

City of Houston, Texas, Ordinance No. 2018- 997

**AN ORDINANCE APPROVING THE FIFTH 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 PLAN; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2048; 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 and redevelopment in the area of the City generally referred to as the Lake Houston area (the "Designating Ordinance"); and

**WHEREAS**, by Ordinance No. 1999-387, adopted on April 21, 1999, the City approved the Project Plan and Reinvestment Zone Financing Plan for the Zone, as adopted and recommended by the Board of Directors of the Zone (the "Zone Board"); and

**WHEREAS**, Section 311.011 of the Code authorizes the Zone Board to adopt an amendment to the Project Plan and Reinvestment Zone Financing Plan for the Zone, which amendment becomes effective upon approval by the City Council; and

**WHEREAS**, the Zone Board subsequently adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 1999-854 on August 11, 1999, Ordinance No. 2008-337 on April 23, 2008, Ordinance No. 2011-742 on August 24, 2011 and Ordinance No. 2014-255 on April 2, 2014 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

**WHEREAS**, the Zone Board, at its December 6, 2018 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fifth Amendment to the Plan"), and has recommended the Fifth Amendment to the Plan for approval by City Council; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by Ordinance No. 1999-853 approved on August 11, 1999, Ordinance No. 2011-741 approved on August 24, 2011 and Ordinance No. 2014-254 approved on April 2, 2014; and

**WHEREAS**, the City Council has approved a change in the Zone's boundaries, which includes the annexation of additional territory into the Zone, pursuant to Ordinance No. 2018-996<sup>1</sup>; and

**WHEREAS**, the Fifth Amendment to the Plan includes the implementation and continuation of projects for the enlarged Zone; and

**WHEREAS**, before the Zone Board may implement the Fifth Amendment to the Plan, the City Council must approve the Fifth Amendment to the Plan; and

**WHEREAS**, a public hearing on the Fifth Amendment to the Plan is required to be held in accordance with the provisions of Section 311.011 of the Code; 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 Fifth Amendment to the Plan on December 12, 2018; and

**WHEREAS**, at the public hearing, interested persons were allowed to speak for or against the proposed Fifth Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, evidence was received and presented at the public hearing in favor of the proposed Fifth Amendment to the Plan, the change in the Zone's boundaries and the concept of tax increment financing; and

**WHEREAS**, in the Designating Ordinance, the termination date specified for the Zone was December 31, 2027, establishing a 30-year duration period for the Zone; and

**WHEREAS**, pursuant to the Fifth Amendment to the Plan, the Zone's projects have been expanded, requiring additional time to implement the projects in the Plan, rendering inadequate the initial duration of the Zone; and

**WHEREAS**, extending the Zone's duration to December 31, 2048 will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Fifth Amendment to the Plan; and

**WHEREAS**, the Fifth Amendment to the Plan, which contemplates extending the Zone's duration to December 31, 2048, has been adopted by the Zone Board and submitted to the City for review and approval; and

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<sup>1</sup> Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Ten, City of Houston, Texas, to be inserted by the City Secretary.

**WHEREAS**, pursuant to Code Section 311.007(c) and Section 311.017(a), the City Council may, by ordinance, extend a reinvestment zone's termination date to a date later than the date originally established for termination of a zone; and

**WHEREAS**, the Zone Board has requested the City Council to extend the termination date of the Zone to December 31, 2048; and

**WHEREAS**, the findings contained in the Designating Ordinance continue to apply to the Zone and all terms and conditions of the Designating Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Fifth Amendment to the Plan and extend the Zone's duration to December 31, 2048, as described herein; **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 Fifth Amendment to the Plan. That the Plan is hereby amended by adding "Part F" to the Plan, which is attached to this Ordinance as **Exhibit A**. The Fifth Amendment to the Plan 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 Fifth Amendment to the Plan.

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

**Section 4.** Extension of the Duration of the Zone. That the termination date of Reinvestment Zone Number Ten, City of Houston, Texas, is hereby extended to

December 31, 2048. Except as provided in the preceding sentence of this Ordinance, the Designating Ordinance shall continue in full force and effect.

**Section 5. Severability.** That if any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected, it being the intent of the City Council in adopting this Ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion, provision, or regulation, and all provisions of this Ordinance are declared to be severable for that purpose.


**Section 6. Emergency.** 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 12<sup>th</sup> day of December, 2018.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.


\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 18 2018.

  
 City Secretary, *Interim*

AYE	NO	
✓		<b>MAYOR TURNER</b>
....	....	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT  
 REVIEW DATE: DEC 18 2018

(Prepared by Legal Department )  
 (JN:gd December 3, 2018) Assistant City Attorney  
 (Requested by Andy Icken, Chief Development Officer, Office of the Mayor)  
 (L.D. File No. 042-1300016-012)

Rev. 5/18

**Exhibit A**

PART F

FIFTH AMENDMENT TO THE PROJECT PLAN  
AND REINVESTMENT ZONE FINANCING PLAN  
FOR REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS  
(LAKE HOUSTON ZONE)

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

**LAKE HOUSTON ZONE**

Fifth Amended  
Project Plan and Reinvestment Zone Financing Plan

December 6, 2018

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

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## **Introduction**

The purpose of the Project Plan and Reinvestment Zone Financing Plan (Parts A, B, C, D, E, and F Plans are collectively defined herein as 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 to facilitate planned residential and commercial developments in a manner consistent with the Kingwood Annexation Service Plan, included as an exhibit to Ordinance No. 96-1115, adopted by City Council on October 23, 1996, which annexed the area into the City of Houston ("City"). The intent of the Plans is to ensure that the improvements will result in the long-term stability and viability of the TIRZ.

The City created the TIRZ by Ordinance No. 1997-1589, adopted by City Council on December 17, 1997, which covered approximately 1,351 acres located primarily in the vicinity of Lake Houston, also known as Kingwood. The City adopted a Project Plan and Reinvestment Zone Financing Plan for the TIRZ on April 21, 1999 by Ordinance No. 1999-387 (the "Part A Plan"). On August 11, 1999, by Ordinance No. 1999-853, City Council approved the annexation of approximately 508 additional acres into the TIRZ, and by Ordinance No. 1999-854, City Council approved a First Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part B Plan"). The enlarged TIRZ included the following tracts: Kingwood Lakes South, North Tract, Woodstream Forest and Riverchase Village Subdivisions, as well as several public rights-of-ways including Mills Branch Drive, North Park Drive, Kingwood Drive and Woodland Hills Drive.

On April 23, 2008, by Ordinance No. 2008-337, City Council adopted a Second Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part C Plan"). The Part C Plan included provisions for the design and construction of public benefit facilities. On August 24, 2011, by Ordinance No. 2011-741, City Council approved the annexation of approximately 1,249 acres to the TIRZ, and by Ordinance No. 2011-742, City Council approved a Third Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part D Plan"). The Part D Plan included provisions for land acquisition along with design and construction of a fire station to be located within the newly-annexed territory. On April 2, 2014, by Ordinance No. 2014-254 the City Council approved the annexation of approximately 370 acres into the boundaries of the TIRZ, and by Ordinance No. 2014-255, the City Council approved a Fourth Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ (the "Part E Plan").

On December 4, 2013, by Resolution No. 2013-62, the City Council approved the creation of the Lake Houston Redevelopment Authority (the "Authority"), delegated the responsibility of implementing the Plans to the Authority, and assigned to the Authority the tax increment revenues for such purpose pursuant to an agreement by and among the City, the Board of Directors of the TIRZ ("TIRZ Board"), and the Authority, approved by City Council on January 22, 2014, by Ordinance No. 2014-50 (the "Tri-Party Agreement").

### **Section One:**

The Part A Plan: The Part A Plan covered approximately 1,351 acres. The primary focus of the Part A Plan was to facilitate the design and construction of water, wastewater, and drainage facilities to promote the development of new residential and commercial properties. The area included within the boundaries of the Part A Plan comprised of 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 approximately 508 acres. The Part B Plan 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 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 funding the construction of a new 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 No. 2008-337, City Council found that the library and the community center were areas of public assembly for the purposes of Texas Tax Code § 311.010(b) and that the library and the community center would benefit the TIRZ and the property within the TIRZ.

The Part D Plan: The Part D Plan restated the goals and objectives of the Part A, Part B, Part C Plans, and included provisions for the annexation of approximately 1,249 acres of territory into the TIRZ. Located west of Interstate 59 and within the limits of Montgomery County, Texas, the newly annexed territory consisted primarily of open undeveloped or underdeveloped tracts of land. In addition to providing for the construction of a fire station, the Part D Plan also included provisions for the dedication of public rights-of-way and the design and construction of primary and secondary roadway networks and related public utility systems.

The Part E Plan: The Part E Plan restated the goals and objectives of the Part A, Part B, Part C, and Part D Plans and provided for the annexation of approximately 370 acres of territory into the TIRZ. Provisions included in the Part E Plan provided for the development of a mixed-use retail and commercial development and facilitated the development of a 700-home residential community.

The TIRZ and the City now desire to further amend the Project Plan and Reinvestment Zone Financing Plan for the TIRZ as further described herein (the "Part F Plan").

## **Section Two:**

### The Part F Plan:

The Part F Plan provides for the annexation of approximately 36.18 acres of additional territory into the Zone boundaries, including public right-of-way on Northpark Drive and a City-owned drainage easement located in Montgomery County, Texas. A fundamental goal of the Part F Plan is the design and construction of mobility improvements identified in the Kingwood Area Mobility Study ("Study"), a collective effort conducted by the Authority and Houston Public Works, published in May 2015. Priority projects identified in the Study include the reconstruction of Northpark Drive and the grade separation on Northpark Drive at Loop 494, which will improve mobility in the TIRZ, provide an evacuation route during a major storm event as well as mitigate flooding in the TIRZ. Together, the Plans provide the tools needed to alleviate deteriorated, congested and unsafe streets, roadways and related site conditions, obsolete public services and facilities, and will encourage the sound growth of residential, retail, and commercial development in the TIRZ.

### Proposed Goals for Improvements in the TIRZ

As detailed below, public improvements proposed in the Part F Plan are in relationship to the original goals of the TIRZ and other reinvestment zones of the City of similar size and function:

#### 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. The construction of sidewalk systems including ADA compliant 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, the Texas Department of Transportation, Harris and Montgomery Counties, and other public entities, with a focus on the leveraging of TIRZ monies through the funding of elements not addressed by the capital improvement 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 the public green space, pocket parks, regional parks, plazas, squares, and other appropriate recreational facilities including pedestrian bridges or tunnels and hike and bike trails.

Public infrastructure, pedestrian bridges or tunnels, regional trail systems, and other enhancements to area parks and other public open green space including sidewalks, lighting, street trees, landscaping, wayfinding signage, benches, street furniture, public art and other pedestrian amenities will attract and support redevelopment and improve quality of life of area neighborhoods and visitors by increasing the attractiveness of the community.

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 streetscape components will include sidewalks, lighting, signage, street trees, landscaping, benches and other pedestrian amenities.

Goal 5: Cultural and Public Facilities.

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

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 TIRZ may develop and fund an economic development program to incentivize private enterprise in the TIRZ 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 TIRZ, eliminate underemployment in the TIRZ, and develop or expand transportation, business and commercial activity in the TIRZ. The Program could also be used to provide funding for business development and retention, business loss mitigation 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 TIRZ may use any available legal authority to facilitate such development. The Program could be promulgated by the TIRZ or the City and would be subject to City Council

approval, as would any agreement providing incentives to a third party pursuant to the Program. The Program as outlined in this Plan constitutes an economic development program of the TIRZ for purposes of Texas Tax Code § 311.010(h).

### **Project Plan and Reinvestment Zone Financing Plan for the TIRZ**

#### **A. Project Plan**

Existing and Proposed 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 TIRZ. 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 costs that the City, Harris and Montgomery Counties, and the Texas Department of Transportation will fund towards infrastructure improvements within the greater Kingwood area as part of their ongoing capital improvement programs.

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 TIRZ.

#### **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 which maybe incurred to finance eligible public improvements projects, and programs inside or outside the TIRZ for the benefit of the TIRZ. 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 by 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 TIRZ. Exhibits 2 through 4 constitute incremental revenue estimates for the TIRZ. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the TIRZ. The Plans estimate total project costs of \$1,045,582,794. The TIRZ Board and the City find and determine that the 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 or on behalf of the Zone will occur as tax increment revenues allow. The amount of such bonds will be determined by the increment available, and shall be in the amount of the Project Costs, plus the costs of issuance. 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.

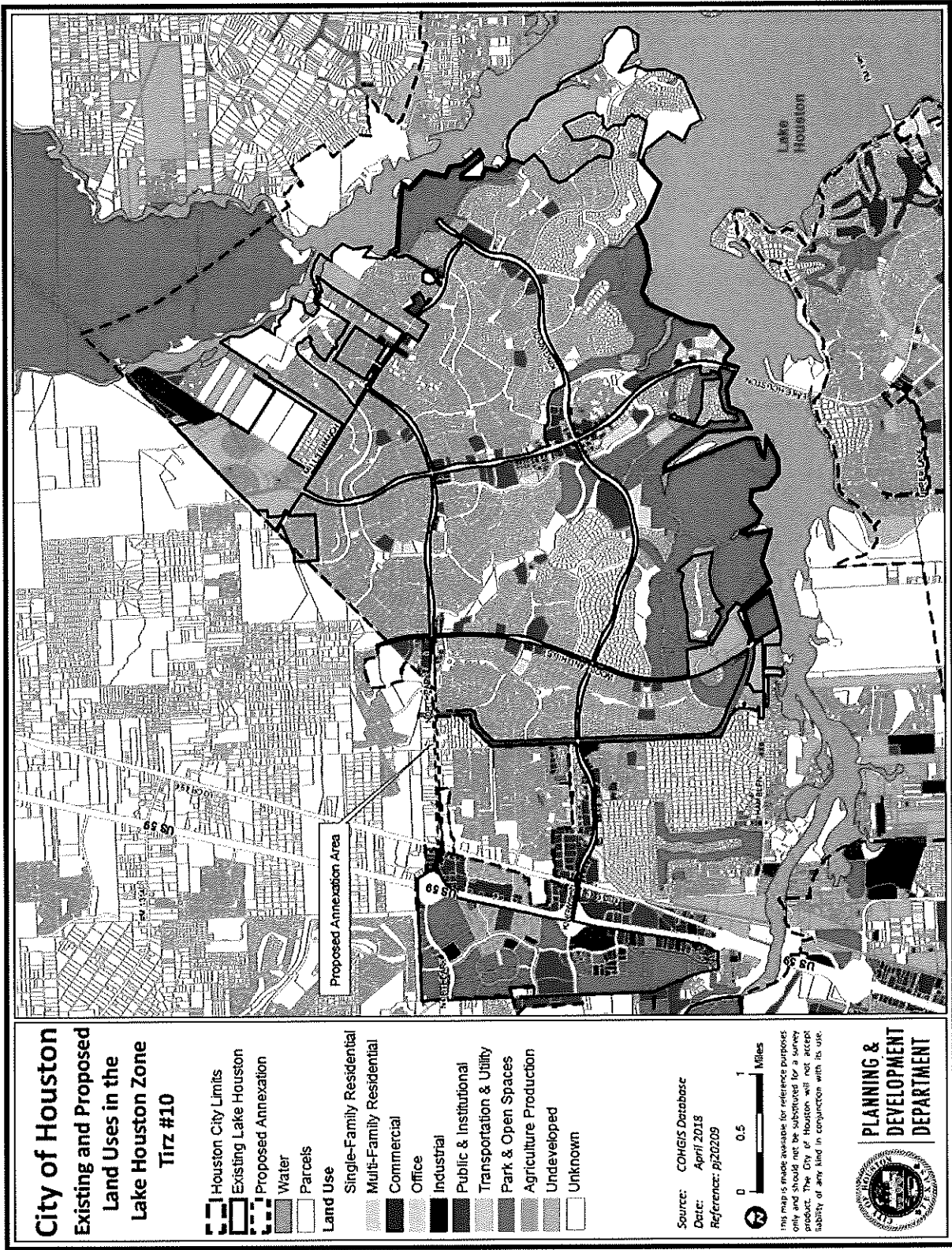
Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code §311.011(c)(6)): Methods and sources of financing include the issuance of notes and bonds, as well as agreements with developers and other entities for grant funding and partnerships. Tax year 1999 is the base year for the TIRZ. Tax year 2048 is the scheduled final year for participation by the City and tax year 2027 is the scheduled final year for participation by Humble Independent School District. As outlined in Exhibits 2 through 4, an estimated \$520,168,674 of increment is estimated to be generated by the TIRZ for use in funding project costs. This figure is calculated using an estimated collection rate of 95% and a City contribution of \$0.588310/\$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 appraised value of taxable real property in the TIRZ, as of September 2018, is \$1,134,509,288. Base year values are computed with regard to the original TIRZ boundaries, and all annexations, in accordance with Texas Tax Code § 311.012.

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 TIRZ 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 TIRZ was established at 30 years. Due to the magnitude of development within and adjacent to the TIRZ, an increased demand continues to be placed on the already-distressed infrastructure. The proposed improvements included in the Plans, as well as those needed to adequately address future infrastructure needs and related quality of life issues resulting from current and projected densities, are included in the Plans. The Part F Plan contemplates City Council's extension of the duration of the TIRZ through December 31, 2048, by ordinance in accordance with Texas Tax Code § 311.007(c). This 21-year extension of the original Zone term is not intended to extend the obligation of the Zone to finance Project Costs with respect to improvements completed prior to the original termination date of the Zone, except with regard to debt service on bonds used to finance such improvements issued prior to the original termination date of the Zone.

EXHIBIT 1 - PROJECT COST SCHEDULE								
Project Cost Amendments: The following table includes the approved project cost for the Parts A, B, C, D, and E Plans and the changes made to those budgets through this Part F Amendment:								
	Part A Estimated Plan Costs	Part B Estimated Plan Costs	Part C Estimated Plan Costs	Part D Estimated Plan Costs	Part E Estimated Plan Costs	Part F Estimated Plan Costs	Costs to Date as of 06/30/18	Total Estimated Remaining
Infrastructure Improvements								
Public Utilities	\$ 13,261,000	\$ 19,525,000	\$ 28,030,640	\$ 38,030,640	\$ 53,030,640	\$ 125,000,000	\$ 25,645,002	\$ 99,354,998
Street Reconstruction	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 25,000,000	\$ 60,000,000	\$ 225,000,000	\$ 5,806,599	\$ 219,193,401
Drainage and Detention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,409,140	\$ -	\$ 254,409,140
Parks and Recreational Facilities	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 80,000,000	\$ -	\$ 80,000,000
Cultural and Public Facilities	\$ -	\$ -	\$ 9,100,000	\$ 20,559,850	\$ 36,059,850	\$ 25,000,000	\$ 10,421,510	\$ 14,578,490
Economic Development Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ -	\$ 25,000,000
Wastewater Treatment	\$ -	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000	\$ 8,330,000	\$ 8,330,000	\$ -	\$ 8,330,000
Total	\$ 13,261,000	\$ 31,525,000	\$ 49,130,640	\$ 90,590,490	\$ 162,420,490	\$ 742,739,140	\$ 41,873,111	\$ 700,866,029
TIRZ Creation	\$ 200,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ 260,000	\$ -
TIRZ Administration and Management	\$ 795,000	\$ 540,000	\$ 540,000	\$ 1,540,000	\$ 2,040,000	\$ 3,000,000	\$ 2,028,091	\$ 971,909
Educational Facilities Project Costs	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 299,583,654	\$ 123,619,482	\$ 175,964,172
PROJECT PLAN TOTAL	\$ 14,256,000	\$ 92,325,000	\$ 109,930,640	\$ 152,390,490	\$ 224,720,490	\$ 1,045,582,794	\$ 167,780,684	\$ 877,802,110





**EXHIBIT 2 - Revenue and Transfer Schedule**

Tax Year	Original Area			1999 Annex Area			Increment Revenue			2011 Annex Area			2014 Annex Area			2018 Annex Area			Transfers			Net Revenue (Total Increment Revenue less Transfers)	
	City	Humble ISD		Total	City	Humble ISD		Total	City	Humble ISD		Total	City	Humble ISD		Total	City	Humble ISD		Total	City Admin Fees		Total Educational Facilities & Transfers
2018	\$ 2,360,704	\$ 9,397,609	\$ 11,758,313	\$ 1,272,921	\$ 4,565,828	\$ 5,838,749	\$ 1,355,503	\$ 309,251	\$ -	\$ 5,298,379	\$ 13,963,437	\$ 13,963,437	\$ 13,963,437	\$ 264,919	\$ 14,228,356	\$ 5,033,460							
2019	\$ 2,456,858	\$ 9,873,066	\$ 12,329,924	\$ 1,324,114	\$ 4,795,013	\$ 6,119,127	\$ 1,446,234	\$ 325,251	\$ -	\$ 5,552,477	\$ 14,668,078	\$ 14,668,078	\$ 14,668,078	\$ 277,625	\$ 14,945,703	\$ 5,274,832							
2020	\$ 2,556,659	\$ 10,372,295	\$ 12,928,954	\$ 1,377,355	\$ 5,035,657	\$ 6,413,012	\$ 1,540,635	\$ 341,890	\$ -	\$ 5,801,573	\$ 15,407,952	\$ 15,407,952	\$ 15,407,952	\$ 290,838	\$ 15,698,790	\$ 5,535,901							
2021	\$ 2,650,659	\$ 10,886,486	\$ 13,537,145	\$ 1,432,726	\$ 5,288,334	\$ 6,721,060	\$ 1,636,792	\$ 359,195	\$ -	\$ 6,091,571	\$ 16,184,819	\$ 16,184,819	\$ 16,184,819	\$ 304,579	\$ 16,489,398	\$ 5,785,993							
2022	\$ 2,769,020	\$ 11,446,886	\$ 14,215,906	\$ 1,490,912	\$ 5,553,644	\$ 7,049,956	\$ 1,740,875	\$ 377,093	\$ -	\$ 6,397,400	\$ 17,000,530	\$ 17,000,530	\$ 17,000,530	\$ 318,871	\$ 17,319,401	\$ 6,058,528							
2023	\$ 2,881,507	\$ 12,024,806	\$ 14,906,313	\$ 1,550,201	\$ 5,832,220	\$ 7,382,421	\$ 1,847,041	\$ 395,910	\$ -	\$ 6,674,659	\$ 17,857,026	\$ 17,857,026	\$ 17,857,026	\$ 333,733	\$ 18,190,759	\$ 6,340,928							
2024	\$ 2,998,493	\$ 12,631,623	\$ 15,630,116	\$ 1,612,486	\$ 6,124,725	\$ 7,737,211	\$ 1,957,454	\$ 415,376	\$ -	\$ 6,983,869	\$ 18,756,347	\$ 18,756,347	\$ 18,756,347	\$ 349,191	\$ 19,105,538	\$ 6,640,058							
2025	\$ 3,120,159	\$ 13,262,780	\$ 16,382,939	\$ 1,677,262	\$ 6,432,855	\$ 8,109,117	\$ 2,072,283	\$ 435,620	\$ -	\$ 7,300,324	\$ 19,700,634	\$ 19,700,634	\$ 19,700,634	\$ 385,266	\$ 20,085,900	\$ 6,940,058							
2026	\$ 3,245,691	\$ 13,937,795	\$ 17,184,486	\$ 1,744,629	\$ 6,754,341	\$ 8,498,970	\$ 2,191,705	\$ 456,674	\$ -	\$ 7,639,699	\$ 20,692,136	\$ 20,692,136	\$ 20,692,136	\$ 381,985	\$ 21,074,121	\$ 7,257,714							
2027	\$ 3,378,285	\$ 14,640,260	\$ 18,018,545	\$ 1,814,691	\$ 7,092,952	\$ 8,907,643	\$ 2,315,805	\$ 478,571	\$ -	\$ 7,937,452	\$ 21,733,212	\$ 21,733,212	\$ 21,733,212	\$ 399,373	\$ 22,132,585	\$ 7,588,079							
2028	\$ 3,515,143	\$ 15,385,143	\$ 18,899,286	\$ 1,887,556	\$ 7,675,512	\$ 9,562,668	\$ 2,445,072	\$ 501,343	\$ -	\$ 8,249,114	\$ -	\$ -	\$ 8,249,114	\$ -	\$ 417,456	\$ 7,931,658							
2029	\$ 3,657,475	\$ -	\$ 3,657,475	\$ 1,953,335	\$ -	\$ 1,953,335	\$ 2,579,406	\$ 525,026	\$ -	\$ 8,735,242	\$ -	\$ -	\$ 8,735,242	\$ -	\$ 435,262	\$ 8,288,980							
2030	\$ 3,805,500	\$ -	\$ 3,805,500	\$ 2,042,145	\$ -	\$ 2,042,145	\$ 2,719,114	\$ 549,657	\$ -	\$ 9,116,416	\$ -	\$ -	\$ 9,116,416	\$ -	\$ 435,821	\$ 8,660,595							
2031	\$ 3,959,446	\$ -	\$ 3,959,446	\$ 2,124,107	\$ -	\$ 2,124,107	\$ 2,864,409	\$ 575,272	\$ -	\$ 9,523,234	\$ -	\$ -	\$ 9,523,234	\$ -	\$ 475,161	\$ 9,047,073							
2032	\$ 4,119,550	\$ -	\$ 4,119,550	\$ 2,209,348	\$ -	\$ 2,209,348	\$ 3,015,517	\$ 601,913	\$ -	\$ 9,946,328	\$ -	\$ -	\$ 9,946,328	\$ -	\$ 497,317	\$ 9,449,011							
2033	\$ 4,286,058	\$ -	\$ 4,286,058	\$ 2,297,999	\$ -	\$ 2,297,999	\$ 3,172,669	\$ 629,619	\$ -	\$ 10,386,345	\$ -	\$ -	\$ 10,386,345	\$ -	\$ 519,317	\$ 9,867,028							
2034	\$ 4,459,227	\$ -	\$ 4,459,227	\$ 2,390,195	\$ -	\$ 2,390,195	\$ 3,336,107	\$ 658,433	\$ -	\$ 10,843,962	\$ -	\$ -	\$ 10,843,962	\$ -	\$ 542,198	\$ 10,301,764							
2035	\$ 4,639,322	\$ -	\$ 4,639,322	\$ 2,485,080	\$ -	\$ 2,485,080	\$ 3,506,082	\$ 689,399	\$ -	\$ 11,319,883	\$ -	\$ -	\$ 11,319,883	\$ -	\$ 565,994	\$ 10,753,889							
2036	\$ 4,826,621	\$ -	\$ 4,826,621	\$ 2,585,800	\$ -	\$ 2,585,800	\$ 3,682,857	\$ 719,565	\$ -	\$ 11,814,843	\$ -	\$ -	\$ 11,814,843	\$ -	\$ 590,742	\$ 11,224,101							
2037	\$ 5,021,412	\$ -	\$ 5,021,412	\$ 2,689,509	\$ -	\$ 2,689,509	\$ 3,866,702	\$ 751,977	\$ -	\$ 12,329,600	\$ -	\$ -	\$ 12,329,600	\$ -	\$ 616,480	\$ 11,713,120							
2038	\$ 5,223,994	\$ -	\$ 5,223,994	\$ 2,797,366	\$ -	\$ 2,797,366	\$ 4,057,901	\$ 785,685	\$ -	\$ 12,854,946	\$ -	\$ -	\$ 12,854,946	\$ -	\$ 643,247	\$ 12,221,659							
2039	\$ 5,434,680	\$ -	\$ 5,434,680	\$ 2,909,537	\$ -	\$ 2,909,537	\$ 4,256,749	\$ 820,742	\$ -	\$ 13,421,708	\$ -	\$ -	\$ 13,421,708	\$ -	\$ 671,085	\$ 12,750,623							
2040	\$ 5,653,794	\$ -	\$ 5,653,794	\$ 3,026,195	\$ -	\$ 3,026,195	\$ 4,463,550	\$ 857,201	\$ -	\$ 14,000,740	\$ -	\$ -	\$ 14,000,740	\$ -	\$ 700,038	\$ 13,300,702							
2041	\$ 5,881,672	\$ -	\$ 5,881,672	\$ 3,147,520	\$ -	\$ 3,147,520	\$ 4,678,623	\$ 895,119	\$ -	\$ 14,602,934	\$ -	\$ -	\$ 14,602,934	\$ -	\$ 730,147	\$ 13,872,787							
2042	\$ 6,118,665	\$ -	\$ 6,118,665	\$ 3,273,697	\$ -	\$ 3,273,697	\$ 4,902,999	\$ 934,553	\$ -	\$ 15,259,214	\$ -	\$ -	\$ 15,259,214	\$ -	\$ 761,461	\$ 14,467,753							
2043	\$ 6,365,137	\$ -	\$ 6,365,137	\$ 3,404,922	\$ -	\$ 3,404,922	\$ 5,134,922	\$ 975,565	\$ -	\$ 15,880,546	\$ -	\$ -	\$ 15,880,546	\$ -	\$ 794,027	\$ 15,086,519							
2044	\$ 6,621,469	\$ -	\$ 6,621,469	\$ 3,541,395	\$ -	\$ 3,541,395	\$ 5,376,850	\$ 1,018,217	\$ -	\$ 16,557,931	\$ -	\$ -	\$ 16,557,931	\$ -	\$ 827,897	\$ 15,730,034							
2045	\$ 6,888,054	\$ -	\$ 6,888,054	\$ 3,685,328	\$ -	\$ 3,685,328	\$ 5,628,455	\$ 1,065,575	\$ -	\$ 17,262,412	\$ -	\$ -	\$ 17,262,412	\$ -	\$ 863,121	\$ 16,389,291							
2046	\$ 7,165,302	\$ -	\$ 7,165,302	\$ 3,830,938	\$ -	\$ 3,830,938	\$ 5,890,125	\$ 1,106,707	\$ -	\$ 17,995,072	\$ -	\$ -	\$ 17,995,072	\$ -	\$ 899,753	\$ 17,095,319							
2047	\$ 7,453,641	\$ -	\$ 7,453,641	\$ 3,984,452	\$ -	\$ 3,984,452	\$ 6,162,661	\$ 1,155,685	\$ -	\$ 18,757,039	\$ -	\$ -	\$ 18,757,039	\$ -	\$ 937,852	\$ 17,819,187							
2048	\$ 7,753,512	\$ -	\$ 7,753,512	\$ 4,144,107	\$ -	\$ 4,144,107	\$ 6,445,382	\$ 1,206,582	\$ -	\$ 19,549,483	\$ -	\$ -	\$ 19,549,483	\$ -	\$ 977,474	\$ 18,572,009							
	\$ 141,279,108	\$ 1,184,886,605	\$ 1,326,165,713	\$ 75,716,228	\$ 259,768,714	\$ 335,484,942	\$ 75,716,228	\$ 14,210,766	\$ -	\$ 335,484,942	\$ 1,184,886,605	\$ 1,326,165,713	\$ 1,326,165,713	\$ 25,974,568	\$ 1,352,140,283	\$ 382,954,272							

**EXHIBIT 3: TIRZ 10 Revenue Schedule**  
**City of Houston All Areas**

Tax Year	Increment Revenue						City Admin (5%)	Net Revenue
	Original	1999 Annexed Area	2011 Annexed Area	2014 Annexed Area	2018 Annexed Area	Total		
2018	\$ 2,360,704	\$ 1,272,921	\$ 1,355,503	\$ 309,251	\$ -	\$ 5,298,379	\$ 264,919	\$ 5,033,460
2019	\$ 2,456,858	\$ 1,324,114	\$ 1,446,254	\$ 325,251	\$ -	\$ 5,552,477	\$ 277,625	\$ 5,274,852
2020	\$ 2,556,859	\$ 1,377,355	\$ 1,540,635	\$ 341,890	\$ -	\$ 5,816,739	\$ 290,838	\$ 5,525,901
2021	\$ 2,660,859	\$ 1,432,726	\$ 1,638,792	\$ 359,195	\$ -	\$ 6,091,572	\$ 304,579	\$ 5,786,993
2022	\$ 2,769,020	\$ 1,490,312	\$ 1,740,875	\$ 377,193	\$ -	\$ 6,377,400	\$ 318,871	\$ 6,058,529
2023	\$ 2,881,507	\$ 1,550,201	\$ 1,847,041	\$ 395,910	\$ -	\$ 6,674,659	\$ 333,733	\$ 6,340,926
2024	\$ 2,998,493	\$ 1,612,486	\$ 1,957,454	\$ 415,376	\$ -	\$ 6,983,809	\$ 349,191	\$ 6,634,618
2025	\$ 3,120,159	\$ 1,677,262	\$ 2,072,283	\$ 435,620	\$ -	\$ 7,305,324	\$ 365,266	\$ 6,940,058
2026	\$ 3,246,691	\$ 1,744,629	\$ 2,191,705	\$ 456,674	\$ -	\$ 7,639,699	\$ 381,985	\$ 7,257,714
2027	\$ 3,378,285	\$ 1,814,691	\$ 2,315,905	\$ 478,571	\$ -	\$ 7,987,452	\$ 399,373	\$ 7,588,079
2028	\$ 3,515,143	\$ 1,887,556	\$ 2,445,072	\$ 501,343	\$ -	\$ 8,349,114	\$ 417,456	\$ 7,931,658
2029	\$ 3,657,475	\$ 1,963,335	\$ 2,579,406	\$ 525,026	\$ -	\$ 8,725,242	\$ 436,262	\$ 8,288,980
2030	\$ 3,805,500	\$ 2,042,145	\$ 2,719,114	\$ 549,657	\$ -	\$ 9,116,416	\$ 455,821	\$ 8,660,595
2031	\$ 3,959,446	\$ 2,124,107	\$ 2,864,409	\$ 575,272	\$ -	\$ 9,523,234	\$ 476,161	\$ 9,047,073
2032	\$ 4,119,550	\$ 2,209,348	\$ 3,015,517	\$ 601,913	\$ -	\$ 9,946,328	\$ 497,317	\$ 9,449,011
2033	\$ 4,286,058	\$ 2,297,999	\$ 3,172,669	\$ 629,619	\$ -	\$ 10,386,345	\$ 519,317	\$ 9,867,028
2034	\$ 4,459,227	\$ 2,390,195	\$ 3,336,107	\$ 658,433	\$ -	\$ 10,843,962	\$ 542,198	\$ 10,301,764
2035	\$ 4,639,322	\$ 2,486,080	\$ 3,506,082	\$ 688,399	\$ -	\$ 11,319,883	\$ 565,994	\$ 10,753,889
2036	\$ 4,826,621	\$ 2,585,800	\$ 3,682,857	\$ 719,565	\$ -	\$ 11,814,843	\$ 590,742	\$ 11,224,101
2037	\$ 5,021,412	\$ 2,689,509	\$ 3,866,702	\$ 751,977	\$ -	\$ 12,329,600	\$ 616,480	\$ 11,713,120
2038	\$ 5,223,994	\$ 2,797,366	\$ 4,057,901	\$ 785,685	\$ -	\$ 12,864,946	\$ 643,247	\$ 12,221,699
2039	\$ 5,434,680	\$ 2,909,537	\$ 4,256,749	\$ 820,742	\$ -	\$ 13,421,708	\$ 671,085	\$ 12,750,623
2040	\$ 5,653,794	\$ 3,026,195	\$ 4,463,550	\$ 857,201	\$ -	\$ 14,000,740	\$ 700,038	\$ 13,300,702
2041	\$ 5,881,672	\$ 3,147,520	\$ 4,678,623	\$ 895,119	\$ -	\$ 14,602,934	\$ 730,147	\$ 13,872,787
2042	\$ 6,118,665	\$ 3,273,697	\$ 4,902,299	\$ 934,553	\$ -	\$ 15,229,214	\$ 761,461	\$ 14,467,753
2043	\$ 6,365,137	\$ 3,404,922	\$ 5,134,922	\$ 975,565	\$ -	\$ 15,880,546	\$ 794,027	\$ 15,086,519
2044	\$ 6,621,469	\$ 3,541,395	\$ 5,376,850	\$ 1,018,217	\$ -	\$ 16,557,931	\$ 827,897	\$ 15,730,034
2045	\$ 6,888,054	\$ 3,683,328	\$ 5,628,455	\$ 1,062,575	\$ -	\$ 17,262,412	\$ 863,121	\$ 16,399,291
2046	\$ 7,165,302	\$ 3,830,938	\$ 5,890,125	\$ 1,108,707	\$ -	\$ 17,995,072	\$ 899,753	\$ 17,095,319
2047	\$ 7,453,641	\$ 3,984,452	\$ 6,162,261	\$ 1,156,685	\$ -	\$ 18,757,039	\$ 937,852	\$ 17,819,187
2048	\$ 7,753,512	\$ 4,144,107	\$ 6,445,282	\$ 1,206,582	\$ -	\$ 19,549,483	\$ 977,474	\$ 18,572,009
	\$ 141,279,109	\$ 75,716,228	\$ 106,291,399	\$ 20,917,766	\$ -	\$ 344,204,502	\$ 17,210,230	\$ 326,994,272

**EXHIBIT 3A: TIRZ 10 Revenue Schedule**

**City of Houston, Original Area**

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Revenue
2018	\$ 7,721,300	\$ 430,109,399	\$ 422,388,099	95%	0.58831	\$ 2,360,704	118,035	\$ 2,242,669
2019	\$ 7,721,300	\$ 447,313,775	\$ 439,592,475	95%	0.58831	\$ 2,456,858	122,843	\$ 2,334,015
2020	\$ 7,721,300	\$ 465,206,326	\$ 457,485,026	95%	0.58831	\$ 2,556,859	127,843	\$ 2,429,016
2021	\$ 7,721,300	\$ 483,814,579	\$ 476,093,279	95%	0.58831	\$ 2,660,859	133,043	\$ 2,527,816
2022	\$ 7,721,300	\$ 503,167,162	\$ 495,445,862	95%	0.58831	\$ 2,769,020	138,451	\$ 2,630,569
2023	\$ 7,721,300	\$ 523,293,849	\$ 515,572,549	95%	0.58831	\$ 2,881,507	144,075	\$ 2,737,432
2024	\$ 7,721,300	\$ 544,225,603	\$ 536,504,303	95%	0.58831	\$ 2,998,493	149,925	\$ 2,848,568
2025	\$ 7,721,300	\$ 565,994,627	\$ 558,273,327	95%	0.58831	\$ 3,120,159	156,008	\$ 2,964,151
2026	\$ 7,721,300	\$ 588,634,412	\$ 580,913,112	95%	0.58831	\$ 3,246,691	162,335	\$ 3,084,356
2027	\$ 7,721,300	\$ 612,179,788	\$ 604,458,488	95%	0.58831	\$ 3,378,285	168,914	\$ 3,209,371
2028	\$ 7,721,300	\$ 636,666,980	\$ 628,945,680	95%	0.58831	\$ 3,515,143	175,757	\$ 3,339,386
2029	\$ 7,721,300	\$ 662,133,659	\$ 654,412,359	95%	0.58831	\$ 3,657,475	182,874	\$ 3,474,601
2030	\$ 7,721,300	\$ 688,619,005	\$ 680,897,705	95%	0.58831	\$ 3,805,500	190,275	\$ 3,615,225
2031	\$ 7,721,300	\$ 716,163,766	\$ 708,442,466	95%	0.58831	\$ 3,959,446	197,972	\$ 3,761,474
2032	\$ 7,721,300	\$ 744,810,316	\$ 737,089,016	95%	0.58831	\$ 4,119,550	205,978	\$ 3,913,572
2033	\$ 7,721,300	\$ 774,602,729	\$ 766,881,429	95%	0.58831	\$ 4,286,058	214,303	\$ 4,071,755
2034	\$ 7,721,300	\$ 805,586,838	\$ 797,865,538	95%	0.58831	\$ 4,459,227	222,961	\$ 4,236,266
2035	\$ 7,721,300	\$ 837,810,311	\$ 830,089,011	95%	0.58831	\$ 4,639,322	231,966	\$ 4,407,356
2036	\$ 7,721,300	\$ 871,322,724	\$ 863,601,424	95%	0.58831	\$ 4,826,621	241,331	\$ 4,585,290
2037	\$ 7,721,300	\$ 906,175,633	\$ 898,454,333	95%	0.58831	\$ 5,021,412	251,071	\$ 4,770,341
2038	\$ 7,721,300	\$ 942,422,658	\$ 934,701,358	95%	0.58831	\$ 5,223,994	261,200	\$ 4,962,794
2039	\$ 7,721,300	\$ 980,119,565	\$ 972,398,265	95%	0.58831	\$ 5,434,680	271,734	\$ 5,162,946
2040	\$ 7,721,300	\$ 1,019,324,347	\$ 1,011,603,047	95%	0.58831	\$ 5,653,794	282,690	\$ 5,371,104
2041	\$ 7,721,300	\$ 1,060,097,321	\$ 1,052,376,021	95%	0.58831	\$ 5,881,672	294,084	\$ 5,587,588
2042	\$ 7,721,300	\$ 1,102,501,214	\$ 1,094,779,914	95%	0.58831	\$ 6,118,665	305,933	\$ 5,812,732
2043	\$ 7,721,300	\$ 1,146,601,262	\$ 1,138,879,962	95%	0.58831	\$ 6,365,137	318,257	\$ 6,046,880
2044	\$ 7,721,300	\$ 1,192,465,313	\$ 1,184,744,013	95%	0.58831	\$ 6,621,469	331,073	\$ 6,290,396
2045	\$ 7,721,300	\$ 1,240,163,925	\$ 1,232,442,625	95%	0.58831	\$ 6,888,054	344,403	\$ 6,543,651
2046	\$ 7,721,300	\$ 1,289,770,482	\$ 1,282,049,182	95%	0.58831	\$ 7,165,302	358,265	\$ 6,807,037
2047	\$ 7,721,300	\$ 1,341,361,302	\$ 1,333,640,002	95%	0.58831	\$ 7,453,641	372,682	\$ 7,080,959
2048	\$ 7,721,300	\$ 1,395,015,754	\$ 1,387,294,454	95%	0.58831	\$ 7,753,512	387,676	\$ 7,365,836
						<b>\$ 141,279,109</b>	<b>7,063,957</b>	<b>\$ 134,215,152</b>

**EXHIBIT 3B: TIRZ 10 Revenue Schedule**  
**City of Houston, 1999 Annexed Area**

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Revenue
2018	\$ 1,237,780	\$ 228,994,635	\$ 227,756,855	95%	0.58831	\$ 1,272,921	\$ 63,646	\$ 1,209,275
2019	\$ 1,237,780	\$ 238,154,420	\$ 236,916,640	95%	0.58831	\$ 1,324,114	\$ 66,206	\$ 1,257,908
2020	\$ 1,237,780	\$ 247,680,597	\$ 246,442,817	95%	0.58831	\$ 1,377,355	\$ 68,868	\$ 1,308,487
2021	\$ 1,237,780	\$ 257,587,821	\$ 256,350,041	95%	0.58831	\$ 1,432,726	\$ 71,636	\$ 1,361,090
2022	\$ 1,237,780	\$ 267,891,334	\$ 266,653,554	95%	0.58831	\$ 1,490,312	\$ 74,516	\$ 1,415,796
2023	\$ 1,237,780	\$ 278,606,987	\$ 277,369,207	95%	0.58831	\$ 1,550,201	\$ 77,510	\$ 1,472,691
2024	\$ 1,237,780	\$ 289,751,267	\$ 288,513,487	95%	0.58831	\$ 1,612,486	\$ 80,624	\$ 1,531,862
2025	\$ 1,237,780	\$ 301,341,317	\$ 300,103,537	95%	0.58831	\$ 1,677,262	\$ 83,863	\$ 1,593,399
2026	\$ 1,237,780	\$ 313,394,970	\$ 312,157,190	95%	0.58831	\$ 1,744,629	\$ 87,231	\$ 1,657,398
2027	\$ 1,237,780	\$ 325,930,769	\$ 324,692,989	95%	0.58831	\$ 1,814,691	\$ 90,735	\$ 1,723,956
2028	\$ 1,237,780	\$ 338,968,000	\$ 337,730,220	95%	0.58831	\$ 1,887,556	\$ 94,378	\$ 1,793,178
2029	\$ 1,237,780	\$ 352,526,720	\$ 351,288,940	95%	0.58831	\$ 1,963,335	\$ 98,167	\$ 1,865,168
2030	\$ 1,237,780	\$ 366,627,789	\$ 365,390,009	95%	0.58831	\$ 2,042,145	\$ 102,107	\$ 1,940,038
2031	\$ 1,237,780	\$ 381,292,900	\$ 380,055,120	95%	0.58831	\$ 2,124,107	\$ 106,205	\$ 2,017,902
2032	\$ 1,237,780	\$ 396,544,616	\$ 395,306,836	95%	0.58831	\$ 2,209,348	\$ 110,467	\$ 2,098,881
2033	\$ 1,237,780	\$ 412,406,401	\$ 411,168,621	95%	0.58831	\$ 2,297,999	\$ 114,900	\$ 2,183,099
2034	\$ 1,237,780	\$ 428,902,657	\$ 427,664,877	95%	0.58831	\$ 2,390,195	\$ 119,510	\$ 2,270,685
2035	\$ 1,237,780	\$ 446,058,763	\$ 444,820,983	95%	0.58831	\$ 2,486,080	\$ 124,304	\$ 2,361,776
2036	\$ 1,237,780	\$ 463,901,114	\$ 462,663,334	95%	0.58831	\$ 2,585,800	\$ 129,290	\$ 2,456,510
2037	\$ 1,237,780	\$ 482,457,158	\$ 481,219,378	95%	0.58831	\$ 2,689,509	\$ 134,475	\$ 2,555,034
2038	\$ 1,237,780	\$ 501,755,444	\$ 500,517,664	95%	0.58831	\$ 2,797,366	\$ 139,868	\$ 2,657,498
2039	\$ 1,237,780	\$ 521,825,662	\$ 520,587,882	95%	0.58831	\$ 2,909,537	\$ 145,477	\$ 2,764,060
2040	\$ 1,237,780	\$ 542,698,689	\$ 541,460,909	95%	0.58831	\$ 3,026,195	\$ 151,310	\$ 2,874,885
2041	\$ 1,237,780	\$ 564,406,636	\$ 563,168,856	95%	0.58831	\$ 3,147,520	\$ 157,376	\$ 2,990,144
2042	\$ 1,237,780	\$ 586,982,902	\$ 585,745,122	95%	0.58831	\$ 3,273,697	\$ 163,685	\$ 3,110,012
2043	\$ 1,237,780	\$ 610,462,218	\$ 609,224,438	95%	0.58831	\$ 3,404,922	\$ 170,246	\$ 3,234,676
2044	\$ 1,237,780	\$ 634,880,706	\$ 633,642,926	95%	0.58831	\$ 3,541,395	\$ 177,070	\$ 3,364,325
2045	\$ 1,237,780	\$ 660,275,935	\$ 659,038,155	95%	0.58831	\$ 3,683,328	\$ 184,166	\$ 3,499,162
2046	\$ 1,237,780	\$ 686,686,972	\$ 685,449,192	95%	0.58831	\$ 3,830,938	\$ 191,547	\$ 3,639,391
2047	\$ 1,237,780	\$ 714,154,451	\$ 712,916,671	95%	0.58831	\$ 3,984,452	\$ 199,223	\$ 3,785,229
2048	\$ 1,237,780	\$ 742,720,629	\$ 741,482,849	95%	0.58831	\$ 4,144,107	\$ 207,205	\$ 3,936,902
						<b>\$ 75,716,228</b>	<b>\$ 3,785,811</b>	<b>\$ 71,930,417</b>

**EXHIBIT 3C: TIRZ 10 Revenue Schedule**

**City of Houston, 2011 Annexed Area**

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2018	\$ 163,408,199	\$ 405,941,011	\$ 242,532,812	95%	0.58831	\$ 1,355,503	67,775	\$ 1,287,728
2019	\$ 163,408,199	\$ 422,178,651	\$ 258,770,452	95%	0.58831	\$ 1,446,254	72,313	\$ 1,373,941
2020	\$ 163,408,199	\$ 439,065,797	\$ 275,657,598	95%	0.58831	\$ 1,540,635	77,032	\$ 1,463,603
2021	\$ 163,408,199	\$ 456,628,429	\$ 293,220,230	95%	0.58831	\$ 1,638,792	81,940	\$ 1,556,852
2022	\$ 163,408,199	\$ 474,893,567	\$ 311,485,368	95%	0.58831	\$ 1,740,875	87,044	\$ 1,653,831
2023	\$ 163,408,199	\$ 493,889,309	\$ 330,481,110	95%	0.58831	\$ 1,847,041	92,352	\$ 1,754,689
2024	\$ 163,408,199	\$ 513,644,882	\$ 350,236,683	95%	0.58831	\$ 1,957,454	97,873	\$ 1,859,581
2025	\$ 163,408,199	\$ 534,190,677	\$ 370,782,478	95%	0.58831	\$ 2,072,283	103,614	\$ 1,968,669
2026	\$ 163,408,199	\$ 555,558,304	\$ 392,150,105	95%	0.58831	\$ 2,191,705	109,585	\$ 2,082,120
2027	\$ 163,408,199	\$ 577,780,636	\$ 414,372,437	95%	0.58831	\$ 2,315,905	115,795	\$ 2,200,110
2028	\$ 163,408,199	\$ 600,891,862	\$ 437,483,663	95%	0.58831	\$ 2,445,072	122,254	\$ 2,322,818
2029	\$ 163,408,199	\$ 624,927,536	\$ 461,519,337	95%	0.58831	\$ 2,579,406	128,970	\$ 2,450,436
2030	\$ 163,408,199	\$ 649,924,637	\$ 486,516,438	95%	0.58831	\$ 2,719,114	135,956	\$ 2,583,158
2031	\$ 163,408,199	\$ 675,921,623	\$ 512,513,424	95%	0.58831	\$ 2,864,409	143,220	\$ 2,721,189
2032	\$ 163,408,199	\$ 702,958,488	\$ 539,550,289	95%	0.58831	\$ 3,015,517	150,776	\$ 2,864,741
2033	\$ 163,408,199	\$ 731,076,827	\$ 567,668,628	95%	0.58831	\$ 3,172,669	158,633	\$ 3,014,036
2034	\$ 163,408,199	\$ 760,319,900	\$ 596,911,701	95%	0.58831	\$ 3,336,107	166,805	\$ 3,169,302
2035	\$ 163,408,199	\$ 790,732,696	\$ 627,324,497	95%	0.58831	\$ 3,506,082	175,304	\$ 3,330,778
2036	\$ 163,408,199	\$ 822,362,004	\$ 658,953,805	95%	0.58831	\$ 3,682,857	184,143	\$ 3,498,714
2037	\$ 163,408,199	\$ 855,256,485	\$ 691,848,286	95%	0.58831	\$ 3,866,702	193,335	\$ 3,673,367
2038	\$ 163,408,199	\$ 889,466,744	\$ 726,058,545	95%	0.58831	\$ 4,057,901	202,895	\$ 3,855,006
2039	\$ 163,408,199	\$ 925,045,414	\$ 761,637,215	95%	0.58831	\$ 4,256,749	212,837	\$ 4,043,912
2040	\$ 163,408,199	\$ 962,047,230	\$ 798,639,031	95%	0.58831	\$ 4,463,550	223,178	\$ 4,240,372
2041	\$ 163,408,199	\$ 1,000,529,119	\$ 837,120,920	95%	0.58831	\$ 4,678,623	233,931	\$ 4,444,692
2042	\$ 163,408,199	\$ 1,040,550,284	\$ 877,142,085	95%	0.58831	\$ 4,902,299	245,115	\$ 4,657,184
2043	\$ 163,408,199	\$ 1,082,172,296	\$ 918,764,097	95%	0.58831	\$ 5,134,922	256,746	\$ 4,878,176
2044	\$ 163,408,199	\$ 1,125,459,187	\$ 962,050,988	95%	0.58831	\$ 5,376,850	268,843	\$ 5,108,007
2045	\$ 163,408,199	\$ 1,170,477,555	\$ 1,007,069,356	95%	0.58831	\$ 5,628,455	281,423	\$ 5,347,032
2046	\$ 163,408,199	\$ 1,217,296,657	\$ 1,053,888,458	95%	0.58831	\$ 5,890,125	294,506	\$ 5,595,619
2047	\$ 163,408,199	\$ 1,265,988,523	\$ 1,102,580,324	95%	0.58831	\$ 6,162,261	308,113	\$ 5,854,148
2048	\$ 163,408,199	\$ 1,316,628,064	\$ 1,153,219,865	95%	0.58831	\$ 6,445,282	322,264	\$ 6,123,018
						\$ 106,291,399	\$ 5,314,570	\$ 100,976,829

**EXHIBIT 3D: TIRZ 10 Lake Houston Revenue Schedule**

**City of Houston, 2014 Annexed Area**

<b>Tax Year</b>	<b>Base Value</b>	<b>Projected Value</b>	<b>Captured Appraised Value</b>	<b>Collection Rate</b>	<b>Tax Rate</b>	<b>Increment Revenue</b>	<b>Admin Fee</b>	<b>Net Increment</b>
2018	\$ 16,234,876	\$ 71,567,571	\$ 55,332,695	95%	0.58831	\$ 309,251	\$ 15,463	\$ 293,788
2019	\$ 16,234,876	\$ 74,430,274	\$ 58,195,398	95%	0.58831	\$ 325,251	\$ 16,263	\$ 308,988
2020	\$ 16,234,876	\$ 77,407,485	\$ 61,172,609	95%	0.58831	\$ 341,890	\$ 17,095	\$ 324,795
2021	\$ 16,234,876	\$ 80,503,784	\$ 64,268,908	95%	0.58831	\$ 359,195	\$ 17,960	\$ 341,235
2022	\$ 16,234,876	\$ 83,723,936	\$ 67,489,060	95%	0.58831	\$ 377,193	\$ 18,860	\$ 358,333
2023	\$ 16,234,876	\$ 87,072,893	\$ 70,838,017	95%	0.58831	\$ 395,910	\$ 19,796	\$ 376,114
2024	\$ 16,234,876	\$ 90,555,809	\$ 74,320,933	95%	0.58831	\$ 415,376	\$ 20,769	\$ 394,607
2025	\$ 16,234,876	\$ 94,178,041	\$ 77,943,165	95%	0.58831	\$ 435,620	\$ 21,781	\$ 413,839
2026	\$ 16,234,876	\$ 97,945,163	\$ 81,710,287	95%	0.58831	\$ 456,674	\$ 22,834	\$ 433,840
2027	\$ 16,234,876	\$ 101,862,969	\$ 85,628,093	95%	0.58831	\$ 478,571	\$ 23,929	\$ 454,642
2028	\$ 16,234,876	\$ 105,937,488	\$ 89,702,612	95%	0.58831	\$ 501,343	\$ 25,067	\$ 476,276
2029	\$ 16,234,876	\$ 110,174,987	\$ 93,940,111	95%	0.58831	\$ 525,026	\$ 26,251	\$ 498,775
2030	\$ 16,234,876	\$ 114,581,987	\$ 98,347,111	95%	0.58831	\$ 549,657	\$ 27,483	\$ 522,174
2031	\$ 16,234,876	\$ 119,165,266	\$ 102,930,390	95%	0.58831	\$ 575,272	\$ 28,764	\$ 546,508
2032	\$ 16,234,876	\$ 123,931,877	\$ 107,697,001	95%	0.58831	\$ 601,913	\$ 30,096	\$ 571,817
2033	\$ 16,234,876	\$ 128,889,152	\$ 112,654,276	95%	0.58831	\$ 629,619	\$ 31,481	\$ 598,138
2034	\$ 16,234,876	\$ 134,044,718	\$ 117,809,842	95%	0.58831	\$ 658,433	\$ 32,922	\$ 625,511
2035	\$ 16,234,876	\$ 139,406,507	\$ 123,171,631	95%	0.58831	\$ 688,399	\$ 34,420	\$ 653,979
2036	\$ 16,234,876	\$ 144,982,767	\$ 128,747,891	95%	0.58831	\$ 719,565	\$ 35,978	\$ 683,587
2037	\$ 16,234,876	\$ 150,782,078	\$ 134,547,202	95%	0.58831	\$ 751,977	\$ 37,599	\$ 714,378
2038	\$ 16,234,876	\$ 156,813,361	\$ 140,578,485	95%	0.58831	\$ 785,685	\$ 39,284	\$ 746,401
2039	\$ 16,234,876	\$ 163,085,896	\$ 146,851,020	95%	0.58831	\$ 820,742	\$ 41,037	\$ 779,705
2040	\$ 16,234,876	\$ 169,609,331	\$ 153,374,455	95%	0.58831	\$ 857,201	\$ 42,860	\$ 814,341
2041	\$ 16,234,876	\$ 176,393,705	\$ 160,158,829	95%	0.58831	\$ 895,119	\$ 44,756	\$ 850,363
2042	\$ 16,234,876	\$ 183,449,453	\$ 167,214,577	95%	0.58831	\$ 934,553	\$ 46,728	\$ 887,825
2043	\$ 16,234,876	\$ 190,787,431	\$ 174,552,555	95%	0.58831	\$ 975,565	\$ 48,778	\$ 926,787
2044	\$ 16,234,876	\$ 198,418,928	\$ 182,184,052	95%	0.58831	\$ 1,018,217	\$ 50,911	\$ 967,306
2045	\$ 16,234,876	\$ 206,355,685	\$ 190,120,809	95%	0.58831	\$ 1,062,575	\$ 53,129	\$ 1,009,446
2046	\$ 16,234,876	\$ 214,609,913	\$ 198,375,037	95%	0.58831	\$ 1,108,707	\$ 55,435	\$ 1,053,272
2047	\$ 16,234,876	\$ 223,194,309	\$ 206,959,433	95%	0.58831	\$ 1,156,685	\$ 57,834	\$ 1,098,851
2048	\$ 16,234,876	\$ 232,122,082	\$ 215,887,206	95%	0.58831	\$ 1,206,582	\$ 60,329	\$ 1,146,253
						<b>\$ 20,917,766</b>	<b>\$ 1,045,892</b>	<b>\$ 19,871,874</b>

**EXHIBIT 3E: TIRZ 10 Revenue Schedule**

**City of Houston, 2018 Annexed Area**

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2018	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	95%	0.58831	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

# EXHIBIT 4 - Revenue Schedule Humble Independent School District, All Areas

Tax Year	Base Values		Captured Appraised Value		Collection Rate	Tax Rate	Increment Revenue			Educational Facilities	Net Revenue (Less Transfers)
	Original	1999 Annexation	Original	1999 Annexation			Original	1999 Annexation	Total		
2018	\$ 7,723,030	\$ 1,237,780	\$ 650,803,950	\$ 316,193,063	95.00%	1.5200	\$ 9,397,609	\$ 4,565,828	\$ 13,963,437	\$ 13,963,437	\$ -
2019	\$ 7,723,030	\$ 1,237,780	\$ 683,730,299	\$ 332,064,605	95.00%	1.5200	\$ 9,873,066	\$ 4,795,013	\$ 14,668,078	\$ 14,668,078	\$ -
2020	\$ 7,723,030	\$ 1,237,780	\$ 718,302,965	\$ 348,729,724	95.00%	1.5200	\$ 10,372,295	\$ 5,035,657	\$ 15,407,952	\$ 15,407,952	\$ -
2021	\$ 7,723,030	\$ 1,237,780	\$ 754,604,265	\$ 366,228,100	95.00%	1.5200	\$ 10,896,486	\$ 5,288,334	\$ 16,184,819	\$ 16,184,819	\$ -
2022	\$ 7,723,030	\$ 1,237,780	\$ 792,720,630	\$ 384,601,394	95.00%	1.5200	\$ 11,446,886	\$ 5,553,644	\$ 17,000,530	\$ 17,000,530	\$ -
2023	\$ 7,723,030	\$ 1,237,780	\$ 832,742,813	\$ 403,893,352	95.00%	1.5200	\$ 12,024,806	\$ 5,832,220	\$ 17,857,026	\$ 17,857,026	\$ -
2024	\$ 7,723,030	\$ 1,237,780	\$ 874,766,105	\$ 424,149,909	95.00%	1.5200	\$ 12,631,623	\$ 6,124,725	\$ 18,756,347	\$ 18,756,347	\$ -
2025	\$ 7,723,030	\$ 1,237,780	\$ 918,890,562	\$ 445,419,293	95.00%	1.5200	\$ 13,268,780	\$ 6,431,855	\$ 19,700,634	\$ 19,700,634	\$ -
2026	\$ 7,723,030	\$ 1,237,780	\$ 965,221,241	\$ 467,752,147	95.00%	1.5200	\$ 13,937,795	\$ 6,754,341	\$ 20,692,136	\$ 20,692,136	\$ -
2027	\$ 7,723,030	\$ 1,237,780	\$ 1,013,868,455	\$ 491,201,643	95.00%	1.5200	\$ 14,640,260	\$ 7,092,952	\$ 21,733,212	\$ 21,733,212	\$ -
							\$ 118,489,605	\$ 57,474,568	\$ 175,964,172	\$ 175,964,172	\$ -

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