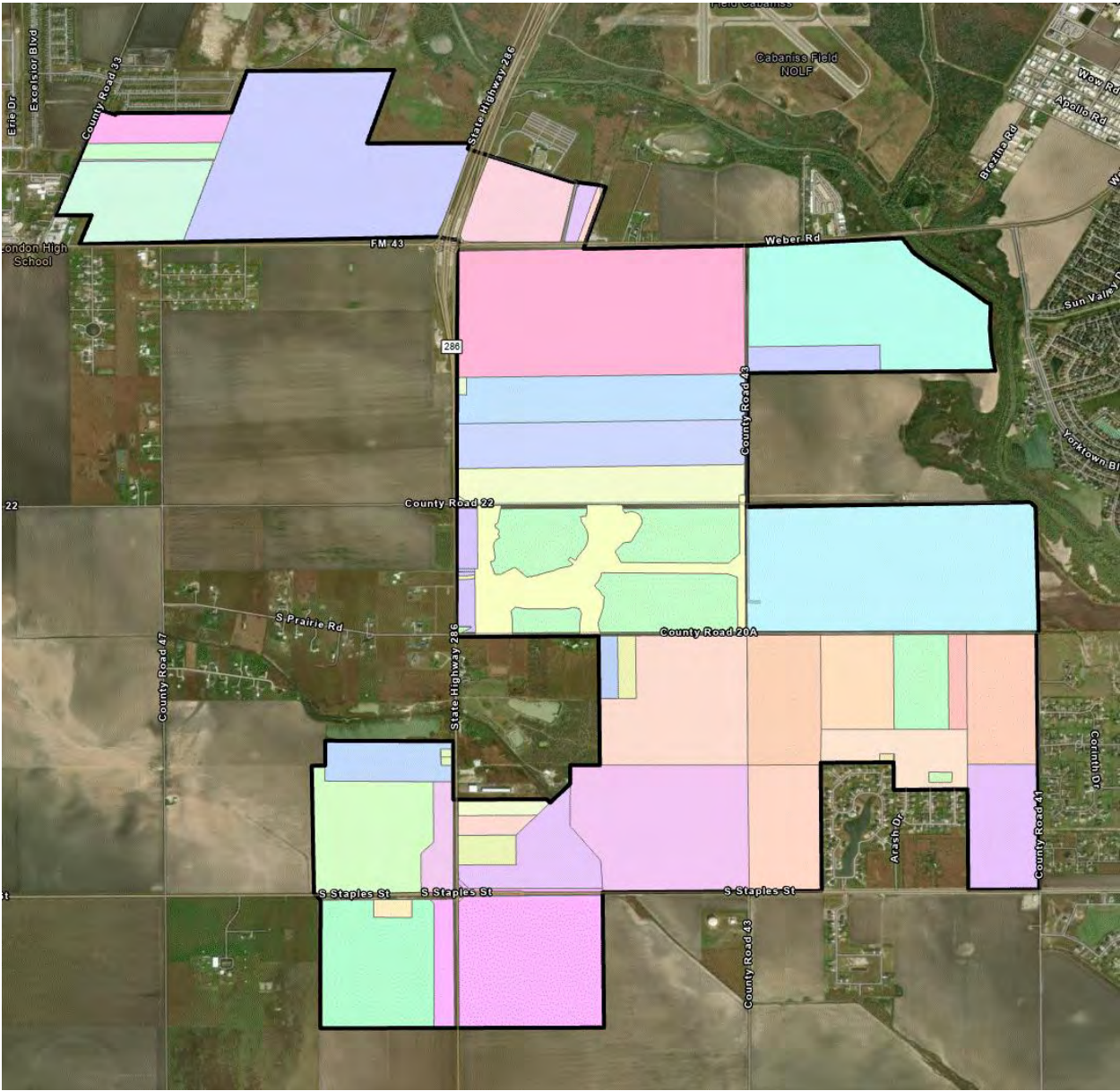


PRELIMINARY
REINVESTMENT ZONE
FINANCING PLAN FOR
REINVESTMENT ZONE NUMBER SEVEN, CITY OF
CORPUS CHRISTI



1. INTRODUCTION

Tax increment financing is both an economic and community development tool authorized by the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended (“Chapter 311”), used to promote development and/or redevelopment of areas where development and/or redevelopment would not occur solely through private investment in the reasonably foreseeable future.

The City of Corpus Christi (“City”) has identified an area within the extraterritorial jurisdiction (“ETJ”) of the City more commonly referred to as the **London Area**, as also depicted in **Exhibit A**, that would not otherwise see development and/or redevelopment through private investment in the reasonably foreseeable future absent utilization of tax increment financing. The London Area presents a unique opportunity for the City to accommodate managed growth, infrastructure modernization, and economic diversification in one of the fastest growing areas of the City.

Pursuant to Chapter 311, the City held a public hearing regarding the creation of a tax increment reinvestment zone called Reinvestment Zone Number Seven, City of Corpus Christi (“Zone”), on _____, 2025, and its benefits to the City and property within the Zone, at which interested persons were provided an opportunity to speak for or against the creation of the Zone, its boundaries, and/or the concept of tax increment financing. Notice of the public hearing was published in a newspaper of general circulation within the City on _____, 2025, being more than seven (7) days before the date of the hearing.

On ____, 2026, the City Council for the City of Corpus Christi, Texas (“City Council”) created the Zone by adoption of Ordinance No. _____ (“TIRZ Ordinance”), setting forth the initial boundaries of the Zone in accordance with Chapter 311. Under City Ordinance No. _____, the City Council created a Board of Directors for the Zone and has subsequently made initial appointments thereto (the “Board”). In order to strategically develop property within the Zone, the City has outlined two (2) separate Subzones within the Zone, as more fully described herein called “Subzone A” through “Subzone B”. Additional Subzones are anticipated and when appropriate, this plan will be amended in accordance with Chapter 311.

Pursuant to City Ordinance No. _____, and in accordance with Chapter 311, the Board is to make recommendations to the City Council concerning the administration of the Zone and is to prepare and adopt a project plan and financing plan for the Zone, which, after adoption by the Board, is to be recommended for approval to the City Council in accordance with Chapter 311.

Additionally, the City Council approved and authorized execution of (i) Development Agreement(s) between Developer(s), and the City; (ii) an Interlocal Cooperation Agreement between the City and the County (“County Interlocal”); and (iii) an Interlocal Cooperation Agreement between the City and Del Mar College District (“Del Mar Interlocal”).

On _____. 2025, the County Commissioners Court approved and authorized execution of the County Interlocal between the City, County, and Zone.

On _____, 2026, the Board of Regents for the Del Mar College District approved and authorized execution of the Interlocal Agreement between the City, Del Mar College District, and the Zone.

As part of its duties under Chapter 311 and City Ordinance No. _____, the Board is to make recommendations to the City Council concerning administration of the Zone and has prepared this Project Plan and Financing Plan for adoption, which, after adoption by the Board, is to be recommended for approval to the City Council for its consideration and possible action in accordance with Chapter 311.

The Zone has the Boundaries as shown in **Exhibit A**.

Purpose of a Tax Increment Reinvestment Zone

TIRZ stands for “Tax Increment Reinvestment Zone.” TIRZs are governed by Chapter 311 of the Texas Tax Code (Chapter 311). As of 2023, there were 477 active TRIZs created by 205 cities across Texas. TIRZs are used as a form of tax increment financing, which is an economic and community development tool used to attract both development and/or redevelopment of a designated area. A city or county may create a TIRZ under Chapter 311 and, if created, the governing body establishes the boundaries of the zone, appoints an initial board of directors, and provides a termination date for the TIRZ.

Per **Chapter 311**, a TIRZ is both an economic and community development tool that was created by the Texas Legislature to help local governments encourage private development and/or redevelopment of areas where development and/or redevelopment would not occur otherwise through private investment in the reasonably foreseeable future by reimbursing eligible project costs from the incremental increase in ad valorem tax revenues collected on property located within the TIRZ (the “increment”) resulting from rising property values in a designated TIRZ area. The cost of eligible improvements is repaid by the contribution of future tax revenues by each of the participating taxing entities that levies taxes against property within the TIRZ.

Per Chapter 311, each participating taxing entity can elect to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values due to the improvements within the TIRZ to the Zone. Each participating taxing entity respectively determines the percentage of its tax increment it will commit to repayment of the cost of financing improvements authorized by Chapter 311.

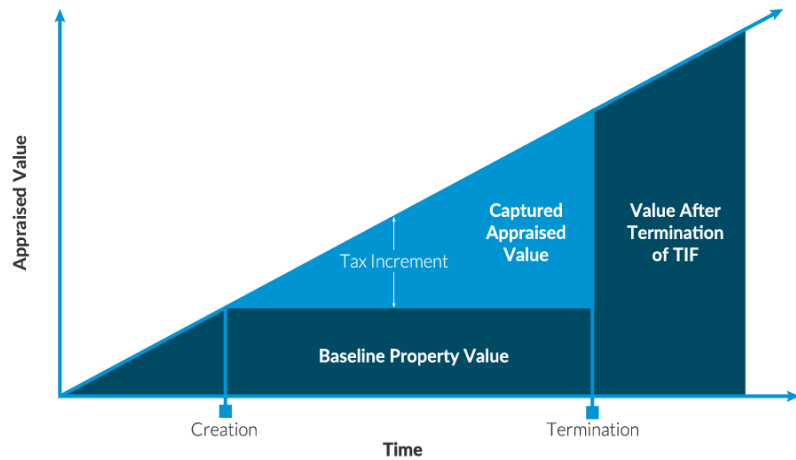


Figure 1 - Diagram of a conceptual Tax Increment Plan

Tax Increment Financing (“TIF”)

Tax Increment Financing is not an additional tax. Instead, at the time of TIRZ creation a “base tax value” is established for property located within the TIRZ boundaries. Each year the property taxes collected up to that base tax value—within the TIRZ—continue to go into the general fund of each participating taxing entity, such as the City. However, as property within the TIRZ develops and increases in value, property taxes collected over and above that base tax value are allocated to the TIRZ fund and may be used for costs of public works, public improvements, programs, or other projects benefitting property within the TIRZ and authorized under Chapter 311. The additional property taxes collected within the TIRZ over and above the base tax value are referred to as the “tax increment.”

This Preliminary Financing Plan contains all information required for a project Plan and financing plan as set forth by § 311.011 (c), TEX. TAX CODE, and outlines the anticipated improvements, estimated costs, revenue projections, and overall strategy for reimbursing eligible expenses under Chapter 311.

TIRZ Benefits

Tax increment financing is a tool that local governments can use to publicly finance needed structural improvements and enhanced infrastructure within a defined area. Benefits of a TIRZ generally include:

- Does not affect revenue currently going to the general fund of a city that it depends on for providing existing services;
- Does not involve additional or increased taxes on existing or new developments to produce revenues to serve as economic development incentives to attract investment;

- Does not involve the forgiveness of taxes;
- Creates an opportunity to include other taxing jurisdictions in providing the tax incentives used for new public infrastructure and revitalization efforts;
- Captures only the incremental increase in taxes on real property in the TIRZ (e.g., not business personal property, inventory, and/or sales taxes) leaving those revenues available to benefit the city almost immediately; and
- Assists with eligible costs for necessary public infrastructure in areas where the same is inadequate or lacking.

Criteria for Zone Creation

The City found that Reinvestment Zone Number Seven, City of Corpus Christi, met the eligibility requirements set forth by § 311.005(2), TEX. TAX CODE, due to its predominately undeveloped character and lack of sufficient infrastructure to support rapid growth. The London Area contained within the Zone qualifies under Chapter 311 as being in need of intervention to arrest economic stagnation and to facilitate desirable municipal expansion. As such, the City has determined that development and/or redevelopment of the London Area would not occur solely through private investment and in the absence of assistance from the Zone in the reasonably foreseeable future.

Taxing Jurisdictions Applicable to Reinvestment Zone Number Seven, City of Corpus Christi

Reinvestment Zone #7, City of Corpus Christi, is currently located within the following taxing jurisdictions:

- City of Corpus Christi, Texas
- Nueces County, Texas
- Hospital District
- Del Mar College District
- London Independent School District
- Farm to Market Road

2. VISION FOR LONDON AREA

The **London Area Development Plan** was completed on March 17, 2020, which identified key community needs aimed at spurring economic growth and enhancing quality of life within the London Area. Through public meetings and stakeholder engagement, London Area residents emphasized the need for expanded parks and trails, entertainment options, restaurants, and greater retail opportunities. Other priorities identified by the public included improving the London Area's water and sewer systems and addressing flooding and drinking water quality concerns.

The London Independent School District has quickly become one of the most sought-after school districts in the City, contributing to a steady influx of families relocating to the area. With several hundred new homes being constructed annually, the demand for enhanced infrastructure and public amenities continues to rise in the London Area. This increased demand in the London Area also

addresses the need to provide additional access to recreational space, healthy food options, retail services, quality housing options, and family-oriented entertainment.

The City's desire for the London Area is to assist developers in creating comprehensive master-planned developments that supports job growth and diverse housing options and provides homeownership opportunities for families of varying income levels.

This vision aligns with the strategic goals of the Zone by promoting sustainable development, equitable infrastructure investment, and long-term economic vitality.

Anticipated Role of Zone

The Zone enables the City and other participating entities to incrementally reinvest a portion of the ad valorem tax revenues generated from real property located within the Zone and/or Subzone(s) directly back into the respective Zone and/or Subzone(s)..

The primary functions of the Zone will be to:

- Construct/upgrade public improvements, including but not limited to street improvements/widening, construction and extension of utility infrastructure, and construction of linear parks and walkways;
- Expansion of City's utility infrastructure network and customer base;
- Increased and diversified housing availability;
- Attraction of employers and increased employment opportunities;
- Future additional tax base over the life of the Zone and thereafter;
- Interlocal cooperation between the City, Nueces County, and Del Mar College District for public improvement projects by utilizing this economic development tool (TIRZ) available under Chapter 311;
- Enhance and increase the population, create jobs and improve the overall economy of the area and the City;
- Provide for newly constructed water, wastewater, drainage, fiber optic, electric, trails, parks, and road infrastructure;
- Enhance the quality of life within the Zone; and
- Create a new and replicable standard for more sustainable development within the City that encourages new development to pay for itself in a greater amount and does not place the burden unfairly on the current budgets of the City and County or on the existing taxpayers.

3. PRELIMINARY FINANCING PLAN FOR REINVESTMENT ZONE NUMBER SEVEN, CITY OF CORPUS CHRISTI

This Preliminary Financing Plan for Reinvestment Zone Number Seven, City of Corpus Christi, provides information on the projected monetary impact that the Zone could have on the property described in **Exhibit A**, which are within the boundaries of the Zone. It also described how that impact will be utilized to enhance the area and region through leveraging the resources of the City, County, and Del Mar's respective participation in the Zone and/or Subzone(s).

Estimated Project Costs and Expenses

The Public Improvements to be constructed and financed pursuant to the Project Plan and Financing Plan are those shown herein and in **Exhibit D**, including administrative and formation costs of the entire Zone. Of the total Project costs and expenses for the entire Zone, the Subzone(s) hereby established respectively account for the following.

The total Project costs and expenses for each Subzone, are estimated as shown herein and in **Exhibit D**.

List of Public Works and Improvements

"Project Costs" authorized under § 311.002(1), TEX. TAX CODE, are costs that may be paid by the City from the tax increment revenue generated from within the Zone and deposited in the Tax Increment Fund, Subzone A Fund, and/or Subzone B Fund respectively established for the Zone and/or each Subzone, pursuant to the TIRZ Ordinance. Generally, these "Project Costs" may include such costs allowed under TEX. TAX CODE § 311.002(1), such as capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the façade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land; financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity; real property assembly costs; professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services; imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan; relocation costs; organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and

the cost of implementing the project plan for the zone; interest before and during construction and for one year after completion of construction, whether or not capitalized; the cost of operating the reinvestment zone and project facilities; the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan; the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and payments made at the discretion of the governing body of the municipality, school district or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone. *See* TEX. TAX CODE § 311.002(1).

For the purposes of the Zone and this Preliminary Financing Plan, the project costs are those authorized under Chapter 311 **and** identified in the Financing Model attached hereto as **Exhibit D** (the “Project Costs”). Each Subzone within the Zone will have its own associated Project Costs—Subzone A Project Cost and Subzone B Project Cost which are included within the overall Project Costs identified in **Exhibit D**, all as authorized under Chapter 311 and, specifically, TEX. TAX CODE § 311.002 (1).

SUBZONES

Additional Subzones may be considered by the TIRZ Board which would require an amendment to the Project Plan and Financing Plan for the Zone; however the initially created Subzones are Subzone A and Subzone B. Subzone A and Subzone B are defined below. The Tax Increment generated from within a Subzone shall stay in that Subzone in accordance with various Development Agreements to be entered into with the City and the respective Subzone Developer.

Subzone A - Mirabella Development

The proposed development encompassed by Subzone A spans approximately 300 acres as depicted and as described in **Exhibit B** represents a thoughtfully designed, premier single-family residential community otherwise known as the “Mirabella Development” or “Mirabella.” At its heart, Mirabella will offer an exceptional lifestyle experience, centered around high-quality amenities and a strong sense of place.

Key features of Mirabella include twenty-three (23) acres of beautifully designed parks and green spaces, over thirteen (13) miles of interconnected hike and bike trails, a state-of-the-art Class A community center, resort-style pool, and multi-use recreation fields—all tailored to promote an active, connected, and family-friendly environment.

Mirabella will feature approximately 1,154 homes represented by three (3) distinct price points and lot sizes, providing opportunities for residents to “move up” within the same neighborhood as their needs may evolve. Each lot size offers a diverse selection of floor plans and architectural elevations, fostering visual variety and architectural integrity. Rental Housing is also anticipated. The Mirabella Development also emphasizes enhanced

aesthetics and safety through upgraded lighting, lush landscaping, and a signature entryway featuring a professionally designed monument sign. Curvilinear street design and other key infrastructure elements will not only meet but exceed current Uniform Development Code (“UDC”) standards, ensuring a safer sustainable community of lasting quality and appeal. The Mirabella development is also located within the boundaries of the Mirabella Public Improvement District (“Mirabella PID”) created by the City on December 3, 2024, by City Resolution No. 033532. The Subzone A Fund will contribute incremental revenues generated by ad valorem taxes collected on real property located within Subzone A towards the annual installment of assessments for eligible projects within the Mirabella PID allowing for the above standard development and lowering the Mirabella PID assessment burden on the future residents. The below costs and projects may be carried out utilizing the Mirabella PID through the sale of Bonds or through assessment reimbursements. The Tax Increment generated from Subzone A may be allocated toward ‘buying down’ the annual installments levied on homeowners through the Mirabella PID so long as the above are the projects that the Mirabella PID is financing and in accordance with the Development Agreement between the City and the Developer for Subzone A.

Estimated project costs for the Mirabella Development are shown below:

Mirabella Summary				
	Total Cost Of Development	Eligible Project Costs		Private Investment
Contingency, Professional Fees, General Conditions, & Soft Cost	\$ 13,138,908.51	\$ 7,183,131.23	\$ 5,099,914.91	\$ 855,862.36
Site Work	\$ 601,886.82	\$ -	\$ -	\$ 601,886.82
Public Sewage, Storm, & Water	\$ 23,454,796.20	\$ 23,454,796.20	\$ -	\$ -
Franchise Utilities	\$ 2,021,424.00	\$ -	\$ -	\$ 2,021,424.00
Public Landscape Improvements	\$ 1,684,376.24	\$ -	\$ 1,684,376.24	\$ -
Private Landscape Improvements	\$ 721,875.53	\$ -	\$ -	\$ 721,875.53
Traffic and Street Improvements	\$ 16,652,551.81	\$ -	\$ 16,652,551.81	\$ -
Public Structures & Common Areas	\$ 3,094,901.70	\$ -	\$ 3,094,901.70	\$ -
Private Structures & Common Areas	\$ 3,787,000.00	\$ -	\$ -	\$ 3,787,000.00
Total	\$ 65,157,720.80	\$ 30,637,927.43	\$ 26,531,744.66	\$ 7,988,048.72
Design Subtotal	\$ 13,138,908.51	\$ 7,183,131.23	\$ 5,099,914.91	\$ 855,862.36
Development Cost	\$ 52,018,812.30	\$ 23,454,796.20	\$ 21,431,829.74	\$ 7,132,186.35

Subzone B – The London Proper

The proposed London Proper development that comprises Subzone B spans approximately 522 acres as more fully depicted in and as described in **Exhibit C** and represents a thoughtfully designed, premier mixed-use development featuring a balance of single-family and multifamily living options, amenities, and surrounding high-quality

commercial/retail space. The London Proper development also emphasizes enhanced aesthetics and safety through upgraded lighting, lush landscaping, and enhanced entryway features. Proposed street design and other key infrastructure elements will not only meet but exceed current UDC standards, ensuring a safer sustainable community of lasting quality and appeal. The London Proper development is also proposed to be located within the boundaries of a Public Improvement District (“London Proper PID”) to be created by the City. The Subzone B Fund will contribute incremental revenues generated by ad valorem taxes collected on real property located within Subzone B towards the annual installment of assessments for eligible projects within the London Proper PID allowing for the above standard development and lowering the London Proper PID assessment burden on the future residents. The below costs and projects may be carried out utilizing the London Proper PID through the sale of bonds or through assessment reimbursements. The Tax Increment generated from Subzone B may be allocated toward ‘buying down’ the annual installments levied on property owners through the London Proper PID so long as the above are the projects that the London Proper PID is financing and in accordance with the Development Agreement between the City and the Developer for Subzone B.

Estimated development project costs for the London Proper Development are shown below:

The London Proper	
Category	Project Costs
Contingency, Professional Fees, General Conditions, & Soft Cost	\$ 22,050,022.50
Site Work	\$ 4,724,167.50
Public Sewage, Storm, & Water	\$ 37,441,665.00
Public Landscape Improvements	\$ 8,123,692.50
Traffic and Street Improvements	\$ 29,048,355.00
Public Structures & Common Areas	\$ 15,837,097.50
Total	\$ 117,225,000.00
Design Subtotal	\$ 22,050,022.50
Development Cost	\$ 95,174,977.50

Project Feasibility

This Preliminary Financing Plan is found to be feasible, furthers the goals and objectives of the Zone and/or Subzone(s), and will be of a benefit to property within the Zone upon completion of the Project. As expressed more fully in the attached **Exhibit D** and in the various studies done by

John Burns Research & Consulting, the Financing Plan established that the Project is both economically feasible and is within market absorption capabilities.

A Feasibility Study has been prepared and evaluated for the Zone and Subzone(s). Based on the Feasibility Study, new development contemplated by the Zone (which would not have occurred but for implementation of the Zone) will generate new ad valorem tax revenue on real property located in the Zone and/or respective Subzone(s) for the respective participating entities as shown herein.

Estimate of Bonded Indebtedness & Timeline

It is anticipated that projects located within the Zone will be funded on a cash-only, pay-as-you-go basis. However, should resources become available to issue debt, annual Zone revenue and available non-bonded debt and financing are insufficient to address the needs of the Zone, or more preferential financing terms can be obtained through the issuance of debt, the Board may recommend to the City Council that it is appropriate to issue debt on behalf of the Zone commensurate with the needs of the Zone and anticipated annual Zone revenues to support debt service payments. However, the Zone has under no obligation to issue any notes or debt under the terms of this Project Plan and Financing Plan. Revenue generated from Subzones may be pledged toward buying down Public Improvement District assessments and bonds issued utilizing such assessments.

Financing Plan Overview

The Tax Increment Base for the entire Zone for the year 2026 is to be determined once the certified values for 2026 have been established by the Appraisal District in accordance with Chapter 311 (hereinafter also referred to as “Zone Base Value”). Pursuant to the TIRZ Ordinance, the City will participate in the Zone by contributing fifty (50%) percent of the City’s Tax Increment into the Tax Increment Fund which is estimated to be in the amount shown in the attached **Exhibit D**, consisting of the revenue generated within the Zone from the tax rate as assessed and collected on the Captured Appraised Value for each respective tax year for a period of twenty-five (25) years. Pursuant to the County Interlocal Agreement, the County will participate in the TIRZ by contributing forty-five (45%) of the County’s Tax Increment into the TIRZ Fund which is estimated to be in the amount shown in the attached **Exhibit D**, consisting of the revenue generated from the tax rate as assessed and collected on the Captured Appraised Value for each respective tax year for a period of twenty (20) years. Del Mar College District (“Del Mar”) will participate in the TIRZ by contributing forty-five (45%) of Del Mar’s Tax Increment into the TIRZ Fund which is estimated to be in the amount shown in the attached **Exhibit D**, consisting of the revenue generated from the tax rate as assessed and collected on the Captured Appraised Value for each respective tax year for a period of ten (10) years which may be extended for another ten (10).

Maximum Contributions

The maximum amount of contribution to the Zone from the City's ad valorem taxes on the Captured Appraised Value shall not exceed those projected in **Exhibit D**.

The maximum amount of contribution to Subzone A from the City, County, and Del Mar from their respective ad valorem taxes on the Captured Appraised Value shall not exceed those projected in **Exhibit D**.

The maximum amount of contribution to Subzone B from the City, County, and Del Mar from their respective ad valorem taxes on the Captured Appraised Value shall not exceed those projected in **Exhibit D**.

ADMINISTRATION

Creation – The Zone shall reimburse relevant parties for expenses incurred during the creation of the Zone in an amount not to exceed two hundred fifty thousand and 00/100 dollars (\$250,000.00).

Administration – The Zone shall pay for the City's costs of ongoing administration of the Zone, including but not limited to accounting, legal services, document production, and maintenance, and other administrative costs permitted by Chapter 311. These administrative costs for the City are estimated to be one hundred thousand and 00/100 dollars (\$100,000.00) per year for a period of twenty-five (25) years, or two million five hundred thousand and 00/100 dollars (\$2,500,000.00). Additionally, the Zone shall pay an amount of up to fifty thousand and 00/100 dollars (\$50,000.00) annually for ongoing administration of the Zone to Nueces County for a period of twenty (20) years, or one million and 00/100 dollars (\$1,000,000.00).

Estimated Timing of Incurring Costs or Monetary Obligations

Project Costs are anticipated to be incurred over the life of the Zone based on the Board of Directors' identification and prioritization of activities and projects within the Zone, opportunities for implementation, and available Zone revenues to sustain a pay-as-you-go project expenditure approach and/or bonded debt issuance.

Financing Method

The primary source of funds for the Zone will be derived from the City's participation in the Zone, which shall be limited to fifty (50%) percent of the collected increase in ad valorem taxes collected on real property located within the Zone for twenty-five (25) years.

Nueces County's participation shall be limited to forty-five (45%) of the collected increase in ad valorem taxes collected on real property located in the Zone for a period of twenty (20) years; and the Del Mar College District's participation in the Zone shall be limited to forty five (45%) percent

of the collected increase in ad valorem taxes collected on real property located within the Zone for a period of ten (10) years.

Participation		
City of Corpus Christi	50%	Tax years 2026-2051
Nueces County	45%	Tax years 2026-2046
Del Mar College	45%	Tax years 2026-2036

The base value year for the Zone, Subzone A, and Subzone B will be tax year 2026. Utilizing current tax rates for each participating taxing jurisdiction, the projection of incremental property tax revenue contributed to Subzone A and Subzone B in the Zone is as follows:

Reinvestment Zone No. 7, City of Corpus Christi				
Projected TIRZ Revenues				
Year	Nueces County	City of Corpus Christi	Del Mar College	TOTALS
0	\$ -	\$ -	\$ -	\$ -
1	\$ -	\$ -	\$ -	\$ -
2	\$ 16,722.80	\$ 42,475.15	\$ 16,682.45	\$ 75,880.41
3	\$ 169,041.81	\$ 429,358.54	\$ 168,633.98	\$ 767,034.32
4	\$ 336,032.16	\$ 853,506.50	\$ 335,221.45	\$ 1,524,760.11
5	\$ 516,769.19	\$ 1,312,570.37	\$ 515,522.43	\$ 2,344,862.00
6	\$ 644,434.17	\$ 1,636,833.65	\$ 642,879.41	\$ 2,924,147.22
7	\$ 802,699.44	\$ 2,038,820.27	\$ 800,762.85	\$ 3,642,282.56
8	\$ 997,847.38	\$ 2,534,487.23	\$ 995,439.98	\$ 4,527,774.60
9	\$ 1,223,010.65	\$ 3,106,391.75	\$ 1,220,060.02	\$ 5,549,462.42
10	\$ 1,354,306.67	\$ 3,439,877.69	\$ 1,351,039.27	\$ 6,145,223.63
11	\$ 1,570,983.10	\$ 3,990,226.05	\$ -	\$ 5,561,209.15
12	\$ 1,612,596.73	\$ 4,095,922.78	\$ -	\$ 5,708,519.52
13	\$ 1,733,517.40	\$ 4,403,055.80	\$ -	\$ 6,136,573.20
14	\$ 1,840,062.26	\$ 4,673,674.95	\$ -	\$ 6,513,737.21
15	\$ 1,930,689.63	\$ 4,903,864.36	\$ -	\$ 6,834,553.99
16	\$ 1,969,303.42	\$ 5,001,941.64	\$ -	\$ 6,971,245.07
17	\$ 2,084,963.31	\$ 5,295,712.52	\$ -	\$ 7,380,675.82
18	\$ 2,126,662.57	\$ 5,401,626.77	\$ -	\$ 7,528,289.34
19	\$ 2,169,195.82	\$ 5,509,659.30	\$ -	\$ 7,678,855.13
20	\$ 2,293,522.12	\$ 5,825,442.48	\$ -	\$ 8,118,964.60
21	\$ -	\$ 6,040,904.36	\$ -	\$ 6,040,904.36
22	\$ -	\$ 6,161,722.45	\$ -	\$ 6,161,722.45
23	\$ -	\$ 6,523,857.15	\$ -	\$ 6,523,857.15
24	\$ -	\$ 6,654,334.29	\$ -	\$ 6,654,334.29
25	\$ -	\$ 6,798,978.07	\$ -	\$ 6,798,978.07
TOTALS	\$ 25,392,360.65	\$ 96,675,244.13	\$ 6,046,241.85	\$ 128,113,846.63

The FY 2025 tax rates applicable to property located in the Zone is \$1.123887 (or approximately \$1.12) per \$100.00 of assessed valuation by the following respective participating taxing entities:

City of Corpus Christi	\$0.599774
Nueces County	\$0.262373
Del Mar College	\$0.26174
Total	\$1.23887

Current Appraised Value

The total appraised value of the taxable real property in the Zone at the time of creation is estimated to be \$0 for the City and Del Mar. The total appraised value of the taxable real property in the Zone at the time of creation is to be calculated once there are certified values for the Base Year for Nueces County. All values will be confirmed by the Nueces County Appraisal District (NCAD). Upon the creation of each Subzone, the appraised value of the taxable real property within the subzone will be determined and confirmed by NCAD. Each year, the NCAD shall confirm the current taxable value of each subzone less the subzone tax increment base.

The Tax Increment Base, which is the total appraised value of the taxable real property in the Zone, is to be verified by the Nueces County Central Appraisal District, based on the most recent certified appraised values once obtained for 2026 (hereinafter, the “Base Zone Value”).

Estimated Captured Appraised Value

The estimated captured appraised value of the Zone during each year of its existence can be seen in **Exhibit D**.

Duration of the Zone

In accordance with the TIRZ Ordinance, the duration of the Zone is twenty-five (25) years from the time of its creation, or _____, 2051. The City Council may, after providing proper notice and holding required public hearing, may, by ordinance, extend the length of the Zone beyond the initial twenty-five (25) year term.

Conclusions

Based on a set of conservative assumptions and an analysis of the Preliminary Financing Plan, the Zone is economically feasible and in compliance with Chapter 311 of the Texas Tax Code.

The success of the Project within the Zone will encourage other large master-planned and/or mixed-use developments with even higher values to explore the City. The new residential population base and increase in workplaces will support an expanding retail base, will supplement the existing job market by adding new jobs, and will attract additional private development into the surrounding area. In addition, the Zone will serve to stabilize and enhance future property values in the City.

Exhibit A – Map and Boundary of Zone

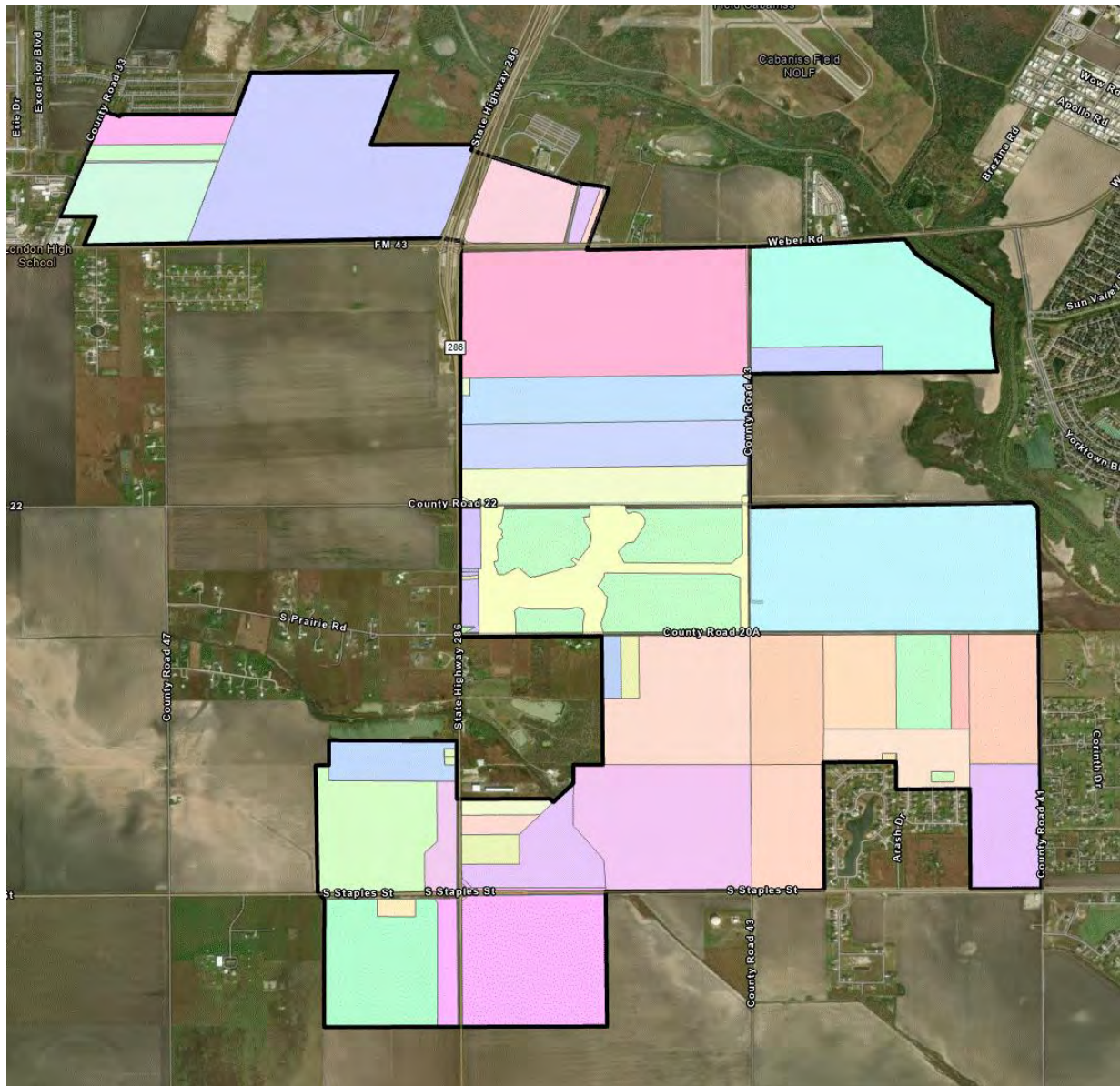
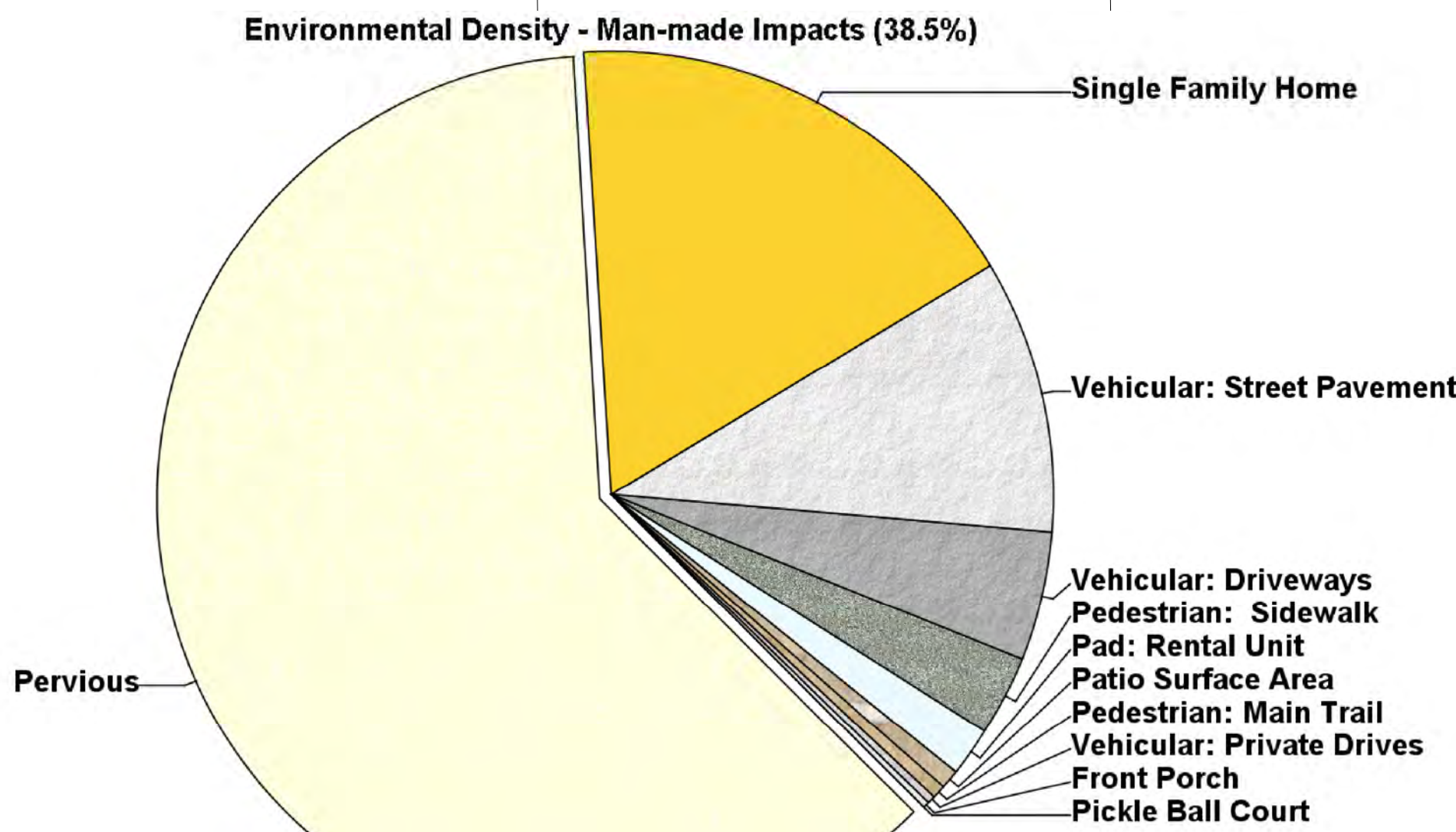


Exhibit B - Mirabella/Subzone A

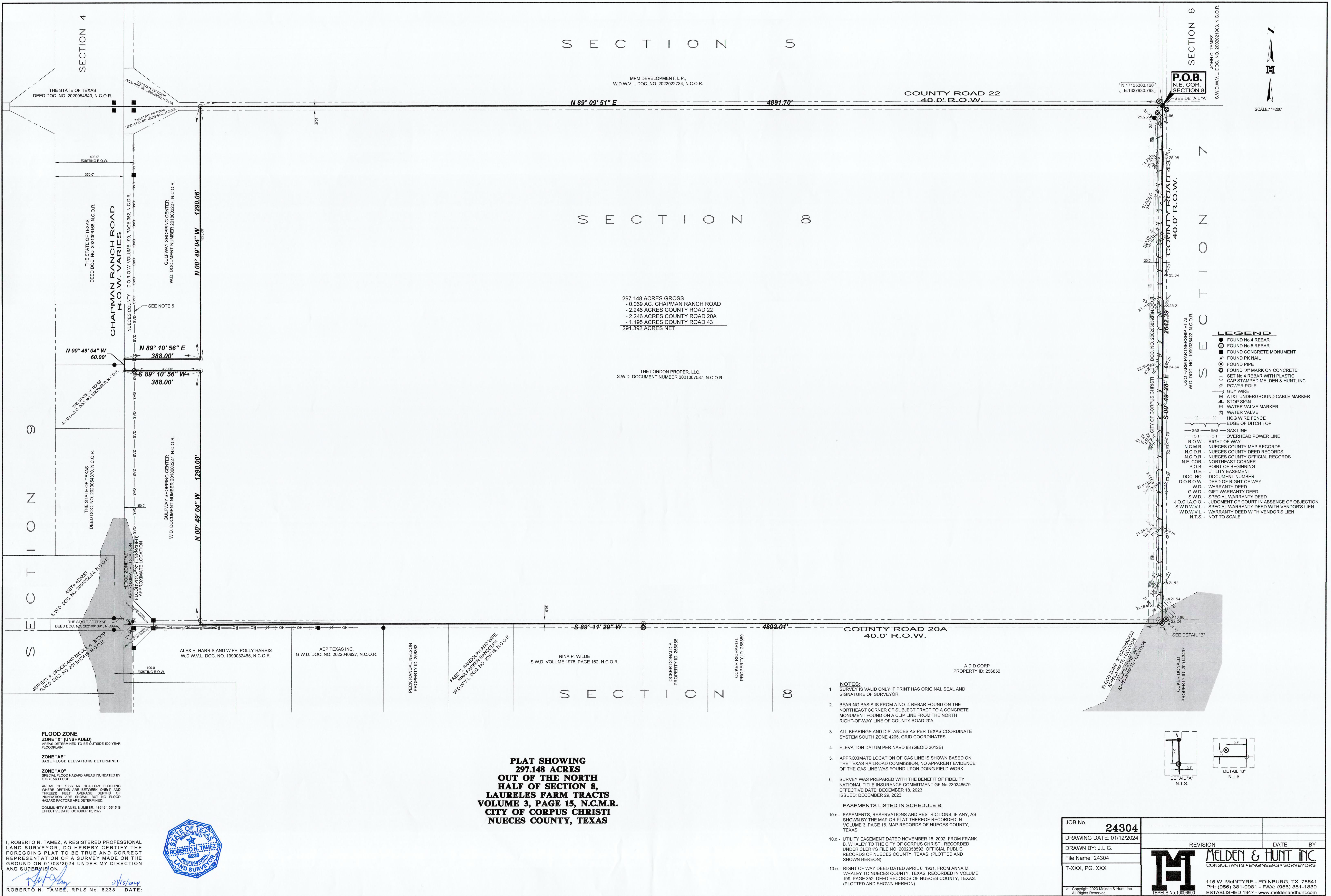
Mirabella

Total Area of Site	297.18 acres	
Net Design Area	278.85 acres	
Total Number of Lots	# of Lots	Average Lot Size
	1,154	7,690 sf
	Single Family Rental Lots	4,955 sf
	Entry Level Lots	6,284 sf
	Move Up Lots	8,891 sf
2 nd Move Up Lots	196	11,240 sf
Area of Park / Open Space	23.53 acres (includes detention)	
Area of Detention Ponds	12.45 acres	
Lineal Feet of Street	41,098 lf	



Total Site: 12,948,998 ft² (297.2681 acres)							
■ Pickle Ball Court.....	0.0%	1,937 ft²	(0.0445 acres)	■ Front Porch.....	0.2%	30,374 ft²	(0.6973 acres)
■ Vehicular: Private Drives.....	0.3%	39,503 ft²	(0.9069 acres)	■ Pedestrian: Main Trail.....	0.5%	59,111 ft²	(1.3570 acres)
■ Patio Surface Area.....	0.7%	95,881 ft²	(2.2011 acres)	■ Pad: Rental Unit.....	1.8%	229,068 ft²	(5.2587 acres)
■ Pedestrian: Sidewalk.....	2.9%	381,866 ft²	(8.7664 acres)	■ Vehicular: Driveways.....	4.7%	606,921 ft²	(13.9330 acres)
■ Vehicular: Street Pavement	9.9%	1,287,380 ft²	(29.5542 acres)	■ Single Family Home.....	17.4%	2,247,435 ft²	(51.5940 acres)
■ Pervious.....	61.5%	7,969,522 ft²	(182.9551 acres)				





I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THE FOREGOING PLAT TO BE TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND ON 01/08/2024 UNDER MY DIRECTION AND SUPERVISION.

ROBERTO N. TAMEZ, RPLS No. 6238 DATE: 01/15/2024

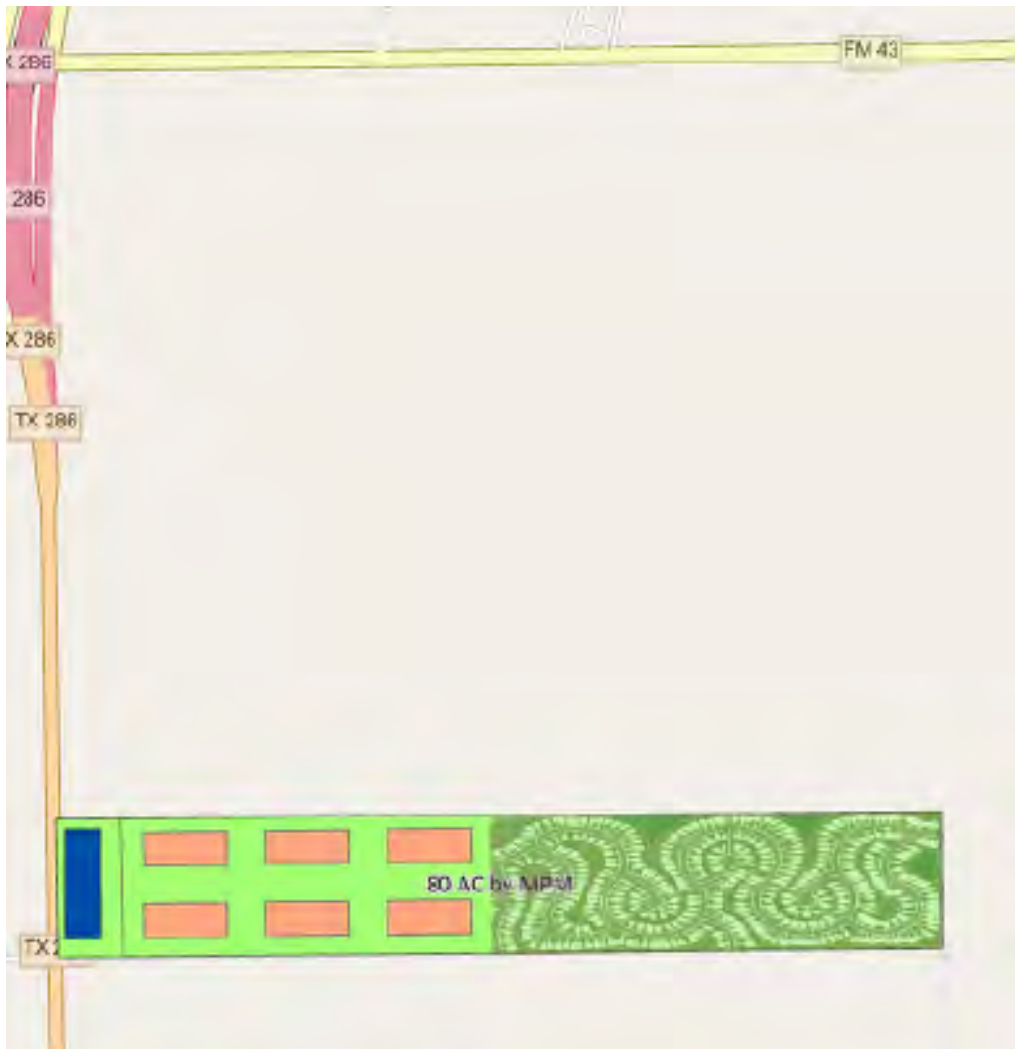


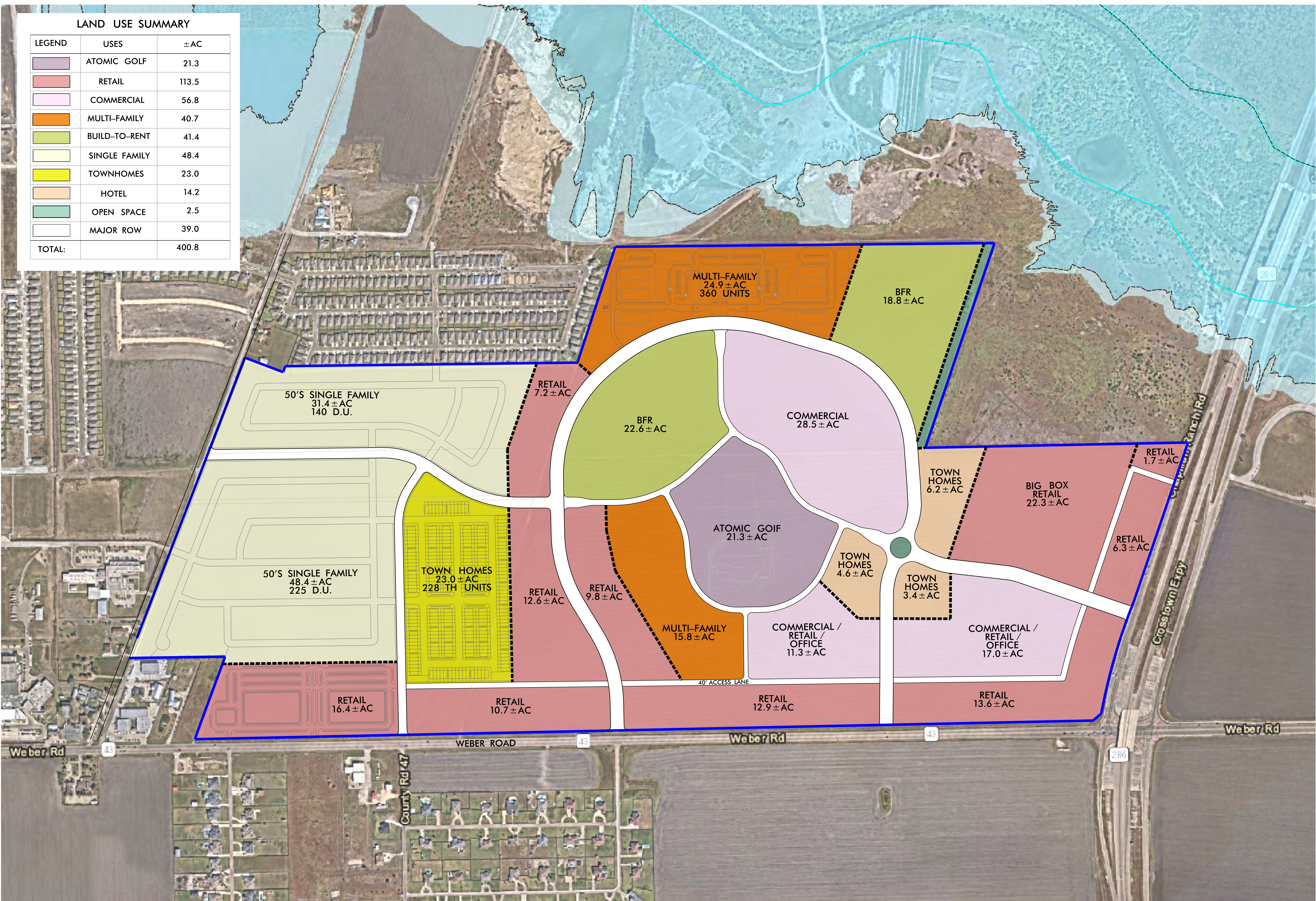
**PLAT SHOWING
297.148 ACRES
OUT OF THE NORTH
HALF OF SECTION 8,
LAURELES FARM TRACTS
VOLUME 3, PAGE 15, N.C.M.R.
CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS**

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
 - BEARING BASIS IS FROM A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SUBJECT TRACT TO A CONCRETE MONUMENT FOUND ON A CLIP LINE FROM THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 20A.
 - ALL BEARINGS AND DISTANCES AS PER TEXAS COORDINATE SYSTEM SOUTH ZONE 4205, GRID COORDINATES.
 - ELEVATION DATUM PER NAVD 88 (GEOID 2012B).
 - APPROXIMATE LOCATION OF GAS LINE IS SHOWN BASED ON THE TEXAS RAILROAD COMMISSION, NO APPARENT EVIDENCE OF THE GAS LINE WAS FOUND UPON DOING FIELD WORK.
 - SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMMITMENT OF No. 230246679 EFFECTIVE DATE: DECEMBER 18, 2023 ISSUED: DECEMBER 29, 2023
- EASEMENTS LISTED IN SCHEDULE B:**
- EASEMENTS, RESERVATIONS AND RESTRICTIONS, IF ANY, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.
 - UTILITY EASEMENT DATED NOVEMBER 18, 2002, FROM FRANK B. WHALEY TO THE CITY OF CORPUS CHRISTI, RECORDED UNDER CLERKS FILE NO. 2002056892, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)
 - RIGHT OF WAY DEED DATED APRIL 6, 1931, FROM ANNA M. WHALEY TO NUECES COUNTY, TEXAS, RECORDED IN VOLUME 199, PAGE 352, DEED RECORDS OF NUECES COUNTY, TEXAS. (PLOTTED AND SHOWN HEREON)

JOB No.	24304			
DRAWING DATE:	01/12/2024			
DRAWN BY:	J.L.G.			
File Name:	24304			
T-XXX, PG. XXX				
© Copyright 2023 Melden & Hunt, Inc. All Rights Reserved.		115 W. MCINTYRE - EDINBURG, TX 78541 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com		

Exhibit C – The London Proper / Subzone B





LAND USE SUMMARY		
LEGEND	USES	± AC
	ATOMIC GOLF	21.3
	RETAIL	113.5
	COMMERCIAL	56.8
	MULTI-FAMILY	40.7
	BUILD-TO-RENT	41.4
	SINGLE FAMILY	48.4
	TOWNHOMES	23.0
	HOTEL	14.2
	OPEN SPACE	2.5
	MAJOR ROW	39.0
TOTAL:		400.8

Exhibit D – Feasibility/Financial Model

Reinvestment Zone No. 7, City of Corpus Christi

25 Year Estimated Build Out

Summary Fact Sheet

December 3, 2025

Site Area (in Acres)
2026 Base Assessed Value

= TBD
= TBD

Total Sq. Ft. = TBD

Projected Taxable Value at Year 25 \$ 2,263,326,178.85

TIRZ REVENUES

Participation Rates:

Years 1-20	45%
Years 1-25	50%
Years 1-10	45%

Taxing Entity:

Nueces County
City of Corpus Christi
Del Mar College District

Estimated Contribution:

\$	25,392,360.65
\$	96,663,687.04
\$	6,046,241.85
Est. Total=	\$ 128,102,289.53

TIRZ Term 25 Years

Est. Total TIF Revenues	\$	128,102,289.53
Est. Project Cost	\$	(175,852,421.27)
Formation Costs	\$	(250,000.00)
Est. TIRZ Administration (to City)	\$	(2,500,000.00)
Est. TIRZ Administration (to County)	\$	(1,000,000.00)
Excess (Shortage)	\$	(51,500,131.74)
Developer/PID Contributions	\$	51,500,131.74

The projections and estimates contained in this model are subject to and may be impacted by market & economic conditions both domestic & international. Actual completion & construction of the projects may take more or less time than described herein. However it is understood that the Zone working with Developers will use its best efforts to complete the project as quickly as economically feasible. A growth rate of 2% per year has been used to establish value of future tax base, year over year, which is lower than the actual average over the past 10 years. The London Proper and Mirabella projects shall be entitled to the TIRZ Increment they create within their respective Subzones for reimbursement or PID Assessment Buy Down.

Reinvestment Zone No. 7, City of Corpus Christi	
Allocated Land Uses and Values	
Est. Assessed Values	

Reinvestment Zone No. 7, City of Corpus Christi	
Allocated Land Uses and Values	
Est. Assessed Values	

Reinvestment Zone No. 7, City of Corpus Christi	
Allocated Land Uses and Values	
Est. Assessed Values	

Designation	Description	Category	Number	Avg Unit Value	Type Unit	Total Value
Entry	Lots	Single Family Lot	556	\$56,000.00	Lot	\$31,136,000.00
	Average Home Value	Single Family Home	556	\$224,000.00	Home	\$124,544,000.00
Move Up	Lots	Single Family Lot	301	\$70,000.00	Lot	\$21,070,000.00
	Average Home Value	Single Family Home	301	\$280,000.00	Home	\$84,280,000.00
2nd Move Up	Lots	Single Family Lot	196	\$90,000.00	Lot	\$17,640,000.00
	Average Home Value	Single Family Home	196	\$360,000.00	Home	\$70,560,000.00
SF Rental	SF Rental Lot	Rental Homes	101	\$52,000.00	Lot	\$5,252,000.00
	Average Home Value	Rental Homes	101	\$208,000.00	Home	\$21,008,000.00
Subtotals		Total Residential Units	1,154			\$375,490,000.00

Designation	Description	Category	Number	Avg Unit Value	Type Unit	Total Value
Entry	Lots	Single Family Lot	556	\$56,000.00	Lot	\$31,136,000.00
	Average Home Value	Single Family Home	556	\$224,000.00	Home	\$124,544,000.00
Move Up	Lots	Single Family Lot	301	\$70,000.00	Lot	\$21,070,000.00
	Average Home Value	Single Family Home	301	\$280,000.00	Home	\$84,280,000.00
2nd Move Up	Lots	Single Family Lot	196	\$90,000.00	Lot	\$17,640,000.00
	Average Home Value	Single Family Home	196	\$360,000.00	Home	\$70,560,000.00
SF Rental	SF Rental Lot	Rental Homes	101	\$52,000.00	Lot	\$5,252,000.00
	Average Home Value	Rental Homes	101	\$208,000.00	Home	\$21,008,000.00
Subtotals		Total Residential Units	1,154			\$375,490,000.00

Designation	Description	Category	Number	Avg Unit Value	Type Unit	Total Value
SF Homes	Lots	Single Family Lot	920	\$55,000.00	Lot	\$50,600,000.00
	Average Home Value	Single Family Home	920	\$270,000.00	Home	\$248,400,000.00
Multifamily	Units	MF Units	2,838	\$120,000.00	Doors	\$340,560,000.00
Commercial	SqFt	Retail/Commercial	2,733,390	\$151.00	SqFt	\$412,741,890.00
Subtotals						\$1,052,301,890.00

Designation	Description	Category	Number	Avg Unit Value	Type Unit	Total Value
SF Homes	Lots	Single Family Lot	920	\$55,000.00	Lot	\$50,600,000.00
	Average Home Value	Single Family Home	920	\$270,000.00	Home	\$248,400,000.00
Multifamily	Units	MF Units	2,838	\$120,000.00	Doors	\$340,560,000.00
Commercial	SqFt	Retail/Commercial	2,733,390	\$151.00	SqFt	\$412,741,890.00
Subtotals						\$1,052,301,890.00

MIRABELLA - Subzone A
PRELIMINARY FINANCING PLAN

ALL VALUES ARE ASSESSABLE AD VALOREM ASSUMPTIONS

		2026	2027	2028	2029	2030
Development Type	Development Year ▶	0	1	2	3	4
	Current Value					
Entry Level Lots	\$ 56,000.00	-	-	101	-	91
Added Value		\$ -	\$ -	\$ 5,769,120.00	\$ -	\$ 5,407,915.97
Average Home Value	\$ 224,000.00	-	-	-	45	60
Added Value		\$ -	\$ -	\$ -	\$ 10,487,232.00	\$ 14,262,635.52
Move Up Lots	\$ 70,000.00	-	-	61	-	60
Added Value		\$ -	\$ -	\$ 4,355,400.00	\$ -	\$ 4,457,073.60
Average Home Value	\$ 280,000.00	-	-	-	27	36
Added Value		\$ -	\$ -	\$ -	\$ 7,865,424.00	\$ 10,696,976.64
2nd Move Up Lots	\$ 90,000.00	-	-	44	-	48
Added Value		\$ -	\$ -	\$ 4,039,200.00	\$ -	\$ 4,584,418.56
Average Home Value	\$ 360,000.00	-	-	-	18	24
Added Value		\$ -	\$ -	\$ -	\$ 6,741,792.00	\$ 9,168,837.12
SF Rental Lots	\$ 52,000.00	-		-	-	-
Added Value		\$ -	\$ -	\$ -	\$ -	\$ -
Average Home Value	\$ 208,000.00	-		-	-	
Added Value		\$ -	\$ -	\$ -	\$ -	\$ -
Annual Added Value=		\$ -	\$ -	\$ 14,163,720.00	\$ 25,094,448.00	\$ 48,577,857.41
Total Captured Value=		\$ -	\$ -	\$ 14,163,720.00	\$ 39,541,442.40	\$ 88,910,128.66
TIRZ PARTICIPATION RATE						
Nueces County	\$ 0.118068	\$ -	\$ -	\$ 16,722.80	\$ 46,685.73	\$ 104,974.28
City of Corpus Christi	\$ 0.299887	\$ -	\$ -	\$ 42,475.15	\$ 118,579.65	\$ 266,629.92
Del Mar College	\$ 0.117783	\$ -	\$ -	\$ 16,682.45	\$ 46,573.10	\$ 104,721.02
TIRZ REVENUE		\$ -	\$ -	\$ 75,880.41	\$ 211,838.47	\$ 476,325.21

2031	2032	2033	2034	2035	2036	2037
5	6	7	8	9	10	11
-	89	90	-	90	95	-
\$ -	\$ 5,502,738.72	\$ 5,675,858.59	\$ -	\$ 5,905,163.28	\$ 6,357,892.47	\$ -
60	60	60	60	60	60	60
\$ 14,547,888.23	\$ 14,838,846.00	\$ 15,135,622.91	\$ 15,438,335.37	\$ 15,747,102.08	\$ 16,062,044.12	\$ 16,383,285.00
-	60	61	-	59	-	-
\$ -	\$ 4,637,139.37	\$ 4,808,713.53	\$ -	\$ 4,838,953.24	\$ -	\$ -
36	36	36	36	36	36	22
\$ 10,910,916.17	\$ 11,129,134.50	\$ 11,351,717.19	\$ 11,578,751.53	\$ 11,810,326.56	\$ 12,046,533.09	\$ 7,509,005.63
-	48	-	56	-	-	-
\$ -	\$ 4,769,629.07	\$ -	\$ 5,789,375.76	\$ -	\$ -	\$ -
24	24	24	24	24	24	10
\$ 9,352,213.86	\$ 9,539,258.14	\$ 9,730,043.30	\$ 9,924,644.17	\$ 10,123,137.05	\$ 10,325,599.79	\$ 4,388,379.91
101	-	-	-	-	-	-
\$ 5,684,933.70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	60	6	-	-	-	-
\$ 7,880,106.12	\$ 13,778,928.42	\$ 1,405,450.70	\$ -	\$ -	\$ -	\$ -
\$ 48,376,058.09	\$ 64,195,674.22	\$ 48,107,406.23	\$ 42,731,106.84	\$ 48,424,682.22	\$ 44,792,069.47	\$ 28,280,670.54
\$ 139,064,389.32	\$ 206,041,351.33	\$ 258,269,584.58	\$ 306,166,083.11	\$ 360,714,086.99	\$ 412,720,438.20	\$ 449,255,517.51

\$ 164,190.33	\$ 243,268.59	\$ 304,933.35	\$ 361,483.71	\$ 425,887.37	\$ 487,290.15	\$ 530,426.33
\$ 417,036.03	\$ 617,891.23	\$ 774,516.91	\$ 918,152.28	\$ 1,081,734.65	\$ 1,237,694.94	\$ 1,347,258.89
\$ 163,794.21	\$ 242,681.68	\$ 304,197.66	\$ 360,611.60	\$ 424,859.87	\$ 486,114.51	\$ -
\$ 745,020.57	\$ 1,103,841.51	\$ 1,383,647.92	\$ 1,640,247.59	\$ 1,932,481.89	\$ 2,211,099.60	\$ 1,877,685.22

2038	2039	2040	2041	2042	2043	2044
12	13	14	15	16	17	18
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	-	-	-	-	-	-
\$ 8,633,991.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8,633,991.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 466,874,619.06	\$ 476,212,111.44	\$ 485,736,353.67	\$ 495,451,080.74	\$ 505,360,102.36	\$ 515,467,304.40	\$ 525,776,650.49

\$ 551,228.82	\$ 562,253.40	\$ 573,498.47	\$ 584,968.44	\$ 596,667.81	\$ 608,601.16	\$ 620,773.19
\$ 1,400,096.29	\$ 1,428,098.21	\$ 1,456,660.18	\$ 1,485,793.38	\$ 1,515,509.25	\$ 1,545,819.44	\$ 1,576,735.82
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,951,325.11	\$ 1,990,351.62	\$ 2,030,158.65	\$ 2,070,761.82	\$ 2,112,177.06	\$ 2,154,420.60	\$ 2,197,509.01

TOTALS
556
\$ 34,618,689.03
556
\$ 141,536,982.44
301
\$ 23,097,279.75
301
\$ 94,898,785.30
196
\$ 19,182,623.39
196
\$ 79,293,905.35
101
\$ 5,684,933.70
101
\$ 23,064,485.25
\$ 421,377,684.22
\$ 603,952,102.81
\$ 8,062,895.01
\$ 29,187,021.18
\$ 2,150,236.11
\$ 39,400,152.30

**THE LONDON PROPER - Subzone B
PRELIMINARY FINANCING PLAN**

ALL VALUES ARE ASSESSABLE AD VALOREM ASSUMPTIONS

		2026	2027	2028	2029	2030
Development Type	Development Year ▶	0	1	2	3	4
	Current Value					
SF Lots	\$ 55,000.00	-		-	150	150
Added Value		\$ -		\$ -	\$ 8,415,000.00	\$ 8,583,300.00
Average Home Value	\$ 270,000.00	-		-	150	150
Added Value		\$ -		\$ -	\$ 41,310,000.00	\$ 42,136,200.00
Multifamily Units	\$ 120,000.00	-		-	-	-
Added Value		\$ -		\$ -	\$ -	\$ -
Commercial/Retail SqFt	\$ 151.00	-		-	350,000	250,000
Added Value		\$ -		\$ -	\$ 53,907,000.00	\$ 39,275,100.00
Annual Added Value=		\$ -		\$ -	\$ 103,632,000.00	\$ 89,994,600.00
Total Captured Value=		\$ -		\$ -	\$ 103,632,000.00	\$ 195,699,240.00
TIRZ PARTICIPATION RATE						
Nueces County	\$ 0.118068	\$ -		\$ -	\$ 122,356.07	\$ 231,057.89
City of Corpus Christi	\$ 0.299887	\$ -		\$ -	\$ 310,778.90	\$ 586,876.58
Del Mar College	\$ 0.117783	\$ -		\$ -	\$ 122,060.88	\$ 230,500.44
TIRZ REVENUE		\$ -		\$ -	\$ 555,195.85	\$ 1,048,434.90

2031	2032	2033	2034	2035	2036	2037
5	6	7	8	9	10	11
-	100		150	150	120	100
\$ -	\$ 5,953,376.88	\$ -	\$ 9,290,839.96	\$ 9,476,656.76	\$ 7,732,951.91	\$ 6,573,009.13
-	100	-	150	150	120	100
\$ -	\$ 29,225,668.32	\$ -	\$ 45,609,577.98	\$ 46,521,769.54	\$ 37,961,763.94	\$ 32,267,499.35
400	-		400	-		400
\$ 50,937,984.00	\$ -	\$ -	\$ 54,055,796.12	\$ -	\$ -	\$ 57,364,443.29
300,000		450,000		400,000		200,000
\$ 48,072,722.40	\$ -	\$ 75,022,290.58	\$ -	\$ 69,380,614.33	\$ -	\$ 36,091,795.57
\$ 99,010,706.40	\$ 35,179,045.20	\$ 75,022,290.58	\$ 108,956,214.06	\$ 125,379,040.62	\$ 45,694,715.86	\$ 132,296,747.35
\$ 298,623,931.20	\$ 339,775,455.02	\$ 421,593,254.70	\$ 538,981,333.86	\$ 675,140,001.16	\$ 734,337,517.04	\$ 881,321,014.73

\$ 352,578.86	\$ 401,165.57	\$ 497,766.09	\$ 636,363.67	\$ 797,123.28	\$ 867,016.52	\$ 1,040,556.77
\$ 895,534.35	\$ 1,018,942.42	\$ 1,264,303.36	\$ 1,616,334.95	\$ 2,024,657.10	\$ 2,202,182.75	\$ 2,642,967.15
\$ 351,728.22	\$ 400,197.72	\$ 496,565.18	\$ 634,828.38	\$ 795,200.15	\$ 864,924.76	\$ -
\$ 1,599,841.43	\$ 1,820,305.72	\$ 2,258,634.64	\$ 2,887,527.01	\$ 3,616,980.53	\$ 3,934,124.03	\$ 3,683,523.93

2038	2039	2040	2041	2042	2043	2044
12	13	14	15	16	17	18
-		-	-	-		-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	400	-	-	400	-
\$ -	\$ -	\$ 60,875,606.14	\$ -	\$ -	\$ 64,601,680.24	\$ -
	400,000	-	233,390	-		-
\$ -	\$ 75,099,808.23	\$ -	\$ 45,589,142.57	\$ -	\$ -	\$ -
\$ -	\$ 75,099,808.23	\$ 60,875,606.14	\$ 45,589,142.57	\$ -	\$ 64,601,680.24	\$ -
\$ 898,947,435.03	\$ 992,026,191.95	\$ 1,072,742,321.93	\$ 1,139,786,310.94	\$ 1,162,582,037.16	\$ 1,250,435,358.14	\$ 1,275,444,065.31

\$ 1,061,367.91	\$ 1,171,264.00	\$ 1,266,563.80	\$ 1,345,721.19	\$ 1,372,635.62	\$ 1,476,362.14	\$ 1,505,889.39
\$ 2,695,826.49	\$ 2,974,957.59	\$ 3,217,014.77	\$ 3,418,070.97	\$ 3,486,432.39	\$ 3,749,893.08	\$ 3,824,890.94
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 3,757,194.40	\$ 4,146,221.58	\$ 4,483,578.56	\$ 4,763,792.17	\$ 4,859,068.01	\$ 5,226,255.23	\$ 5,330,780.33

2045	2046	2047	2048	2049	2050
19	20	21	22	23	24
-	-				
\$ -	\$ -				
-	-				
\$ -	\$ -				
-	400			438	
\$ -	\$ 68,555,819.88			\$ 79,663,423.04	\$ -
		150,000			
\$ -	\$ -	\$ 32,996,773.06	\$ -	\$ -	\$ -
\$ -	\$ 68,555,819.88	\$ 32,996,773.06	\$ -	\$ 79,663,423.04	\$ -
\$ 1,300,952,946.61	\$ 1,395,527,825.43	\$ 1,456,435,155.00	\$ 1,485,563,858.10	\$ 1,594,938,558.29	\$ 1,626,837,329.46

\$ 1,536,007.17	\$ 1,647,669.70	\$ -	\$ -	\$ -	
\$ 3,901,388.76	\$ 4,185,006.53	\$ 4,367,659.69	\$ 4,455,012.89	\$ 4,783,013.39	\$ 4,878,673.66
\$ -	\$ -	\$ -	\$ -	\$ -	
\$ 5,437,395.94	\$ 5,832,676.23	\$ 4,367,659.69	\$ 4,455,012.89	\$ 4,783,013.39	\$ 4,878,673.66

2051	
25	TOTALS
	920
	\$ 56,025,134.64
	920
	\$ 275,032,479.14
	2,838
\$ -	\$ 436,054,752.72
	2,733,390
\$ -	\$ 475,435,246.73
\$ -	\$ 1,242,547,613.23
\$ 1,659,374,076.05	\$ 1,659,374,076.05
\$ -	\$ 17,329,465.64
\$ 4,976,247.14	67,476,666
\$ -	\$ 3,896,005.74
\$ 4,976,247.14	\$ 88,702,137.24

Reinvestment Zone No. 7, City of Corpus Christi

Projected TIRZ Revenues

Year	Nueces County	City of Corpus Christi	Del Mar College	TOTALS
0	\$ -	\$ -	\$ -	\$ -
1	\$ -	\$ -	\$ -	\$ -
2	\$ 16,722.80	\$ 42,475.15	\$ 16,682.45	\$ 75,880.41
3	\$ 169,041.81	\$ 429,358.54	\$ 168,633.98	\$ 767,034.32
4	\$ 336,032.16	\$ 853,506.50	\$ 335,221.45	\$ 1,524,760.11
5	\$ 516,769.19	\$ 1,312,570.37	\$ 515,522.43	\$ 2,344,862.00
6	\$ 644,434.17	\$ 1,636,833.65	\$ 642,879.41	\$ 2,924,147.22
7	\$ 802,699.44	\$ 2,038,820.27	\$ 800,762.85	\$ 3,642,282.56
8	\$ 997,847.38	\$ 2,534,487.23	\$ 995,439.98	\$ 4,527,774.60
9	\$ 1,223,010.65	\$ 3,106,391.75	\$ 1,220,060.02	\$ 5,549,462.42
10	\$ 1,354,306.67	\$ 3,439,877.69	\$ 1,351,039.27	\$ 6,145,223.63
11	\$ 1,570,983.10	\$ 3,990,226.05	\$ -	\$ 5,561,209.15
12	\$ 1,612,596.73	\$ 4,095,922.78	\$ -	\$ 5,708,519.52
13	\$ 1,733,517.40	\$ 4,403,055.80	\$ -	\$ 6,136,573.20
14	\$ 1,840,062.26	\$ 4,673,674.95	\$ -	\$ 6,513,737.21
15	\$ 1,930,689.63	\$ 4,903,864.36	\$ -	\$ 6,834,553.99
16	\$ 1,969,303.42	\$ 5,001,941.64	\$ -	\$ 6,971,245.07
17	\$ 2,084,963.31	\$ 5,295,712.52	\$ -	\$ 7,380,675.82
18	\$ 2,126,662.57	\$ 5,401,626.77	\$ -	\$ 7,528,289.34
19	\$ 2,169,195.82	\$ 5,509,659.30	\$ -	\$ 7,678,855.13
20	\$ 2,293,522.12	\$ 5,825,442.48	\$ -	\$ 8,118,964.60
21	\$ -	\$ 6,040,904.36	\$ -	\$ 6,040,904.36
22	\$ -	\$ 6,161,722.45	\$ -	\$ 6,161,722.45
23	\$ -	\$ 6,523,857.15	\$ -	\$ 6,523,857.15
24	\$ -	\$ 6,654,334.29	\$ -	\$ 6,654,334.29
25	\$ -	\$ 6,787,420.98	\$ -	\$ 6,787,420.98
TOTALS	\$ 25,392,360.65	\$ 96,663,687.04	\$ 6,046,241.85	\$ 128,102,289.53

Mirabella - Sub. A				
Year	Nueces County	Corpus Christi	Del Mar	Total
0	\$ -	\$ -	\$ -	\$ -
1	\$ -	\$ -	\$ -	\$ -
2	\$ 16,722.80	\$ 42,475.15	\$ 16,682.45	\$ 75,880.41
3	\$ 46,685.73	\$ 118,579.65	\$ 46,573.10	\$ 211,838.47
4	\$ 104,974.28	\$ 266,629.92	\$ 104,721.02	\$ 476,325.21
5	\$ 164,190.33	\$ 417,036.03	\$ 163,794.21	\$ 745,020.57
6	\$ 243,268.59	\$ 617,891.23	\$ 242,681.68	\$ 1,103,841.51
7	\$ 304,933.35	\$ 774,516.91	\$ 304,197.66	\$ 1,383,647.92
8	\$ 361,483.71	\$ 918,152.28	\$ 360,611.60	\$ 1,640,247.59
9	\$ 425,887.37	\$ 1,081,734.65	\$ 424,859.87	\$ 1,932,481.89
10	\$ 487,290.15	\$ 1,237,694.94	\$ 486,114.51	\$ 2,211,099.60
11	\$ 530,426.33	\$ 1,347,258.89	\$ -	\$ 1,877,685.22
12	\$ 551,228.82	\$ 1,400,096.29	\$ -	\$ 1,951,325.11
13	\$ 562,253.40	\$ 1,428,098.21	\$ -	\$ 1,990,351.62
14	\$ 573,498.47	\$ 1,456,660.18	\$ -	\$ 2,030,158.65
15	\$ 584,968.44	\$ 1,485,793.38	\$ -	\$ 2,070,761.82
16	\$ 596,667.81	\$ 1,515,509.25	\$ -	\$ 2,112,177.06
17	\$ 608,601.16	\$ 1,545,819.44	\$ -	\$ 2,154,420.60
18	\$ 620,773.19	\$ 1,576,735.82	\$ -	\$ 2,197,509.01
19	\$ 633,188.65	\$ 1,608,270.54	\$ -	\$ 2,241,459.19
20	\$ 645,852.42	\$ 1,640,435.95	\$ -	\$ 2,286,288.37
21	\$ -	\$ 1,673,244.67	\$ -	\$ 1,673,244.67
22	\$ -	\$ 1,706,709.56	\$ -	\$ 1,706,709.56
23	\$ -	\$ 1,740,843.75	\$ -	\$ 1,740,843.75
24	\$ -	\$ 1,775,660.63	\$ -	\$ 1,775,660.63
25	\$ -	\$ 1,811,173.84	\$ -	\$ 1,811,173.84
Totals	\$ 8,062,895.01	\$ 29,187,021.18	\$ 2,150,236.11	\$ 39,400,152.30

The London Proper - Sub. B				
Year	Nueces County	Corpus Christi	Del Mar	Total
0	\$ -	\$ -	\$ -	\$ -
1	\$ -	\$ -	\$ -	\$ -
2	\$ -	\$ -	\$ -	\$ -
3	\$ 122,356.07	\$ 310,778.90	\$ 122,060.88	\$ 555,195.85
4	\$ 231,057.89	\$ 586,876.58	\$ 230,500.44	\$ 1,048,434.90
5	\$ 352,578.86	\$ 895,534.35	\$ 351,728.22	\$ 1,599,841.43
6	\$ 401,165.57	\$ 1,018,942.42	\$ 400,197.72	\$ 1,820,305.72
7	\$ 497,766.09	\$ 1,264,303.36	\$ 496,565.18	\$ 2,258,634.64
8	\$ 636,363.67	\$ 1,616,334.95	\$ 634,828.38	\$ 2,887,527.01
9	\$ 797,123.28	\$ 2,024,657.10	\$ 795,200.15	\$ 3,616,980.53
10	\$ 867,016.52	\$ 2,202,182.75	\$ 864,924.76	\$ 3,934,124.03
11	\$ 1,040,556.77	\$ 2,642,967.15	\$ -	\$ 3,683,523.93
12	\$ 1,061,367.91	\$ 2,695,826.49	\$ -	\$ 3,757,194.40
13	\$ 1,171,264.00	\$ 2,974,957.59	\$ -	\$ 4,146,221.58
14	\$ 1,266,563.80	\$ 3,217,014.77	\$ -	\$ 4,483,578.56
15	\$ 1,345,721.19	\$ 3,418,070.97	\$ -	\$ 4,763,792.17
16	\$ 1,372,635.62	\$ 3,486,432.39	\$ -	\$ 4,859,068.01
17	\$ 1,476,362.14	\$ 3,749,893.08	\$ -	\$ 5,226,255.23
18	\$ 1,505,889.39	\$ 3,824,890.94	\$ -	\$ 5,330,780.33
19	\$ 1,536,007.17	\$ 3,901,388.76	\$ -	\$ 5,437,395.94
20	\$ 1,647,669.70	\$ 4,185,006.53	\$ -	\$ 5,832,676.23

21	\$	-	\$ 4,367,659.69	\$	-	\$ 4,367,659.69
22	\$	-	\$ 4,455,012.89	\$	-	\$ 4,455,012.89
23	\$	-	\$ 4,783,013.39	\$	-	\$ 4,783,013.39
24	\$	-	\$ 4,878,673.66	\$	-	\$ 4,878,673.66
25	\$	-	\$ 4,976,247.14	\$	-	\$ 4,976,247.14
Totals	\$	17,329,465.64	\$ 67,476,665.86	\$	3,896,005.74	\$ 88,702,137.24

Reinvestment Zone No. 7, City of Corpus Christi

Category	Project Costs
Contingency, Professional Fees, General Conditions, & Soft Cost	\$ 35,188,931.01
Site Work	\$ 5,326,054.32
Public Sewage, Storm, & Water	\$ 60,896,461.20
Public Landscape Improvements	\$ 9,808,068.74
Traffic and Street Improvements	\$ 45,700,906.81
Public Structures & Common Areas	\$ 18,931,999.20
Total	\$ 175,852,421.27
Design Subtotal	\$ 35,188,931.01
Development Cost	\$ 140,663,490.27

Mirabella -Subzone A

Category	Project Costs
Contingency, Professional Fees, General Conditions, & Soft Cost	\$ 13,138,908.51
Site Work	\$ 601,886.82
Public Sewage, Storm, & Water	\$ 23,454,796.20
Public Landscape Improvements	\$ 1,684,376.24
Traffic and Street Improvements	\$ 16,652,551.81
Public Structures & Common Areas	\$ 3,094,901.70
Total	\$ 58,627,421.27
Design Subtotal	\$ 13,138,908.51
Development Cost	\$ 45,488,512.77

The London Proper - Subzone B

Category	Project Costs
Contingency, Professional Fees, General Conditions, & Soft Cost	\$ 22,050,022.50
Site Work	\$ 4,724,167.50
Public Sewage, Storm, & Water	\$ 37,441,665.00
Public Landscape Improvements	\$ 8,123,692.50
Traffic and Street Improvements	\$ 29,048,355.00
Public Structures & Common Areas	\$ 15,837,097.50
Total	\$ 117,225,000.00
Design Subtotal	\$ 22,050,022.50
Development Cost	\$ 95,174,977.50