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City of Houston, Texas, Ordinance No. 2025-990

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

* * * * *

WHEREAS, by Ordinance No. 1998-713, adopted on August 26, 1998, the City Council of the City of Houston, Texas ("City"), created Reinvestment Zone Number Eleven, 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 Greater Greenspoint area; and

WHEREAS, by Ordinance No. 1999-793, adopted on July 28, 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 has previously adopted and recommended amendments to the Project Plan and Reinvestment Zone Financing Plan, which were approved by the City pursuant to Ordinance No. 1999-826 on August 11, 1999, Ordinance No. 2008-421 on May 14, 2008, Ordinance No. 2015-1163 on December 2, 2015, and Ordinance No. 2019-988 on December 4, 2019 (the Project Plan and Reinvestment Zone Financing Plan, as amended, the "Plan"); and

WHEREAS, the Zone Board, at its November 18, 2025 board meeting, considered and adopted another set of proposed amendments to the Plan (the "Fifth Amended Plan"), and has recommended the Fifth Amended Plan for approval by the City Council; and

WHEREAS, the City previously changed the boundaries of the Zone by Ordinance No. 2019-987, passed and adopted December 4, 2019; 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. 2025 - 989[1]; and

[1] Ordinance number of the ordinance enlarging the boundaries of Reinvestment Zone Number Eleven, City of Houston, Texas, to be inserted by the City Secretary.

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WHEREAS, the Fifth Amended Plan includes the implementation and continuation of projects for the enlarged Zone; and

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

WHEREAS, pursuant to Section 311.011 of the Code, a public hearing on the Fifth Amended Plan is required to be held prior to its approval by City Council; 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 Amended Plan on November 5, 2025; and

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

WHEREAS, the City desires to approve the Fifth Amended Plan; **NOW, THEREFORE,**

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

Section 1. Findings. That the findings contained in the preamble of this Ordinance are determined to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Approval of the Fifth Amended 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 Amended 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 Amended Plan.

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

Section 4. 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 5. 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 ON 12/03/2025

APPROVED ON _____

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is: 12/09/2025.

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ATTEST:

Signed by:
Troy D. Lemon
30EA7431720D4B3...

City Secretary of the City of Houston

CITY OF HOUSTON, TEXAS
Signed by:

Mayor of the City of Houston

PREPARED BY:

DocuSigned by:
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Assistant City Attorney
JN:jn 11.19.2025
LD-RE-0000004346
(Requested by Gwendolyn F. Tillotson-Bell, Chief Economic Development Officer)

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Meeting 12/03/2025

Aye	No	
✓		**Mayor Whitmire**
....	**....**	**Council Members**
✓		Peck
✓		Jackson
✓		Kamin
✓		Evans-Shabazz
✓		Flickinger
✓		Thomas
✓		Huffman
✓		Castillo
✓		Martinez
✓		Pollard
out of the City on City business		Castex-Tatum
✓		Ramirez
✓		Davis
✓		Carter
✓		Plummer
✓		Alcorn
Caption	Adopted	

Captions Published in DAILY COURT REVIEW
Date: 12/9/2025

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Exhibit A

PART F
FIFTH AMENDED
PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN
FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS
(GREATER GREENSPOINT ZONE)

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REINVESTMENT ZONE NUMBER ELEVEN

CITY OF HOUSTON, TEXAS

FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Nov 2025

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Exhibit 3B: Revenue Schedule – 2019 Annexation City of Houston
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Exhibit 5: Revenue Schedule – Aldine ISD (Original Area)
Exhibit 6: Revenue Schedule – Lone Star College (Original Area)

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REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS

FIFTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

Introduction

The Reinvestment Zone Number Eleven, City of Houston (the "Zone"), was created by the City Council of the City of Houston, Texas (the "City") on August 26, 1998, by Ordinance No. 1998-713. The Zone encompassed approximately 3,500 acres in an area of the City generally referred to as Greenspoint. On July 28, 1999, the City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Part A Plan"), which was subsequently amended on August 11, 1999 through Ordinance 1999-826 (the "Part B Plan") and again on May 14, 2008 through Ordinance 2008-421 (the "Part C Plan") (collectively the "Original Plans"). On July 7, 1999, Houston City Council by Resolution No. 1999-40 approved the creation of the Greater Greenspoint Redevelopment Authority (the "Authority"). The Authority was established to assist the City and the Zone Board in implementing the Zone Project Plan and Refinancing Plan. Together these entities were created to facilitate the revitalization of Greenspoint from a blighted area suffering from significant social and economic stress to a viable mixed-use community through the financing of public infrastructure, parks and recreation projects, cultural and educational facilities projects, retail and multifamily repositioning initiatives, public parking, flood control, workforce housing and environmental remediation and mitigation projects.

Section One

The Part A Plan

In July 1999 the City approved the Zone's first Project Plan and Reinvestment Zone Financing Plan (the "Part A Plan") which set out to accomplish four primary objectives: the revitalization of the Airline Corridor, repositioning of multifamily developments associated with the Archon Project, repositioning of Greenspoint Mall, and facilitation of the development and infill of raw land/vacant property located within the boundaries of the Zone. The aforementioned goals were to be achieved primarily through the financing of Non-Educational and Educational Projects including:

Non-Educational Projects:

- Water, wastewater, and drainage facilities
- Redevelopment initiatives aimed at identified projects
- Construction of new roadways, bridges and streets
- Expansion through construction and acquisition of new parks and related public open space initiatives
- Landscaping and improved pedestrian amenities on existing roadways and streets
- Construction of an ISD convocation/Conference Center
- Retail repositioning and development
- Construction of a parking facility

Educational Projects:

- Multi-purpose community center
- North Harris Montgomery College District higher education facility
- Convocation Center
- Educational facilities and related infrastructure

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Three of the five taxing authorities cover the entire area of the Zone, however, the two school districts, Aldine and Spring ISD do not. Aldine ISD encompasses the entire Zone except for the far northwest section; Spring ISD covers this portion. In order to clearly identify to each school district the activities undertaken on their behalf, and for the purposes of planning, the Zone was divided into five sub-areas: Spring/Rankin, Greens Crossing/Northborough, Greens Landing, Greenspoint Central and Airline/Aldine. Dividing the Zone into these particular areas allowed for an easy way of organizing the project costs listed in the Part A Plan.

The Part B Plan

Adopted by the City on August 11, 1999, the Part B Plan mirrored the goals and objectives as stated in the Part A Plan. The intent of the Part B Plan was to clarify anticipated Educational Projects to be constructed by the TIRZ on behalf of Aldine ISD and associated Captured Appraised Value ("CAV") Revenue Schedules included in the Part A Plan. Educational project costs were increased, and non-educational project costs were decreased as part of the Part B Plan.

The Part C Plan

Adopted by the City on May 14, 2008, the Part C Plan highlighted the relevant synergies and differences from the Original Plans. The Part C Plan covers the same geographic area covered by the Original Plan. Together the Part A, B and Part C Plans provide the tools needed to help alleviate blight by promoting redevelopment through the financing and construction of public infrastructure projects, parks and recreation projects, public educational and cultural facilities, retail, multifamily and workforce housing initiatives, and environmental remediation.

The Zone has made significant strides to reverse deterioration and spur economic development within the boundaries of the Zone. This is evident by the completion of projects including the construction of two major parks, the repositioning of 5,000 apartment units via a developer reimbursement with Archon Development, a division of Goldman Sachs, the beautification of areas between Sam Houston Parkway and the North Freeway (in conjunction with TxDOT), land acquisition for the construction of the new Aldine ISD Bussey Elementary School, and numerous landscape and public open/green-space initiatives in the Aldine, Airline, Greens Crossing, and Greenspoint Central sub-areas. The Part C Plan provided the financing tools necessary to encourage sound growth, which in turn is critical to the long-term economic health of the Zone and City.

The Part D Plan

On December 8, 2015 City Council approved the Third Amendment to the Project Plan and Financing Plan. The Third Amendment extended the life of the Zone until 2037 to allow for the financing of improvements and for the Zone to continue to expand the original vision of providing the tools needed to alleviate blight by promoting redevelopment through the financing and construction of public infrastructure, construction and operation of parks and recreation projects, public and cultural facilities, retail, multifamily and workforce housing initiatives and environmental remediation.

The Part E Plan

By Ordinance No. 2019-988, the Fourth Amendment to the Project Plan and Financing Plan ("Part E Plan") was adopted by City Council on December 14, 2019. The Part E Plan provided for the enhancement of and improvements to approximately 266 acres of land added to the boundaries and included improvements

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within the areas covered by the Part A, Part B, Part C and Part D Plans. Additionally, the Part E Plan realigned project costs with the Zone's goals and extended the life of the Zone until 2050. The Part E Plan proposed to continue redevelopment efforts in the original Zone as well as the newly expanded area through targeted infrastructure and blight removal projects, parks and recreation improvements and pedestrian enhancements. Projects proposed as part of this plan included, but were not limited to, the following:

- Streets, drainage, and intersections improvements
  - Greens Road
  - Imperial Valley
  - North Chase
  - Northborough
  - Glenborough
  - Meadowfern
  - Rankin
  - Gears Road
  - Greens Crossing
- Under Crossings
  - Rankin at Kuykendahl
  - West Road at I-45
  - Aldine Bender at I-45
- Blight Removal
  - Greenspoint Mall
  - Areas prone to flooding
- Streetscape, Sidewalks and Pedestrian Amenities
  - Sidewalks as part of the Safe Route to Schools Program
- Public Safety
  - HPD North Belt Division Station on Gears

Section Two

Part F Plan

The Zone and the City now propose a Fifth Amendment to the Zone's Plans, the Part F Plan. This Fifth Amendment provides for the annexation of approximately 49.88 acres located near the southwest corner of the Rushcreek Dr. and Ella Blvd. intersection. The development of roughly 344 to 400 affordable housing units is currently being contemplated within this annexation area (the future Reserves at Ella subdivision), made possible in part due to the developer's expected receipt of an affordable housing tax credit. Inclusion in the Zone strengthens the tax credit application, as well as addressing the continued need in the Greenspoint area for quality affordable housing options and amenities.

Summary of Redevelopment Efforts

Significant reinvestment has occurred in the Zone since its inception. Improvements to the area, as intended with creation and expansion of the Zone, have served as a catalyst for private reinvestment in the Zone. Over the years, Zone projects have included infrastructure and roadway improvements including the reconstruction of Greenspoint Drive, construction of two bridges, improvements and

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development of parks and recreational facilities such as the Skate Park and Bike Park, including current contributions to their expansion, public art installments, construction of Fire Station No. 84, contributions to Fire Station No. 74 upgrades, and reimbursement agreements with developers for infrastructure improvements. These projects have resulted in redevelopment and new development in the Zone and a resulting increase in investment and property values.

As the Zone continues to serve as a catalytic focal point for reinvestment in the area, it has further capacity to improve the commercial, residential and public environments for surrounding neighborhoods, commercial centers and areas of employment, thereby further bolstering private investment and the overall economic condition of the Greenspoint Area.

Redevelopment Plan Concepts and Goals

The redevelopment concepts and goals of the Part F Plan restate the prior redevelopment concepts and goals, updated based on the results of the Zone's redevelopment efforts. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part F Plan, the concepts and goals outlined below control.

Goal 1: Enhance public infrastructure, facilities and services throughout the Zone

Public infrastructure including public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, multi-family and commercial developments. Reconstruction (major and minor) of key streets and utility systems enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. Expansion of the Zone will continue to allow for enhancements to the physical infrastructure and public facilities within the Zone to provide adequate capacity and to enhance provision of critical public services. Removal of blighted conditions will occur through public infrastructure improvements, land acquisition, and demolition of dilapidated or obsolete structures. This will allow for continued economic development and improvement of public services in the Zone. All improvements will be coordinated with the street reconstruction programs of the City, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

Goal 2: Greens Bayou Flood Control Projects

Further improvements in the Greens Bayou floodplain are important to alleviate flooding and promote economic development in the area. The Zone will work with Harris County Flood Control District and other entities as appropriate in improving drainage and alleviating flooding in the area through land acquisition of flood prone properties, development of retention/detention facilities, improvements to Greens Bayou and other drainage/infrastructure improvements.

Goal 3: Develop and enhance open green space, construct and operate parks, plazas, and other similar improvements within the Zone

The Zone will develop green space opportunities for the creation of cohesive and vibrant communities within the Zone. There is an established need for public open spaces consisting of parks, plazas, public squares, natural areas, recreational amenities, cultural amenities and landscaping in public rights-of-way. Parks and plazas help foster social interactions that define the public realm and urban culture. The continued construction and operation of the parks and recreational facilities in the Zone are critical to the

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success of these facilities as well as the economic development of the surrounding commercial and residential areas of the Zone. The Zone will implement a plan to construct, operate and keep the parks and recreational facilities in working order. To implement the Zone's parks and recreational facilities and public infrastructure programs, the Zone may dedicate up to 5% of its annual revenues for anticipated use of expenditures for the renewal, replacement, maintenance, and operation for capital project costs of the Zone.

Goal 4: Enhance streetscapes, pedestrian amenities, bike and hike trails and transit related improvements within the Zone

The Zone will continue to work towards development and construction of on road and off-road hike and bike trails including sidewalks, lighting, street trees, landscaping, way finding signage, benches, street furniture, public art and other pedestrian amenities. When possible, Zone funds will be leveraged with METRO funded public transit systems to provide for streetscape upgrades, enhancement programs, public areas and other transit related pedestrian amenities.

Goal 5: Promote the development and enhancement of cultural and public facilities within the Zone

Given the different taxing entities participation in the Zone, opportunities exist to provide and enhance educational, cultural and other public facilities in partnership with the other entities including the City and Lone Star College. Facilities could include, but are not limited to, educational facilities, community centers, public safety facilities and multipurpose centers.

Goal 6: Land acquisition to support economic development initiatives within the Zone

The Zone will engage in the purchase and assembly of land for the purposes of repositioning properties and encouraging redevelopment of sites, for construction of public facilities, parks, drainage facilities and right-of-way acquisition.

Goal 7: Develop and implement an affordable workforce housing initiative

Develop and implement an affordable workforce housing initiative that may include land acquisition and construction. The purpose of this program is to enhance the public welfare by ensuring that the housing needs of the Greenspoint area are addressed. It is the intent of this program to encourage the provision and maintenance of residential workforce housing units to meet the needs of income-qualified households for the workforce, students, and special housing target groups through the development of well-planned and livable affordable housing communities with key amenities such as community parks, neighborhood retail, pedestrian paths and bikeways, landscaped streets and common areas, and other amenities.

Authorized Projects and Project Costs

The amended and restated project costs are detailed in Exhibit 1. The dollar amounts of each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council through the annual Zone budget approval process.

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Project Plan

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Maps 4-5, attached hereto, depict the existing and proposed land uses in the original and annexed areas of the Zone. Proposed land uses shall include similar, but enhanced, residential, commercial retail, office, hotel and travel related activity, public and institutional, transportation, park and open spaces with increasingly diminished undeveloped or vacant land over time.

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 project costs referenced in Exhibit 1 are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Projects identified in this Plan will be leveraged to acquire non-project funding when appropriate and available.

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 or relocated as a result of the Part F Plan.

Reinvestment Zone Financing Plan

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 details proposed public improvements to be funded utilizing resources from the Zone. The dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council through the annual Zone budget approval process. The financing costs are a function of the 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 in the Part F Plan, including but not limited to those presented in Map 1, such as roadway, parks, streetscape, pedestrian and overall enhancements in the Zone and may include infrastructure improvements throughout the Zone.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Exhibits 2 through 6 are updated revenue estimates for the Zone. These estimates detail the expected total appraised value, the captured appraised value and the net revenue from each taxing entity participating in the Zone over the life of 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, and projects will be implemented based on actual available funding. The Part F Plan estimates total project costs of $502.9 million, with roughly $279.7 million in remaining project costs as of June 30, 2025. The Zone and the City find and determine that the Part A, Part B, Part C, Part D, Part E and Part F Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Cost or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4) § 311.011(c)(5)): Bonds or other debt instruments may be issued

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as necessary to fund the projects described in the Part F Plan. 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 market conditions for the issue and sale of such notes and bonds. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

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.

As outlined in Exhibits 2 through 6, approximately $403 million in 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 98% and a City contribution of $0.51919/$100 of assessed valuation in the Original Area and Annexed areas, a Spring ISD contribution of $0.86/$100 of assessed valuation in the Original Area, an Aldine ISD contribution of $0.86/$100 of assessed valuation in the Original Area and a Lone Star College contribution of $0.106/$100 of assessed valuation in the Original Area.

Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of November 2025, the current appraised value of taxable real property is $2,599,117,505. The current value of the property proposed to be annexed into the Zone is $5,312,531 according to the same data.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Part F Plan is contained in Exhibit 2.

Zone Duration (Texas Tax Code § 311.011(c)(9)): The Zone will terminate on December 31, 2050, or on an earlier date as adopted by a subsequent City Council Ordinance, or when all project costs, tax increment bonds, and bond interest have been paid, and all contractual obligations completed.

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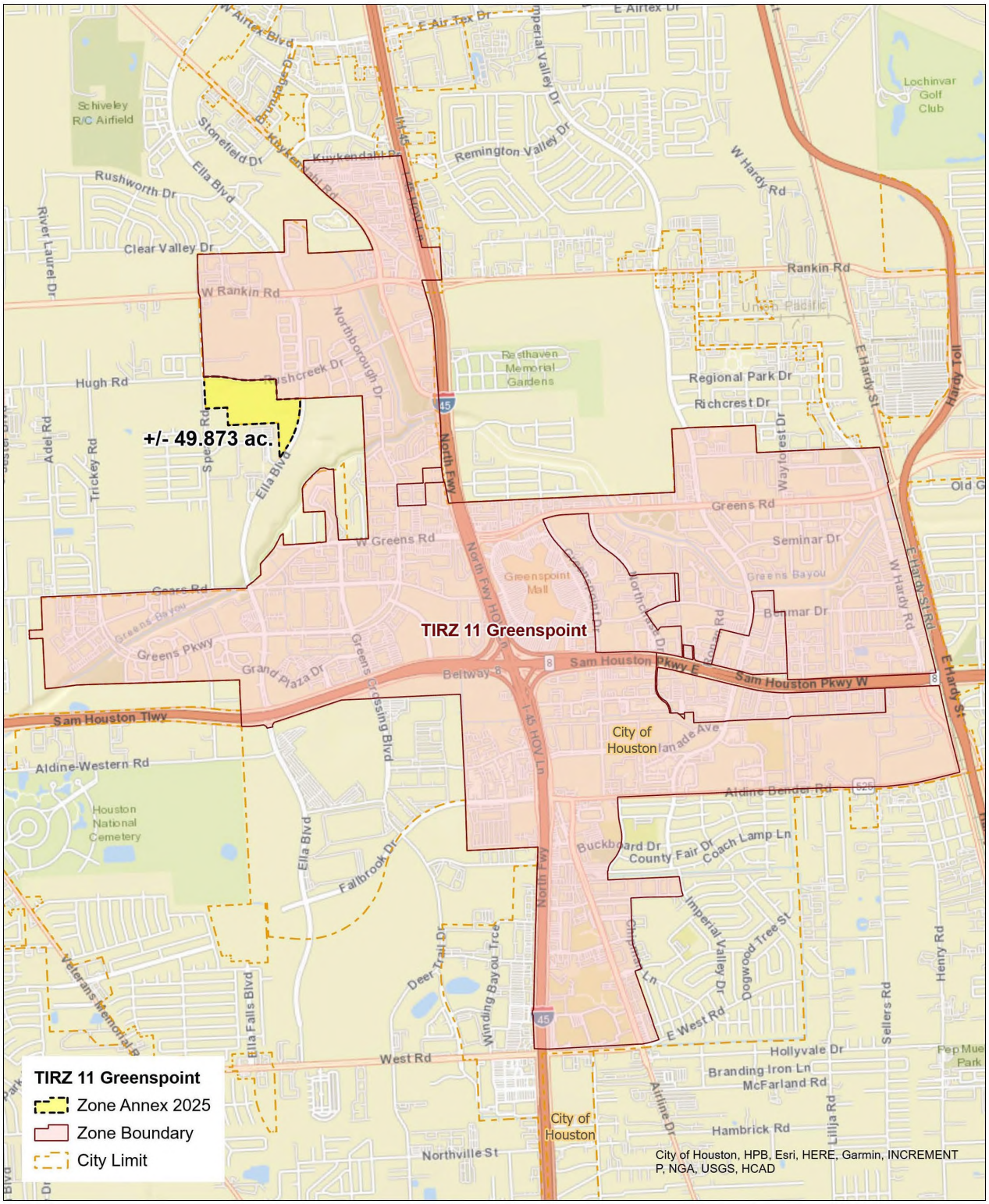
Maps 1-3
Proposed Annexation Area



Map Date: 10/26/2025
Map Source: HHA LLP

0 1,000 2,000 3,000 Feet

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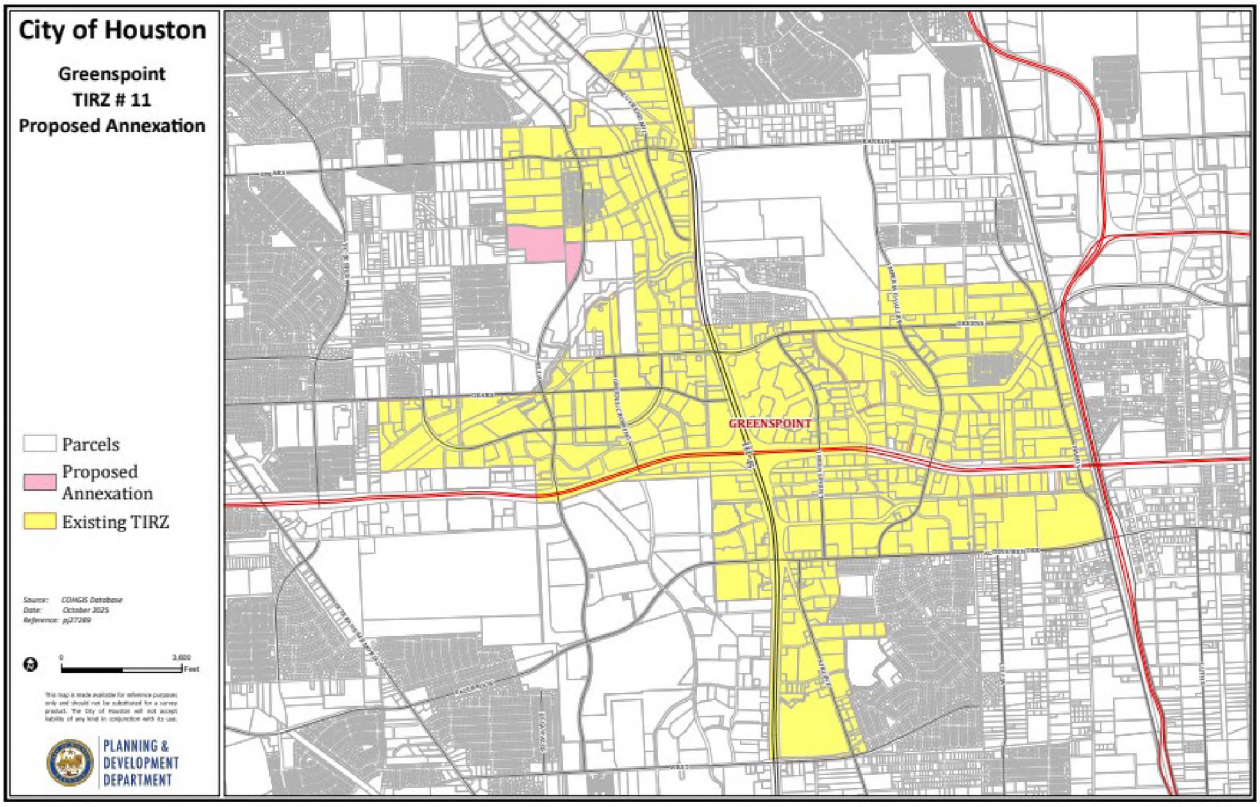

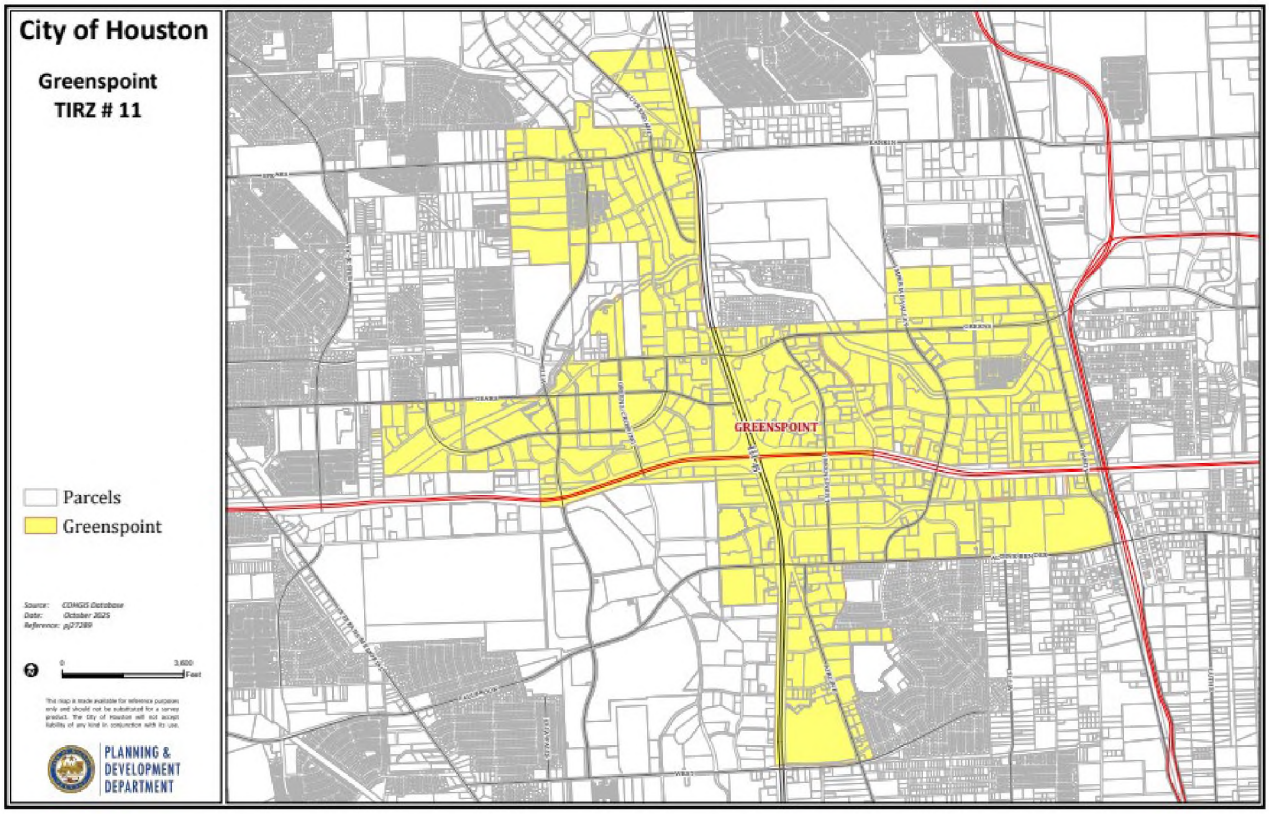

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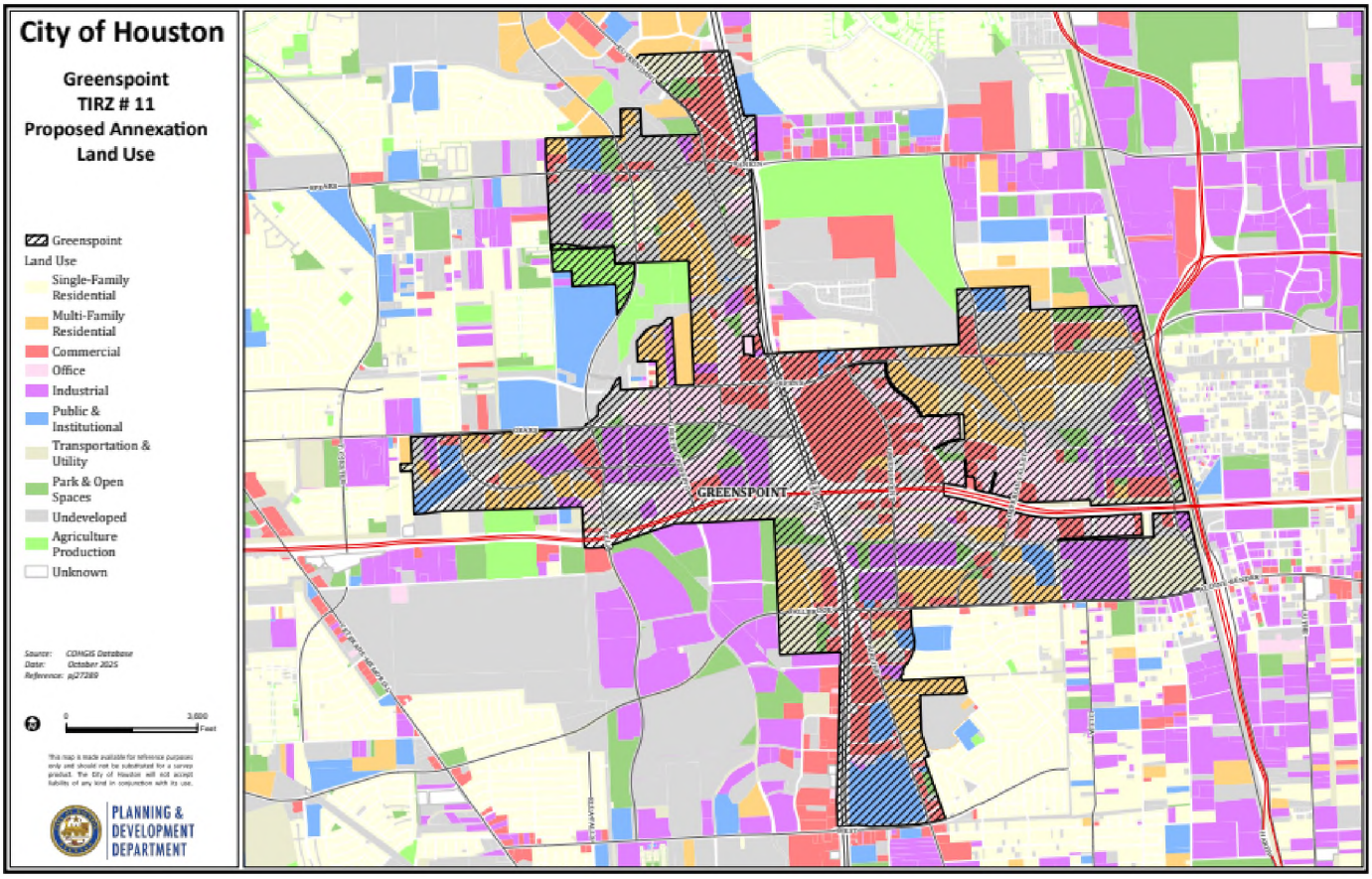
Maps 4-5
Existing and Proposed Land Uses



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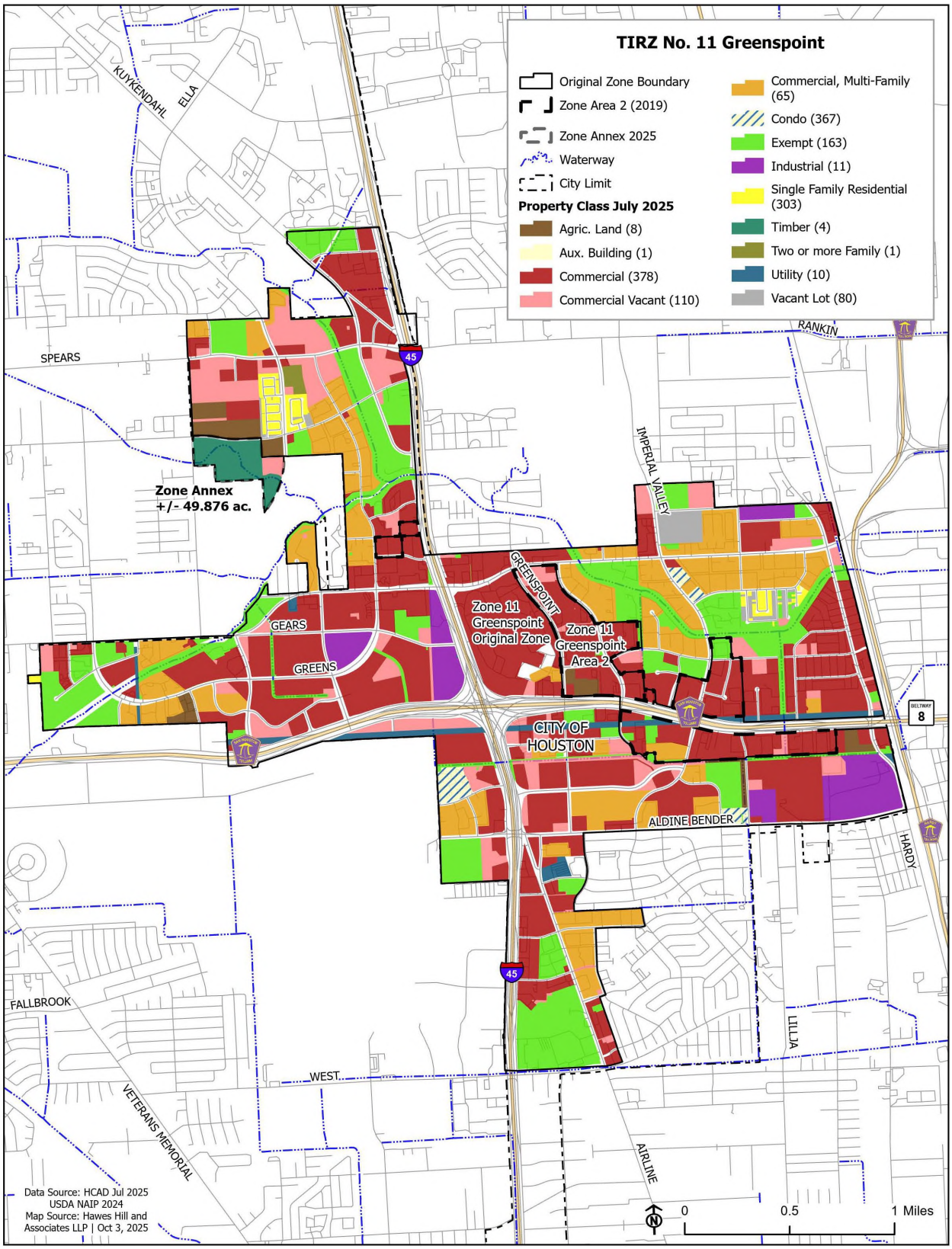

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Map 6
Taxable Value

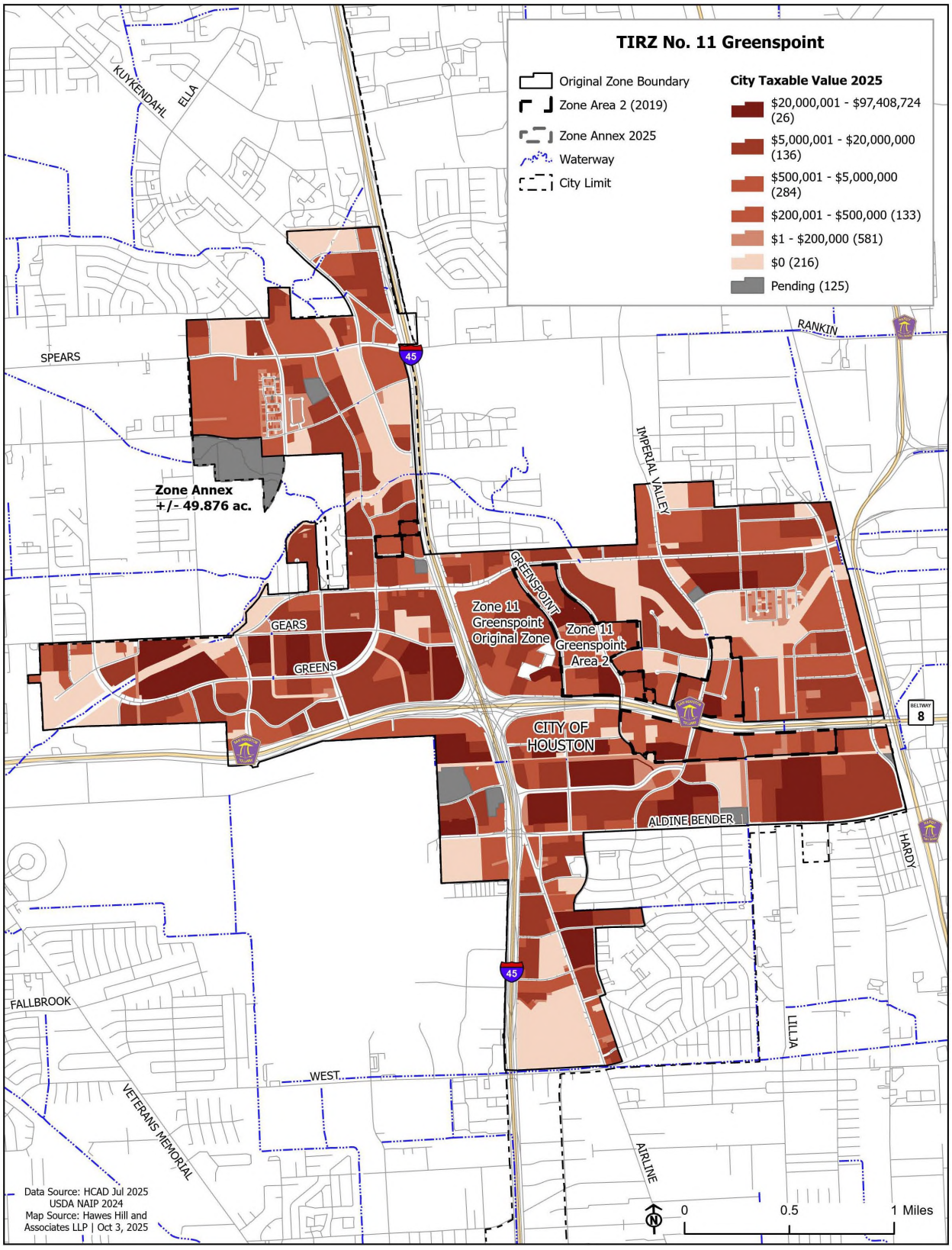

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Exhibit 1
Project Costs

Project Costs Part A, Part B, Part C, Part D, Part E and Part F Plans

	1999 (A) Plan Estimated Costs	1999 (B) Plan Estimated Costs	2008 (C) Plan Estimated Costs	2015 (D) Plan Estimated Costs	2019 (E) Plan Estimated Costs	2025 (F) Plan Estimated Costs	Total Plan	Costs through 06/30/25	Remaining Costs
Infrastructure Improvements									
Street Projects	$ 25,400,000	$ 25,400,000	$ 20,000,000	$ 44,000,000	$ 80,000,000	$ 80,000,000	$ 80,000,000	$ 34,865,038	$ 45,134,962
Sidewalks, Lighting, and Landscaping	$ 19,525,710	$ 19,525,710	$ 10,000,000	$ 15,000,000	$ 30,000,000	$ 30,000,000	$ 30,000,000	$ 6,416,707	$ 23,583,293
Blight Removal, Land Acquisition, and Demolition	$ -	$ -	$ 10,000,000	$ 48,000,000	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 10,765,002	$ 49,234,998
Flood Control/Bank Stabilization	$ 12,000,000	$ 12,000,000	$ 6,000,000	$ 3,000,000	$ 50,000,000	$ 50,000,000	$ 50,000,000	$ -	$ 50,000,000
Total Infrastructure Improvements	**$ 56,925,710**	**$ 56,925,710**	**$ 46,000,000**	**$ 110,000,000**	**$ 220,000,000**	**$ 220,000,000**	**$ 220,000,000**	**$ 52,046,747**	**$ 167,953,253**
Other Project Costs:									
Off Street Hike and Bike Trails	$ 3,300,000	$ 3,300,000	$ 2,000,000	$ 2,061,629	$ 10,000,000	$ 10,000,000	$ 10,000,000	$ 2,793,961	$ 7,206,039
Parks and Recreation Facilities	$ 22,400,000	$ 22,400,000	$ 20,000,000	$ 33,849,884	$ 90,000,000	$ 90,000,000	$ 90,000,000	$ 59,756,736	$ 30,243,264
Multi-purpose Community Center/Cultural Center	$ 11,600,000	$ 11,600,000	$ 15,000,000	$ 8,000,000	$ 10,000,000	$ 10,000,000	$ 10,000,000	$ -	$ 10,000,000
Lone Star College Education Facilities Cost	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	$ 7,500,000	6,935,824	$ 564,176
Convocation center	$ 15,000,000	$ 15,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -
AISD Educational Facilities Cost	$ -	$ 33,213,452	$ -	$ 33,213,452	$ 33,213,452	$ 33,213,452	$ 33,213,452	$ 30,796,063	$ 2,417,389
Public Safety Facilities	$ -	$ -	$ 10,000,000	$ 12,318,067	$ 22,000,000	$ 22,000,000	$ 22,000,000	$ 18,022,717	$ 3,977,283
HCFCD Multi-purpose Detention/Athletic Facility	$ -	$ -	$ 5,000,000	$ 150,116	$ 150,116	$ 150,116	$ 150,116	$ 150,116	$ -
Affordable/Workforce Housing	$ -	$ -	$ 10,000,000	$ 10,000,000	$ 10,000,000	$ 10,000,000	$ 10,000,000	$ 14,081	$ 9,985,919
Educational Facilities Set Aside	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 60,000,000	$ 22,324,455	$ 37,675,545
Total Other Project Costs	**$ 119,800,000**	**$ 153,013,452**	**$ 129,500,000**	**$ 167,093,148**	**$ 242,863,568**	**$ 242,863,568**	**$ 242,863,568**	**$ 140,793,953**	**$ 102,069,615**
Financing Costs (a)	$ 12,282,002	$ 12,282,002	$ 12,282,002	$ 12,282,002	$ 25,000,000	$ 25,000,000	$ 25,000,000	$ 21,402,549	$ 3,597,451
Zone Administration	$ 3,550,000	$ 3,550,000	$ 6,420,000	$ 10,625,000	$ 15,000,000	$ 15,000,000	$ 15,000,000	$ 8,902,119	$ 6,097,881
Creation Costs	$ 300,000	$ 300,000	$ 300,000		$ -	$ -	$ -	-	$ -
Total Zone Administration & Financing Costs	**$ 16,132,002**	**$ 16,132,002**	**$ 19,002,002**	**$ 22,907,002**	**$ 40,000,000**	**$ 40,000,000**	**$ 40,000,000**	**$ 30,304,668**	**$ 9,695,332**
PROJECT PLAN TOTAL	**$ 192,857,712**	**$ 226,071,164**	**$ 194,502,002**	**$ 300,000,150**	**$ 502,863,568**	**$ 502,863,568**	**$ 502,863,568**	**$ 223,145,368**	**$ 279,718,200**

(a) Actual costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority

*Pursuant to Goal 3 of the Part D Plan, up to 5% of all project costs for the Zone may be used for capital maintenance, replacement and renewal of projects completed with project costs regardless of category.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 2

Transfer Schedule – All Jurisdictions

	Incremental Revenue					Transfers/Administrative Fees							Net Revenues (Total Increment Revenues less Total Transfers)
Tax Year	City	Aldine ISD	Spring ISD	Lone Star	Total Increment	City Admin (5%)	Aldine ISD Set Aside	Aldine ISD Admin	Spring ISD Admin	Lone Star Admin	Municipal Services Charge	Total Admin/Transfers	
2025	$ 8,986,738	$ 12,666,696	$ 1,881,501	$ 1,805,767	$ 25,340,702	$ 449,337	$ 4,222,232	$ 25,000	$ 25,000	$ 25,000	$ 3,713,932	$ 8,460,501	$ 16,880,201
2026	$ 9,384,283	$ 13,165,014	$ 1,954,317	$ 1,876,562	$ 26,380,176	$ 469,214	$ 4,388,338	$ 25,000	$ 25,000	$ 25,000	$ 3,713,932	$ 8,646,484	$ 17,733,692
2027	$ 9,793,755	$ 13,678,281	$ 2,029,318	$ 1,949,482	$ 27,450,835	$ 489,688	$ 4,559,427	$ 25,000	$ 25,000	$ 25,000	$ 3,713,932	$ 8,838,047	$ 18,612,788
2028	$ 10,215,510	$ 14,206,946	$ 2,106,568	$ 2,024,588	$ 28,553,613	$ 510,776	$ 4,735,649	$ 25,000	$ 25,000	$ 25,000	$ 3,713,932	$ 9,035,356	$ 19,518,257
2029	$ 10,649,918			$ 2,101,949	$ 12,751,867	$ 532,496				$ 25,000	$ 3,713,932	$ 4,271,428	$ 8,480,439
2030	$ 11,097,359			$ 2,181,630	$ 13,278,988	$ 554,868				$ 25,000	$ 3,713,932	$ 4,293,800	$ 8,985,188
2031	$ 11,558,223			$ 2,263,701	$ 13,821,923	$ 577,911				$ 25,000	$ 3,713,932	$ 4,316,843	$ 9,505,080
2032	$ 12,032,912			$ 2,348,234	$ 14,381,146	$ 601,646				$ 25,000	$ 3,713,932	$ 4,340,578	$ 10,040,569
2033	$ 12,521,842			$ 2,435,304	$ 14,957,146	$ 626,092				$ 25,000	$ 3,713,932	$ 4,365,024	$ 10,592,122
2034	$ 13,025,441			$ 2,524,986	$ 15,550,426	$ 651,272				$ 25,000	$ 3,713,932	$ 4,390,204	$ 11,160,222
2035	$ 13,544,147			$ 2,617,358	$ 16,161,504	$ 677,207				$ 25,000	$ 3,713,932	$ 4,416,139	$ 11,745,365
2036	$ 14,078,414			$ 2,712,501	$ 16,790,915	$ 703,921				$ 25,000	$ 3,713,932	$ 4,442,853	$ 12,348,062
2037	$ 14,628,709			$ 2,810,498	$ 17,439,207	$ 731,435				$ 25,000	$ 3,713,932	$ 4,470,367	$ 12,968,840
2038	$ 15,195,513			$ 2,911,436	$ 18,106,949	$ 759,776				$ 25,000	$ 3,713,932	$ 4,498,708	$ 13,608,241
2039	$ 15,779,322			$ 3,015,401	$ 18,794,723	$ 788,966				$ 25,000	$ 3,713,932	$ 4,527,898	$ 14,266,825
2040	$ 16,380,644			$ 3,122,486	$ 19,503,130	$ 819,032				$ 25,000	$ 3,713,932	$ 4,557,964	$ 14,945,166
2041	$ 17,000,006			$ 3,232,783	$ 20,232,789	$ 850,000				$ 25,000	$ 3,713,932	$ 4,588,932	$ 15,643,857
2042	$ 17,637,950			$ 3,346,389	$ 20,984,338	$ 881,897				$ 25,000	$ 3,713,932	$ 4,620,829	$ 16,363,509
2043	$ 18,295,031			$ 3,463,403	$ 21,758,434	$ 914,752				$ 25,000	$ 3,713,932	$ 4,653,684	$ 17,104,750
2044	$ 18,971,825			$ 3,583,927	$ 22,555,752	$ 948,591				$ 25,000	$ 3,713,932	$ 4,687,523	$ 17,868,229
2045	$ 19,668,922			$ 3,708,068	$ 23,376,990	$ 983,446				$ 25,000	$ 3,713,932	$ 4,722,378	$ 18,654,612
2046	$ 20,386,933			$ 3,835,932	$ 24,222,865	$ 1,019,347				$ 25,000	$ 3,713,932	$ 4,758,279	$ 19,464,587
2047	$ 21,126,484			$ 3,967,633	$ 25,094,117	$ 1,056,324				$ 25,000	$ 3,713,932	$ 4,795,256	$ 20,298,860
2048	$ 21,888,221			$ 4,103,284	$ 25,991,505	$ 1,094,411				$ 25,000	$ 3,713,932	$ 4,833,343	$ 21,158,162
2049	$ 22,672,811			$ 4,243,005	$ 26,915,816	$ 1,133,641				$ 25,000	$ 3,713,932	$ 4,872,573	$ 22,043,243
2050	$ 23,480,938			$ 4,386,918	$ 27,867,856	$ 1,174,047				$ 25,000	$ 3,713,932	$ 4,912,979	$ 22,954,877
	$ 400,001,852	**$ 53,716,937**	**$ 7,971,704**	**$ 76,573,223**	**$ 538,263,715**	**$ 20,000,093**	**$ 17,905,646**	**$ 100,000**	**$ 100,000**	**$ 650,000**	**$ 96,562,232**	**$ 135,317,970**	**$ 402,945,745**

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 3A

Revenue Schedule – Original Area City of Houston

Projected Assessed Valuation

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$533,228,330	$2,288,661,871	$1,755,433,541
2026	$533,228,330	$2,357,321,727	$1,824,093,397
2027	$533,228,330	$2,428,041,379	$1,894,813,049
2028	$533,228,330	$2,500,882,620	$1,967,654,290
2029	$533,228,330	$2,575,909,099	$2,042,680,769
2030	$533,228,330	$2,653,186,372	$2,119,958,042
2031	$533,228,330	$2,732,781,963	$2,199,553,633
2032	$533,228,330	$2,814,765,422	$2,281,537,092
2033	$533,228,330	$2,899,208,385	$2,365,980,055
2034	$533,228,330	$2,986,184,636	$2,452,956,306
2035	$533,228,330	$3,075,770,175	$2,542,541,845
2036	$533,228,330	$3,168,043,280	$2,634,814,950
2037	$533,228,330	$3,263,084,579	$2,729,856,249
2038	$533,228,330	$3,360,977,116	$2,827,748,786
2039	$533,228,330	$3,461,806,430	$2,928,578,100
2040	$533,228,330	$3,565,660,623	$3,032,432,293
2041	$533,228,330	$3,672,630,441	$3,139,402,111
2042	$533,228,330	$3,782,809,355	$3,249,581,025
2043	$533,228,330	$3,896,293,635	$3,363,065,305
2044	$533,228,330	$4,013,182,444	$3,479,954,114
2045	$533,228,330	$4,133,577,918	$3,600,349,588
2046	$533,228,330	$4,257,585,255	$3,724,356,925
2047	$533,228,330	$4,385,312,813	$3,852,084,483
2048	$533,228,330	$4,516,872,197	$3,983,643,867
2049	$533,228,330	$4,652,378,363	$4,119,150,033
2050	$533,228,330	$4,791,949,714	$4,258,721,384

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone*	Cumulative Revenues to Zone
2025	2026	0.51919	$ 8,931,755	$ 446,588	$ 8,485,167	$ 8,485,167
2026	2027	0.51919	$ 9,281,100	$ 464,055	$ 8,817,045	$ 17,302,212
2027	2028	0.51919	$ 9,640,926	$ 482,046	$ 9,158,880	$ 26,461,092
2028	2029	0.51919	$ 10,011,547	$ 500,577	$ 9,510,970	$ 35,972,062
2029	2030	0.51919	$ 10,393,286	$ 519,664	$ 9,873,622	$ 45,845,684
2030	2031	0.51919	$ 10,786,478	$ 539,324	$ 10,247,154	$ 56,092,838
2031	2032	0.51919	$ 11,191,465	$ 559,573	$ 10,631,892	$ 66,724,730
2032	2033	0.51919	$ 11,608,602	$ 580,430	$ 11,028,172	$ 77,752,902
2033	2034	0.51919	$ 12,038,253	$ 601,913	$ 11,436,341	$ 89,189,243
2034	2035	0.51919	$ 12,480,794	$ 624,040	$ 11,856,754	$ 101,045,997
2035	2036	0.51919	$ 12,936,611	$ 646,831	$ 12,289,780	$ 113,335,777
2036	2037	0.51919	$ 13,406,102	$ 670,305	$ 12,735,797	$ 126,071,573
2037	2038	0.51919	$ 13,889,678	$ 694,484	$ 13,195,194	$ 139,266,767
2038	2039	0.51919	$ 14,387,761	$ 719,388	$ 13,668,373	$ 152,935,140
2039	2040	0.51919	$ 14,900,787	$ 745,039	$ 14,155,748	$ 167,090,888
2040	2041	0.51919	$ 15,429,204	$ 771,460	$ 14,657,743	$ 181,748,631
2041	2042	0.51919	$ 15,973,473	$ 798,674	$ 15,174,799	$ 196,923,430
2042	2043	0.51919	$ 16,534,070	$ 826,703	$ 15,707,366	$ 212,630,797
2043	2044	0.51919	$ 17,111,485	$ 855,574	$ 16,255,911	$ 228,886,707
2044	2045	0.51919	$ 17,706,222	$ 885,311	$ 16,820,911	$ 245,707,618
2045	2046	0.51919	$ 18,318,802	$ 915,940	$ 17,402,862	$ 263,110,480
2046	2047	0.51919	$ 18,949,759	$ 947,488	$ 18,002,271	$ 281,112,751
2047	2048	0.51919	$ 19,599,645	$ 979,982	$ 18,619,662	$ 299,732,414
2048	2049	0.51919	$ 20,269,027	$ 1,013,451	$ 19,255,576	$ 318,987,989
2049	2050	0.51919	$ 20,958,491	$ 1,047,925	$ 19,910,566	$ 338,898,555
2050	2051	0.51919	$ 21,668,638	$ 1,083,432	$ 20,585,207	$ 359,483,762
			$378,403,960	**$ 18,920,198**	**$359,483,762**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of November 2025)

2025 City tax rate used

Assumes 100% city participation

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 3B

Revenue Schedule – 2019 Annexation City of Houston

Projected Assessed Valuation

Tax Year	Base Year Valuation (2019)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$299,649,258	$ 310,455,634	$ 10,806,376
2026	$299,649,258	$ 319,769,303	$ 20,120,045
2027	$299,649,258	$ 329,362,382	$ 29,713,124
2028	$299,649,258	$ 339,243,254	$ 39,593,996
2029	$299,649,258	$ 349,420,551	$ 49,771,293
2030	$299,649,258	$ 359,903,168	$ 60,253,910
2031	$299,649,258	$ 370,700,263	$ 71,051,005
2032	$299,649,258	$ 381,821,271	$ 82,172,013
2033	$299,649,258	$ 393,275,909	$ 93,626,651
2034	$299,649,258	$ 405,074,186	$ 105,424,928
2035	$299,649,258	$ 417,226,412	$ 117,577,154
2036	$299,649,258	$ 429,743,204	$ 130,093,946
2037	$299,649,258	$ 442,635,500	$ 142,986,242
2038	$299,649,258	$ 455,914,565	$ 156,265,307
2039	$299,649,258	$ 469,592,002	$ 169,942,744
2040	$299,649,258	$ 483,679,762	$ 184,030,504
2041	$299,649,258	$ 498,190,155	$ 198,540,897
2042	$299,649,258	$ 513,135,860	$ 213,486,602
2043	$299,649,258	$ 528,529,935	$ 228,880,677
2044	$299,649,258	$ 544,385,833	$ 244,736,575
2045	$299,649,258	$ 560,717,408	$ 261,068,150
2046	$299,649,258	$ 577,538,931	$ 277,889,673
2047	$299,649,258	$ 594,865,099	$ 295,215,841
2048	$299,649,258	$ 612,711,052	$ 313,061,794
2049	$299,649,258	$ 631,092,383	$ 331,443,125
2050	$299,649,258	$ 650,025,155	$ 350,375,897

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone*	Cumulative Revenues to Zone
2025	2026	0.51919	$ 54,984	$ 2,749	$ 52,234	$ 52,234
2026	2027	0.51919	$ 102,372	$ 5,119	$ 97,253	$ 149,488
2027	2028	0.51919	$ 151,182	$ 7,559	$ 143,623	$ 293,111
2028	2029	0.51919	$ 201,457	$ 10,073	$ 191,384	$ 484,495
2029	2030	0.51919	$ 253,239	$ 12,662	$ 240,577	$ 725,072
2030	2031	0.51919	$ 306,576	$ 15,329	$ 291,247	$ 1,016,319
2031	2032	0.51919	$ 361,512	$ 18,076	$ 343,436	$ 1,359,755
2032	2033	0.51919	$ 418,096	$ 20,905	$ 397,191	$ 1,756,947
2033	2034	0.51919	$ 476,378	$ 23,819	$ 452,559	$ 2,209,506
2034	2035	0.51919	$ 536,409	$ 26,820	$ 509,588	$ 2,719,094
2035	2036	0.51919	$ 598,240	$ 29,912	$ 568,328	$ 3,287,422
2036	2037	0.51919	$ 661,926	$ 33,096	$ 628,830	$ 3,916,252
2037	2038	0.51919	$ 727,523	$ 36,376	$ 691,147	$ 4,607,399
2038	2039	0.51919	$ 795,088	$ 39,754	$ 755,333	$ 5,362,732
2039	2040	0.51919	$ 864,679	$ 43,234	$ 821,445	$ 6,184,177
2040	2041	0.51919	$ 936,359	$ 46,818	$ 889,541	$ 7,073,718
2041	2042	0.51919	$ 1,010,188	$ 50,509	$ 959,679	$ 8,033,397
2042	2043	0.51919	$ 1,086,233	$ 54,312	$ 1,031,921	$ 9,065,318
2043	2044	0.51919	$ 1,164,559	$ 58,228	$ 1,106,331	$ 10,171,649
2044	2045	0.51919	$ 1,245,235	$ 62,262	$ 1,182,973	$ 11,354,622
2045	2046	0.51919	$ 1,328,331	$ 66,417	$ 1,261,914	$ 12,616,537
2046	2047	0.51919	$ 1,413,920	$ 70,696	$ 1,343,224	$ 13,959,761
2047	2048	0.51919	$ 1,502,077	$ 75,104	$ 1,426,973	$ 15,386,733
2048	2049	0.51919	$ 1,592,878	$ 79,644	$ 1,513,234	$ 16,899,967
2049	2050	0.51919	$ 1,686,403	$ 84,320	$ 1,602,083	$ 18,502,050
2050	2051	0.51919	$ 1,782,734	$ 89,137	$ 1,693,598	$ 20,195,648
			$ 21,258,577	**$ 1,062,929**	**$ 20,195,648**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of November 2025)

2025 City tax rate used

Assumes 100% city participation

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 3C

Revenue Schedule – 2025 Annexation City of Houston

Projected Assessed Valuation

Tax Year	Base Year Valuation (2025)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$ 5,312,531	$ 5,312,531	$ -
2026	$ 5,312,531	$ 5,471,907	$ 159,376
2027	$ 5,312,531	$ 5,636,064	$ 323,533
2028	$ 5,312,531	$ 5,805,146	$ 492,615
2029	$ 5,312,531	$ 5,979,300	$ 666,769
2030	$ 5,312,531	$ 6,158,679	$ 846,148
2031	$ 5,312,531	$ 6,343,440	$ 1,030,909
2032	$ 5,312,531	$ 6,533,743	$ 1,221,212
2033	$ 5,312,531	$ 6,729,755	$ 1,417,224
2034	$ 5,312,531	$ 6,931,648	$ 1,619,117
2035	$ 5,312,531	$ 7,139,597	$ 1,827,066
2036	$ 5,312,531	$ 7,353,785	$ 2,041,254
2037	$ 5,312,531	$ 7,574,399	$ 2,261,868
2038	$ 5,312,531	$ 7,801,631	$ 2,489,100
2039	$ 5,312,531	$ 8,035,680	$ 2,723,149
2040	$ 5,312,531	$ 8,276,750	$ 2,964,219
2041	$ 5,312,531	$ 8,525,053	$ 3,212,522
2042	$ 5,312,531	$ 8,780,804	$ 3,468,273
2043	$ 5,312,531	$ 9,044,228	$ 3,731,697
2044	$ 5,312,531	$ 9,315,555	$ 4,003,024
2045	$ 5,312,531	$ 9,595,022	$ 4,282,491
2046	$ 5,312,531	$ 9,882,873	$ 4,570,342
2047	$ 5,312,531	$ 10,179,359	$ 4,866,828
2048	$ 5,312,531	$ 10,484,740	$ 5,172,209
2049	$ 5,312,531	$ 10,799,282	$ 5,486,751
2050	$ 5,312,531	$ 11,123,260	$ 5,810,729

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone*	Cumulative Revenues to Zone
2025	2026	0.51919	$ -	$ -	$ -	$ -
2026	2027	0.51919	$ 811	$ 41	$ 770	$ 770
2027	2028	0.51919	$ 1,646	$ 82	$ 1,564	$ 2,334
2028	2029	0.51919	$ 2,506	$ 125	$ 2,381	$ 4,715
2029	2030	0.51919	$ 3,393	$ 170	$ 3,223	$ 7,938
2030	2031	0.51919	$ 4,305	$ 215	$ 4,090	$ 12,028
2031	2032	0.51919	$ 5,245	$ 262	$ 4,983	$ 17,011
2032	2033	0.51919	$ 6,214	$ 311	$ 5,903	$ 22,914
2033	2034	0.51919	$ 7,211	$ 361	$ 6,850	$ 29,765
2034	2035	0.51919	$ 8,238	$ 412	$ 7,826	$ 37,591
2035	2036	0.51919	$ 9,296	$ 465	$ 8,831	$ 46,422
2036	2037	0.51919	$ 10,386	$ 519	$ 9,867	$ 56,289
2037	2038	0.51919	$ 11,509	$ 575	$ 10,933	$ 67,222
2038	2039	0.51919	$ 12,665	$ 633	$ 12,031	$ 79,254
2039	2040	0.51919	$ 13,856	$ 693	$ 13,163	$ 92,416
2040	2041	0.51919	$ 15,082	$ 754	$ 14,328	$ 106,744
2041	2042	0.51919	$ 16,346	$ 817	$ 15,528	$ 122,273
2042	2043	0.51919	$ 17,647	$ 882	$ 16,764	$ 139,037
2043	2044	0.51919	$ 18,987	$ 949	$ 18,038	$ 157,075
2044	2045	0.51919	$ 20,368	$ 1,018	$ 19,349	$ 176,424
2045	2046	0.51919	$ 21,790	$ 1,089	$ 20,700	$ 197,124
2046	2047	0.51919	$ 23,254	$ 1,163	$ 22,091	$ 219,216
2047	2048	0.51919	$ 24,763	$ 1,238	$ 23,525	$ 242,740
2048	2049	0.51919	$ 26,317	$ 1,316	$ 25,001	$ 267,741
2049	2050	0.51919	$ 27,917	$ 1,396	$ 26,521	$ 294,262
2050	2051	0.51919	$ 29,565	$ 1,478	$ 28,087	$ 322,349
			$ 339,315	**$ 16,966**	**$ 322,349**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of November 2025)

2025 City tax rate used

Assumes 100% city participation

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 4

Revenue Schedule – Spring ISD (Original Area)

Projected Assessed Valuation

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$ 64,749,430	$ 287,993,460	$ 223,244,030
2026	$ 64,749,430	$ 296,633,264	$ 231,883,834
2027	$ 64,749,430	$ 305,532,262	$ 240,782,832
2028	$ 64,749,430	$ 314,698,230	$ 249,948,800
2029			
2030			
2031			
2032			
2033			
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2047			
2048			
2049			
2050			

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone*	Cumulative Revenues to Zone
2025	2026	0.86	$ 1,881,501	$ 25,000	$ 1,856,501	$ 1,856,501
2026	2027	0.86	$ 1,954,317	$ 25,000	$ 1,929,317	$ 3,785,818
2027	2028	0.86	$ 2,029,318	$ 25,000	$ 2,004,318	$ 5,790,135
2028	2029	0.86	$ 2,106,568	$ 25,000	$ 2,081,568	$ 7,871,704
2029	2030					
2030	2031					
2031	2032					
2032	2033					
2033	2034					
2034	2035					
2035	2036					
2036	2037					
2037	2038					
2038	2039					
2039	2040					
2040	2041					
2041	2042					
2042	2043					
2043	2044					
2044	2045					
2045	2046					
2046	2047					
2047	2048					
2048	2049					
2049	2050					
2050	2051					
			$ 7,971,704	**$ 100,000**	**$ 7,871,704**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of October 2025)

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 5

Revenue Schedule – Aldine ISD (Original Area)

Projected Assessed Valuation

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$ 467,950,800	$ 1,970,881,073	$ 1,502,930,273
2026	$ 467,950,800	$ 2,030,007,505	$ 1,562,056,705
2027	$ 467,950,800	$ 2,090,907,730	$ 1,622,956,930
2028	$ 467,950,800	$ 2,153,634,962	$ 1,685,684,162
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
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2048			
2049			
2050			

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Aldine ISD Set Aside	Admin Fee (5%)	Net Revenues to Zone*	Cumulative Revenues to Zone
2025	2026	0.86	$ 12,666,696	$ 4,222,232	$ 25,000	$ 8,419,464	$ 8,419,464
2026	2027	0.86	$ 13,165,014	$ 4,388,338	$ 25,000	$ 8,751,676	$ 17,171,140
2027	2028	0.86	$ 13,678,281	$ 4,559,427	$ 25,000	$ 9,093,854	$ 26,264,994
2028	2029	0.86	$ 14,206,946	$ 4,735,649	$ 25,000	$ 9,446,297	$ 35,711,292
2029	2030						
2030	2031						
2031	2032						
2032	2033						
2033	2034						
2034	2035						
2035	2036						
2036	2037						
2037	2038						
2038	2039						
2039	2040						
2040	2041						
2041	2042						
2042	2043						
2043	2044						
2044	2045						
2045	2046						
2046	2047						
2047	2048						
2048	2049						
2049	2050						
2050	2051						
			$ 53,716,937	**$ 17,905,646**	**$ 100,000**	**$ 35,711,292**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of October 2025)

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.

Docusign Envelope ID: 8B9746C8-D0E8-42BF-B089-6DFDC4E81D25

Exhibit 6

Revenue Schedule – Lone Star College (Original Area

Projected Assessed Valuation

Tax Year	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2025	$533,387,040	$2,271,706,983	$1,738,319,943
2026	$533,387,040	$2,339,858,192	$1,806,471,152
2027	$533,387,040	$2,410,053,938	$1,876,666,898
2028	$533,387,040	$2,482,355,556	$1,948,968,516
2029	$533,387,040	$2,556,826,223	$2,023,439,183
2030	$533,387,040	$2,633,531,010	$2,100,143,970
2031	$533,387,040	$2,712,536,940	$2,179,149,900
2032	$533,387,040	$2,793,913,048	$2,260,526,008
2033	$533,387,040	$2,877,730,440	$2,344,343,400
2034	$533,387,040	$2,964,062,353	$2,430,675,313
2035	$533,387,040	$3,052,984,224	$2,519,597,184
2036	$533,387,040	$3,144,573,750	$2,611,186,710
2037	$533,387,040	$3,238,910,963	$2,705,523,923
2038	$533,387,040	$3,336,078,292	$2,802,691,252
2039	$533,387,040	$3,436,160,640	$2,902,773,600
2040	$533,387,040	$3,539,245,460	$3,005,858,420
2041	$533,387,040	$3,645,422,823	$3,112,035,783
2042	$533,387,040	$3,754,785,508	$3,221,398,468
2043	$533,387,040	$3,867,429,073	$3,334,042,033
2044	$533,387,040	$3,983,451,946	$3,450,064,906
2045	$533,387,040	$4,102,955,504	$3,569,568,464
2046	$533,387,040	$4,226,044,169	$3,692,657,129
2047	$533,387,040	$4,352,825,494	$3,819,438,454
2048	$533,387,040	$4,483,410,259	$3,950,023,219
2049	$533,387,040	$4,617,912,567	$4,084,525,527
2050	$533,387,040	$4,756,449,944	$4,223,062,904

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Net Revenues to Zone*	Cumulative Net Revenues to Zone
2025	2026	0.106	$ 1,805,767	$ 25,000	$ 1,780,767	$ 1,780,767
2026	2027	0.106	$ 1,876,562	$ 25,000	$ 1,851,562	$ 3,632,329
2027	2028	0.106	$ 1,949,482	$ 25,000	$ 1,924,482	$ 5,556,811
2028	2029	0.106	$ 2,024,588	$ 25,000	$ 1,999,588	$ 7,556,399
2029	2030	0.106	$ 2,101,949	$ 25,000	$ 2,076,949	$ 9,633,348
2030	2031	0.106	$ 2,181,630	$ 25,000	$ 2,156,630	$ 11,789,977
2031	2032	0.106	$ 2,263,701	$ 25,000	$ 2,238,701	$ 14,028,678
2032	2033	0.106	$ 2,348,234	$ 25,000	$ 2,323,234	$ 16,351,913
2033	2034	0.106	$ 2,435,304	$ 25,000	$ 2,410,304	$ 18,762,216
2034	2035	0.106	$ 2,524,986	$ 25,000	$ 2,499,986	$ 21,262,202
2035	2036	0.106	$ 2,617,358	$ 25,000	$ 2,592,358	$ 23,854,560
2036	2037	0.106	$ 2,712,501	$ 25,000	$ 2,687,501	$ 26,542,060
2037	2038	0.106	$ 2,810,498	$ 25,000	$ 2,785,498	$ 29,327,559
2038	2039	0.106	$ 2,911,436	$ 25,000	$ 2,886,436	$ 32,213,994
2039	2040	0.106	$ 3,015,401	$ 25,000	$ 2,990,401	$ 35,204,395
2040	2041	0.106	$ 3,122,486	$ 25,000	$ 3,097,486	$ 38,301,881
2041	2042	0.106	$ 3,232,783	$ 25,000	$ 3,207,783	$ 41,509,664
2042	2043	0.106	$ 3,346,389	$ 25,000	$ 3,321,389	$ 44,831,053
2043	2044	0.106	$ 3,463,403	$ 25,000	$ 3,438,403	$ 48,269,456
2044	2045	0.106	$ 3,583,927	$ 25,000	$ 3,558,927	$ 51,828,383
2045	2046	0.106	$ 3,708,068	$ 25,000	$ 3,683,068	$ 55,511,451
2046	2047	0.106	$ 3,835,932	$ 25,000	$ 3,810,932	$ 59,322,383
2047	2048	0.106	$ 3,967,633	$ 25,000	$ 3,942,633	$ 63,265,016
2048	2049	0.106	$ 4,103,284	$ 25,000	$ 4,078,284	$ 67,343,300
2049	2050	0.106	$ 4,243,005	$ 25,000	$ 4,218,005	$ 71,561,305
2050	2051	0.106	$ 4,386,918	$ 25,000	$ 4,361,918	$ 75,923,223
			$ 76,573,223	**$ 650,000**	**$ 75,923,223**	

Notes & Assumptions:

Assumes 3% annual growth rate

Assumes 98% collection rate

2025 Certified Taxable Value used (as of October 2025)

2025 tax rate used

*Net Revenue to Zone does not net out Municipal Services Charge, as this is a zone-wide fee. See Transfer Schedule.