

City of Houston, Texas, Ordinance No. 2014-255

AN ORDINANCE APPROVING THE FOURTH 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, by Ordinance No. 2008-337 on April 23, 2008 and by Ordinance No. 2011-0742 on August 24, 2011 ("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 March 13, 2014 board meeting, the Board of Directors of the Zone considered and adopted a Fourth Amended Plan ("Fourth Amendment"), and requested City Council's approval of the Fourth Amendment; and

WHEREAS, the Fourth 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 Fourth Amendment, the City Council must approve the Fourth Amendment; and

WHEREAS, Code Section 311.011 requires that a public hearing be held on the Fourth 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 Fourth Amendment on March 26, 2014; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Fourth 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 Fourth 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 Fourth Amendment; and

WHEREAS, the City Council approved the annexation of the proposed territory into the Zone pursuant to City Ordinance No. 2011-_____;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 Fourth Amendment. That the Plan is hereby amended by adding "Part E," to the Plan which is attached to this Ordinance as Exhibit "A." The Fourth 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 Fourth Amendment.

Section 3. Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth 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.

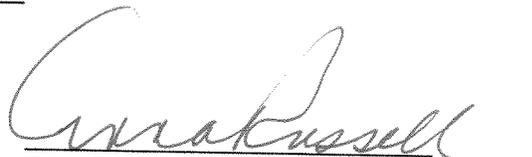
Section 5. That there exists a public emergency requiring that this Ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this Ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor; 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 2nd day of April, 2014.

APPROVED this _____ day of _____, 2014.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is APR 08 2014.



City Secretary

(Prepared by Legal Department
 (SEK March 10, 2014)
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)
 (L.D. File No. 0421300016003)


 Senior Assistant City Attorney

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| AYE | NO | |
|-------------------------------------|---------|------------------------|
| ✓ | | MAYOR PARKER |
| | | COUNCIL MEMBERS |
| ✓ | | STARDIG |
| ✓ | | DAVIS |
| ✓ | | COHEN |
| ✓ | | BOYKINS |
| ABSENT-DEATH IN FAMILY | | MARTIN |
| ✓ | | NGUYEN |
| ✓ | | PENNINGTON |
| ABSENT-OUT OF CITY CITY BUSINESS | | GONZALEZ |
| ✓ | | GALLEGOS |
| ✓ | | LASTER |
| ✓ | | GREEN |
| ✓ | | COSTELLO |
| ✓ | | ROBINSON |
| ✓ | | KUBOSH |
| ✓ | | BRADFORD |
| ✓ | | CHRISTIE |
| CAPTION | ADOPTED | |

Exhibit "A"

Fourth 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

Fourth Amended
Project Plan and Reinvestment Zone Financing Plan

October 1, 2013

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

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Introduction

The purpose of Reinvestment Zone Number Ten, City of Houston, Texas (herein referred to as the "TIRZ"), was to set forth goals, expectations, redevelopment plans and programs needed to facilitate planned residential and commercial developments in a manner consistent with the Kingwood Annexation Service Plan, included as an Exhibit to Ordinance 96-1115, adopted by City Council ("City") on October 23, 1996 and which annexed the Kingwood area into the City of Houston.

The City created the TIRZ by Ordinance No. 1997-1589, adopted on December 17, 1997, within an area covering approximately 1,426 acres. The City adopted a Project Plan and Reinvestment Zone Financing Plan for the area by Ordinance No. 1999-0387 on April 21, 1999 (the "Part A Plan"). On September 11, 1999, by Ordinance 1999-0825, the City approved an Amended Plan for the TIRZ (the "Part B Plan"). Subsequently, on August 11, 1999, the City, 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 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 a Second Amended Plan for the Zone (the "Part C Plan"). On August 24, 2011, by Ordinance 2011-0741, the City further enlarged the Zone by 975.4 acres and by Ordinance 2011-0742, adopted on the same day, approved a Third Amended Plan for the Zone (the "Part D Plan").

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Financing Plan as further described herein (the "Part E Plan"). The Project Plan and Reinvestment Zone Financing Plan (the collectively the Parts A, B, C, D and E Plans are the "Plans"). The intent of the Plans is to ensure that the improvements will result in the long-term stability and viability of the TIRZ area.

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 for Kingwood and the conversion of an 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.

The Part D Plan: The Part D Plan restated the goals and objectives of the Part A, Part B and Part C Plans and included provisions for the annexation of 975.4 acres of territory into the Zone. Located west of the Interstate 59 and within the limits of Montgomery County, Texas, the newly annexed territory consisted primarily of open undeveloped or underdeveloped tracts of land. Provisions included in the Part D Plan included acquisition of land needed by the City for the construction of the future Kingwood West Fire Station. The Part D Plan also included provisions for the dedication of public right-of-ways and the design and construction of a primary and secondary roadway network and public utility systems to the undeveloped tracts located within the annexed area.

Section Two:

The Part E Plan: The Zone and the City now proposed a fourth amendment to the Zone's Plans, the Part E Plan. The Part E Plan provides for the enhancement to and improvements to the 496.38 acres of land added to the boundaries contemporaneously with this fourth amendment, and includes the areas covered by the Part A, Part B, Part C and Part D Plans. Public improvements proposed in the Part E Plan are in relationship to the goals, objectives, and project costs included in the original and amended Plans. Project Costs are primarily intended for projects within the boundaries of the Zone; however, pursuant to Texas Tax Code Section 311.002(1), if the Zone finds that it is benefited by implementing projects in areas outside the boundaries of the Zone, the Zone may expend project costs on those projects.

Proposed Goals for Improvements in the Zone:

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

Goal 1: Streets and Mobility.

Public streets and public utility systems are required to create an environment that will stimulate private investments in retail, commercial and mixed-use developments. The reconstruction of key streets and major thoroughfares will enhance the level of service in the area. All improvements will be coordinated with the street reconstruction programs of the City, METRO, TxDOT and other public entities. Attention will be placed on leveraging Zone monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 2: Drainage and Detention.

Storm water management will be achieved through the repair and replacement of drainage systems and the design and construction of new storm water utility systems, detention basins and other improvements proven to reduce volumes of runoff from drainage areas.

Goal 3: Redevelopment and upgrades to public green space, pocket parks, regional parks, plazas, squares, and other appropriate recreational facilities including pedestrian bridges and hike and bike trails.

Public infrastructure, pedestrian bridges, regional trail systems, and other enhancements to area parks and other public open green space will attract and support redevelopment and improve the quality of life of area neighborhoods and visitors by increasing the attractiveness of the area.

Goal 4: *The reinforcement of pedestrian-attractive retail developments along primary and secondary corridors.*

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, Harris County, Montgomery County, Texas Department of Transportation, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the Capital Improvement Programs of sister agencies.

Goal 5: *Cultural and Public Facilities.*

Increasing public and cultural facilities for the Kingwood community has emerged as an important public policy goal for the TIRZ. 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.

Goal 6: *Economic Development Program.*

In cases where capital improvements to public infrastructure alone is insufficient or inadequate to stimulate private investment and economic development, the Zone may fund an economic development program to incentivize private enterprise in the Zone and serve as a catalyst for other business developments (“Program”). The Program would support appropriate operation and maintenance of public infrastructure and facilities, including parks and recreational facilities, to develop and diversify the economy of the Zone, eliminate unemployment and underemployment in the Zone, and develop or expand transportation, business, and commercial activity in the Zone. Other examples of how the Program would be used include funding for business development and retention, business loss mitigation in cases where large public construction projects disrupt access to and operation of businesses, economic development grants to catalyze investments, and matching grants to provide leverage for other economic development funds such as state enterprise projects, state economic development bank funds, and new market tax credit allocations. The Program as outlined in this Plan constitutes an economic development program of the Zone. The Zone may use any available legal authority to facilitate such development. An appropriate economic development program would be nominated by the Zone or the City and subject to City approval. The Program as outlined in this Plan constitutes an economic development program of the Zone.

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 Capital Improvement Program (CIP) which includes provisions for public safety facilities, public libraries, parks, roadways and public utility improvements.

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 \$132,330,000. The Zone and the City find and determine that the Part A Plan, Part B Plan, Part C Plan, Part D Plan and Part E Plans 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 \$284,316,287 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 September 21, 2013 is \$720,042,434.00.

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

City of Houston TIRZ #10 Planned & Existing Land Uses

Legend

-  Lake Houston
-  Single-Family Residential
-  Multi-Family Residential
-  Commercial
-  Office
-  Industrial
-  Public & Institutional
-  Transportation & Utility
-  Park & Open Spaces
-  Agriculture Production
-  Undeveloped
-  Unknown

Source: GIS Services Division
Date: February 2014
Reference: p17450_Land_Use



PLANNING & DEVELOPMENT DEPARTMENT

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.

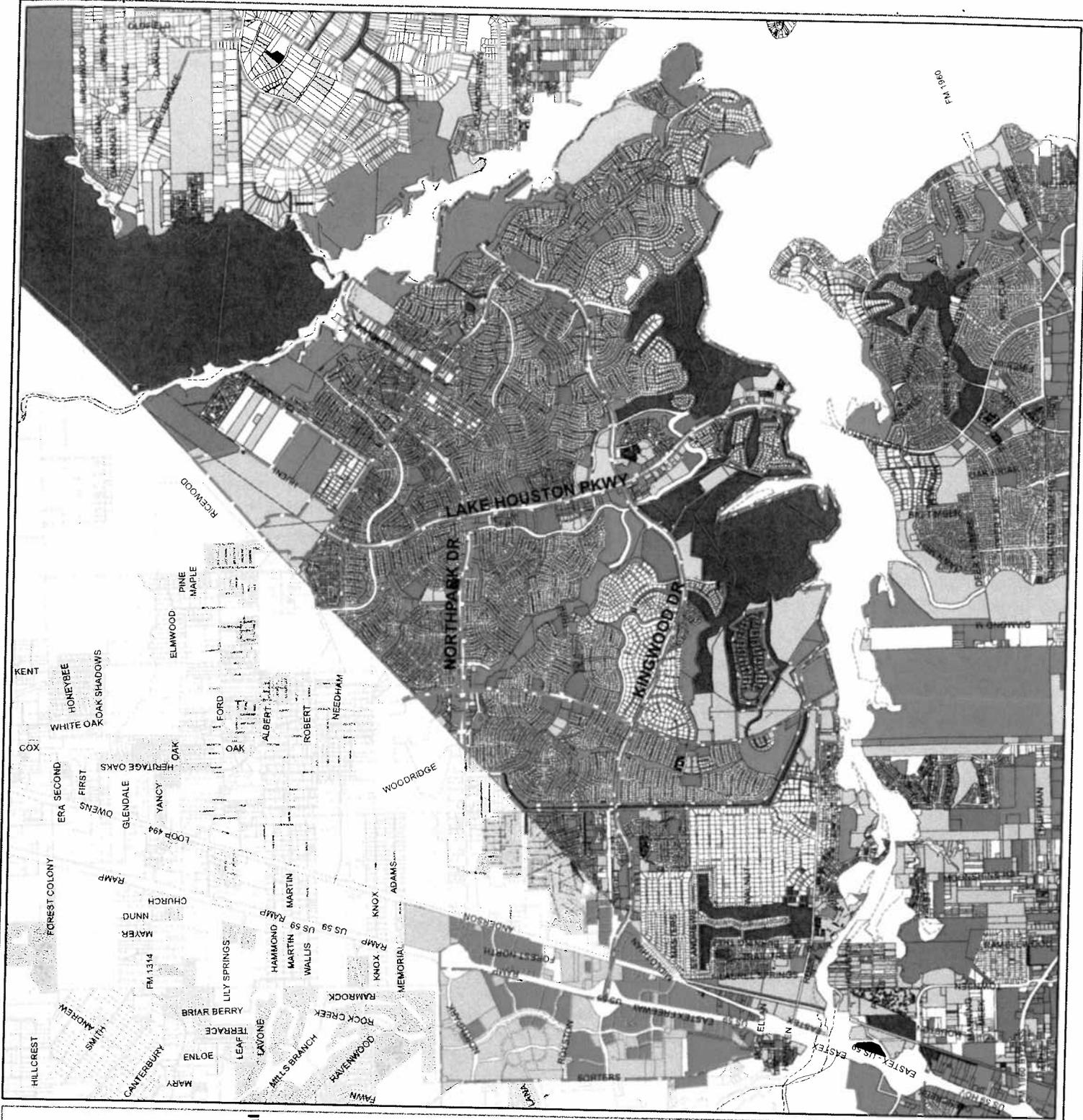


Exhibit 1 – Project Cost Schedule Parts A, B, C, D and E Plans

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

| | Part A (1999) Estimated Costs | Part B (1999) Estimated Costs | Part C (2008) Estimated Costs | Part D (2011) Estimated Costs | Part E (2014) Estimated Costs | Total Estimated Plan Costs | Estimated Costs to Date as of 06/30/13 | Total Estimated Remaining Plan Costs |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|--|--|
| Infrastructure Improvements: | | | | | | | | |
| Public Utilities - Parts A, B, C & D | \$ 13,261,000 | \$ 19,525,000 | \$ 28,030,640 | \$ 10,000,000 | \$ - | \$ 38,030,640 | \$ 17,812,418 | \$ 20,218,222 |
| Public Utilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Public Utilities - Parts A, B, C & D | \$ 13,261,000 | \$ 19,525,000 | \$ 28,030,640 | \$ 10,000,000 | \$ - | \$ 38,030,640 | \$ 17,812,418 | \$ 20,218,222 |
| Public Utilities - Part E | \$ - | \$ - | \$ - | \$ - | \$ 15,000,000 | \$ 15,000,000 | \$ - | \$ 15,000,000 |
| Public Utilities | \$ - | \$ - | \$ - | \$ - | \$ 15,000,000 | \$ 15,000,000 | \$ - | \$ 15,000,000 |
| Total Public Utilities - Part E | \$ - | \$ - | \$ - | \$ - | \$ 15,000,000 | \$ 15,000,000 | \$ - | \$ 15,000,000 |
| Street Reconstruction - Parts A, B, C & D | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ 20,000,000 | \$ - | \$ 25,000,000 | \$ 3,798,000 | \$ 21,202,000 |
| Street Reconstruction | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ 20,000,000 | \$ - | \$ 25,000,000 | \$ 3,798,000 | \$ 21,202,000 |
| Total Street Reconstruction - Parts A, B, C & D | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ 20,000,000 | \$ - | \$ 25,000,000 | \$ 3,798,000 | \$ 21,202,000 |
| Street Reconstruction - Part E | \$ - | \$ - | \$ - | \$ - | \$ 35,000,000 | \$ 35,000,000 | \$ - | \$ 35,000,000 |
| Street Reconstruction | \$ - | \$ - | \$ - | \$ - | \$ 35,000,000 | \$ 35,000,000 | \$ - | \$ 35,000,000 |
| Total Street Reconstruction - Part E | \$ - | \$ - | \$ - | \$ - | \$ 35,000,000 | \$ 35,000,000 | \$ - | \$ 35,000,000 |
| Total Infrastructure Improvements - Parts A, B, C, D & E | \$ 13,261,000 | \$ 24,525,000 | \$ 33,030,640 | \$ 30,000,000 | \$ 50,000,000 | \$ 113,030,640 | \$ 21,610,418 | \$ 91,420,222 |
| Other Project Costs: | | | | | | | | |
| Cultural and Public Facilities Costs - Parts A, B, C & D | \$ - | \$ - | \$ 9,100,000 | \$ 11,459,850 | \$ - | \$ 20,559,850 | \$ 7,705,754 | \$ 12,854,096 |
| Cultural and Public Facilities | \$ - | \$ - | \$ 9,100,000 | \$ 11,459,850 | \$ - | \$ 20,559,850 | \$ 7,705,754 | \$ 12,854,096 |
| Total Cultural and Public Facilities - Parts A, B, C & D | \$ - | \$ - | \$ 9,100,000 | \$ 11,459,850 | \$ - | \$ 20,559,850 | \$ 7,705,754 | \$ 12,854,096 |
| Cultural and Public Facilities Costs - Part E | \$ - | \$ - | \$ - | \$ - | \$ 15,500,000 | \$ 15,500,000 | \$ - | \$ 15,500,000 |
| Cultural and Public Facilities | \$ - | \$ - | \$ - | \$ - | \$ 15,500,000 | \$ 15,500,000 | \$ - | \$ 15,500,000 |
| Total Cultural and Public Facilities - Part E | \$ - | \$ - | \$ - | \$ - | \$ 15,500,000 | \$ 15,500,000 | \$ - | \$ 15,500,000 |
| Parks and Recreational Facilities - Part E | \$ - | \$ - | \$ - | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ - | \$ 5,000,000 |
| Parks, Trails, Pedestrian Bridges, Recreational Infrastructure | \$ - | \$ - | \$ - | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ - | \$ 5,000,000 |
| Total Parks and Recreational Facilities - Part E | \$ - | \$ - | \$ - | \$ - | \$ 5,000,000 | \$ 5,000,000 | \$ - | \$ 5,000,000 |
| Wastewater Treatment | \$ - | \$ 7,000,000 | \$ 7,000,000 | \$ 7,000,000 | \$ - | \$ 7,000,000 | \$ - | \$ 7,000,000 |
| Total Wastewater Treatment - Parts A, B, C & D | \$ - | \$ 7,000,000 | \$ 7,000,000 | \$ 7,000,000 | \$ - | \$ 7,000,000 | \$ - | \$ 7,000,000 |
| Wastewater Treatment | \$ - | \$ - | \$ - | \$ - | \$ 1,330,000 | \$ 1,330,000 | \$ - | \$ 1,330,000 |
| Total Wastewater Treatment - Part E | \$ - | \$ - | \$ - | \$ - | \$ 1,330,000 | \$ 1,330,000 | \$ - | \$ 1,330,000 |
| Wastewater Treatment | \$ - | \$ - | \$ - | \$ - | \$ 1,330,000 | \$ 1,330,000 | \$ - | \$ 1,330,000 |
| TIRZ Creation - Parts A, B, C, D & E | \$ 200,000 | \$ 260,000 | \$ 260,000 | \$ 260,000 | \$ - | \$ 260,000 | \$ 260,000 | \$ - |
| TIRZ Creation | \$ 200,000 | \$ 260,000 | \$ 260,000 | \$ 260,000 | \$ - | \$ 260,000 | \$ 260,000 | \$ - |
| Total TIRZ Creation - Parts A, B, C, D & E | \$ 200,000 | \$ 260,000 | \$ 260,000 | \$ 260,000 | \$ - | \$ 260,000 | \$ 260,000 | \$ - |
| TIRZ Management - Parts A, B, C & D | \$ 795,000 | \$ 540,000 | \$ 540,000 | \$ 1,000,000 | \$ - | \$ 1,540,000 | \$ 1,041,486 | \$ 498,514 |
| TIRZ Administration and Management | \$ 795,000 | \$ 540,000 | \$ 540,000 | \$ 1,000,000 | \$ - | \$ 1,540,000 | \$ 1,041,486 | \$ 498,514 |
| Total TIRZ Management - Parts A, B, C & D | \$ 795,000 | \$ 540,000 | \$ 540,000 | \$ 1,000,000 | \$ - | \$ 1,540,000 | \$ 1,041,486 | \$ 498,514 |
| TIRZ Management - Part E | \$ - | \$ - | \$ - | \$ - | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 |
| TIRZ Administration and Management | \$ - | \$ - | \$ - | \$ - | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 |
| Total TIRZ Management - Part E | \$ - | \$ - | \$ - | \$ - | \$ 500,000 | \$ 500,000 | \$ - | \$ 500,000 |
| Educational Project Costs - Parts A, B, C, D & E | \$ - | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 64,898,240 | \$ (4,898,240) |
| Design and Construction of Educational Facilities | \$ - | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 64,898,240 | \$ (4,898,240) |
| Total Educational Project Costs - Parts A, B, C, D & E | \$ - | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 60,000,000 | \$ 64,898,240 | \$ (4,898,240) |
| Total Non-Educational Project Costs Parts A, B, C, D & E | \$ 14,256,000 | \$ 32,325,000 | \$ 49,930,640 | \$ 49,719,850 | \$ 72,330,000 | \$ 164,720,490 | \$ 30,617,658 | \$ 134,102,832 |
| Total Non-Educational Project Costs Parts A, B, C, D & E | \$ 14,256,000 | \$ 32,325,000 | \$ 49,930,640 | \$ 49,719,850 | \$ 72,330,000 | \$ 164,720,490 | \$ 30,617,658 | \$ 134,102,832 |
| PROJECT PLAN TOTAL | \$ 14,256,000 | \$ 92,325,000 | \$ 109,930,640 | \$ 109,719,850 | \$ 132,330,000 | \$ 224,720,490 | \$ 95,515,898 | \$ 129,204,592 |

Exhibit 2 – Part E Plan Net Revenue Schedule

| Tax Year (1) | Increment Revenue | | | | | | | | | | Transfers (4) | | | Net Revenue (Total Increment Revenue less Total Transfers) | |
|--------------|-------------------|----------------|--------------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|----------------|---------------------------------|-----------------|--|-----------------|
| | Original Area(2) | | 1999 Annexation(2) | | | 2011 Annexation(3) | | 2014 Annexation(3) | | Total | | Humble ISD Educational Transfer | City Admin Fees | | Total Transfers |
| | City | Humble ISD | Total | City | Humble ISD | Total | City | Total | City | Total | | | | | |
| 2014 | \$ 2,506,121 | \$ 7,495,563 | \$ 10,001,684 | \$ 908,514 | \$ 2,090,442 | \$ 2,998,956 | \$ 320,527 | \$ - | \$ 3,735,162 | \$ 9,586,005 | \$ 13,321,167 | \$ 9,586,005 | \$ 196,758 | \$ 9,772,763 | \$ 3,548,404 |
| 2015 | \$ 2,633,770 | \$ 7,875,917 | \$ 10,509,687 | \$ 954,316 | \$ 2,195,857 | \$ 3,150,173 | \$ 386,132 | \$ 34,460 | \$ 4,008,678 | \$ 10,071,775 | \$ 14,080,452 | \$ 10,071,775 | \$ 200,434 | \$ 10,272,209 | \$ 3,808,244 |
| 2016 | \$ 2,767,801 | \$ 8,275,289 | \$ 11,043,090 | \$ 1,002,407 | \$ 2,306,544 | \$ 3,308,951 | \$ 455,018 | \$ 163,905 | \$ 4,389,131 | \$ 10,581,833 | \$ 14,970,964 | \$ 10,581,833 | \$ 219,457 | \$ 10,801,290 | \$ 4,169,674 |
| 2017 | \$ 2,908,534 | \$ 8,694,630 | \$ 11,603,164 | \$ 1,052,903 | \$ 2,422,765 | \$ 3,475,668 | \$ 527,348 | \$ 542,677 | \$ 5,031,461 | \$ 11,117,995 | \$ 16,148,856 | \$ 11,117,995 | \$ 251,573 | \$ 10,868,968 | \$ 4,779,888 |
| 2018 | \$ 3,056,303 | \$ 9,134,937 | \$ 12,191,241 | \$ 1,105,924 | \$ 2,544,797 | \$ 3,650,720 | \$ 603,294 | \$ 965,612 | \$ 7,731,133 | \$ 11,679,734 | \$ 17,410,867 | \$ 11,679,734 | \$ 286,557 | \$ 11,393,207 | \$ 5,444,576 |
| 2019 | \$ 3,211,461 | \$ 9,597,260 | \$ 12,808,721 | \$ 1,161,595 | \$ 2,672,930 | \$ 3,834,526 | \$ 683,038 | \$ 1,338,005 | \$ 6,394,100 | \$ 12,270,190 | \$ 18,664,290 | \$ 12,270,190 | \$ 319,705 | \$ 12,589,895 | \$ 6,074,395 |
| 2020 | \$ 3,374,377 | \$ 10,082,699 | \$ 13,457,076 | \$ 1,220,051 | \$ 2,807,471 | \$ 4,027,521 | \$ 766,769 | \$ 1,409,817 | \$ 7,771,014 | \$ 12,890,170 | \$ 19,661,183 | \$ 12,890,170 | \$ 338,551 | \$ 13,228,720 | \$ 6,432,463 |
| 2021 | \$ 3,545,438 | \$ 10,592,410 | \$ 14,137,849 | \$ 1,281,429 | \$ 2,948,738 | \$ 4,230,166 | \$ 854,696 | \$ 1,485,220 | \$ 7,166,774 | \$ 13,541,148 | \$ 20,707,921 | \$ 13,541,148 | \$ 358,339 | \$ 13,899,487 | \$ 6,808,435 |
| 2022 | \$ 3,725,053 | \$ 11,127,607 | \$ 14,852,660 | \$ 1,345,876 | \$ 3,097,068 | \$ 4,442,944 | \$ 947,000 | \$ 1,564,393 | \$ 7,582,321 | \$ 14,224,675 | \$ 21,806,996 | \$ 14,224,675 | \$ 379,116 | \$ 14,603,791 | \$ 7,203,205 |
| 2023 | \$ 3,913,648 | \$ 11,689,563 | \$ 15,603,211 | \$ 1,413,545 | \$ 3,252,815 | \$ 4,666,360 | \$ 1,043,929 | \$ 1,647,525 | \$ 8,018,647 | \$ 14,942,378 | \$ 22,961,025 | \$ 14,942,378 | \$ 400,932 | \$ 15,343,311 | \$ 7,617,714 |
| 2024 | \$ 4,111,674 | \$ 12,279,617 | \$ 16,391,291 | \$ 1,484,598 | \$ 3,416,350 | \$ 4,900,948 | \$ 1,145,704 | \$ 1,734,813 | \$ 8,476,788 | \$ 15,895,957 | \$ 24,172,755 | \$ 15,895,957 | \$ 423,839 | \$ 16,119,806 | \$ 8,052,949 |
| 2025 | \$ 4,319,600 | \$ 12,899,174 | \$ 17,218,774 | \$ 1,559,203 | \$ 3,588,051 | \$ 5,147,254 | \$ 1,252,589 | \$ 1,826,465 | \$ 8,957,837 | \$ 16,487,235 | \$ 25,445,072 | \$ 16,487,235 | \$ 447,892 | \$ 16,935,127 | \$ 8,509,945 |
| 2026 | \$ 4,537,923 | \$ 13,549,709 | \$ 18,087,631 | \$ 1,637,539 | \$ 3,768,358 | \$ 5,405,897 | \$ 1,364,776 | \$ 1,922,700 | \$ 9,462,938 | \$ 17,318,067 | \$ 26,781,004 | \$ 17,318,067 | \$ 473,147 | \$ 17,991,213 | \$ 8,989,791 |
| 2027 | \$ 4,767,161 | \$ 14,232,770 | \$ 18,999,932 | \$ 1,719,791 | \$ 3,957,669 | \$ 5,677,461 | \$ 1,482,594 | \$ 2,023,747 | \$ 9,993,294 | \$ 18,190,440 | \$ 28,183,733 | \$ 18,190,440 | \$ 499,665 | \$ 18,690,104 | \$ 9,493,629 |
| | \$ 49,378,865 | \$ 147,527,146 | \$ 196,906,011 | \$ 17,847,689 | \$ 41,069,865 | \$ 58,917,555 | \$ 11,833,382 | \$ 16,659,340 | \$ 95,719,276 | \$ 188,597,011 | \$ 284,316,287 | \$ 188,597,011 | \$ 4,785,964 | \$ 193,382,975 | \$ 90,933,312 |

- 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 (2011) Annexation Area.
 - (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 2A – Part E Plan Transfer Schedule

| Tax Year (1) | Increment Revenue | | | | | | | | | | Transfers (4) | | | | Net Revenue (Total Increment Revenue less Total Transfers) |
|--------------|-------------------|----------------|--------------------|---------------|---------------|--------------------|---------------|--------------------|---------------|----------------|----------------|---------------------------------|-----------------|-----------------|--|
| | Original Area(2) | | 1999 Annexation(2) | | | 2011 Annexation(3) | | 2014 Annexation(3) | | Total | | Humble ISD Educational Transfer | City Admin Fees | Total Transfers | |
| | City | Humble ISD | Total | City | Humble ISD | Total | City | City | City | City | Humble ISD | | | | |
| 2014 | \$ 2,506,121 | \$ 7,495,563 | \$ 10,001,684 | \$ 908,514 | \$ 2,090,442 | \$ 2,998,956 | \$ 320,527 | \$ - | \$ 3,735,162 | \$ 9,586,005 | \$ 13,321,167 | \$ 9,586,005 | \$ 186,758 | \$ 9,772,763 | \$ 3,548,404 |
| 2015 | \$ 2,633,770 | \$ 7,875,917 | \$ 10,509,687 | \$ 954,316 | \$ 2,195,857 | \$ 3,150,173 | \$ 386,132 | \$ 34,460 | \$ 4,008,678 | \$ 10,071,775 | \$ 14,080,452 | \$ 10,071,775 | \$ 200,434 | \$ 10,272,209 | \$ 3,808,244 |
| 2016 | \$ 2,767,801 | \$ 8,275,289 | \$ 11,043,090 | \$ 1,002,407 | \$ 2,305,544 | \$ 3,308,951 | \$ 455,018 | \$ 183,905 | \$ 4,389,131 | \$ 10,581,833 | \$ 14,970,964 | \$ 10,581,833 | \$ 219,457 | \$ 10,801,290 | \$ 4,169,674 |
| 2017 | \$ 2,909,534 | \$ 8,694,630 | \$ 11,603,164 | \$ 1,052,903 | \$ 2,422,765 | \$ 3,475,668 | \$ 527,948 | \$ 542,677 | \$ 5,031,461 | \$ 11,117,395 | \$ 16,148,856 | \$ 11,117,395 | \$ 251,573 | \$ 11,368,968 | \$ 4,779,888 |
| 2018 | \$ 3,056,303 | \$ 9,134,937 | \$ 12,191,241 | \$ 1,105,924 | \$ 2,544,797 | \$ 3,650,720 | \$ 603,294 | \$ 965,612 | \$ 5,731,133 | \$ 11,679,734 | \$ 17,410,867 | \$ 11,679,734 | \$ 286,557 | \$ 11,966,291 | \$ 5,444,576 |
| 2019 | \$ 3,211,461 | \$ 9,597,260 | \$ 12,808,721 | \$ 1,161,595 | \$ 2,672,930 | \$ 3,834,526 | \$ 683,038 | \$ 1,338,005 | \$ 6,394,100 | \$ 12,270,190 | \$ 18,664,280 | \$ 12,270,190 | \$ 319,705 | \$ 12,589,895 | \$ 6,074,395 |
| 2020 | \$ 3,374,377 | \$ 10,082,699 | \$ 13,457,076 | \$ 1,220,051 | \$ 2,807,471 | \$ 4,027,521 | \$ 766,769 | \$ 1,409,817 | \$ 6,771,014 | \$ 12,890,170 | \$ 19,661,183 | \$ 12,890,170 | \$ 338,551 | \$ 13,228,720 | \$ 6,432,463 |
| 2021 | \$ 3,545,438 | \$ 10,592,410 | \$ 14,137,849 | \$ 1,281,429 | \$ 2,948,738 | \$ 4,230,166 | \$ 854,686 | \$ 1,485,220 | \$ 7,166,774 | \$ 13,541,148 | \$ 20,707,921 | \$ 13,541,148 | \$ 358,339 | \$ 13,899,487 | \$ 6,808,435 |
| 2022 | \$ 3,725,053 | \$ 11,127,607 | \$ 14,852,660 | \$ 1,345,876 | \$ 3,097,068 | \$ 4,442,944 | \$ 947,000 | \$ 1,564,393 | \$ 7,582,321 | \$ 14,224,675 | \$ 21,906,996 | \$ 14,224,675 | \$ 379,116 | \$ 14,603,791 | \$ 7,203,205 |
| 2023 | \$ 3,913,648 | \$ 11,689,563 | \$ 15,603,211 | \$ 1,413,545 | \$ 3,252,815 | \$ 4,666,360 | \$ 1,043,929 | \$ 1,647,525 | \$ 8,018,647 | \$ 14,942,378 | \$ 22,961,025 | \$ 14,942,378 | \$ 400,532 | \$ 15,343,311 | \$ 7,617,714 |
| 2024 | \$ 4,111,674 | \$ 12,279,617 | \$ 16,391,291 | \$ 1,484,598 | \$ 3,416,350 | \$ 4,900,948 | \$ 1,145,704 | \$ 1,794,813 | \$ 8,476,788 | \$ 15,695,967 | \$ 24,172,755 | \$ 15,695,967 | \$ 423,839 | \$ 16,119,806 | \$ 8,052,949 |
| 2025 | \$ 4,319,600 | \$ 12,899,174 | \$ 17,218,774 | \$ 1,559,203 | \$ 3,588,061 | \$ 5,147,264 | \$ 1,252,569 | \$ 1,826,465 | \$ 8,957,637 | \$ 16,487,235 | \$ 25,445,072 | \$ 16,487,235 | \$ 447,892 | \$ 16,935,127 | \$ 8,509,945 |
| 2026 | \$ 4,537,923 | \$ 13,549,709 | \$ 18,087,631 | \$ 1,637,539 | \$ 3,768,358 | \$ 5,405,897 | \$ 1,364,776 | \$ 1,922,700 | \$ 9,462,938 | \$ 17,318,067 | \$ 26,781,004 | \$ 17,318,067 | \$ 473,147 | \$ 17,791,213 | \$ 8,989,791 |
| 2027 | \$ 4,767,161 | \$ 14,232,770 | \$ 18,999,932 | \$ 1,719,791 | \$ 3,957,869 | \$ 5,677,461 | \$ 1,482,594 | \$ 2,023,747 | \$ 9,993,294 | \$ 18,190,440 | \$ 28,183,733 | \$ 18,190,440 | \$ 499,665 | \$ 18,690,104 | \$ 9,493,629 |
| | \$ 49,378,865 | \$ 147,527,146 | \$ 196,906,011 | \$ 17,847,688 | \$ 41,069,865 | \$ 58,917,555 | \$ 11,833,382 | \$ 16,659,340 | \$ 95,719,276 | \$ 188,597,011 | \$ 284,316,287 | \$ 188,597,011 | \$ 4,785,964 | \$ 193,382,975 | \$ 90,933,312 |

Notes:

- (1) TRZ 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 (2011) Annexation Area.
- (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 E 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 |
|-------------|----------------|---------------------|--------------------------|---------------------|----------|-------------------------|-----------------------|-------------------|
| 2013 | \$ 7,721,300 | \$ 407,800,316 | \$ 400,079,016 | 95.00% | 0.63875 | \$ 2,427,729 | 100.00% | \$ 2,427,729 |
| 2014 | \$ 7,721,300 | \$ 428,190,332 | \$ 420,469,032 | 95.00% | 0.63875 | \$ 2,551,459 | 100.00% | \$ 2,551,459 |
| 2015 | \$ 7,721,300 | \$ 449,599,848 | \$ 441,878,548 | 95.00% | 0.63875 | \$ 2,681,374 | 100.00% | \$ 2,681,374 |
| 2016 | \$ 7,721,300 | \$ 472,079,841 | \$ 464,358,541 | 95.00% | 0.63875 | \$ 2,817,786 | 100.00% | \$ 2,817,786 |
| 2017 | \$ 7,721,300 | \$ 495,683,833 | \$ 487,962,533 | 95.00% | 0.63875 | \$ 2,961,018 | 100.00% | \$ 2,961,018 |
| 2018 | \$ 7,721,300 | \$ 520,468,024 | \$ 512,746,724 | 95.00% | 0.63875 | \$ 3,111,411 | 100.00% | \$ 3,111,411 |
| 2019 | \$ 7,721,300 | \$ 546,491,426 | \$ 538,770,126 | 95.00% | 0.63875 | \$ 3,269,324 | 100.00% | \$ 3,269,324 |
| 2020 | \$ 7,721,300 | \$ 573,815,997 | \$ 566,094,697 | 95.00% | 0.63875 | \$ 3,435,133 | 100.00% | \$ 3,435,133 |
| 2021 | \$ 7,721,300 | \$ 602,506,797 | \$ 594,785,497 | 95.00% | 0.63875 | \$ 3,609,233 | 100.00% | \$ 3,609,233 |
| 2022 | \$ 7,721,300 | \$ 632,632,137 | \$ 624,910,837 | 95.00% | 0.63875 | \$ 3,792,037 | 100.00% | \$ 3,792,037 |
| 2023 | \$ 7,721,300 | \$ 664,263,744 | \$ 656,542,444 | 95.00% | 0.63875 | \$ 3,983,982 | 100.00% | \$ 3,983,982 |
| 2024 | \$ 7,721,300 | \$ 697,476,931 | \$ 689,755,631 | 95.00% | 0.63875 | \$ 4,185,523 | 100.00% | \$ 4,185,523 |
| 2025 | \$ 7,721,300 | \$ 732,350,777 | \$ 724,629,477 | 95.00% | 0.63875 | \$ 4,397,142 | 100.00% | \$ 4,397,142 |
| 2026 | \$ 7,721,300 | \$ 768,968,316 | \$ 761,247,016 | 95.00% | 0.63875 | \$ 4,619,342 | 100.00% | \$ 4,619,342 |
| 2027 | \$ 7,721,300 | \$ 807,416,732 | \$ 799,695,432 | 95.00% | 0.63875 | \$ 4,852,652 | 100.00% | \$ 4,852,652 |
| | | | | | | | | \$ 52,695,146 |

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2014 Projected Property Values; Tax Years 2014 to 2027 increase at an annual rate of growth of 5%
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

Exhibit 3A – Part E Plan
Revenue Schedule: City of Houston 1999 Annexed 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 |
|-------------|----------------|---------------------|--------------------------|---------------------|----------|-------------------------|-----------------------|-------------------|
| 2013 | \$ 1,237,780 | \$ 121,662,984 | \$ 120,425,204 | 95.00% | 0.63875 | \$ 730,755 | 100.00% | \$ 730,755 |
| 2014 | \$ 1,237,780 | \$ 127,746,133 | \$ 126,508,353 | 95.00% | 0.63875 | \$ 767,669 | 100.00% | \$ 767,669 |
| 2015 | \$ 1,237,780 | \$ 134,133,440 | \$ 132,895,660 | 95.00% | 0.63875 | \$ 806,427 | 100.00% | \$ 806,427 |
| 2016 | \$ 1,237,780 | \$ 140,840,112 | \$ 139,602,332 | 95.00% | 0.63875 | \$ 847,124 | 100.00% | \$ 847,124 |
| 2017 | \$ 1,237,780 | \$ 147,882,117 | \$ 146,644,337 | 95.00% | 0.63875 | \$ 889,856 | 100.00% | \$ 889,856 |
| 2018 | \$ 1,237,780 | \$ 155,276,223 | \$ 154,038,443 | 95.00% | 0.63875 | \$ 934,725 | 100.00% | \$ 934,725 |
| 2019 | \$ 1,237,780 | \$ 163,040,034 | \$ 161,802,254 | 95.00% | 0.63875 | \$ 981,836 | 100.00% | \$ 981,836 |
| 2020 | \$ 1,237,780 | \$ 171,192,036 | \$ 169,954,256 | 95.00% | 0.63875 | \$ 1,031,304 | 100.00% | \$ 1,031,304 |
| 2021 | \$ 1,237,780 | \$ 179,751,638 | \$ 178,513,858 | 95.00% | 0.63875 | \$ 1,083,244 | 100.00% | \$ 1,083,244 |
| 2022 | \$ 1,237,780 | \$ 188,739,220 | \$ 187,501,440 | 95.00% | 0.63875 | \$ 1,137,782 | 100.00% | \$ 1,137,782 |
| 2023 | \$ 1,237,780 | \$ 198,176,181 | \$ 196,938,401 | 95.00% | 0.63875 | \$ 1,195,047 | 100.00% | \$ 1,195,047 |
| 2024 | \$ 1,237,780 | \$ 208,084,990 | \$ 206,847,210 | 95.00% | 0.63875 | \$ 1,255,175 | 100.00% | \$ 1,255,175 |
| 2025 | \$ 1,237,780 | \$ 218,489,239 | \$ 217,251,459 | 95.00% | 0.63875 | \$ 1,318,309 | 100.00% | \$ 1,318,309 |
| 2026 | \$ 1,237,780 | \$ 229,413,701 | \$ 228,175,921 | 95.00% | 0.63875 | \$ 1,384,600 | 100.00% | \$ 1,384,600 |
| 2027 | \$ 1,237,780 | \$ 240,884,387 | \$ 239,646,607 | 95.00% | 0.63875 | \$ 1,454,206 | 100.00% | \$ 1,454,206 |
| | | | | | | | | \$ 15,818,059 |

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2014 Projected Property Values; Tax Years 2014 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 E Plan
Revenue Schedule: City of Houston 2011 Annexed 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 |
|-------------|----------------|---------------------|--------------------------|---------------------|----------|-------------------------|-----------------------|-------------------|
| 2013 | \$ 163,408,199 | \$ 190,579,134 | \$ 27,170,935 | 95.00% | 0.63875 | \$ 164,877 | 100.00% | \$ 164,877 |
| 2014 | \$ 163,408,199 | \$ 200,108,091 | \$ 36,699,892 | 95.00% | 0.63875 | \$ 222,700 | 100.00% | \$ 222,700 |
| 2015 | \$ 163,408,199 | \$ 210,113,495 | \$ 46,705,296 | 95.00% | 0.63875 | \$ 283,414 | 100.00% | \$ 283,414 |
| 2016 | \$ 163,408,199 | \$ 220,619,170 | \$ 57,210,971 | 95.00% | 0.63875 | \$ 347,163 | 100.00% | \$ 347,163 |
| 2017 | \$ 163,408,199 | \$ 231,650,128 | \$ 68,241,929 | 95.00% | 0.63875 | \$ 414,101 | 100.00% | \$ 414,101 |
| 2018 | \$ 163,408,199 | \$ 243,232,635 | \$ 79,824,436 | 95.00% | 0.63875 | \$ 484,385 | 100.00% | \$ 484,385 |
| 2019 | \$ 163,408,199 | \$ 255,394,267 | \$ 91,986,068 | 95.00% | 0.63875 | \$ 558,183 | 100.00% | \$ 558,183 |
| 2020 | \$ 163,408,199 | \$ 268,163,980 | \$ 104,755,781 | 95.00% | 0.63875 | \$ 635,671 | 100.00% | \$ 635,671 |
| 2021 | \$ 163,408,199 | \$ 281,572,179 | \$ 118,163,980 | 95.00% | 0.63875 | \$ 717,034 | 100.00% | \$ 717,034 |
| 2022 | \$ 163,408,199 | \$ 295,650,788 | \$ 132,242,589 | 95.00% | 0.63875 | \$ 802,465 | 100.00% | \$ 802,465 |
| 2023 | \$ 163,408,199 | \$ 310,433,327 | \$ 147,025,128 | 95.00% | 0.63875 | \$ 892,167 | 100.00% | \$ 892,167 |
| 2024 | \$ 163,408,199 | \$ 325,954,994 | \$ 162,546,795 | 95.00% | 0.63875 | \$ 986,354 | 100.00% | \$ 986,354 |
| 2025 | \$ 163,408,199 | \$ 342,252,743 | \$ 178,844,544 | 95.00% | 0.63875 | \$ 1,085,251 | 100.00% | \$ 1,085,251 |
| 2026 | \$ 163,408,199 | \$ 359,365,381 | \$ 195,957,182 | 95.00% | 0.63875 | \$ 1,189,093 | 100.00% | \$ 1,189,093 |
| 2027 | \$ 163,408,199 | \$ 377,333,650 | \$ 213,925,451 | 95.00% | 0.63875 | \$ 1,298,126 | 100.00% | \$ 1,298,126 |
| | | | | | | | | \$ 10,080,982 |

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 2014 to Tax Year 2027 is at five percent.
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

Exhibit 3C – Part E Plan
Revenue Schedule: City of Houston 2014 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 |
|-------------|----------------|---------------------|--------------------------|---------------------|----------|-------------------------|-----------------------|-------------------|
| 2014 | \$ 16,189,090 | \$ 16,189,090 | \$ - | 95.00% | 0.63875 | \$ - | 100.00% | \$ - |
| 2015 | \$ 16,189,090 | \$ 21,867,935 | \$ 5,678,845 | 95.00% | 0.63875 | \$ 34,460 | 100.00% | \$ 34,460 |
| 2016 | \$ 16,189,090 | \$ 43,199,924 | \$ 27,010,834 | 95.00% | 0.63875 | \$ 163,905 | 100.00% | \$ 163,905 |
| 2017 | \$ 16,189,090 | \$ 105,619,801 | \$ 89,430,711 | 95.00% | 0.63875 | \$ 542,677 | 100.00% | \$ 542,677 |
| 2018 | \$ 16,189,090 | \$ 175,317,613 | \$ 159,128,523 | 95.00% | 0.63875 | \$ 965,612 | 100.00% | \$ 965,612 |
| 2019 | \$ 16,189,090 | \$ 236,686,413 | \$ 220,497,323 | 95.00% | 0.63875 | \$ 1,338,005 | 100.00% | \$ 1,338,005 |
| 2020 | \$ 16,189,090 | \$ 248,520,734 | \$ 232,331,644 | 95.00% | 0.63875 | \$ 1,409,817 | 100.00% | \$ 1,409,817 |
| 2021 | \$ 16,189,090 | \$ 260,946,770 | \$ 244,757,680 | 95.00% | 0.63875 | \$ 1,485,220 | 100.00% | \$ 1,485,220 |
| 2022 | \$ 16,189,090 | \$ 273,994,109 | \$ 257,805,019 | 95.00% | 0.63875 | \$ 1,564,393 | 100.00% | \$ 1,564,393 |
| 2023 | \$ 16,189,090 | \$ 287,693,814 | \$ 271,504,724 | 95.00% | 0.63875 | \$ 1,647,525 | 100.00% | \$ 1,647,525 |
| 2024 | \$ 16,189,090 | \$ 302,078,505 | \$ 285,889,415 | 95.00% | 0.63875 | \$ 1,734,813 | 100.00% | \$ 1,734,813 |
| 2025 | \$ 16,189,090 | \$ 317,182,430 | \$ 300,993,340 | 95.00% | 0.63875 | \$ 1,826,465 | 100.00% | \$ 1,826,465 |
| 2026 | \$ 16,189,090 | \$ 333,041,552 | \$ 316,852,462 | 95.00% | 0.63875 | \$ 1,922,700 | 100.00% | \$ 1,922,700 |
| 2027 | \$ 16,189,090 | \$ 349,693,629 | \$ 333,504,539 | 95.00% | 0.63875 | \$ 2,023,747 | 100.00% | \$ 2,023,747 |
| | | | | | | | | \$ 16,659,340 |

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 2014.
- (3) Contribution Rate is 100%

Exhibit 4A – Part E Plan
Revenue Schedule: Humble Independent School District Original Area

| Tax Year | Base Value (1) | Projected Value (2) | Captured Appraised Value | Collection Rate (4) | Tax Rate | Increment Revenue |
|----------|----------------|---------------------|--------------------------|---------------------|----------|-------------------|
| 2013 | \$ 7,723,030 | \$ 487,121,688 | \$ 479,398,658 | 95.00% | 1.52000 | \$ 6,922,517 |
| 2014 | \$ 7,723,030 | \$ 511,477,772 | \$ 503,754,742 | 95.00% | 1.52000 | \$ 7,274,218 |
| 2015 | \$ 7,723,030 | \$ 537,051,661 | \$ 529,328,631 | 95.00% | 1.52000 | \$ 7,643,505 |
| 2016 | \$ 7,723,030 | \$ 563,904,244 | \$ 556,181,214 | 95.00% | 1.52000 | \$ 8,031,257 |
| 2017 | \$ 7,723,030 | \$ 592,099,456 | \$ 584,376,426 | 95.00% | 1.52000 | \$ 8,438,396 |
| 2018 | \$ 7,723,030 | \$ 621,704,429 | \$ 613,981,399 | 95.00% | 1.52000 | \$ 8,865,891 |
| 2019 | \$ 7,723,030 | \$ 652,789,651 | \$ 645,066,621 | 95.00% | 1.52000 | \$ 9,314,762 |
| 2020 | \$ 7,723,030 | \$ 685,429,133 | \$ 677,706,103 | 95.00% | 1.52000 | \$ 9,786,076 |
| 2021 | \$ 7,723,030 | \$ 719,700,590 | \$ 711,977,560 | 95.00% | 1.52000 | \$ 10,280,956 |
| 2022 | \$ 7,723,030 | \$ 755,685,619 | \$ 747,962,589 | 95.00% | 1.52000 | \$ 10,800,580 |
| 2023 | \$ 7,723,030 | \$ 793,469,900 | \$ 785,746,870 | 95.00% | 1.52000 | \$ 11,346,185 |
| 2024 | \$ 7,723,030 | \$ 833,143,395 | \$ 825,420,365 | 95.00% | 1.52000 | \$ 11,919,070 |
| 2025 | \$ 7,723,030 | \$ 874,800,565 | \$ 867,077,535 | 95.00% | 1.52000 | \$ 12,520,600 |
| 2026 | \$ 7,723,030 | \$ 918,540,593 | \$ 910,817,563 | 95.00% | 1.52000 | \$ 13,152,206 |
| 2027 | \$ 7,723,030 | \$ 964,467,623 | \$ 956,744,593 | 95.00% | 1.52000 | \$ 13,815,392 |
| | | | | | | \$ 150,111,610 |

Notes:

- (1) TIRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2014 Projected Property Values; Tax Years 2014 to 2027 increase at an annual rate of growth of 5%
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%

Exhibit 4B – Part E Plan
Revenue Schedule: Humble Independent School District 1999 Annexed Area

| Tax Year | Base Value (1) | Projected Value (2) | Captured Appraised Value | Collection Rate (4) | Tax Rate | Increment Revenue |
|----------|----------------|---------------------|--------------------------|---------------------|----------|-------------------|
| 2013 | \$ 1,237,780 | \$ 136,659,654 | \$ 135,421,874 | 95.00% | 1.52000 | \$ 1,955,492 |
| 2014 | \$ 1,237,780 | \$ 143,492,637 | \$ 142,254,857 | 95.00% | 1.52000 | \$ 2,054,160 |
| 2015 | \$ 1,237,780 | \$ 150,667,269 | \$ 149,429,489 | 95.00% | 1.52000 | \$ 2,157,762 |
| 2016 | \$ 1,237,780 | \$ 158,200,632 | \$ 156,962,852 | 95.00% | 1.52000 | \$ 2,266,544 |
| 2017 | \$ 1,237,780 | \$ 166,110,664 | \$ 164,872,884 | 95.00% | 1.52000 | \$ 2,380,764 |
| 2018 | \$ 1,237,780 | \$ 174,416,197 | \$ 173,178,417 | 95.00% | 1.52000 | \$ 2,500,696 |
| 2019 | \$ 1,237,780 | \$ 183,137,007 | \$ 181,899,227 | 95.00% | 1.52000 | \$ 2,626,625 |
| 2020 | \$ 1,237,780 | \$ 192,293,857 | \$ 191,056,077 | 95.00% | 1.52000 | \$ 2,758,850 |
| 2021 | \$ 1,237,780 | \$ 201,908,550 | \$ 200,670,770 | 95.00% | 1.52000 | \$ 2,897,686 |
| 2022 | \$ 1,237,780 | \$ 212,003,977 | \$ 210,766,197 | 95.00% | 1.52000 | \$ 3,043,464 |
| 2023 | \$ 1,237,780 | \$ 222,604,176 | \$ 221,366,396 | 95.00% | 1.52000 | \$ 3,196,531 |
| 2024 | \$ 1,237,780 | \$ 233,734,385 | \$ 232,496,605 | 95.00% | 1.52000 | \$ 3,357,251 |
| 2025 | \$ 1,237,780 | \$ 245,421,104 | \$ 244,183,324 | 95.00% | 1.52000 | \$ 3,526,007 |
| 2026 | \$ 1,237,780 | \$ 257,692,159 | \$ 256,454,379 | 95.00% | 1.52000 | \$ 3,703,201 |
| 2027 | \$ 1,237,780 | \$ 270,576,767 | \$ 269,338,987 | 95.00% | 1.52000 | \$ 3,889,255 |
| | | | | | | \$ 42,314,288 |

Notes:

- (1) TRZ 10 is scheduled to terminate in Tax Year 2027
- (2) Base Year is Tax Year 1999
- (3) Tax Year 2014 Projected Property Values; Tax Years 2014 to 2027 increase at an annual rate of growth of 5%
- (4) Collection Rate is estimated at 95%
- (5) Contribution Rate is 100%