

WILKS PROPERTY

B
Barron-Stark-Swift
Consulting Engineers
INC.

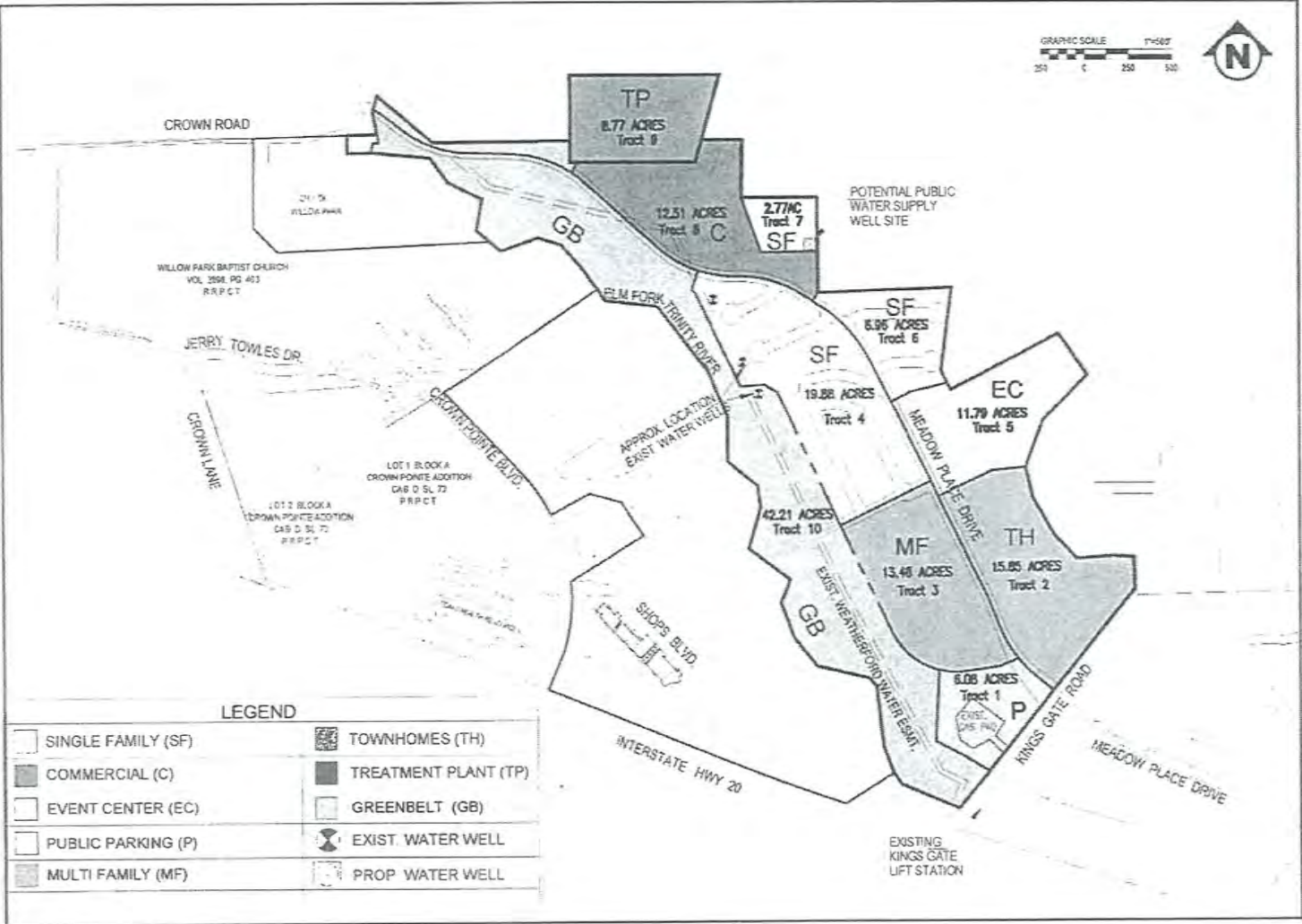
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(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10399
Texas Registered Survey Firm F-10158800
www.barronstark.com

EXHIBIT 'A'
T.I.R.Z. BOUNDARY

PROJECT No. 171.9363
DATE: 09/07/2016
SHEET

EXHIBIT

B



PD SITE PLAN
SHOPS AT WILLOW PARK - NORTH
 CITY OF WILLOW PARK
 PARKER COUNTY, TEXAS

Barron-Stark+Swift
 Consulting Engineers

EXHIBIT A



Legal Description of Property within
Reinvestment Zone Number One, City of Willow Park, Texas

Being a 230.84 acre tract of land situated in the A. McCarver Survey, Abstract No. 910, the W. Franklin Survey, Abstract No. 468, the I. Hendley Survey, Abstract No. 619, the M. Edwards Survey, Abstract No. 1955, and the J. Froman Survey, Abstract No. 471, Parker County, Texas and including a portion of Lot 1, Block 1, Trinity Meadows, an addition to the City of Willow Park as recorded in Cabinet A, Slide 740, Plat Records Parker County, Texas; all of Lots 1R, 2R, 4-12, Block B, Lots 1-5 Block C, Crown Pointe Addition, an addition to the City of Willow Park as recorded in Cabinet D, Slide 451, Plat Records Parker County, Texas; all of Lot 1R, Block A, The Village at Crown Park, and addition to the City of Willow Park as recorded in Cabinet D, Slide 363; a portion of that certain tract conveyed to Willow Park Baptist Church at recorded in Volume 2896, Page 403, Deed Records Parker County, Texas; and all those certain tracts of land conveyed to WPD Trinity, LLC as recorded in CC#201612054 and CC#201612056, Deed Records Parker County, Texas.

Beginning at a point in the north line of Interstate Highway 20 for the southwest corner of said Lot 5, Block C Crown Pointe Addition, said point being the intersection of the north line of Interstate Highway 20 and the east line of Crown Pointe Boulevard;

Thence North $22^{\circ}02'28''$ East a distance of 255.13 feet to a point for the beginning of a curve to the left having a radius of 1045.00 feet, a central angle of $20^{\circ}44'08''$, and a long chord that bears North $05^{\circ}02'21''$ East, 376.13 feet;

Thence along said curve to the left an arc distance of 378.19 feet to a point;

Thence North $58^{\circ}18'20''$ East a distance of 491.99 feet to a point;

Thence North $33^{\circ}54'41''$ West a distance of 229.13 feet to a point;

Thence North $75^{\circ}29'34''$ West a distance of 188.63 feet to a point;

Thence South $61^{\circ}59'39''$ West a distance of 247.70 feet to a point for the beginning of a curve to the left having a radius of 1045.00 feet, a central angle of $15^{\circ}54'53''$, and a long chord that bears North $35^{\circ}05'37''$ West, 289.33 feet;

Thence along said curve to the left an arc distance of 290.26 feet to a point;

Thence North $43^{\circ}03'07''$ West a distance of 638.54 feet to a point;

Thence North $58^{\circ}26'49''$ East a distance of 135.63 feet to a point;

Thence North $56^{\circ}25'00''$ East a distance of 908.34 feet to a point;

Thence North $35^{\circ}45'42''$ West a distance of 148.75 feet to a point;

Being a 230.84 acre tract of land situated in the A. McCarver Survey, Abstract No. 910, the W. Franklin Survey, Abstract No. 468, the I. Hendley Survey, Abstract No. 619, the M. Edwards Survey, Abstract No. 1955, and the J. Froman Survey, Abstract No. 471, Parker County, Texas and including a portion of Lot 1, Block 1, Trinity Meadows, an addition to the City of Willow Park as recorded in Cabinet A, Slide 740, Plat Records Parker County, Texas; all of Lots 1R, 2R, 4-12, Block B, Lots 1-5 Block C, Crown Pointe Addition, an addition to the City of Willow Park as recorded in Cabinet D, Slide 451, Plat Records Parker County, Texas; all of Lot 1R, Block A, The Village at Crown Park, and addition to the City of Willow Park as recorded in Cabinet D, Slide 363; a portion of that certain tract conveyed to Willow Park Baptist Church at recorded in Volume 2896, Page 403, Deed Records Parker County, Texas; and all those certain tracts of land conveyed to WPD Trinity, LLC as recorded in CC#201612054 and CC#201612056, Deed Records Parker County, Texas.

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Thence along said curve to the left an arc distance of 378.19 feet to a point;

Thence North $58^{\circ}18'20''$ East a distance of 491.99 feet to a point;

Thence North $33^{\circ}54'41''$ West a distance of 229.13 feet to a point;

Thence North $75^{\circ}29'34''$ West a distance of 188.63 feet to a point;

Thence South $61^{\circ}59'39''$ West a distance of 247.70 feet to a point for the beginning of a curve to the left having a radius of 1045.00 feet, a central angle of $15^{\circ}54'53''$, and a long chord that bears North $35^{\circ}05'37''$ West, 289.33 feet;

Thence along said curve to the left an arc distance of 290.26 feet to a point;

Thence North $43^{\circ}03'07''$ West a distance of 638.54 feet to a point;

Thence North $58^{\circ}26'49''$ East a distance of 135.63 feet to a point;

Thence North $56^{\circ}25'00''$ East a distance of 908.34 feet to a point;

Thence North $35^{\circ}45'42''$ West a distance of 148.75 feet to a point;

Thence South 35°01'38" East a distance of 288.36 feet to a point;

Thence South 44°36'33" West a distance of 363.88 feet to a point;

Thence South 20°01'39" West a distance of 285.41 feet to a point;

Thence South 12°53'49" East a distance of 180.17 feet to a point;

Thence South 30°25'58" East a distance of 244.61 feet to a point;

Thence South 43°10'50" East a distance of 181.51 feet to a point;

Thence North 85°58'58" East a distance of 205.15 feet to a point;

Thence South 87°23'04" East a distance of 126.42 feet to a point;

Thence South 00°36'36" East a distance of 183.32 feet to a point in the west line of Kings Gate Road;

Thence South 39°19'35" West a distance of 1594.95 feet to a point;

Thence North 66°55'33" West a distance of 356.22 feet to a point;

Thence North 35°07'07" West a distance of 75.46 feet to a point;

Thence North 20°44'43" West a distance of 1.53 feet to a point;

Thence South 57°46'05" West a distance of 326.35 feet to a point in the north line of Interstate Highway 20 for the beginning of a curve to the right having a radius of 11,378.15 feet, a central angle of 02°57'21", and a long chord that bears North 69°56'41" West, 586.90 feet;

Thence along said curve to the left an arc distance of 586.97 feet to a point;

Thence North 68°28'01" West a distance of 1220.96 feet to the Point of Beginning and Containing 10,055,463 square feet, 230.84 acres of land, more or less.

Basis of Bearing for this legal description is the Texas State Plain Coordinate System, North Central Zone, NAD83. It has not been correlated to any of the several plats or deeds referenced in the description.



LEGEND	
[Symbol]	PROPOSED 12" METE LINE
[Symbol]	PROPOSED 8" SANitary SEWER
[Symbol]	PROPOSED STORM SEWER
[Symbol]	PROPOSED MEDIAN PAVT SR

tables'



EXHIBIT

**MEADOW PLACE DRIVE
INFRASTRUCTURE EXHIBIT**

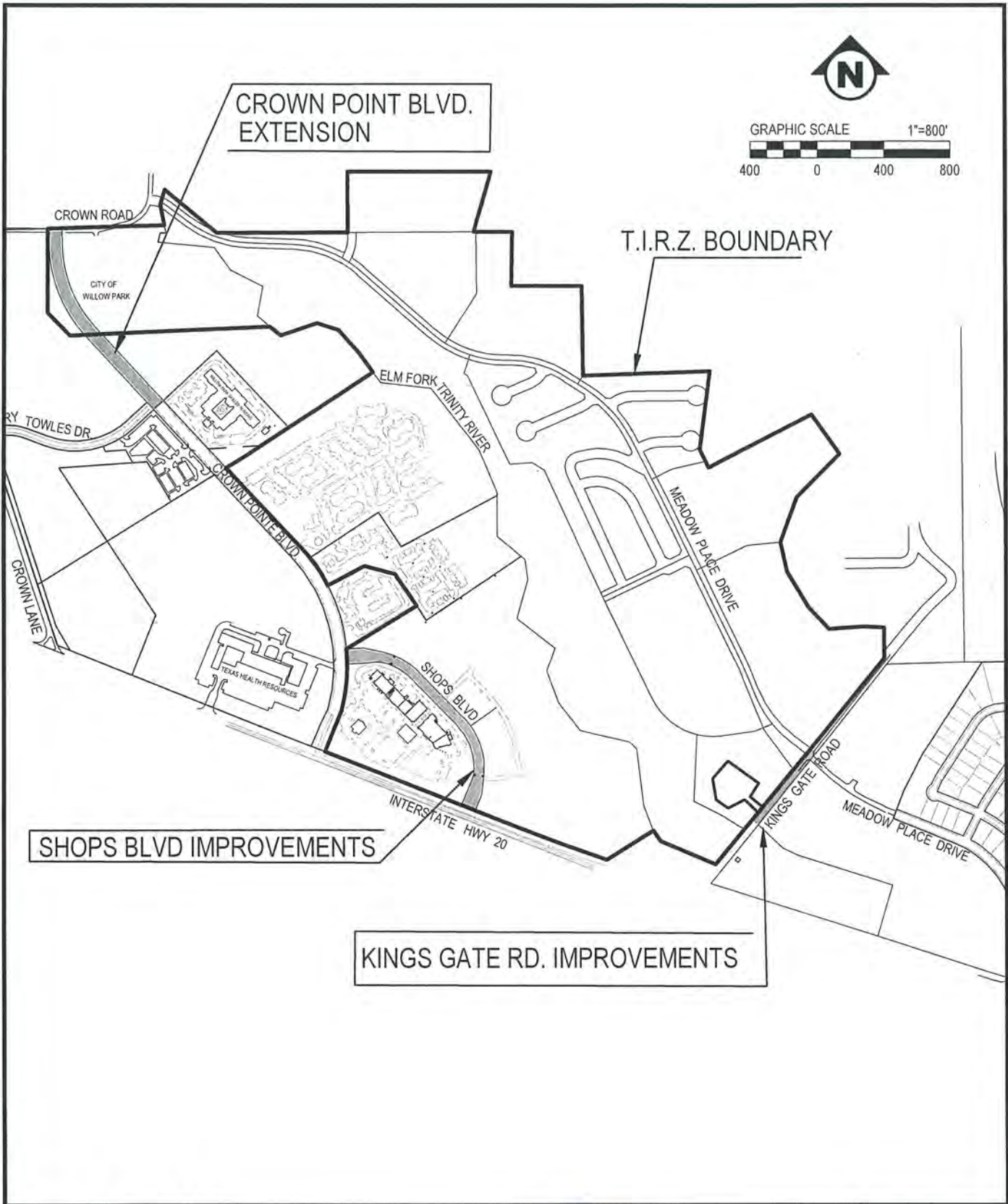
WILLOW PARK NORTH
CITY OF WILLOW PARK
PARKER COUNTY, TEXAS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
THIS DRAWING IS THE PROPERTY OF JORDAN ENGINEERING, LLC
DATE: 04-20-18

JE JORDAN ENGINEERING, LLC
CIVIL ENGINEERING • LAND PLANNING

12234 AUTUMN LEAVES TRAIL
FORT WORTH, TEXAS 76244
(817) 318-9931
TEXAS REG. NO. # 17286

REVISION SCHEDULE		
REV. No.	DESCRIPTION	DATE

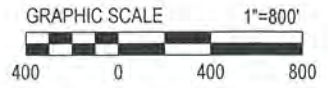


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Barron-Stark-Swift
 Consulting Engineers
 Engineers

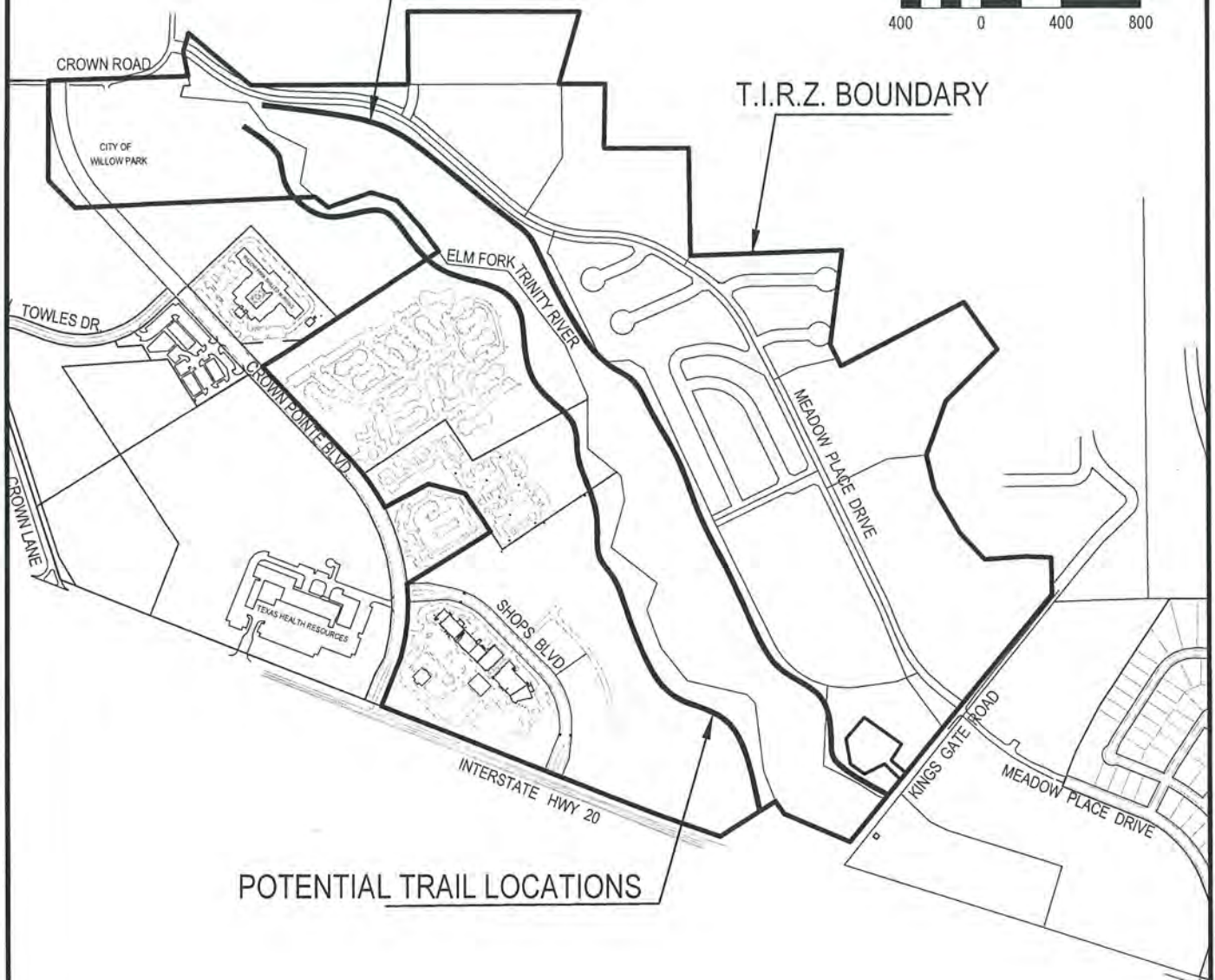
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EXHIBIT 
T.I.R.Z. ROADWAY IMPROVEMENTS

PROJECT No. 171.9363
 DATE: OCTOBER 2016
 SHEET



POTENTIAL TRAIL LOCATIONS



POTENTIAL TRAIL LOCATIONS

B
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Consulting Engineers
Tipton

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EXHIBIT T.I.R.Z. TRAIL IMPROVEMENTS

PROJECT No. 171.9363

DATE: OCTOBER 2016

SHEET

Exhibit E – Estimated Project Costs

Categories of Project Costs	Estimated Cost in 2016 Dollars
Kings Gate Road Extension ¹	\$828,846
Crown Point Road Extension	\$1,200,000
Public Parks and Trail System	\$877,359
Public Parking	\$271,000
Meadow Place Drive	\$1,805,332
Shops Blvd. ²	\$1,469,000
Water Lines (potable and reuse)	\$346,668
Sanitary Lines ³	\$276,460
Storm Drain Improvements	\$413,540
Administrative Costs	\$600,000
TOTAL	\$8,088,205

Estimated costs may increase or decrease. TIF Fund revenue will pay or reimburse only actual Project Costs.

¹ Kings Gate Road Extension to be funded by the Developer limited to \$828,846. Developer contribution to be applied to (a) the segment from I-20 access road to Meadow Place (excluding bridge improvements), (b) a deceleration lane on the access I-20 access road, and (c) a round about – all if recommended by a traffic impact analysis. The City may elect to use TIRZ funds to pay the costs of the balance of Kings Gate Road construction.

² No interest will be paid from the TIRZ Fund for Project Costs associated with Shops Blvd. The Shops Blvd. project cost of \$1,469,000 will be the first cost reimbursed and such cost will be reimbursed without interest.

³ Sanitary Sewer Lines to be funded by the Developer exclude the force main bisecting the Property. The City may elect to use TIRZ funds to pay the cost of the force main construction.

Categories of Project Costs	2016	2017	2018	2019	2020	2021	2022	TOTAL
Kings Gate Road Extension ¹			\$414,423	\$414,423				\$828,846
Crown Point Road Extension	\$600,000	\$600,000						\$1,200,000
Public Parks and Trail System		\$438,680	\$438,679					\$877,359
Public Parking		\$135,500	\$135,500					\$271,000
Meadow Place Drive		\$805,332	\$1,000,000					\$1,805,332
Shops Blvd.	\$1,469,000							\$1,469,000
Water Lines	\$346,668							\$346,668
Sanitary Lines ²		\$138,230	\$138,230					\$276,460
Storm Drain Improvements		\$206,770	\$206,770					\$413,540
Administrative Costs	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$600,000
TOTAL	\$2,445,668	\$2,354,512	\$2,363,602	\$444,423	\$30,000	\$30,000	\$30,000	\$8,088,205

Administrative Costs will be incurred annually and will not exceed \$30,000 per year for years one through 10; and \$20,000 per year for years 11 through 25.

EXHIBIT A
WILKS DEVELOPMENT - TRINITY GROUNDS OF WILLOW PARK
TRINITY DOWNS AT WILLOW PARK TAX INCREMENT REINVESTMENT ZONE
ASSUMPTIONS (25 YEAR TERM)

Item	Assumption	Source
Date of Analysis	11/9/2016	
Inflation Rate	2.0%	DPFG
Total Project Revenue	\$ 57,772,480	Calculated
Estimated Total TIRZ Revenue	\$ 21,890,276	Calculated
Estimated Portion of TIRZ Revenue Available to Reimburse Project Costs - 25 Years	\$ 12,497,940	Calculated
Estimated Portion of TIRZ Revenue Deposited in the City's General Fund - 25 Years	\$ 9,392,336	Calculated
Total Project Costs	\$ 11,843,940	Calculated
Estimated City of Willow Park Sales Tax Revenue - 25 Years	\$ 36,536,203	Calculated
City of Willow Park Ad Valorem Tax Rate - 2015	\$ 0.4605000	City of Willow Park
City of Willow Park Ad Valorem Tax Rate - 2016	\$ 0.5316000	City of Willow Park
City of Willow Park Sales Tax Rate - FY 2016	1.50%	City of Willow Park
Estimated Commercial Occupancy Percentage	85%	DPFG
City of Willow Park TIRZ Percentage - Years 1-10	75%	DPFG
City of Willow Park TIRZ Percentage - Years 11-25	50%	DPFG
Interest Carry	3.0%	DPFG
Estimated Sales Per Square Foot	\$ 300	DPFG
2016 Total Assessed Value - Base Year	\$ 26,587,070	PCAD
Event Center Buildout Value	\$ 9,350,000	Wilks Development
Future Multi-Family Buildout Value	\$ 19,500,000	Wilks Development
Multi-Family 2015 Buildout Value	\$ 21,144,290	PCAD
Multi-Family 2016 Buildout Value	\$ 6,500,000	Wilks Development
Townhome Buildout Value	\$ 22,080,000	Wilks Development
Single Family Buildout Value	\$ 32,500,000	Wilks Development
Padsites/Vertical Buildout Value	\$ 14,878,000	Wilks Development
Hotel Buildout Value	\$ 8,250,000	Wilks Development
The Shops Buildout Value	\$ 8,000,000	Wilks Development
Bank Buildout Value	\$ 720,000	Wilks Development
Amphitheater Buildout Value	\$ 300,000	Wilks Development
Townhome Lots	\$ 80	Wilks Development
Average Townhome Price	\$ 276,000	Wilks Development
Single Family Lots	\$ 100	Wilks Development
Average Single Family Home Price	\$ 325,000	Wilks Development
Padsites	\$ 14	Wilks Development
Value per Padsite	\$ 1,062,714	Wilks Development



EXHIBIT B
WILKS DEVELOPMENT - TRINITY GROUNDS OF WILLOW PARK
TRINITY DOWNS AT WILLOW PARK TAX INCREMENT REINVESTMENT ZONE
ABSORPTION SCHEDULE
11/9/2016

Development Costs	Total	Year Incurred
Crown Point Road Extension	\$ 1,200,000	2016-2017
Public Parks and Trail System	\$ 877,359	2017-2018
Public Parking	\$ 271,000	2017-2018
Meadow Place Drive	\$ 1,805,332	2017-2018
Shops Boulevard	\$ 1,469,000	2016
Water Lines (potable and reuse)	\$ 346,668	2016
Sanitary Lines	\$ 276,460	2017-2018
Storm Drain Improvements	\$ 413,540	2017-2018
Kings Gate Road Extension	\$ 828,846	2018-2019
Administrative Costs	\$ 600,000	2017-2041
Total Costs	\$ 8,088,205	



EXHIBIT C
WILKS DEVELOPMENT - TRINITY GROUNDS OF WILLOW PARK
TRINITY DOWNS AT WILLOW PARK TAX INCREMENT REINVESTMENT ZONE
ABSORPTION SCHEDULE
11/9/2016

Annual Absorption	2017	2018	2019	2020	2021	2022
Event Center	0%	50%	100%	100%	100%	100%
Future Multi-Family	0%	0%	0%	0%	50%	100%
Multi-Family 2015	100%	100%	100%	100%	100%	100%
Multi-Family 2016	100%	100%	100%	100%	100%	100%
Townhomes	0%	0%	100%	100%	100%	100%
Single Family	0%	0%	50%	100%	100%	100%
Padsites/Vertical	14%	36%	50%	71%	86%	100%
Hotel	0%	0%	0%	0%	100%	100%
The Shops	100%	100%	100%	100%	100%	100%
Bank	0%	0%	0%	100%	100%	100%
Amphitheater	0%	100%	100%	100%	100%	100%
Percentage Complete	14%	7%	37%	17%	16%	10%
Cumulative Percentage Complete	14%	20%	57%	74%	90%	100%

Annual Absorption (Cumulative Lots)	2017	2018	2019	2020	2021	2022
Townhome Units	0	0	80	80	80	80
Single Family Units	0	0	50	100	100	100
Padsites/Vertical	2	5	7	10	12	14

Annual Absorption (Cumulative Value)	2017	2018	2019	2020	2021	2022
Townhome Units @ \$276k per Home	\$ -	\$ -	\$ 22,080,000	\$ 22,080,000	\$ 22,080,000	\$ 22,080,000
Single Family Units @ \$325k per Home	\$ -	\$ -	\$ 16,250,000	\$ 32,500,000	\$ 32,500,000	\$ 32,500,000
Padsites/Vertical @ \$1,162,714 per Lot	\$ 2,125,429	\$ 5,313,571	\$ 7,439,000	\$ 10,627,143	\$ 12,752,571	\$ 14,878,000



EXHIBIT D
WILKS DEVELOPMENT - TRINITY GROUNDS OF WILLOW PARK
TRINITY DOWNS AT WILLOW PARK TAX INCREMENT REINVESTMENT ZONE
AD VALOREM TAX REVENUES
11/9/2016

Annual Ad Valorem Additions	TIRZ Reimbursement Rate	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
		\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Event Center		-	-	4,675,000	9,350,000	9,537,000	9,727,740	9,922,295	10,120,741	10,323,156	10,529,619	10,740,211
Future Multi-Family		-	-	-	-	-	9,750,000	19,500,000	19,890,000	20,287,800	20,693,556	21,107,427
Multi-Family 2015		21,144,290	21,567,176	21,998,519	22,438,490	22,887,259	23,345,005	23,811,905	24,288,143	24,773,906	25,269,384	25,774,772
Multi-Family 2016		-	6,500,000	6,630,000	6,762,600	6,897,852	7,033,809	7,176,525	7,320,056	7,466,457	7,615,786	7,768,102
Townhomes		-	-	-	22,080,000	22,521,600	22,972,032	23,431,473	23,900,102	24,378,104	24,865,666	25,362,980
Single Family		-	-	-	16,250,000	32,500,000	33,150,000	33,813,000	34,489,260	35,179,045	35,882,626	36,600,279
Padsites/Vertical		-	2,125,429	5,313,571	7,439,000	10,627,143	12,752,571	14,878,000	15,175,560	15,479,071	15,788,653	16,104,426
Hotel		-	-	-	-	-	8,250,000	8,415,000	8,583,300	8,754,966	8,930,065	9,108,667
The Shops		-	8,000,000	8,160,000	8,323,200	8,489,664	8,659,457	8,832,646	9,009,299	9,189,485	9,373,275	9,560,741
Bank		-	-	-	-	720,000	734,400	749,088	764,070	779,351	794,938	810,837
Amphitheater		-	-	300,000	306,000	312,120	318,362	324,730	331,224	337,849	344,606	351,498
Total Assessed Value		26,587,070	38,192,604	47,077,091	92,949,290	114,492,638	136,695,377	150,854,662	153,871,755	156,949,190	160,088,174	163,289,937
City of Willow Park Tax Rate		0.46	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53
City of Willow Park Ad Valorem Taxes		122,433	203,032	250,262	494,118	608,643	726,673	801,943	817,982	834,342	851,029	868,049
Incremental Value		-	11,605,534	8,884,486	45,872,199	21,543,349	22,202,738	14,159,285	3,017,093	3,077,435	3,138,984	3,201,763
Cumulative Incremental Value		-	11,605,534	20,490,021	66,362,220	87,905,568	110,108,307	124,267,592	127,284,685	130,362,120	133,501,104	136,702,867
Incremental City of Willow Park Ad Valorem Taxes		-	61,695	108,925	352,782	467,306	585,336	660,607	676,645	693,005	709,692	726,712
TIRZ Reimbursement - City of Willow Park	75%	-	46,271	81,694	264,586	350,480	439,002	495,455	507,484	519,754	532,269	545,034
Cumulative TIRZ Reimbursement - City of Willow Park		-	46,271	127,965	392,551	743,031	1,182,032	1,677,487	2,184,971	2,704,725	3,236,994	3,782,028
Costs Incurred		2,415,668	2,354,512	2,363,602	444,423	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Less: TIRZ Reimbursement		-	46,271	81,694	264,586	350,480	439,002	495,455	507,484	519,754	532,269	545,034
Plus: 3.00% Interest Carry		28,400	142,569	215,304	227,158	224,358	218,819	211,420	203,438	194,848	185,626	175,743
Total Costs Available for Reimbursement		2,444,068	4,894,878	7,392,090	7,799,085	7,702,963	7,512,780	7,258,745	6,984,699	6,689,793	6,373,150	6,033,859



Annual Ad Valorem Additions	TIRZ Reimbursement Rate										
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Event Center		\$ 10,955,015	\$ 11,174,116	\$ 11,397,598	\$ 11,625,550	\$ 11,858,061	\$ 12,095,222	\$ 12,337,126	\$ 12,583,869	\$ 12,835,546	\$ 13,092,257
Future Multi-Family		\$ 21,529,576	\$ 21,960,167	\$ 22,399,371	\$ 22,847,358	\$ 23,304,305	\$ 23,770,391	\$ 24,245,799	\$ 24,730,715	\$ 25,225,329	\$ 25,729,836
Multi-Family 2015		\$ 26,290,267	\$ 26,816,072	\$ 27,352,394	\$ 27,899,442	\$ 28,457,430	\$ 29,026,579	\$ 29,607,111	\$ 30,199,253	\$ 30,803,238	\$ 31,419,303
Multi-Family 2016		\$ 7,923,464	\$ 8,081,933	\$ 8,243,572	\$ 8,408,443	\$ 8,576,612	\$ 8,748,144	\$ 8,923,107	\$ 9,101,569	\$ 9,283,601	\$ 9,469,273
Townhomes		\$ 25,870,239	\$ 26,387,644	\$ 26,915,397	\$ 27,453,705	\$ 28,002,779	\$ 28,562,834	\$ 29,134,091	\$ 29,716,773	\$ 30,311,108	\$ 30,917,331
Single Family		\$ 37,332,284	\$ 38,078,930	\$ 38,840,508	\$ 39,617,319	\$ 40,409,665	\$ 41,217,858	\$ 42,042,215	\$ 42,883,060	\$ 43,740,721	\$ 44,615,535
Padsites/Vertical		\$ 16,426,514	\$ 16,755,044	\$ 17,090,145	\$ 17,431,948	\$ 17,780,587	\$ 18,136,199	\$ 18,498,923	\$ 18,868,901	\$ 19,246,279	\$ 19,631,205
Hotel		\$ 9,290,840	\$ 9,476,657	\$ 9,666,190	\$ 9,859,514	\$ 10,056,704	\$ 10,257,838	\$ 10,462,995	\$ 10,672,255	\$ 10,885,700	\$ 11,103,414
The Shops		\$ 9,751,955	\$ 9,946,994	\$ 10,145,934	\$ 10,348,853	\$ 10,555,830	\$ 10,766,947	\$ 10,982,286	\$ 11,201,931	\$ 11,425,970	\$ 11,654,489
Bank		\$ 827,054	\$ 843,595	\$ 860,467	\$ 877,676	\$ 895,230	\$ 913,134	\$ 931,397	\$ 950,025	\$ 969,025	\$ 988,406
Amphitheater		\$ 358,528	\$ 365,698	\$ 373,012	\$ 380,473	\$ 388,082	\$ 395,844	\$ 403,761	\$ 411,836	\$ 420,072	\$ 428,474
Total Assessed Value		\$ 166,555,736	\$ 169,886,851	\$ 173,284,588	\$ 176,750,279	\$ 180,285,285	\$ 183,890,991	\$ 187,568,810	\$ 191,320,187	\$ 195,146,590	\$ 199,049,522
City of Willow Park Tax Rate		\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53
City of Willow Park Ad Valorem Taxes		\$ 885,410	\$ 903,118	\$ 921,181	\$ 939,604	\$ 958,397	\$ 977,565	\$ 997,116	\$ 1,017,058	\$ 1,037,399	\$ 1,058,147
Incremental Value		\$ 3,265,799	\$ 3,331,115	\$ 3,397,737	\$ 3,465,692	\$ 3,535,006	\$ 3,605,706	\$ 3,677,820	\$ 3,751,376	\$ 3,826,404	\$ 3,902,932
Cumulative Incremental Value		\$ 139,968,666	\$ 143,299,781	\$ 146,697,518	\$ 150,163,209	\$ 153,698,215	\$ 157,303,921	\$ 160,981,740	\$ 164,733,117	\$ 168,559,520	\$ 172,462,452
Incremental City of Willow Park Ad Valorem Taxes		\$ 744,073	\$ 761,782	\$ 779,844	\$ 798,268	\$ 817,060	\$ 836,228	\$ 855,779	\$ 875,721	\$ 896,062	\$ 916,810
TIRZ Reimbursement - City of Willow Park	50%	\$ 372,037	\$ 380,891	\$ 389,922	\$ 399,134	\$ 408,530	\$ 418,114	\$ 427,889	\$ 437,861	\$ 448,031	\$ 458,405
Cumulative TIRZ Reimbursement - City of Willow Park		\$ 4,154,065	\$ 4,534,956	\$ 4,924,878	\$ 5,324,012	\$ 5,732,542	\$ 6,150,655	\$ 6,578,545	\$ 7,016,406	\$ 7,464,437	\$ 7,922,842
Costs Incurred		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Less: TIRZ Reimbursement		\$ 372,037	\$ 380,891	\$ 389,922	\$ 399,134	\$ 408,530	\$ 418,114	\$ 427,889	\$ 437,861	\$ 448,031	\$ 458,405
Plus: 3.00% Interest Carry		\$ 170,455	\$ 164,742	\$ 158,586	\$ 151,970	\$ 144,873	\$ 137,276	\$ 129,157	\$ 120,496	\$ 111,270	\$ 101,456
Total Costs Available for Reimbursement		\$ 5,852,277	\$ 5,656,128	\$ 5,444,792	\$ 5,217,628	\$ 4,973,971	\$ 4,713,133	\$ 4,434,401	\$ 4,137,037	\$ 3,820,276	\$ 3,483,327



Annual Ad Valorem Additions	TIRZ Reimbursement Rate	2037	2038	2039	2040	2041
Event Center		\$ 13,354,102	\$ 13,621,184	\$ 13,893,608	\$ 14,171,480	\$ 14,454,910
Future Multi-Family		\$ 26,244,433	\$ 26,769,321	\$ 27,304,708	\$ 27,850,802	\$ 28,407,818
Multi-Family 2015		\$ 32,047,689	\$ 32,688,642	\$ 33,342,415	\$ 34,009,264	\$ 34,689,449
Multi-Family 2016		\$ 9,658,658	\$ 9,851,831	\$ 10,048,868	\$ 10,249,845	\$ 10,454,842
Townhomes		\$ 31,535,677	\$ 32,166,391	\$ 32,809,719	\$ 33,465,913	\$ 34,135,231
Single Family		\$ 45,507,846	\$ 46,418,003	\$ 47,346,363	\$ 48,293,290	\$ 49,259,156
Padsites/Vertical		\$ 20,023,829	\$ 20,424,306	\$ 20,832,792	\$ 21,249,448	\$ 21,674,437
Hotel		\$ 11,325,482	\$ 11,551,992	\$ 11,783,032	\$ 12,018,692	\$ 12,259,066
The Shops		\$ 11,887,579	\$ 12,125,331	\$ 12,367,837	\$ 12,615,194	\$ 12,867,498
Bank		\$ 1,008,174	\$ 1,028,337	\$ 1,048,904	\$ 1,069,882	\$ 1,091,280
Amphitheater		\$ 437,043	\$ 445,784	\$ 454,700	\$ 463,794	\$ 473,070
Total Assessed Value		\$ 203,030,513	\$ 207,091,123	\$ 211,232,945	\$ 215,457,604	\$ 219,766,756
City of Willow Park Tax Rate		\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53	\$ 0.53
City of Willow Park Ad Valorem Taxes		\$ 1,079,310	\$ 1,100,896	\$ 1,122,914	\$ 1,145,373	\$ 1,168,280
Incremental Value		\$ 3,980,990	\$ 4,060,610	\$ 4,141,822	\$ 4,224,659	\$ 4,309,152
Cumulative Incremental Value		\$ 176,443,443	\$ 180,504,053	\$ 184,645,875	\$ 188,870,534	\$ 193,179,686
Incremental City of Willow Park Ad Valorem Taxes		\$ 937,973	\$ 959,560	\$ 981,577	\$ 1,004,036	\$ 1,026,943
TIRZ Reimbursement - City of Willow Park	50%	\$ 468,987	\$ 479,780	\$ 490,789	\$ 502,018	\$ 513,472
Cumulative TIRZ Reimbursement - City of Willow Park		\$ 8,391,829	\$ 8,871,608	\$ 9,362,397	\$ 9,864,415	\$ 10,377,887
Costs Incurred		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Less: TIRZ Reimbursement		\$ 468,987	\$ 479,780	\$ 490,789	\$ 502,018	\$ 513,472
Plus: 3.00% Interest Carry		\$ 91,030	\$ 79,968	\$ 68,243	\$ 55,830	\$ 42,701
Total Costs Available for Reimbursement		\$ 3,125,370	\$ 2,745,558	\$ 2,343,012	\$ 1,916,824	\$ 1,466,053