

REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS

LAKE HOUSTON ZONE

Sixth Amended
Project Plan and Reinvestment Zone Financing Plan

December 10, 2020

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

Table of Contents

Introduction..... 1

Section One 1

The Part A Plan 1

The Part B Plan 1

The Part C Plan 2

The Part D Plan 2

The Part E Plan 2

The Part F Plan 2

Section Two 2

The Part G Plan..... 2

Proposed Goals for Improvements in the TIRZ..... 2

Goal 1..... 2

Goal 2: 3

Goal 3..... 3

Goal 4..... 3

Goal 5..... 3

Goal 6..... 3

Project Plan and Reinvestment Zone Financing Plan for the TIRZ 4

A. PROJECT PLAN..... 4

Existing and Proposed Uses of Land 4

Proposed Changes of Zoning Ordinances, Municipality Master Plan, Building Codes, & Other Municipal Ordinances 4

Estimated Non-Project Cost Items 4

Method of Relocating Persons Displaced, if any, as Result of Implementing the Plan 4

B. REINVESTMENT ZONE FINANCING PLAN..... 4

Estimated Project Costs 4

Proposed Kind, Number and Location of All Public Works or Public Improvements to be Financed in Zone 4

Economic Feasibility 4

Estimated Amount of Bond Indebtedness; Estimated Time When Related Costs or Monetary Obligations Incurred 4

Methods and Sources of Financing Project Costs; Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone 5

Current Total Appraised Value of Taxable Real Property 5

Estimated Captured Appraised Value of Zone During Each Year of Existence..... 5

Zone Duration 5

Maps & Exhibits

Map 1 – Existing and Proposed Land Uses

Exhibit 1 – Project Cost Schedule

Exhibit 2– Revenue and Transfer Schedule

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

Exhibit 3B – Revenue Schedule: City of Houston 1999 Annexed Area

Exhibit 3C – Revenue Schedule: City of Houston 2011 Annexed Area

Exhibit 3D – Revenue Schedule: City of Houston 2014 Annexed Area

Exhibit 3E – Revenue Schedule: City of Houston 2018 Annexed Area

Exhibit 3F – Revenue Schedule: City of Houston 2020 Annexed Area

Exhibit 4 – Revenue Schedule: Humble Independent School District Original Area and 1999 Annexed Area

Introduction

The purpose of the Project Plan and Reinvestment Zone Financing Plan (Parts A, B, C, D, E, F and G 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 12, 2018, by Ordinance No. 2018-996, the City Council approved the annexation of approximately 36.18 acres into the boundaries of the TIRZ, and by Ordinance No. 2018-997, the City Council approved a Fifth Amendment to the Project Plan and Reinvestment Zone Financing Plan for the TIRZ and extended the duration of the TIRZ to December 31, 2048 (the “Part F 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 in order to facilitate the development of new residential and commercial properties. The area included within the boundaries of the Part A Plan included open land where such infrastructure was absent and where residential and commercial development would not occur but for the creation of the TIRZ.

The Part B Plan: The Part B Plan sought to build upon the goals previously defined in the Part A Plan and

expanded the TIRZ boundaries by 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. 2008-0337, City Council found that the library and community center were areas of public assembly for the purposes of Texas Tax Code §311.010(b) and that the library and community center would benefit the property within the TIRZ.

The Part D Plan: The Part D Plan restated the goals and objectives of the Part A, Part B, 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 Part F Plan:

The Part F Plan restated the goals and objectives of the Parts A through E Plans and included provisions for the annexation of approximately 36.18 acres of territory into the TIRZ, which included public rights-of-way on Northpark Drive and a City-owned drainage easement located in Montgomery County, Texas. A fundamental goal of the Part F Plan was 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 would 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.

The TIRZ and the City now desire to further amend the TIRZ Project Plan and Reinvestment Zone Financing Plan as further described below (the “Part G Plan”).

Section Two

The Part G Plan:

The Part G Plan contemplates the annexation of approximately 349.29 acres of additional territory into the boundaries of the TIRZ, consisting primarily of a drainage channel commonly referred to as Taylor Gully and various tracts of contiguous parcels designated to be developed into the future Woodridge Village Detention Basin and a future City of Houston regional wastewater treatment plant.

Proposed Goals for Improvements in the TIRZ

As detailed below, public improvements proposed in the Part G Plan are in relationship to the original goals of the TIRZ and other City of Houston tax increment reinvestment zones 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 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, visitors and businesses.

Goal 6: Economic Development Program.

In cases where capital improvements to public infrastructure alone is insufficient or inadequate to stimulate private investment and economic development, the 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 County, Harris County Flood Control District, Montgomery County, and the Texas Department of Transportation will fund towards infrastructure improvements within the greater Kingwood area, in conjunction with the TIRZ, 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 in the Zone (Texas Tax Code §311.011(c)(2)): These details are described throughout the Plan.

Economic Feasibility (Texas Tax Code §311.011(c)(3)): An economic feasibility study was completed for the Kingwood area in 1999. The study documents the economic potential in the 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 \$1,035,582,794. The TIRZ Board finds and determines 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 TIRZ 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.

By Ordinance No. 2018-1025, adopted by the City on December 19, 2018, the City approved and authorized the Authority to issue its bonds and notes secured by Tri-Party Agreement Revenues (as defined in such ordinance) in an aggregate principal amount not to exceed \$60 million dollars outstanding at any one time. Debt in excess of such authorization is subject to approval as provided in the Tri-Party Agreement.

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 1997 is the base year for the original TIRZ boundaries. 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 \$312,842,146 million 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 \$0.561840/\$100 of assessed valuation, and a Humble Independent School District contribution of \$1.38405/\$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 October 2020, is \$1,265,590,974. 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 Exhibits 3A-3F and 4.

TIRZ Duration (Texas Tax Code §311.011(c)(9)): The TIRZ was established by the City on December 17, 1997 and is scheduled to terminate December 31, 2048.

Map 1 – Existing and Proposed Land Uses

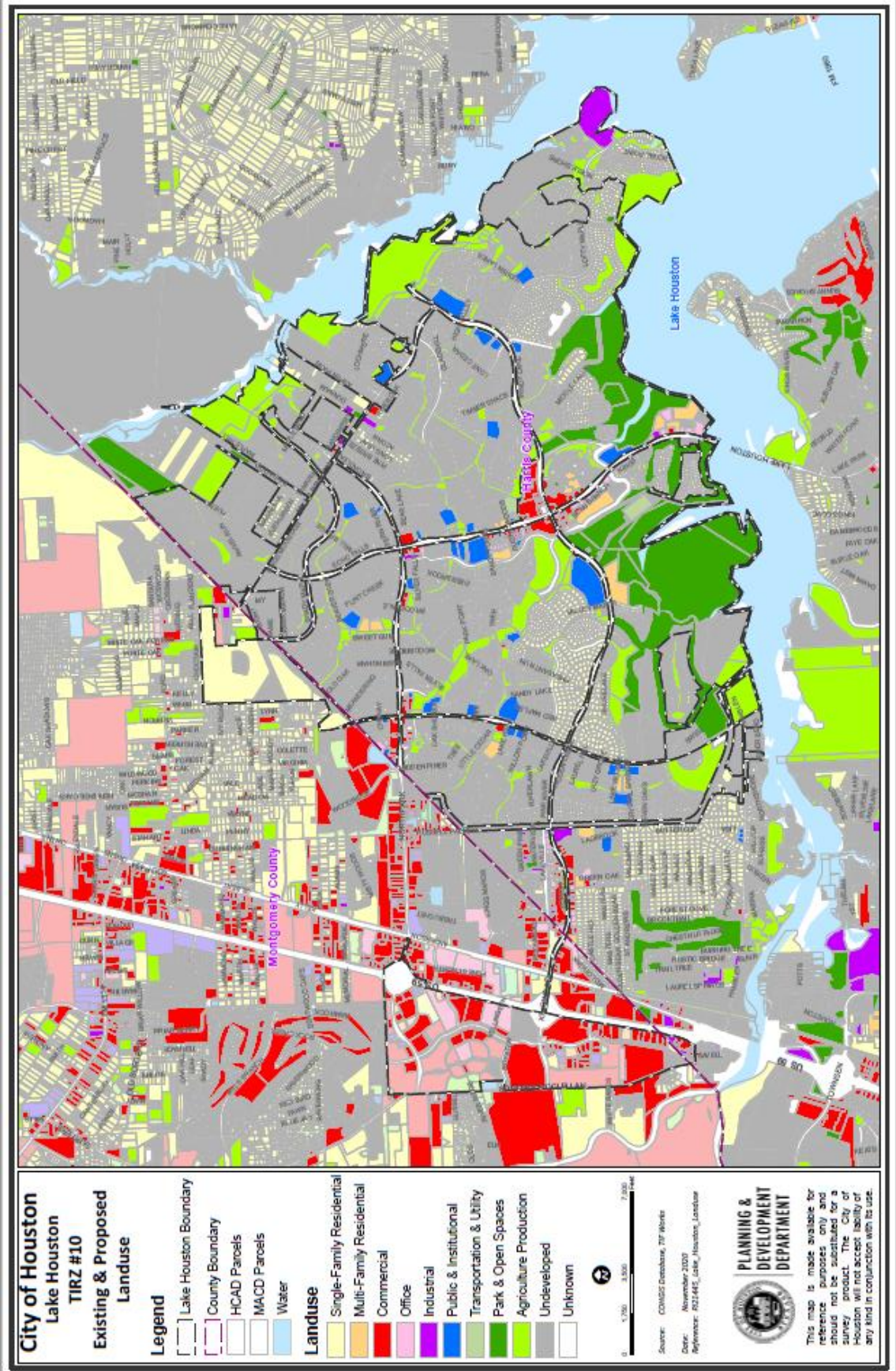


EXHIBIT 1 - PROJECT COST SCHEDULE

Project Cost Amendments: The following table includes the approved project cost for the Parts A, B, C, D, E and F Plans and the changes made to those budgets through this Part G 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	Part G Estimated Plan Costs	Costs to Date as of 06/30/20	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	\$ 125,000,000	\$ 38,806,533	\$ 86,193,467
Street Reconstruction	\$ -	\$ 5,000,000	\$ 5,000,000	\$ 25,000,000	\$ 60,000,000	\$ 225,000,000	\$ 225,000,000	\$ 11,253,567	\$ 213,746,433
Drainage and Detention	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 254,409,140	\$ 304,409,140	\$ -	\$ 254,409,140
Parks and Recreational Facilities	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 80,000,000	\$ 20,000,000	\$ -	\$ 80,000,000
Cultural and Public Facilities	\$ -	\$ -	\$ 9,100,000	\$ 20,559,850	\$ 36,059,850	\$ 25,000,000	\$ 25,000,000	\$ 7,710,269	\$ 17,289,731
Economic Development Programs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000,000	\$ 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	\$ -	\$ 8,330,000
Total	\$ 13,261,000	\$ 31,525,000	\$ 49,130,640	\$ 90,590,490	\$ 162,420,490	\$ 742,739,140	\$ 732,739,140	\$ 57,770,369	\$ 684,968,771
TIRZ Creation	\$ 200,000	\$ 260,000	\$ 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	\$ 3,000,000	\$ 2,671,124	\$ 328,876
Educational Facilities Project Costs	\$ -	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 299,583,654	\$ 299,583,654	\$ 147,519,900	\$ 152,063,754
PROJECT PLAN TOTAL	\$ 14,256,000	\$ 92,325,000	\$ 109,930,640	\$ 152,390,490	\$ 224,720,490	\$ 1,045,582,794	\$ 1,035,582,794	\$ 208,221,393	\$ 837,361,401

**Exhibit 2
Revenue and Transfer Schedule**

Tax Year	Increment Revenue											Transfers			Net Revenue (Total Increment Revenue less Transfers)		
	Original Area			1999 Annex Area			2011 Annex Area	2014 Annex Area	2018 Annex Area	2020 Annex Area	Total			Humble ISD Educational Facilities		City Admin Fees	Total Educational Facilities & Transfers
	City	Humble ISD	Total	City	Humble ISD	Total	City	City	City	City	City	Humble ISD	Total				
2020	\$ 2,385,597	\$ 7,587,439	\$ 9,973,036	\$ 1,284,329	\$ 3,909,981	\$ 5,194,310	\$ 1,415,038	\$ 666,440	\$ -	\$ -	\$ 5,751,404	\$ 11,497,420	\$ 17,248,824	\$ 11,497,420	\$ 287,570	\$ 11,784,990	\$ 5,463,834
2021	\$ 2,482,670	\$ 7,971,888	\$ 10,454,558	\$ 1,335,966	\$ 4,106,294	\$ 5,442,260	\$ 1,506,527	\$ 696,443	\$ -	\$ -	\$ 6,021,606	\$ 12,078,182	\$ 18,099,788	\$ 12,078,182	\$ 301,080	\$ 12,379,262	\$ 5,720,526
2022	\$ 2,583,625	\$ 8,375,560	\$ 10,959,185	\$ 1,389,669	\$ 4,312,422	\$ 5,702,091	\$ 1,601,675	\$ 727,647	\$ -	\$ -	\$ 6,302,616	\$ 12,687,983	\$ 18,990,599	\$ 12,687,983	\$ 315,131	\$ 13,003,114	\$ 5,987,485
2023	\$ 2,688,619	\$ 8,799,415	\$ 11,488,034	\$ 1,445,520	\$ 4,528,857	\$ 5,974,377	\$ 1,700,630	\$ 760,099	\$ -	\$ -	\$ 6,594,868	\$ 13,328,273	\$ 19,923,141	\$ 13,328,273	\$ 329,743	\$ 13,658,016	\$ 6,265,125
2024	\$ 2,797,812	\$ 9,244,464	\$ 12,042,276	\$ 1,503,605	\$ 4,756,114	\$ 6,259,719	\$ 1,803,543	\$ 793,850	\$ -	\$ -	\$ 6,898,810	\$ 14,000,577	\$ 20,899,387	\$ 14,000,577	\$ 344,941	\$ 14,345,518	\$ 6,553,869
2025	\$ 2,911,373	\$ 9,711,764	\$ 12,623,137	\$ 1,564,014	\$ 4,994,733	\$ 6,558,747	\$ 1,910,572	\$ 828,950	\$ -	\$ -	\$ 7,214,909	\$ 14,706,497	\$ 21,921,406	\$ 14,706,497	\$ 360,745	\$ 15,067,242	\$ 6,854,164
2026	\$ 3,029,476	\$ 10,202,430	\$ 13,231,906	\$ 1,626,839	\$ 5,245,284	\$ 6,872,123	\$ 2,021,882	\$ 865,454	\$ -	\$ -	\$ 7,543,651	\$ 15,447,713	\$ 22,991,364	\$ 15,447,713	\$ 377,183	\$ 15,824,896	\$ 7,166,468
2027	\$ 3,152,304	\$ 10,717,628	\$ 13,869,932	\$ 1,692,176	\$ 5,508,362	\$ 7,200,538	\$ 2,137,645	\$ 903,419	\$ -	\$ -	\$ 7,885,544	\$ 16,225,990	\$ 24,111,534	\$ 16,225,990	\$ 394,277	\$ 16,620,267	\$ 7,491,267
2028	\$ 3,280,044	\$ -	\$ 3,280,044	\$ 1,760,128	\$ -	\$ 1,760,128	\$ 2,258,038	\$ 942,902	\$ -	\$ -	\$ 8,241,112	\$ -	\$ 8,241,112	\$ -	\$ 412,056	\$ 412,056	\$ 7,829,056
2029	\$ 3,412,895	\$ -	\$ 3,412,895	\$ 1,830,797	\$ -	\$ 1,830,797	\$ 2,383,248	\$ 983,964	\$ -	\$ -	\$ 8,610,904	\$ -	\$ 8,610,904	\$ -	\$ 430,545	\$ 430,545	\$ 8,180,359
2030	\$ 3,551,059	\$ -	\$ 3,551,059	\$ 1,904,293	\$ -	\$ 1,904,293	\$ 2,513,465	\$ 1,026,669	\$ -	\$ -	\$ 8,995,486	\$ -	\$ 8,995,486	\$ -	\$ 449,774	\$ 449,774	\$ 8,545,712
2031	\$ 3,694,750	\$ -	\$ 3,694,750	\$ 1,980,729	\$ -	\$ 1,980,729	\$ 2,648,891	\$ 1,071,082	\$ -	\$ -	\$ 9,395,452	\$ -	\$ 9,395,452	\$ -	\$ 469,773	\$ 469,773	\$ 8,925,679
2032	\$ 3,844,188	\$ -	\$ 3,844,188	\$ 2,060,223	\$ -	\$ 2,060,223	\$ 2,789,734	\$ 1,117,271	\$ -	\$ -	\$ 9,811,416	\$ -	\$ 9,811,416	\$ -	\$ 490,571	\$ 490,571	\$ 9,320,845
2033	\$ 3,999,604	\$ -	\$ 3,999,604	\$ 2,142,896	\$ -	\$ 2,142,896	\$ 2,936,211	\$ 1,165,308	\$ -	\$ -	\$ 10,244,019	\$ -	\$ 10,244,019	\$ -	\$ 512,201	\$ 512,201	\$ 9,731,818
2034	\$ 4,161,237	\$ -	\$ 4,161,237	\$ 2,228,876	\$ -	\$ 2,228,876	\$ 3,088,547	\$ 1,215,267	\$ -	\$ -	\$ 10,693,927	\$ -	\$ 10,693,927	\$ -	\$ 534,696	\$ 534,696	\$ 10,159,231
2035	\$ 4,329,335	\$ -	\$ 4,329,335	\$ 2,318,295	\$ -	\$ 2,318,295	\$ 3,246,977	\$ 1,267,224	\$ -	\$ -	\$ 11,161,831	\$ -	\$ 11,161,831	\$ -	\$ 558,092	\$ 558,092	\$ 10,603,739
2036	\$ 4,504,157	\$ -	\$ 4,504,157	\$ 2,411,291	\$ -	\$ 2,411,291	\$ 3,411,743	\$ 1,321,259	\$ -	\$ -	\$ 11,648,450	\$ -	\$ 11,648,450	\$ -	\$ 582,423	\$ 582,423	\$ 11,066,027
2037	\$ 4,685,971	\$ -	\$ 4,685,971	\$ 2,508,007	\$ -	\$ 2,508,007	\$ 3,583,100	\$ 1,377,456	\$ -	\$ -	\$ 12,154,534	\$ -	\$ 12,154,534	\$ -	\$ 607,727	\$ 607,727	\$ 11,546,807
2038	\$ 4,875,059	\$ -	\$ 4,875,059	\$ 2,608,592	\$ -	\$ 2,608,592	\$ 3,761,312	\$ 1,435,900	\$ -	\$ -	\$ 12,680,863	\$ -	\$ 12,680,863	\$ -	\$ 634,043	\$ 634,043	\$ 12,046,820
2039	\$ 5,071,710	\$ -	\$ 5,071,710	\$ 2,713,200	\$ -	\$ 2,713,200	\$ 3,946,652	\$ 1,496,682	\$ -	\$ -	\$ 13,228,244	\$ -	\$ 13,228,244	\$ -	\$ 661,412	\$ 661,412	\$ 12,566,832
2040	\$ 5,276,227	\$ -	\$ 5,276,227	\$ 2,821,992	\$ -	\$ 2,821,992	\$ 4,139,405	\$ 1,559,896	\$ -	\$ -	\$ 13,797,520	\$ -	\$ 13,797,520	\$ -	\$ 689,876	\$ 689,876	\$ 13,107,644
2041	\$ 5,488,924	\$ -	\$ 5,488,924	\$ 2,935,136	\$ -	\$ 2,935,136	\$ 4,339,869	\$ 1,625,638	\$ -	\$ -	\$ 14,389,567	\$ -	\$ 14,389,567	\$ -	\$ 719,478	\$ 719,478	\$ 13,670,089
2042	\$ 5,710,130	\$ -	\$ 5,710,130	\$ 3,052,806	\$ -	\$ 3,052,806	\$ 4,548,351	\$ 1,694,010	\$ -	\$ -	\$ 15,005,297	\$ -	\$ 15,005,297	\$ -	\$ 750,265	\$ 750,265	\$ 14,255,032
2043	\$ 5,940,183	\$ -	\$ 5,940,183	\$ 3,175,182	\$ -	\$ 3,175,182	\$ 4,765,173	\$ 1,765,116	\$ -	\$ -	\$ 15,645,654	\$ -	\$ 15,645,654	\$ -	\$ 782,283	\$ 782,283	\$ 14,863,371
2044	\$ 6,179,439	\$ -	\$ 6,179,439	\$ 3,302,454	\$ -	\$ 3,302,454	\$ 4,990,668	\$ 1,839,067	\$ -	\$ -	\$ 16,311,628	\$ -	\$ 16,311,628	\$ -	\$ 815,581	\$ 815,581	\$ 15,496,047
2045	\$ 6,428,265	\$ -	\$ 6,428,265	\$ 3,434,816	\$ -	\$ 3,434,816	\$ 5,225,182	\$ 1,915,976	\$ -	\$ -	\$ 17,004,239	\$ -	\$ 17,004,239	\$ -	\$ 850,212	\$ 850,212	\$ 16,154,027
2046	\$ 6,687,044	\$ -	\$ 6,687,044	\$ 3,572,473	\$ -	\$ 3,572,473	\$ 5,469,077	\$ 1,995,961	\$ -	\$ -	\$ 17,724,555	\$ -	\$ 17,724,555	\$ -	\$ 886,228	\$ 886,228	\$ 16,838,327
2047	\$ 6,956,174	\$ -	\$ 6,956,174	\$ 3,715,636	\$ -	\$ 3,715,636	\$ 5,722,727	\$ 2,079,146	\$ -	\$ -	\$ 18,473,683	\$ -	\$ 18,473,683	\$ -	\$ 923,684	\$ 923,684	\$ 17,549,999
2048	\$ 7,576,983	\$ -	\$ 7,576,983	\$ 3,864,526	\$ -	\$ 3,864,526	\$ 6,268,567	\$ 2,165,658	\$ -	\$ -	\$ 19,875,734	\$ -	\$ 19,875,734	\$ -	\$ 993,787	\$ 993,787	\$ 18,881,947
\$	127,684,854	\$ 72,610,589	\$ 200,295,443	\$ 68,184,466	\$ 37,362,047	\$ 105,546,513	\$ 96,134,449	\$ 37,303,754	\$ -	\$ -	\$ 329,307,523	\$ 109,972,636	\$ 439,280,159	\$ 109,972,636	\$ 16,465,377	\$ 126,438,013	\$ 312,842,146

Exhibit 3A
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
2020	\$ 7,721,300	\$ 454,673,303	\$ 446,952,003	95%	0.56184	\$ 2,385,597	119,280	\$ 2,266,317
2021	\$ 7,721,300	\$ 472,860,235	\$ 465,138,935	95%	0.56184	\$ 2,482,670	124,134	\$ 2,358,536
2022	\$ 7,721,300	\$ 491,774,645	\$ 484,053,345	95%	0.56184	\$ 2,583,625	129,181	\$ 2,454,444
2023	\$ 7,721,300	\$ 511,445,630	\$ 503,724,330	95%	0.56184	\$ 2,688,619	134,431	\$ 2,554,188
2024	\$ 7,721,300	\$ 531,903,456	\$ 524,182,156	95%	0.56184	\$ 2,797,812	139,891	\$ 2,657,921
2025	\$ 7,721,300	\$ 553,179,594	\$ 545,458,294	95%	0.56184	\$ 2,911,373	145,569	\$ 2,765,804
2026	\$ 7,721,300	\$ 575,306,777	\$ 567,585,477	95%	0.56184	\$ 3,029,476	151,474	\$ 2,878,002
2027	\$ 7,721,300	\$ 598,319,049	\$ 590,597,749	95%	0.56184	\$ 3,152,304	157,615	\$ 2,994,689
2028	\$ 7,721,300	\$ 622,251,811	\$ 614,530,511	95%	0.56184	\$ 3,280,044	164,002	\$ 3,116,042
2029	\$ 7,721,300	\$ 647,141,883	\$ 639,420,583	95%	0.56184	\$ 3,412,895	170,645	\$ 3,242,250
2030	\$ 7,721,300	\$ 673,027,558	\$ 665,306,258	95%	0.56184	\$ 3,551,059	177,553	\$ 3,373,506
2031	\$ 7,721,300	\$ 699,948,661	\$ 692,227,361	95%	0.56184	\$ 3,694,750	184,738	\$ 3,510,012
2032	\$ 7,721,300	\$ 727,946,607	\$ 720,225,307	95%	0.56184	\$ 3,844,188	192,209	\$ 3,651,979
2033	\$ 7,721,300	\$ 757,064,471	\$ 749,343,171	95%	0.56184	\$ 3,999,604	199,980	\$ 3,799,624
2034	\$ 7,721,300	\$ 787,347,050	\$ 779,625,750	95%	0.56184	\$ 4,161,237	208,062	\$ 3,953,175
2035	\$ 7,721,300	\$ 818,840,932	\$ 811,119,632	95%	0.56184	\$ 4,329,335	216,467	\$ 4,112,868
2036	\$ 7,721,300	\$ 851,594,569	\$ 843,873,269	95%	0.56184	\$ 4,504,157	225,208	\$ 4,278,949
2037	\$ 7,721,300	\$ 885,658,352	\$ 877,937,052	95%	0.56184	\$ 4,685,971	234,299	\$ 4,451,672
2038	\$ 7,721,300	\$ 921,084,686	\$ 913,363,386	95%	0.56184	\$ 4,875,059	243,753	\$ 4,631,306
2039	\$ 7,721,300	\$ 957,928,074	\$ 950,206,774	95%	0.56184	\$ 5,071,710	253,586	\$ 4,818,124
2040	\$ 7,721,300	\$ 996,245,197	\$ 988,523,897	95%	0.56184	\$ 5,276,227	263,811	\$ 5,012,416
2041	\$ 7,721,300	\$ 1,036,095,005	\$ 1,028,373,705	95%	0.56184	\$ 5,488,924	274,446	\$ 5,214,478
2042	\$ 7,721,300	\$ 1,077,538,805	\$ 1,069,817,505	95%	0.56184	\$ 5,710,130	285,507	\$ 5,424,623
2043	\$ 7,721,300	\$ 1,120,640,357	\$ 1,112,919,057	95%	0.56184	\$ 5,940,183	297,009	\$ 5,643,174
2044	\$ 7,721,300	\$ 1,165,465,971	\$ 1,157,744,671	95%	0.56184	\$ 6,179,439	308,972	\$ 5,870,467
2045	\$ 7,721,300	\$ 1,212,084,610	\$ 1,204,363,310	95%	0.56184	\$ 6,428,265	321,413	\$ 6,106,852
2046	\$ 7,721,300	\$ 1,260,567,994	\$ 1,252,846,694	95%	0.56184	\$ 6,687,044	334,352	\$ 6,352,692
2047	\$ 7,721,300	\$ 1,310,990,714	\$ 1,303,269,414	95%	0.56184	\$ 6,956,174	347,809	\$ 6,608,365
2048	\$ 7,721,300	\$ 1,363,430,343	\$ 1,355,709,043	95%	0.58831	\$ 7,576,983	378,849	\$ 7,198,134
				12		\$ 127,684,854	6,384,245	\$ 121,300,609

Exhibit 3B
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
2020	\$ 1,237,780	\$ 241,862,351	\$ 240,624,571	95%	0.56184	\$ 1,284,329	\$ 64,216	\$ 1,220,113
2021	\$ 1,237,780	\$ 251,536,845	\$ 250,299,065	95%	0.56184	\$ 1,335,966	\$ 66,798	\$ 1,269,168
2022	\$ 1,237,780	\$ 261,598,319	\$ 260,360,539	95%	0.56184	\$ 1,389,669	\$ 69,483	\$ 1,320,186
2023	\$ 1,237,780	\$ 272,062,252	\$ 270,824,472	95%	0.56184	\$ 1,445,520	\$ 72,276	\$ 1,373,244
2024	\$ 1,237,780	\$ 282,944,742	\$ 281,706,962	95%	0.56184	\$ 1,503,605	\$ 75,180	\$ 1,428,425
2025	\$ 1,237,780	\$ 294,262,531	\$ 293,024,751	95%	0.56184	\$ 1,564,014	\$ 78,201	\$ 1,485,813
2026	\$ 1,237,780	\$ 306,033,033	\$ 304,795,253	95%	0.56184	\$ 1,626,839	\$ 81,342	\$ 1,545,497
2027	\$ 1,237,780	\$ 318,274,354	\$ 317,036,574	95%	0.56184	\$ 1,692,176	\$ 84,609	\$ 1,607,567
2028	\$ 1,237,780	\$ 331,005,328	\$ 329,767,548	95%	0.56184	\$ 1,760,128	\$ 88,006	\$ 1,672,122
2029	\$ 1,237,780	\$ 344,245,541	\$ 343,007,761	95%	0.56184	\$ 1,830,797	\$ 91,540	\$ 1,739,257
2030	\$ 1,237,780	\$ 358,015,363	\$ 356,777,583	95%	0.56184	\$ 1,904,293	\$ 95,215	\$ 1,809,078
2031	\$ 1,237,780	\$ 372,335,977	\$ 371,098,197	95%	0.56184	\$ 1,980,729	\$ 99,036	\$ 1,881,693
2032	\$ 1,237,780	\$ 387,229,416	\$ 385,991,636	95%	0.56184	\$ 2,060,223	\$ 103,011	\$ 1,957,212
2033	\$ 1,237,780	\$ 402,718,593	\$ 401,480,813	95%	0.56184	\$ 2,142,896	\$ 107,145	\$ 2,035,751
2034	\$ 1,237,780	\$ 418,827,337	\$ 417,589,557	95%	0.56184	\$ 2,228,876	\$ 111,444	\$ 2,117,432
2035	\$ 1,237,780	\$ 435,580,430	\$ 434,342,650	95%	0.56184	\$ 2,318,295	\$ 115,915	\$ 2,202,380
2036	\$ 1,237,780	\$ 453,003,647	\$ 451,765,867	95%	0.56184	\$ 2,411,291	\$ 120,565	\$ 2,290,726
2037	\$ 1,237,780	\$ 471,123,793	\$ 469,886,013	95%	0.56184	\$ 2,508,007	\$ 125,400	\$ 2,382,607
2038	\$ 1,237,780	\$ 489,968,745	\$ 488,730,965	95%	0.56184	\$ 2,608,592	\$ 130,430	\$ 2,478,162
2039	\$ 1,237,780	\$ 509,567,495	\$ 508,329,715	95%	0.56184	\$ 2,713,200	\$ 135,660	\$ 2,577,540
2040	\$ 1,237,780	\$ 529,950,195	\$ 528,712,415	95%	0.56184	\$ 2,821,992	\$ 141,100	\$ 2,680,892
2041	\$ 1,237,780	\$ 551,148,202	\$ 549,910,422	95%	0.56184	\$ 2,935,136	\$ 146,757	\$ 2,788,379
2042	\$ 1,237,780	\$ 573,194,131	\$ 571,956,351	95%	0.56184	\$ 3,052,806	\$ 152,640	\$ 2,900,166
2043	\$ 1,237,780	\$ 596,121,896	\$ 594,884,116	95%	0.56184	\$ 3,175,182	\$ 158,759	\$ 3,016,423
2044	\$ 1,237,780	\$ 619,966,772	\$ 618,728,992	95%	0.56184	\$ 3,302,454	\$ 165,123	\$ 3,137,331
2045	\$ 1,237,780	\$ 644,765,443	\$ 643,527,663	95%	0.56184	\$ 3,434,816	\$ 171,741	\$ 3,263,075
2046	\$ 1,237,780	\$ 670,556,060	\$ 669,318,280	95%	0.56184	\$ 3,572,473	\$ 178,624	\$ 3,393,849
2047	\$ 1,237,780	\$ 697,378,303	\$ 696,140,523	95%	0.56184	\$ 3,715,636	\$ 185,782	\$ 3,529,854
2048	\$ 1,237,780	\$ 725,273,435	\$ 724,035,655	95%	0.56184	\$ 3,864,526	\$ 193,226	\$ 3,671,300
						\$ 68,184,466	\$ 3,409,224	\$ 64,775,242

Exhibit 3C
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
2020	\$ 163,408,199	\$ 428,521,669	\$ 265,113,470	95%	0.56184	\$ 1,415,038	70,752	\$ 1,344,286
2021	\$ 163,408,199	\$ 445,662,536	\$ 282,254,337	95%	0.56184	\$ 1,506,527	75,326	\$ 1,431,201
2022	\$ 163,408,199	\$ 463,489,037	\$ 300,080,838	95%	0.56184	\$ 1,601,675	80,084	\$ 1,521,591
2023	\$ 163,408,199	\$ 482,028,599	\$ 318,620,400	95%	0.56184	\$ 1,700,630	85,032	\$ 1,615,598
2024	\$ 163,408,199	\$ 501,309,743	\$ 337,901,544	95%	0.56184	\$ 1,803,543	90,177	\$ 1,713,366
2025	\$ 163,408,199	\$ 521,362,132	\$ 357,953,933	95%	0.56184	\$ 1,910,572	95,529	\$ 1,815,043
2026	\$ 163,408,199	\$ 542,216,618	\$ 378,808,419	95%	0.56184	\$ 2,021,882	101,094	\$ 1,920,788
2027	\$ 163,408,199	\$ 563,905,282	\$ 400,497,083	95%	0.56184	\$ 2,137,645	106,882	\$ 2,030,763
2028	\$ 163,408,199	\$ 586,461,494	\$ 423,053,295	95%	0.56184	\$ 2,258,038	112,902	\$ 2,145,136
2029	\$ 163,408,199	\$ 609,919,953	\$ 446,511,754	95%	0.56184	\$ 2,383,248	119,162	\$ 2,264,086
2030	\$ 163,408,199	\$ 634,316,752	\$ 470,908,553	95%	0.56184	\$ 2,513,465	125,673	\$ 2,387,792
2031	\$ 163,408,199	\$ 659,689,422	\$ 496,281,223	95%	0.56184	\$ 2,648,891	132,445	\$ 2,516,446
2032	\$ 163,408,199	\$ 686,076,998	\$ 522,668,799	95%	0.56184	\$ 2,789,734	139,487	\$ 2,650,247
2033	\$ 163,408,199	\$ 713,520,078	\$ 550,111,879	95%	0.56184	\$ 2,936,211	146,811	\$ 2,789,400
2034	\$ 163,408,199	\$ 742,060,881	\$ 578,652,682	95%	0.56184	\$ 3,088,547	154,427	\$ 2,934,120
2035	\$ 163,408,199	\$ 771,743,317	\$ 608,335,118	95%	0.56184	\$ 3,246,977	162,349	\$ 3,084,628
2036	\$ 163,408,199	\$ 802,613,049	\$ 639,204,850	95%	0.56184	\$ 3,411,743	170,587	\$ 3,241,156
2037	\$ 163,408,199	\$ 834,717,571	\$ 671,309,372	95%	0.56184	\$ 3,583,100	179,155	\$ 3,403,945
2038	\$ 163,408,199	\$ 868,106,274	\$ 704,698,075	95%	0.56184	\$ 3,761,312	188,066	\$ 3,573,246
2039	\$ 163,408,199	\$ 902,830,525	\$ 739,422,326	95%	0.56184	\$ 3,946,652	197,333	\$ 3,749,319
2040	\$ 163,408,199	\$ 938,943,746	\$ 775,535,547	95%	0.56184	\$ 4,139,405	206,970	\$ 3,932,435
2041	\$ 163,408,199	\$ 976,501,496	\$ 813,093,297	95%	0.56184	\$ 4,339,869	216,993	\$ 4,122,876
2042	\$ 163,408,199	\$ 1,015,561,556	\$ 852,153,357	95%	0.56184	\$ 4,548,351	227,418	\$ 4,320,933
2043	\$ 163,408,199	\$ 1,056,184,018	\$ 892,775,819	95%	0.56184	\$ 4,765,173	238,259	\$ 4,526,914
2044	\$ 163,408,199	\$ 1,098,431,379	\$ 935,023,180	95%	0.56184	\$ 4,990,668	249,533	\$ 4,741,135
2045	\$ 163,408,199	\$ 1,142,368,634	\$ 978,960,435	95%	0.56184	\$ 5,225,182	261,259	\$ 4,963,923
2046	\$ 163,408,199	\$ 1,188,063,379	\$ 1,024,655,180	95%	0.56184	\$ 5,469,077	273,454	\$ 5,195,623
2047	\$ 163,408,199	\$ 1,235,585,915	\$ 1,072,177,716	95%	0.56184	\$ 5,722,727	286,136	\$ 5,436,591
2048	\$ 163,408,199	\$ 1,285,009,351	\$ 1,121,601,152	95%	0.58831	\$ 6,268,567	313,428	\$ 5,955,139
						\$ 96,134,449	\$ 4,806,723	\$ 91,327,726

Exhibit 3D
Revenue Schedule: City of Houston 2014 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2020	\$ 15,673,312	\$ 140,533,651	\$ 124,860,339	95%	0.56184	\$ 666,440	\$ 33,322	\$ 633,118
2021	\$ 15,673,312	\$ 146,154,997	\$ 130,481,685	95%	0.56184	\$ 696,443	\$ 34,822	\$ 661,621
2022	\$ 15,673,312	\$ 152,001,197	\$ 136,327,885	95%	0.56184	\$ 727,647	\$ 36,382	\$ 691,265
2023	\$ 15,673,312	\$ 158,081,245	\$ 142,407,933	95%	0.56184	\$ 760,099	\$ 38,005	\$ 722,094
2024	\$ 15,673,312	\$ 164,404,495	\$ 148,731,183	95%	0.56184	\$ 793,850	\$ 39,693	\$ 754,157
2025	\$ 15,673,312	\$ 170,980,674	\$ 155,307,362	95%	0.56184	\$ 828,950	\$ 41,448	\$ 787,502
2026	\$ 15,673,312	\$ 177,819,901	\$ 162,146,589	95%	0.56184	\$ 865,454	\$ 43,273	\$ 822,181
2027	\$ 15,673,312	\$ 184,932,697	\$ 169,259,385	95%	0.56184	\$ 903,419	\$ 45,171	\$ 858,248
2028	\$ 15,673,312	\$ 192,330,005	\$ 176,656,693	95%	0.56184	\$ 942,902	\$ 47,145	\$ 895,757
2029	\$ 15,673,312	\$ 200,023,206	\$ 184,349,894	95%	0.56184	\$ 983,964	\$ 49,198	\$ 934,766
2030	\$ 15,673,312	\$ 208,024,134	\$ 192,350,822	95%	0.56184	\$ 1,026,669	\$ 51,333	\$ 975,336
2031	\$ 15,673,312	\$ 216,345,099	\$ 200,671,787	95%	0.56184	\$ 1,071,082	\$ 53,554	\$ 1,017,528
2032	\$ 15,673,312	\$ 224,998,903	\$ 209,325,591	95%	0.56184	\$ 1,117,271	\$ 55,864	\$ 1,061,407
2033	\$ 15,673,312	\$ 233,998,859	\$ 218,325,547	95%	0.56184	\$ 1,165,308	\$ 58,265	\$ 1,107,043
2034	\$ 15,673,312	\$ 243,358,814	\$ 227,685,502	95%	0.56184	\$ 1,215,267	\$ 60,763	\$ 1,154,504
2035	\$ 15,673,312	\$ 253,093,166	\$ 237,419,854	95%	0.56184	\$ 1,267,224	\$ 63,361	\$ 1,203,863
2036	\$ 15,673,312	\$ 263,216,893	\$ 247,543,581	95%	0.56184	\$ 1,321,259	\$ 66,063	\$ 1,255,196
2037	\$ 15,673,312	\$ 273,745,568	\$ 258,072,256	95%	0.56184	\$ 1,377,456	\$ 68,873	\$ 1,308,583
2038	\$ 15,673,312	\$ 284,695,391	\$ 269,022,079	95%	0.56184	\$ 1,435,900	\$ 71,795	\$ 1,364,105
2039	\$ 15,673,312	\$ 296,083,207	\$ 280,409,895	95%	0.56184	\$ 1,496,682	\$ 74,834	\$ 1,421,848
2040	\$ 15,673,312	\$ 307,926,535	\$ 292,253,223	95%	0.56184	\$ 1,559,896	\$ 77,995	\$ 1,481,901
2041	\$ 15,673,312	\$ 320,243,596	\$ 304,570,284	95%	0.56184	\$ 1,625,638	\$ 81,282	\$ 1,544,356
2042	\$ 15,673,312	\$ 333,053,340	\$ 317,380,028	95%	0.56184	\$ 1,694,010	\$ 84,701	\$ 1,609,309
2043	\$ 15,673,312	\$ 346,375,474	\$ 330,702,162	95%	0.56184	\$ 1,765,116	\$ 88,256	\$ 1,676,860
2044	\$ 15,673,312	\$ 360,230,493	\$ 344,557,181	95%	0.56184	\$ 1,839,067	\$ 91,953	\$ 1,747,114
2045	\$ 15,673,312	\$ 374,639,713	\$ 358,966,401	95%	0.56184	\$ 1,915,976	\$ 95,799	\$ 1,820,177
2046	\$ 15,673,312	\$ 389,625,301	\$ 373,951,989	95%	0.56184	\$ 1,995,961	\$ 99,798	\$ 1,896,163
2047	\$ 15,673,312	\$ 405,210,313	\$ 389,537,001	95%	0.56184	\$ 2,079,146	\$ 103,957	\$ 1,975,189
2048	\$ 15,673,312	\$ 421,418,726	\$ 405,745,414	95%	0.56184	\$ 2,165,658	\$ 108,283	\$ 2,057,375
						\$ 37,303,754	\$ 1,865,188	\$ 35,438,566

Exhibit 3E
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%	0.56184	\$ -	\$ -	\$ -
2019	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2020	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	95%	0.56184	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

Exhibit 3F
Revenue Schedule: City of Houston 2020 Annexed Area

Tax Year	Base Value	Projected Value	Captured Appraised Value	Collection Rate	Tax Rate	Increment Revenue	Admin Fee	Net Increment
2020	\$ 2,600,000	\$ 2,600,000	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2021	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2022	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2026	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2042	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2043	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2044	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2045	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2046	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2047	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
2048	\$ -	\$ -	\$ -	95%	0.561840	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -

Exhibit 4
Revenue Schedule: Humble Independent School District
Original and 1999 Annexed 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		
2020	\$ 7,723,030	\$ 1,237,780	\$ 577,058,495	\$ 297,371,453	95%	1.38405	\$ 7,587,439	\$ 3,909,981	\$ 11,497,420	\$ 11,497,420	\$ -
2021	\$ 7,723,030	\$ 1,237,780	\$ 606,297,571	\$ 312,301,915	95%	1.38405	\$ 7,971,888	\$ 4,106,294	\$ 12,078,182	\$ 12,078,182	\$ -
2022	\$ 7,723,030	\$ 1,237,780	\$ 636,998,601	\$ 327,978,899	95%	1.38405	\$ 8,375,560	\$ 4,312,422	\$ 12,687,983	\$ 12,687,983	\$ -
2023	\$ 7,723,030	\$ 1,237,780	\$ 669,234,683	\$ 344,439,733	95%	1.38405	\$ 8,799,415	\$ 4,528,857	\$ 13,328,273	\$ 13,328,273	\$ -
2024	\$ 7,723,030	\$ 1,237,780	\$ 703,082,569	\$ 361,723,609	95%	1.38405	\$ 9,244,464	\$ 4,756,114	\$ 14,000,577	\$ 14,000,577	\$ -
2025	\$ 7,723,030	\$ 1,237,780	\$ 738,622,848	\$ 379,871,678	95%	1.38405	\$ 9,711,764	\$ 4,994,733	\$ 14,706,497	\$ 14,706,497	\$ -
2026	\$ 7,723,030	\$ 1,237,780	\$ 775,940,142	\$ 398,927,151	95%	1.38405	\$ 10,202,430	\$ 5,245,284	\$ 15,447,713	\$ 15,447,713	\$ -
2027	\$ 7,723,030	\$ 1,237,780	\$ 815,123,301	\$ 418,935,398	95%	1.38405	\$ 10,717,628	\$ 5,508,362	\$ 16,225,990	\$ 16,225,990	\$ -
							\$ 72,610,589	\$ 37,362,047	\$ 109,972,636	\$ 109,972,636	\$ -

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