
					\$ 1,540,000
Educational Project Costs - Parts A, B and C					
Design and Construction of Educational Facilities	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000
Total Educational Project Costs - Parts A, B and C	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000
Total Other Project Costs	\$ 995,000	\$ 67,800,000	\$ 76,900,000	\$ 68,260,000	\$ 89,359,850
PROJECT PLAN TOTAL	\$ 14,256,000	\$ 92,325,000	\$ 109,930,640	\$ 98,260,000	\$ 152,390,490

Map 1 – Proposed and Existing Land Use

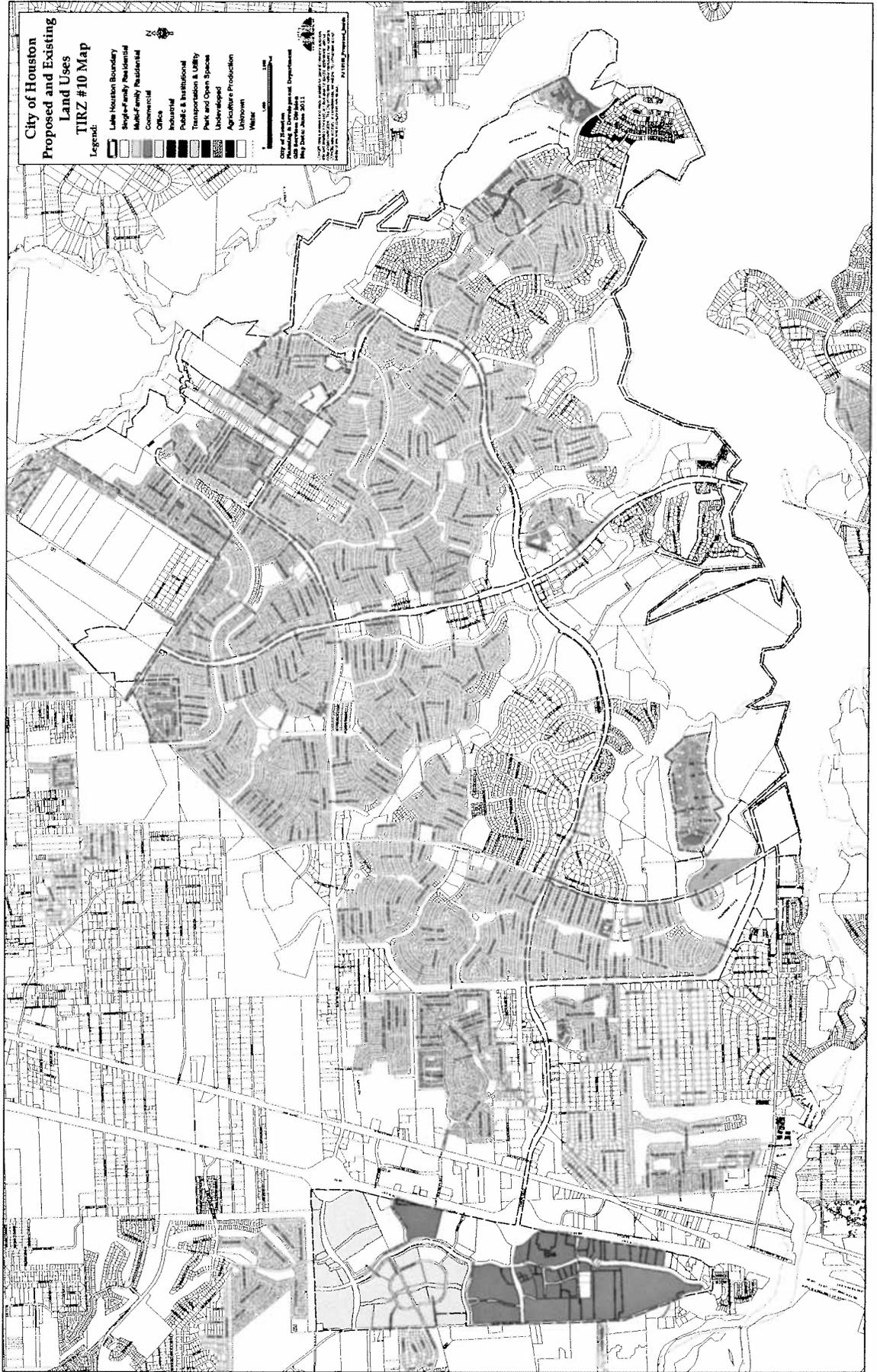


Exhibit 2 – Part D Plan Revenue Schedule
 Net Revenue All Entities

TY	Increment Revenue				Total Increment Revenue	Net Revenue (Total Increment Revenue Less Transfers)
	Original Area	1999 Annexation	Kingwood West			
2011	\$ 2,272,624	\$ 691,341	\$ 33,364	\$ 2,997,328	\$ 2,847,462	
2012	\$ 2,388,598	\$ 726,283	\$ 33,364	\$ 3,148,245	\$ 2,990,833	
2013	\$ 2,510,371	\$ 762,973	\$ 68,395	\$ 3,341,739	\$ 3,174,652	
2014	\$ 2,638,232	\$ 801,497	\$ 105,179	\$ 3,544,908	\$ 3,367,662	
2015	\$ 2,772,486	\$ 841,947	\$ 253,708	\$ 3,868,141	\$ 3,674,734	
2016	\$ 2,913,453	\$ 884,420	\$ 402,237	\$ 4,200,110	\$ 3,990,105	
2017	\$ 3,061,469	\$ 929,017	\$ 550,766	\$ 4,541,251	\$ 4,314,189	
2018	\$ 3,216,885	\$ 975,843	\$ 699,295	\$ 4,892,023	\$ 4,647,422	
2019	\$ 3,380,072	\$ 1,025,011	\$ 847,824	\$ 5,252,907	\$ 4,990,261	
2020	\$ 3,551,418	\$ 1,076,637	\$ 996,353	\$ 5,624,408	\$ 5,343,188	
2021	\$ 3,731,332	\$ 1,130,845	\$ 1,144,882	\$ 6,007,058	\$ 5,706,705	
2022	\$ 3,920,241	\$ 1,187,762	\$ 1,293,411	\$ 6,401,414	\$ 6,081,343	
2023	\$ 4,118,596	\$ 1,247,526	\$ 1,441,940	\$ 6,808,062	\$ 6,467,659	
2024	\$ 4,326,868	\$ 1,310,278	\$ 1,590,469	\$ 7,227,615	\$ 6,866,234	
2025	\$ 4,545,554	\$ 1,376,167	\$ 1,738,998	\$ 7,660,720	\$ 7,277,684	
2026	\$ 4,775,175	\$ 1,445,351	\$ 1,887,527	\$ 8,108,053	\$ 7,702,650	
2027	\$ 5,016,276	\$ 1,517,994	\$ 2,036,056	\$ 8,570,327	\$ 8,141,810	
	\$ 59,139,648	\$ 17,930,893	\$ 15,123,767	\$ 92,194,309	\$ 87,584,594	

Exhibit 2A – Part D Plan Transfer Schedule:
All Entities

Tax Year (1)	Increment Revenue										Transfers (4)			Net Revenue (Total Increment Revenue less Total Transfers)
	Original Area(2)			1999 Annexation(2)			Kingwood West(3)			Total	Humble ISD Educational Transfer	City Admin Fees	Total Transfers	
	City	Humble ISD	Total	City	Humble ISD	Total	City	Humble ISD	Total					
2011	\$ 2,272,624	\$ 6,545,747	\$ 8,818,371	\$ 691,341	\$ 1,852,244	\$ 2,543,585	\$ 33,364	\$ 2,987,328	\$ 8,397,991	\$ 11,395,320	\$ 8,397,991	\$ 149,866	\$ 8,547,858	\$ 2,847,462
2012	\$ 2,388,598	\$ 6,876,610	\$ 9,265,208	\$ 726,283	\$ 1,945,750	\$ 2,672,033	\$ 33,364	\$ 3,148,245	\$ 8,824,360	\$ 11,972,605	\$ 8,824,360	\$ 157,412	\$ 8,981,773	\$ 2,990,833
2013	\$ 2,510,371	\$ 7,228,117	\$ 9,738,487	\$ 762,973	\$ 2,043,931	\$ 2,806,904	\$ 68,395	\$ 3,341,739	\$ 9,272,048	\$ 12,613,787	\$ 9,272,048	\$ 167,087	\$ 9,439,135	\$ 3,174,652
2014	\$ 2,638,232	\$ 7,595,099	\$ 10,233,331	\$ 801,497	\$ 2,147,022	\$ 2,948,519	\$ 105,179	\$ 3,544,908	\$ 9,742,120	\$ 13,287,028	\$ 9,742,120	\$ 177,245	\$ 9,919,366	\$ 3,367,662
2015	\$ 2,772,486	\$ 7,980,430	\$ 10,752,916	\$ 841,947	\$ 2,255,266	\$ 3,097,214	\$ 253,708	\$ 3,888,141	\$ 10,235,696	\$ 14,103,837	\$ 10,235,696	\$ 193,407	\$ 10,429,103	\$ 3,674,734
2016	\$ 2,913,453	\$ 8,385,027	\$ 11,298,480	\$ 884,420	\$ 2,368,923	\$ 3,253,344	\$ 402,237	\$ 4,200,110	\$ 10,753,951	\$ 14,954,061	\$ 10,753,951	\$ 210,006	\$ 10,963,956	\$ 3,990,105
2017	\$ 3,061,469	\$ 8,809,854	\$ 11,871,323	\$ 929,017	\$ 2,488,263	\$ 3,417,280	\$ 550,766	\$ 4,541,251	\$ 11,298,118	\$ 15,839,369	\$ 11,298,118	\$ 227,063	\$ 11,525,180	\$ 4,314,189
2018	\$ 3,216,885	\$ 9,255,923	\$ 12,472,808	\$ 975,843	\$ 2,613,570	\$ 3,589,414	\$ 699,295	\$ 4,892,023	\$ 11,869,493	\$ 16,761,516	\$ 11,869,493	\$ 244,601	\$ 12,114,094	\$ 4,647,422
2019	\$ 3,380,072	\$ 9,724,295	\$ 13,104,367	\$ 1,025,011	\$ 2,745,142	\$ 3,770,153	\$ 847,824	\$ 5,252,907	\$ 12,469,438	\$ 17,722,344	\$ 12,469,438	\$ 262,645	\$ 12,732,083	\$ 4,990,261
2020	\$ 3,551,418	\$ 10,216,086	\$ 13,767,504	\$ 1,076,637	\$ 2,883,293	\$ 3,959,930	\$ 996,353	\$ 5,624,408	\$ 13,099,379	\$ 18,723,787	\$ 13,099,379	\$ 281,220	\$ 13,380,600	\$ 5,343,188
2021	\$ 3,731,332	\$ 10,732,466	\$ 14,463,798	\$ 1,130,845	\$ 3,028,351	\$ 4,159,196	\$ 1,144,882	\$ 6,007,058	\$ 13,760,818	\$ 19,767,876	\$ 13,760,818	\$ 300,353	\$ 14,061,171	\$ 5,706,705
2022	\$ 3,920,241	\$ 11,274,666	\$ 15,194,907	\$ 1,187,762	\$ 3,240,590	\$ 4,428,354	\$ 1,293,411	\$ 6,401,414	\$ 14,455,329	\$ 20,856,743	\$ 14,455,329	\$ 320,071	\$ 14,775,399	\$ 6,081,343
2023	\$ 4,118,596	\$ 11,843,975	\$ 15,962,571	\$ 1,247,526	\$ 3,408,513	\$ 4,656,042	\$ 1,388,998	\$ 6,808,062	\$ 15,184,565	\$ 21,982,626	\$ 15,184,565	\$ 340,403	\$ 15,524,968	\$ 6,467,659
2024	\$ 4,326,868	\$ 12,441,750	\$ 16,768,618	\$ 1,310,278	\$ 3,684,832	\$ 5,060,999	\$ 1,738,998	\$ 7,227,615	\$ 15,950,263	\$ 23,177,878	\$ 15,950,263	\$ 361,381	\$ 16,311,643	\$ 6,866,234
2025	\$ 4,545,554	\$ 13,069,413	\$ 17,614,968	\$ 1,376,167	\$ 3,969,967	\$ 5,346,134	\$ 1,887,527	\$ 8,108,053	\$ 16,754,245	\$ 24,414,965	\$ 16,754,245	\$ 383,036	\$ 17,137,281	\$ 7,277,684
2026	\$ 4,775,175	\$ 13,728,460	\$ 18,503,635	\$ 1,445,351	\$ 4,283,967	\$ 5,729,318	\$ 2,036,056	\$ 8,570,327	\$ 18,484,819	\$ 27,055,145	\$ 17,598,427	\$ 405,403	\$ 18,003,830	\$ 7,702,650
2027	\$ 5,016,276	\$ 14,420,459	\$ 19,436,735	\$ 1,517,994	\$ 4,684,359	\$ 6,202,353	\$ 2,123,787	\$ 9,219,309	\$ 21,815,080	\$ 31,034,569	\$ 21,815,080	\$ 428,516	\$ 21,386,573	\$ 8,141,810
	\$ 59,139,648	\$ 170,130,378	\$ 229,270,026	\$ 17,930,893	\$ 48,020,682	\$ 65,951,576	\$ 15,123,787	\$ 92,194,309	\$ 218,151,080	\$ 310,345,369	\$ 218,151,080	\$ 4,609,715	\$ 222,760,775	\$ 87,584,594

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) City of Houston and Humble Independent School District participate in the 1997 Original Area and the 1999 Annexed Area
- (3) Only City of Houston participates in Kingwood West
- (4) City distributes all of Humble Independent School District Increment back to Humble ISD as an Educational Transfer per Ordinance 1999-912. City Admin fee is 5% of Total City of Houston Increment Revenue

**Exhibit 3 – Part D Plan
Revenue Schedule: City of Houston All Areas**

Tax Year(1)	Base Values (2)			Projected Value			Captured Appraised Value			Collection Rate (3)	Tax Rate
	Original	1999 Annexation	Kingwood West	Original	1999 Annexation	Kingwood West	Original	1999 Annexation	Kingwood West		
2011	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 382,239,667	\$ 115,167,629	\$ 109,963,410	\$ 374,518,367	\$ 113,929,849	\$ -	95.00%	0.63875
2012	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 401,351,650	\$ 120,926,010	\$ 115,461,581	\$ 393,630,350	\$ 119,698,230	\$ 5,498,171	95.00%	0.63875
2013	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 421,419,233	\$ 126,972,311	\$ 121,234,660	\$ 413,697,933	\$ 125,734,531	\$ 11,271,250	95.00%	0.63875
2014	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 442,490,194	\$ 133,320,926	\$ 127,296,393	\$ 434,768,894	\$ 132,083,146	\$ 17,332,963	95.00%	0.63875
2015	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 464,614,704	\$ 139,986,973	\$ 151,773,318	\$ 456,893,404	\$ 138,749,193	\$ 41,809,908	95.00%	0.63875
2016	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 487,845,439	\$ 146,986,321	\$ 176,250,243	\$ 480,124,139	\$ 145,749,541	\$ 66,286,833	95.00%	0.63875
2017	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 512,237,711	\$ 154,335,637	\$ 200,727,169	\$ 504,516,411	\$ 153,097,857	\$ 90,763,758	95.00%	0.63875
2018	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 537,849,597	\$ 162,052,419	\$ 225,204,093	\$ 530,128,297	\$ 160,814,639	\$ 115,240,693	95.00%	0.63875
2019	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 564,742,077	\$ 170,165,040	\$ 249,681,018	\$ 557,020,777	\$ 168,917,260	\$ 139,717,606	95.00%	0.63875
2020	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 592,979,181	\$ 178,662,792	\$ 274,157,944	\$ 585,257,881	\$ 177,425,012	\$ 164,194,534	95.00%	0.63875
2021	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 622,628,140	\$ 187,595,932	\$ 298,634,869	\$ 614,906,640	\$ 186,358,152	\$ 188,671,459	95.00%	0.63875
2022	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 653,759,547	\$ 196,975,728	\$ 323,111,794	\$ 646,038,247	\$ 195,737,948	\$ 213,148,384	95.00%	0.63875
2023	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 686,447,524	\$ 206,824,515	\$ 347,588,719	\$ 678,726,224	\$ 205,586,735	\$ 237,625,309	95.00%	0.63875
2024	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 720,769,900	\$ 217,165,740	\$ 372,065,644	\$ 713,048,600	\$ 215,927,960	\$ 262,102,234	95.00%	0.63875
2025	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 756,808,395	\$ 228,024,027	\$ 396,542,570	\$ 749,087,095	\$ 226,786,247	\$ 286,579,160	95.00%	0.63875
2026	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 794,648,815	\$ 238,425,229	\$ 421,019,495	\$ 786,927,515	\$ 238,187,449	\$ 311,056,085	95.00%	0.63875
2027	\$ 7,721,300	\$ 1,237,780	\$ 109,963,410	\$ 834,361,256	\$ 251,396,490	\$ 445,496,420	\$ 826,659,866	\$ 250,158,710	\$ 335,533,010	95.00%	0.63875

Tax Year(1)	Increment Revenue			City Admin (5%)	Net Revenue(Less Transfers)	
	Original	1999 Annexation	Kingwood West			Total
2011	\$ 2,272,624	\$ 691,341	\$ 33,364	\$ 2,997,328	\$ 149,866	\$ 2,847,462
2012	\$ 2,388,598	\$ 726,283	\$ 33,364	\$ 3,148,245	\$ 157,412	\$ 2,990,833
2013	\$ 2,510,371	\$ 762,973	\$ 68,395	\$ 3,341,739	\$ 167,087	\$ 3,174,652
2014	\$ 2,638,232	\$ 801,497	\$ 105,179	\$ 3,544,908	\$ 177,245	\$ 3,367,663
2015	\$ 2,772,486	\$ 841,947	\$ 253,708	\$ 3,868,141	\$ 183,407	\$ 3,674,734
2016	\$ 2,913,453	\$ 884,420	\$ 402,237	\$ 4,200,110	\$ 210,006	\$ 3,990,105
2017	\$ 3,061,469	\$ 929,017	\$ 550,766	\$ 4,541,251	\$ 227,063	\$ 4,314,189
2018	\$ 3,216,865	\$ 975,843	\$ 699,295	\$ 4,892,023	\$ 244,601	\$ 4,647,422
2019	\$ 3,380,072	\$ 1,025,011	\$ 847,824	\$ 5,252,907	\$ 262,645	\$ 4,990,261
2020	\$ 3,551,418	\$ 1,076,637	\$ 996,353	\$ 5,624,408	\$ 281,220	\$ 5,343,188
2021	\$ 3,731,332	\$ 1,130,845	\$ 1,144,892	\$ 6,007,069	\$ 300,353	\$ 5,706,705
2022	\$ 3,920,241	\$ 1,187,762	\$ 1,293,411	\$ 6,401,414	\$ 320,071	\$ 6,081,343
2023	\$ 4,118,596	\$ 1,247,526	\$ 1,441,940	\$ 6,808,062	\$ 340,403	\$ 6,467,659
2024	\$ 4,326,868	\$ 1,310,278	\$ 1,590,469	\$ 7,227,615	\$ 361,381	\$ 6,866,234
2025	\$ 4,545,554	\$ 1,376,167	\$ 1,736,998	\$ 7,660,720	\$ 383,036	\$ 7,277,684
2026	\$ 4,775,175	\$ 1,445,351	\$ 1,887,527	\$ 8,108,053	\$ 405,403	\$ 7,702,650
2027	\$ 5,016,276	\$ 1,517,894	\$ 2,036,056	\$ 8,570,327	\$ 428,516	\$ 8,141,810
	\$ 59,139,648	\$ 17,930,893	\$ 15,123,767	\$ 92,194,309	\$ 4,609,715	\$ 87,584,594

- Notes:
- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
 - (2) Original Area Base Tax Year is 1997, Annexation Base Year is 1999, Proposed Annexation Base Year is 2011
 - (3) Collection Rate 95%
 - (4) City distributes Total Increment less Admin Costs to the TIRZ 10

Exhibit 3A – Part D Plan
Revenue Schedule: City of Houston Original Area

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Gross Increment Revenue	Contribution Rate (5)	Increment Revenue	Admin Fee	Net Revenue
2011	\$ 7,721,300	\$ 382,239,667	\$ 374,518,367	95.00%	0.63875	\$ 2,272,624	100.00%	\$ 2,272,624	\$ 113,631	\$ 2,158,993
2012	\$ 7,721,300	\$ 401,351,650	\$ 393,630,350	95.00%	0.63875	\$ 2,388,598	100.00%	\$ 2,388,598	\$ 119,430	\$ 2,269,168
2013	\$ 7,721,300	\$ 421,419,233	\$ 413,697,933	95.00%	0.63875	\$ 2,510,371	100.00%	\$ 2,510,371	\$ 125,519	\$ 2,384,852
2014	\$ 7,721,300	\$ 442,490,194	\$ 434,768,894	95.00%	0.63875	\$ 2,638,232	100.00%	\$ 2,638,232	\$ 131,912	\$ 2,506,320
2015	\$ 7,721,300	\$ 464,614,704	\$ 456,893,404	95.00%	0.63875	\$ 2,772,486	100.00%	\$ 2,772,486	\$ 138,624	\$ 2,633,862
2016	\$ 7,721,300	\$ 487,845,439	\$ 480,124,139	95.00%	0.63875	\$ 2,913,453	100.00%	\$ 2,913,453	\$ 145,673	\$ 2,767,781
2017	\$ 7,721,300	\$ 512,237,711	\$ 504,516,411	95.00%	0.63875	\$ 3,061,469	100.00%	\$ 3,061,469	\$ 153,073	\$ 2,908,395
2018	\$ 7,721,300	\$ 537,849,597	\$ 530,128,297	95.00%	0.63875	\$ 3,216,885	100.00%	\$ 3,216,885	\$ 160,844	\$ 3,056,041
2019	\$ 7,721,300	\$ 564,742,077	\$ 557,020,777	95.00%	0.63875	\$ 3,380,072	100.00%	\$ 3,380,072	\$ 169,004	\$ 3,211,068
2020	\$ 7,721,300	\$ 592,979,181	\$ 585,257,881	95.00%	0.63875	\$ 3,551,418	100.00%	\$ 3,551,418	\$ 177,571	\$ 3,373,847
2021	\$ 7,721,300	\$ 622,628,140	\$ 614,906,840	95.00%	0.63875	\$ 3,731,332	100.00%	\$ 3,731,332	\$ 186,567	\$ 3,544,765
2022	\$ 7,721,300	\$ 653,759,547	\$ 646,038,247	95.00%	0.63875	\$ 3,920,241	100.00%	\$ 3,920,241	\$ 196,012	\$ 3,724,229
2023	\$ 7,721,300	\$ 686,447,524	\$ 678,726,224	95.00%	0.63875	\$ 4,118,596	100.00%	\$ 4,118,596	\$ 205,930	\$ 3,912,666
2024	\$ 7,721,300	\$ 720,769,900	\$ 713,048,600	95.00%	0.63875	\$ 4,326,868	100.00%	\$ 4,326,868	\$ 216,343	\$ 4,110,525
2025	\$ 7,721,300	\$ 756,808,395	\$ 749,087,095	95.00%	0.63875	\$ 4,545,554	100.00%	\$ 4,545,554	\$ 227,278	\$ 4,318,276
2026	\$ 7,721,300	\$ 794,648,815	\$ 786,927,515	95.00%	0.63875	\$ 4,775,175	100.00%	\$ 4,775,175	\$ 238,759	\$ 4,536,416
2027	\$ 7,721,300	\$ 834,381,256	\$ 826,659,956	95.00%	0.63875	\$ 5,016,276	100.00%	\$ 5,016,276	\$ 250,814	\$ 4,765,462
								\$ 59,139,648	\$ 2,956,982	\$ 56,182,666

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1997
- (3) Tax Year 2011 Projected Property Values; Tax Years 2012 to 2027 increase at an annual rate of growth of 5%
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

Exhibit 3B – Part D Plan
Revenue Schedule: City of Houston 1999 Annexation

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Gross Increment Revenue	Contribution Rate (5)	Increment Revenue	Admin Fee	Net Revenue
2011	\$ 1,237,780	\$ 115,167,629	\$ 113,929,849	95.00%	0.63875	\$ 691,341	100.00%	\$ 691,341	\$ 34,567	\$ 656,774
2012	\$ 1,237,780	\$ 120,926,010	\$ 119,688,230	95.00%	0.63875	\$ 726,283	100.00%	\$ 726,283	\$ 36,314	\$ 689,969
2013	\$ 1,237,780	\$ 126,972,311	\$ 125,734,531	95.00%	0.63875	\$ 762,973	100.00%	\$ 762,973	\$ 38,149	\$ 724,824
2014	\$ 1,237,780	\$ 133,320,926	\$ 132,083,146	95.00%	0.63875	\$ 801,497	100.00%	\$ 801,497	\$ 40,075	\$ 761,422
2015	\$ 1,237,780	\$ 139,986,973	\$ 138,749,193	95.00%	0.63875	\$ 841,947	100.00%	\$ 841,947	\$ 42,097	\$ 799,850
2016	\$ 1,237,780	\$ 146,986,321	\$ 145,748,541	95.00%	0.63875	\$ 884,420	100.00%	\$ 884,420	\$ 44,221	\$ 840,199
2017	\$ 1,237,780	\$ 154,335,637	\$ 153,097,857	95.00%	0.63875	\$ 929,017	100.00%	\$ 929,017	\$ 46,451	\$ 882,566
2018	\$ 1,237,780	\$ 162,052,419	\$ 160,814,639	95.00%	0.63875	\$ 975,843	100.00%	\$ 975,843	\$ 48,792	\$ 927,051
2019	\$ 1,237,780	\$ 170,155,040	\$ 168,917,260	95.00%	0.63875	\$ 1,025,011	100.00%	\$ 1,025,011	\$ 51,251	\$ 973,760
2020	\$ 1,237,780	\$ 178,662,792	\$ 177,425,012	95.00%	0.63875	\$ 1,076,637	100.00%	\$ 1,076,637	\$ 53,832	\$ 1,022,805
2021	\$ 1,237,780	\$ 187,595,932	\$ 186,358,152	95.00%	0.63875	\$ 1,130,845	100.00%	\$ 1,130,845	\$ 56,542	\$ 1,074,302
2022	\$ 1,237,780	\$ 196,975,728	\$ 195,737,948	95.00%	0.63875	\$ 1,187,762	100.00%	\$ 1,187,762	\$ 59,388	\$ 1,128,374
2023	\$ 1,237,780	\$ 206,824,515	\$ 205,586,735	95.00%	0.63875	\$ 1,247,526	100.00%	\$ 1,247,526	\$ 62,376	\$ 1,185,150
2024	\$ 1,237,780	\$ 217,165,740	\$ 215,927,960	95.00%	0.63875	\$ 1,310,278	100.00%	\$ 1,310,278	\$ 65,514	\$ 1,244,764
2025	\$ 1,237,780	\$ 228,024,027	\$ 226,786,247	95.00%	0.63875	\$ 1,376,167	100.00%	\$ 1,376,167	\$ 68,808	\$ 1,307,359
2026	\$ 1,237,780	\$ 239,425,229	\$ 238,187,449	95.00%	0.63875	\$ 1,445,351	100.00%	\$ 1,445,351	\$ 72,268	\$ 1,373,084
2027	\$ 1,237,780	\$ 251,396,490	\$ 250,158,710	95.00%	0.63875	\$ 1,517,994	100.00%	\$ 1,517,994	\$ 75,900	\$ 1,442,095
								\$ 17,930,893	\$ 896,545	\$ 17,034,349

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2011 Projected Property Values; Tax Years 2012 to 2027 increase at an annual rate of growth of 5%
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

Exhibit 3C – Part D Plan
Revenue Schedule: City of Houston Kingwood Annexation

Tax Year(1)	Base Value (2)	Projected Value (3)	Captured Appraised Value	Collection Rate (4)	Tax Rate	Gross Increment Revenue	Contribution Rate (5)	Increment Revenue	Admin Fee	Net Revenue
2011	\$ 109,963,410	\$ 109,963,410	\$ 5,498,171	95.00%	0.63875	\$ 33,364	100.00%	\$ 33,364	\$ 1,668	\$ 31,695
2012	\$ 109,963,410	\$ 115,461,581	\$ 5,498,171	95.00%	0.63875	\$ 33,364	100.00%	\$ 33,364	\$ 1,668	\$ 31,695
2013	\$ 109,963,410	\$ 121,234,660	\$ 11,271,250	95.00%	0.63875	\$ 68,395	100.00%	\$ 68,395	\$ 3,420	\$ 64,976
2014	\$ 109,963,410	\$ 127,296,393	\$ 17,332,983	95.00%	0.63875	\$ 105,179	100.00%	\$ 105,179	\$ 5,259	\$ 99,920
2015	\$ 109,963,410	\$ 151,773,318	\$ 41,809,908	95.00%	0.63875	\$ 253,708	100.00%	\$ 253,708	\$ 12,685	\$ 241,022
2016	\$ 109,963,410	\$ 176,250,243	\$ 66,286,833	95.00%	0.63875	\$ 402,237	100.00%	\$ 402,237	\$ 20,112	\$ 382,125
2017	\$ 109,963,410	\$ 200,727,168	\$ 90,763,758	95.00%	0.63875	\$ 550,766	100.00%	\$ 550,766	\$ 27,538	\$ 523,228
2018	\$ 109,963,410	\$ 225,204,093	\$ 115,240,683	95.00%	0.63875	\$ 699,295	100.00%	\$ 699,295	\$ 34,965	\$ 664,330
2019	\$ 109,963,410	\$ 249,681,018	\$ 139,717,608	95.00%	0.63875	\$ 847,824	100.00%	\$ 847,824	\$ 42,391	\$ 805,433
2020	\$ 109,963,410	\$ 274,157,944	\$ 164,194,534	95.00%	0.63875	\$ 996,353	100.00%	\$ 996,353	\$ 49,818	\$ 946,535
2021	\$ 109,963,410	\$ 298,634,869	\$ 188,671,459	95.00%	0.63875	\$ 1,144,882	100.00%	\$ 1,144,882	\$ 57,244	\$ 1,087,638
2022	\$ 109,963,410	\$ 323,111,794	\$ 213,148,384	95.00%	0.63875	\$ 1,293,411	100.00%	\$ 1,293,411	\$ 64,671	\$ 1,228,740
2023	\$ 109,963,410	\$ 347,588,719	\$ 237,625,309	95.00%	0.63875	\$ 1,441,940	100.00%	\$ 1,441,940	\$ 72,097	\$ 1,369,843
2024	\$ 109,963,410	\$ 372,065,644	\$ 262,102,234	95.00%	0.63875	\$ 1,590,469	100.00%	\$ 1,590,469	\$ 79,523	\$ 1,510,946
2025	\$ 109,963,410	\$ 396,542,570	\$ 286,579,160	95.00%	0.63875	\$ 1,738,998	100.00%	\$ 1,738,998	\$ 86,950	\$ 1,652,048
2026	\$ 109,963,410	\$ 421,019,495	\$ 311,056,085	95.00%	0.63875	\$ 1,887,527	100.00%	\$ 1,887,527	\$ 94,376	\$ 1,793,151
2027	\$ 109,963,410	\$ 445,496,420	\$ 335,533,010	95.00%	0.63875	\$ 2,036,056	100.00%	\$ 2,036,056	\$ 101,803	\$ 1,934,253
								\$ 15,123,767	\$ 756,188	\$ 14,367,579

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 2011. The Base Value is an accumulation of the appraised value for all property in the proposed Kingwood Place West Development.
- (3) Projected Growth for Tax Year 2012 to Tax Year 2014 is at five percent;
Projected Growth for Tax Year 2015 to Tax Year 2027 is an incremental increase of \$14.3 million per year for 13 years
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

**Exhibit 4 – Part D Plan
Revenue Schedule: Humble Independent School District All Areas**

Tax Year(1)	Base Values (2)		Captured Appraised Value		Collection Rate (3)	Tax Rate	Increment Revenue			Educational Transfers(4)	Net Revenue(Less Transfers)
	Original	1999 Annexation	Original	1999 Annexation			Original	1999 Annexation	Total		
2011	\$ 7,723,030	\$ 1,237,780	\$ 453,306,565	\$ 128,271,772	95.00%	1.5200	\$ 6,545,747	\$ 1,852,244	\$ 8,397,991	\$ 8,397,991	\$ -
2012	\$ 7,723,030	\$ 1,237,780	\$ 476,358,045	\$ 134,747,249	95.00%	1.5200	\$ 6,878,610	\$ 1,945,750	\$ 8,824,360	\$ 8,824,360	\$ -
2013	\$ 7,723,030	\$ 1,237,780	\$ 500,562,099	\$ 141,546,501	95.00%	1.5200	\$ 7,228,117	\$ 2,043,931	\$ 9,272,048	\$ 9,272,048	\$ -
2014	\$ 7,723,030	\$ 1,237,780	\$ 525,976,355	\$ 148,685,715	95.00%	1.5200	\$ 7,595,099	\$ 2,147,022	\$ 9,742,120	\$ 9,742,120	\$ -
2015	\$ 7,723,030	\$ 1,237,780	\$ 552,661,324	\$ 156,181,889	95.00%	1.5200	\$ 7,980,430	\$ 2,255,266	\$ 10,235,696	\$ 10,235,696	\$ -
2016	\$ 7,723,030	\$ 1,237,780	\$ 580,680,542	\$ 164,052,873	95.00%	1.5200	\$ 8,385,027	\$ 2,369,923	\$ 10,753,951	\$ 10,753,951	\$ -
2017	\$ 7,723,030	\$ 1,237,780	\$ 610,100,721	\$ 172,317,405	95.00%	1.5200	\$ 8,809,854	\$ 2,488,263	\$ 11,298,118	\$ 11,298,118	\$ -
2018	\$ 7,723,030	\$ 1,237,780	\$ 640,991,908	\$ 180,995,165	95.00%	1.5200	\$ 9,255,923	\$ 2,613,570	\$ 11,869,493	\$ 11,869,493	\$ -
2019	\$ 7,723,030	\$ 1,237,780	\$ 673,427,655	\$ 190,106,812	95.00%	1.5200	\$ 9,724,295	\$ 2,745,142	\$ 12,469,438	\$ 12,469,438	\$ -
2020	\$ 7,723,030	\$ 1,237,780	\$ 707,485,190	\$ 199,674,041	95.00%	1.5200	\$ 10,216,086	\$ 2,883,293	\$ 13,099,379	\$ 13,099,379	\$ -
2021	\$ 7,723,030	\$ 1,237,780	\$ 743,245,600	\$ 209,719,633	95.00%	1.5200	\$ 10,732,466	\$ 3,028,351	\$ 13,760,818	\$ 13,760,818	\$ -
2022	\$ 7,723,030	\$ 1,237,780	\$ 780,794,032	\$ 220,267,503	95.00%	1.5200	\$ 11,274,666	\$ 3,180,663	\$ 14,455,329	\$ 14,455,329	\$ -
2023	\$ 7,723,030	\$ 1,237,780	\$ 820,219,885	\$ 231,342,767	95.00%	1.5200	\$ 11,843,975	\$ 3,340,590	\$ 15,184,565	\$ 15,184,565	\$ -
2024	\$ 7,723,030	\$ 1,237,780	\$ 861,617,031	\$ 242,971,795	95.00%	1.5200	\$ 12,441,750	\$ 3,508,513	\$ 15,950,263	\$ 15,950,263	\$ -
2025	\$ 7,723,030	\$ 1,237,780	\$ 905,084,034	\$ 255,182,273	95.00%	1.5200	\$ 13,069,413	\$ 3,684,832	\$ 16,754,245	\$ 16,754,245	\$ -
2026	\$ 7,723,030	\$ 1,237,780	\$ 950,724,387	\$ 268,003,276	95.00%	1.5200	\$ 13,728,460	\$ 3,869,967	\$ 17,598,427	\$ 17,598,427	\$ -
2027	\$ 7,723,030	\$ 1,237,780	\$ 998,646,758	\$ 281,465,329	95.00%	1.5200	\$ 14,420,459	\$ 4,064,359	\$ 18,484,819	\$ 18,484,819	\$ -
							\$ 170,130,378	\$ 48,020,682	\$ 218,151,060	\$ 218,151,060	\$ -

Notes:

- (1) Humble Independent School District participation ends in Tax Year 2027
- (2) Base Year is Tax Year 1997 for Original Area; Base Year is Tax Year 1999 for Annexed Area
- (3) Collection Rate 95%
- (4) City distributes all of Humble Independent School District increment back to Humble ISD as an Educational Transfer per Ordinance 1999-912