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REINVESTMENT ZONE NUMBER TWO, CITY OF MINERAL WELLS, TEXAS

FIRST AMENDED & RESTATED PROJECT PLAN AND FINANCING PLAN



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TIRZ CONCEPT

A tax increment reinvestment zone (TIRZ) is a financing tool enabled by the Texas Legislature with the adoption of Chapter 311 of the Texas Tax Code. A TIRZ is a tool that can be used to pay for public improvements to encourage development and/or redevelopment of an area and attract private investment.

Cities may create a TIRZ where conditions exist that substantially impair an area's sound growth and where development or redevelopment is not likely to occur but for public infrastructure enhancements financed by a TIRZ.

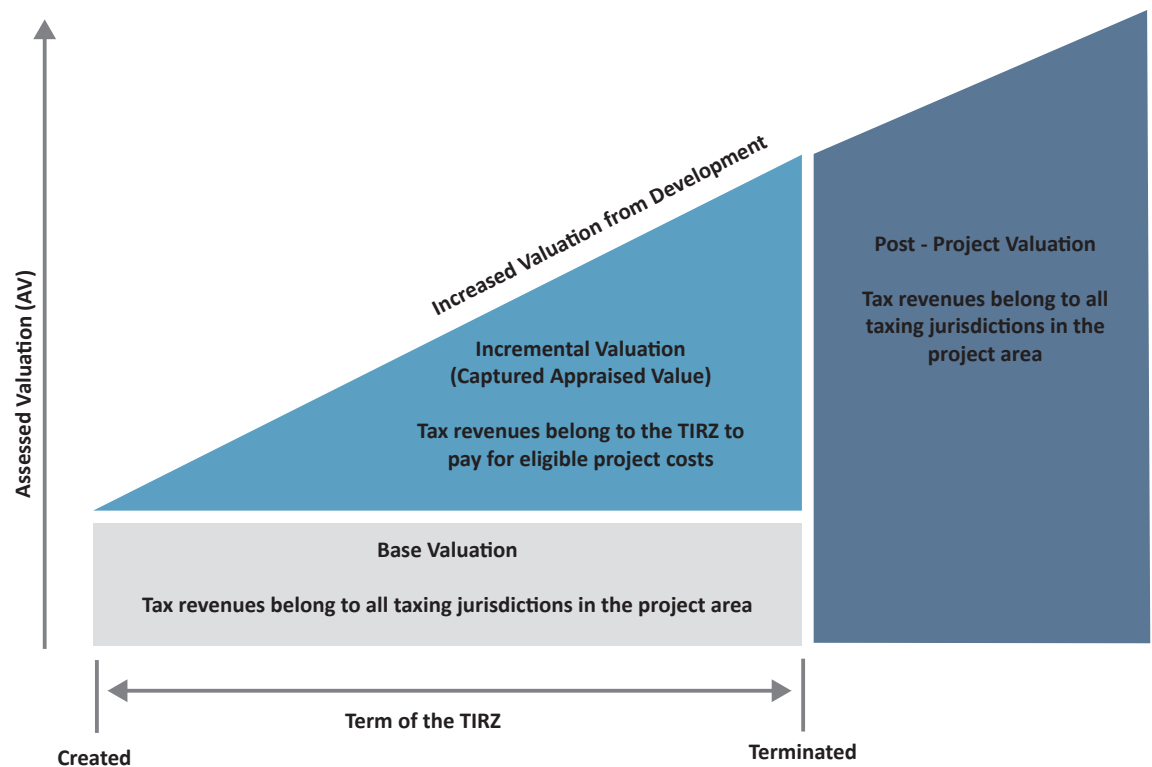
Upon creation of the Zone, the total appraised value of real property located within its boundaries is established for the year in which it was created. This is known as the base value. As development occurs in the Zone due to the provision of new infrastructure, the value of real property increases.

This additional value above the base is known as the increment. It is set aside to finance infrastructure improvements within the Zone. Once all projects are completed, or after a defined period of time, the TIRZ is dissolved.

During the life of the Zone, the city and other participating taxing jurisdictions collect tax revenue on the base value of the Zone. When the Zone is dissolved, the city and other participating taxing jurisdictions receive the benefit of the full increment value created by new development.

About This Document

This document constitutes the First Amended and Restated Project Plan and Financing Plan for the City of Mineral Wells TIRZ Number Two. The document details the specific projects proposed for the TIRZ, as well as the methods and means to finance them.



INTRODUCTION

PURPOSE

This document constitutes the First Amended and Restated Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number 2, City of Mineral Wells as required by Chapter 311, Texas Tax Code. This document details the specific projects proposed to address existing conditions in the area as well as the method and means to finance them.

The purpose of the tax increment reinvestment zone (the “Zone”) is to finance construction of public facilities and infrastructure necessary to catalyze residential and commercial development and redevelopment within the Zone boundaries. Expenditures associated with the design and construction of public facilities infrastructure, as well as other specific project related costs, will be funded by tax increment revenues derived from increases in property values following new development.



HISTORY OF REDEVELOPMENT EFFORTS

Reinvestment Zone Two, City of Mineral Wells, Texas (“Zone”), was created by the City Council of the City of Mineral Wells, Texas (“City”) on August 5, 2008, by Ordinance No 2008-15. The Project Plan and Finance Plan was approved by City Council on August 19, 2008 by Ordinance No 2008-17. The Zone was initially created to provide a financing mechanism for redevelopment of the Baker Hotel and revitalization of the downtown area. At the time of creation, it was anticipated that the City (in coordination with the Industrial Foundation and Chamber of Commerce), would incentivize redevelopment of the Baker Hotel, utilizing TIRZ revenue funds to reimburse a potential developer for eligible expenses.

Redevelopment of the Baker Hotel did not occur as quickly as originally anticipated and the downtown area remained stagnant, with empty buildings and a lack of investment. Instead of waiting for the redevelopment of the Baker Hotel to occur, local developers/businesses started to invest in the downtown area by purchasing and restoring buildings, and opening shops and restaurants. The increased investment has resulted in bringing life back to the downtown core and creating a destination for residents and visitors. Redevelopment efforts are ongoing and include restoration of a number of buildings, including the Crazy Water Hotel and Baker Hotel. In addition to private investment, targeted infrastructure improvements are being made by the City including those along US 281 and sidewalk

enhancements in the downtown core. Public art has also become a part of the redevelopment process with the launch of The Murals of 76067 project, where local artists and visionaries are coming together to paint murals on older buildings in the downtown area.

FIRST AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

The Zone and the City now propose the First Amendment to the Project Plan and Reinvestment Zone Financing Plan. The original plan focused on the downtown core and the redevelopment of the Baker Hotel; however, the City now wishes to expand the scope of the TIRZ to include strategic areas outside of the downtown core and projects in addition to the Baker Hotel. The Amended Plan expands the zone boundaries to include approximately 2263 acres, allowing for infrastructure improvements associated with these areas that will facilitate development/redevelopment, consistent with the City’s policies and priorities. This amendment extends the Zone an additional 15 years to allow sufficient time for increment to generate and improvements to occur.

GOALS

The purpose of the reinvestment zone is to revitalize the area and enhance economic opportunity in the zone through activities including but not limited to public infrastructure improvements, rehabilitation of historic and aging structures, land acquisition, creation of public spaces and facilities, and support for initiatives and projects that further the economic goals and priorities of the City. The following are the redevelopment goals and priorities of the Zone and the City.

MOBILITY & CONNECTIVITY

Enhance mobility and safety throughout the zone for all modes of transportation including cars, pedestrians and bicyclists.

The downtown core, as well as other areas of the Zone, should be inviting, easily accessible and well connected. Roadway and streetscape improvements along key corridors including US 281 will enhance the accessibility and attractiveness of the area for those wanting to live, visit, and invest in downtown and elsewhere in the Zone. Improvements could include, but are not limited to roadways, enhanced intersections, sidewalks, crosswalks, landscaping, pedestrian amenities, lighting, signage/wayfinding, public art, and public parking. Connectivity and safety for pedestrians and cyclists could be enhanced through implementation of bike lanes/paths, trails, sidewalks, lighting and intersection and crossing improvements. Enhancements to the Mineral Wells Regional Airport allow for an additional layer of connectivity for flow

of goods and people and bolstering the community's economic competitiveness.

PUBLIC INFRASTRUCTURE

Support public infrastructure needs, including water, sewer, and storm water management improvements, for both new development as well as replacing outdated/inadequate infrastructure in developed/redeveloping areas.

Replacing older/outdated infrastructure in the downtown area and elsewhere in the zone will be important in supporting redevelopment of the area and continued growth of the commercial and residential market. Likewise, encouraging new development, including new housing and attracting new businesses to the community may require new infrastructure improvements, in areas that are currently undeveloped and lack the necessary utilities. Storm water management initiatives and improvements including detention and retention ponds, improvements to Crystal Canal, joint use of park facilities, preservation of open space areas, land acquisition and other improvements will be important in alleviating flooding and addressing drainage.

HISTORIC PRESERVATION, CULTURAL AND PUBLIC FACILITIES

Preserve and enhance historic structures and support the development of cultural and public facilities throughout the Zone.

There are a number of historic structures in the downtown and surrounding area, including the storefronts along US 281, the Baker Hotel, Crazy Water Hotel, and Cullen Grimes Elementary School, that have deteriorated over time and are in need of rehabilitation. These structures are an important part of Mineral Wells history, are a part of what makes downtown special and a place that people want to visit, and can play a critical role in the community's ability to tap into new economic markets including arts and film industries. TIRZ funds will be leveraged with private, public, and non-profit groups to support rehabilitation of these structures and the development of cultural and public facilities in line with the City's tourism and cultural initiatives. Improvements could include rehabilitation and adaptive re-use of historic facilities, acquisition and restoration of structures, infrastructure improvements and development of public and cultural facilities.

HOUSING

Encourage new and infill housing opportunities throughout the Zone.

There is a lack of housing options in Mineral Wells. The community is in need of quality housing of all types, from affordable/workforce housing to housing for professionals. In addition to new housing, infill development and redevelopment in the downtown and surrounding area will be instrumental in the success of the central core and in providing alternative housing options, including lofts, above

retail units, townhomes and row houses. Projects that support quality new and infill housing may include public infrastructure improvements, including water, sewer, drainage and roadway improvements, as well as adaptive reuse of historic structures. Housing priorities for the community include affordable/workforce housing, lifestyle housing options, infill development, and amenitized developments that preserve open spaces, views, floodplain and other sensitive areas and/or provide other amenities that add to the quality and character of the development.

ECONOMIC DEVELOPMENT

Incentivize projects that promote redevelopment of the community and enhance economic development opportunities consistent with the City's goals and priorities.

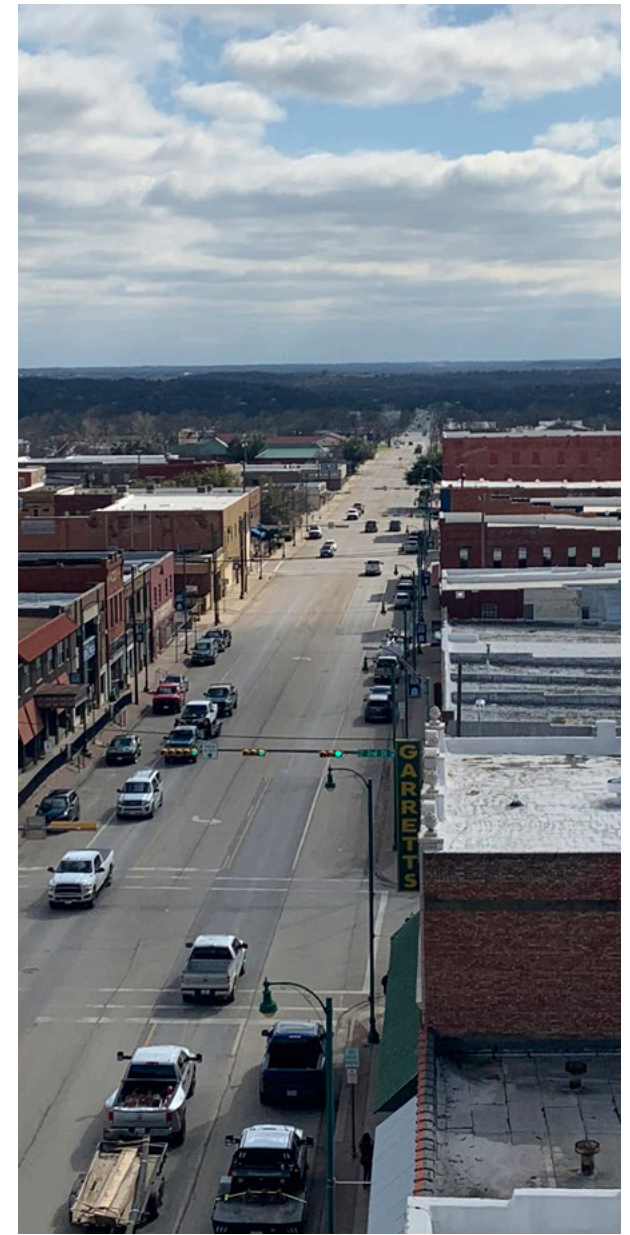
In order to stimulate and accelerate redevelopment within the TIRZ, the TIRZ desires to establish an economic development program that would directly incentivize private enterprise that affect the TIRZ and serve as a catalyst for other business developments. Examples of how the program would be used include funding for business development and retention, business loss mitigation, economic development grants to catalyze investments, such as Agreements under Chapter 380 of the Texas Local Government Code, and matching grants to provide leverage for other economic development funds. In cases such as those described in this section, an appropriate economic development program would be proposed

by the City and/or the TIRZ and approved by both the TIRZ and City Council. Payments made pursuant to this program shall be pursuant to economic development agreements entered into on behalf of the Zone and are considered Project Costs. No grant or loan shall be authorized by the Zone without prior consent of the City.

PARKS, PLAZAS, OPEN SPACE & PUBLIC ART

Create a series of places to gather including parks, plazas, open spaces and other recreational opportunities.

Parks, plazas, open spaces and public art all contribute to creating synergy and an inviting place for people to gather. Plazas, open spaces and public art in the downtown area add to the character of the area and create a destination that will bring people to the downtown core while also serving as an additional place to visit for those already in the area. These public spaces will attract, support, and enhance the viability of residential, commercial, and retail destinations in the Zone, while potentially fostering innovative economic opportunities. Additionally, providing connections and recreational opportunities through trails and walkways will enhance connectivity and access to destinations in the Zone and further add to viability to the area.

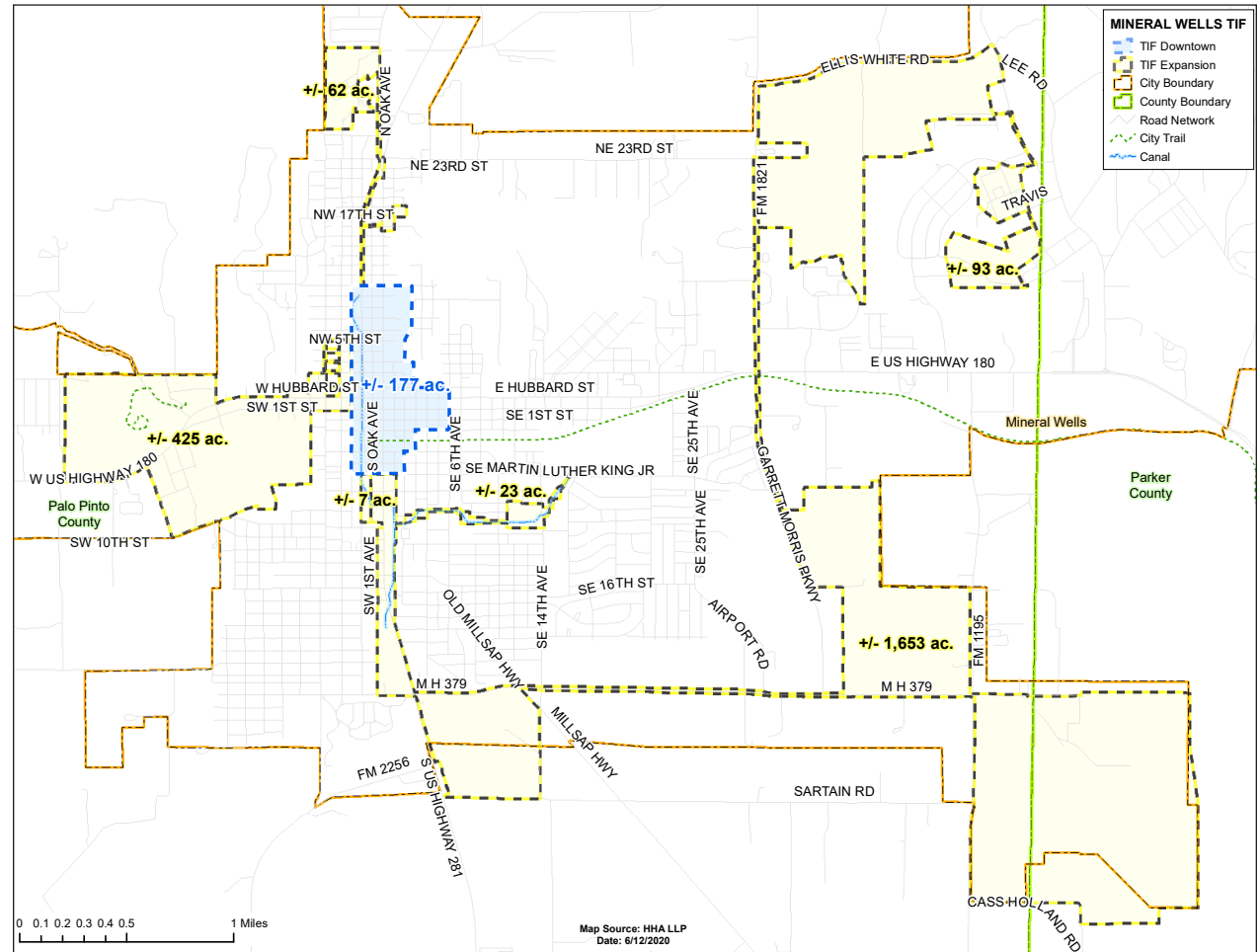


LOCATION

Reinvestment Zone No. 2 is currently 177.1 acres, and encompasses the downtown core. The proposed expansion includes an additional 2,263 acres, primarily consisting of large vacant tracts to the east, west and south of the Zone. The proposed expansion also includes the Mineral Wells Airport and right-of-way along MH 379 and FM 1821

Map 1 depicts the location of the Tax Increment Reinvestment Zone No. 2, in context of the surrounding area and identifies the areas proposed to be added to the Zone.

Map 1



AUTHORIZED PROJECT COSTS

The project costs for the TIRZ are detailed in Table 1. Projects include infrastructure improvements, streetscape enhancements, parks, plazas, open spaces, historic preservation and economic development. The project categories reflect types of projects supported by the TIRZ, however actual projects that will be undertaken by the TIRZ will be based on factors including community redevelopment priorities, leveraging of funds and available increment.

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties, such as the City, County, the Texas Department of Transportation or private sources including developers.

Project Costs

Projects	Costs
Infrastructure improvements including roadway, water, sewer, drainage, parking improvements	\$18,000,000
Streetscape Improvements	\$7,000,000
Parks, Plazas, Open Space, Public Art	\$14,000,000
Economic Development	\$14,000,000
Historic Preservation, Cultural & Public Facilities	\$7,000,000
Project Management	\$750,000
Total	\$60,750,000

Non - Project Costs

	City	Other	Total
US 281	\$57,500	\$624,055	\$681,555
TDA Sidewalk Project	\$70,000	\$350,000	\$420,000
Total	\$127,500	\$974,055	\$1,101,555



PROJECT PLAN



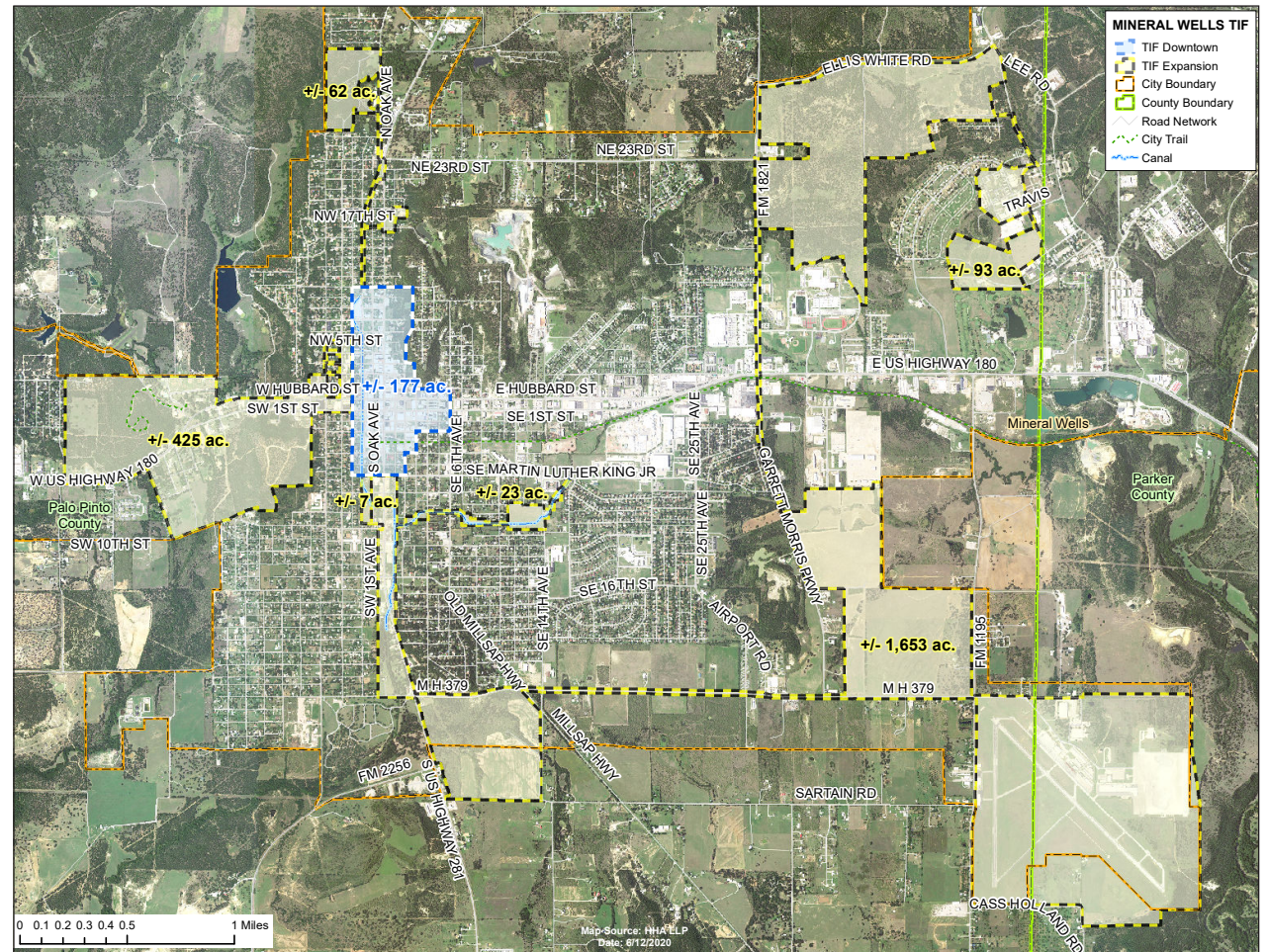
This document constitutes the First Amended and Restated Project Plan for Tax Increment Reinvestment Zone Number Two, City of Mineral Wells, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance improvements associated with redevelopment of the downtown core and surrounding areas, and facilitate new development at strategic locations in the Zone.

EXISTING AND PROPOSED USES OF LAND (TEXAS TAX CODE§ 311.011(B)(1))

Existing Land Use - Existing uses in the Zone include a mixture of residential uses, retail/entertainment, commercial parks/plaza, public and cultural facilities and vacant land. Maps 2 and 3 display existing conditions.

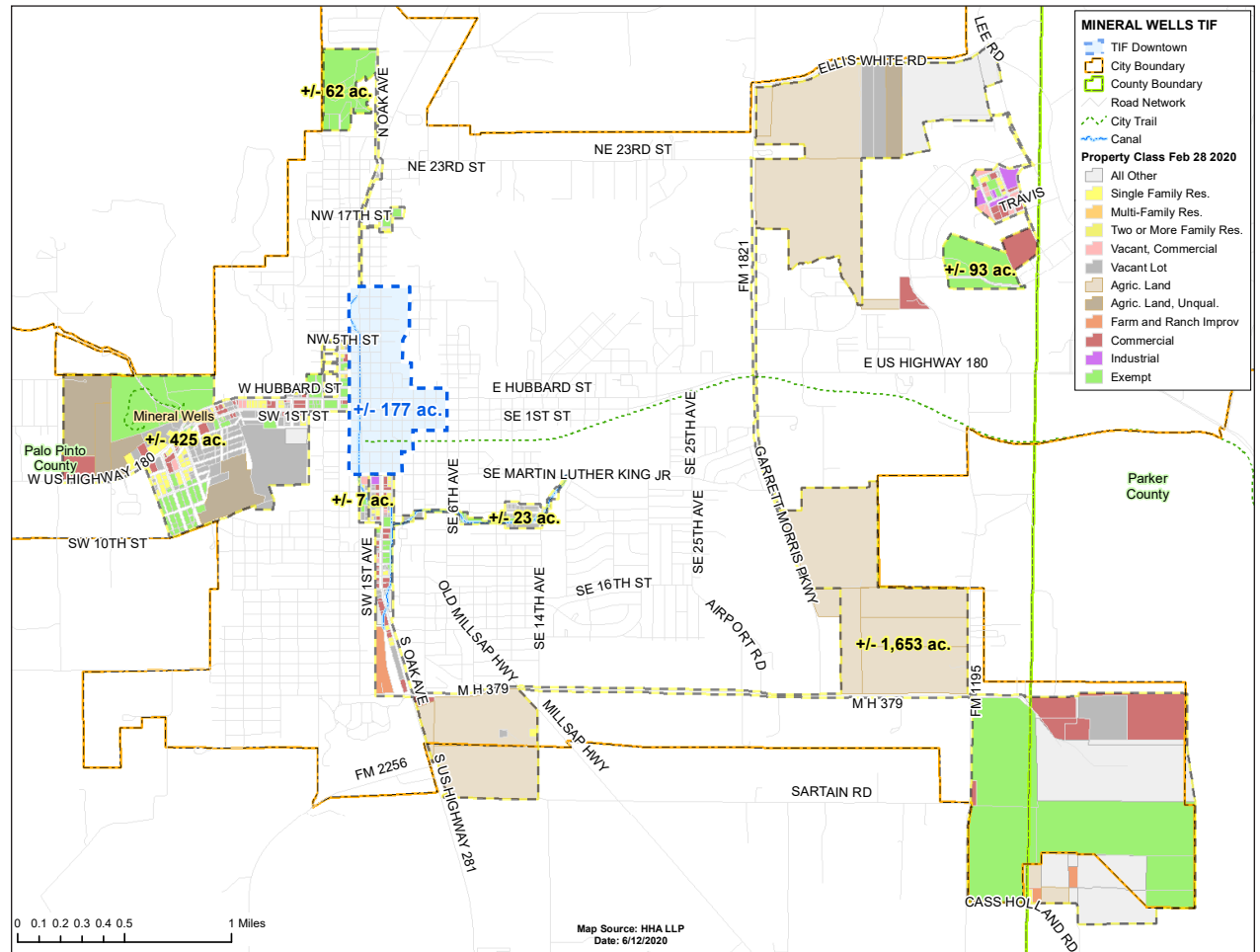
Surrounding Land Use - Land surrounding the Zone ranges from vacant, to single family residential to industrial and commercial uses. The aerial view shown in Map 2 shows surrounding land uses.

Map 2



Proposed Uses - As the downtown area continues to redevelop, proposed uses in the original Zone will include enhanced residential, commercial/retail and public uses. Several of the large vacant tracts proposed to be added to the Zone are anticipated to develop as residential with supporting commercial, retail and public uses. The area around the airport is anticipated to develop as commercial and industrial.

Map 3



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))

Non-Project costs are those infrastructure costs that will not be funded or reimbursed by the TIRZ but will be funded by other parties. Non-project costs funded by the other entities including the City, State and Federal government equal approximately \$1.1 million.

METHOD OF RELOCATING PERSONS TO BE DISPLACED, IF ANY, AS A RESULT OF IMPLEMENTING THE PLAN

(TEXAS TAX CODE § 311.011(B)(4))

It is not anticipated that any residents will be displaced or relocated as a result of this Plan.



REINVESTMENT ZONE FINANCING PLAN



This document constitutes the First Amended and Restated Reinvestment Zone Financing Plan for the Tax Increment Reinvestment Zone Number Two, City of Mineral Wells, as required by Chapter 311 of the Texas Tax Code. The purpose of the Zone is to finance public improvements to support redevelopment efforts in the downtown area and encourage new development in the Zone. Improvements include but are not limited to roadways, infrastructure improvements including water, sewer and drainage, historic preservation and public/cultural facilities, streetscape enhancements and parks, plazas and open space improvements.

Funding of projects will occur through available tax increment funds, leveraged with local, state and federal dollars and/or through reimbursement of eligible project costs advanced by private entities/developers.

**ESTIMATED PROJECT COSTS
(TEXAS TAX CODE § 311.011(C)(1))**

Table 1 details proposed public improvements to be funded utilizing resources from the Zone. As set forth in the Plan, the dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone, with the approval of City Council. Any financing costs are a function of project financing needs and will vary with market conditions. Existing and proposed projects are located throughout the Zone as shown on Map 1.

**PROPOSED KIND, NUMBER, AND LOCATION OF ALL PROPOSED PUBLIC WORKS OR PUBLIC IMPROVEMENTS TO BE FINANCED BY THE ZONE
(TEXAS TAX CODE § 311.011(C)(2))**

These details are described throughout the Plan, and include roadway, streetscape, signage, sidewalks, and beautification improvements, as well as the funding of public facilities and parking. The number and location of proposed improvements are contained in Table 1 and will be located within the boundary shown on Map 1.



ECONOMIC FEASIBILITY STUDY (TEXAS TAX CODE § 311.011(C)(3)):

Overview

Located in Palo Pinto and Parker Counties, approximately an hour away from the Dallas Fort Worth Metroplex area, the City of Mineral Wells is a small town with an estimated population of just over 15,000 people. At one time the town was a major tourist destination and was known as “America’s Great Health Resort”. In addition to being a tourist destination, the town was home to a number of manufacturers and was a Primary Helicopter Training Center during the Vietnam War.

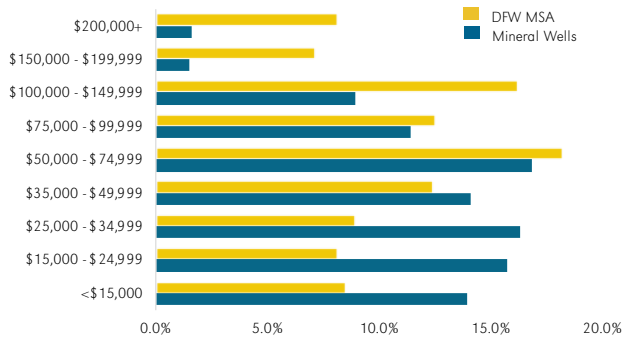
However, over the last several decades, the City of Mineral Wells has experienced a series of economic downturns, from the closing of the Baker Hotel and military base to the prison shutting down. This has resulted in population decline, increased poverty levels, stagnant or declining property values, declining sales tax, and an overall lack of economic investment in the community. Much of the town has remained undeveloped, housing options are limited, infrastructure including roadways, water, sewer and drainage systems are aging and in poor condition, and the older parts of town are in need of redevelopment including the downtown core and the Fort Wolters Industrial Park.

Demographic Overview

Mineral Well’s population peaked in the 1970s, with a population of over 18,400 people. Today, the town has a population of approximately 15,000 residents. The population in the City is predominately white, with 29.2% of the population identifying themselves of Hispanic Origin. The daytime population, which takes into account workers and residents present during the day in the City, is approximately 15,798, which is slightly higher than the resident population. Overall Mineral Wells households have a lower Median Household Income that the DFW MSA. Median household income in the City is \$38,504, which is approximately 40.3% below the Dallas Forth Worth MSA average. Approximately 60 percent of households in the City make less than \$50,000 per year.

Population	15,233
Households	5,601
Average Size	2.71
Median Age	35.8
Median Household Income	\$38,504
Median Home Value	\$84,006

Income



Creation of the Zone

To support development and redevelopment in Mineral Wells, Tax Increment Reinvestment Zone Number Two was created in 2008, with a focus on redeveloping the downtown core. While over the past several decades investment has been minimal, recently local developers/businesses have started to invest in the community including the downtown area by purchasing and restoring buildings, and opening shops and restaurants. This increased investment has resulted in bringing life back to the downtown core and creating a destination for residents and visitors. Redevelopment efforts are ongoing and include restoration of a number of buildings, including the Baker Hotel and the Crazy Water Hotel, which is being redeveloped into an event space and downtown living. In addition to private investment, the City, in coordination with other entities, are making

targeted infrastructure improvements including those along US 281 and sidewalk enhancements in the downtown area. Public art has also become a part of the redevelopment process with the launch of The Murals of 76067 project, where local artists and visionaries are coming together to paint murals on older buildings in the downtown area. In addition to these improvements the City completed an Economic Development Strategic Plan in 2019 to guide future initiatives in the community and is working on a Master Plan for the downtown area that will address public spaces and streetscapes.

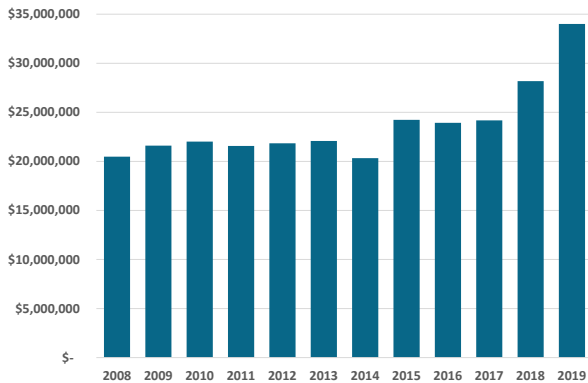
Expansion of the TIRZ boundaries and length of the Zone, as proposed in this amendment, will further allow the TIRZ to support downtown redevelopment and encourage private investment in the newly expanded areas of the Zone, including much needed housing and commercial development. The TIRZ would facilitate this development through financing of public improvements, historic preservation and economic development initiatives, supporting the development of needed residential and commercial uses. Improvements would be funded from tax increment revenues derived from increases in property values (captured value) following new residential and commercial development. The development of the Zone to its fullest potential would not be feasible in the near future without the assistance of a tool like a TIRZ.



Historical Growth

Since inception of the Zone, values have remained stagnant in the downtown core, until 2015 when values started to increase as a result of private investment in the area. Over the last 10 years values have grown at an average annual rate of 4.6%, with the majority of the growth occurring in the last five years.

Historical Growth, Property Values



Projected Growth

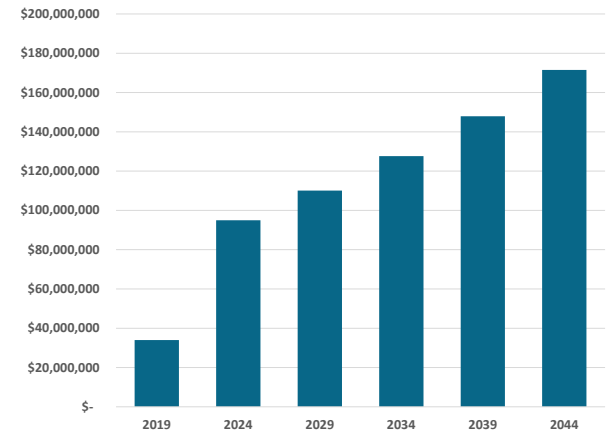
Infrastructure improvements supported by the TIRZ as well as by other agencies including the City, County and State, along with private investment, will enhance the area and increase property values. Values are expected to grow from \$34 million in 2019 to over \$171 million by the year 2044, in the original and annexed areas of the zone. Increase in values and investment, will also result in increased sales tax and job growth within the community.

The planned infrastructure improvements depicted in Table 1 will contribute significantly to Mineral Wells' ability to support redevelopment efforts, attract businesses, increase tourism, and encourage investment in the downtown core and elsewhere in the Zone.

Exhibit 1 constitutes incremental revenue estimates for this Plan Amendment. The future anticipated revenue of the district is expected to be sufficient to pay for all project costs (including interest) of any Development Agreements entered into by the Zone, in addition to any costs associated with administering the TIRZ

The Zone and the City determine that this Plan is Feasible.

Projected Value, Property Values



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 the Zone may occur as tax increment revenues allow. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the projects and revenue schedules included in Table 1 and Exhibit 3, as well as actual market conditions for the issue and sale of such notes and bonds.

The time when related costs or monetary obligations are to be incurred is a function of the availability of TIRZ revenues as shown in Exhibit 1.

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 increment associated with this Plan will consist of contributions from the City, County, Mineral Wells Independent School District, Hospital District and Emergency Services District, which all participate at 100% of their tax rate in the original zone. In the areas proposed to be annexed in the Zone as part of this Plan Amendment, the City will participate at 75% of its tax rate and the County will participate at 50%.

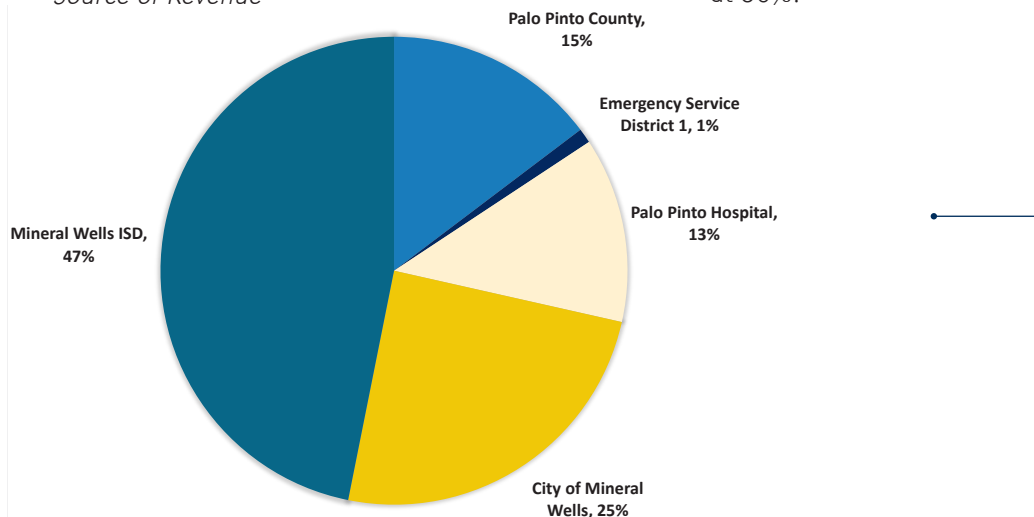
TIRZ Contribution, Original Zone

Entity	% Contribution
City	100%
County	100%
Hospital District	100%
Emergency Services District	100%
School District	100%

TIRZ Contribution, Annexed (2020) Zone

Entity	% Contribution
City	75%
County	50%

Source of Revenue



**CURRENT TOTAL APPRAISED VALUE OF TAX-ABLE REAL PROPERTY
(TEXAS TAX CODE § 311.011(C)(7))**

The 2020 value of taxable real property in the original Zone is estimated at \$48,028,327. The 2020 taxable value of property in the proposed area to be added to the Zone is estimated at \$12,962,765.

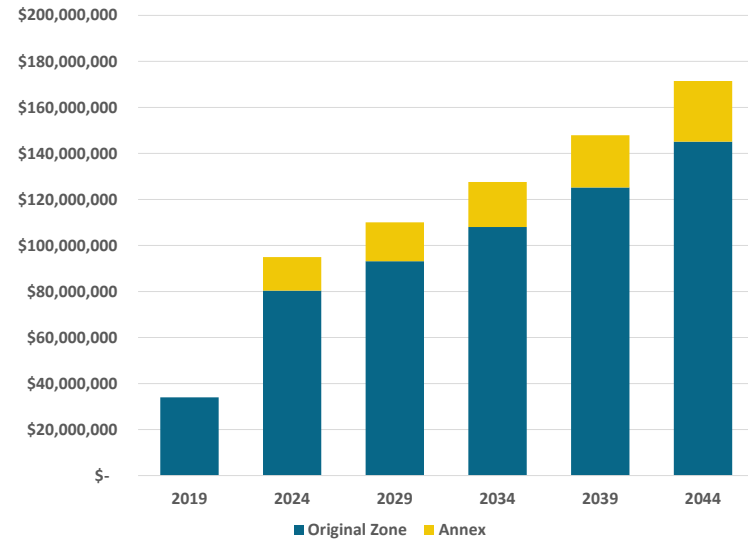
**ESTIMATED CAPTURED APPRAISED VALUE OF ZONE DURING EACH YEAR OF EXISTENCE
(TEXAS TAX CODE § 311.011(C)(8))**

The estimated captured appraised value of the Zone during each remaining year of its existence is contained in Exhibit 1. It is estimated by 2044 that the taxable value within the Zone will increase to over \$170 million.

**ZONE DURATION
(TEXAS TAX CODE § 311.011(C)(9))**

The Zone was created in 2008 and will terminate on December 31, 2044. Final TIRZ payments will be received in 2045. The Zone may terminate at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of proposed revenue bonds, notes or other obligations, if any, that all project costs, bonds, and interest on bonds have been paid in full.

TIRZ Values, Original + Annex



TIRZ Revenues, Original + Annex

	Original + Annex		Original	Annex
Palo Pinto County	\$8,844,092	15%	\$8,538,389	\$305,703
Emergency Service District 1	\$609,885	1%	\$609,885	
Palo Pinto Hospital	\$7,694,583	13%	\$7,694,583	
City of Mineral Wells	\$14,806,399	25%	\$14,051,749	\$754,650
Mineral Wells ISD	\$28,166,187	47%	\$28,166,187	
Total	\$60,121,145	100%	\$59,060,793	\$1,060,353

EXHIBITS



Exhibit 1 - Value & Revenue Schedules

Exhibit 2 - Boundary Description

EXHIBIT 1 - REVENUE SCHEDULE, ALL ENTITIES, ORIGINAL ZONE + ANNEX

Tax Year	City of Minerals	Palo Pinto County	Emergency Service District 1	Palo Pinto Hospital	Mineral Wells ISD	All Entities	All Entities (Cumulative)
2019	\$ 91,655	\$ 55,693	\$ 3,978	\$ 51,647	\$ 180,883	\$ 383,856	\$ 383,856
2020	\$ 186,624	\$ 113,400	\$ 8,100	\$ 103,202	\$ 372,705	\$ 784,032	\$ 1,167,888
2021	\$ 312,159	\$ 189,280	\$ 13,463	\$ 170,262	\$ 622,370	\$ 1,307,533	\$ 2,475,422
2022	\$ 378,464	\$ 229,157	\$ 16,252	\$ 205,174	\$ 752,046	\$ 1,581,094	\$ 4,056,516
2023	\$ 395,955	\$ 239,361	\$ 16,921	\$ 213,586	\$ 782,809	\$ 1,648,631	\$ 5,705,146
2024	\$ 413,970	\$ 249,870	\$ 17,609	\$ 222,250	\$ 814,494	\$ 1,718,193	\$ 7,423,340
2025	\$ 432,526	\$ 260,695	\$ 18,318	\$ 231,173	\$ 847,130	\$ 1,789,843	\$ 9,213,183
2026	\$ 451,639	\$ 271,845	\$ 19,048	\$ 240,365	\$ 880,745	\$ 1,863,642	\$ 11,076,825
2027	\$ 471,325	\$ 283,329	\$ 19,800	\$ 249,832	\$ 915,369	\$ 1,939,656	\$ 13,016,481
2028	\$ 491,602	\$ 295,158	\$ 20,574	\$ 259,584	\$ 951,031	\$ 2,017,949	\$ 15,034,430
2029	\$ 512,487	\$ 307,342	\$ 21,372	\$ 269,628	\$ 987,763	\$ 2,098,592	\$ 17,133,021
2030	\$ 533,998	\$ 319,891	\$ 22,194	\$ 279,973	\$ 1,025,597	\$ 2,181,653	\$ 19,314,675
2031	\$ 556,155	\$ 332,816	\$ 23,040	\$ 290,629	\$ 1,064,566	\$ 2,267,207	\$ 21,581,881
2032	\$ 578,977	\$ 346,130	\$ 23,912	\$ 301,604	\$ 1,104,705	\$ 2,355,327	\$ 23,937,208
2033	\$ 602,483	\$ 359,842	\$ 24,810	\$ 312,908	\$ 1,146,047	\$ 2,446,091	\$ 26,383,299
2034	\$ 626,694	\$ 373,966	\$ 25,735	\$ 324,552	\$ 1,188,629	\$ 2,539,577	\$ 28,922,876
2035	\$ 651,632	\$ 388,514	\$ 26,688	\$ 336,545	\$ 1,232,490	\$ 2,635,869	\$ 31,558,745
2036	\$ 677,318	\$ 403,499	\$ 27,669	\$ 348,898	\$ 1,277,665	\$ 2,735,048	\$ 34,293,793
2037	\$ 703,774	\$ 418,932	\$ 28,680	\$ 361,621	\$ 1,324,196	\$ 2,837,204	\$ 37,130,997
2038	\$ 731,024	\$ 434,829	\$ 29,721	\$ 374,726	\$ 1,372,124	\$ 2,942,424	\$ 40,073,421
2039	\$ 759,092	\$ 451,203	\$ 30,793	\$ 388,224	\$ 1,421,488	\$ 3,050,801	\$ 43,124,222
2040	\$ 788,002	\$ 468,068	\$ 31,897	\$ 402,127	\$ 1,472,334	\$ 3,162,428	\$ 46,286,650
2041	\$ 817,778	\$ 485,439	\$ 33,035	\$ 416,448	\$ 1,524,705	\$ 3,277,405	\$ 49,564,055
2042	\$ 848,449	\$ 503,331	\$ 34,207	\$ 431,198	\$ 1,578,648	\$ 3,395,831	\$ 52,959,887
2043	\$ 880,039	\$ 521,760	\$ 35,413	\$ 446,390	\$ 1,634,208	\$ 3,517,810	\$ 56,477,697
2044	\$ 912,577	\$ 540,741	\$ 36,656	\$ 462,038	\$ 1,691,436	\$ 3,643,448	\$ 60,121,145
	\$ 14,806,399	\$ 8,844,092	\$ 609,885	\$ 7,694,583	\$ 28,166,187	\$ 60,121,145	

Notes/Assumptions:

Assumes 3% Annual Growth Rate

Development Assumptions

Assumes \$25.3 million value from Baker Hotel (2020-2022)

Assumes \$12 million value from Crazy Water Hotel (2020-2021)

EXHIBIT 1A - REVENUE SCHEDULE, ALL ENTITIES, ORIGINAL ZONE

Tax Year	City of Minerals	Palo Pinto County	Emergency Service District 1	Palo Pinto Hospital	Mineral Wells ISD	All Entities	All Entities (Cumulative)
2019	\$ 91,655	\$ 55,693	\$ 3,978	\$ 51,647	\$ 180,883	\$ 383,856	\$ 383,856
2020	\$ 186,624	\$ 113,400	\$ 8,100	\$ 103,202	\$ 372,705	\$ 784,032	\$ 1,167,888
2021	\$ 310,184	\$ 188,480	\$ 13,463	\$ 170,262	\$ 622,370	\$ 1,304,757	\$ 2,472,646
2022	\$ 374,454	\$ 227,533	\$ 16,252	\$ 205,174	\$ 752,046	\$ 1,575,459	\$ 4,048,104
2023	\$ 389,848	\$ 236,887	\$ 16,921	\$ 213,586	\$ 782,809	\$ 1,640,050	\$ 5,688,155
2024	\$ 405,705	\$ 246,522	\$ 17,609	\$ 222,250	\$ 814,494	\$ 1,706,580	\$ 7,394,735
2025	\$ 422,037	\$ 256,446	\$ 18,318	\$ 231,173	\$ 847,130	\$ 1,775,105	\$ 9,169,840
2026	\$ 438,860	\$ 266,668	\$ 19,048	\$ 240,365	\$ 880,745	\$ 1,845,686	\$ 11,015,526
2027	\$ 456,187	\$ 277,197	\$ 19,800	\$ 249,832	\$ 915,369	\$ 1,918,385	\$ 12,933,911
2028	\$ 474,034	\$ 288,041	\$ 20,574	\$ 259,584	\$ 951,031	\$ 1,993,264	\$ 14,927,175
2029	\$ 492,416	\$ 299,211	\$ 21,372	\$ 269,628	\$ 987,763	\$ 2,070,390	\$ 16,997,565
2030	\$ 511,350	\$ 310,716	\$ 22,194	\$ 279,973	\$ 1,025,597	\$ 2,149,830	\$ 19,147,395
2031	\$ 530,851	\$ 322,566	\$ 23,040	\$ 290,629	\$ 1,064,566	\$ 2,231,653	\$ 21,379,048
2032	\$ 550,938	\$ 334,771	\$ 23,912	\$ 301,604	\$ 1,104,705	\$ 2,315,930	\$ 23,694,978
2033	\$ 571,628	\$ 347,343	\$ 24,810	\$ 312,908	\$ 1,146,047	\$ 2,402,736	\$ 26,097,714
2034	\$ 592,938	\$ 360,292	\$ 25,735	\$ 324,552	\$ 1,188,629	\$ 2,492,146	\$ 28,589,860
2035	\$ 614,887	\$ 373,629	\$ 26,688	\$ 336,545	\$ 1,232,490	\$ 2,584,238	\$ 31,174,099
2036	\$ 637,495	\$ 387,367	\$ 27,669	\$ 348,898	\$ 1,277,665	\$ 2,679,094	\$ 33,853,192
2037	\$ 660,781	\$ 401,516	\$ 28,680	\$ 361,621	\$ 1,324,196	\$ 2,776,794	\$ 36,629,987
2038	\$ 684,766	\$ 416,090	\$ 29,721	\$ 374,726	\$ 1,372,124	\$ 2,877,426	\$ 39,507,413
2039	\$ 709,470	\$ 431,101	\$ 30,793	\$ 388,224	\$ 1,421,488	\$ 2,981,077	\$ 42,488,490
2040	\$ 734,915	\$ 446,563	\$ 31,897	\$ 402,127	\$ 1,472,334	\$ 3,087,837	\$ 45,576,327
2041	\$ 761,124	\$ 462,488	\$ 33,035	\$ 416,448	\$ 1,524,705	\$ 3,197,800	\$ 48,774,127
2042	\$ 788,119	\$ 478,892	\$ 34,207	\$ 431,198	\$ 1,578,648	\$ 3,311,062	\$ 52,085,189
2043	\$ 815,924	\$ 495,787	\$ 35,413	\$ 446,390	\$ 1,634,208	\$ 3,427,722	\$ 55,512,911
2044	\$ 844,562	\$ 513,189	\$ 36,656	\$ 462,038	\$ 1,691,436	\$ 3,547,882	\$ 59,060,793
	\$ 14,051,749	\$ 8,538,389	\$ 609,885	\$ 7,694,583	\$ 28,166,187	\$ 59,060,793	

Notes/Assumptions:

Assumes 3% Annual Growth Rate

EXHIBIT 1B - REVENUE SCHEDULE, ALL ENTITIES, ANNEX

Tax Year	City of Minerals	City Participation Rate	Palo Pinto County Revenues	County Participation Rate	All Entities	All Entities (Cumulative)
2019	\$ -	75%	\$ -	50%	\$ -	\$ -
2020	\$ -	75%	\$ -	50%	\$ -	\$ -
2021	\$ 1,976	75%	\$ 800	50%	\$ 2,776	\$ 2,776
2022	\$ 4,011	75%	\$ 1,625	50%	\$ 5,635	\$ 8,411
2023	\$ 6,107	75%	\$ 2,474	50%	\$ 8,580	\$ 16,991
2024	\$ 8,265	75%	\$ 3,348	50%	\$ 11,614	\$ 28,605
2025	\$ 10,489	75%	\$ 4,249	50%	\$ 14,738	\$ 43,343
2026	\$ 12,779	75%	\$ 5,177	50%	\$ 17,956	\$ 61,299
2027	\$ 15,138	75%	\$ 6,132	50%	\$ 21,271	\$ 82,570
2028	\$ 17,568	75%	\$ 7,117	50%	\$ 24,685	\$ 107,255
2029	\$ 20,071	75%	\$ 8,131	50%	\$ 28,201	\$ 135,456
2030	\$ 22,649	75%	\$ 9,175	50%	\$ 31,823	\$ 167,280
2031	\$ 25,304	75%	\$ 10,250	50%	\$ 35,554	\$ 202,834
2032	\$ 28,038	75%	\$ 11,358	50%	\$ 39,397	\$ 242,230
2033	\$ 30,855	75%	\$ 12,499	50%	\$ 43,355	\$ 285,585
2034	\$ 33,757	75%	\$ 13,675	50%	\$ 47,431	\$ 333,016
2035	\$ 36,745	75%	\$ 14,885	50%	\$ 51,630	\$ 384,646
2036	\$ 39,823	75%	\$ 16,132	50%	\$ 55,955	\$ 440,601
2037	\$ 42,993	75%	\$ 17,416	50%	\$ 60,410	\$ 501,011
2038	\$ 46,259	75%	\$ 18,739	50%	\$ 64,998	\$ 566,008
2039	\$ 49,622	75%	\$ 20,102	50%	\$ 69,724	\$ 635,732
2040	\$ 53,086	75%	\$ 21,505	50%	\$ 74,591	\$ 710,323
2041	\$ 56,655	75%	\$ 22,950	50%	\$ 79,605	\$ 789,928
2042	\$ 60,330	75%	\$ 24,439	50%	\$ 84,769	\$ 874,698
2043	\$ 64,116	75%	\$ 25,973	50%	\$ 90,088	\$ 964,786
2044	\$ 68,015	75%	\$ 27,552	50%	\$ 95,567	\$ 1,060,353
	\$ 754,650		\$ 305,703		\$ 1,060,353	

Notes/Assumptions:

Assumes 3% Annual Growth Rate

EXHIBIT 1C - VALUE & REVENUE SCHEDULE, ORIGINAL AREA, CITY OF MINERAL WELLS

Projected Assessed Valuation					Projected Revenue				
Tax Year	Base Year Valuation (2008)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Cumulative Revenues to Zone	
2019	\$ 20,477,243	34,008,084	\$ 13,530,841	2019	2020	0.6912	\$ 91,655	\$ 91,655	
2020	\$ 20,477,243	\$ 48,028,327	\$ 27,551,084	2020	2021	0.6912	\$ 186,624	\$ 278,279	
2021	\$ 20,477,243	\$ 66,269,176	\$ 45,791,933	2021	2022	0.6912	\$ 310,184	\$ 588,463	
2022	\$ 20,477,243	\$ 75,757,252	\$ 55,280,009	2022	2023	0.6912	\$ 374,454	\$ 962,916	
2023	\$ 20,477,243	\$ 78,029,969	\$ 57,552,726	2023	2024	0.6912	\$ 389,848	\$ 1,352,765	
2024	\$ 20,477,243	\$ 80,370,868	\$ 59,893,625	2024	2025	0.6912	\$ 405,705	\$ 1,758,470	
2025	\$ 20,477,243	\$ 82,781,994	\$ 62,304,751	2025	2026	0.6912	\$ 422,037	\$ 2,180,507	
2026	\$ 20,477,243	\$ 85,265,454	\$ 64,788,211	2026	2027	0.6912	\$ 438,860	\$ 2,619,367	
2027	\$ 20,477,243	\$ 87,823,418	\$ 67,346,175	2027	2028	0.6912	\$ 456,187	\$ 3,075,554	
2028	\$ 20,477,243	\$ 90,458,120	\$ 69,980,877	2028	2029	0.6912	\$ 474,034	\$ 3,549,587	
2029	\$ 20,477,243	\$ 93,171,864	\$ 72,694,621	2029	2030	0.6912	\$ 492,416	\$ 4,042,003	
2030	\$ 20,477,243	\$ 95,967,020	\$ 75,489,777	2030	2031	0.6912	\$ 511,350	\$ 4,553,353	
2031	\$ 20,477,243	\$ 98,846,030	\$ 78,368,787	2031	2032	0.6912	\$ 530,851	\$ 5,084,204	
2032	\$ 20,477,243	\$ 101,811,411	\$ 81,334,168	2032	2033	0.6912	\$ 550,938	\$ 5,635,142	
2033	\$ 20,477,243	\$ 104,865,754	\$ 84,388,511	2033	2034	0.6912	\$ 571,628	\$ 6,206,770	
2034	\$ 20,477,243	\$ 108,011,726	\$ 87,534,483	2034	2035	0.6912	\$ 592,938	\$ 6,799,707	
2035	\$ 20,477,243	\$ 111,252,078	\$ 90,774,835	2035	2036	0.6912	\$ 614,887	\$ 7,414,594	
2036	\$ 20,477,243	\$ 114,589,640	\$ 94,112,397	2036	2037	0.6912	\$ 637,495	\$ 8,052,089	
2037	\$ 20,477,243	\$ 118,027,330	\$ 97,550,087	2037	2038	0.6912	\$ 660,781	\$ 8,712,870	
2038	\$ 20,477,243	\$ 121,568,149	\$ 101,090,906	2038	2039	0.6912	\$ 684,766	\$ 9,397,636	
2039	\$ 20,477,243	\$ 125,215,194	\$ 104,737,951	2039	2040	0.6912	\$ 709,470	\$ 10,107,105	
2040	\$ 20,477,243	\$ 128,971,650	\$ 108,494,407	2040	2041	0.6912	\$ 734,915	\$ 10,842,020	
2041	\$ 20,477,243	\$ 132,840,799	\$ 112,363,556	2041	2042	0.6912	\$ 761,124	\$ 11,603,144	
2042	\$ 20,477,243	\$ 136,826,023	\$ 116,348,780	2042	2043	0.6912	\$ 788,119	\$ 12,391,263	
2043	\$ 20,477,243	\$ 140,930,804	\$ 120,453,561	2043	2044	0.6912	\$ 815,924	\$ 13,207,186	
2044	\$ 20,477,243	\$ 145,158,728	\$ 124,681,485	2044	2045	0.6912	\$ 844,562	\$ 14,051,749	
							\$ 14,051,749		

EXHIBIT 1D - VALUE & REVENUE SCHEDULE, ANNEX AREA (2020), CITY OF MINERAL WELLS

Projected Assessed Valuation

Tax Year	Base Year Valuation (2020)	Projected Taxable Valuation City	Captured Appraised Value (Increment)
2019			\$ -
2020	\$ 12,962,765	\$ 12,962,765	\$ -
2021	\$ 12,962,765	\$ 13,351,648	\$ 388,883
2022	\$ 12,962,765	\$ 13,752,197	\$ 789,432
2023	\$ 12,962,765	\$ 14,164,763	\$ 1,201,998
2024	\$ 12,962,765	\$ 14,589,706	\$ 1,626,941
2025	\$ 12,962,765	\$ 15,027,397	\$ 2,064,632
2026	\$ 12,962,765	\$ 15,478,219	\$ 2,515,454
2027	\$ 12,962,765	\$ 15,942,566	\$ 2,979,801
2028	\$ 12,962,765	\$ 16,420,843	\$ 3,458,078
2029	\$ 12,962,765	\$ 16,913,468	\$ 3,950,703
2030	\$ 12,962,765	\$ 17,420,872	\$ 4,458,107
2031	\$ 12,962,765	\$ 17,943,498	\$ 4,980,733
2032	\$ 12,962,765	\$ 18,481,803	\$ 5,519,038
2033	\$ 12,962,765	\$ 19,036,257	\$ 6,073,492
2034	\$ 12,962,765	\$ 19,607,345	\$ 6,644,580
2035	\$ 12,962,765	\$ 20,195,565	\$ 7,232,800
2036	\$ 12,962,765	\$ 20,801,432	\$ 7,838,667
2037	\$ 12,962,765	\$ 21,425,475	\$ 8,462,710
2038	\$ 12,962,765	\$ 22,068,240	\$ 9,105,475
2039	\$ 12,962,765	\$ 22,730,287	\$ 9,767,522
2040	\$ 12,962,765	\$ 23,412,195	\$ 10,449,430
2041	\$ 12,962,765	\$ 24,114,561	\$ 11,151,796
2042	\$ 12,962,765	\$ 24,837,998	\$ 11,875,233
2043	\$ 12,962,765	\$ 25,583,138	\$ 12,620,373
2044	\$ 12,962,765	\$ 26,350,632	\$ 13,387,867

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue (100% Participation)	Participation	Increment Revenue (75% Participation)	Cumulative Revenues to Zone
2019	2020	0.6912	\$ -	75%	\$ -	\$ -
2020	2021	0.6912	\$ -	75%	\$ -	\$ -
2021	2022	0.6912	\$ 2,634	75%	\$ 1,976	\$ 1,976
2022	2023	0.6912	\$ 5,347	75%	\$ 4,011	\$ 5,986
2023	2024	0.6912	\$ 8,142	75%	\$ 6,107	\$ 12,093
2024	2025	0.6912	\$ 11,021	75%	\$ 8,265	\$ 20,358
2025	2026	0.6912	\$ 13,985	75%	\$ 10,489	\$ 30,847
2026	2027	0.6912	\$ 17,039	75%	\$ 12,779	\$ 43,626
2027	2028	0.6912	\$ 20,184	75%	\$ 15,138	\$ 58,765
2028	2029	0.6912	\$ 23,424	75%	\$ 17,568	\$ 76,333
2029	2030	0.6912	\$ 26,761	75%	\$ 20,071	\$ 96,404
2030	2031	0.6912	\$ 30,198	75%	\$ 22,649	\$ 119,052
2031	2032	0.6912	\$ 33,738	75%	\$ 25,304	\$ 144,356
2032	2033	0.6912	\$ 37,385	75%	\$ 28,038	\$ 172,395
2033	2034	0.6912	\$ 41,140	75%	\$ 30,855	\$ 203,250
2034	2035	0.6912	\$ 45,009	75%	\$ 33,757	\$ 237,006
2035	2036	0.6912	\$ 48,993	75%	\$ 36,745	\$ 273,751
2036	2037	0.6912	\$ 53,097	75%	\$ 39,823	\$ 313,574
2037	2038	0.6912	\$ 57,324	75%	\$ 42,993	\$ 356,568
2038	2039	0.6912	\$ 61,678	75%	\$ 46,259	\$ 402,826
2039	2040	0.6912	\$ 66,163	75%	\$ 49,622	\$ 452,448
2040	2041	0.6912	\$ 70,782	75%	\$ 53,086	\$ 505,535
2041	2042	0.6912	\$ 75,540	75%	\$ 56,655	\$ 562,190
2042	2043	0.6912	\$ 80,440	75%	\$ 60,330	\$ 622,520
2043	2044	0.6912	\$ 85,487	75%	\$ 64,116	\$ 686,635
2044	2045	0.6912	\$ 90,686	75%	\$ 68,015	\$ 754,650
			\$ 1,006,200		\$ 754,650	

Notes/Assumptions:

2020 Base year currently reflects 2019 Taxable Value
 Assumes 3% annual growth rate

EXHIBIT 1E - VALUE & REVENUE SCHEDULE, ORIGINAL AREA, PALO PINTO COUNTY

Projected Assessed Valuation				Projected Revenue				
Tax Year	Base Year Valuation (2008)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Cumulative Revenues to Zone
2019	\$ 20,477,243	34,008,084	\$ 13,530,841	2019	2020	0.42	\$ 55,693	\$ 55,693
2020	\$ 20,477,243	\$ 48,028,327	\$ 27,551,084	2020	2021	0.42	\$ 113,400	\$ 169,093
2021	\$ 20,477,243	\$ 66,269,176	\$ 45,791,933	2021	2022	0.42	\$ 188,480	\$ 357,573
2022	\$ 20,477,243	\$ 75,757,252	\$ 55,280,009	2022	2023	0.42	\$ 227,533	\$ 585,105
2023	\$ 20,477,243	\$ 78,029,969	\$ 57,552,726	2023	2024	0.42	\$ 236,887	\$ 821,992
2024	\$ 20,477,243	\$ 80,370,868	\$ 59,893,625	2024	2025	0.42	\$ 246,522	\$ 1,068,514
2025	\$ 20,477,243	\$ 82,781,994	\$ 62,304,751	2025	2026	0.42	\$ 256,446	\$ 1,324,961
2026	\$ 20,477,243	\$ 85,265,454	\$ 64,788,211	2026	2027	0.42	\$ 266,668	\$ 1,591,629
2027	\$ 20,477,243	\$ 87,823,418	\$ 67,346,175	2027	2028	0.42	\$ 277,197	\$ 1,868,826
2028	\$ 20,477,243	\$ 90,458,120	\$ 69,980,877	2028	2029	0.42	\$ 288,041	\$ 2,156,867
2029	\$ 20,477,243	\$ 93,171,864	\$ 72,694,621	2029	2030	0.42	\$ 299,211	\$ 2,456,078
2030	\$ 20,477,243	\$ 95,967,020	\$ 75,489,777	2030	2031	0.42	\$ 310,716	\$ 2,766,794
2031	\$ 20,477,243	\$ 98,846,030	\$ 78,368,787	2031	2032	0.42	\$ 322,566	\$ 3,089,360
2032	\$ 20,477,243	\$ 101,811,411	\$ 81,334,168	2032	2033	0.42	\$ 334,771	\$ 3,424,132
2033	\$ 20,477,243	\$ 104,865,754	\$ 84,388,511	2033	2034	0.42	\$ 347,343	\$ 3,771,475
2034	\$ 20,477,243	\$ 108,011,726	\$ 87,534,483	2034	2035	0.42	\$ 360,292	\$ 4,131,767
2035	\$ 20,477,243	\$ 111,252,078	\$ 90,774,835	2035	2036	0.42	\$ 373,629	\$ 4,505,396
2036	\$ 20,477,243	\$ 114,589,640	\$ 94,112,397	2036	2037	0.42	\$ 387,367	\$ 4,892,763
2037	\$ 20,477,243	\$ 118,027,330	\$ 97,550,087	2037	2038	0.42	\$ 401,516	\$ 5,294,279
2038	\$ 20,477,243	\$ 121,568,149	\$ 101,090,906	2038	2039	0.42	\$ 416,090	\$ 5,710,369
2039	\$ 20,477,243	\$ 125,215,194	\$ 104,737,951	2039	2040	0.42	\$ 431,101	\$ 6,141,470
2040	\$ 20,477,243	\$ 128,971,650	\$ 108,494,407	2040	2041	0.42	\$ 446,563	\$ 6,588,033
2041	\$ 20,477,243	\$ 132,840,799	\$ 112,363,556	2041	2042	0.42	\$ 462,488	\$ 7,050,522
2042	\$ 20,477,243	\$ 136,826,023	\$ 116,348,780	2042	2043	0.42	\$ 478,892	\$ 7,529,413
2043	\$ 20,477,243	\$ 140,930,804	\$ 120,453,561	2043	2044	0.42	\$ 495,787	\$ 8,025,200
2044	\$ 20,477,243	\$ 145,158,728	\$ 124,681,485	2044	2045	0.42	\$ 513,189	\$ 8,538,389
							\$ 8,538,389	

EXHIBIT 1F - VALUE & REVENUE SCHEDULE, ANNEX AREA (2020), PALO PINTO COUNTY

Projected Assessed Valuation

Tax Year	Base Year Valuation (2020)	Projected Taxable Valuation	Captured Appraised Value (Increment)
2019			\$ -
2020	\$ 12,962,765	\$ 12,962,765	\$ -
2021	\$ 12,962,765	\$ 13,351,648	\$ 388,883
2022	\$ 12,962,765	\$ 13,752,197	\$ 789,432
2023	\$ 12,962,765	\$ 14,164,763	\$ 1,201,998
2024	\$ 12,962,765	\$ 14,589,706	\$ 1,626,941
2025	\$ 12,962,765	\$ 15,027,397	\$ 2,064,632
2026	\$ 12,962,765	\$ 15,478,219	\$ 2,515,454
2027	\$ 12,962,765	\$ 15,942,566	\$ 2,979,801
2028	\$ 12,962,765	\$ 16,420,843	\$ 3,458,078
2029	\$ 12,962,765	\$ 16,913,468	\$ 3,950,703
2030	\$ 12,962,765	\$ 17,420,872	\$ 4,458,107
2031	\$ 12,962,765	\$ 17,943,498	\$ 4,980,733
2032	\$ 12,962,765	\$ 18,481,803	\$ 5,519,038
2033	\$ 12,962,765	\$ 19,036,257	\$ 6,073,492
2034	\$ 12,962,765	\$ 19,607,345	\$ 6,644,580
2035	\$ 12,962,765	\$ 20,195,565	\$ 7,232,800
2036	\$ 12,962,765	\$ 20,801,432	\$ 7,838,667
2037	\$ 12,962,765	\$ 21,425,475	\$ 8,462,710
2038	\$ 12,962,765	\$ 22,068,240	\$ 9,105,475
2039	\$ 12,962,765	\$ 22,730,287	\$ 9,767,522
2040	\$ 12,962,765	\$ 23,412,195	\$ 10,449,430
2041	\$ 12,962,765	\$ 24,114,561	\$ 11,151,796
2042	\$ 12,962,765	\$ 24,837,998	\$ 11,875,233
2043	\$ 12,962,765	\$ 25,583,138	\$ 12,620,373
2044	\$ 12,962,765	\$ 26,350,632	\$ 13,387,867

Projected Revenue

Tax Year	Coll Year	Tax Rate	Increment Revenue (100% Participation)	Participation	Increment Revenue (50% Participation)	Cumulative Revenues to Zone
2019	2020	0.42	\$ -	50%	\$ -	\$ -
2020	2021	0.42	\$ -	50%	\$ -	\$ -
2021	2022	0.42	\$ 1,601	50%	\$ 800	\$ 800
2022	2023	0.42	\$ 3,249	50%	\$ 1,625	\$ 2,425
2023	2024	0.42	\$ 4,947	50%	\$ 2,474	\$ 4,899
2024	2025	0.42	\$ 6,696	50%	\$ 3,348	\$ 8,247
2025	2026	0.42	\$ 8,498	50%	\$ 4,249	\$ 12,496
2026	2027	0.42	\$ 10,354	50%	\$ 5,177	\$ 17,673
2027	2028	0.42	\$ 12,265	50%	\$ 6,132	\$ 23,805
2028	2029	0.42	\$ 14,233	50%	\$ 7,117	\$ 30,922
2029	2030	0.42	\$ 16,261	50%	\$ 8,131	\$ 39,052
2030	2031	0.42	\$ 18,350	50%	\$ 9,175	\$ 48,227
2031	2032	0.42	\$ 20,501	50%	\$ 10,250	\$ 58,478
2032	2033	0.42	\$ 22,716	50%	\$ 11,358	\$ 69,836
2033	2034	0.42	\$ 24,998	50%	\$ 12,499	\$ 82,335
2034	2035	0.42	\$ 27,349	50%	\$ 13,675	\$ 96,010
2035	2036	0.42	\$ 29,770	50%	\$ 14,885	\$ 110,895
2036	2037	0.42	\$ 32,264	50%	\$ 16,132	\$ 127,027
2037	2038	0.42	\$ 34,833	50%	\$ 17,416	\$ 144,443
2038	2039	0.42	\$ 37,478	50%	\$ 18,739	\$ 163,182
2039	2040	0.42	\$ 40,203	50%	\$ 20,102	\$ 183,284
2040	2041	0.42	\$ 43,010	50%	\$ 21,505	\$ 204,788
2041	2042	0.42	\$ 45,901	50%	\$ 22,950	\$ 227,739
2042	2043	0.42	\$ 48,878	50%	\$ 24,439	\$ 252,178
2043	2044	0.42	\$ 51,945	50%	\$ 25,973	\$ 278,151
2044	2045	0.42	\$ 55,104	50%	\$ 27,552	\$ 305,703
			\$ 611,406		\$ 305,703	

Notes/Assumptions:

2020 Base year currently reflects 2019 Taxable Value

Assumes 3% annual growth rate

EXHIBIT 1 G - VALUE & REVENUE SCHEDULE, ORIGINAL AREA, MWISD

Projected Assessed Valuation					Projected Revenue				
Tax Year	Base Year Valuation (2008)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Cumulative Revenues to Zone	
2019	19,943,605	\$ 33,139,774	\$ 13,196,169	2019	2020	1.3987	\$ 180,883	\$ 180,883	
2020	\$ 19,943,605	\$ 47,133,967	\$ 27,190,362	2020	2021	1.3987	\$ 372,705	\$ 553,589	
2021	\$ 19,943,605	\$ 65,347,986	\$ 45,404,381	2021	2022	1.3987	\$ 622,370	\$ 1,175,958	
2022	\$ 19,943,605	\$ 74,808,426	\$ 54,864,821	2022	2023	1.3987	\$ 752,046	\$ 1,928,005	
2023	\$ 19,943,605	\$ 77,052,679	\$ 57,109,074	2023	2024	1.3987	\$ 782,809	\$ 2,710,814	
2024	\$ 19,943,605	\$ 79,364,259	\$ 59,420,654	2024	2025	1.3987	\$ 814,494	\$ 3,525,308	
2025	\$ 19,943,605	\$ 81,745,187	\$ 61,801,582	2025	2026	1.3987	\$ 847,130	\$ 4,372,438	
2026	\$ 19,943,605	\$ 84,197,542	\$ 64,253,937	2026	2027	1.3987	\$ 880,745	\$ 5,253,184	
2027	\$ 19,943,605	\$ 86,723,469	\$ 66,779,864	2027	2028	1.3987	\$ 915,369	\$ 6,168,553	
2028	\$ 19,943,605	\$ 89,325,173	\$ 69,381,568	2028	2029	1.3987	\$ 951,031	\$ 7,119,584	
2029	\$ 19,943,605	\$ 92,004,928	\$ 72,061,323	2029	2030	1.3987	\$ 987,763	\$ 8,107,347	
2030	\$ 19,943,605	\$ 94,765,076	\$ 74,821,471	2030	2031	1.3987	\$ 1,025,597	\$ 9,132,945	
2031	\$ 19,943,605	\$ 97,608,028	\$ 77,664,423	2031	2032	1.3987	\$ 1,064,566	\$ 10,197,511	
2032	\$ 19,943,605	\$ 100,536,269	\$ 80,592,664	2032	2033	1.3987	\$ 1,104,705	\$ 11,302,216	
2033	\$ 19,943,605	\$ 103,552,357	\$ 83,608,752	2033	2034	1.3987	\$ 1,146,047	\$ 12,448,262	
2034	\$ 19,943,605	\$ 106,658,928	\$ 86,715,323	2034	2035	1.3987	\$ 1,188,629	\$ 13,636,892	
2035	\$ 19,943,605	\$ 109,858,695	\$ 89,915,090	2035	2036	1.3987	\$ 1,232,490	\$ 14,869,381	
2036	\$ 19,943,605	\$ 113,154,456	\$ 93,210,851	2036	2037	1.3987	\$ 1,277,665	\$ 16,147,047	
2037	\$ 19,943,605	\$ 116,549,090	\$ 96,605,485	2037	2038	1.3987	\$ 1,324,196	\$ 17,471,243	
2038	\$ 19,943,605	\$ 120,045,563	\$ 100,101,958	2038	2039	1.3987	\$ 1,372,124	\$ 18,843,367	
2039	\$ 19,943,605	\$ 123,646,929	\$ 103,703,324	2039	2040	1.3987	\$ 1,421,488	\$ 20,264,855	
2040	\$ 19,943,605	\$ 127,356,337	\$ 107,412,732	2040	2041	1.3987	\$ 1,472,334	\$ 21,737,190	
2041	\$ 19,943,605	\$ 131,177,028	\$ 111,233,423	2041	2042	1.3987	\$ 1,524,705	\$ 23,261,895	
2042	\$ 19,943,605	\$ 135,112,338	\$ 115,168,733	2042	2043	1.3987	\$ 1,578,648	\$ 24,840,543	
2043	\$ 19,943,605	\$ 139,165,708	\$ 119,222,103	2043	2044	1.3987	\$ 1,634,208	\$ 26,474,751	
2044	\$ 19,943,605	\$ 143,340,680	\$ 123,397,075	2044	2045	1.3987	\$ 1,691,436	\$ 28,166,187	
							\$ 28,166,187		

EXHIBIT 1 H - VALUE & REVENUE SCHEDULE, ORIGINAL AREA, ESD

Projected Assessed Valuation					Projected Revenue				
Tax Year	Base Year Valuation (2008)	Projected Taxable Valuation	Captured Appraised Value (Increment)		Tax Year	Coll Year	Tax Rate	Increment Revenue	Cumulative Revenues to Zone
2019	\$ 20,477,243	34,008,084	\$ 13,530,841		2019	2020	0.03	\$ 3,978	\$ 3,978
2020	\$ 20,477,243	\$ 48,028,327	\$ 27,551,084		2020	2021	0.03	\$ 8,100	\$ 12,078
2021	\$ 20,477,243	\$ 66,269,176	\$ 45,791,933		2021	2022	0.03	\$ 13,463	\$ 25,541
2022	\$ 20,477,243	\$ 75,757,252	\$ 55,280,009		2022	2023	0.03	\$ 16,252	\$ 41,793
2023	\$ 20,477,243	\$ 78,029,969	\$ 57,552,726		2023	2024	0.03	\$ 16,921	\$ 58,714
2024	\$ 20,477,243	\$ 80,370,868	\$ 59,893,625		2024	2025	0.03	\$ 17,609	\$ 76,322
2025	\$ 20,477,243	\$ 82,781,994	\$ 62,304,751		2025	2026	0.03	\$ 18,318	\$ 94,640
2026	\$ 20,477,243	\$ 85,265,454	\$ 64,788,211		2026	2027	0.03	\$ 19,048	\$ 113,688
2027	\$ 20,477,243	\$ 87,823,418	\$ 67,346,175		2027	2028	0.03	\$ 19,800	\$ 133,488
2028	\$ 20,477,243	\$ 90,458,120	\$ 69,980,877		2028	2029	0.03	\$ 20,574	\$ 154,062
2029	\$ 20,477,243	\$ 93,171,864	\$ 72,694,621		2029	2030	0.03	\$ 21,372	\$ 175,434
2030	\$ 20,477,243	\$ 95,967,020	\$ 75,489,777		2030	2031	0.03	\$ 22,194	\$ 197,628
2031	\$ 20,477,243	\$ 98,846,030	\$ 78,368,787		2031	2032	0.03	\$ 23,040	\$ 220,669
2032	\$ 20,477,243	\$ 101,811,411	\$ 81,334,168		2032	2033	0.03	\$ 23,912	\$ 244,581
2033	\$ 20,477,243	\$ 104,865,754	\$ 84,388,511		2033	2034	0.03	\$ 24,810	\$ 269,391
2034	\$ 20,477,243	\$ 108,011,726	\$ 87,534,483		2034	2035	0.03	\$ 25,735	\$ 295,126
2035	\$ 20,477,243	\$ 111,252,078	\$ 90,774,835		2035	2036	0.03	\$ 26,688	\$ 321,814
2036	\$ 20,477,243	\$ 114,589,640	\$ 94,112,397		2036	2037	0.03	\$ 27,669	\$ 349,483
2037	\$ 20,477,243	\$ 118,027,330	\$ 97,550,087		2037	2038	0.03	\$ 28,680	\$ 378,163
2038	\$ 20,477,243	\$ 121,568,149	\$ 101,090,906		2038	2039	0.03	\$ 29,721	\$ 407,883
2039	\$ 20,477,243	\$ 125,215,194	\$ 104,737,951		2039	2040	0.03	\$ 30,793	\$ 438,676
2040	\$ 20,477,243	\$ 128,971,650	\$ 108,494,407		2040	2041	0.03	\$ 31,897	\$ 470,574
2041	\$ 20,477,243	\$ 132,840,799	\$ 112,363,556		2041	2042	0.03	\$ 33,035	\$ 503,609
2042	\$ 20,477,243	\$ 136,826,023	\$ 116,348,780		2042	2043	0.03	\$ 34,207	\$ 537,815
2043	\$ 20,477,243	\$ 140,930,804	\$ 120,453,561		2043	2044	0.03	\$ 35,413	\$ 573,229
2044	\$ 20,477,243	\$ 145,158,728	\$ 124,681,485		2044	2045	0.03	\$ 36,656	\$ 609,885
								\$ 609,885	

EXHIBIT 1 I - VALUE & REVENUE SCHEDULE, ORIGINAL AREA, HOSPITAL DISTRICT

Projected Assessed Valuation					Projected Revenue				
Tax Year	Base Year Valuation (2008)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Cumulative Revenues to Zone	
2019	\$ 20,477,243	34,538,334	\$ 14,061,091	2019	2020	0.3748	\$ 51,647	\$ 51,647	
2020	\$ 20,477,243	\$ 48,574,484	\$ 28,097,241	2020	2021	0.3748	\$ 103,202	\$ 154,849	
2021	\$ 20,477,243	\$ 66,831,719	\$ 46,354,476	2021	2022	0.3748	\$ 170,262	\$ 325,111	
2022	\$ 20,477,243	\$ 76,336,670	\$ 55,859,427	2022	2023	0.3748	\$ 205,174	\$ 530,285	
2023	\$ 20,477,243	\$ 78,626,770	\$ 58,149,527	2023	2024	0.3748	\$ 213,586	\$ 743,871	
2024	\$ 20,477,243	\$ 80,985,573	\$ 60,508,330	2024	2025	0.3748	\$ 222,250	\$ 966,120	
2025	\$ 20,477,243	\$ 83,415,141	\$ 62,937,898	2025	2026	0.3748	\$ 231,173	\$ 1,197,293	
2026	\$ 20,477,243	\$ 85,917,595	\$ 65,440,352	2026	2027	0.3748	\$ 240,365	\$ 1,437,658	
2027	\$ 20,477,243	\$ 88,495,123	\$ 68,017,880	2027	2028	0.3748	\$ 249,832	\$ 1,687,491	
2028	\$ 20,477,243	\$ 91,149,976	\$ 70,672,733	2028	2029	0.3748	\$ 259,584	\$ 1,947,075	
2029	\$ 20,477,243	\$ 93,884,476	\$ 73,407,233	2029	2030	0.3748	\$ 269,628	\$ 2,216,702	
2030	\$ 20,477,243	\$ 96,701,010	\$ 76,223,767	2030	2031	0.3748	\$ 279,973	\$ 2,496,675	
2031	\$ 20,477,243	\$ 99,602,040	\$ 79,124,797	2031	2032	0.3748	\$ 290,629	\$ 2,787,304	
2032	\$ 20,477,243	\$ 102,590,101	\$ 82,112,858	2032	2033	0.3748	\$ 301,604	\$ 3,088,908	
2033	\$ 20,477,243	\$ 105,667,804	\$ 85,190,561	2033	2034	0.3748	\$ 312,908	\$ 3,401,816	
2034	\$ 20,477,243	\$ 108,837,838	\$ 88,360,595	2034	2035	0.3748	\$ 324,552	\$ 3,726,368	
2035	\$ 20,477,243	\$ 112,102,974	\$ 91,625,731	2035	2036	0.3748	\$ 336,545	\$ 4,062,913	
2036	\$ 20,477,243	\$ 115,466,063	\$ 94,988,820	2036	2037	0.3748	\$ 348,898	\$ 4,411,811	
2037	\$ 20,477,243	\$ 118,930,045	\$ 98,452,802	2037	2038	0.3748	\$ 361,621	\$ 4,773,432	
2038	\$ 20,477,243	\$ 122,497,946	\$ 102,020,703	2038	2039	0.3748	\$ 374,726	\$ 5,148,158	
2039	\$ 20,477,243	\$ 126,172,884	\$ 105,695,641	2039	2040	0.3748	\$ 388,224	\$ 5,536,382	
2040	\$ 20,477,243	\$ 129,958,071	\$ 109,480,828	2040	2041	0.3748	\$ 402,127	\$ 5,938,510	
2041	\$ 20,477,243	\$ 133,856,813	\$ 113,379,570	2041	2042	0.3748	\$ 416,448	\$ 6,354,957	
2042	\$ 20,477,243	\$ 137,872,517	\$ 117,395,274	2042	2043	0.3748	\$ 431,198	\$ 6,786,155	
2043	\$ 20,477,243	\$ 142,008,693	\$ 121,531,450	2043	2044	0.3748	\$ 446,390	\$ 7,232,545	
2044	\$ 20,477,243	\$ 146,268,954	\$ 125,791,711	2044	2045	0.3748	\$ 462,038	\$ 7,694,583	
							\$ 7,694,583		

EXHIBIT 2 - BOUNDARY DESCRIPTION

Boundary Description City of Mineral Wells TIF Zone 2020 Annexation (Palo Pinto County)

North Tract

Being a +/- 62 acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of right-of-way centerline of NW 10th St and west right-of-way NW 2nd Ave (boundary line of Downtown MW TIF Zone);

Then generally north along west right-of-way of NW 2nd Ave, continuing along west right-of-way of trail/dirt road to southeast corner of S & B N BLK 69 N/22323 THRU 2329 N OAK, and intersection with west right-of-way of N Oak Ave;

Then north by west and north along west right-of-way of N Oak Ave to northeast corner of AB 708 TR 48 T&PRY CO #31 "MINERAL WELLS STOCKYARD", same being boundary of 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK);

Then generally south along east boundary of said +/- 44.910 acre tract to southeast corner of said tract and north boundary of +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4;

Then east along north boundary of said +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4 to northeast corner of said tract;

Then south along east boundary of said +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4 to southeast corner of said tract;

Then west along south boundary of said +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4 to southwest corner of said tract;

Then north along west boundary of said +/- 1.022 acre tract OAK PARK BLK 9 LOTS 1 THRU 4 to northwest corner of said tract, and south boundary of said 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK);

Then west along south boundary of said 44.910 acre tract to east boundary of +/- 3.557 acre tract OAK PARK BLK 6 LTS 3 THRU 14 CITY PARK;

Then generally south along east boundary of said +/- 3.557 acre tract OAK PARK BLK 6 LTS 3 THRU 14 CITY PARK to southeast corner of said tract;

Then west along south boundary of said +/- 3.557 acre tract, and +/- 2.296 OAK PARK BLK 7 LTS 1 THRU 8 & ADJ 20X400 ST CLOSURE, OAK PARK, +/- 1.24 OAK PARK BLK 8 LTS 1 THRU 4 & ADJ 20X400 ST CLOSURE to southwest corner of said +/- 1.24 acre tract;

Then north along west boundary of said +/- 1.24 acre tract, and +/- 44.910 acre tract AB 708 TR 72 T&P RR CO#31 (N OAK ST/LION S CLUB PARK) to northwest corner of said tract;

Then east along north boundary of said +/- 44.910 acre tract to east right-of-way N Oak Ave;

Then south along east right-of-way N Oak Ave to corner of +/- 0.32 acre AB 708 TR 51A T&PRY CO #31(AKA PT OF BK 1 WOODS AD)TOMMY'S and north right-of-way of NE 23rd St;

Then southeast across right-of-way of NE 23rd St and N US Hwy 281 to northwest corner of boundary of +/- 0.11 acre parcel S & B N BLK 70 LOT N SIDE W 60X80 and east right-of-way of N US Hwy 281;

1 OF 12

Then generally south along east right-of-way of N US Hwy 281 to +/- 0.23 acre lot S & B N BLK 58 LOT AG and south right-of-way of NW 21st St;

Then west along south right-of-way of NW 21st St to and east right-of-way of NW 1st Ave;

Then south southwest along east right-of-way of NW 1st Ave, continuing along east right-of-way of trail/dirt road to north right-of-way of NW 17 St and east right-of-way of NW 2nd Ave;

Then south along east right-of-way NW 2nd Ave to north right-of-way of NW 16th St;

Then east along north right-of-way of NW 16th St to west right-of-way of N Oak Ave;

Then north along west right-of-way of N Oak Ave to north right-of-way of NW 17th St;

Then east along north right-of-way of NW 17th St/NE 17th St to west right-of-way of NE 1st Ave;

Then north along west right-of-way of NE 1st Ave to north right-of-way of NE 18th St;

Then east along north right-of-way of NE 18th St to west boundary of AB 1297 TR 1 GW SLAUGHTER AKA BLKS 79-80-86-88-& PTOF 87 S & BN ADDITION;

Then south along west boundary of AB 1297 TR 1 GW SLAUGHTERAKA BLKS 79-80-86-88-& PTOF 87 S & BN ADDITION to a point east of northeast corner of S & B N BLK 83LT ALL EXC 70X103;

Then west along north boundary of S & B N BLK 83LT ALL EXC 70X103 to east right-of-way of NE 1st Ave;

Then south along east right-of-way of NE 1st Ave, and west boundary of S & B N BLK 15 LOT A to southwest corner of said lot;

Then generally west along south boundary of S & B N BLK 19 LOT A 100X100, and S & B N BLK 19 LT S/2 OF B 50 X 100, to west right-of-way of N Oak Ave;

Then north along west right-of-way of N Oak Ave to south right-of-way of NW 16th St;

Then west along south right-of-way of NW 16th St to east right-of-way of NW 2nd Ave;

Then south along east right-of-way of NW 2nd Ave to centerline right-of-way of NW 10th St;

Then west along centerline right-of-way of NW 10th St (boundary of Downtown MW TIF Zone) to west right-of-way of NW 2nd Ave and beginning of +/- 62 acre tract.

West Tract

Being a +/- 426 acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of right-of-way centerline of NW 3rd Ave and north right-of-way of NW 5th St (boundary line of Downtown MW TIF Zone);

Then south along right-of-way centerline of NW 3rd Ave (boundary line of Downtown MW TIF Zone) to south right-of-way of SW 1st St;

Then west along south right-of-way of SW 1st St to east right-of-way of SW 6th Ave;

Then south along east right-of-way of SW 6th Ave and College Block 10-14 to interior corner of +/- 1.769 acre lot COLLEGE BLK 14 LT NE 67.5X125 & NW135X175 OF LT 1 & NE135X147.67 OF BLK 15 & CLO ST PORTION;

2 OF 12

EXHIBIT 2 - BOUNDARY DESCRIPTION

Then generally west along boundary of said +/- 1.769 acre lot, and +/- 7.66 acre lot COLLEGE BLK 14 LTS S/2 OF 1 & ALL 2 & BLK 15 ALL EXCEPT NE 135X147.7, and +/- 7.74 acre tract AB 718 TR 23 T&PRY CO #39MILLER STADIUM--PARKING to northwest corner of said +/- 7.74 acre tract;

Then south southeast and south along west boundary of said +/- 7.74 acre tract to southwest corner of said +/- 7.74 acre tract and southeast corner of +/- 1.701 acre tract COLLEGE BLK 40B LOTS ALL;

Then west along south boundary of said +/- 1.701 acre tract to southwest corner of said tract;

Then north along west boundary of said +/- 1.701 acre tract to northwest corner of said tract and northeast corner of +/- 2.55 acre tract COLLEGE BLK 40A MIDDLEPT EAST/WEST PT;

Then west southwest along north boundary of +/- 2.55 acre tract COLLEGE BLK 40A MIDDLEPT EAST/WEST PT, and +/- 0.46 acre tract COLLEGE BLK 40A WEST PT and continuing along south right-of-way SW 10th St to a point in line with west right-of-way of SW 15th Ave;

Then west northwest across right-of-way of SW 10th St and along west right-of-way of SW 15th Ave to south right-of-way of W US Hwy 180;

Then west southwest and west along south right-of-way of W US Hwy 180 to a point in line with the east right-of-way of Travis Dr, and southwest corner of tract AB 1577 TR 1 JW DILLINDER;

Then north across W US Hwy 180, and along west boundary of said tract AB 1577 TR 1 JW DILLINDER, and tract AB 1577 TR 1A J DILLINDER to northwest corner of said TR 1A;

Then east along north boundary of said TR 1A, and tract AB 718 TR 31 TNP RY CO#39, and tract AB 718 TR 31 TNP RY CO#39 (City Park) to northeast corner of said tract TR 31;

Then south along east boundary of said tract TR 31, same being east right-of-way NW 11th Ave to north right-of-way W Hubbard St;

Then generally east along north right-of-way of W Hubbard St (W US Hwy 180) to southwest corner of lot COLLEGE BLK 3 LOTS W43 OF 1 & E32 OF 2;

Then north along west boundary of said lot to south boundary of COLLEGE BLK 3 349X306 ALL LOT 3G;

Then east along south boundary of COLLEGE BLK 3 349X306 ALL LOT 3G to southeast corner of said LOT 3G and west boundary of COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY;

Then south along west boundary of said lot COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to southwest corner of said lot;

Then east along south boundary of said lot COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to southeast corner of said lot;

Then north along east boundary of said lot COLLEGE BK 2 LT 75X175 NWCOR OF 2 & ADJ 40X175 ST COUNTRY LOFT BAKERY to northeast corner of said lot, and northwest corner of COLLEGE BLK 2 LOT E/2 OF 2;

Then east along north boundary of said lot COLLEGE BLK 2 LOT E/2 OF 2 to northeast corner of said lot;

Then south along east boundary of said lot COLLEGE BLK 2 LOT E/2 OF 2 to northwest corner of lot COLLEGE BLK 2 S100 OF LOT 1 (150X100) THE LAUNDROMAT;

Then east along north boundary of said lot COLLEGE BLK 2 S100 OF LOT 1 (150X100) THE LAUNDROMAT to northeast corner of said lot and west right-of-way NW 6th Ave;

Then north along west right-of-way NW 6th Ave, and west boundary COLLEGE BLK 1 LOT SW CORNER, and COLLEGE BLK 1 LOT 1 & ADJ 30X260 ST CLOSURE OLD JR HIGH, OLD FANNIN SCH to northwest corner of said BLK 1 LOT 1 & ADJ 30X260;

Then east along north boundary of said LOT 1 & ADJ 30X260 to northeast corner of said LOT, and west right-of-way of NW 5th Ave;

Then generally north along west right-of-way of NW 5th Ave to north right-of-way of NW 5th St;

Then east along north right-of-way of NW 5th St to centerline of right-of-way of NW 3rd Ave (boundary of Downtown MW TIF Zone) and beginning of +/- 426 acre tract.

Save And Except Tracts for West Tract

West Save And Except Tract 1 is a +/- 1.47 acres of land situated at the southwest corner of **NW 5th St and NW 4th Ave** and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 5th St and west right-of-way of NW 4th Ave;
Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 4th St;
Then west along north right-of-way of NW 4th St to east right-of-way of NW 5th Ave;
Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 5th St;
Then east along south right-of-way of NW 5th St to west right-of-way of NW 4th Ave to beginning point of +/- 1.47 acre Save and Except Tract 1.

West Save And Except Tract 2 is a +/- 1.48 acres of land situated at the southwest corner of **NW 4th St and NW 4th Ave** and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 4th St and west right-of-way of NW 4th Ave;
Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 3rd St;
Then west along north right-of-way of NW 3rd St to east right-of-way of NW 5th Ave;
Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 4th St;
Then east along south right-of-way of NW 4th St to west right-of-way of NW 4th Ave to beginning point of +/- 1.48 acre Save and Except Tract 2.

West Save And Except Tract 3 is a +/- 1.5 acres of land situated at the southwest corner of **NW 3rd St and NW 4th Ave** and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 3rd St and west right-of-way of NW 4th Ave;
Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 2nd St;
Then west along north right-of-way of NW 2nd St to east right-of-way of NW 5th Ave;
Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 3rd St;
Then east along south right-of-way of NW 3rd St to west right-of-way of NW 4th Ave to beginning point of +/- 1.5 acre Save and Except Tract 3.

West Save And Except Tract 4 is a +/- 2.19 acres of land situated at the southwest corner of **NW 2nd St and NW 4th Ave** and being more particularly described as follows: beginning at the intersection of south right-of-way of NW 2nd St and west right-of-way of NW 4th Ave;
Then south along west right-of-way of NW 4th Ave to north right-of-way of NW 1st St;
Then west along north right-of-way of NW 1st St to east right-of-way of NW 5th Ave;
Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 2nd St;
Then east along south right-of-way of NW 2nd St to west right-of-way of NW 4th Ave to beginning point of +/- 2.19 acre Save and Except Tract 4.

EXHIBIT 2 - BOUNDARY DESCRIPTION

West Save And Except Tract 5 is a +/- 1.45 acres of land situated at the southwest corner of NW 1st St and NW 4th Ave and being more particularly described as follows: BEGINNING at the intersection of south right-of-way of NW 1st St and west right-of-way of NW 4th Ave;

Then south along west right-of-way of NW 4th Ave to north right-of-way of W Hubbard St;

Then west along north right-of-way of W Hubbard St to east right-of-way of NW 5th Ave;

Then north along east right-of-way of NW 5th Ave to south right-of-way of NW 1st St;

Then east along south right-of-way of NW 1st St to west right-of-way of NW 4th Ave to beginning point of +/- 1.45 acre Save and Except Tract 5.

South and East Tract

Being a +/- 1,274 acre tract of land situated in City of Mineral Wells, Palo Pinto County, Texas and being more particularly described as follows: beginning at the intersection of centerline of right-of-way of SE Martin Luther King Jr St (boundary line of Downtown MW TIF Zone) and east right-of-way of SE 1ST AVE;

Then south east right-of-way of SE 1ST AVE, and west boundary of KIDWELL BLK 6G LTS ALL 75X160, KIDWELL BLK 7G LTS ALL 75X160, KIDWELL BLK 8G LT W/2 OF BLK--75X80 to north easement of drainage ditch;

Then east by north along north easement of drainage ditch, across right-of-way of SE 2nd Ave to west boundary of KIDWELL BLK 5H LTS 68X240 AVG BELOW DRAINAGE DITCH;

Then north along west boundary of said KIDWELL BLK 5H LTS 68X240, KIDWELL BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH to northwest corner of said KIDWELL BLK 5H LT 132X240;

Then east along north boundary of said KIDWELL BLK 5H LT 132X240 to west boundary of KIDWELL BLK 5I LT N173.6 (173.6X240);

Then north along west boundary of said KIDWELL BLK 5I LT N173.6 (173.6X240) to northwest corner of said tract;

Then northeast to southwest corner of KIDWELL BLK 4I LT SW/4 OF BLK 66X100;

Then east along said KIDWELL BLK 4I LT SW/4 OF BLK 66X100, and KIDWELL BLK 4I to southeast corner of said BLK 4I;

Then east by north across SE 4th Ave to southwest corner of KIDWELL BLK 4J LT W40X126 OF BLK;

Then generally east along south boundary of KIDWELL BLK 4J, and KIDWELL BLK 4K, across SE 6th Ave, along ADDS BLK 33 LOTS ALL915 1/2 SE 6TH AVE and ADDS BLK 32 LTS ALL to southeast corner of said BLK 32;

Then southeast along north easement of drainage ditch to northwest corner of GARRETT BLK 3 LTS 1-2-5-6;

Then east along north boundary of said GARRETT BLK 3 LTS 1-2-5-6, and GARRETT BLK 3 to northeast corner of said GARRETT BLK 3;

Then south along east boundary of said GARRETT BLK 3 to northwest corner of RICHARD #2 BLK 11 LOTS 14 THRU 20;

Then east along north boundary of said RICHARD #2 BLK 11 LOTS 14 THRU 20 to northeast corner of said lots;

Then south along east boundary of said RICHARD #2 BLK 11 LOTS 14 THRU 20 to northwest corner of RICHARD #2 BLK 11S 16 OF LOT 21 THRU 26;

Then east along said RICHARD #2 BLK 11 S16 OF LOT 21 THRU 26, across SW 11th Ave, and along south boundary of RICHARD #2 BLK 12 N85 OF LTS 5 THRU 8 to southeast corner of said block;

Then generally north along east boundary of said RICHARD #2 BLK 12, and RICHARD #2 BLK 9, and west right-of-way of SE 12th Ave to north right-of-way of SE 8 ½ St;

Then east across right-of-way of SE 12th Ave, and along north right-of-way of SE 8 ½ St to southeast corner of RICHARD #1 BLK 6 LTS 5 & 6;

Then southeast across SE 13th Ave to southwest corner of EAST END BLK 3;

Then east along south boundary of EAST END BLK 3 and BLK 4 to east right-of-way of SE 14th Ave and west boundary of WYBRANTS BLK 1 LOTS 7 & 8;

Then north along west boundary of WYBRANTS BLK 1 LOTS 7 & 8 to northwest corner of said LOTS 7 & 8;

Then east along north boundary of WYBRANTS BLK 1 LOTS 7 & 8 to northeast corner of said LOTS 7 & 8;

Then northeast to southwest corner of WYBRANTS BLK 1 LOTS 14 THRU 16;

Then north along west boundary of said LOTS 14 THRU 16 to northwest corner of said LOTS 14 THRU 16;

Then generally northeast along east boundary 4.14 acre tract AB 705 TR 21 T&PRY CO #25 (Royal Gardens Apts), and 0.395 acre lot GOODWIN #3 BLK 14 LOT 4 to northeast corner of said LOT 4;

Then generally northeast across right-of-way of SE Martin Luther King Jr St to north right-of-way of SE Martin Luther King Jr, and west easement of drainage ditch;

Then east across easement of drainage ditch, and along north right-of-way of SE Martin Luther King Jr St to southwest corner of 38.645 acre tract AB 705 TR 17C T&PRY CO #25;

Then generally southwest across right-of-way of SE Martin Luther King Jr St and along west boundary of GOODWIN #3 BLK 14 to northwest corner of GOODWIN #2 BLK 10 LOT 8;

Then south along west boundary of said GOODWIN #2 BLK 10 to southwest corner of lot GOODWIN #2, GOODWIN #2 BLK 10 LOT 4;

Then west along WYBRANTS BLK 1 to southwest corner of WYBRANTS BLK 1 LOTS 3 & 4;

Then south by east along east boundary of TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9 to southeast corner of said TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9;

Then west along south boundary of said TUCKER BLK 3 LOTS 5 THRU 12 W/2 OF BLK 9 to southwest corner of BLK 3 and east right-of-way SE 14th Ave;

Then generally south along east right-of-way SE 14th Ave to a point east of northeast corner of WICKLUND BLK 1;

Then west across right-of-way SE 14th Ave and along north boundary of WICKLUND BLK 1 to northeast corner of WICKLUND BLK 2 LOT 1;

EXHIBIT 2 - BOUNDARY DESCRIPTION

Then north along RICHARD #2 BLK 15 LTS 1& 2 to northeast corner of said LTS 1&2, and south easement of drainage ditch;

Then west along south easement of drainage ditch, and north boundary of said LTS 1&2, and RICHARD #2 BLK 14, and GARRETT BLK 1 to a point south of southeast corner of lot GARRETT BLK 2 LOT 4;

Then north along east boundary of said GARRETT BLK 2 LOT 4, and GARRETT BLK 2 LOTS 2 3 6 & 7 to northeast corner of said BLK 2 LOTS 2 3 6 & 7 (First Church of the Nazarene);

Then west along north boundary of said BLK 2 LOTS 2 3 6 & 7 to southeast corner of GARRETT BLK 2 LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5;

Then north along east boundary of said GARRETT BLK 2 LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5 to northeast corner of said LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5;

Then west along north boundary of LTS 5 & PT OF 1 BLK 2 LOTS 1B & 5, across right-of-way of SE 6th Ave, and along north boundary of KIDWELL BLK 5K and 5J to northwest corner of said BLK 5J and east right-of-way SE 4th Ave;

Then south along east right-of-way SE 4th Ave to a point east of southeast corner of KIDWELL BLK 5I LT N173.6 (173.6X240);

Then west along across right-of-way SE 4th Ave and along south boundary of said KIDWELL BLK 5I LT N173.6 (173.6X240) to southwest corner of said BLK 5I and east boundary of KIDWELL BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH;

Then south along east boundary of said BLK 5H LT 132X240 AVG ABOVE DRAINAGE DITCH to southeast corner of said lot BLK 5H LT 132X240;

Then west along south boundary of said LT 132X240 to south easement of drainage ditch;

Then west by south along south easement of drainage ditch, across KIDWELL BLK 5H LT S 68X240 AVG BELOW DRAINAGE DITCH, right-of-way of SE 2nd Ave, across KIDWELL BLK 9G LT 9G 50X93, KIDWELL BLK 9G LT 10G, KIDWELL BLK 9G LT 11G to west boundary of KIDWELL BLK 9G;

Then generally south along west boundary of KIDWELL BLK 9G, HITTSON BLKS 6-8, OUTLAW BLK 5 to north boundary of OAKLAND BLK 237 OUT OF 17.75 AC TR & W23 OF LOT 9, and south right-of-way of SE 19th St;

Then west along south right-of-way of SE 19th St to east right-of-way of S Oak Ave;

Then south southeast along east right-of-way of S Oak Ave to north right-of-way of MH 379;

Then generally east along north right-of-way of MH 379, across right-of-way of Garrett Morris Pkwy, to southwest corner of AB 702 TR 45 T&PRY CO #15;

Then due north along west boundary of said AB 702 TR 45 T&PRY CO #15 to interior corner of said tract, and northeast corner AB 702 TR 47 T&PRY CO #15;

Then north across said tract TR 45 to north boundary of said tract TR 45 and south boundary of AB 998 TR 3 A L WEBSTER;

Then west along south boundary of AB 998 TR 3 A L WEBSTER to west right-of-way of Garrett Morris Pkwy/FM 1821;

Then generally north along west right-of-way of Garrett Morris Pkwy/FM 1821 to north right-of-way of NE 23rd St and southeast corner of tract AB 717 TR 10-2 T&PRY CO #23;

Then east by south across right-of-way of Garrett Morris Pkwy/FM 1821 to southwest corner of tract AB 1256 TR 2 D M HOWARD (Oncor Electric Delivery);

Then east along south boundary of said tract AB 1256 TR 2 D M HOWARD to southeast corner of said tract;

Then north along east boundary of said tract AB 1256 TR 2 D M HOWARD to northeast corner of said tract;

Then west along north boundary of said tract AB 1256 TR 2 D M HOWARD to northwest corner of said tract and east right-of-way of Garrett Morris Pkwy/FM 1821;

Then north along east right-of-way of Garrett Morris Pkwy/ FM 1821 to south right-of-way of Ellis White Rd;

Then generally east along south right-of-way of Ellis White Rd to centerline right-of-way of Lee Rd;

Then south by east along centerline right-of-way of Lee Rd to centerline right-of-way of Hamilton Rd and east boundary of tract WOLTERS IND PARK TR 14-1 & TR 15-1A-1 (PT OF AB 1986 & 986);

Then south by east along east boundary of said TR 14-1 & TR15-1A-1 to southeast corner of said tract;

Then west by south along south boundary of said tract TR 14-1 & TR15-1A-1 to southwest corner of said tract and east boundary of 80.410, WOLTER IND PARK TR 14 & PT OF 15 (AKA 1986 & 986);

Then south by east along east boundary of said TR 14 & PT OF 15 to southwest corner of BELETTA WOODS BLK 1 LOT 1 and north right-of-way Beletta Dr;

Then east along north right-of-way Beletta Dr to east right-of-way of Hamilton Rd;

Then south by east along east right-of-way of Hamilton Rd to south right-of-way of Leavenworth Dr;

Then west by south along south right-of-way Leavenworth Dr to east right-of-way of Gorgas St;

Then west and south along east right-of-way of Gorgas St to Parker County Line, and a point north northeast of east boundary of tract WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY;

Then south southwest across right-of-way of Gorgas St to east boundary of said tract TR 34;

Then south along east boundary of said tract TR 34 to southeast corner of said tract, and north right-of-way of Ross Rd;

Then southwest along said tract TR 34 to southwest corner of said tract and east boundary of tract WOLTERS IND PARK TR 39;

Then south southeast along east boundary of said tract TR 39 to corner of said tract, and southwest corner of WOLTERS IND PARK TR 40 BLDG 250, same being north right-of-way Van Story St;

Then east by south across right-of-way Van Story St to east boundary of said WOLTERS IND PARK TR 39;

Then south along east boundary of said TR 39 to southeast corner of said tract;

Then west along south boundary of said TR 39 to southwest corner of said tract;

Then generally north along west boundary of said TR 39 to northwest corner of said tract;

EXHIBIT 2 - BOUNDARY DESCRIPTION

Then east southeast along north boundary of said TR 39, same being boundary of WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY to northeast corner of said tract TR 39;

Then north northwest across said WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY to southwest corner of CUSTARD FAMILY DEV ADDN BLK 1 LOT 1;

Then east northeast along south boundary of said BLK 1 LOT 1 to southeast corner of said lot, and west right-of-way of Gorgas St;

Then west northwest along east boundary of said BLK 1 LOT 1 to northeast corner of said lot, and south right-of-way Travis St;

Then west southwest along north boundary of said BLK 1 LOT 1 and south right-of-way Travis St; to northwest corner of said lot, same being boundary of said tract WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY;

Then north northwest and northwest along boundary of said tract WOLTERS IND PARK TR 34 BOILFIELD SERVICE COMPANY to north corner of said tract TR 34 and southwest corner of WOLTERS 300 INDUSTRIAL BLK 5 LT 4 BLDG 375 (DALLAS PRODUCTION INC);

Then generally north along west boundary of said BLK 5 LT 4, and WOLTERS 300 INDUSTRIAL BLK 5 LOT 3 to northwest corner of said BLK 5 LOT 3 and south boundary of WOLTERS 300 INDUSTRIAL BLK 5 LOT 2;

Then west by north along south boundary of said BLK 5 LOT 2 to southwest corner of said lot;

Then north along west boundary of said BLK 5 LOT 2 to northwest corner of said LOT 2 and south corner of COUNTRY CLUB EST BLK 11 LOT 21 / 412-414 COUNTRY CLUB PKWY;

Then north northeast along north boundary of said BLK 5 LOT 2, and WOLTERS 300 INDUSTRIAL BLK 5 LOT 1 to northwest corner of said BLK 5 LOT 1;

Then east and northeast along north boundary of said BLK 5 LOT 1 to north right-of-way of Country Club Pkwy;

Then generally east along north right-of-way of Country Club Pkwy/Leavenworth Dr to west right-of-way of Hamilton Rd;

Then north northwest along west right-of-way of Hamilton Rd to south right-of-way of Beletta Dr;

Then west along south right-of-way of Beletta Dr to east boundary of WOLTER IND PARK TR 14 & PT OF 15 (AKA 1986 & 896);

Then south by east along east boundary of said TR 14 & PT OF 15 to southeast corner of said tract;

Then west, south by east, and west by south along boundary of said TR 14 & PT OF 15 to east boundary of WOLTERS IND PARK TR 15-7 (AKA 1986 & 869);

Then south along east boundary of said tract TR 15-7 to southeast corner of said tract;

Then west along south boundary of said tract TR 15-7, and tracts WOLTERS IND PARK TR 15-6 & 15-5 to southwest corner of said TR 15-5, same being northeast corner of tract AB 701 TR 32 T&P RY CO #13;

Then south along east boundary of said tract TR 32 to southeast corner of said tract;

Then west along south boundary of said tract TR 32 to east right-of-way of Ram Blvd (MWHS);

Then generally north along boundary of said tract TR 32, same being east right-of-way of Ram Blvd (MWHS) to interior corner of said TR 32;

Then west along boundary of said tract TR 32 across Ram Blvd to west right-of-way of Ram Blvd (MWHS), same being boundary of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then north along boundary of said tract TR 32 to interior corner of said tract, same being boundary of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then generally west and south by west along boundary of said tract TR 32 to interior corner of said tract, same being boundary line of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then north along boundary of said tract TR 32 to interior corner of said tract, same being boundary line of AB 701 TR 4 T&P RY CO #13 SEC 13 HIGH SCHOOL & ABANDONED RD;

Then west along boundary of said tract TR 32 to west boundary of said tract, same being east right-of-way of Garrett Morris Pkwy/FM 1821;

Then generally south along east right-of-way Garrett Morris Pkwy/FM 1821 to southwest corner of tract AB 998 TR 2 A L WEBSTER (PT OF A 10 ACRE TRACT), same being boundary line of AB 998 TR 3 A L WEBSTER;

Then east along south boundary of said TR 2 to southeast corner of said tract;

Then north along east boundary of said TR 2 to southwest corner of tract MINERAL WELLS IND PARK TR C-R-1 & PT RAILROAD ROW;

Then east along said tract TR C-R-1, and MINERAL WELLS IND PARK TR G (PECO FACET) & TR H to southeast corner of said TR H;

Then north along east boundary of said TR H to south boundary of tract MINERAL WELLS IND PARK TR F;

Then east along south boundary of said tract TR F to southeast corner of said tract, same being northeast corner of AB 998 TR 3 A L WEBSTER;

Then south along east boundary of said TR 3 to southeast corner of said tract, same being north boundary of tract AB 702 TR 50 T&PRY CO #15;

Then east along north boundary of said tract AB 702 TR 50 T&P RY CO #15 to northeast corner of said tract, same being west right-of-way of FM 1195;

Then south along east boundary said TR 50, AB 702 TR 50-2 T & P RY CO #15, and AB 702 TR 50-1 T&P RY #15 to southeast corner of said TR 50-1, same being north right-of-way of M H 379;

Then east across right-of-way of FM 1195 and along north right-of-way of Harvey Rd to southeast corner of AB 1603 TR 5 & 6A HARVEY AIRPORT MHP *13 HOOKUPS*;

Then south by west across right-of-way of Harvey Rd to northwest corner boundary of +/- 0.43 acre parcel and south right-of-way of Harvey Rd;

Then east along south right-of-way of Harvey Rd to Parker County Line;

Then south along Parker County Line, across Mineral Wells Airport to south boundary of tract AB 871 TR 2 T&P RY CO #7 and north right-of-way of Cass Holland Rd;

Then generally west along north right-of-way of Cass Holland Rd to east right-of-way FM 1195;

EXHIBIT 2 - BOUNDARY DESCRIPTION

Boundary Description City of Mineral Wells TIF Zone 2020 Annexation (Parker County)

Then north along east right-of-way of FM 1195 (Airport Rd) to south right-of-way of Harvey Rd/FM 1821 (M H 379);

Then generally west along south right-of-way of FM 1821 (M H 379) to west right-of-way of Millsap Hwy;

Then southeast along west right-of-way of Millsap Hwy to west right-of-way of Withers Rd;

Then south along west right-of-way of Withers Rd to southeast corner of tract AB 114 TR 1 J F BROWN (PT OF 153.152 AC);

Then west along south boundary of said tract TR 1 to southwest corner of said tract and east right-of-way of S US Hwy 281;

Then north northwest along west boundary of said tract AB 114 TR 1 J F BROWN to southwest corner of tract AB 114 TR 6 J F BROWN (100X100);

Then east by north along south boundary of said AB 114 TR 6 J F BROWN (100X100) to southeast corner of said tract;

Then north northwest along east boundary of said tract TR 6, and tracts AB 114 TRS 3-5, 8-10 J F BROWN to northeast corner of tract AB 114 TR 10 J F BROWN;

Then west by south along north boundary of said tract AB 114 TR 10 J F BROWN to northwest corner of said tract and east right-of-way of S US Hwy 281;

Then north northwest along east right-of-way of S US Hwy 281 to south right-of-way M H 379/SW 25th St;

Then west along south right-of-way of M H 379/ SW 25th St to a point south of southwest corner of tract AB 1849 TR 13 L R DANIEL;

Then north along west boundary of said tract TR 13, and CE HALL 1.09 AC OUT OF BLK 1 SOUTH OF BRAZOS LOUNGE, and east right-of-way of SW 1st Ave to south right-of-way of SW 17th ST;

Then northwest across right-of-way of SW 17th St to southeast corner of LAWN PLACE #2 BLK 15 LOTS 8 & 9 14X60 MH /CONT TO YANEZ and west right-of-way of SW 1st Ave

Then north along west right-of-way of SW 1st Ave to north right-of-way of SW 11TH ST;

Then east along north right-of-way SW 11TH ST to west right-of-way of S Oak Ave;

Then north along west right-of-way of S Oak Ave to south right-of-way of SW 10TH ST;

Then west along south right-of-way of SW 10TH ST to west right-of-way of SW 2ND AVE;

Then north along west right-of-way of SW 2ND AVE, and east boundary of KIDWELL BLK 1C and FRENCH BLK 37 to centerline right-of-way of SW Martin Luther King Jr St and boundary line of MW TIF Zone;

Then east along centerline right-of-way of SW and SE Martin Luther King Jr St, and boundary line of MW TIF Zone to east right-of-way of SE 1ST AVE and beginning of +/- 1,274 acre tract.

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Mineral Wells Airport Tract

Being a +/- 503 acre tract of land situated in City of Mineral Wells, Parker County, Texas and being more particularly described as follows: beginning at intersection of south right-of-way of Harvey Rd and Parker County Line;

Then east along south right-of-way of Harvey Rd to east right-of-way of S-Tee Way and boundary of 61.142 acre Lot 2 Blk 1 VALAIR ADDITION;

Then north along boundary of said Lot 2 Blk 1 to northwest corner of said tract;

Then east along north boundary of said Lot 2 Blk 1 to northeast corner of said tract;

Then south along east boundary of said Lot 2 Blk 1, and +/- 7.2 acre tract to southeast corner of said +/- 7.2 acre tract, and boundary line of 160.000, Abst: 2771, Survey: NEWBERRY G W, TR.; BLK.;

Then south by east across said 160.000, Abst: 2771, Survey: NEWBERRY G W, TR.; BLK: to northwest corner of Acres: 369.312, Tract: 5, Abst: 1548, SURV: T & P R R CO;

Then south along west boundary of said 369.312 acre, Tract: 5 to northeast corner of Acres: 50.000, Abst: 1554, Survey: T & P RR CO SUR 7;

Then west along north boundary of said 50.00 acre tract to northwest corner of said tract and boundary line of Acres: 14.520, Abst: 1554, Survey: T & P RR CO SUR 7;

Then south along boundary line of said 14.520 acre tract to southeast corner of said tract;

Then west along south boundary of said 14.520 acre tract to west boundary of said tract, and east right-of-way Cass Holland Rd;

Then north along west boundary of said 14.520 acre tract to south corner of Acres: 6.027, Abst: 1554, Survey: T & P RR CO SUR 7;

Then north northwest along south boundary of said 6.027 acre tract to interior corner of said tract, same being north right-of-way of Cass Holland Rd;

Then west along south boundary of said 6.027 acre tract, and Acres: 18.933, Abst: 1554, Survey: T & P RR CO SUR 7, TR.; BLK.; and Acres: 1.120, Abst: 1554, Survey: T & P RR CO SUR 7, and Acres: 1.017, Abst: 1554, Survey: T & P RR CO SUR 7 (0.983 AC OF THE 2.00 AC LIES IN P.P.) to Parker County line;

Then north along Parker County line to south right-of-way of Harvey Rd and beginning of +/- 503 acre tract.

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