

Tax Increment Reinvestment Zone #1 City of Denton, Texas

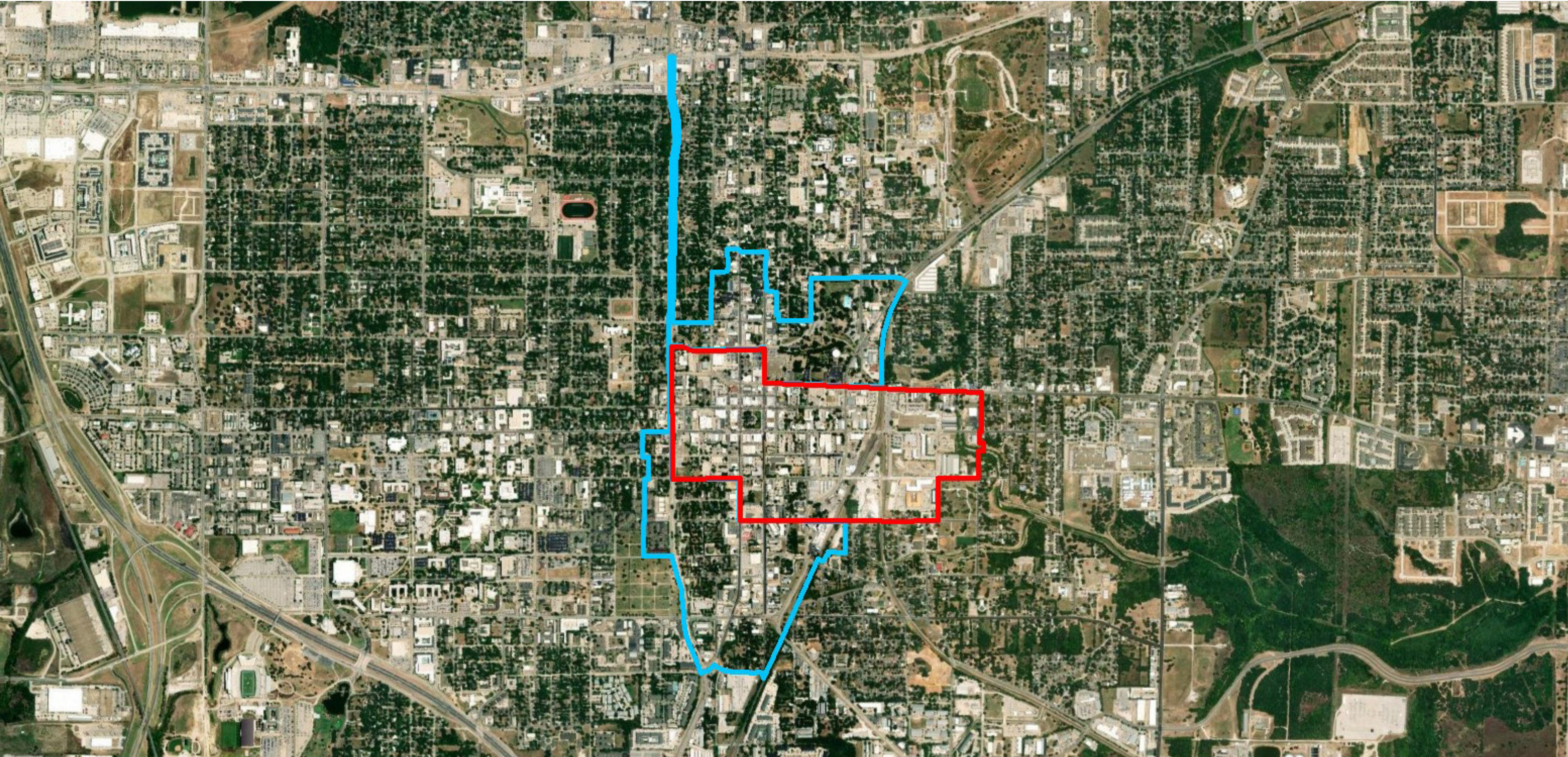


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The City of Denton is the county seat of Denton County and has a 2021 estimated population of 148,146. Denton was established in 1857 at the location where today’s courthouse stands and was incorporated in 1866. Located on the far north end of the Dallas–Fort Worth Metroplex in North Texas on Interstate 35, Denton is known for its active music scene. The North Texas State Fair and Rodeo, Denton Arts and Jazz Festival, and Thin Line Fest attract over 300,000 people to the city each year. Once considered a quiet college town, the City of Denton has grown significantly due in part to investments made in downtown Denton and the Westpark Industrial Park over the past decade. These intentional efforts have put Denton squarely in the path of growth.

The City of Denton is committed to a Downtown that functions as a vital business and civic center, bustling with activity and investment, through its services, new projects, grant programs, and designations for the district.



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.

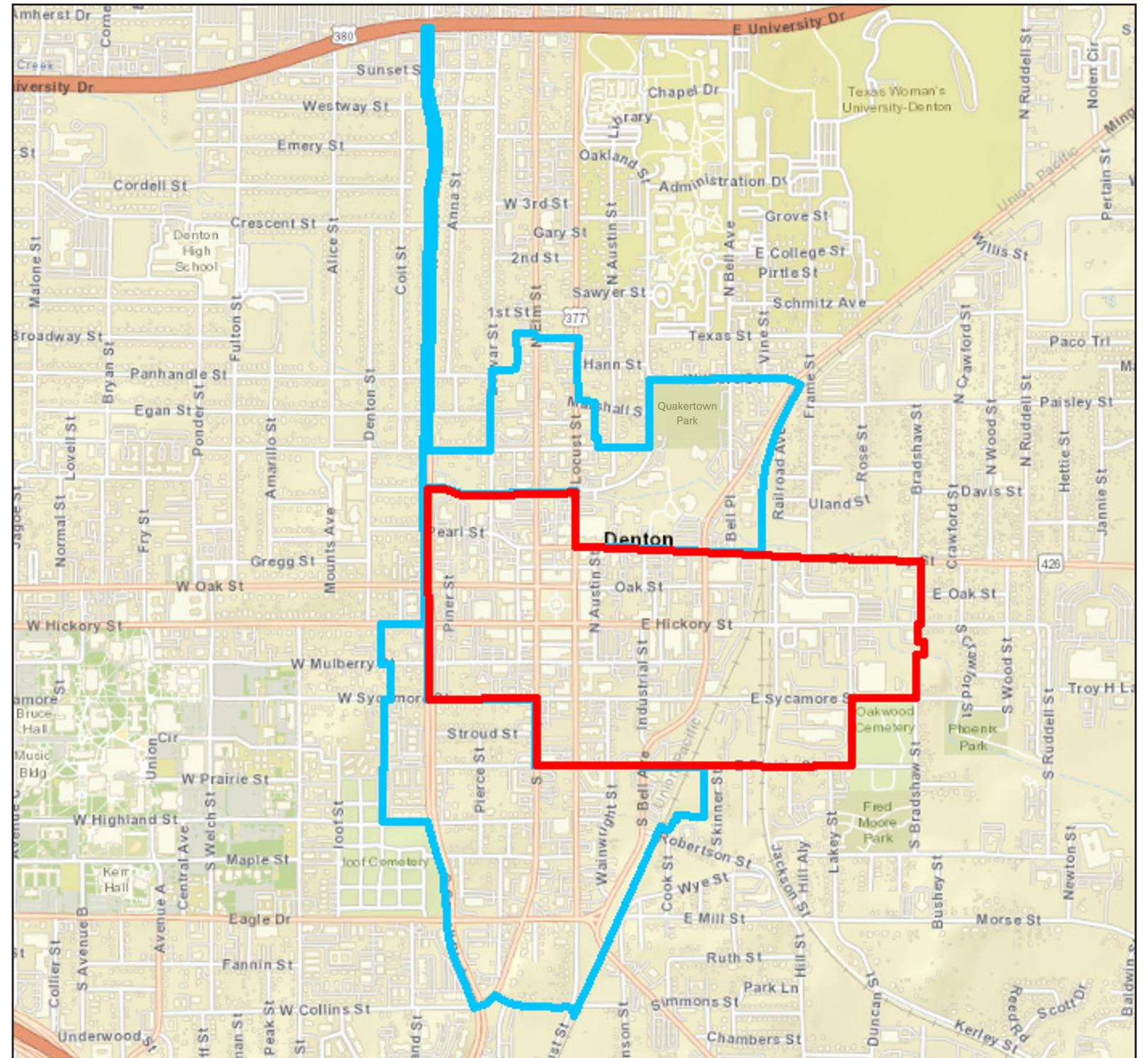
Tax Increment Reinvestment Zone #1, City of Denton


On December 7, 2010, the City Council of the City of Denton, Texas (the “Council”), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance 2010-316 designating a contiguous geographic area within the City as a Reinvestment Zone Number One, City of Denton, Texas.

The Design Downtown Denton Plan Final Report was adopted by the City Council of the City of Denton on September 17, 2024. The plan recommends that the City of Denton expand economic development opportunities, including expanding the TIRZ. The Downtown Plan includes the expansion of the boundaries of TIRZ #1 as a top priority and notes that this will create a need for a new project plan that identifies eligible projects and allocates funds among different purposes.

On December 3, 2024 the City Council will consider an ordinance expanding the boundaries to include an area to known as TIRZ #1A, and extending the term to December 31, 2040. The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This preliminary amended project and financing plan outlines the funding of \$50,233,426 in public improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting, and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Denton. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



 - TIRZ #1 Boundary

 - TIRZ #1A Boundary

TIRZ Boundary

Boundary Description

TIRZ #1 is located wholly within the city limits of the City of Denton. The legal description for the zone is described in detail below.

Legal Description TIRZ #1 - Original Boundaries

Beginning at the southwest corner of the ROW intersection of Carroll Blvd. and Sycamore, the POINT OF BEGINNING;

THENCE, north along the west ROW of Carroll Blvd. to the northwest corner of the ROW intersection of Carroll Blvd. and W. Parkway Street;

THENCE, east along the north ROW of W. Parkway Street to the northeast corner of the ROW intersection of W. Parkway Street and Locust;

THENCE, south along the east ROW of Locust to the north ROW of McKinney;

THENCE, east along the north ROW of McKinney to a point directly north of the southeast corner of the ROW intersection of McKinney and N. Bradshaw Street;

THENCE, south across McKinney and continuing south along the east ROW of N. Bradshaw Street continuing directly south across E. Hickory Street to the south ROW of E. Hickory Street;

THENCE, west along the south ROW of E. Hickory Street to the northeast corner of a tract in the Fred Hill Addition, Block A, Lot 1;

THENCE, south and east following the property line of a tract in the Fred Hill Addition, Block A, Lot 1 to the northwest corner of a 1.406 acre tract, A1184A H. Cisco, Tract 14;

THENCE, south along the west property line of a 1.406 acre tract, A1184A H. Cisco, Tract 14 to its intersection with the north property line of a 1.694 acre tract A1184A H. Cisco, Tract 15;

THENCE, west and south along the north and west property line of a 1.694 acre tract A1184A H. Cisco, Tract 15 to the northwest corner of a 0.16 acre tract, A1184A H. Cisco, Tract 20;

THENCE, south along the west property line of a 0.16 acre tract, A1184A H. Cisco, Tract 20 to the north ROW of Sycamore;

THENCE, directly south across Sycamore to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the northwest corner of the Oakwood Cemetery;

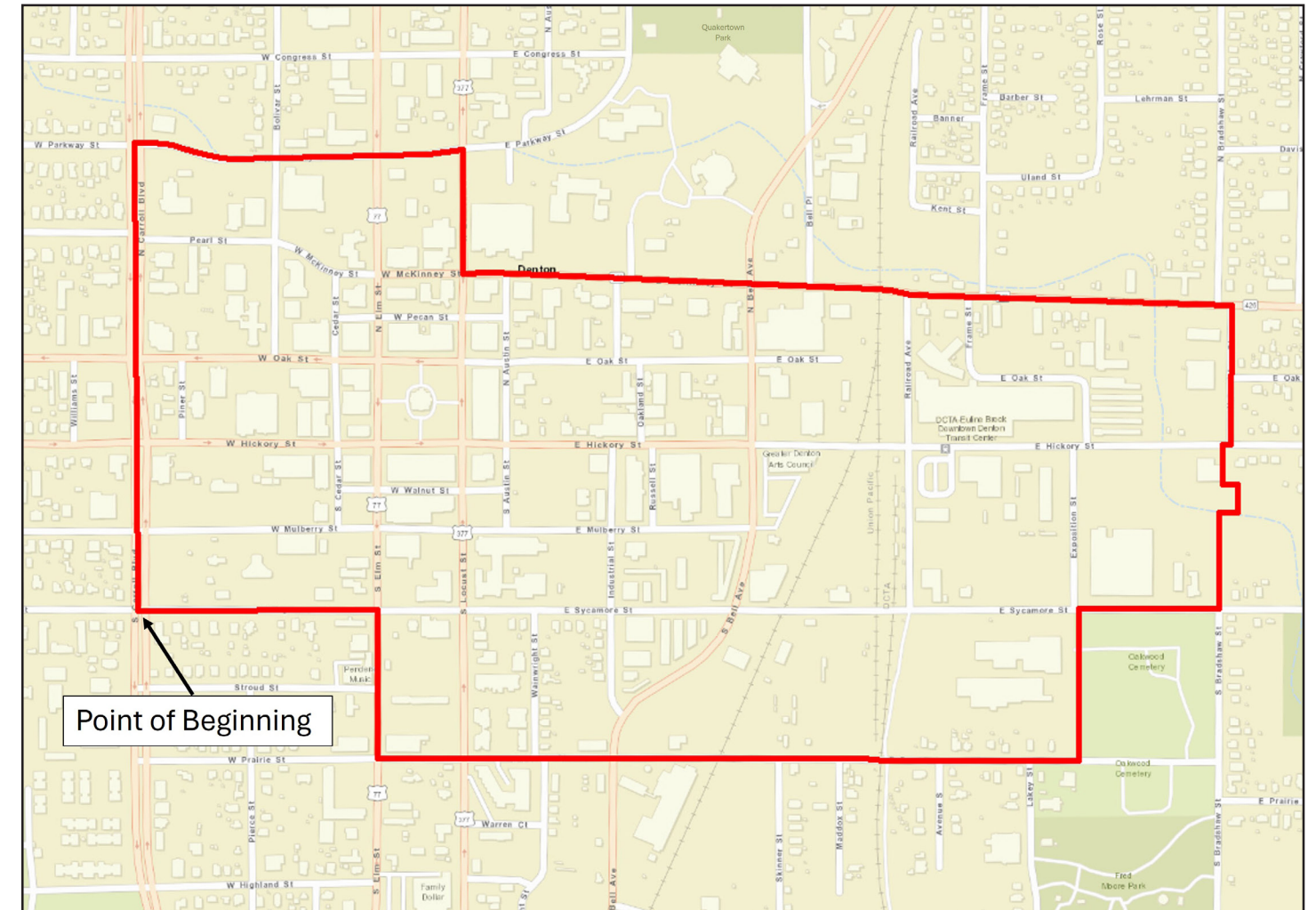
THENCE, south along the west property line of the Oakwood Cemetery to the north ROW of Prairie;

THENCE, directly south across Prairie to the south ROW of Prairie;

THENCE, west along the south ROW of Prairie to the southwest corner of the ROW intersection of Prairie and Elm;

THENCE, north along the west ROW of Elm to the south ROW of Sycamore;

THENCE, west along the south ROW of Sycamore to the southwest corner of the ROW intersection of Sycamore and Carroll Blvd. and the POINT OF BEGINNING, and containing a total area of approximately 225.73 acres.



 - TIRZ #1 Boundary

TIRZ Boundary

Legal Description TIRZ #1A - Expanded Boundaries

Beginning at the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, thence

North across W Hickory Street to the point the northern right of way boundary of W Hickory Street meets the southern boundary of Property ID 30923, thence

East along the northern right of way boundary of W Hickory Street to the point it meets the western right of way boundary S Carroll Boulevard, thence

North along the western right of way boundary S Carroll Boulevard to the point it meets the southern right of way boundary of University Drive, thence

East across University Drive to the eastern right of way boundary of S Carroll Boulevard, thence

South along the eastern right of way boundary of S Carroll Boulevard to the point it meets the northern right of way boundary of Congress Street, thence

East along the northern right of way boundary of Congress Street to the point it meets the western right of way boundary of Bolivar Street, thence

North along the western right of way boundary of Bolivar Street to the point it meets the southeast corner of Property ID 28443, thence

East across Bolivar Street to the northwest corner of Property ID 33996, thence

East across the northern boundary of Property ID 33996 to the point it meets Property ID 33958, thence

East and then north along the boundary of Property ID 33958 to the point it meets the southwest corner of Property ID 33948, thence

North along the western boundary of Property ID 33948 to the point it meets the southwest corner of Property ID 33939, thence

North along the western boundary of Property ID 33939 to the point it meets the southwest corner of Property ID 33926, thence

North along the western boundary of Property ID 33926 to the point it meets the southwest corner of Property ID 107315, thence

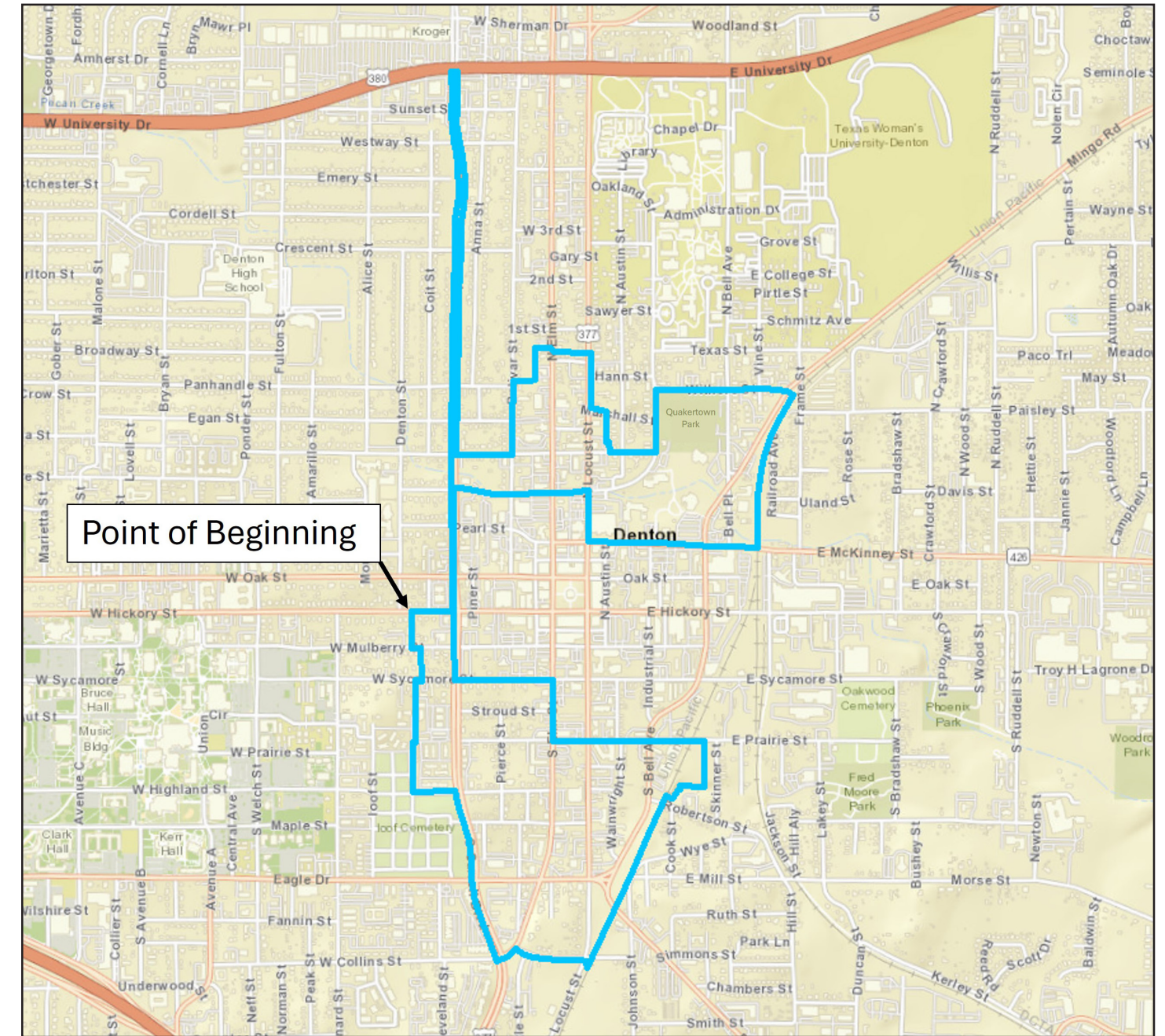
North along the western boundary of Property ID 107315, continuing east along the northern boundary of Property ID 107315 to the point it meets the western right of way boundary of N Elm Street, thence


East across N Elm Street to the northwest corner of Property ID 27048, thence

East along the northern boundary of Property ID 27048 to the point it meets the northwest corner of Property ID 27054, thence

East along the northern boundary of Property ID 27054, continuing east to the northwest corner of Property ID 27056, thence

East along the northern boundary of Property ID 27056 to the point it meets the western right of way boundary of N Locust Street, thence



 - TIRZ #1A Boundary

TIRZ Boundary

Legal Description TIRZ #1A - Expanded Boundaries (Continued)

East across N Locust Street to the southwest corner of Property ID 33767, thence

South along the eastern right of way boundary of N Locust Street to the point it meets the northern right of way boundary of Marshall Street, thence

East along the northern right of way boundary of Marshall Street to the point it meets the southeast corner of Property ID 33746, thence

South across Marshall Street to the northeast corner of Property ID 33741, thence

South along the eastern boundary of Property ID 33741, continuing south along the eastern boundaries of Property IDs 33739, 33737, and 33733 to the point the southeast corner of Property ID 33733 meets the northern right of way boundary of E Congress Street, thence

East along the northern right of way boundary of E Congress Street to the point it meets the western right of way boundary of Oakland Street, thence

North along the western right of way boundary of Oakland Street to the point it meets the northern right of way boundary of Withers Street, thence

East along the northern right of way boundary of Withers Street to the point it meets the western right of way boundary of Mingo Road, thence

East across Mingo Road to the point the eastern right of way boundary of Mingo Road meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the northern right of way boundary of McKinney Street, thence

West along the northern right of way boundary of McKinney Street to the point it meets the eastern right of way boundary of Locust Street, thence

North along the eastern right of way boundary of Locust Street to the point it meets the northern right of way boundary of Parkway Street, thence

West along the northern right of way boundary of Parkway Street to the point it meets the western right of way boundary of Carroll Boulevard, thence

South along the western right of way boundary of Carroll Boulevard to the point it meets the southern right of way boundary of Sycamore Street, thence

East along the southern right of way boundary of Sycamore Street to the point it meets the western right of way boundary of S Elm Street, thence

South along the western right of way boundary of S Elm Street to the point it meets the southern right of way boundary of Prairie Street, thence

East along the southern right of way boundary of Prairie Street to the point it meets the northeast corner of Property ID 33238, thence

South along the eastern boundary of Property ID 33238, continuing west across the Union Pacific railroad to the point the southern boundary of 33238 meets the western right of way boundary of the Union Pacific railroad, thence

South along the western right of way boundary of the Union Pacific railroad to the point it meets the southern point of Property ID 35771, thence

West across S Locust Street to the point the western right of way boundary of S Locust Street meets the southern right of way boundary of W Collins Street, thence

West along the southern right of way boundary of W Collins Street to the point it meets the eastern right of way of Fort Worth Drive, thence

South along the eastern right of way of Fort Worth Drive to the point it meets the western right of way of S Carroll Boulevard, thence

North across W Collings, continuing north along the western right of way of S Carroll Boulevard to the point it meets the northern right of way boundary of W Highland Street, thence

West along the northern right of way boundary of W Highland Street to the point it meets the southwest corner of Property ID 33655, thence

North along the western boundary of Property ID 33655 to the point it meets the southwest corner of Property ID 33653, thence

North along the western boundary of Property ID 33653 to the point it meets the southwest corner of Property ID 25679, thence

North along the western boundary of Property ID 25679 to the point it meets the southwest corner of Property ID 126455, thence

North along the western boundary of Property ID 126455 to the point it meets the southern right of way boundary of W Sycamore Street, thence

East along the southern right of way boundary of W Sycamore Street, thence

North across W Sycamore Street to the southwest corner of Property ID 729142, thence

North along the western boundary of Property ID 729142 to the point it meets the southwest corner of Property ID 34051, thence

North along the western boundary of Property ID 34051 to the point it meets the southern right of way boundary of W Mulberry Street, thence

West along the southern right of way boundary of W Mulberry Street, thence

North across W Mulberry Street to the southwest corner of Property ID 34023, thence

North along the western boundary of Property ID 34023 to the point it meets the southwest corner of Property ID 161751, thence

North along the western boundary of Property ID 161751 to the point it meets the southwest corner of Property ID 35600, thence

North along the western boundary of Property ID 35600 to the point where the southern right of way of W Hickory Street meets the northwest corner of Property ID 35600, which is the point of beginning.

Land Use

The land within the zone is developed primarily with commercial uses, many of which are well positioned for redevelopment, as well as vacant land that is well positioned for new development.

Method of Relocating Persons to be Displaced

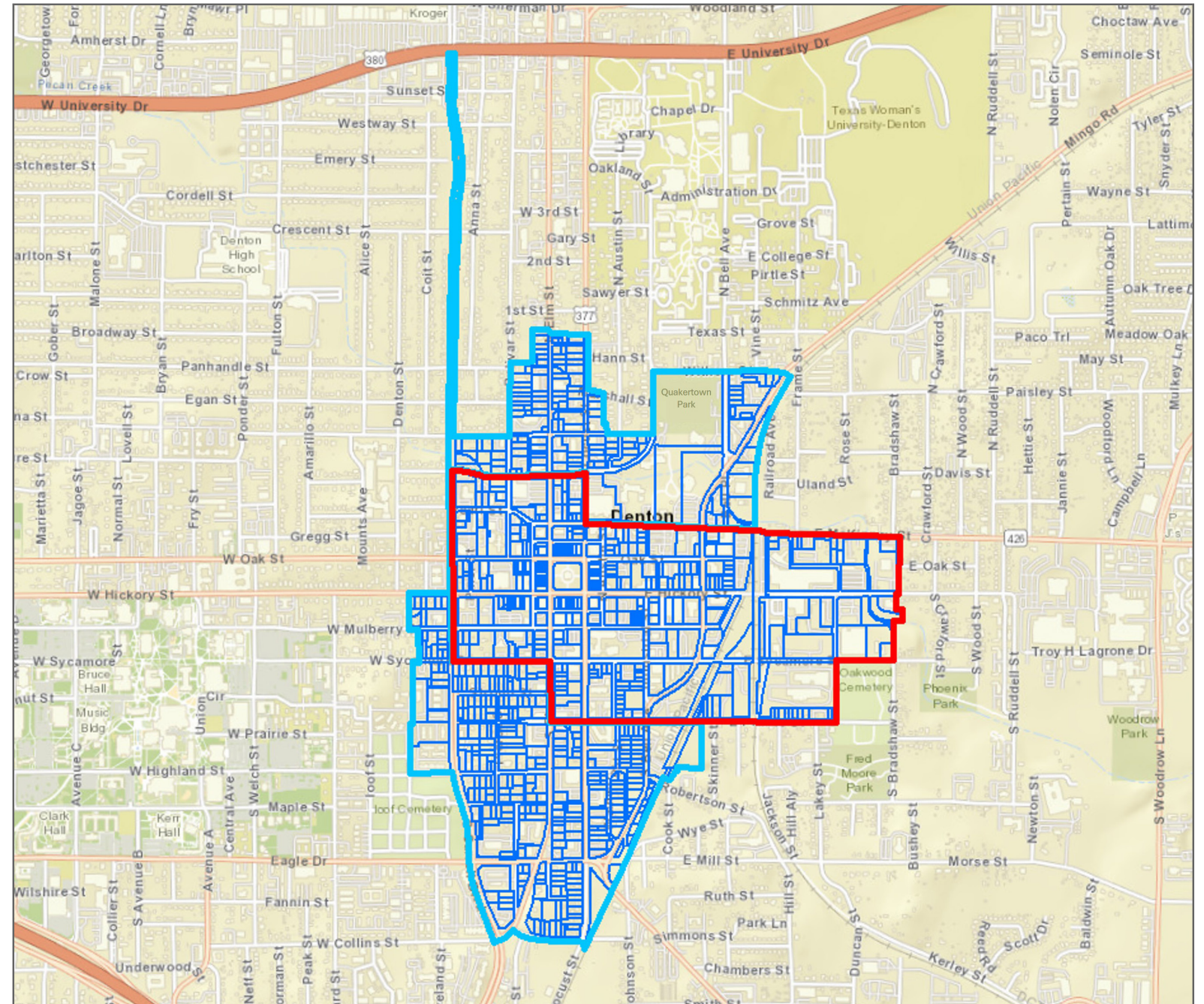
It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.



Current Ownership

There are currently 798 parcels within the original boundaries and proposed expanded area of Tax Increment Reinvestment Zone #1, some of which are tax exempt, including parcels owned by the City of Denton.

The original boundaries of TIRZ #1 have a 2010 base year value of \$79,356,854. The expanded boundaries will have a 2024 tax base. The estimated 2024 taxable value of the property within TIRZ #1A is \$144,238,543. The 2024 taxable base value for TIRZ #1A will need to be verified with the Denton Central Appraisal District.

For further details of parcels included within the expanded boundary of the TIRZ (TIRZ #1A) see **Appendix A.**



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

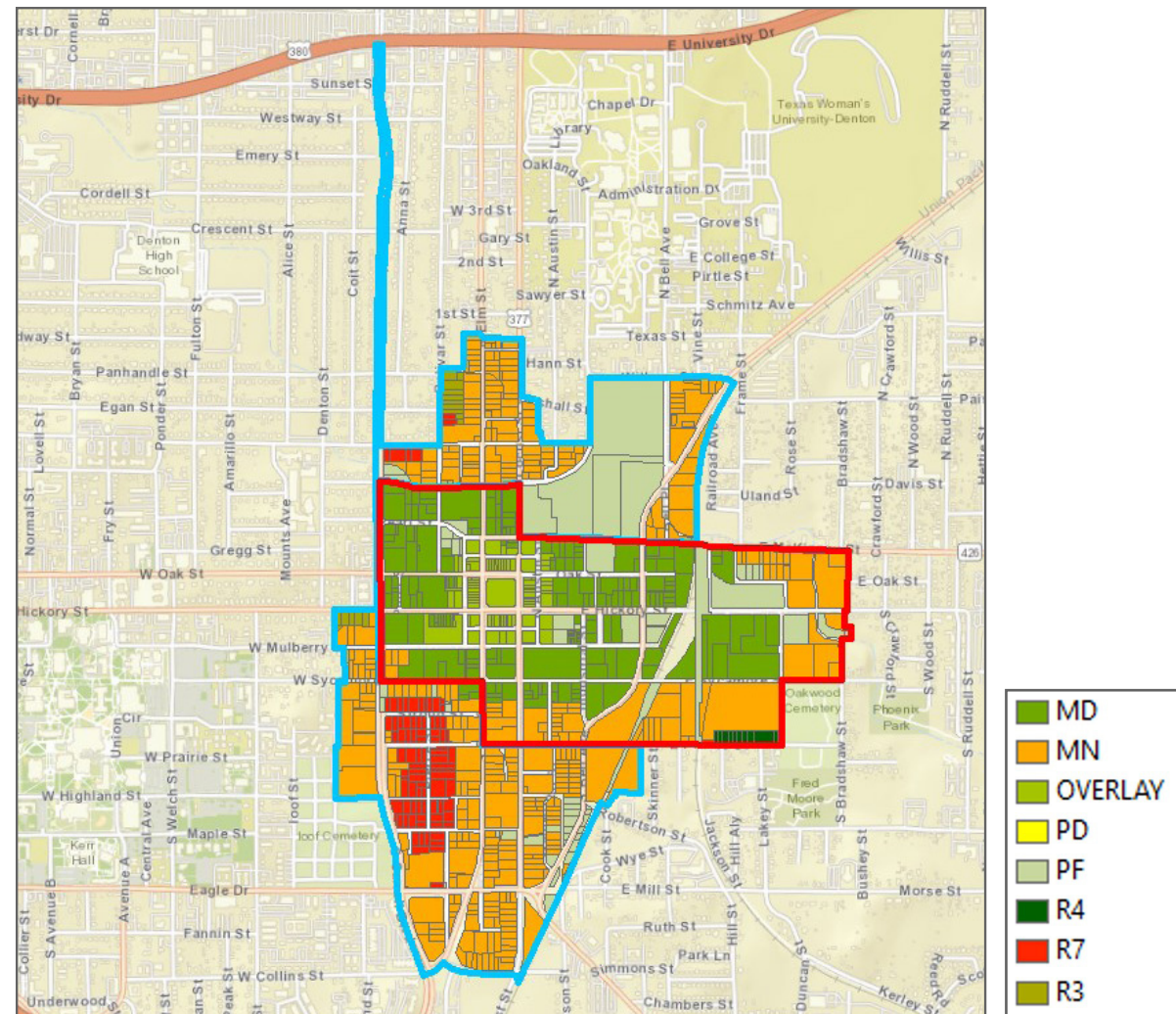
Zoning

The zoning for the property within the TIRZ can be seen in the map below, with the majority of the land within the zone being currently zoned MN: Mixed-Use Neighborhood and MD: Mixed-Use Downtown. The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form. The MD district is provided to allow for a variety of uses contributing to the economic viability of Downtown Denton. This district allows for moderate and high density residential, commercial, office, entertainment, and other uses tailored to encourage a greater level of activity while protecting the scale and strengthening the character of Downtown and Denton’s historic core. The MD district also contributes to a vibrant environment for pedestrians, bicyclists, and other modes of travel. Portions of the zone are also zoned PF: Public Facilities, intended to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities.

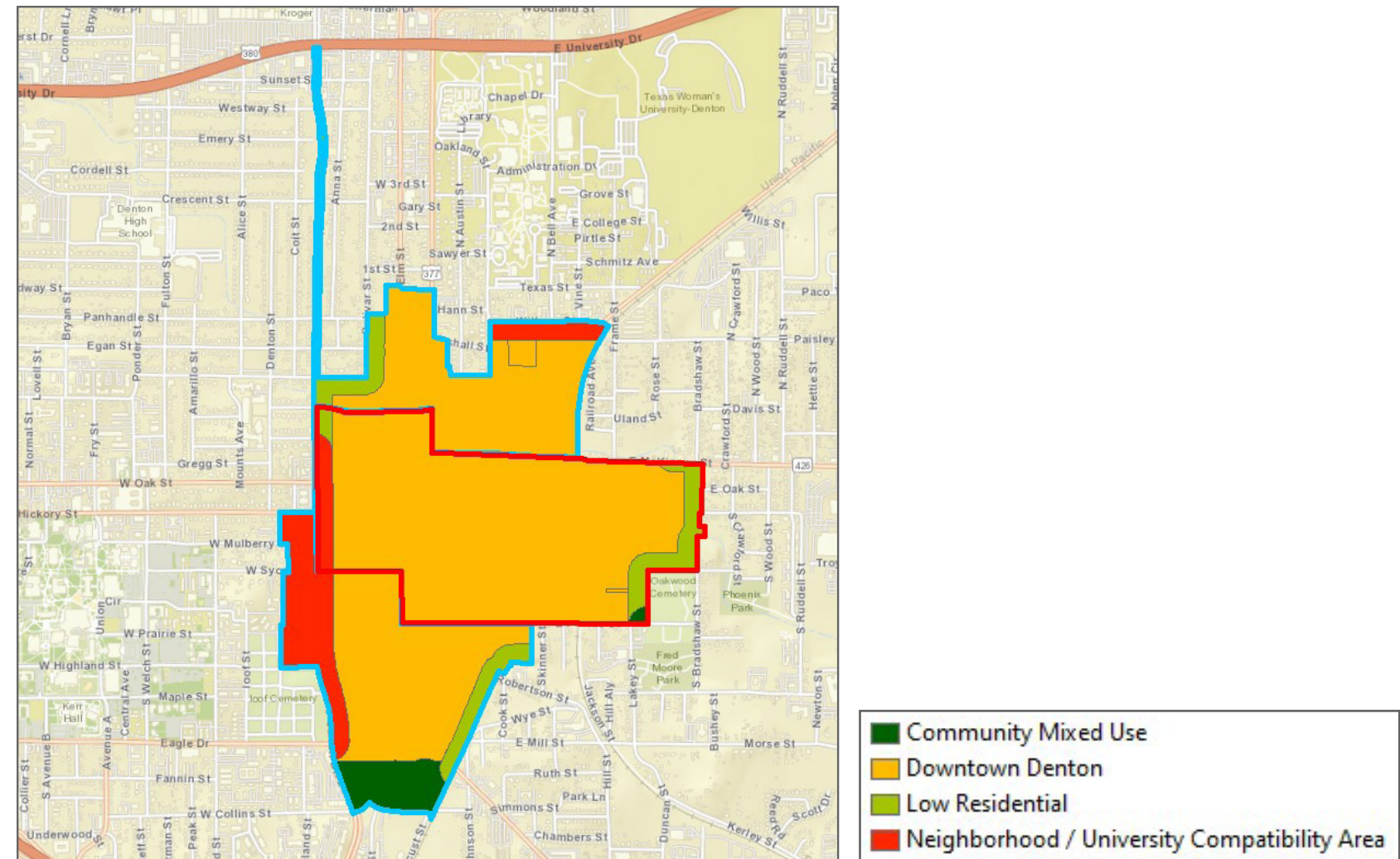
The Design Downtown Denton Final Report includes recommendations regarding future zoning, including examining rezoning the MN parcels south of the square to MD to stimulate development south of Downtown. MD zoning allows higher development and has less required parking, which corresponds with the plan’s goals of encouraging walkable places and shared parking. However, the plan notes that as both MixedUse Districts have identical standards for “Building Height in Transition Areas,” building height restrictions on parcels adjacent to parcels zoned R7 will not be impacted by this change.

The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Denton zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

Zoning Map



Future Land Use Map



Proposed Development

Anticipated Development

The table below provides an overview of the scope and timing of potential development that DPED projects could occur during the life of the TIRZ, based on market trends and input from the Development community and City staff and leadership. Through the Design Downtown Denton process, community members expressed a desire for new amenities, including a hotel and theater. The development projections listed below do not represent the potential of the entire TIRZ, and are not meant to limit potential development that could generate revenue for the TIRZ. It is anticipated that the projections will continue to be updated in the future to reflect the then current market trends and taking into account the future performance of any catalyst developments. 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.

	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
TIRZ #1							
Hotel		130	2028	\$125,000	\$16,250,000		\$0
Retail	15,000		2028	\$250	\$3,750,000	\$200	\$3,000,000
Retail	26,000		2029	\$250	\$6,500,000	\$200	\$5,200,000
Retail	23,958		2028	\$250	\$5,989,500	\$200	\$4,791,600
Multifamily		124	2027	\$200,000	\$24,800,000		\$0
Hotel		225	2030	\$125,000	\$28,125,000		\$0
Multifamily		60	2026	\$200,000	\$12,000,000		\$0
Multifamily		215	2028	\$200,000	\$43,000,000		\$0
Multifamily		210	2030	\$200,000	\$42,000,000		\$0
Theater	11,000		2026	\$150	\$1,650,000	\$200	\$2,200,000
Total					\$184,064,500		\$15,191,600

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 1,255,836	2.5%
Sanitary Sewer Facilities and Improvements	\$ 1,255,836	2.5%
Storm Water Facilities and Improvements	\$ 1,255,836	2.5%
Transit/Parking Improvements	\$ 5,023,343	10.0%
Street and Intersection Improvements	\$ 7,535,014	15.0%
Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements	\$ 7,535,014	15.0%
Economic Development Grants	\$ 25,116,713	50.0%
Administrative Costs	\$ 1,255,836	2.5%
Total	\$ 50,233,426	100.0%

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. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$50,233,426 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 categories described in greater detail on the following page are meant to summarize eligible projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. If any eligible item is not mentioned in this plan, Chapter 311, Section 311.002 of the Texas Tax Code shall be the determining factor of eligible TIRZ costs.

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.

Project Costs

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 downtown 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: The downtown TIRZ district has an aging infrastructure and a number of properties that are situated in the floodplain making proper utility drainage 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,” according the Denton Development Code.

Transit/Parking 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. This project category was designed to provide adequate public facilities for transportation and to foster Transit Oriented Development (TOD) that will occur as a result of the planned transit station that will link Denton with passenger rail service to the City of Carrollton, where riders can transfer to the Dallas Area Rapid Transit (DART) system into the Dallas/ Fort Worth metroplex. 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: The TIRZ will encourage the construction of “Complete Streets”, which are “multi-functional, pedestrian-oriented, aesthetically-pleasing, and safe and inviting for residents and visitors. “Improving the use of Downtown Denton’s streets is essential for fostering a safer, more inclusive, and lively city core,” according to the Design Downtown Denton Plan Final Report adopted by the City Council of the City of Denton on September 17, 2024. 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.

Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements: Public open space is an important amenity in a Downtown area. In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category. City Council adopted the Denton Parks, Recreation, Trails System Master Plan on March 1, 2022. This plan will guide the department over the next ten years. The creation of the Master Plan involved strategically examining the community’s existing services, facilities, and resources and assessing future needs concerning parks, recreation, open space, and greenways. TIRZ funds in this category can be used to support projects that implement the many components the Master Plan in addition to the 2024 Design Downtown Denton Plan Final Report recommendations including activating Quakertown Park, pocket parks, and a southern downtown park. TIRZ funds in this category can be used to support projects that improve the park amenities and enhance the park’s open space.

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.

In addition, the City may acquire, lease, sell or otherwise transfer property to accomplish the public purpose of economic development. Such projects may include public-private partnerships or the recruitment of specific industries including, but not limited to, hi-tech or emerging technology companies, local start-up businesses, artesian or “maker” industries, the creative sector, bakeries, microbreweries, micro-distilleries, wineries, grocery stores, or other industries that the TIRZ Board and the City Council deem desirable.

To enhance Denton’s reputation as an exceptional place to live, work, shop, play, and learn, TIRZ funds can be used for marketing including a downtown brand, wayfinding and murals to effectively communicate Denton’s unique character to visitors and residents who support downtown businesses under the economic development grants category.

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

The tax increment base for the original boundaries of 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, 2010, which is the year in which the Zone was originally designated as a reinvestment zone, as defined by Section 311.0123. The tax increment base for TIRZ 1A, the expanded boundaries of 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, 2024, which is the year in which the expanded area of the Zone was designated as a reinvestment zone, as defined by Section 311.0123.

To fund the public improvements outlined on the previous page, for the original boundaries and TIRZ 1A, the City of Denton will contribute 90% of the City’s real property tax increment generated from 2024 to 2030, and 85% of the City’s tax increment generated from 2031 to 2040.

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 table below.

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 and debt service.

Utilizing the information outlined in this feasibility study, DPED 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 -2024 Rates		Participation
City of Denton	0.58542000	100%, 95% 90%, 85%*
Denton County	0.18786900	0%
Denton ISD	1.15690000	0%
	1.93018900	

*TIRZ #1 (Original Boundaries): 100%: 2011-2015, 95%: 2016-2020, 90%: 2021-2030, 85%: 2031-2040

*TIRZ #1A (Expanded Boundaries): 90%: 2024-2030, 85%: 2031-2040

Personal Property Tax		Participation
City of Denton	0.58542000	0%
Denton County	0.18786900	0%
Denton ISD	1.15690000	0%
	1.93018900	

Sales Tax Rate	
City of Denton	0.0150000
DCTA	0.0050000
	0.0200000

Financial Feasibility Analysis - Anticipated Development

► INPUT

INFLATION RATE	3.50%
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REAL PROPERTY TAX	
City of Denton	0.58542000
Denton County	0.18786900
Denton ISD	1.15690000
	1.93018900

PERSONAL PROPERTY TAX	
City of Denton	0.58542000
Denton County	0.18786900
Denton ISD	1.15690000
	1.93018900

SALES TAX RATE	
City of Denton	0.0150000
DCTA	0.0050000
	0.0200000

TIRZ #1	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel	2028	130	\$ 125,000.00	\$ 16,250,000	\$ -	\$ -	\$ -	\$ -
Retail	2028	15,000	\$ 250.00	\$ 3,750,000	\$ 15.00	\$ 225,000	\$ 200.00	\$ 3,000,000
Retail	2029	26,000	\$ 250.00	\$ 6,500,000	\$ 15.00	\$ 390,000	\$ 200.00	\$ 5,200,000
Retail	2028	23,958	\$ 250.00	\$ 5,989,500	\$ 15.00	\$ 359,370	\$ 200.00	\$ 4,791,600
Multifamily	2027	124	\$ 200,000.00	\$ 24,800,000	\$ -	\$ -	\$ -	\$ -
Hotel	2030	225	\$ 125,000.00	\$ 28,125,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2026	60	\$ 200,000.00	\$ 12,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2028	215	\$ 200,000.00	\$ 43,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2030	210	\$ 200,000.00	\$ 42,000,000	\$ -	\$ -	\$ -	\$ -
Theater	2026	11,000	\$ 150.00	\$ 1,650,000	\$ 15.00	\$ 165,000	\$ 200.00	\$ 2,200,000
TOTAL				184,064,500		1,139,370		15,191,600

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Denton	33.9%	\$ 22,045,835	= \$ 17,996,958	+ \$ 115,144	+ \$ 3,933,733
Denton County	8.9%	\$ 5,812,413	= \$ 5,775,461	+ \$ 36,951	+ \$ -
Denton ISD	55.1%	\$ 35,792,921	= \$ 35,565,374	+ \$ 227,547	+ \$ -
DCTA	2.0%	\$ 1,311,244	= \$ -	+ \$ -	+ \$ 1,311,244
	100.0%	\$ 64,962,413	\$ 59,337,794	\$ 379,642	\$ 5,244,977
		100.0%	91.3%	0.6%	8.1%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Denton	100.0%	\$ 15,393,108	= \$ 15,393,108	+ \$ -	+ \$ -
Denton County	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Denton ISD	100.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCTA	200.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 15,393,108	\$ 15,393,108	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Denton	13.4%	\$ 6,652,728	= \$ 2,603,851	+ \$ 115,144	+ \$ 3,933,733
Denton County	11.7%	\$ 5,812,413	= \$ 5,775,461	+ \$ 36,951	+ \$ -
Denton ISD	72.2%	\$ 35,792,921	= \$ 35,565,374	+ \$ 227,547	+ \$ -
DCTA	2.6%	\$ 1,311,244	= \$ -	+ \$ -	+ \$ 1,311,244
	100.0%	\$ 49,569,305	\$ 43,944,686	\$ 379,642	\$ 5,244,977
		100.0%	88.7%	0.8%	10.6%

Financial Feasibility Analysis - Proposed TIRZ Revenue

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 3.50%

REAL PROPERTY TAX		
City of Denton	0.5854200	0%
Denton County	0.1878690	0%
Denton ISD	1.1569000	0%
	1.9301890	0.0000000

BUSINESS PERSONAL PROPERTY TAX		
City of Denton	0.5854200	0%
Denton County	0.1878690	0%
Denton ISD	1.1569000	0%
	1.9301890	0.0000000

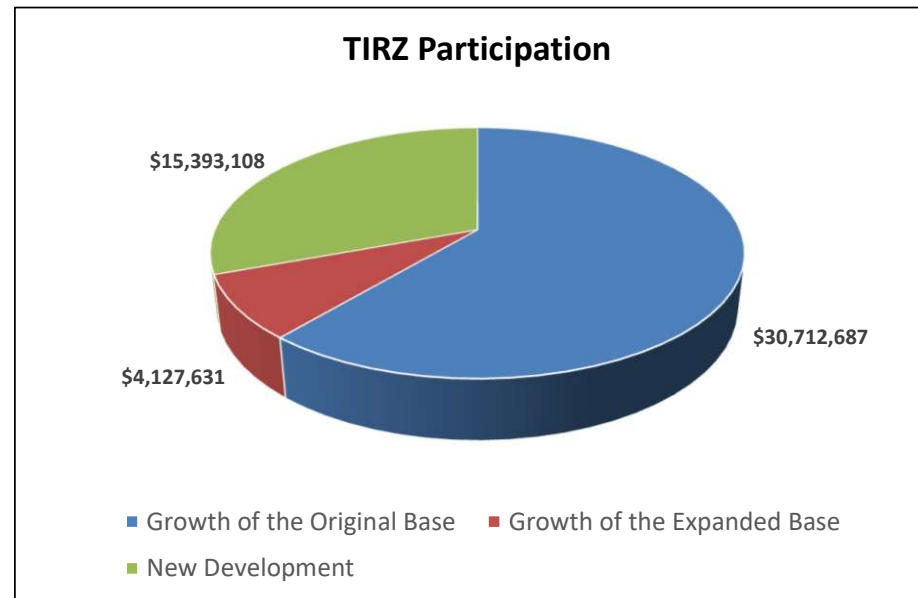
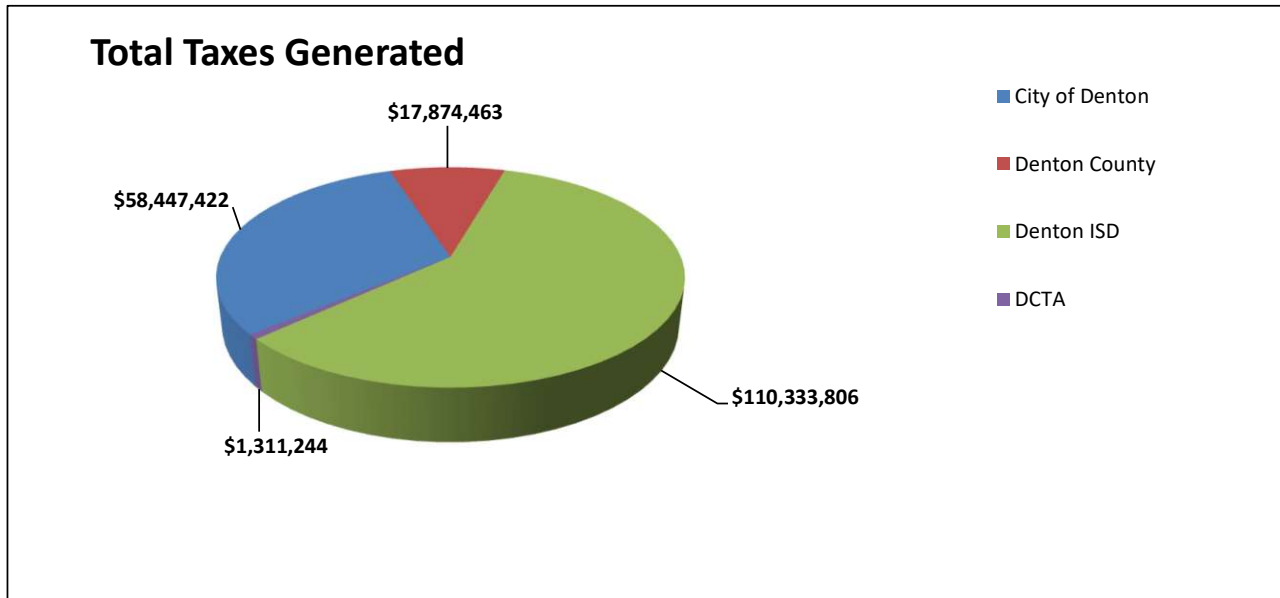
SALES TAX		
City of Denton	0.0150000	0.00%
Denton County	0.0050000	0.00%
Denton ISD	0.0200000	0.00%
	0.0400000	0.00%

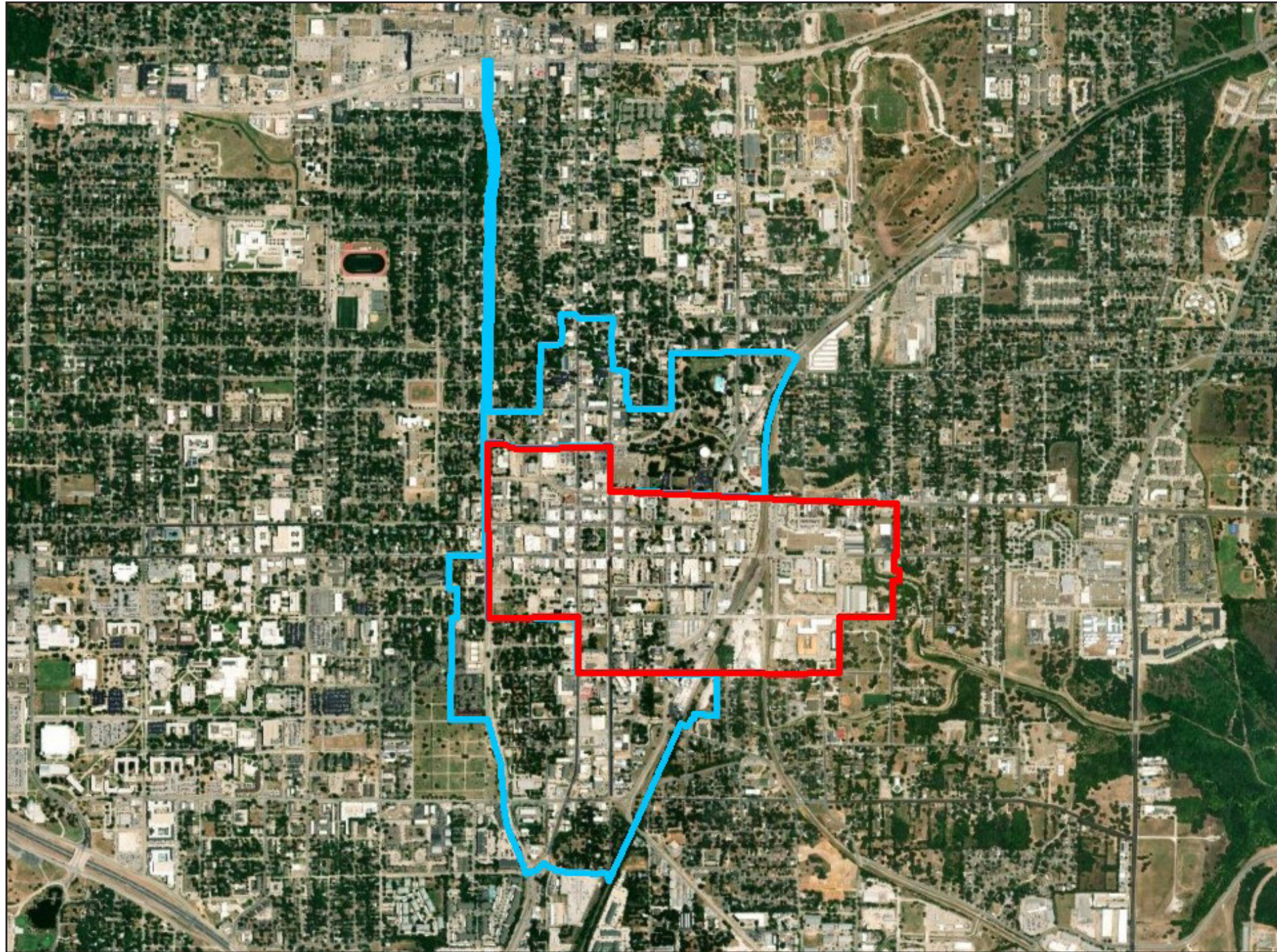
		2010-2023													Projected-->																			
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
Annual Participation		100%	100%	100%	100%	100%	100%	95%	95%	95%	95%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%		
TIRZ Rate		0.6897500	0.6897500	0.6897500	0.6897500	0.6897500	0.6897500	0.6491730	0.6059632	0.5894532	0.5609313	0.5092407	0.5046138	0.5046138	0.5268780	0.5268780	0.5268780	0.5268780	0.5268780	0.5268780	0.5268780	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070	0.4976070			
Participation		0.2773570	0.2828670	0.2849140	0.2722000	0.2620000	0.2484090	0.2378120	0.2255740	0.2252780	0.2249850	0.2330860	0.2175430	0.1894850	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690	0.1878690			
TIRZ Rate		1.5300000	1.5300000	1.5300000	1.5400000	1.5400000	1.5400000	1.5400000	1.5400000	1.5400000	1.4700000	1.4076000	1.3620000	1.3446000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000	1.1569000			
Participation		0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000			
TIRZ Rate		0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000	0.0000000			
Original Boundaries																																		
REVENUE YEAR																																		
BASE YEAR																																		
TAXABLE VALUE																																		
TAXABLE VALUE INCREMENT																																		
REVENUE A																																		
TAXABLE VALUE GROWTH																																		
REVENUE YEAR																																		
BASE YEAR																																		
TAXABLE VALUE																																		
TAXABLE VALUE INCREMENT																																		
REVENUE B																																		
TOTALS																																		
1 TIRZ#1 - Incremental Revenue																																		
REAL PROPERTY TAX																																		
BUSINESS PERSONAL PROPERTY																																		
REVENUE #2 - SALES TAX																																		
REVENUE A, B, 1, 2																																		
Running Total																																		
GROSS																																		
TOTALS																																		



Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation	Net Benefit
City of Denton	\$58,447,422	\$50,233,426	\$8,213,996
Denton County	\$17,874,463	\$0	\$17,874,463
Denton ISD	\$110,333,806	\$0	\$110,333,806
DCTA	\$1,311,244	\$0	\$1,311,244
Total	\$187,966,935	\$50,233,426	\$136,422,265

Taxing Jurisdictions	Total Taxes Generated	TIRZ Participation
City of Denton	\$58,447,422	\$50,233,426
<i>City of Denton - Real Property</i>	<i>\$54,513,689</i>	<i>\$50,233,426</i>
<i>City of Denton - Sales</i>	<i>\$3,933,733</i>	<i>\$0</i>

City of Denton	Total Taxes Generated	TIRZ Participation	Net Benefit
Growth of the Original Base	\$31,584,264	\$30,712,687	\$871,577
Growth of the Expanded Base	\$4,817,323	\$4,127,631	\$689,692
New Development	\$22,045,835	\$15,393,108	\$6,652,728
Total	\$58,447,422	\$50,233,426	\$8,213,996





-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary

Length of TIRZ #1 in Years:

The TIRZ is scheduled to end on December 31, 2040 (with the final year's tax increment to be collected by September 1, 2041).

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: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
25667	RAMOS, MICHAEL C	JESTER ADDN LOT A(N STRIP & S STRIP)	0.1446		400-410 S CARROLL BLVD	\$ 50,400
25674	LERU, COSTACHI	A0759A WM LOVING, TR 79, .602 ACRES	0.6020		420 S CARROLL BLVD	\$ 700,000
25679	WESTDALE OAKS OF DENTON LTD	JESTER ADDN LOT A-1 ACRES 1.894	1.8940		416 S CARROLL BLVD	\$ 4,180,055
26788	OSO AGUILA, LLC	LACY ADDN BLK 2 LOT 2	0.1837		515 N LOCUST ST	\$ 43,200
26795	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 3 5/404///BBB&C RR SUR AB 185	0.1607		513 N LOCUST ST	\$ 84,000
26802	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 4 & 20'X50' ALLEY	0.1837		507 N LOCUST ST	\$ 96,089
26808	HARRIS, JOYCE FERN	LACY ADDN BLK 2 LOT 5 & 20'X50' ALLEY	0.1607		503 N LOCUST ST	\$ 84,046
26817	NAGANO, KEIICHI	LACY ADDN BLK 2 LOT 6,7 ///(8,9/404///BBB&C RR SUR AB185)	0.3478		500 N ELM ST	\$ 304,206
26827	REDEEMED CHRISTIAN CHURCH OF GOD VOICE OF JESUS, INC	LACY ADDN BLK 2 LOT 8(INCL A185 TR 348) ///10,11/404///BBB&C RR AB185	0.4161	EX-XV	510 N ELM & 514 N ELM ST	\$ -
26833	ANNELLO, THOMAS MICHAEL TR ANNELLO FAMILY LIVING TRUST	LACY ADDN BLK 3 LOT 1(S35'),2 1,2/424///BBB&CRR 185	0.3551		525-531 N ELM ST	\$ 517,500
26843	STEWART-ROSE INVESTMENTS LTD	LACY ADDN BLK 3 LOT 3,4(N25') 6/424///BBB&C RR SURV ABST 185	0.3133		523 N ELM ST	\$ 522,720
26852	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 5(S45') 7/424///BBB&C CRR SRUV ABST 185	0.1877		511 N ELM ST	\$ 98,163
26859	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 6,7(N1/2) 8/424///BBB&C RR ABST 185	0.3133		511 N ELM ST	\$ 164,435
26867	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 7(S1/2),8 9/424///BBB&C CRR SURV ABST 185	0.3258		505 N ELM ST	\$ 172,462
26874	TEXAND CORPORATION	LACY ADDN BLK 3 LOT 9(E54') ACRES .0545	0.0545		222 W PARKWAY ST	\$ 60,714
26883	PARKWAY & ELM PROPERTIES, LLC & AL MCNATT FAMILY P/S	LACY ADDN BLK 3 LOT 10A 10A/424///BBB&C RR SURV ABST 185	0.6801		212 W PARKWAY ST	\$ 356,380
26898	MINASSIAN, ARA	BLOUNT BLK C LOT 4	0.3894		621 S ELM ST	\$ 243,790
26900	ATMOS ENERGY CORPORATION	BLOUNT BLK D LOT 1(W25')	0.0574		MAPLE ST	\$ 15,000
26915	ROTH, JENNIFER	BELL J F BLK 1 LOT 13 13/228///H CISCO AB 1184	0.1515			\$ 39,600
26917	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 4 (S75')	0.2599		721 S ELM ST	\$ 651,846
26920	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 5	0.3461		811 S ELM ST	\$ 180,900
26923	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 6(W61.5'),7(S7' OF W61.5')	0.0791		902 N ELM ST	\$ 72,000
26925	CALVERT, L L	BELL J F BLK 1 LOT 4 4/228///H CISCO AB 1184	0.1618		218 E PRAIRIE ST	\$ 67,670
26927	DENTEX OIL COMPANY	BLOUNT BLK D LOT 2(N 1/2) 3/206///AB759	0.2066		706-708 S LOCUST ST	\$ 240,124
26931	524 BELL, LLC	BELL J F BLK 1 LOT 9 9/228///H CISCO AB 1184	0.1515		522 S BELL AVE	\$ 47,520
26932	DENTEX OIL COMPANY	BLOUNT BLK D LOT 2(S 1/2) 4/206///AB759	0.2066		710 S LOCUST ST	\$ 198,000
26935	DENTEX OIL COMPANY	BLOUNT BLK D LOT 3 5/206///AB759	0.4132		720 S LOCUST ST	\$ 216,291
26937	CALVERT, L L	BELL J F BLK 1 LOT 6 /6/228	0.1521		506 S BELL AVE	\$ 63,600
26940	DENTEX OIL COMPANY	BLOUNT BLK D LOT 6 7/206///AB759	0.4178		800 S LOCUST ST	\$ 392,219
26942	CALVERT, LARRY	BELL J F BLK 1 LOT 8	0.1515		518 S BELL AVE	\$ 63,360
26943	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(N50' OF E100')	0.1147		600 WAINWRIGHT ST	\$ 89,161
26946	JONES, JERRY D	BLOUNT BLK B LOT 2(N50' OF E80') 3/218///AB759	0.0918		WAINWRIGHT ST	\$ 43,200
26948	524 BELL LLC	BELL J F BLK 1 LOT 10 10/228///AH CISCO SUR AB 184	0.1515		524 S BELL AVE	\$ 140,000
26949	JENKINS, JOE D	BLOUNT BLK B LOT 7(N50' OF E100') 5/218///AB759	0.1090			\$ 38,000
26951	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK A LOT 9(PT) & PT OF ALLEY ACRES 0.2048	0.2048		812 WAINWRIGHT ST	\$ 77,077
26952	524 BELL LLC	BELL J F BLK 1 LOT 11	0.1515		530 S BELL AVE	\$ 39,600
26955	WHALEY PROP	BLOUNT BLK B LOT 9(PT),10(PT)	0.3640		813 S LOCUST ST	\$ 292,534
26957	524 BELL LLC	BELL J F BLK 1 LOT 12	0.1515		534 S BELL AVE	\$ 39,600
26960	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8(S50'),9(W50') 10,11/218/	0.3374		811 S LOCUST ST	\$ 177,400
26962	AL-KHAFAJI, AMINA HAMID IND EXECUTRIX	BLOUNT BLK B LOT 8(N50') 12/218///AB759	0.2295		803 S LOCUST ST	\$ 121,000
26964	ROTH, JENNIFER	BELL J F BLK 1 LOT 14 14/228///H CISCO AB 1184	0.1515		531 WAINWRIGHT ST	\$ 39,600
26968	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 7(S 1/2)	0.2180		725 S LOCUST ST	\$ 150,000
26970	ROTH, JENNIFER	BELL J F BLK 1 LOT 15 15/228///H CISCO AB 1184	0.1515		527 WAINWRIGHT ST	\$ 39,600
26973	524 BELL LLC	BELL J F BLK 1 LOT 16 16/228///H CISCO AB 1184	0.1515		523 WAINWRIGHT ST	\$ 116,640
26974	JENKINS, JOE D	BLOUNT BLK B LOT 6	0.4362		713 S LOCUST ST	\$ 432,947
26978	DENTON, CITY OF	BLOUNT BLK B LOT 5	0.4591	EX-XV	709 S LOCUST ST	\$ -
26980	KALAHASTI, RAJA K & RAJYALAKSHMI	BELL J F BLK 1 LOT 17	0.1515		519 WAINWRIGHT ST	\$ 116,000
26981	PLM REAL ESTATE LLC	BLOUNT BLK B LOT 2(S 1/2) 19/218///AB759	0.2180		615 S LOCUST ST	\$ 78,201
26983	SALVAGGIO FAMILY LIMITED PARTNERSHIP	BELL J F BLK 1 LOT 18 18/228///H CISCO AB 1184	0.1486		515 WAINWRIGHT ST	\$ 93,000
26989	YOUNG, JOHN W	BELL J F BLK 1 LOT 19 19/228///H CISCO AB 1184	0.1515	HS, OTHER	511 WAINWRIGHT ST	\$ 34,700
26993	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(S50' OF W100')	0.1148		607 S LOCUST ST	\$ 158,000
26994	DOTSON PROPERTIES LLC	BELL J F BLK 1 LOT 1	0.1606		204 E PRAIRIE ST	\$ 185,000
26997	DOTSON PROPERTIES LLC	BLOUNT BLK B LOT 1(N50' OF W100') 22/218///AB759	0.1148		601 S LOCUST ST	\$ 61,620
26998	QUEST IRA, INC fbo MELISSA C LENABURG #1535121	BELL J F BLK 1 LOT 2 2/228///H CISCO AB 1184	0.1606		208 E PRAIRIE ST	\$ 41,976
26999	JONES, JERRY D	BLOUNT BLK B LOT 1(E 80' OF S 50')	0.0918		606 WAINWRIGHT ST	\$ 43,200
27002	CALVERT, L L	BELL J F BLK 1 LOT 3	0.1606		214 E PRAIRIE ST	\$ 67,162
27003	SADEGHIAN, AMY J TR OF KAMY REAL ESTATE TRUST	BLOUNT BLK A LOT 1(E1/2)	0.1420		603 WAINWRIGHT ST	\$ 19,200
27013	DENTON, CITY OF	BLOUNT BLK A LOT 8(PT) & 9(PT) 4/217///AB729&623	0.3336	EX-XV		\$ -
27017	DENTON, CITY OF	BLOUNT BLK A LOT 7,8(PT EACH) 6/217///AB759	0.3352	EX-XV		\$ -
27018	M SQUARE LTD LP ETAL	BLOUNT BLK A LOT 6(S42'),7(N8') 8/217///AB759&623	0.1550		719 WAINWRIGHT ST	\$ 178,500

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
27022	DOTSON PROPERTIES LLC	BLOUNT BLK A LOT 6(S50' OF N58')	0.1721		715 WAINWRIGHT ST	\$ 147,512
27024	CALVERT PROPERTY VENTURES LTD	BLOUNT BLK A LOT 5,6(N8') 10/217///AB759//623	0.1595		711 WAINWRIGHT ST	\$ 50,040
27029	CALVERT, LL	BLOUNT BLK A LOT 5A 12/217///AB759&623	0.2681		705 WAINWRIGHT ST	\$ 220,000
27031	DENTON, CITY OF	BLOUNT BLK A LOT 4	0.2388	EX-XV	627 WAINWRIGHT ST	\$ -
27048	BAIRD, SYLVIA A & BAIRD, MARK A	FERGUSON LOT 7(N50' OF W110')	0.1263		904 N ELM ST	\$ 69,420
27052	BAIRD, SYLVIA A	FERGUSON LOT 6(E48.5' OF W110'),7(S7' OF E48.5' OF W110')	0.0623		120 FERGUSON ST	\$ 122,400
27054	LUX CHIROPRACTIC PC	FERGUSON LOT 6,7(E51' EACH) 7/407///BBB&CRR AB 185	0.1241		116 FERGUSON ST	\$ 201,397
27056	KELSOE TRACTOR CO INC	FERGUSON LOT 4(S45.3'),5 5,6/407///BBB&CRR AB 185	0.3400		913 N LOCUST ST	\$ 451,040
27070	RIVERA, NICHOLAS & MARIA	BLOUNT BLK A LOT 3(N 1/2) 15/217///AB759&623	0.1613	HS, OTHER	617 WAINWRIGHT ST	\$ 135,177
27071	MCADAMS, CHRISTINE H	BLOUNT BLK A LOT 2(S 1/2) 16/217///AB759&623	0.1618		613 WAINWRIGHT ST	\$ 56,400
27073	SADEGHIAN, KHOSROW TRTS OF KAMY REAL PROPERTY TRUST	BLOUNT BLK A LOT 1(S1/2 OF W1/2) 18/217///AB759	0.0689		607 WAINWRIGHT ST	\$ 8,400
27121	W & W COMMERCIAL REAL ESTATE LTD	SAFEWAY ADDN LOT 1	2.3842		100-102 MAPLE ST	\$ 1,500,000
27148	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 2(W38' OF S64') 5.1/219///	0.0558		535-537 S LOCUST ST	\$ 240,000
27149	DOJO INVESTMENT PROPERTIES LLC	GRADY MCEUIN BLK 1 LOT 1	0.8251		619-701 S LOCUST ST	\$ 762,177
27230	TOMMY'S HI-TECH AUTO, INC	SANGER BROS ADDN BLK 1 LOT 3(PT) 4/208///AB623	0.3731		219 FORT WORTH DR	\$ 386,388
27232	BIGGS, CECIL WILLIAM	SANGER BROS ADDN BLK 1 LOT 2(PT) 2/208///AB623	0.2250	HS, OTHER	211 FORT WORTH DR	\$ 183,051
27234	UNITED THROUGHT H.O.P.E INC	A0971A WM NEILL, TR 1, .2582 ACRES	0.2582	EX-XV	503 BOLIVAR ST	\$ -
27235	CHOPPER SUPPLY CO	SANGER BROS ADDN BLK 1 LOT 2 S40'LT2,N35'LT3	0.1963		215 FORT WORTH DR	\$ 137,959
27240	SCHMITZ REALTY HOLDINGS, LLC	SANGER BROS ADDN BLK 1 LOT 1(PT) 1/208///AB623	0.1558		201 EAGLE DR	\$ 360,000
27246	RUSSELL, BENNY & BARBARA LIVING TRUST	MYRTLE ADDN LOT 1 ACRES .247 6.1/316///AB623	0.2470		1002 MYRTLE ST	\$ 51,105
27248	RUSSELL, BENNY & BARBARA LIVING TRUST	MYRTLE ADDN LOT 2 ACRES 0.223 7/316///AB623	0.2230		1000 MYRTLE ST	\$ 46,142
27896	CALDWELL, ROBERT H III & CALDWELL, ELLEN E &	BELL C C BLK 1 LOT 24(PT)	0.2439		614 WITHERS ST	\$ 116,875
27939	OSBORN, PAUL K & MARGARET O	BELL C C BLK 1 LOT 18(N40' OF E63'),19(E63')	0.2104		608 WITHERS ST	\$ 194,000
27981	FRISBY REVOCABLE LIVING TRUST	BELL C C BLK 1 LOT 2(N 1/2)	0.1722		710 N BELL AVE	\$ 160,000
27982	BEAN HOUSING LLC	BELL C C BLK 1 LOT 3(S1/2)	0.1721		714 N BELL AVE	\$ 130,000
27985	JCJ RENTALS LLC	BELL C C BLK 1 LOT 3(N1/2)	0.1721		802 N BELL AVE	\$ 125,000
27988	HULSEY, LAMITA M	BELL C C BLK 1 LOT 4(S60')	0.2066	HS	806 N BELL AVE	\$ 166,531
28439	SOLIS, RAUL JR & WILSON, LESLIE J TRS SOLIS WILSON LIVING TRUST	PARK ADDN BLK 1 LOT 1 1/105///BBB&CRR 185	0.2185	HS, OTHER	519 N AUSTIN ST	\$ 430,719
28445	LOVETTE, MARGARET L	PARK ADDN BLK 1 LOT 2 2/105///BBB&CRR 185	0.2185		515 N AUSTIN ST	\$ 300,000
28454	CORPANY, CATHERINE & DAN M	PARK ADDN BLK 1 LOT 3	0.2185		507-511 N AUSTIN ST	\$ 310,350
28462	MOFLO FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 2	0.2768		514-516 N AUSTIN ST	\$ 160,000
28477	SCOTT, HALEY	PARK ADDN BLK 2 LOT 3	0.2975	HS	512 N AUSTIN ST	\$ 311,964
28485	MOFLO FAMILY PROPERTIES LLC	PARK ADDN BLK 2 LOT 4(PT),5	0.3160		218-220 E CONGRESS ST	\$ 316,800
28519	DUPRE, MICHAEL & GRONHOLZ, BEATA	PARK ADDN BLK 2 LOT 1(ALL),4(W27.4' OF N72') 1/115///BBB&CRR 185	0.2727	HS	520 N AUSTIN ST	\$ 673,131
29962	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 1(ALL),2(E13.3')	0.2194	EX-XV	301 W SYCAMORE ST	\$ -
29970	WARD, JACKIE	STROUD ADDN BLK 1 LOT 2(W40'),3(E23.3') 8/323///GWM LOVING AB 759	0.2194	HS, OTHER	305 W SYCAMORE ST	\$ 226,095
29977	SANGMU, ANGELA DAWA J	STROUD ADDN BLK 1 LOT 3(W23'),4(E40') 7/323///WWM LOVING AB 759	0.2187	HS	315 W SYCAMORE ST	\$ 206,877
29984	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 5,6	0.3444		401-403 W SYCAMORE ST	\$ 246,000
29987	SILVA, ANDREA & ESPARZA, DIEGO	STROUD ADDN BLK 1 LOT 7(ALL),8(E 1/2)	0.2583	HS	409 W SYCAMORE ST	\$ 315,000
29995	LONG, SHARON KAY	STROUD ADDN BLK 1 LOT 8(W1/2),9 3/323///WWM LOVING AB 759	0.2583		415 W SYCAMORE ST	\$ 381,000
30002	FATH INVESTMENTS INC	STROUD ADDN BLK 1 LOT 10	0.2514		419 W SYCAMORE ST	\$ 286,187
30007	MILAM, GARY N	STROUD ADDN BLK 1 LOT 13	0.1584		428 STROUD ST	\$ 220,000
30015	COTTER, CHRISTOPHER SCOTT & COTTER, SARAH ELIZABETH	STROUD ADDN BLK 1 LOT 14(ALL),15(W1/2) 18/323///WFM LOVING AB 759	0.2582		424 STROUD ST	\$ 192,000
30020	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 17 16/323///WWM LOVING AB 759	0.1722		416 STROUD ST	\$ 231,000
30027	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 18,19 ///14,15/323///AB759	0.3444		408 STROUD ST	\$ 291,000
30033	KELSOE TRACTOR COMPANY INC	STROUD ADDN BLK 1 LOT 20	0.1721		404 STROUD ST	\$ 194,400
30037	GOODMAN, KYLE C	STROUD ADDN BLK 1 LOT 21 12/323///WWM LOVING AB 759	0.1721		400-402 STROUD ST	\$ 270,000
30044	JULES DEVELOPMENT LLC	STROUD ADDN BLK 1 LOT 22	0.1722		316 STROUD ST	\$ 115,000
30048	LIMPEDE, RICHARD D	STROUD ADDN BLK 1 LOT 23 10/323///WWM LOVING AB 759	0.1722		312 STROUD ST	\$ 208,800
30149	BIGGS LAW FIRM PLLC	DAVIS-SMITH BLK A LOT 2	0.2066		431 STROUD ST	\$ 260,102
30155	MAYES, JAMES HAROLD	DAVIS-SMITH BLK A LOT 1 3/322///WWM LOVING AB 759	0.2307		427 STROUD ST	\$ 187,000
30157	HOWE, LEROY M	DAVIS-SMITH BLK A LOT 4R	0.1538		424 W PRAIRIE ST	\$ 20,100
30161	HOWE, LEROY M	DAVIS-SMITH BLK A LOT 4	0.1022		419 S CARROLL BLVD	\$ 179,762
30223	D & P RESIDENTIAL PROPERTIES, LLC	MYERS ADDN BLK 1 LOT 1 1/306///WWM LOVING SUR AB 759	0.1627		317 STROUD ST	\$ 218,000
30228	HARRIS, RAY & BARBARA	MYERS ADDN BLK 1 LOT 2 2/306///WWM LOVING SUR AB 759	0.1627		313 STROUD ST	\$ 165,484
30231	SHAW, BARBARA CONSTANCE	MYERS ADDN BLK 1 LOT 3-4 3,4/306///WWM LONVING SR 759	0.3099	HS, OTHER	309 STROUD ST	\$ 194,261
30238	ANDERSON, TIMOTHY & KARINA	MYERS ADDN BLK 2 LOT 1 & 2(N 1/2 OF EA) 16/306///WWM LOVING SUR 759	0.1588		413/415 PIERCE ST	\$ 217,000
30249	MCGEHEE, LARRY D & KIMBERLY	MYERS ADDN BLK 2 LOT 3	0.1549		308 W PRAIRIE ST	\$ 162,000
30256	HELLAND, ERIC L & PAMELA K	MYERS ADDN BLK 2 LOT 4	0.1549		304 W PRAIRIE ST	\$ 249,513
30334	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 7 2/431///BEAUMONT AB 31	0.3050		413 CONGRESS ST	\$ 167,886

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
30342	BROERS LLC	BARB ADDN BLK 1 LOT 5	0.5876		401-403-405-409 W CONGRESS ST	\$ 357,000
30347	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3(W60') 5/431///BEAUMONT AB 31	0.2203		323 CONGRESS ST	\$ 105,600
30352	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 3(E100') 7/431///BEARMONT AB 185	0.3673		315 CONGRESS ST	\$ 315,686
30358	KLINGELE REAL ESTATE GROUP LLC	BARB ADDN BLK 1 LOT 2 9/431///BEAUMONT AB 31	0.5877		529 BOLIVAR ST	\$ 680,000
30361	MCMA VENTURES LLC	BARB ADDN BLK 1 LOT 1(S 1/2) 12/431///BEAUMONT AB 31	0.2480		509 BOLIVAR ST	\$ 266,000
30365	BURKETT, ADAM C	A0971A WM NEILL, TR 2, .1446 ACRES	0.1446		W PARKWAY ST	\$ 24,251
30371	BURKETT, ADAM C	BARB ADDN BLK 1 LOT 4 ///8,16.1/431///NEILL AB971	0.5877		W PARKWAY ST	\$ 113,951
30510	DINAPOLI, ERIKA	BARB ADDN BLK 1 LOT 1(N 1/2) 11/431///BEAUMONT AB 31	0.2938		513 BOLIVAR ST	\$ 242,250
32691	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 1(S84' OF E102'),2(N20.8'	0.2389		514 S LOCUST ST	\$ 39,000
33041	BHETWAL, GIRIRAJ	O T DENTON BLK 32 LOT 1(N103' OF E122')	0.2885		500 S LOCUST ST	\$ 108,000
33046	DOTSON PROPERTIES LLC	O T DENTON BLK 32 LOT 1(S56' OF N159' OF E97')	0.1269		510 S LOCUST ST	\$ 195,000
33049	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 2(S61.7' OF N120' OF E100'	0.1423		522 S LOCUST ST	\$ 170,000
33051	W & W COMMERCIAL REAL ESTATE LTD	O T DENTON BLK 32 LOT 2(S100' OF E160')	0.3673		530 S LOCUST ST	\$ 192,000
33054	W & W COMMERCIAL REAL ESTATE LTD	O T DENTON BLK 32 LOT 2(S120' OF W144') 16/205//	0.3967		535 S ELM ST	\$ 207,360
33057	DOTSON PROPERTIES LLC	O T DENTON BLK 32 LOT 2(S70' OF N104.3' OF W164'	0.2635		525 S ELM ST	\$ 145,777
33061	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(S10.7' OF W164'),2(N34.3' OF W164') 18/205//	0.1694		523 S ELM ST	\$ 143,539
33065	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(N65' OF S75.7' OF W164') /19,19.1/205//	0.2447		519 S ELM ST	\$ 398,092
33069	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(S100' OF N162' OF W164') 20/205//	0.3765		S ELM ST	\$ 177,120
33150	NORTHERN, MELISSA DAWN	A0185A BBB & CRR, TR 306, 0.18 ACRES, OLD DCAD TR 367A(1),272A	0.1800		313 N BELL AVE	\$ 45,000
33154	NORTHERN, MELISSA DAWN	A0185A BBB & CRR, TR 307, .73 ACRES, OLD DCAD TR 272,267A	0.7300		410 N BELL AVE	\$ 320,000
33156	AKS FOOD CORP	A0185A BBB & CRR, TR 303,304, .3054 ACRES, OLD DCAD TR 273,274	0.3054		419 E MCKINNEY ST	\$ 168,898
33159	DENTON, CITY OF	A0185A BBB & CRR, TR 308, 31.65 ACRES, OLD DCAD TR 1-6,118-124,246,255-271,274(PT)	31.6500	EX-XV	215 E MCKINNEY ST	\$ -
33167	WAREHOUSER OF DENTON LP	A0185A BBB & CRR, TR 302, .4059 ACRES, OLD DCAD TR 379B	0.4059		E MCKINNEY ST	\$ 31,826
33168	320 BELL PLACE LLC	A0185A BBB & CRR, TR 301, 1.325 ACRES, OLD DCAD TR 379A	1.3250		318 BELL PL	\$ 499,027
33169	320 BELL PLACE LLC	A0185A BBB & CRR, TR 300, 1.338 ACRES, OLD DCAD TR 379C	1.3380		320 BELL PL	\$ 610,000
33193	LUTTRULL, JOEY & WAYLA LYLES	O T DENTON BLK 32 LOT 1(NWC) 21/2/5//	0.2590		S ELM ST	\$ 123,067
33238	MORRISON MILLING CO	O T DENTON BLK 30 LOT 1, 2	5.4650		535 S BELL AVE	\$ 3,250,000
33261	SCHMITZ REALTY HOLDINGS, LLC	O T DENTON BLK 26 LOT 1(PT)	0.1007		S ELM ST	\$ 65,790
33263	SCHMITZ REALTY HOLDINGS, LLC	O T DENTON BLK 26 LOT 1(S75' OF N157' OF E113') 7/305//	0.1946		306-08-10 S ELM ST	\$ 237,300
33265	GORE FAMILY PARTNERS LTD	O T DENTON BLK 26 LOT 1(S43'),2(N100') ///8,9/30	0.6950		314-320 S ELM ST	\$ 760,000
33283	HELLAND, ERIC L & PAMELA K	O T DENTON BLK 26 LOT 3(W66')(INCLUDES AB759 TR5)	0.4811	HS	414 S ELM ST	\$ 344,980
33285	DOWNTOWN RETAIL PARTNERS, LLC	O T DENTON BLK 33 LOT 1 ALSO INCLUDES A759 TR 116	1.3068		508-516 S ELM ST	\$ 1,750,000
33290	USA WHOLESALE TIRES LLC	O T DENTON BLK 33 LOT 2(N72' OF S117' OF E122')	0.2210		534 S ELM ST	\$ 166,508
33293	ELM 538 LLC	O T DENTON BLK 33 LOT 2(S45' OF E135') ALSO INCLUDES A759 TR 127	0.1540		538-540 S ELM ST	\$ 646,000
33299	HERRICK, HAROLD C & KAREN L	O T DENTON BLK 33 LOT 2(S119' OF W50') ALSO INCLUDES A759 TR 125	0.1550		214 W HIGHLAND ST	\$ 221,247
33415	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 32 LOT 2(S37.5' OF N58.3' OF E100') OLD DCAD A759 TR 163	0.0861		520 S LOCUST ST	\$ 45,000
33416	DENTON, CITY OF	BLOUNT BLK D LOT 1(E163') OLD DCAD AB759 TR 164	0.3766	EX-XV	702 S LOCUST ST	\$ -
33418	JOSOEL INC	A0759A WM LOVING, TR 201, .33 ACRES	0.3300		124 EAGLE DR	\$ 709,931
33419	GLOBAL TOWER LLC	ILTEN ADDN BLK A LOT 1 ACRES 0.270 OLD DCAD AB759 TR158	0.2700		813 S ELM ST	\$ 169,256
33420	12:34 INVESTMENTS LLC	BLOUNT BLK D LOT 4(N20') ALSO INCLUDES A0759A TR 199	0.1720		721 S ELM ST	\$ 552,154
33421	TERRELL PAINTING & WALLCOVERING INC	A0759A WM LOVING, TR 198, .15 ACRES	0.1500		711 S ELM ST	\$ 222,346
33422	709 S ELM LLC	A0759A WM LOVING, TR 197, .256 ACRES	0.2560		709 S ELM ST	\$ 500,000
33423	FRONTIER WATERPROOFING INC	A0759A WM LOVING, TR 195, .2015 ACRES	0.2015		701 S ELM ST	\$ 141,120
33426	RODEN, KEVIN & EMILY	A0759A WM LOVING, TR 28, .24 ACRES	0.2400		225 W SYCAMORE ST	\$ 294,722
33427	STOIC INVESTMENT PROPERTY I LLC	A0759A WM LOVING, TR 27, .316 ACRES	0.3160		223 W SYCAMORE ST	\$ 446,180
33428	AWTREY, LUANN	A0759A WM LOVING, TR 22, .196 ACRES	0.1960	HS	210 STROUD ST	\$ 229,520
33429	DENTON, CITY OF	A0759A WM LOVING, TR 23,24, .21 ACRES	0.2100	EX-XV	300 STROUD ST	\$ -
33430	TERRELL, TAMERA LYNN	A0759A WM LOVING, TR 25, .1101 ACRES	0.1101	HS	310 STROUD ST	\$ 260,786
33431	TERRELL, TAMERA LYNN	A0759A WM LOVING, TR 26, .077 ACRES	0.0770	HS	STROUD ST	\$ 32,144
33433	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 7, .1175 ACRES	0.1175		215 STROUD ST	\$ 124,165
33434	HELLAND, ERIC L & PAMELA K	A0759A WM LOVING, TR 4, .0215 ACRES	0.0215			\$ 337
33435	DOTSON PROPERTIES LLC	A0759A WM LOVING, TR 115,117, .274 ACRES	0.2740		303 / 301 W PRAIRIE ST	\$ 243,000
33436	SIREN, JAMIE MARIE	A0759A WM LOVING, TR 124, .4224 ACRES	0.4224	HS	302 W HIGHLAND ST	\$ 229,406
33438	CAMPBELL, JOHN & KATHLEEN	A0759A WM LOVING, TR 122, .33 ACRES	0.3300	HS, OTHER	523 PIERCE ST	\$ 90,365
33439	GARCIA, MOISES & VLADIMIR M	A0759A WM LOVING, TR 121, .33 ACRES	0.3300	HS	517 PIERCE ST	\$ 160,965
33440	OSO AGUILA, LLC	A0759A WM LOVING, TR 120, .45 ACRES	0.4500		515 PIERCE ST	\$ 199,000
33441	MOSELEY, GEORGE W, JR	A0759A WM LOVING, TR 119, .26 ACRES	0.2600	HS, OTHER	509 PIERCE ST	\$ 111,569
33443	RUSSELL, BENNY & BARBARA LIVING TRUST	A0759A WM LOVING, TR 118, .23 ACRES	0.2300		503 PIERCE ST	\$ 164,000
33445	BROOKS, TOMMY	A0759A WM LOVING, TR 114, .12 ACRES	0.1200		305 W PRAIRIE ST	\$ 47,480
33453	PARSONS, AUDIE & JEWEL	A0759A WM LOVING, TR 135, .195 ACRES	0.1950		624 S ELM ST	\$ 214,583

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33455	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 133, .28 ACRES	0.2800		609 MYRTLE ST	\$ 324,364
33456	MYRTLE ST LLC	A0759A WM LOVING, TR 132, 0.26 ACRES	0.2600		601 MYRTLE ST	\$ 268,534
33458	DEN10 FOUR 702 LLC	A0759A WM LOVING, TR 193, .224 ACRES	0.2240		702 S ELM ST	\$ 265,148
33460	ELM STREET STORAGE LLC	A0759A WM LOVING, TR 194, .37 ACRES	0.3700		710 S ELM ST	\$ 560,000
33463	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 189, .2 ACRES	0.2000		219 MAPLE ST	\$ 71,874
33465	WORMY DOG LLC	A0759A WM LOVING, TR 190, .11 ACRES	0.1100		215 MAPLE ST	\$ 212,865
33467	CLARK, RODERICK	A0759A WM LOVING, TR 191,192, .138 ACRES	0.1380	HS, OTHER	211 MAPLE ST	\$ 120,450
33469	MARSAM ENTERPRISES INC	A0759A WM LOVING, TR 183, .17 ACRES	0.1700		220 EAGLE DR	\$ 88,860
33471	MARSAM ENTERPRISES INC	A0759A WM LOVING, TR 184, .098 ACRES	0.0980		807 MYRTLE ST	\$ 51,227
33475	YOUNT, GARY	A0759A WM LOVING, TR 188, .13 ACRES	0.1300		711 MYRTLE ST	\$ 100,000
33477	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 170, .37 ACRES	0.3700		329 MAPLE ST	\$ 129,600
33479	YUHAS, ANDREW T & JULIE P TRUSTEES OF THE YUHAS LIVING TRUST	A0759A WM LOVING, TR 171, .2 ACRES	0.2000		325 MAPLE ST	\$ 204,000
33481	ACKER, DAVID F	A0759A WM LOVING, TR 172, .21 ACRES	0.2100	HS, OTHER	321 MAPLE ST	\$ 88,578
33483	CCI INV LTD	A0759A WM LOVING, TR 173, .201 ACRES	0.2010		700 MYRTLE ST	\$ 195,000
33485	MATHIASCH, ANNIE B LIFE EST, ETAL	A0759A WM LOVING, TR 174, .36 ACRES	0.3600	HS, OTHER	706 MYRTLE ST	\$ 179,488
33487	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 175, .2008 ACRES	0.2008		712 MYRTLE ST	\$ 197,592
33518	KELSOE CONSTRUCTION & DEVELOPMENT INC	A0759A WM LOVING, TR 169, .245 ACRES	0.2450		711 PACIFIC ST	\$ 256,320
33531	DENTON, CITY OF	A0759A WM LOVING, TR 161,162, ACRES .0261	0.0261	EX-XV		\$ -
33533	D & P RESIDENTIAL PROPERTIES, LLC	A0759A WM LOVING, TR 142 (W 10.88'), 143, .32 ACRES	0.3200		317 W HIGHLAND ST	\$ 325,000
33535	LAWSON, ERIC LEE	A0759A WM LOVING, TR 142, .163 ACRES	0.1630		311 W HIGHLAND ST	\$ 247,000
33536	JETER, JAY M	A0759A WM LOVING, TR 141, .37 ACRES	0.3700		305 W HIGHLAND ST	\$ 253,712
33538	PERRIN, DOUGLAS W	A0759A WM LOVING, TR 140, .3 ACRES	0.3000	HS	610 MYRTLE ST	\$ 159,122
33539	MERIDIAN OF DENTON LLC	A0759A WM LOVING, TR 136, .29 ACRES	0.2900		620 MYRTLE ST	\$ 308,294
33542	DAWSON-RIEGER, JOAN N	A0759A WM LOVING, TR 137,138, .215 ACRES	0.2150		617 PIERCE ST	\$ 249,667
33546	TRAN, TOM & LOK-SZE WONG	A0759A WM LOVING, TR 139, .2 ACRES	0.2000		613-615 PIERCE ST	\$ 210,011
33547	GREEN, AMANDA & KUZOV, MICHELLE	A0759A WM LOVING, TR 151, .22 ACRES	0.2200		420 MAPLE ST	\$ 235,000
33550	ROUSH, WENDY A	A0759A WM LOVING, TR 152, .2 ACRES	0.2000	HS	418 MAPLE ST	\$ 189,731
33559	SUSHIBOI INC	A0759A WM LOVING, TR 148-150, .4341 ACRES	0.4341		419 W HIGHLAND ST	\$ 405,219
33568	PEGG, SYLVIA & ERIK	A0759A WM LOVING, TR 147, .2 ACRES	0.2000		415 W HIGHLAND ST	\$ 327,492
33570	HILLMAN, KENT & NICOLE	A0759A WM LOVING, TR 146, .2 ACRES	0.2000		411 W HIGHLAND ST	\$ 148,000
33572	HIGHLAND 407 LLC	A0759A WM LOVING, TR 145, .17 ACRES	0.1700		407 W HIGHLAND ST	\$ 405,000
33574	WOOLAVER, CALVIN	A0759A WM LOVING, TR 144, .22 ACRES	0.2200		403 W HIGHLAND ST	\$ 189,550
33576	ROWE, WILLIAM SCOTT REVOCABLE TRUST	A0759A WM LOVING, TR 154, .19 ACRES	0.1900		612 PIERCE ST	\$ 194,750
33578	MASSEY, CAROL	A0759A WM LOVING, TR 155, .24 ACRES	0.2400		620 PIERCE ST	\$ 164,000
33580	SALT CREEK FAMILY CAPITAL LLC SERIES REGIMENT G	A0759A WM LOVING, TR 153, .2 ACRES	0.2000		330 MAPLE ST	\$ 160,000
33585	BERLANGA, SERGIO A & ERIKA A	A0759A WM LOVING, TR 93, .33 ACRES	0.3300	HS	417 W PRAIRIE ST	\$ 216,648
33586	WINNETTE, JULIE MCKINNON LIFE ESTATE	A0759A WM LOVING, TR 94, .33 ACRES	0.3300	HS, OTHER	411 W PRAIRIE ST	\$ 102,860
33589	PRAIRIE 405 LLC	A0759A WM LOVING, TR 95, .16 ACRES	0.1600		405 W PRAIRIE ST	\$ 258,000
33591	JCJ RENTALS LLC	A0759A WM LOVING, TR 96, .19 ACRES	0.1900		401 W PRAIRIE & 510 PIERCE ST	\$ 176,000
33593	SHUMAKE, RUEBEN	A0759A WM LOVING, TR 97, .27 ACRES	0.2700	HS	514 PIERCE ST	\$ 173,330
33595	SHELTON, JERRY W & CAROL M	A0759A WM LOVING, TR 113, .23 ACRES	0.2300	HS, OTHER	520 PIERCE ST	\$ 84,105
33597	WRIGHT MANAGEMENT LLC	A0759A WM LOVING, TR 112, .23 ACRES	0.2300		524 PIERCE ST	\$ 74,880
33599	MOYER, ERIK	A0759A WM LOVING, TR 111, .15 ACRES	0.1500		528 PIERCE ST	\$ 156,962
33602	H JANK HOLDINGS LLC	A0759A WM LOVING, TR 110, .14 ACRES	0.1400		402 W HIGHLAND ST	\$ 145,962
33604	SBERZA CORP	A0759A WM LOVING, TR 109, .12 ACRES	0.1200		404 W HIGHLAND ST	\$ 145,341
33606	F&S INV LP P/S	A0759A WM LOVING, TR 108, .34 ACRES	0.3400		410 W HIGHLAND ST	\$ 285,000
33610	CCI INV LTD	A0759A WM LOVING, TR 105, .38 ACRES	0.3800		416 W HIGHLAND ST	\$ 232,092
33612	CCI INV LTD	A0759A WM LOVING, TR 104, .38 ACRES	0.3800		525 S CARROLL BLVD	\$ 630,000
33614	CCI INV LTD	A0759A WM LOVING, TR 106, .034 ACRES	0.0340		ELM ST	\$ 7,405
33623	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 18, .21 ACRES	0.2100		421 STROUD ST	\$ 171,000
33626	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 15, .21 ACRES	0.2100		415 STROUD ST	\$ 192,000
33627	LIMPEDE, RICHARD	A0759A WM LOVING, TR 14, .196 ACRES	0.1960		411 STROUD ST	\$ 215,971
33629	LIMPEDE, RICHARD	A0759A WM LOVING, TR 10, .163 ACRES	0.1630		403 STROUD ST	\$ 239,728
33630	TAMPATEEP, NUMCHAI & SIRIJIRAPATANA, RATANA	A0759A WM LOVING, TR 9, .224 ACRES	0.2240		401 STROUD ST	\$ 194,220
33633	MILNE, MELONIE	A0759A WM LOVING, TR 11, .152 ACRES	0.1520		412 PIERCE ST	\$ 253,647
33636	ELDER, STEPHEN L	A0759A WM LOVING, TR 12, .179 ACRES	0.1790	HS, OTHER	418 PIERCE ST	\$ 108,182
33647	CROW, KAYLEIGH DEAN	A0759A WM LOVING, TR 13, .2 ACRES	0.2000		410 W PRAIRIE ST	\$ 192,419
33649	O & C FREEMAN FAMILY LTD	A0759A WM LOVING, TR 16, .209 ACRES	0.2090		414 W PRAIRIE ST	\$ 209,167
33652	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 17, .24 ACRES	0.2400		418 W PRAIRIE ST	\$ 215,000
33653	GAZEBO APTS LTD	A0759A WM LOVING, TR 89, 3.1309 ACRES	3.1309		508 S CARROLL BLVD	\$ 5,880,000

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
33655	GAZEBO APTS LTD	A0759A WM LOVING, TR 90, 2.2069 ACRES	2.2069		508 S CARROLL BLVD	\$ 3,920,000
33711	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 315, .2148 ACRES, OLD DCAD TR 128A	0.2148		103 E PARKWAY ST	\$ 140,355
33712	GRAVES, JOHN & DONNA	A0185A BBB & CRR, TR 314, .1047 ACRES, OLD DCAD TR 127	0.1047		502 N LOCUST ST	\$ 241,603
33714	SHATTERED GLASS CEILING HOLDINGS LLC	A0185A BBB & CRR, TR 316,317, .314 ACRES, OLD DCAD TR 128	0.3140		512 N LOCUST ST	\$ 456,220
33715	DEN 10 THREE 516 LLC	WOOD HOUSE ADDN BLK A LOT 1 OLD DCAD A-185 TR-318	0.2160		516 N LOCUST ST	\$ 395,000
33717	RAGSDALE CO LLC	A0185A BBB & CRR, TR 321, .4151 ACRES, OLD DCAD TR 131	0.4151		526 N LOCUST ST	\$ 579,947
33719	RAGSDALE CO LLC	A0185A BBB & CRR, TR 319,320, .2644 ACRES, OLD DCAD TR 130	0.2644		520 N LOCUST ST	\$ 172,800
33733	MISTYWOOD LLC	NELSON ADDN BLK 1 LOT 1 ACRES 0.706 OLD DCAD A185 TR 345,346	0.7060		600-608 N LOCUST ST	\$ 717,756
33737	LOCUST 700 LLC	A0185A BBB & CRR, TR 338C, .2938 ACRES, OLD DCAD TR 135	0.2938		614 N LOCUST ST	\$ 179,200
33739	LOCUST 700 LLC	A0185A BBB & CRR, TR 338B, .2975 ACRES, OLD DCAD TR 136	0.2975		700 N LOCUST ST	\$ 195,000
33741	DAIRY BAR INVESTMENTS LLC	A0185A BBB & CRR, TR 338A, .2846 ACRES, OLD DCAD TR 136,137A	0.2846		708 N LOCUST ST	\$ 186,100
33834	FOURTEEN FOUR, LLC	A0185A BBB & CRR, TR 349, .425 ACRES, OLD DCAD TR 113,114	0.4250		522-534 N ELM ST	\$ 604,896
33839	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 352, .4194 ACRES, OLD DCAD TR 111	0.4194		603 N LOCUST ST	\$ 1,175,000
33841	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 354, .253 ACRES, OLD DCAD TR 106A	0.2530		602 N ELM ST	\$ 260,000
33847	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 69, .1285 ACRES, OLD DCAD TR 85	0.1285		117 FERGUSON ST	\$ 156,000
33848	BANYAN TREE REAL ESTATE ENTERPRISES LLC	A0185A BBB & CRR, TR 70, .32 ACRES, OLD DCAD TR 103-105	0.3200		829 N LOCUST ST	\$ 400,000
33850	GIUSEPPE ITALIAN RESTAURANT	A0185A BBB & CRR, TR 71, .3254 ACRES, OLD DCAD TR 103A	0.3254		821 N LOCUST ST	\$ 450,226
33860	DEN10 SEVEN 809 LLC	A0185A BBB & CRR, TR 370 & 371, .3442 ACRES, OLD DCAD TR 101	0.3442		809 N LOCUST ST	\$ 350,000
33863	CROUCH, BOBBY A & RUBY N REVOCABLE FAMILY TRUST	A0185A BBB & CRR, TR 369, .4407 ACRES, OLD DCAD TR 90(PT),100	0.4407		721-801 N LOCUST ST	\$ 335,000
33868	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 364,365, .2238 ACRES, OLD DCAD TR 99A	0.2238		715-717 N LOCUST ST	\$ 179,313
33869	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 363, .3357 ACRES, OLD DCAD TR 98	0.3357		711-13 N LOCUST ST	\$ 222,417
33872	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 298, .5829 ACRES, OLD DCAD TR 379(PT)	0.5829		412 BELL PL	\$ 152,462
33873	BIG MAGNOLIA LLC	A0185A BBB & CRR, TR 357, .4686 ACRES, OLD DCAD TR 97	0.4686		705 N LOCUST ST	\$ 548,500
33874	DOWNTOWN RETAIL PARTNERS, LLC	A0185A BBB & CRR, TR 358, .2 ACRES	0.2000		110 PAULINE ST	\$ 235,000
33876	HAMDOLLAH-ZADEH, MAHIN	A0185A BBB & CRR, TR 299, .684 ACRES, OLD DCAD TR 379,379E	0.6840		406 BELL PL	\$ 284,247
33877	BECK, WINFRED C, JR	A0185A BBB & CRR, TR 359, .11 ACRES, OLD DCAD TR 96	0.1100		702 N ELM ST	\$ 94,371
33878	KELSOE TRACTOR CO INC	A0185A BBB & CRR, TR 297, .497 ACRES, OLD DCAD TR 379D	0.4970			\$ 90,000
33881	BECK, WINFRED C, JR	A0185A BBB & CRR, TR 360,361, .2024 ACRES, OLD DCAD TR 94	0.2024		708 N ELM ST	\$ 307,923
33883	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 362, .1893 ACRES, OLD DCAD TR 93	0.1893		710 N ELM ST	\$ 133,160
33887	RANKIN FAMILY, LP	A0185A BBB & CRR, TR 366,367, .62 ACRES, OLD DCAD TR 91,92	0.6200		718 N ELM ST	\$ 1,111,800
33888	DEN10 FIVE 728 LLC	A0185A BBB & CRR, TR 368, .206 ACRES, OLD DCAD TR 90(W PT)	0.2060		728 N ELM ST	\$ 500,500
33891	DEN10 SEVEN 809 LLC	A0185A BBB & CRR, TR 373, 0.219 ACRES, OLD DCAD TR 89	0.2190		N ELM	\$ 13,355
33893	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 374, .179 ACRES, OLD DCAD TR 88	0.1790		808 N ELM ST	\$ 169,000
33896	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 68, .179 ACRES, OLD DCAD TR 87	0.1790		812 N ELM ST	\$ 164,000
33901	J HAWLEY PROPERTIES LLC	A0185A BBB & CRR, TR 67, .23 ACRES, OLD DCAD TR 86	0.2300		820 N ELM ST	\$ 421,259
33926	NOT ELLIE THE CAT LLC	A0185A BBB & CRR, TR 57,58, .368 ACRES, OLD DCAD TR 48,49	0.3680		903 N ELM ST	\$ 662,000
33939	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 56, .1909 ACRES, OLD DCAD TR 50	0.1909		N ELM ST	\$ 43,200
33948	RAMIREZ, GINER P & MITCHIE N	A0185A BBB & CRR, TR 55, .1626 ACRES, OLD DCAD TR 51	0.1626		821 N ELM ST	\$ 343,810
33951	WOHR LAW PLLC	A0185A BBB & CRR, TR 54, .165 ACRES, OLD DCAD TR 52	0.1650		815 N ELM ST	\$ 223,971
33955	KRUSHA HOLDINGS LLC	A0185A BBB & CRR, TR 375, .1649 ACRES, OLD DCAD TR 53A	0.1649		809 N ELM ST	\$ 262,295
33958	WOHR LAW PLLC	A0185A BBB & CRR, TR 376, .3778 ACRES, OLD DCAD TR #36A, 52A, 53	0.3778		817 N ELM ST	\$ 308,287
33960	CHEW, MARCUS R	A0185A BBB & CRR, TR 377, .3987 ACRES, OLD DCAD TR 54	0.3987		801 N ELM ST	\$ 401,853
33962	DELUSIONAL BY DESIGN LLC	A0185A BBB & CRR, TR 382, .6829 ACRES, OLD DCAD TR 55,56	0.6829		725 N ELM ST	\$ 1,432,811
33964	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 383, .25 ACRES, OLD DCAD TR 57	0.2500	EX-XV	715 N ELM ST	\$ -
33965	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 386, .225 ACRES, OLD DCAD TR 58	0.2250	EX-XV	709 N ELM ST	\$ -
33966	DENTON INDEPENDENT SCHOOL DISTRICT	A0185A BBB & CRR, TR 394-397,399-401, 1.593 ACRES, OLD DCAD TR BET ELM & BOLIVAR	1.5930	EX-XV	200 W CONGRESS ST	\$ -
33967	O'BRYANS CARPET CLEANING INC	A0185A BBB & CRR, TR 398, .0827 ACRES	0.0827		601 N ELM ST	\$ 147,065
33968	PHILLIPS, JOAN MARIE	A0185A BBB & CRR, TR 393, .275 ACRES, OLD DCAD TR 29	0.2750	HS	616 BOLIVAR ST	\$ 255,857
33969	CASH1 PROPERTIES LLC	A0185A BBB & CRR, TR 389, .194 ACRES, OLD DCAD TR 30	0.1940		620 BOLIVAR ST	\$ 264,000
33970	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 388, .251 ACRES, OLD DCAD TR 31	0.2510	EX-XV	622 BOLIVAR ST	\$ -
33971	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 385, .251 ACRES, OLD DCAD TR 32	0.2510	EX-XV	700 BOLIVAR ST	\$ -
33992	HENDERSON, AMBER & TRAVIS	A0185A BBB & CRR, TR 384, .25 ACRES, OLD DCAD TR 32A	0.2500		704 BOLIVAR ST	\$ 281,112
33993	STABILE, GLORIA	A0185A BBB & CRR, TR 381, .251 ACRES, OLD DCAD TR 33	0.2510	HS, OTHER	710 BOLIVAR ST	\$ 141,010
33994	WIXSOM, EMMA TRUST	A0185A BBB & CRR, TR 380, .251 ACRES, OLD DCAD TR 34	0.2510		714 BOLIVAR ST	\$ 310,149
33995	WONG, KEITH K CHING	A0185A BBB & CRR, TR 379, .5027 ACRES, OLD DCAD TR 35	0.5027		720-724 BOLIVAR ST	\$ 525,600
33996	DOTY, JEFFERY & BOTELLO, LESANDRA	A0185A BBB & CRR, TR 378, .489 ACRES	0.4890	HS	726 BOLIVAR ST	\$ 327,750
34004	BRACKEEN, TANYA LEIGH	A0185A BBB & CRR, TR 402, .085 ACRES, OLD DCAD TR 24	0.0850		221 CONGRESS ST	\$ 141,178
34005	BAILEY FAMILY PARTNERS II, LTD	A0185A BBB & CRR, TR 403, .138 ACRES, OLD DCAD TR 25,25A	0.1380		219 W CONGRESS ST	\$ 176,607
34007	BAILEY FAMILY PARTNERS II, LTD	A0185A BBB & CRR, TR 404, .321 ACRES, OLD DCAD TR 23	0.3210		526 BOLIVAR ST	\$ 310,436
34014	DAVENPORT, W DAVID	A0759A WM LOVING, TR 73, .13 ACRES	0.1300		503 W SYCAMORE ST	\$ 210,000

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
34017	MINASSIAN, ARA A	A0759A WM LOVING, TR 75, .181 ACRES	0.1810		511 W SYCAMORE ST	\$ 220,000
34018	MCGEHEE, LARRY D & KIMBERLY	A0759A WM LOVING, TR 74, .119 ACRES	0.1190		507 W SYCAMORE ST	\$ 181,000
34020	BLANTON, JAMES A & MARILYN	A0759A WM LOVING, TR 77, .29 ACRES	0.2900		316 S CARROLL BLVD	\$ 346,440
34021	AMERICAN NATIONAL BANK	A0759A WM LOVING, TR 37, .94 ACRES	0.9400		120 S CARROLL BLVD	\$ 3,402,776
34022	LONGACRE, STEVEN & STACY	A0759A WM LOVING, TR 38, 39, .23 ACRES, OLD DCAD TR 24B	0.2300		600 W MULBERRY ST	\$ 275,291
34023	STOCKARD, G E	A0759A WM LOVING, TR 40,41, .41 ACRES	0.4100		604-06-08-12-14 W MULBERRY ST	\$ 264,000
34025	TRINITY LLC	A0759A WM LOVING, TR 71, .11 ACRES	0.1100		506 SYCAMORE ST	\$ 225,000
34027	HARRISON, GLEN P	A0759A WM LOVING, TR 66, .29 ACRES	0.2900		512 W SYCAMORE ST	\$ 308,614
34031	STOCKARD, JOSEPH E & MARY F	A0759A WM LOVING, TR 65, .17 ACRES	0.1700		516 W SYCAMORE ST	\$ 142,000
34032	CARRICO, MARLA K TRUST	A0759A WM LOVING, TR 62, .22 ACRES	0.2200		520 W SYCAMORE ST	\$ 246,353
34051	COTTLE, DEBORAH J	A0759A WM LOVING, TR 60, .17 ACRES	0.1700		605 W MULBERRY ST	\$ 159,000
34052	SALE, RICHARD B & MARY	A0759A WM LOVING, TR 63, .15 ACRES	0.1500		601-03 W MULBERRY ST	\$ 157,325
34057	ACKER, CARISSA FALCON	A0759A WM LOVING, TR 68, .24 ACRES	0.2400	HS	204 S CARROLL BLVD	\$ 333,458
34059	PERRY, TREVOR NICHOLAS	A0759A WM LOVING, TR 69, .12 ACRES	0.1200		210 S CARROLL BLVD	\$ 315,400
34061	AI, MEILIN	A0759A WM LOVING, TR 70, .16 ACRES	0.1600		216 S CARROLL BLVD	\$ 155,754
34062	CARROLL EAGLE PARTNERS LTD	A0759A WM LOVING, TR 182(PT), 0.1680 ACRES	0.1680		820 MYRTLE ST	\$ 14,636
35172	PARKS, EVIS RAY & WANDA RUTH REV LIVING TRUST	A0623A A. HILL, TR 37, .2272 ACRES, OLD DCAD TR 27	0.2272		600 S BELL AVE	\$ 110,000
35600	HICKORY STREET DOWNTOWN LLC	A0971A WM NEILL, TR 115, .23 ACRES	0.2300		613 W HICKORY ST	\$ 650,386
35601	STOCKARD, JOSEPH E	A0971A WM NEILL, TR 114(INCLUDES A759 TR 42), ACRES 0.350, OLD, 0.35 ACRES	0.3500		607 W HICKORY ST	\$ 313,920
35602	STOCKARD, JOSEPH E	A0971A WM NEILL, TR 113, .25 ACRES	0.2500		601 W HICKORY ST	\$ 156,000
35603	STOCKARD, JOSEPH E & MARY F	A0971A WM NEILL, TR 112, .26 ACRES	0.2600		515 W HICKORY ST	\$ 260,000
35604	KB DENTON LLC	A0971A WM NEILL, TR 111, .22 ACRES	0.2200		507-509 W HICKORY ST	\$ 287,490
35605	KB DENTON LLC	A0971A WM NEILL, TR 110, .25 ACRES	0.2500		501 W HICKORY ST	\$ 1,315,485
35614	EBRAHIMI, MASSOUD EDADI	A0623A A. HILL, TR 47, .11 ACRES, OLD DCAD TR 173	0.1100		722 INDUSTRIAL ST	\$ 506
35662	DANIEL, NICHOLAS & O'BRIEN, JILL	A0623A A. HILL, TR 197, .282 ACRES, OLD DCAD TR 100A	0.2820		917 S ELM ST	\$ 296,187
35664	REDUS, HUBERT B	A0623A A. HILL, TR 195, .2171 ACRES, OLD DCAD TR 105	0.2171	HS	915 S ELM ST	\$ 135,588
35666	MUNOZ, MIA M	A0623A A. HILL, TR 194, .2171 ACRES, OLD DCAD TR 104	0.2171	HS	913 S ELM ST	\$ 196,121
35667	CELOSIA LLC - SERIES E	A0623A A. HILL, TR 193, .1974 ACRES, OLD DCAD TR 103	0.1974		903 S ELM ST	\$ 200,000
35669	SOLDBYCHRISY INC	A0623A A. HILL, TR 192, .3553 ACRES, OLD DCAD TR 102	0.3553		901 S ELM ST	\$ 313,800
35671	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A. HILL, TR 188, 0.157 ACRES, OLD DCAD TR 101	0.1570		115 EAGLE DR	\$ 287,636
35673	BARTA, THOMAS J & KATHLEEN J	A0623A A. HILL, TR 190,191, .1799 ACRES, OLD DCAD TR 101A,101B(PT)	0.1799		117 EAGLE DR	\$ 195,704
35676	BLACK, STEVEN & BETTY	A0623A A. HILL, TR 187, .2842 ACRES, OLD DCAD TR 100(15)	0.2842		908 S LOCUST ST	\$ 122,694
35678	COLLORA, PETER & CHILDS, LESLIE TRS	A0623A A. HILL, TR 189, .09 ACRES, OLD DCAD TR 101B(PT)	0.0900			\$ 39,200
35682	GONZALEZ, EMILIO LOPEZ & GUADALUPE TRS POPO & LUPE GONZALEZ LIV TRUST	A0623A A. HILL, TR 184, .236 ACRES, OLD DCAD TR 100(8)	0.2360		924 S LOCUST ST	\$ 194,505
35684	BROWN, DAVID E	A0623A A. HILL, TR 183, .2211 ACRES, OLD DCAD TR 100(7)	0.2211		926 S LOCUST ST	\$ 173,000
35688	BROWN, DAVID E	A0623A A. HILL, TR 182, .2961 ACRES, OLD DCAD TR 100(6)	0.2961		928.5 S LOCUST ST	\$ 350,000
35690	GMSS INC	A0623A A. HILL, TR 181, .2961 ACRES, OLD DCAD TR 100(5)	0.2961		930 S LOCUST ST	\$ 85,523
35694	GMSS INC	A0623A A. HILL, TR 180, .1974 ACRES, OLD DCAD TR 100(4)	0.1974		1006 S LOCUST ST	\$ 174,500
35696	GMSS INC	A0623A A. HILL, TR 178,179, .4 ACRES	0.4000		1014 S LOCUST ST	\$ 230,000
35698	MCGREGOR, JOEL N	A0623A A. HILL, TR 176, .28 ACRES, OLD DCAD TR 98	0.2800		1024 S LOCUST ST	\$ 20,000
35700	BLACK, STEVEN & BETTY	A0623A A. HILL, TR 177, .22 ACRES, OLD DCAD TR 98C	0.2200		1020 S LOCUST ST	\$ 188,830
35702	MCGREGOR, JOEL N	A0623A A. HILL, TR 175, .14 ACRES, OLD DCAD TR 98(8)	0.1400		110 COLLINS ST	\$ 28,800
35704	GMSS INC	A0623A A. HILL, TR 174, .241 ACRES, OLD DCAD TR 100(3)	0.2410		120 COLLINS ST	\$ 190,000
35705	GMSS, INC	A0623A A. HILL, TR 173, .241 ACRES, OLD DCAD TR 100(2)	0.2410		126 W COLLINS ST	\$ 51,900
35706	ZAMBRANO, TIMOTHY J	A0623A A. HILL, TR 172, .2376 ACRES, OLD DCAD TR 100(11)	0.2376	HS	200 W COLLINS ST	\$ 175,678
35707	CAUSLEY APARTMENTS LLC	A0623A A. HILL, TR 171, .188 ACRES, OLD DCAD TR 100(12)	0.1880		206 W COLLINS ST	\$ 170,000
35708	SECOND STATE HOLDINGS LLC - SERIES E	A0623A A. HILL, TR 170, .216 ACRES, OLD DCAD TR 100(16)	0.2160		208 W COLLINS ST	\$ 244,000
35709	POPO & LUPE'S LLC	A0623A A. HILL, TR 169, .2208 ACRES, OLD DCAD TR 100(1)	0.2208		216 W COLLINS ST	\$ 96,181
35710	GMSS INC	A0623A A. HILL, TR 200, .8964 ACRES, OLD DCAD TR 100	0.8964		930 S ELM ST	\$ 100,000
35711	POPO & LUPE'S LLC	A0623A A. HILL, TR 201, .6592 ACRES, OLD DCAD TR 100(13)	0.6592		927 S ELM ST	\$ 287,148
35712	GMSS INC	A0623A A. HILL, TR 199, .3099 ACRES, OLD DCAD TR 100(14)	0.3099		932 S ELM ST	\$ 30,528
35713	ANDERSON, MARY ADRIAN	A0623A A. HILL, TR 198, .32 ACRES, OLD DCAD TR 99	0.3200		934 S ELM ST	\$ 239,183
35714	ANDERSON, MARY ADRIAN	A0623A A. HILL, TR 196, .1515 ACRES, OLD DCAD TR 100D	0.1515		919 S ELM ST	\$ 72,600
35771	WHITMORE DENTON ONE LLC	A0623A A. HILL, TR 126, 1.61 ACRES, OLD DCAD TR 97	1.6100		901 S LOCUST ST	\$ 336,632
36264	206 FORT WORTH LLC	A0623A A. HILL, TR 203, .13 ACRES, OLD DCAD TR 110	0.1300		206 FORT WORTH DR	\$ 196,280
36267	CALVERT, JOHN ALAN	A0623A A. HILL, TR 204, .1515 ACRES, OLD DCAD TR 111	0.1515		227 EAGLE DR	\$ 109,368
36268	CARMONA, VALENTIN	A0623A A. HILL, TR 205, .1865 ACRES, OLD DCAD TR 108	0.1865		212 FORT WORTH DR	\$ 179,558
36270	QUEVEDO, IRMA LUCRECIA	A0623A A. HILL, TR 206, .11 ACRES, OLD DCAD TR 100B	0.1100		214-216 FORT WORTH DR	\$ 47,920
36272	QUEVEDO, IRMA LUCRECIA	A0623A A. HILL, TR 207, .191 ACRES, OLD DCAD TR 100C	0.1910		220 FORT WORTH DR	\$ 112,106
36312	RUSSELL, BENNY & BARBARA LIVING TRUST	A0623A A. HILL, TR 212, .212 ACRES, OLD DCAD TR 115B	0.2120		926 MYRTLE ST	\$ 43,865

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
36805	BROWN, DAVID E	A0623A A. HILL, TR 185, .2369 ACRES, OLD DCAD TR 100(9)	0.2369		922 S LOCUST ST	\$ 403,000
39359	HELLAND, ERIC L & PAMELA K	O T DENTON BLK 26 LOT 3(E156')	0.4691		416 S ELM ST	\$ 985,271
40078	CALVERT, LL	BELL J F BLK 1 LOT 5 5/228///H CISCO AB 1184	0.1612		502 S BELL AVE	\$ 130,000
40198	ROGUE REAL ESTATE GROUP LLC	JAGOE & PRESTON BLK 2 LOT 1,2(N42' AND E62'),3,4,5,6	1.2490		525 S LOCUST ST	\$ 1,500,000
75239	GRUNDEN WEALTH MANAGEMENT LLC	OFFENBACKER ADDN BLK 1 LOT 1 ACRES 0.259	0.2590		515 S CARROLL BLVD	\$ 575,482
75535	MCGEHEE, LARRY D & KIMBERLY	STROUD ADDN BLK 1 LOT 15(E1/2),16	0.2583		418-420 STROUD ST	\$ 301,000
75537	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 11,12	0.2877	EX-XV		\$ -
76167	USA CORP OF ENGINEERS	A0185A BBB & CRR, TR 310-313, 3.079 ACRES, OLD DCAD TR 117,118A,125,126	3.0790	EX-XV	101 E MCKINNEY ST	\$ -
76175	LUTHERAN CHURCH	A0185A BBB & CRR, TR 387, .28 ACRES, OLD DCAD TR 59	0.2800	EX-XV	703 N ELM ST	\$ -
76176	LUTHERAN CHURCH	A0185A BBB & CRR, TR 391, .23 ACRES, OLD DCAD TR 60	0.2300	EX-XV		\$ -
76394	DENTON, CITY OF	A0759A WM LOVING, TR 196, .0494 ACRES	0.0494	EX-XV	MAPLE ST	\$ -
76417	SIMMONS, G KIRK	A0185A BBB & CRR, TR 353, .1641 ACRES, OLD DCAD TR 106	0.1641		118 W CONGRESS ST	\$ 210,000
77531	DENTON MASONIC MUSEUM & LIBRARY, INC	A0759A WM LOVING, TR 123, .79 ACRES	0.7900	EX-XV	316 W HIGHLAND ST	\$ -
78032	FRISBY, JUDSON SCOTT & RASHEL NOEL TRS FRISBY REVOCABLE LIVING TRUST	A0759A WM LOVING, TR 135A, .2788 ACRES	0.2788		216 MAPLE ST	\$ 259,200
78176	DENTON, CITY OF	A1184A H. SISCO, TR 134, 10.257 ACRES, OLD DCAD TR 114	10.2570	EX-XV	500 E HICKORY ST	\$ -
82575	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 5	0.1515	CH	604-610 N BELL AVE	\$ 430,000
82576	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE LOT 6	0.1191	EX-XV	612-616 N BELL AVE	\$ -
104364	DANIEL K PEUGH LLC	HICKMAN ADDN BLK 1 LOT 1	0.2790		229 SYCAMORE ST	\$ 246,000
105791	KREGEL, CHARLES F	WATLEY ADDN BLK 1 LOT 1	0.1147		721 S LOCUST ST	\$ 132,180
106197	BALAS, GLENDA R	CANTON ADDN BLK 1 LOT 1	0.2980		516 BOLIVAR ST	\$ 256,496
106213	RUSSELL, BENNY & BARBARA LIVING TRUST	CARROLL POINT BLK 1 LOT 1	0.3850		919 S CARROLL BLVD	\$ 500,000
107315	T-BIRD VENTURES LLC	MARSH ADDN LOT 2A	0.2830		909 N ELM ST	\$ 554,000
114294	WHALEY PROP	BLOUNT BLK A LOT 9(PT)&PT OF ALLEY	0.0100		S BELL ST & LOCUST ST	\$ 5,220
114855	KELSOE CONSTRUCTION AND DEVELOPMENT INC	KELSOE ADDN BLK 1 LOT 1 ACRES 1.409	1.4090		500-600 N BELL AVE	\$ 1,225,000
115232	STRATTON INVESTMENT GROUP LLC	M & W ADDN BLK 1 LOT 1	0.2296		916 S LOCUST ST	\$ 289,200
115548	HILL, SCOTT & OVESON, LESLIE HILL	O T DENTON BLK 26 LOT 2A ACRES 0.451	0.4510		400 S ELM ST	\$ 425,000
115549	HILL, T SCOTT	O T DENTON BLK 26 LOT 2B ACRES 0.181	0.1810		209 STROUD ST	\$ 180,000
115550	PALPANT, LESLIE H	O T DENTON BLK 26 LOT 2C ACRES 0.204	0.2040		211 STROUD ST	\$ 231,365
117139	MARSAM ENTERPRISES INC	SANGER BROS ADDN BLK 2 LOT 1A ACRES .4465	0.4465		816 S ELM ST	\$ 468,000
121322	AKS FOOD CORP	GARDNER-FIKES BLK A LOT 1	0.3600		300 N BELL AVE	\$ 653,981
121465	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 390, .0574 ACRES, OLD DCAD TR 30A	0.0574	EX-XV		\$ -
121634	CHEW, MARCUS R	A0185A BBB & CRR, TR 377A, .103 ACRES, OLD DCAD TR 36B	0.1030		801 N ELM ST	\$ 13,461
121777	ST PAUL LUTHERAN CHURCH	A0185A BBB & CRR, TR 392, .042 ACRES, OLD DCAD TR 29A	0.0420	EX-XV		\$ -
126362	COURT APPOINTED SPECIAL ADVOCATES OF DENTON COUNTY INC	BELL PLACE BLK A LOT 3R	0.7940	EX-XV	604-616 N BELL AVE	\$ -
126455	WESTIN PLACE LTD & CHARLOTTE MARIE INVESTMENT PARTNERS LLC	HAYWOOD ADDN BLK 1 LOT 1	0.9260		521 W SYCAMORE ST	\$ 2,918,453
128283	RAMOS, MIKE & JIM BLANTON	CARROLL BLVD ADDN BLK A LOT 1	0.2920		310 S CARROLL BLVD	\$ 287,322
130611	CARROLL PARK PL LTD	FRED MOORE ADDN BLK 1 LOT 1 ACRES 0.4035	0.4035		501 S CARROLL BLVD	\$ 550,000
131476	SETTLES INVESTMENTS LLC	O T DENTON BLK 33 LOT 2A ACRES 0.619	0.6190		520 S ELM ST	\$ 510,223
131495	MCNATT, AL FAMILY P/S LT ETAL	LACY ADDN BLK 3 LOT 4(S1/2),5(N5')	0.1264		517 N ELM ST	\$ 172,674
149065	BLANTON, JAMES A	JESTER ADDN LOT A(E PT)	1.2627		400-412 S CARROLL BLVD	\$ 975,000
149142	CALVERT, LL	BELL J F BLK 1 LOT 7 /7/228	0.1521		510 S BELL AVE	\$ 63,600
154989	TEXAND CORPORATION	LACY ADDN BLK 3 LOT 9(W64') ACRES 0.0717	0.0717		222 W PARKWAY ST	\$ 70,077
155867	CARROLL PARK PL LTD	OFFENBACKER ADDN BLK 1 LOT 3	0.4110		519 S CARROLL BLVD	\$ 245,000
156153	JOHN BAINES REALTY, LLC	GOSSETT ENTERPRISES ADDN BLK A LOT 1	0.6260		600 S ELM ST	\$ 550,147
156998	DENTON, CITY OF	STROUD ADDN BLK 1 LOT 12	0.2531	EX-XV		\$ -
160644	DENTON, CITY OF	A0971A WM NEILL, TR 3, .34 ACRES	0.3400	EX-XV		\$ -
160645	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 6(PT),8	0.7504		414 W PARKWAY ST	\$ 825,000
161490	DENTON, CITY OF	A0623A A. HILL, TR 38, .26 ACRES	0.2600	EX-XV		\$ -
161492	DENTON, CITY OF	A0623A A. HILL, TR 39, .51 ACRES	0.5100	EX-XV		\$ -
161493	DENTON, CITY OF	A0623A A. HILL, TR 41, .44 ACRES	0.4400	EX-XV		\$ -
161494	DENTON, CITY OF	A0623A A. HILL, TR 42, .77 ACRES	0.7700	EX-XV		\$ -
161495	DENTON, CITY OF	A0623A A. HILL, TR 43, .31 ACRES	0.3100	EX-XV		\$ -
161496	DENTON, CITY OF	A0623A A. HILL, TR 44, .31 ACRES	0.3100	EX-XV		\$ -
161497	DENTON, CITY OF	A0623A A. HILL, TR 45, .43 ACRES	0.4300	EX-XV		\$ -
161498	DENTON, CITY OF	A0623A A. HILL, TR 46, .19 ACRES	0.1900	EX-XV		\$ -
161499	DENTON, CITY OF	A0623A A. HILL, TR 125, .3 ACRES	0.3000	EX-XV		\$ -
161751	HICKORY STREET DOWNTOWN LLC	A0759A WM LOVING, TR 43, .1 ACRES	0.1000			\$ 26,136
163052	MAI, KATHARINE W & CUONG N	A0185A BBB & CRR, TR 372, .2604 ACRES, OLD DCAD TR #102	0.2604		815 N LOCUST ST	\$ 640,257
165078	ROHMER DENTON PROPERTIES LTD	BELL PLACE BLK A LOT 1R	0.7305		816 N BELL AVE	\$ 1,606,481
166875	CARROLL PARK PL LTD	CARROLL PARK PL TWO BLK A LOT 1	0.3699		701 S CARROLL BLVD	\$ 541,701

APPENDIX A: TIRZ #1A (EXPANDED BOUNDARIES) OWNERSHIP

Property ID	Owner	Legal Description	Acres	Exemptions	Address	Estimated 2024 Taxable Value
168343	CARROLL PARK PL LTD	OFFENBACKER ADDN BLK 1 LOT 2R	0.3990		509 S CARROLL BLVD	\$ 482,948
178310	MARK HICKS INVESTMENTS LLC	BARB ADDN BLK 1 LOT 6(PT)	0.0781	EX-XL	W PARKWAY ST	\$ -
179414	RIDGE, GORDON N	BLOUNT BLK A LOT 2(N 1/2)	0.1715		609 WAINWRIGHT ST	\$ 29,880
182805	525 NORTH LOCUST, LLC	CONGRESS STREET ADDN BLK 1 LOT 1	0.7980		521-531 N LOCUST ST	\$ 965,722
185236	DBC INV LTD	MULBERRY PLACE ADDN BLK A LOT 1	0.3530		515 W MULBERRY ST	\$ 1,106,149
208324	HOWE, LEROY M	A0759A WM LOVING, TR 20, .0812 ACRES	0.0812		419 CARROLL ST	\$ 21,228
210793	KLEMENT KARL PROP INC	CARROLL POINT BLK 1 LOT 2R	1.0400		923 S CARROLL BLVD	\$ 790,000
212102	HI-LO AUTO SUPPLY LP	BLOUNT BLK D LOT 7R	0.8350		100 W EAGLE DR	\$ 895,327
219104	DENTON, CITY OF	DE HALL PROPERTY LOT 1-43	6.1500	EX-XV	E MCKINNEY ST	\$ -
234196	CRUZ, HUGO R & EMMA A	BLOUNT BLK B LOT 2R1	0.1380		611 S LOCUST ST	\$ 89,146
241765	GRUNDEN WEALTH MANAGEMENT LLC	A0759A WM LOVING, TR 106A & 107, .121 ACRES	0.1210		CARROLL BLVD	\$ 6,640
251163	QT DENTON EAGLE DRIVE LLC	Q T 905 ADDN BLK 1 LOT 1	2.1749		321 W EAGLE DR	\$ 1,900,000
254153	SCHMITZ REALTY HOLDINGS LLC	O T DENTON BLK 26 LOT 1 (N PT)	0.5100		201 W SYCAMORE ST	\$ 625,000
611612	518 ACME LTD	ACCESS FIRST CAPITAL ADDN BLK A LOT 1A	3.2210		320 EAGLE DR	\$ 7,214,364
611744	ACCESS BANK TEXAS	CARROLL PARK PLACE TWO PH TWO BLK A LOT 2	0.2590		711 CARROLL BLVD	\$ 126,050
674431	DOWNTOWN RETAIL PARTNERS, LLC	SARATAN ADDITION BLK A LOT 1	0.1100		614 N ELM ST	\$ 75,368
675286	EAGLE ELM PARTNERS	ELM STREET APARTMENTS BLK A LOT 1	1.4800		712 S ELM ST	\$ 8,000,000
675756	ASHRAM, KUNDALINI YOGA	ASHRAM BLK A LOT 1R	0.7900	EX-XV	611 N LOCUST ST	\$ -
679882	DEN10 FIVE 728 LLC	A0185A BBB & CRR, TR 373A, 0.139 ACRES	0.1390		N ELM ST	\$ 68,117
729142	CORUM, AARON SCOTT	CORUM ADDITION BLK A LOT 1	0.2100		600-604 W SYCAMORE ST	\$ 417,000
731590	DENTON, CITY OF	A0759A WM LOVING, TR 182(PT)(ROW), 0.062 ACRES	0.0620	EX-XV		\$ -
957885	CALDERON, YOLANDA	CALDERON ADDITION BLK A LOT 1-A	0.4280		600 WITHERS ST	\$ 281,089