HORIZON CITY

Incorporated 1988

AGENDA
PUBLIC MEETING
SPECIAL CITY COUNCIL MEETING
THE TOWN OF HORIZON CITY, TEXAS
Tuesday, November 17, 2026, 6:00 PM

Notice is hereby given that a Special City Council Meeting of the Town of Horizon City, Texas will be held on **Tuesday, November 17, 2026 at 6:00 PM** at City Council Chambers, 15021 Darrington Road, Horizon City, TX 79928, at which time the following will be discussed and considered:

1. **Call to order; Pledge of Allegiance; Establishment of Quorum**
2. **Open Forum:**

CONSENT AGENDA

All matters listed under the CONSENT AGENDA are considered routine and will be enacted in one motion. There will be no separate discussion of these items unless a member(s) of the City Council requests one or more items be removed from the CONSENT AGENDA to the REGULAR AGENDA for separate discussion and action prior to the City Council's vote to adopt the CONSENT AGENDA.

3. **Approval of Minutes from:**
4. **Request to Excuse Absent Council Members:**
5. **Approval of Consent Agenda Items:**

REGULAR AGENDA

6. **Public Hearing:**
Mayor/Planning Director
2nd Reading of Ordinance _____, An Ordinance creating The Office of the City Engineer for the Town of Horizon City; Designating the City Engineer as a Municipal Officer; Specifying the qualifications and duties for the position; and providing for the following: Findings of fact, Enactment, Repealer, Severability, Effective Date.
7. **Discussion and Action:** **3**
Mayor/Planning Director
2nd Reading of Ordinance _____, An Ordinance creating The Office of the City Engineer for the Town of Horizon City; Designating the City Engineer as a Municipal Officer; Specifying the qualifications and duties for the position; and providing for the following: Findings of fact, Enactment, Repealer, Severability, Effective Date.
8. **Public Hearing:**
Mayor/Planning Director
2nd Reading of Ordinance _____, An Ordinance of the City Council of the Town of Horizon City, Texas, pursuant to Chapter 311 of the Texas Tax Code, creating Tax Increment Financing Reinvestment Zone Number Two, Town of Horizon City, Texas.
9. **Discussion and Action:** **6**
Mayor/Planning Director

2nd Reading of Ordinance _____, An Ordinance of the City Council of the Town of Horizon City, Texas, pursuant to Chapter 311 of the Texas Tax Code, creating Tax Increment Financing Reinvestment Zone Number Two, Town of Horizon City, Texas.

10. **Discussion and Action:**

Mayor/Planning Director

On the acceptance of the roadway and drainage improvements as constructed with the Verdancia Unit 2 Subdivision Construction for maintenance and to accept the required maintenance bond and a partial release of the performance bond.

11. **Executive Session**

The City Council of the Town of Horizon City reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.087 (Economic Development).

Adjournment:

Motion to Adjournment: _____ 2nd _____

Dated this Tuesday, November 10, 2026

By: _____
Elvia Schuller, City Clerk

I, the undersigned authority, hereby certify that the above notice of the Special City Council Meeting of the Town of Horizon City, Texas is a correct copy of this notice, and that I posted this notice at least three (3) business days preceding the scheduled meeting at the City Hall Bulletin Boards of the Town of Horizon City, Texas on this Tuesday, November 10, 2026 by 6:00 p.m.

Agenda Removed: _____ Time _____ By _____

In compliance with the Americans with Disabilities Act, the Town of Horizon City will provide for reasonable accommodations for persons attending meetings. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling the City Clerk at (915) 852-1046.

TOWN OF HORIZON CITY, TEXAS

ORDINANCE NO._____

AN ORDINANCE CREATING THE OFFICE OF THE CITY ENGINEER FOR THE TOWN OF HORIZON CITY; DESIGNATING THE CITY ENGINNER AS A MUNICIPAL OFFICER; SPECIFYING THE QUALIFICATIONS AND DUTIES FOR THE POSITION; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT, ENACTMENT, REPEALER, SEVERABILITY, EFFECTIVE DATE.

WHEREAS, Section 3.13 (A) of the Town of Horizon City Charter requires the Town Council adopt and ordinance to "…establish, alter, or abolish any City departments, office or agency."

WHEREAS, the City Engineer is designated as an officer of the municipality pursuant to Section 22.071 of the Texas Local Government Code and must be appointed by an ordinance that may also confer the powers and duties of said officer;

WHEREAS, Section 1001.407 of the Texas Occupations Code provides that the state or a political subdivision of the state may not construct a public work involving engineering in which the public health, welfare, or safety is involved unless: (1) the engineering plans, specification and estimates have been prepared by an engineer; and (2) the engineering construction is performed under the direct supervision of an engineer;

WHEREAS, the Town of Horizon City currently utilizes a contracted City Engineer to provides services including, but not limited to, reviewing land use applications, subdivision plats, street and other municipal infrastructure, maintenance and construction management for major capital projects;

WHEREAS, the Town of Horizon City would like to create the position of City Engineer and have the option of handling some of the functions currently contracted out inhouse and have the City Engineer oversee the engineering functions which they determine are more efficiently outsourced;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL, OF THE TOWN OF HORIZON CITY,TEXAS:

SECTION 1. CREATION OF OFFICE

There is created the office of City Engineer of the Town of Horizon City and shall receive such compensation set by the Town Council. The City Engineer is designated as a municipal officer.

The City Engineer shall be appointed by a majority vote of the Town Council and shall serve for an indefinite term.

SECTION 2. EMPLOYMENT STATUS

The City Engineer shall be subject to and entitled to an rights, regulations, rules and benefits applicable to all non-uniformed public safety personnel and set forth in the Town of Horizon City Employment Manual and other employment policies and procedures adopted in the Town of Horizon City.

SECTION 3. QUALIFICATIONS

The City Engineer shall be a duly authorized person and licensed under the provisions of the Texas Engineering Registration Act (Texas Engineering Practice Act), Chapter 1001 Occupations Code, to practice the profession of engineering. Any person action as the City Engineer must be a licensed Professional Engineer (P.E.) registered with the Texas Board of Professional Engineers and Land Surveyors ("TBPELS").

The City Engineer must hold an approved engineering degree and a minimum of 5 years of active engineering practice, pass required exams and complete up to 15 hours of approved continued education annually.

SECTION 4. DUTIES AND RESPONSIBILITIES

The City Engineer will perform all duties required by law, ordinance, resolution or order of the Town Council including, but not limited to, reviewing land use applications, subdivision plats, street and other municipal infrastructure, maintenance and construction management for major capital projects and will oversee the work of contracted engineers and firms to handle work the City Engineer recommends be outsourced. When the work is outsourced, the developers must continue to reimburse the City for the expenses incurred as required by the Subdivision Ordinance.

SECTION 5. FINDINGS OF FACT

All of the foregoing recitals are hereby found to be true and correct legislative findings of the Town Council and are incorporated fully herein as findings of fact.

SECTION 6. REPEALER

Any ordinances, resolutions, orders, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

SECTION 7. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

SECTION 8. PROPER NOTICE AND MEETING

It is officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52, Texas Local Government Code and the Charter of the Town of Horizon City, Texas.

SECTION 9. EFFECTIVE DATE

The effective date of this Ordinance is the date passed and approved by the Town Council.

PASSED AND APPROVED this the ____ day of _____, 2026, by a vote of ___ (ayes) to ____ (nays) to ____ (abstentions) of the Council of the Town of Horizon City, Texas.

TOWN OF HORIZON CITY

By:_____
Andres Renteria, Mayor

ATTEST:

By:_____
Elvia Schuller, City Clerk

APPROVED AS TO FORM:

By:_____
Sylvia Borunda Firth
City Attorney

First Reading:_____
Second Reading:_____

Tax Increment Reinvestment Zone #2
Horizon City, Texas



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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.









The Town of Horizon City, incorporated in 1988, is a small but rapidly growing suburban city located in far West Texas, just east of El Paso in El Paso County. It is part of the larger El Paso metropolitan area and sits near the edge of the Chihuahuan Desert.

With an estimated population of 24,800 residents, the Horizon area is generally bounded by the El Paso City limits to the west, Interstate-10 to the south, the Hueco Mountains to the east, and Montana Avenue and military land to the north.

Via the Paso del Norte International Bridge, Horizon has easy access to Ciudad Juárez, a thriving city of over one million people. Horizon City boasts a robust infrastructure, recently investing significantly in its water, wastewater, and drainage systems. The city has also made substantial investments in its manufacturing district. The commercial districts are well-positioned to attract value-added manufacturing operations that can easily connect with the extensive clusters of manufacturers just minutes away in Mexico.

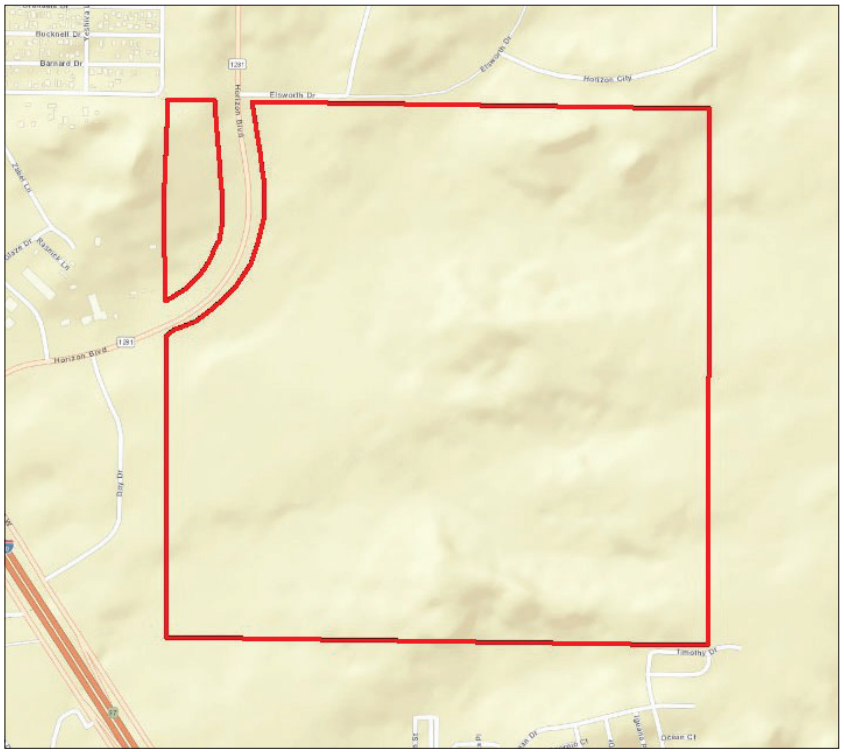
Neighbors can meet up at the country club, which offers an 18-hole golf course, tennis courts, swimming pool, elegant dining, and entertainment. Old-fashioned community values are alive and well here.

Tax Increment Reinvestment Zone #2, Horizon City

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On November 10, 2026, the City Council of the Town of Horizon City, Texas, pursuant to Chapter 311 of the Texas Tax Code, will consider an ordinance designating a contiguous geographic area within the City's extraterritorial jurisdiction as Reinvestment Zone Number Two, Town of Horizon City, Texas. The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary project and financing plan outlines the funding of $134,378,032 in public improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, public facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including Horizon City. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



- TIRZ #2 Boundary

PETTIT & AYALA CONSULTING

Boundary Description

The boundaries of TIRZ #2 consist of approximately 626.825 acres within the extraterritorial jurisdiction limits of Horizon City. The boundaries are contiguous and consist of Part 1, Part 2, and a portion of Horizon Boulevard and the associated right of way. The legal description for the TIRZ is described in detail below.

Legal Description TIRZ #2

PARTS 1 AND 2 SITUATED IN LEIGH CLARK SURVEY NO. 292 ABSTRACT 6256 IN EL PASO COUNTY, TEXAS

PART 1 LEGAL DESCRIPTION

DESCRIPTION OF A 603.168 ACRE TRACT OF LAND SITUATED IN LEIGH CLARK SURVEY NO. 292, ABSTRACT 6256, IN EL PASO COUNTY, TEXAS AND BEING A PORTION OF THE GENERAL LAND OFFICE SCHOOL FILE NO. 8069, SAID 603.168 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch capped iron rod found for the northeast corner of said Leigh Clark Survey No. 292, being also the northwest corner of the Leigh Clark Survey No. 291, being also the southeast comer of the C.D. Stewart Survey No. 322, and being also the southwest comer of the C.D. Stewart Survey No. 321, from which a bent 1/2 inch iron rod found bears N 84°05'34" W, a distance of 8.20 feet, said Point of Beginning having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=l0,618,967.13, E=467,459.80;

THENCE S 02°31'25" W, along the east line of said Leigh Clark Survey No. 292, being also the west line of said Leigh Clark Survey No. 291, for a distance of 5259.40 feet to a 5/8" iron rod set with cap stamped "ZWA", for the southeast comer of the herein described tract, and being the southeast comer of said Leigh Clark Survey No. 292, from which a 1 inch iron pipe found for the southeast corner the Leigh Clark Survey No. 295 bears S 02°31'25" W, a distance of 5317.10 feet;

THENCE N 87°00'11" W, along the south line of the herein described tract, being also the south line of said Leigh Clark Survey No. 292, and being the north line of said Leigh Clark Survey No. 295, for a distance of 5324.35 feet to a 1 inch iron pipe found for the southwest corner of the herein described tract and being the southeast comer of the Leigh Clark Survey No. 292, being also the southeast comer of the Leigh Clark Survey No. 293, being also the northeast corner Leigh Clark Survey No. 294, and being also the northwest comer of the Leigh Clark Survey No. 295;

THENCE N 02°21'56" E, along the west line of said Leigh Clark Survey No. 292, being also the east line of said Leigh Clark Survey No. 293, for a distance of 2946.23 feet to a 5/8" iron rod set with cap stamped "ZWA", on the south line of Horizon Boulevard, a 300 foot right-of-way, of record in Volume 517, Page 761, Official Public Records El Paso County, Texas, from which a 1 inch iron pipe found for the northwest comer the Leigh Clark Survey No. 292 bears N 02°21'56" E, a distance of 2317.25 feet;

THENCE departing the west line of the Leigh Clark Survey No. 292, with the southeast line of said Horizon Boulevard the following five (5) courses and distances:

1) N 69°21'31" E, for a distance of 138.56 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the left,

2) along said curve to the left an arc distance of 1534.72 feet, said curve having a radius of 1315.10 feet, a central angle of 66°51'51", and a chord bearing of N 35°55'35" E for a chord distance of 1449.10 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at a compound curve to the left,

3) along said curve to the left an arc distance of 555.83 feet, said curve having a radius of 2730.51 feet, a central angle of 11°39'48", and a chord bearing of N 03°20'15" W for a chord distance of 554.87 feet to a calculated point from which a Tx.DOT brass disk in concrete found bears N 45°47'58" E, a distance of 0.21 feet;

4) N 09°10'09" W, for a distance of 1.31 feet to a 5/8 inch iron rod set with cap stamped "ZWA" at the beginning of a curve to the right,

5) along said curve to the right an arc distance of 495.78 feet, said curve having a radius of 2446.90 feet, a central angle of 11°36'32", and a chord bearing of N 03°21'53" W for a chord distance of 494.93 feet to a 5/8 inch iron rod set with cap stamped "ZWA" on the north line of said Leigh Clark Survey No. 292, being also the south line of the said C.D. Stewart Survey No. 322, and being also the south line of Ellsworth Drive, a 60 foot right-of-way, recorded in Volume 41, Page 26A, Official Public Records El Paso County, Texas, from which a TxDOT brass disk in concrete found bears N 10°42'08" E, a distance of 1.03 feet;

THENCE S 86°57'39" E, departing the southeast line of Horizon Boulevard, along the north line of said Leigh Clark Survey No. 292, for a distance of 4515.05 feet to the POINT OF BEGINNING and containing 603.168 acres of land.

Legal Description TIRZ #2 (Continued)

PART 2 LEGAL DESCRIPTION

DESCRIPTION OF A 23.645 ACRE TRACT OF LAND SITUATED IN LEIGH CLARK SURVEY NO. 292, ABSTRACT NO. 6256, IN EL PASO COUNTY, TEXAS AND BEING A PORTION OF THE GENERAL LAND OFFICE SCHOOL FILE NO. 8069, SAID 23.645 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found for the northwest comer of said Leigh Clark Survey No. 292, being also the northeast corner of the Leigh Clark Survey No. 293, being also the southeast comer of the C.D. Stewart Survey No. 323, and being also the southwest corner of the

C.D. Stewart Survey No. 322, said Point of Beginning having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=I0,619,250.12 E=462,129.60;

THENCE S 86°57'39" E, along the north line of said Leigh Clark Survey No. 292, being also the south line of said C.D. Stewart Survey No. 322, for a distance of 523.86 feet to a calculated point, on the north line of Horizon Boulevard, a 300 foot right-of-way, on the south line of Horizon Boulevard, a 300 foot right-of-way, of record in Volume 517, Page 761, Official Public Records El Paso County, Texas, for the northeast comer of the herein described tract, from which a 1 inch iron pipe found bears S 84°35'13" E, a distance of 0.53 feet, and from which the calculated point, a I inch iron rod with cap found for the northeast corner the Leigh Clark Survey No. 292 bears S 86°57'39" E, a distance of 4815.06 feet;

THENCE departing the north line of the Leigh Clark Survey No. 292, with the northwest line of said Horizon Boulevard the following six (6) courses and distances:

1) S 02°29'51" W, for a distance of 0.38 feet to a calculated point at the beginning of a curve to the left,

2) along said curve to the left an arc distance of 559.33 feet, said curve having a radius of 2746.90 feet, a central angle of 11°40'00", and a chord bearing of S 03°20'09" E for a chord distance of 558.36 feet to a 5/8 inch iron rod set with cap stamped "ZW A",

3) S 09°10'09" E, for a distance of 1.31 feet to a calculated point, from which a TxDOT brass disk in concrete found bears N 50°15'05" E 0.33 feet, at the beginning of a curve to the right,

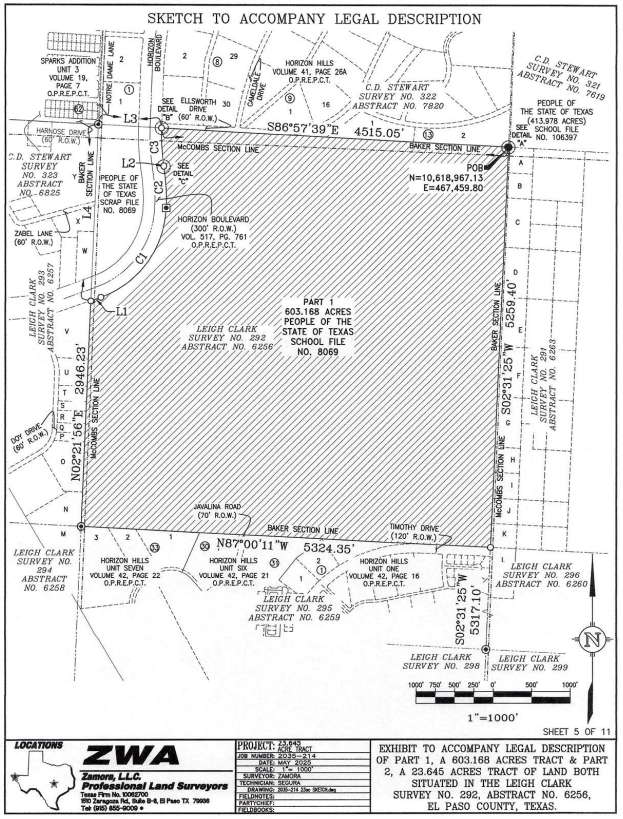
4) along said curve to the right an arc distance of 494.76 feet, said curve having a radius of 2430.51 feet, a central angle of 11°39'48", and a chord bearing of S 03°20'15" E for a chord distance of 493.91 feet to a calculated point, from which a TxDOT brass disk in concrete found bears N 62°41'40" E, a distance of 0.18 feet, at a compound curve to the right;

5) along said compound curve to the right an arc distance of 1184.62 feet, said curve having a radius of 1015.10 feet, a central angle of 66°51'51", and a chord bearing of S 35°55'35" W for a chord distance of 1118.54 feet to a 5/8 inch iron rod set with cap stamped "ZWA", from which a 1/2 inch iron rod found bears S 47°45'02" W, a distance of 1.66 feet, and

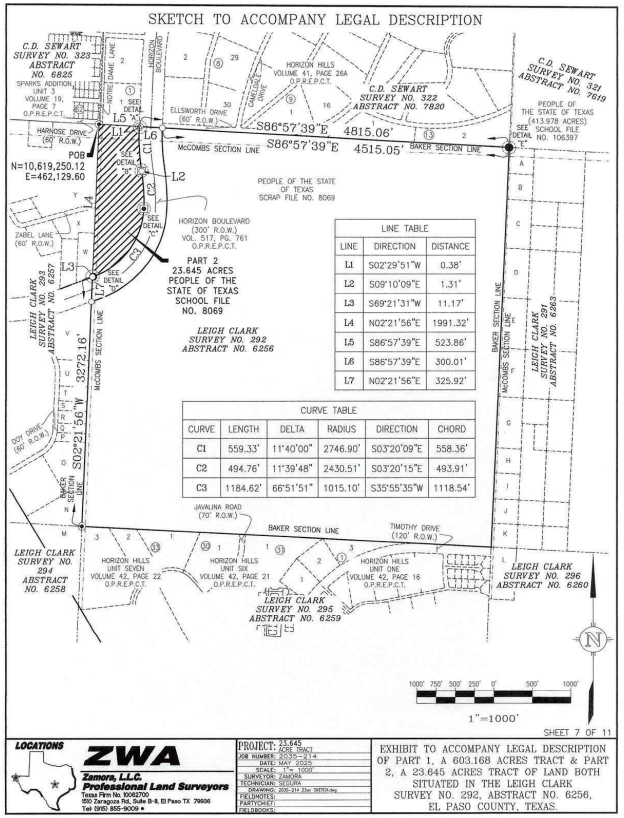
6) S 69°21'31" W, for a distance of 11.17 feet to a 5/8 inch iron rod set with cap stamped "ZWA", on the west line of said Leigh Clark Survey No. 292, being also the east line of the said Leigh Clark Survey No. 293, from which a 1 inch iron pipe found being the southwest comer of said Leigh Clark Survey 292 bears S 02°21'56" W, a distance of 3272.16 feet;

THENCE N 02°21'56" E, departing the northwest line of Horizon Boulevard, along the west line of said Leigh Clark Survey No. 292, for a distance of 1991.32 feet to the POINT OF BEGINNING and containing 23.645 acres of land.

TIRZ Boundary



Part 1



Part 2

Current Conditions

Land Use

The land within the zone is vacant land that is well positioned for future development. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

Zoning

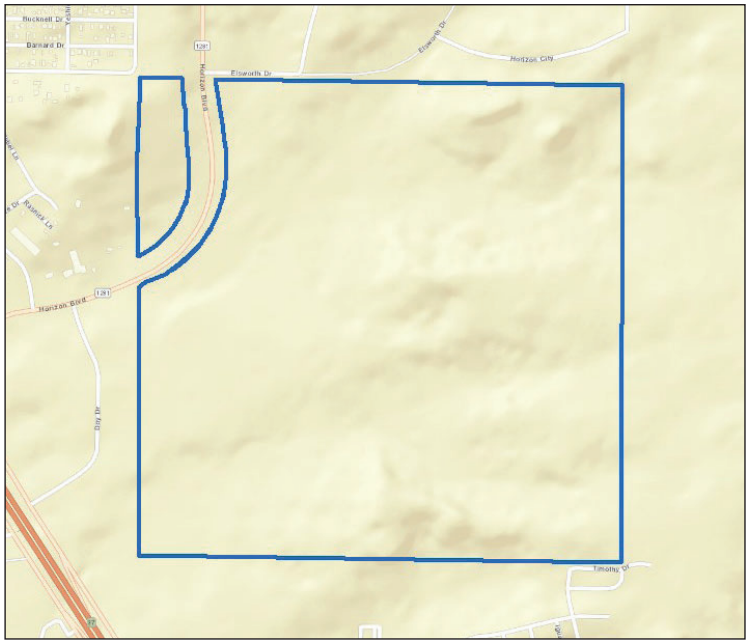
The land within the TIRZ is not currently zoned given that it is not within the City limits. The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to Horizon City zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

Current Ownership

There are currently three parcels within Tax Increment Reinvestment Zone #2. The 2026 Horizon City taxable base value of the property within the boundaries of the TIRZ is $0, given that the property within the zone is not in the Horizon City limits. For further details of parcels included within the boundaries of the TIRZ see **Appendix A**.



Anticipated Development

The property within the zone is well positioned for future development. The table below provides an overview of the scope and timing of potential development that PAC projects could occur during the life of the TIRZ. The development projections for the boundaries are based on market trends, input from City staff and input from the Developer. It is anticipated that the development that occurs within the TIRZ could be financed in part by incremental real property tax generated within the TIRZ.

TIRZ #2

Property Type	Square Feet/Units	Projected Completion Date	Real Property Taxable Value PSF/Unit	Real Property Incremental Value	Sales PSF	Total Sales
Single Family	296	2031	$ 320,260	$ 94,743,596	$ -	$ -
Single Family	308	2032	$ 328,395	$ 101,145,530	$ -	$ -
Single Family	316	2033	$ 338,246	$ 106,885,868	$ -	$ -
Single Family	324	2034	$ 348,394	$ 112,844,755	$ -	$ -
Single Family	104	2035	$ 357,951	$ 37,322,331	$ -	$ -
Commercial	58,360	2030	$ 125	$ 7,294,939	$ 200	$ 11,671,902
Commercial	87,539	2031	$ 125	$ 10,942,408	$ 200	$ 17,507,853
Commercial	58,360	2032	$ 125	$ 7,294,939	$ 200	$ 11,671,902
Commercial	87,957	2033	$ 125	$ 10,994,589	$ 200	$ 17,591,343
Commercial	88,165	2034	$ 125	$ 11,020,680	$ 200	$ 17,633,088
Commercial	72,469	2035	$ 125	$ 9,058,665	$ 200	$ 14,493,864
Industrial	991,426	2031	$ 65	$ 64,442,664	$ -	$ -
Industrial	1,054,326	2032	$ 65	$ 68,531,206	$ -	$ -
Industrial	796,277	2033	$ 65	$ 51,757,992	$ -	$ -
TOTAL				**$ 694,280,161**		**$ 90,569,952**

Project Costs of the Zone

There are a number of improvements to be located within the boundaries of Tax Increment Reinvestment Zone #2 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #2		
Public Utilities	**$ 40,313,409**	**30%**
Water Facilities and Improvements, Sanitary Sewer Facilities and Improvements, Storm Water Facilities and Improvements		
Parking and Transit Improvements	**$ 6,718,902**	**5%**
Street and Intersection Improvements	**$ 40,313,409**	**30%**
Pedestrian Enhancements	**$ 10,750,243**	**8%**
Streetscape, lighting, public art, and other amenities that enhance the pedestrian experience		
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	**$ 20,156,705**	**15%**
Economic Development Grants	**$ 13,437,803**	**10%**
Administrative Costs	**$ 2,687,561**	**2%**
Total	$ 134,378,032	100%

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code, listed to the right. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The $134,378,032 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Public Utilities includes but is not limited to:

Water Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

Sanitary Sewer Facilities and Improvements: This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

Storm Water Facilities and Improvements: Proper utility drainage is an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/ systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

Parking and Transit Improvements: Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/ kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

Street and Intersection Improvements and Pedestrian Enhancements: The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting street for residents and visitors. To promote pedestrian connectivity, the TIRZ may fund greenbelts, linear open spaces or natural corridors that provide safe, aesthetically pleasing, and often off-road pathways linking different neighborhood areas, parks, schools, and commercial centers. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

Public Facilities Improvements: In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public facilities improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

Economic Development Grants: This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

Administrative Costs: Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

Method of Financing

To fund the public improvements outlined on the previous page, Horizon City will contribute 90% of the real property increment within the boundaries of the Zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing.

Utilizing the information outlined in this feasibility study, Pettit & Ayala Consulting has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax - Proposed 2026 Tax Rates		**Participation**	
Horizon City	0.59578800	90%	0.5362092
El Paso County	0.45113300	0%	0.0000000
Socorro ISD	1.05000000	0%	0.0000000
Lower Valley Water District	0.18577100	0%	0.0000000
EPCC	0.11018700	0%	0.0000000
Emergency Service #1	0.10000000	0%	0.0000000
University Medical Center	0.23690400	0%	0.0000000
	2.72978300		**0.53620920**

Personal Property Tax		**Participation**	
Horizon City	0.59578800	0%	0.0000000
El Paso County	0.45113300	0%	0.0000000
Socorro ISD	1.05000000	0%	0.0000000
Lower Valley Water District	0.18577100	0%	0.0000000
EPCC	0.11018700	0%	0.0000000
Emergency Service #1	0.10000000	0%	0.0000000
University Medical Center	0.23690400	0%	0.0000000
	2.72978300		**0.0000000**

Horizon City	0.0150000	0%	0.0000000
El Paso County	0.0050000	0%	0.0000000
	0.02000000		**0.0000000**

Financial Feasibility Analysis - Development Input

INFLATION RATE	3.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
Horizon City	0.59578800	90%	0.5362092
El Paso County	0.45113300	0%	0.0000000
Socorro ISD	1.05000000	0%	0.0000000
Lower Valley Water District	0.18577100	0%	0.0000000
EPCC	0.11018700	0%	0.0000000
Emergency Service #1	0.10000000	0%	0.0000000
University Medical Center	0.23690400	0%	0.0000000
	2.72978300		0.5362092

PERSONAL PROPERTY TAX		PARTICIPATION	
Horizon City	0.59578800	0%	0.0000000
El Paso County	0.45113300	0%	0.0000000
Socorro ISD	1.05000000	0%	0.0000000
Lower Valley Water District	0.18577100	0%	0.0000000
EPCC	0.11018700	0%	0.0000000
Emergency Service #1	0.10000000	0%	0.0000000
University Medical Center	0.23690400	0%	0.0000000
	2.72978300		0.0000000

Horizon City	0.0150000	0.00%	0.0000000
El Paso County	0.0050000	0.00%	0.0000000
	0.02000000		0.00000000

INPUT

	AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
Single Family	296	$ 320,260.04	$ 94,743,596	$ -	$ -	$ -	$ -
Single Family	308	$ 328,394.58	$ 101,145,530	$ -	$ -	$ -	$ -
Single Family	316	$ 338,246.42	$ 106,885,868	$ -	$ -	$ -	$ -
Single Family	324	$ 348,393.81	$ 112,844,755	$ -	$ -	$ -	$ -
Single Family	104	$ 357,950.75	$ 37,322,331	$ -	$ -	$ -	$ -
Commercial	58,360	$ 125.00	$ 7,294,939	$ -	$ -	$ 200.00	$ 11,671,902
Commercial	87,539	$ 125.00	$ 10,942,408	$ -	$ -	$ 200.00	$ 17,507,853
Commercial	58,360	$ 125.00	$ 7,294,939	$ -	$ -	$ 200.00	$ 11,671,902
Commercial	87,957	$ 125.00	$ 10,994,589	$ -	$ -	$ 200.00	$ 17,591,343
Commercial	88,165	$ 125.00	$ 11,020,680	$ -	$ -	$ 200.00	$ 17,633,088
Commercial	72,469	$ 125.00	$ 9,058,665	$ -	$ -	$ 200.00	$ 14,493,864
Industrial	991,426	$ 65.00	$ 64,442,664	$ -	$ -	$ -	$ -
Industrial	1,054,326	$ 65.00	$ 68,531,206	$ -	$ -	$ -	$ -
Industrial	796,277	$ 65.00	$ 51,757,992	$ -	$ -	$ -	$ -
TOTAL			694,280,161		-		90,569,952

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
Horizon City	*27.1%*	$ 205,744,452	=	$ 149,308,924	+	$ -	+	$	56,435,528
El Paso County	*17.4%*	$ 131,869,143	=	$ 113,057,300	+	$ -	+	$	18,811,843
Socorro ISD	*34.7%*	$ 263,137,845	=	$ 263,137,845	+	$ -	+	$	-
Lower Valley Water District	*6.1%*	$ 46,555,600	=	$ 46,555,600	+	$ -	+	$	-
EPCC	*3.6%*	$ 27,613,685	=	$ 27,613,685	+	$ -	+	$	-
Emergency Service #1	*3.3%*	$ 25,060,747	=	$ 25,060,747	+	$ -	+	$	-
University Medical Center	*7.8%*	$ 59,369,912	=	$ 59,369,912	+	$ -	+	$	-
	TOTAL	$ 759,351,384		$ 684,104,014		$ -		$	75,247,370

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
Horizon City	*100.0%*	$ 134,378,032	=	$ 134,378,032	+	$ -	+	$	-
El Paso County	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
Socorro ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
Lower Valley Water District	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
EPCC	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
Emergency Service #1	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
University Medical Center	*0.0%*	$ -	=	$ -	+	$ -	+	$	-
	100.0%	$ 134,378,032		$ 134,378,032		$ -		$	-

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
Horizon City	*11.4%*	$ 71,366,420	=	$ 14,930,892	+	$ -	+	$	56,435,528
El Paso County	*21.1%*	$ 131,869,143	=	$ 113,057,300	+	$ -	+	$	18,811,843
Socorro ISD	*42.1%*	$ 263,137,845	=	$ 263,137,845	+	$ -	+	$	-
Lower Valley Water District	*7.4%*	$ 46,555,600	=	$ 46,555,600	+	$ -	+	$	-
EPCC	*4.4%*	$ 27,613,685	=	$ 27,613,685	+	$ -	+	$	-
Emergency Service #1	*4.0%*	$ 25,060,747	=	$ 25,060,747	+	$ -	+	$	-
University Medical Center	*9.5%*	$ 59,369,912	=	$ 59,369,912	+	$ -	+	$	-
	100.0%	$ 624,973,353		$ 549,725,982		$ -		$	75,247,370

Financial Feasibility Analysis - Development Worksheet

TOTAL TAX REVENUE			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Single Family	Taxable Value Per Unit							320,260	328,395	338,246	348,394	357,951	368,689	379,750	391,142	402,877	414,963	427,412
	Cumulative Units	-	-					296	604	920	1,244	1,348	1,348	1,348	1,348	1,348	1,348	1,348
	TAXABLE VALUE	-	-	-	-	-	-	**94,743,596**	**198,295,593**	**311,130,328**	**433,308,993**	**482,517,606**	**496,993,134**	**511,902,928**	**527,260,016**	**543,077,816**	**559,370,151**	**576,151,255**
Commercial	Taxable Value Per SF	125	129	133	137	141	145	149	154	158	163	168	173	178	184	189	195	201
	Cumulative SF	-	-	-	-	-	58,360	145,899	204,258	292,215	380,380	452,850	452,850	452,850	452,850	452,850	452,850	452,850
	TAXABLE VALUE	-	-	-	-	-	**8,456,833**	**21,776,346**	**31,401,491**	**46,271,152**	**62,038,775**	**76,074,026**	**78,356,247**	**80,706,934**	**83,128,142**	**85,621,987**	**88,190,646**	**90,836,366**
Industrial	Taxable Value Per SF	65	67	69	71	73	75	78	80	82	85	87	90	93	95	98	101	104
	Cumulative SF	-	-	-	-	-	-	991,426	2,045,752	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029
	TAXABLE VALUE	-	-	-	-	-	-	**76,947,911**	**163,541,087**	**234,012,795**	**241,033,179**	**248,264,175**	**255,712,100**	**263,383,463**	**271,284,967**	**279,423,516**	**287,806,221**	**296,440,408**
REAL PROPERTY	***Cumulative Taxable Value***	-	-	-	-	-	**8,456,833**	**193,467,853**	**393,238,171**	**591,414,276**	**736,380,947**	**806,855,806**	**831,061,481**	**855,993,325**	**881,673,125**	**908,123,319**	**935,367,018**	**963,428,029**
Horizon City		-	-	-	-	-	50,385	1,152,658	2,342,866	3,523,575	4,387,269	4,807,150	4,951,365	5,099,906	5,252,903	5,410,490	5,572,804	5,739,989
El Paso County		-	-	-	-	-	38,152	872,797	1,774,027	2,668,065	3,322,057	3,639,993	3,749,193	3,861,668	3,977,518	4,096,844	4,219,749	4,346,342
Socorro ISD		-	-	-	-	-	88,797	2,031,412	4,129,001	6,209,850	7,732,000	8,471,986	8,726,146	8,987,930	9,257,568	9,535,295	9,821,354	10,115,994
Lower Valley Water District		-	-	-	-	-	15,710	359,407	730,522	1,098,676	1,367,982	1,498,904	1,543,871	1,590,187	1,637,893	1,687,030	1,737,641	1,789,770
EPCC		-	-	-	-	-	9,318	213,176	433,297	651,662	811,396	889,050	915,722	943,193	971,489	1,000,634	1,030,653	1,061,572
Emergency Service #1		-	-	-	-	-	8,457	193,468	393,238	591,414	736,381	806,856	831,061	855,993	881,673	908,123	935,367	963,428
University Medical Center		-	-	-	-	-	20,035	458,333	931,597	1,401,084	1,744,516	1,911,474	1,968,818	2,027,882	2,088,719	2,151,380	2,215,922	2,282,400
Total		-	-	-	-	-	**230,853**	**5,281,253**	**10,734,549**	**16,144,326**	**20,101,602**	**22,025,413**	**22,686,175**	**23,366,760**	**24,067,763**	**24,789,796**	**25,533,490**	**26,299,495**
Commercial	Taxable Value Per SF	**200**	**206**	**212**	**219**	**225**	**232**	**239**	**246**	**253**	**261**	**269**	**277**	**285**	**294**	**303**	**312**	**321**
	Cumulative SF	-	-	-	-	-	58,360	145,899	204,258	292,215	380,380	452,850	452,850	452,850	452,850	452,850	452,850	452,850
SALES TAX	***Cumulative Taxable Value***	-	-	-	-	-	**13,530,933**	**34,842,153**	**50,242,385**	**74,033,844**	**99,262,040**	**121,718,442**	**125,369,995**	**129,131,095**	**133,005,028**	**136,995,179**	**141,105,034**	**145,338,185**
Horizon City		-	-	-	-	-	202,964	522,632	753,636	1,110,508	1,488,931	1,825,777	1,880,550	1,936,966	1,995,075	2,054,928	2,116,576	2,180,073
El Paso County		-	-	-	-	-	67,655	174,211	251,212	370,169	496,310	608,592	626,850	645,655	665,025	684,976	705,525	726,691
Total		-	-	-	-	-	***270,619***	***696,843***	***1,004,848***	***1,480,677***	***1,985,241***	***2,434,369***	***2,507,400***	***2,582,622***	***2,660,101***	***2,739,904***	***2,822,101***	***2,906,764***
SUMMARY																		
Horizon City		-	-	-	-	-	253,349	1,675,291	3,096,502	4,634,083	5,876,200	6,632,927	6,831,915	7,036,872	7,247,978	7,465,417	7,689,380	7,920,061
El Paso County		-	-	-	-	-	105,806	1,047,008	2,025,239	3,038,234	3,818,368	4,248,585	4,376,043	4,507,324	4,642,544	4,781,820	4,925,274	5,073,033
Socorro ISD		-	-	-	-	-	88,797	2,031,412	4,129,001	6,209,850	7,732,000	8,471,986	8,726,146	8,987,930	9,257,568	9,535,295	9,821,354	10,115,994
Lower Valley Water District		-	-	-	-	-	15,710	359,407	730,522	1,098,676	1,367,982	1,498,904	1,543,871	1,590,187	1,637,893	1,687,030	1,737,641	1,789,770
EPCC		-	-	-	-	-	9,318	213,176	433,297	651,662	811,396	889,050	915,722	943,193	971,489	1,000,634	1,030,653	1,061,572
Emergency Service #1		-	-	-	-	-	8,457	193,468	393,238	591,414	736,381	806,856	831,061	855,993	881,673	908,123	935,367	963,428
University Medical Center		-	-	-	-	-	20,035	458,333	931,597	1,401,084	1,744,516	1,911,474	1,968,818	2,027,882	2,088,719	2,151,380	2,215,922	2,282,400
Total		-	-	-	-	-	***501,472***	***5,978,096***	***11,739,396***	***17,625,003***	***22,086,843***	***24,459,781***	***25,193,575***	***25,949,382***	***26,727,864***	***27,529,700***	***28,355,591***	***29,206,258***

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	8,456,833	193,467,853	393,238,171	591,414,276	736,380,947	806,855,806	831,061,481	855,993,325	881,673,125	908,123,319	935,367,018	963,428,029
Horizon City		-	-	-	-	-	45,346	1,037,392	2,108,579	3,171,218	3,948,542	4,326,435	4,456,228	4,589,915	4,727,612	4,869,441	5,015,524	5,165,990
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Socorro ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Valley Water District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Service #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical Center		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	***45,346***	***1,037,392***	***2,108,579***	***3,171,218***	***3,948,542***	***4,326,435***	***4,456,228***	***4,589,915***	***4,727,612***	***4,869,441***	***5,015,524***	***5,165,990***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horizon City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Socorro ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Valley Water District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Service #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical Center		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	13,530,933	34,842,153	50,242,385	74,033,844	99,262,040	121,718,442	125,369,995	129,131,095	133,005,028	136,995,179	141,105,034	145,338,185
Horizon City		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																		
Horizon City		-	-	-	-	-	45,346	1,037,392	2,108,579	3,171,218	3,948,542	4,326,435	4,456,228	4,589,915	4,727,612	4,869,441	5,015,524	5,165,990
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Socorro ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lower Valley Water District		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emergency Service #1		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical Center		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	45,346	1,037,392	2,108,579	3,171,218	3,948,542	4,326,435	4,456,228	4,589,915	4,727,612	4,869,441	5,015,524	5,165,990

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																		
Horizon City		-	-	-	-	-	208,002	637,898	987,922	1,462,865	1,927,658	2,306,492	2,375,686	2,446,957	2,520,366	2,595,977	2,673,856	2,754,072
El Paso County		-	-	-	-	-	105,806	1,047,008	2,025,239	3,038,234	3,818,368	4,248,585	4,376,043	4,507,324	4,642,544	4,781,820	4,925,274	5,073,033
Socorro ISD		-	-	-	-	-	88,797	2,031,412	4,129,001	6,209,850	7,732,000	8,471,986	8,726,146	8,987,930	9,257,568	9,535,295	9,821,354	10,115,994
Lower Valley Water District		-	-	-	-	-	15,710	359,407	730,522	1,098,676	1,367,982	1,498,904	1,543,871	1,590,187	1,637,893	1,687,030	1,737,641	1,789,770
EPCC		-	-	-	-	-	9,318	213,176	433,297	651,662	811,396	889,050	915,722	943,193	971,489	1,000,634	1,030,653	1,061,572
Emergency Service #1		-	-	-	-	-	8,457	193,468	393,238	591,414	736,381	806,856	831,061	855,993	881,673	908,123	935,367	963,428
University Medical Center		-	-	-	-	-	20,035	458,333	931,597	1,401,084	1,744,516	1,911,474	1,968,818	2,027,882	2,088,719	2,151,380	2,215,922	2,282,400
Total		-	-	-	-	-	***456,126***	***4,940,703***	***9,630,817***	***14,453,785***	***18,138,300***	***20,133,346***	***20,737,347***	***21,359,467***	***22,000,251***	***22,660,259***	***23,340,067***	***24,040,269***

PETTIT & AYALA CONSULTING

Financial Feasibility Analysis - Development Worksheet

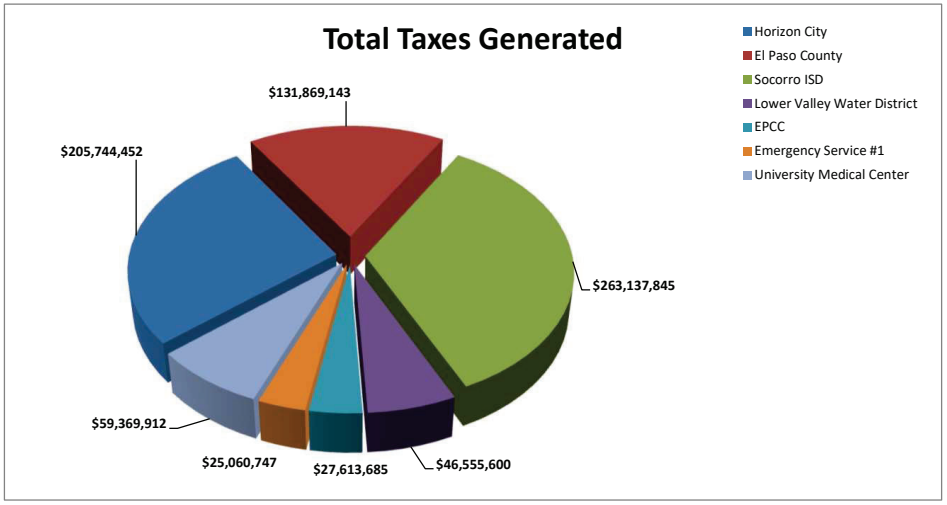
17	18	19	20	21	22	23	24	25	26	27	28	29	30	
2043	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
440,234	453,441	467,045	481,056	495,488	510,352	525,663	541,433	557,676	574,406	591,638	609,387	627,669	646,499	
1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	
593,435,793	**611,238,867**	**629,576,033**	**648,463,314**	**667,917,213**	**687,954,729**	**708,593,371**	**729,851,172**	**751,746,708**	**774,299,109**	**797,528,082**	**821,453,925**	**846,097,542**	**871,480,469**	
207	213	219	226	233	240	247	254	262	270	278	286	295	303	
452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	
93,561,457	**96,368,300**	**99,259,349**	**102,237,130**	**105,304,244**	**108,463,371**	**111,717,272**	**115,068,790**	**118,520,854**	**122,076,480**	**125,738,774**	**129,510,937**	**133,396,265**	**137,398,153**	
107	111	114	117	121	125	128	132	136	140	144	149	153	158	
2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	2,842,029	
305,333,620	**314,493,629**	**323,928,438**	**333,646,291**	**343,655,679**	**353,965,350**	**364,584,310**	**375,521,840**	**386,787,495**	**398,391,120**	**410,342,853**	**422,653,139**	**435,332,733**	**448,392,715**	
992,330,870	**1,022,100,796**	**1,052,763,820**	**1,084,346,734**	**1,116,877,136**	**1,150,383,450**	**1,184,894,954**	**1,220,441,802**	**1,257,055,056**	**1,294,766,708**	**1,333,609,709**	**1,373,618,001**	**1,414,826,541**	**1,457,271,337**	
5,912,188	6,089,554	6,272,241	6,460,408	6,654,220	6,853,847	7,059,462	7,271,246	7,489,383	7,714,065	7,945,487	8,183,851	8,429,367	8,682,248	**149,308,924**
4,476,732	4,611,034	4,749,365	4,891,846	5,038,601	5,189,759	5,345,452	5,505,816	5,670,990	5,841,120	6,016,353	6,196,844	6,382,749	6,574,232	**113,057,300**
10,419,474	10,732,058	11,054,020	11,385,641	11,727,210	12,079,026	12,441,397	12,814,639	13,199,078	13,595,050	14,002,902	14,422,989	14,855,679	15,301,349	**263,137,845**
1,843,463	1,898,767	1,955,730	2,014,402	2,074,834	2,137,079	2,201,191	2,267,227	2,335,244	2,405,301	2,477,460	2,551,784	2,628,337	2,707,188	**46,555,600**
1,093,420	1,126,222	1,160,009	1,194,809	1,230,653	1,267,573	1,305,600	1,344,768	1,385,111	1,426,665	1,469,465	1,513,548	1,558,955	1,605,724	**27,613,685**
992,331	1,022,101	1,052,764	1,084,347	1,116,877	1,150,383	1,184,895	1,220,442	1,257,055	1,294,767	1,333,610	1,373,618	1,414,827	1,457,271	**25,060,747**
2,350,872	2,421,398	2,494,040	2,568,861	2,645,927	2,725,304	2,807,064	2,891,275	2,978,014	3,067,354	3,159,375	3,254,156	3,351,781	3,452,334	**59,369,912**
27,088,479	**27,901,134**	**28,738,168**	**29,600,313**	**30,488,322**	**31,402,972**	**32,345,061**	**33,315,413**	**34,314,875**	**35,344,321**	**36,404,651**	**37,496,791**	**38,621,694**	**39,780,345**	**684,104,014**
331	**340**	**351**	**361**	**372**	**383**	**395**	**407**	**419**	**431**	**444**	**458**	**471**	**485**	
452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	452,850	
149,698,331	**154,189,281**	**158,814,959**	**163,579,408**	**168,486,790**	**173,541,394**	**178,747,636**	**184,110,065**	**189,633,367**	**195,322,368**	**201,182,039**	**207,217,500**	**213,434,025**	**219,837,046**	
														GROSS
2,245,475	2,312,839	2,382,224	2,453,691	2,527,302	2,603,121	2,681,215	2,761,651	2,844,500	2,929,836	3,017,731	3,108,262	3,201,510	3,297,556	**56,435,528**
748,492	770,946	794,075	817,897	842,434	867,707	893,738	920,550	948,167	976,612	1,005,910	1,036,087	1,067,170	1,099,185	**18,811,843**
2,993,967	***3,083,786***	***3,176,299***	***3,271,588***	***3,369,736***	***3,470,828***	***3,574,953***	***3,682,201***	***3,792,667***	***3,906,447***	***4,023,641***	***4,144,350***	***4,268,680***	***4,396,741***	**75,247,370**
8,157,663	8,402,393	8,654,465	8,914,099	9,181,522	9,456,967	9,740,676	10,032,897	10,333,884	10,643,900	10,963,217	11,292,114	11,630,877	11,979,803	**205,744,452**
5,225,224	5,381,980	5,543,440	5,709,743	5,881,035	6,057,466	6,239,190	6,426,366	6,619,157	6,817,732	7,022,264	7,232,932	7,449,920	7,673,417	**131,869,143**
10,419,474	10,732,058	11,054,020	11,385,641	11,727,210	12,079,026	12,441,397	12,814,639	13,199,078	13,595,050	14,002,902	14,422,989	14,855,679	15,301,349	**263,137,845**
1,843,463	1,898,767	1,955,730	2,014,402	2,074,834	2,137,079	2,201,191	2,267,227	2,335,244	2,405,301	2,477,460	2,551,784	2,628,337	2,707,188	**46,555,600**
1,093,420	1,126,222	1,160,009	1,194,809	1,230,653	1,267,573	1,305,600	1,344,768	1,385,111	1,426,665	1,469,465	1,513,548	1,558,955	1,605,724	**27,613,685**
992,331	1,022,101	1,052,764	1,084,347	1,116,877	1,150,383	1,184,895	1,220,442	1,257,055	1,294,767	1,333,610	1,373,618	1,414,827	1,457,271	**25,060,747**
2,350,872	2,421,398	2,494,040	2,568,861	2,645,927	2,725,304	2,807,064	2,891,275	2,978,014	3,067,354	3,159,375	3,254,156	3,351,781	3,452,334	**59,369,912**
30,082,446	***30,984,919***	***31,914,467***	***32,871,901***	***33,858,058***	***34,873,800***	***35,920,014***	***36,997,614***	***38,107,543***	***39,250,769***	***40,428,292***	***41,641,141***	***42,890,375***	***44,177,086***	***759,351,384***
992,330,870	*1,022,100,796*	*1,052,763,820*	*1,084,346,734*	*1,116,877,136*	*1,150,383,450*	*1,184,894,954*	*1,220,441,802*	*1,257,055,056*	*1,294,766,708*	*1,333,609,709*	*1,373,618,001*	*1,414,826,541*	*1,457,271,337*	
5,320,969	5,480,598	5,645,016	5,814,367	5,988,798	6,168,462	6,353,516	6,544,121	6,740,445	6,942,658	7,150,938	7,365,466	7,586,430	7,814,023	**134,378,032**
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5,320,969	***5,480,598***	***5,645,016***	***5,814,367***	***5,988,798***	***6,168,462***	***6,353,516***	***6,544,121***	***6,740,445***	***6,942,658***	***7,150,938***	***7,365,466***	***7,586,430***	***7,814,023***	***134,378,032***
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149,698,331	*154,189,281*	*158,814,959*	*163,579,408*	*168,486,790*	*173,541,394*	*178,747,636*	*184,110,065*	*189,633,367*	*195,322,368*	*201,182,039*	*207,217,500*	*213,434,025*	*219,837,046*	
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5,320,969	5,480,598	5,645,016	5,814,367	5,988,798	6,168,462	6,353,516	6,544,121	6,740,445	6,942,658	7,150,938	7,365,466	7,586,430	7,814,023	**134,378,032**
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5,320,969	5,480,598	5,645,016	5,814,367	5,988,798	6,168,462	6,353,516	6,544,121	6,740,445	6,942,658	7,150,938	7,365,466	7,586,430	7,814,023	***134,378,032***
2,836,694	2,921,795	3,009,448	3,099,732	3,192,724	3,288,506	3,387,161	3,488,776	3,593,439	3,701,242	3,812,279	3,926,648	4,044,447	4,165,780	**71,366,420**
5,225,224	5,381,980	5,543,440	5,709,743	5,881,035	6,057,466	6,239,190	6,426,366	6,619,157	6,817,732	7,022,264	7,232,932	7,449,920	7,673,417	**131,869,143**
10,419,474	10,732,058	11,054,020	11,385,641	11,727,210	12,079,026	12,441,397	12,814,639	13,199,078	13,595,050	14,002,902	14,422,989	14,855,679	15,301,349	**263,137,845**
1,843,463	1,898,767	1,955,730	2,014,402	2,074,834	2,137,079	2,201,191	2,267,227	2,335,244	2,405,301	2,477,460	2,551,784	2,628,337	2,707,188	**46,555,600**
1,093,420	1,126,222	1,160,009	1,194,809	1,230,653	1,267,573	1,305,600	1,344,768	1,385,111	1,426,665	1,469,465	1,513,548	1,558,955	1,605,724	**27,613,685**
992,331	1,022,101	1,052,764	1,084,347	1,116,877	1,150,383	1,184,895	1,220,442	1,257,055	1,294,767	1,333,610	1,373,618	1,414,827	1,457,271	**25,060,747**
2,350,872	2,421,398	2,494,040	2,568,861	2,645,927	2,725,304	2,807,064	2,891,275	2,978,014	3,067,354	3,159,375	3,254,156	3,351,781	3,452,334	**59,369,912**
24,761,477	***25,504,321***	***26,269,451***	***27,057,534***	***27,869,260***	***28,705,338***	***29,566,498***	***30,453,493***	***31,367,098***	***32,308,111***	***33,277,354***	***34,275,675***	***35,303,945***	***36,363,063***	***624,973,353***

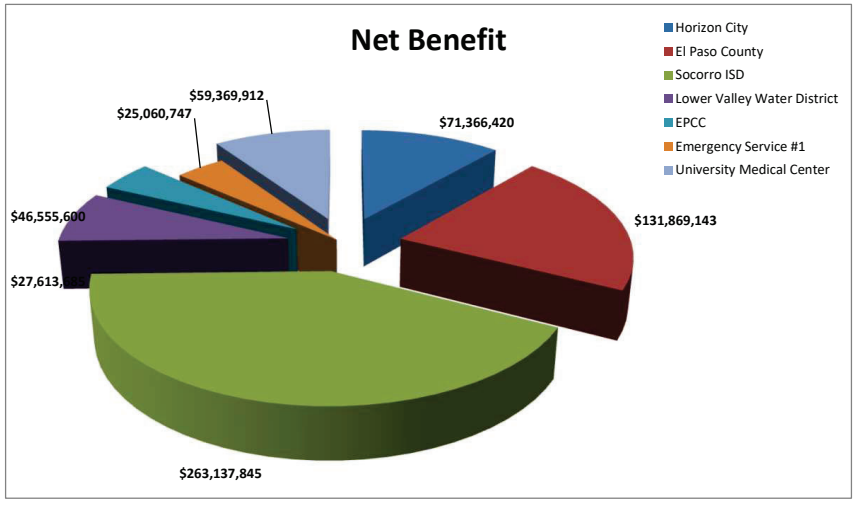
PETTIT & AYALA CONSULTING

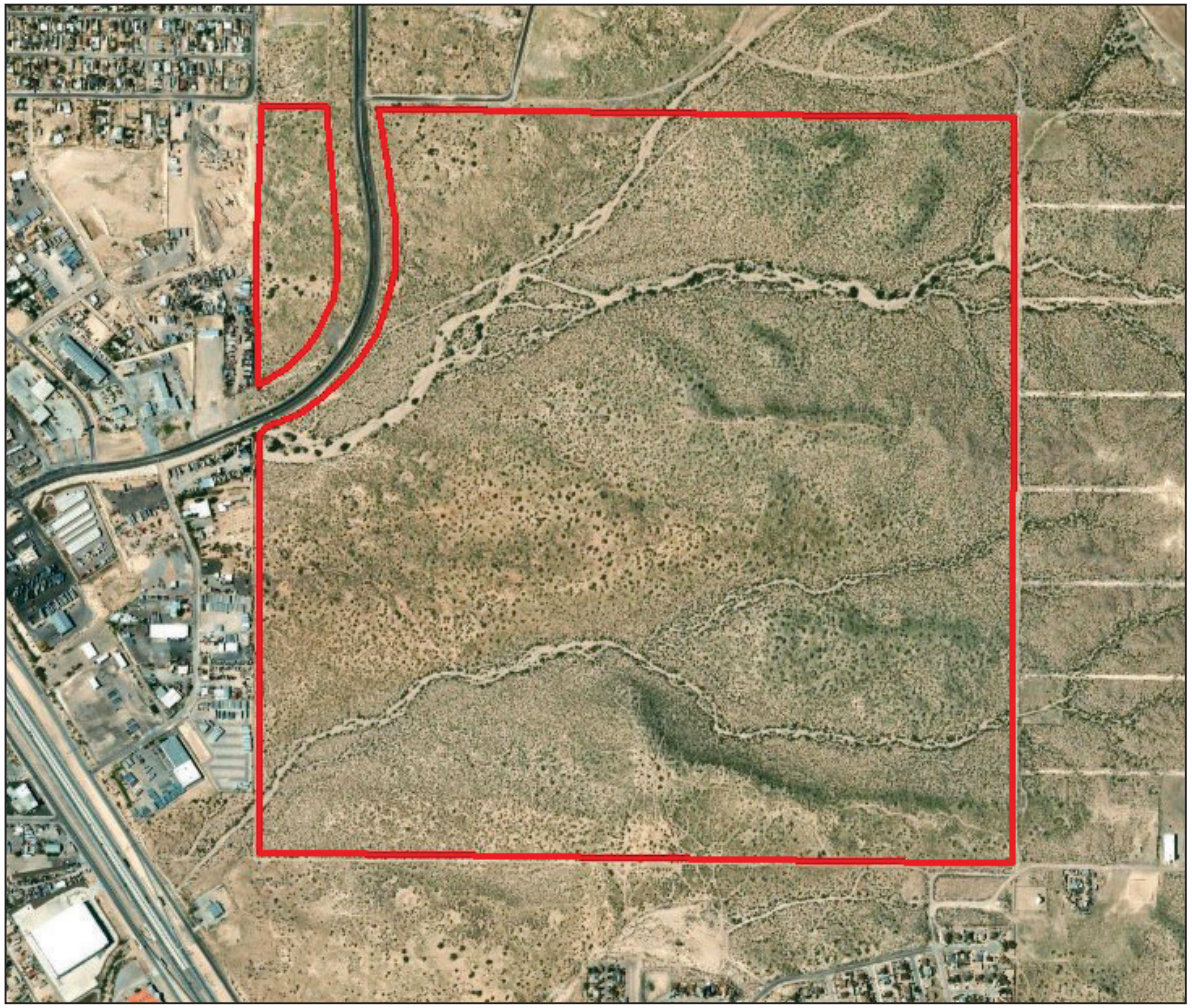
Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
Horizon City	$205,744,452	$134,378,032	$71,366,420
El Paso County	$131,869,143	$0	$131,869,143
Socorro ISD	$263,137,845	$0	$263,137,845
Lower Valley Water District	$46,555,600	$0	$46,555,600
EPCC	$27,613,685	$0	$27,613,685
Emergency Service #1	$25,060,747	$0	$25,060,747
University Medical Center	$59,369,912	$0	$59,369,912
Total	**$759,351,384**	**$134,378,032**	**$624,973,353**

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
Horizon City	**$205,744,452**	**$134,378,032**	**$71,366,420**
Horizon City - Real Property	*$149,308,924*	*$134,378,032*	*$14,930,892*
Horizon City - Sales	*$56,435,528*	*$0*	*$56,435,528*
El Paso County	**$131,869,143**	**$0**	**$131,869,143**
El Paso County - Real Property	*$113,057,300*	*$0*	*$113,057,300*
El Paso County - Sales	*$18,811,843*	*$0*	*$18,811,843*







Length of TIRZ #2 in Years:

The TIRZ has a 30 year term and is scheduled to end on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057).

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

Property ID	Ownership	Legal Description
155740	HUNT EL PASO DEVELOPER LLC	LEIGH CLARK SURV 292 (603.1680 AC)
280885	HUNT EL PASO DEVELOPER LLC	LEIGH CLARK SURV 292 NW PT (23.6450 AC)
301246	PEOPLE OF THE STATE OF TEXAS	LEIGH CLARK SURV 292 (17.7245 AC) (R O W)

ORDINANCE NO. 26-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, CREATING TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, TOWN OF HORIZON CITY, TEXAS

WHEREAS, the Town of Horizon City, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City or the extraterritorial jurisdiction (the "ETJ") of the municipality as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the corporate limits of the municipality or the ETJ of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain contiguous geographic area in the City's ETJ, which is more specifically described in ***Exhibits "A"*** and ***"B"*** of this Ordinance (the "Zone"), through the creation of a reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Two, Town of Horizon City,* attached as ***Exhibit "C"*** (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on October 29, 2026, which date is before the seventh (7th) day before the public hearing held on November 17, 2026; and

WHEREAS, at the public hearing on November 17, 2026, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 17, 2026, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 17, 2026; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF HORIZON CITY, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the creation of the reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits "A"*** and ***"B"*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

(c) That the proposed reinvestment zone, as defined in ***Exhibits "A"*** and ***"B"***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located within the City's ETJ; and

2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Two, Town of Horizon City, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. That a board of directors for the Zone ("Board") has been created. The Board shall consist of (8) members comprised of Town of Horizon City Council members from Places 1 through 7 and the Mayor. The Mayor shall serve as chair of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit.

Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint at least one member of the Board. A contributing taxing entity may waive its right to appoint a director. The number of directors on the Board shall be increased by at least one for each taxing unit that appoints a director to the Board;

provided, that the maximum number of directors shall not exceed fifteen (15). All appointments to the Board must be made in accordance of Section 311.009 of the Act. The powers and duties of the board of directors are set forth in Section 31'l .010 of the Act.

Pursuant to Section 311.010(h) of the Act and Article III, Section 52-a of the Texas Constitution, the City Council hereby authorizes the Board, as necessary or convenient to implement the Project and Finance Plan and achieve its purposes, to establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the Zone, eliminating unemployment and underemployment in the Zone, and developing or expanding transportation, business, and commercial activity in the Zone, including programs to make grants of land and buildings and make grants from the Tax Increment Fund for activities that benefit the Zone and stimulate business and commercial activity in the Zone. In addition, the City Council hereby authorizes the Board to exercise all of the powers of the City under Chapter 380, Texas Local Government Code, as amended.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That the tax increment base for the Zone, as defined by Section 311.012(c) of the Texas Tax Code, shall be the total appraised value of all real property in the Zone taxable by a taxing unit, determined as of January 1, 2026, which is the year in which the Zone was designated as a reinvestment zone.

The Tax Increment Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a) of the Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the Tax Increment Fund under an agreement with the City authorized by Section 311.013(f) of the Texas Tax Code, and (ii) ninety percent (90%) of the City's tax increment, as defined by Section 311.012(a) of the Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the Tax Increment Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law.

PASSED AND APPROVED ON this _____day of November 2026.

TOWN OF HORIZON CITY

_____
Andres Renteria, Mayor

ATTEST:

_____
Elvia Schuller
City Clerk

APPROVED AS TO FORM:

_____
Sylvia Borunda Firth
City Attorney

EXHIBIT A

BOUNDARY DESCRIPTION

The boundaries of TIRZ #2 consist of approximately 626.813 acres within the extraterritorial jurisdiction limits of Horizon City. The boundaries are contiguous and consist of Part 1 and Part 2. The legal description for the TIRZ is described in detail below.

PARTS 1 AND 2 SITUATED IN LEIGH CLARK SURVEY NO. 292 ABSTRACT 6256 IN EL PASO COUNTY, TEXAS

PART 1 LEGAL DESCRIPTION

DESCRIPTION OF A 603.168 ACRE TRACT OF LAND SITUATED IN LEIGH CLARK SURVEY NO. 292, ABSTRACT 6256, IN EL PASO COUNTY, TEXAS AND BEING A PORTION OF THE GENERAL LAND OFFICE SCHOOL FILE NO. 8069, SAID 603.168 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1 inch capped iron rod found for the northeast corner of said Leigh Clark Survey No. 292, being also the northwest corner of the Leigh Clark Survey No. 291, being also the southeast comer of the C.D. Stewart Survey No. 322, and being also the southwest comer of the C.D. Stewart Survey No. 321, from which a bent 1/2 inch iron rod found bears N 84°05’34” W, a distance of 8.20 feet, said Point of Beginning having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=l0,618,967.13, E=467,459.80;

THENCE S 02°31’25” W, along the east line of said Leigh Clark Survey No. 292, being also the west line of said Leigh Clark Survey No. 291, for a distance of 5259.40 feet to a 5/8” iron rod set with cap stamped “ZWA”, for the southeast comer of the herein described tract, and being the southeast comer of said Leigh Clark Survey No. 292, from which a 1 inch iron pipe found for the southeast corner the Leigh Clark Survey No. 295 bears S 02°31’25” W, a distance of 5317.10 feet;

THENCE N 87°00’11” W, along the south line of the herein described tract, being also the south line of said Leigh Clark Survey No. 292, and being the north line of said Leigh Clark Survey No. 295, for a distance of 5324.35 feet to a 1 inch iron pipe found for the southwest corner of the herein described tract and being the southeast comer of the Leigh Clark Survey No. 292, being also the southeast comer of the Leigh Clark Survey No. 293, being also the northeast corner Leigh Clark Survey No. 294, and being also the northwest comer of the Leigh Clark Survey No. 295;

THENCE N 02°21’56” E, along the west line of said Leigh Clark Survey No. 292, being also the east line of said Leigh Clark Survey No. 293, for a distance of 2946.23 feet to a 5/8” iron rod set with cap stamped “ZWA”, on the south line of Horizon Boulevard, a 300 foot right-of-way, of record in Volume 517, Page 761, Official Public Records El Paso

County, Texas, from which a 1 inch iron pipe found for the northwest comer the Leigh Clark Survey No. 292 bears N 02°21’56” E, a distance of 2317.25 feet;

THENCE departing the west line of the Leigh Clark Survey No. 292, with the southeast line of said Horizon Boulevard the following five (5) courses and distances:

1) N 69°21’31” E, for a distance of 138.56 feet to a 5/8 inch iron rod set with cap stamped “ZWA” at the beginning of a curve to the left,

2) along said curve to the left an arc distance of 1534.72 feet, said curve having a radius of 1315.10 feet, a central angle of 66°51’51”, and a chord bearing of N 35°55’35” E for a chord distance of 1449.10 feet to a 5/8 inch iron rod set with cap stamped “ZWA” at a compound curve to the left,

3) along said curve to the left an arc distance of 555.83 feet, said curve having a radius of 2730.51 feet, a central angle of 11°39’48”, and a chord bearing of N 03°20’15” W for a chord distance of 554.87 feet to a calculated point from which a Tx.DOT brass disk in concrete found bears N 45°47’58” E, a distance of 0.21 feet;

4) N 09°10’09” W, for a distance of 1.31 feet to a 5/8 inch iron rod set with cap stamped “ZWA” at the beginning of a curve to the right,

5) along said curve to the right an arc distance of 495.78 feet, said curve having a radius of 2446.90 feet, a central angle of 11°36’32”, and a chord bearing of N 03°21’53” W for a chord distance of 494.93 feet to a 5/8 inch iron rod set with cap stamped “ZWA” on the north line of said Leigh Clark Survey No. 292, being also the south line of the said C.D. Stewart Survey No. 322, and being also the south line of Ellsworth Drive, a 60 foot right-of-way, recorded in Volume 41, Page 26A, Official Public Records El Paso County, Texas, from which a TxDOT brass disk in concrete found bears N 10°42’08” E, a distance of 1.03 feet;

THENCE S 86°57’39” E, departing the southeast line of Horizon Boulevard, along the north line of said Leigh Clark Survey No. 292, for a distance of 4515.05 feet to the POINT OF BEGINNING and containing 603.168 acres of land.

PART 2 LEGAL DESCRIPTION

DESCRIPTION OF A 23.645 ACRE TRACT OF LAND SITUATED IN LEIGH CLARK SURVEY NO. 292, ABSTRACT NO. 6256, IN EL PASO COUNTY, TEXAS AND BEING A PORTION OF THE GENERAL LAND OFFICE SCHOOL FILE NO. 8069, SAID 23.645 ACRE TRACT, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 2 inch iron pipe found for the northwest comer of said Leigh Clark Survey No. 292, being also the northeast corner of the Leigh Clark Survey No. 293, being also the southeast comer of the C.D. Stewart Survey No. 323, and being also the southwest corner of the

C.D. Stewart Survey No. 322, said Point of Beginning having Texas State Plane Grid Coordinate values (Central Zone, NAD 83, U.S. Feet, Combined Scale Factor of 0.99977223) of N=l0,619,250.12 E=462,129.60;

THENCE S 86°57’39” E, along the north line of said Leigh Clark Survey No. 292, being also the south line of said C.D. Stewart Survey No. 322, for a distance of 523.86 feet to a calculated point, on the north line of Horizon Boulevard, a 300 foot right-of-way, on the south line of Horizon Boulevard, a 300 foot right-of-way, of record in Volume 517, Page 761, Official Public Records El Paso County, Texas, for the northeast comer of the herein described tract, from which a 1 inch iron pipe found bears S 84°35’13” E, a distance of 0.53 feet, and from which the calculated point, a I inch iron rod with cap found for the northeast corner the Leigh Clark Survey No. 292 bears S 86°57’39” E, a distance of 4815.06 feet;

THENCE departing the north line of the Leigh Clark Survey No. 292, with the northwest line of said Horizon Boulevard the following six (6) courses and distances:

1) S 02°29’51” W, for a distance of 0.38 feet to a calculated point at the beginning of a curve to the left,

2) along said curve to the left an arc distance of 559.33 feet, said curve having a radius of 2746.90 feet, a central angle of 11°40’00”, and a chord bearing of S 03°20’09” E for a chord distance of 558.36 feet to a 5/8 inch iron rod set with cap stamped “ZW A”,

3) S 09°10’09” E, for a distance of 1.31 feet to a calculated point, from which a TxDOT brass disk in concrete found bears N 50°15’05” E 0.33 feet, at the beginning of a curve to the right,

4) along said curve to the right an arc distance of 494.76 feet, said curve having a radius of 2430.51 feet, a central angle of 11°39’48”, and a chord bearing of S 03°20’15” E for a chord distance of 493.91 feet to a calculated point, from which a TxDOT brass disk in concrete found bears N 62°41’40” E, a distance of 0.18 feet, at a compound curve to the right;

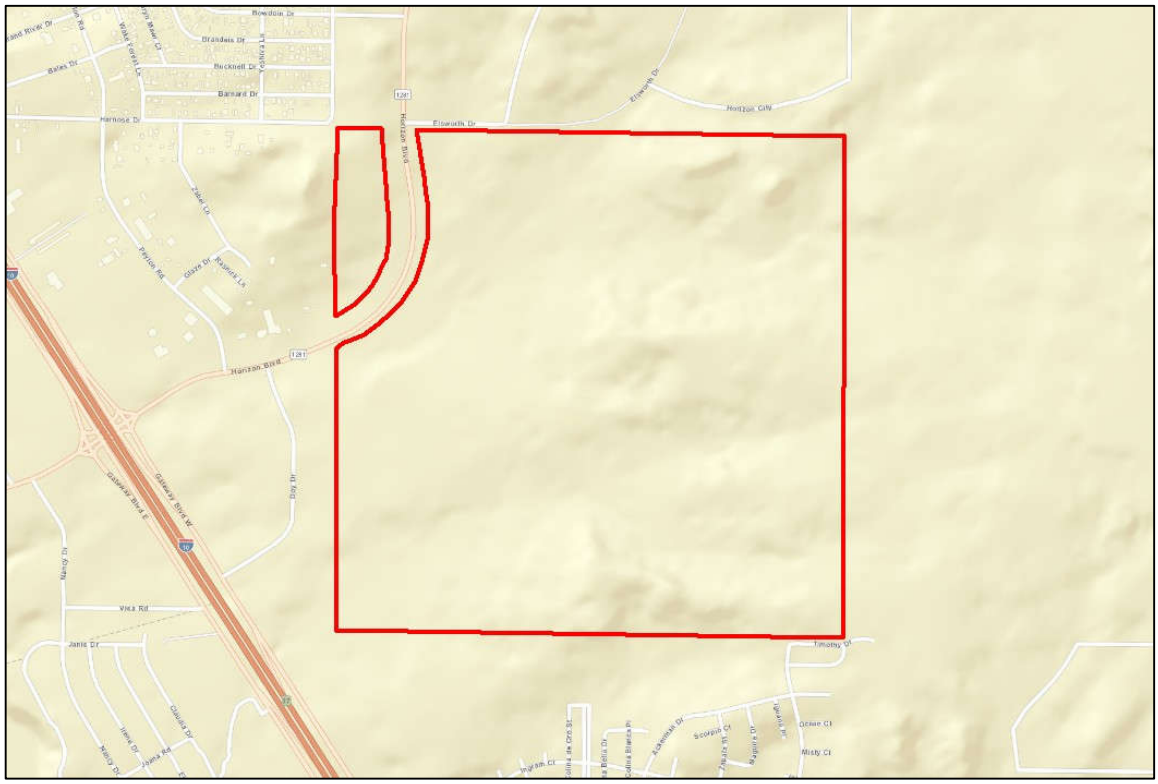
5) along said compound curve to the right an arc distance of 1184.62 feet, said curve having a radius of 1015.10 feet, a central angle of 66°51’51”, and a chord bearing of S 35°55’35” W for a chord distance of 1118.54 feet to a 5/8 inch iron rod set with cap stamped “ZWA”, from which a 1/2 inch iron rod found bears S 47°45’02” W, a distance of 1.66 feet, and

6) S 69°21’31” W, for a distance of 11.17 feet to a 5/8 inch iron rod set with cap stamped “ZWA”, on the west line of said Leigh Clark Survey No. 292, being also the east line of the said Leigh Clark Survey No. 293, from which a 1 inch iron pipe found being the southwest comer of said Leigh Clark Survey 292 bears S 02°21’56” W, a distance of 3272.16 feet;

THENCE N 02°21’56” E, departing the northwest line of Horizon Boulevard, along the west line of said Leigh Clark Survey No. 292, for a distance of 1991.32 feet to the POINT OF BEGINNING and containing 23.645 acres of land.

EXHIBIT B

BOUNDARY MAP



- TIRZ Boundary

EXHIBIT C

PRELIMINARY PROJECT PLAN AND FINANCE PLAN