

**FINAL**

**PROJECT PLAN**

February 2012

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**Tax Increment Financing Reinvestment Zone No. 1**

**City of Farmersville, Texas**

**SCHRADER & CLINE, LLC**

**George R. Schrader**

**Larry D. Cline**

4800 Broadway, Ste A Addison, TX 75001

972-661-1973

[seheliawbell.net](http://seheliawbell.net)

## PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

February 2012

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The City of Farmersville, Texas established Tax Increment Financing Reinvestment Zone ("TIRZ") No. 1 for the purpose of dedicating the increase in tax revenue generated within the TIRZ to provide funds for public infrastructure to encourage accelerated development and redevelopment along the US 380 corridor. The TIRZ consists of approximately 3,065 acres and is more fully described in *Project Plan Exhibit A*.

The City created this TIRZ to encourage accelerated development and redevelopment in this area of the City in an effort to stimulate new higher value, higher density development which would benefit and be incentivized from the proposed public infrastructure improvements. It is expected that the TIRZ will exist for thirty (30) years or the date when all project costs are paid, whichever comes first.

As set forth in Section 311.011 of the Tax Increment Financing Act of the Texas Tax Code Ann., the Project Plan for Tax Increment Financing Reinvestment Zone No. 1, Farmersville, Texas must and does include the following elements:

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

- The boundaries of the TIRZ are shown on the map labeled *Project Plan Exhibit: B*;
- *Project Plan Exhibit: C* shows existing land use within the TIRZ. Currently, the area is generally undeveloped and contains less than thirty percent residential.
- *Project Plan Exhibit: D* lists public improvements being proposed for the TIRZ;
- *Project Plan Exhibit: E* shows anticipated Future Land Use within the TIRZ.

## **PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL**

### **2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances.**

- Any changes to codes, ordinances, or master plan as a result of the creation of the TIRZ will be made through the standard process and procedures of the City.

### **3. A list of estimated non-project costs.**

- Non-project costs within the TIRZ are those development costs not paid for by the TIRZ. These costs will include, but are not limited to, \$347.215 million, which is comprised of new private development.

### **4. A statement of a method of relocating persons to be displaced as a result of implementing the plan.**

- Although not anticipated, in the process of developing the TIRZ, any relocation will be made through the standard process and procedures of the City.

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A

CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1  
BOUNDARY DESCRIPTION

OBJECTID	Direction	Distance	COGO_Start
6	N 1-29-59 E	366.63	Point of Beginning
7	S 89-31-48W	846.67	
8	N 1-8-17 E	240.3	
9	S 83-9-28 W	18.374	
10	S 4-23-15 E	31.38	
11	S 25-34-4 W	84.3	
12	N 57-59-45 W	63.4	
13	S 68-38-20 W	43.41	
14	S 82-20-26W	152.07	
15	N 2-15-31 E	64.66	
16	N 73-25-47 W	113.14	
17	S 17-19-50W	136.62	
18	N 89-17-53 W	112.991	
19	N 25-19-30 W	49.007	
20	N 82-33-1 W	144.831	
21	N 35-9-3 W	153.284	
22	S 88-44-51W	91.522	
23	S 83-42-38 W	31.942	
24	S 47-33-47 W	23.712	
25	S 35-32-13 W	21.506	
26	S 70-20-49 W	14.867	
27	S 45-0-3 W	17.677	
28	S 75-57-46 W	14.431	
29	S 83-34-16 W	17.862	
30	S 72-38-47 W	16.763	
31	S 47-5-56 W	33.787	
32	S 41-54-20 W	26.201	
33	S 33-41-21 W	12.62	
34	S 0-0-0 W	30	
35	S 22-37-8 W	9.75	
36	S 68-11-54 W	18.849	
37	S 72-19-46 W	29.649	
38	S 86-45-32 W	26.543	
39	N 75-51-48 W	34.804	
40	N 48-22-2 W	21.073	
41	N 55-42-39 W	13.314	
42	N 63-26-14 W	14.535	
43	N 74-58-49 W	21.224	
44	N 86-25-30 W	16.031	
45	S 81-52-15 W	21.213	
46	S 71-57-49 W	11.305	
47	S 63-52-13 W	14.758	
48	N 3-41-8 E	38.079	

## PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL

### EXHIBIT A (CON'T)

49	N 19-9-35 W	57.93
50	N 42-47-22 E	155.14
51	N 34-53-36 W	135.62
52	N 47-1-25 E	72.494
53	N 66-41-29 W	58.51
54	N 24-58-37 E	26.52
55	N 54-22-40 E	57.036
56	N 81-11-14 W	223.205
57	N 8-4-3 E	79.96
58	N 82-41-42 W	108.354
59	S 8-2-23 W	313.345
60	S 73-39-45 W	110
61	N 8-1-24 E	429.925
62	N 16-0-12 W	20.49
63	S 73-52-58 W	52.1
64	S 52-21-41 W	792.686
65	S 43-25-12 W	20.184
66	S 35-32-15 E	110.005
67	S 53-14-27W	177.278
68	N 33-33-50 W	113.182
69	S 51-55-52 W	545.657
70	S 52-28-19W	2028.594
71	S 40-9-21 W	109.034
72	S 60-43-44 W	156.233
73	S 53-16-35 W	92.069
74	S 51-57-57 W	906.967
75	S 51-24-48 W	184.017
76	N 89-29-11 W	302.191
77	N 72-15-0 W	44.88
78	S 88-54-22W	100.825
79	N 89-29-18 W	228.423
80	N 13-25-OW	703.978
81	N 71-58-2 E	310.459
82	N 0-30-13 W	438.006
83	N 22-23-43 W	371.244
84	N 26-53-46 W	153.57
85	N 42-13-10 W	187.44
86	N 30-28-10 W	244.2
87	N 61-20-40 W	114.058
88	N 45-15-18 W	204.752
89	N 29-0-13 W	495.599
90	S 84-54-40W	757.312
91	N 89-57-9 W	443.04
92	S 32-34-31 W	245.672
93	S 32-6-54 E	516.115
94	S 61-16-11 W	555.082
95	S 63-3-46 W	272.135
96	N 46-23-12 W	98.091
97	N 78-12-4 W	259.741

**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL**

**EXHIBIT A (CON'T)**

98 S 72-3-35 W 238.604  
99 N 89-54-19 W 334.268  
100 S 32-30-23W 38.627  
101 S 89-40-8 W 365.023  
102 N 85-0-23 W 13.181  
103 N 83-0-31 W 13.181  
104 N 80-30-30 W 19.77  
105 N 77-30-22 W 19.77  
106 N 74-30-27 W 19.77  
107 N 71-30-31 W 19.77  
108 N 68-10-23 W 100.917  
109 N 59-38-58 W 23.109  
110 N 65-38-56 W 16.51  
111 N 70-39-1 W 16.511  
112 N 76-8-49 W 19.81  
113 N 81-27-50 W 15.28  
114 N 89-34-5 W 489.649  
115 N 74-35-33 W 10.957  
116 N 67-5-40 W 12.519  
117 N 57-35-36 W 17.202  
118 N 45-30-46 W 20.559  
119 S 88-37-11 W 315.684  
120 S 75-8-46W 366.013  
121 S 86-51-49 W 126.996  
122 N 22-24-41 W 340.597  
123 N 22-24-41 W 962.477  
124 N 37-45-40 W 1025.66  
125 N 11-25-40 E 219.706  
126 S 79-29-49 E 300.14  
127 S 83-5-56 E 656.74  
128 N 1-29-4 E 806.514  
129 N 2-38-24 E 1160.816  
130 S 88-51-2 E 554.22  
131 N 89-55-10 E 1585.103  
132 N 0-29-3 E 32.539  
133 N 89-18-3 E 1600.723  
134 N 0-19-9 W 411.304  
135 N 89-51-17 E 27.418  
136 N 0-6-7 W 66.151  
137 S 90-0-0 E 604.179  
138 S 85-52-12 E 131.162  
139 N 87-35-19 E 224.523  
140 N 90-0-0 E 1055.271  
141 N 1-1-46 E 99.972  
142 S 89-50-59 E 1308.464  
143 N 77-26-11 E 72.506  
144 S 89-48-30 E 903.513  
145 N 0-49-28 W 456.523  
146 N 90-0-0 E 1365.836  
147 N 0-48-56 W 334.187

**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1****FINAL****EXHIBIT A (CON'T)**

148	N 2-26-28 E	1831.892
149	S 89-35-8 E	1106.182
150	N 89-35-15 E	303.095
151	S 0-58-16 E	264.078
152	S 24-34-53 E	154.2
153	S 0-20-41 E	922.171
154	N 89-33-35 E	366.805
155	S 0-20-15 W	375.868
156	S 82-24-9W	591.184
157	S 0-46-5 E	1467.406
158	S 88-0-11 E	585.11
159	S 0-12-53 W	428.815
160	S 86-34-35 E	203.481
161	S 86-21-47 E	30.521
162	N 0-3-0 E	22.983
163	S 75-49-59 E	405.839
164	N 69-46-17 E	60.017
165	N 23-53-48 E	407.175
166	N 30-49-19 E	238.234
167	S 89-54-37 E	1150.685
168	S 8-52-21 E	29.859
169	N 90-0-0 E	747.008
170	N 0-0-0 E	249.003
171	N 90-0-0 E	460.022
172	N 0-0-0 E	122.391
173	S 89-47-25 E	333.882
174	S 88-48-13 E	297.462
175	S 89-53-14 E	208.58
176	S 0-0-0 W	110.326
177	S 89-7-39 E	831.512
178	S 0-35-34 E	529.889
179	N 88-45-1 E	27.275
180	S 3-0-33 E	289.898
181	S 71-42-55 W	193.349
182	S 0-17-45 E	926.912
183	S 89-29-18 W	868.222
184	S 1-4-44 E	458.028
185	N 87-38-47 E	156.476
186	S 3-14-30 W	203.776
187	N 88-14-39 E	39.606
188	S 0-22-40 W	154.189
189	S 88-51-43 W	75.515
190	S 1-28-12 E	75.027
191	S 90-0-0 W	22.985
192	S 0-25-4 W	92.106
193	N 89-14-55 E	8.881
194	S 0-43-35 E	58.58
195	N 86-56-54 E	49.865
196	S 0-30-51 E	76.652
197	N 88-22-35 E	268.823

## EXHIBIT A (CON'T)

198	N 89-34-5 E	317.969
199	S 1-36-44 E	81.466
200	S 89-32-40 E	139.024
201	S 77-44-9 E	37.589
202	N 89-39-38 E	194.853
203	N 0-0-0 E	140.464
204	N 90-0-0 E	224.742
205	S 0-0-0 W	35.755
206	N 89-23-16 E	209.578
207	N 0-12-58 E	254.486
208	S 87-43-17 E	16.182
209	N 0-2-52 W	418.955
210	N 89-41-34 E	656.26
211	S 0-0-34 W	760.442
212	S 89-39-58 E	187.41
213	S 0-18-37 E	74.274
214	S 89-22-24 E	354.078
215	N 82-44-12 E	93.384
216	N 0-0-0 E	269.932
217	N 90-0-0 E	322
218	N 0-20-32 E	572.91
219	N 89-26-16 E	1181.9
220	N 0-41-25 E	891.065
221	S 89-21-45 E	691.89
222	S 89-39-29 E	971.921
223	S 89-36-28 E	949.272
224	N 1-28-31 E	1731.342
225	N 87-44-59 E	101.862
226	S 89-38-14 E	675.272
227	S 87-25-15 E	94.892
228	S 85-39-15 E	94.89
229	S 83-53-14 E	94.891
230	S 82-24-22 E	74.449
231	S 80-4243 E	74.448
232	S 79-1-11 E	74.45
233	S 77-19-43 E	74.448
234	S 75-38-4 E	74.448
235	S 74-7-42 E	87.93
236	S 72-12-17 E	87.933
237	S 70-16-54 E	87.93
238	S 68-21-33 E	87.931
239	S 66-45-54 E	116.25
240	S 65-39-19 E	116.249
241	S 64-32-44 E	116.249
242	S 64-12-45 E	647.158
243	S 64-18-11 E	2071.707
244	S 64-16-17 E	1118.377
245	S 64-31-40 E	58.426
246	N 89-52-51 E	76.993
247	S 89-52-29 E	3056.239

**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1**

**FINAL**

**EXHIBIT A (CON'T)**

248	S 0-14-3 W	1022.662
249	S 89-30-2 E	1925.931
250	S 89-18-49 E	2048.406
251	S 0-26-31 W	871.828
252	S 14-4-21 W	109.754
253	S 0-2-56 W	1545.715
254	S 81-18-5W	2405.409
255	S 29-17-10 E	340.45
256	S 14-3-43 E	116.249
257	S 25-9-25 E	119.142
258	S 2-3-58 W	71.659
259	S 25-9-12 E	963.927
260	S 28-3-49 E	24.339
261	S 23-3-44 E	36.498
262	S 18-33-52 E	18.256
263	S 14-33-45 E	30.419
264	S 9-33-48 E	30.42
265	S 5-2-39 E	37.852
266	N 89-43-54 W	1252.016
267	S 0-53-35 W	95.338
268	N 89-29-0 W	3082.276
269	N 0-38-13 E	1225.311
270	S 89-30-50 W	218.038
271	S 89-30-50W	1548.478
272	N 89-41-17 W	400.156
273	N 1-0-0 E	1428.42
274	N 89-57-4 W	1290.553
275	N 89-58-11 W	792.793
276	N 0-35-44 W	280.594
277	S 90-0-0 W	53.48
278	N 0-0-0 E	513.794
279	S 90-0-0 W	463.267
280	N 0-12-38 E	610.058
281	S 87-52-41W	144.165
282	N 89-47-59 W	546.87
283	N 87-3-51 W	200.45
284	S 89-23-18 W	248.93
285	N 89-45-4W	541.68
286	S 0-30-15 W	410.967
287	S 89-38-6 E	272.575
288	S 0-31-28 W	1281.56
289	S 89-57-40 W	2798.98
290	N 1-16-36 E	238.987
291	S 71-46-30 W	229.825
292	N 87-45-19 W	696.686
293	N 27-4-20 W	201.805
294	N 10-38-15 E	1320.909
295	N 89-43-29 W	396.983
296	N 27-38-59 E	45.753
297	N 89-4345 W	132.059

## EXHIBIT A (CON'T)

298	S 86-16-25 W	501.22		
299	N 85-56-43 W	74.222		
300	S 0-2-10 W	217.699		
301	N 89-2-14 W	242.26		
302	N 0-1-2 W	235.537		
303	N 83-4-5 W	84.179		
304	N 89-19-38 W	386.617		
305	S 1-34-25 W	77.402		
306	S 86-47-53 W	637.533		
307	S 89-36-20 W	196.554		
308	S 86-46-11 W	346.05		
309	S 88-41-54 W	71.618		
310	S 70-20-43 W	37.847		
311	S 89-24-40W	315.454		
312	S 61-47-28 W	36.635		
313	S 89-30-54W	209.413		
314	N 0-34-19 W	90.803		
315	N 88-29-34 W	305.089		
316	S 42-38-52 W	65.069		
317	S 89-41-16 W	276.351		
318	S 5-8-11 W	268.376		
319	S 89-57-18W	364.448		
320	N 1-25-54 E	137.306		
321	S 37-25-35 W	627.425		
322	S 67-15-30W	147.302		
323	S 87-38-44 W	1382.771		
324	N 89-16-16 W	50	to point of beginning	contains 3,108.57 Acres

PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL

EXHIBIT A (CON'T)

SAVE AND EXCEPT

	<u>Direction</u>	Distance	
325	N 9-47-9 E	117.38	Point of beginning
326	N 17-30-3 E	387.77	
327	N 11-56-29 E	235.927	
328	N 16-44-39 E	131.237	
329	N 8-7-48 E	94.235	
330	N 1-40-13 E	143.273	
331	N 89-51-13 E	513.029	
332	S 0-24-9 W	7.47	
333	N 89-20-35 E	136.092	
334	S 89-10-28 E	435.451	
335	S 0-0-0 W	13.59	
336	S 89-48-21 E	801.802	
337	S 27-54-3 W	19.934	
338	S 21-43-2 W	226.387	
339	S 20-24-59 W	154.802	
340	S 21-43-1 W	306.322	
341	S 20-21-43 W	120.545	
342	S 15-27-43 W	84.529	
343	S 29-39-21 W	185.727	
344	S 25-22-6W	48.486	
345	S 90-0-0 W	1049.131	
346	N 89-27-55 W	640.256	to the Point of beginning
			Contains 43.83 Acres

**PROJECT PLAN — FARMERSVILLE TIRZ NO. 1 FINAL**

**EXHIBIT B**

**CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1**

City of Farmersville, Texas  
Proposed Tax Increment -  
Reinvestment Zone  
November 2011

TIRZ=310857<sup>th</sup> Window=4383 Acres  
Total = 3.064,74 Acres

**AIWA**

**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL**

**EXHIBIT C**

**CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1  
EXISTING LAND USE**

**CITY OF FARMERSVILLE  
ZONING MAP  
JULY 29, 2008**

ft301,ft A v., A.rns.

PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL EXHIBIT D

**CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1  
PUBLIC IMPROVEMENTS**

<u>ITEM</u>	<u>COST, \$K</u>
Roadways & Storm Sewer	21,000
Sanitary Sewer (incl. Lift Stations)	2,500
Water	2,250
Community Center	5,000
Park Upgrades	500
Administration	250
TOTAL	<u>31,500</u>

**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL EXHIBIT D**

(CONT'D)

**CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1  
PROJECT PLAN ROAD ESTIMATED COSTS\***

Assumptions

Traffic Signal = \$125,000 (full movement, non-coordinated)
Four Lane arterial (divided) per mile = \$3,900,000 <span style="float:right">\$740 per linear foot</span>
(some drainage but no bridges)
Four Lane collector (undivided) per mile = <span style="float:right">\$500 per linear foot</span>
Bridge for 4 lane arterial = \$2,000,000 average
Bridge/culvert for 4 lane collector = \$1,000,000 average

	Road Segment	Type	Linear Ft	Cost
Tract 1	-			
	CR 607 south of US 380	Arterial	3868	\$2,862,320
	South of US 380, west end	Collector	1813	\$906,500
	US 380 at west end	Signal		\$125,000
Tract 2				\$0
Tract 3	CR 560 north of US 380	Collector	2033	\$1,016,500
	CR 560 north of US 380	Culvert		\$1,000,000
	CR 560 at US 380	Signal		\$125,000
Tract 4	CR 611/610 North of US 380	Arterial	2760	\$2,042,400
	CR 611/612 West of SH 78	Arterial	4833	\$3,576,420
	CR 611 West of SH 78	Culvert		\$1,000,000
	CR 611 West at SH 78	Signal		\$125,000
Tract 5				\$0
Tract 6	Hamilton north of SH380	Collector	1676	\$838,000
	Hamilton north of SH380	Culvert		\$1,000,000
	Hamilton north of SH380	Signal		\$125,000
	Sid Nelson St east of Hamilton	Collector	1720	\$860,000
Tract 7				\$0
Tract 8	CR 653 north of US 380	Collector	2800	\$1,400,000
	CR 653 north of US 380	Culvert		\$1,000,000
	North of US 380, east end	Collector	1360	\$680,000
	South of US 380, east end	Collector	2801	\$1,400,500
	South of US 380, east end	Culvert		\$1,000,000
<b>Total</b>				<b>\$21,082,640</b>

\*These are estimates only and are subject to detailed engineering of paving and drainage. In addition, they do not include any Right-of-Way costs and are based on today's costs with no inflation factors included.

**CITY OF FARMERSVILLE  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1  
PROJECT PLAN PROPOSED ROADWAYS**

City Of FallnerSV011e, Texas  
**Proposed Tax Increment**  
Reinvestment Zone  
November 2011

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**PROJECT PLAN - FARMERSVILLE TIRZ NO. 1 FINAL**

EXHIBIT E

**CITY OF FARMERSVILLE  
TAX INC MENT FINANCING EINVESTMENT ZONE NO. It  
FUTURE LANI USE**

CITY OF FARMERSVILLE  
ZONING MAP  
JULY 29, 2008