PROJECT PLAN
Prepared October 2012
Finalized May 2014

Tax Increment Reinvestment Zone No. 2

City of Denton, Texas

SCHRADER & CLINE, LLC

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October 2012
The City of Denton, Texas proposes to establish a Tax Increment Reinvestment Zone ("TIRZ") for the purpose of dedicating the increase in tax revenue generated within the TIRZ to provide funds for public infrastructure to encourage accelerated development in the largest industrially zoned area within the City. The TIRZ consists of approximately 800 acres and is more fully described in *Project Plan Exhibit A*.

The City is creating this TIRZ to encourage accelerated development in this area of the City in an effort to stimulate new higher value, industrial development which would benefit and be incentivized from the proposed public infrastructure improvements. It is expected that the TIRZ will exist for twenty (25) years or the date when all project costs are paid, whichever comes first.

As set forth in Section 311.011 of the Tax Increment Financing Act of the Texas Tax Code Ann., the Project Plan for Tax Increment Reinvestment Zone No. 2, Denton, Texas must and does include the following elements:

1. **A map showing existing uses and conditions of real property in the TIRZ and a map showing proposed improvements to and proposed use of the property.**

   - The boundaries of the TIRZ are shown on the map labeled *Project Plan Exhibit: B*;
   - *Project Plan Exhibit: C* shows existing land use within the TIRZ. Currently, the area is an industrial park that is generally undeveloped. Residential and multi-family development are not included in the list of eligible projects and TIRZ funds will not be used to reimburse the costs associated with any residential or multi-family development.
   - *Project Plan Exhibit: D1* lists and defines the public improvements being proposed for the TIRZ;
   - Project Plan Exhibit: D2 illustrates the major public improvements being proposed in the TIRZ.
   - *Project Plan Exhibit: E* shows anticipated Future Land Use within the TIRZ.
2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances.
   - Any changes to codes, ordinances, or master plan as a result of the creation of the TIRZ will be made through the standard process and procedures of the City.

3. A list of estimated non-project costs.
   - Non-project costs within the TIRZ are those infrastructure costs not paid for by the TIRZ. These costs will include, but are not limited to streets, utilities and drainage associated with residential and multi-family development.

4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.
   - Although not anticipated, in the process of developing the TIRZ, any relocation will be made through the standard process and procedures of the City.
Boundary Description

TRACT No.1

BEGINNING at the southwest corner of the 9.27 acre T. Toby, Tract 4 and the north right-of-way line of Airport Road, the POINT OF BEGINNING;

THENCE, north along the west boundary of the 9.27 acre T. Toby, Tract 4 to its northwest corner and the southwest boundary of the 41.629 acre T. Toby, Tract 3 (Denton Municipal Airport);

THENCE, northwest along the southwest boundary of the 41.629 acre T. Toby, Tract 3 (Denton Municipal Airport) to its southwest corner and the east right-of-way of Sabre Road;

THENCE, northwesterly along the east right-of-way of Sabre Road and the westerly boundary of the 41.629 acre T. Toby, Tract 3 (Denton Municipal Airport) and the 66.946 acre T. Toby, Tract 2 to the northwest corner of the 66.946 acre T. Toby, Tract 2;

THENCE, east along the north boundary of the 66.946 acre T. Toby, Tract 2 to the southwest corner of the 148.5803 acre J. Scott, Tract 1;

THENCE, north along the west boundary of the 148.5803 acre J. Scott, Tract 1 to its northwest corner and the south right-of-way of Jim Christal Road;

THENCE, east along the north boundary of the 148.5803 acre J. Scott, Tract 1 to its northeast corner and the west right-of-way of Western Blvd.;

THENCE, due east across Western Blvd. to its east right-of-way and the northwest corner of the 20.7207 acre J. Bacon, Tract 1;

THENCE, east along the south right-of-way of Jim Christal Road and the north boundaries of the 20.7207 acre J. Bacon, Tract 1 and the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a to the southwest corner of the 24.9953 acre B.b.b., Tract 15-17;

THENCE, north along the west boundaries of the 24.9953 acre B.b.b., Tract 15-17, the 39.999 acre B.b.b., Tract 18 and the 10 acre B.b.b., Tract 21a to the northwest corner of the 10 acre B.b.b., Tract 21a;

THENCE, east and south along the north and east boundary of the 10 acre B.b.b., Tract 21a to its southeast corner and the north boundary of the 39.999 acre B.b.b., Tract 18;

THENCE, east along the north boundary of the 39.999 acre B.b.b., Tract 18 to its northeast corner and the west boundary of the 43.3069 acre B.b.b., Tract 12-14;

THENCE, north along the west boundaries of the 43.3069 acre B.b.b., Tract 12-14 and the 19.5738 acre B.b.b., Tract 11 to the northwest corner of the 19.5738 acre B.b.b., Tract 11 and the south right-of-way of US Highway 380;
THENCE, east along the north boundary of the 19.5738 acre B.b.b., Tract 11 and the south right-of-way of US Highway 380 to the northeast corner of the 19.5738 acre B.b.b, Tract 11;

THENCE, southeasterly along the east boundaries of the 19.5738 acre B.b.b, Tract 11 and the 43.3069 acre B.b.b, Tract 12-14, continuing westerly along the south boundary of the 43.3069 acre B.b.b, Tract 12-14 to its southwest corner and the southeast corner of the 39.999 acre B.b.b, Tract 18;

THENCE; west along the south boundary of the 39.999 acre B.b.b, Tract 18 to the northeast corner of the 24.9953 acre B.b.b., Tract 15-17;

THENCE, south along the east boundary of the 24.9953 acre B.b.b., Tract 15-17 to its southeast corner and the north right-of-way of Jim Christal Road;

THENCE, easterly along the north right-of-way of Jim Christal Road to the northwest corner of the 16.3051 acre J. Perry, Tract 1a;

THENCE, northeasterly, south, east, north and east along the north boundary of the 16.3051 acre J. Perry, Tract 1a to its northeast corner;

Then, south along the east boundary of the 16.3051 acre J. Perry, Tract 1a to the northwest corner of the 18.3427 acre E. Puchalski, Tract 295;

THENCE, east along the north boundary of the 18.3427 acre E. Puchalski, Tract 295 to its northeast corner;

THENCE, southeasterly along the east boundaries of the 18.3427 acre E. Puchalski, Tract 295 and the 10.347 acre E. Puchalski, Tract 295a to its southeast corner and the northeast corner of the 31.0 acre E. Puchalski, Tract 296;

THENCE, southeasterly, west and south along the east boundary of the 31.0 acre E. Puchalski, Tract 296 to its southeast corner and the north boundary of the north part of the 31.305 acre E. Puchalski, Tracts 527, 528, and 529;

THENCE, east along the north boundary of the north part of the 31.305 acre E. Puchalski, Tracts 527, 528, and 529 to its northeast corner;

Then, southwesterly along the east boundary and west along the south boundary of the north part of the 31.305 acre E. Puchalski, Tracts 527, 528, and 529 to the east right-of-way of Precision Road;

THENCE, west across Precision Road to its west right-of-way and the southeast corner of the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a;

THENCE, west along the south boundary of the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a to the northeast corner of the 5.922 acre West Park Addition, Phase 2, Block A, Lot 3;
THENCE, south and west along the east and south boundary of the 5.922 acre West Park Addition, Phase 2, Block A, Lot 3, continuing west along the south boundary of the 6.889 acre R. D. Wells Interchange, Block 1, Lot 1 (City of Denton) to the east boundary of the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a;

THENCE, south along the east boundary of the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a to its southeast corner and the north right-of-way of Airport Road;

THENCE, west along the north right-of-way of Airport Road and the south boundary of the 173.055 acre West Park Addition, Phase 2, Block A, Lot 2a to its southwest corner and the east right-of-way of Western Blvd.;

THENCE, west across Western Blvd. to its west right-of-way and the southeast corner of the 66.946 acre T. Toby, Tract 2;

THENCE, west along the north right-of-way of Airport Road and the south boundaries of the 66.946 acre T. Toby, Tract 2, the 41.629 acre T. Toby, Tract 3 (Denton Municipal Airport) and the 9.27 acre T. Toby, Tract 4 and the POINT OF BEGINNING.

**TRACT No. 2**
The entire south part of the 31.305 acre E. Puchalski; Tract 527, 528, and 529.

**TRACT No.1 and TRACT No. 2** contain a total of approximately 848.8 acres of which approximately 48.5 acres are municipally owned.
This map is a graphic representation prepared by the City of Denton and is intended for use only as a reference. Data depicted is not guaranteed for accuracy and may be subject to revision at any time without notification. A Registered Surveyor for the State of Texas was not consulted. For Survey level accuracy, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would need to be performed.
Existing Land Use

Exhibit C: Westpark TIRZ Existing Land Use

Legend
- TIRZ Boundary
- Government
- Real Acreage Rangeland
- Commercial Vacant Lot
- Real Farmhouse

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0 412.5825 1,650 2,475 3,300 Feet
Project Plan

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<tr>
<th>PROJECT</th>
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<tr>
<td>Street Improvements and Traffic Signals</td>
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<tr>
<td>Utility / Drainage Improvements</td>
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<tr>
<td>Landscaping, Irrigation, and Entry Monuments</td>
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<td>Engineering/Architecture and other soft costs</td>
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Project Definitions

Street Improvements and Traffic Signals: includes the construction and reconstruction of paving improvements capable of handling heavy truck traffic and that provide common turning radius for semi trailers and may consist of, but are not limited to, primary and secondary major arterial thoroughfares and collector streets that will provide improved access within the industrial park, to State highways, and Interstate 35. Also includes all traffic signals required by the City of Denton or Texas Department of Transportation.

Utilities and Drainage: includes the extension of water and wastewater lines along the right-of-ways of the streets within the District. Water and wastewater lines will be built to adequately accommodate the District at build-out and its anticipated industrial users. A number of properties in the district are situated in the floodplain. Adequate stormwater drainage will be built to accommodate the maximum use of the land and comply with the drainage standards in the Denton Development Code.

Landscaping, Irrigation, and Entry Monuments: includes all landscaping and irrigation required to meet City Code and includes entry monuments for Western Blvd and Jim Christal Rd.

Engineering/Architecture, and other soft costs: professional services necessary to cause and support all described infrastructure improvements.

Industrial Projects: may include grants, loans and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that stimulate economic development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development.
Project Plan Projects

Exhibit D2: Westpark TIRZ Projects

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Legend
- TIRZ Boundary
- Future Road or Planned Expansion
- Existing Rd. not to Standards
- Proposed Improvements

0 445 890 1,760 2,670 3,560 Feet

DENTON
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