

AN ORDINANCE AMENDING THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO PROJECT AND FINANCING PLAN, TERMINATION DATE, AND BOUNDARY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 311 of the Texas Tax Code, as amended (“Act”) a city may designate a contiguous geographic area within such city as a reinvestment zone if the area satisfies the requirements of certain sections of the Act; and

WHEREAS, the Killeen City Council established the Tax Increment Reinvestment Zone Number Two (TIRZ #2) on November 4, 2008 for the purpose of dedicating the increase in tax revenue generated within the TIRZ #2 to provide funds for public infrastructure to encourage accelerated development and redevelopment in several areas of the city; and

WHEREAS, the Killeen City Council approved a project plan and reinvestment zone financing plan for the TIRZ #2 on August 25, 2009; and

WHEREAS, the Killeen City Council amended the TIRZ #2 project and financing plan and boundary on December 8, 2015; and

WHEREAS, the Killeen City Council again amended the TIRZ #2 project and financing plan and boundary on February 28, 2017; and

WHEREAS, on November 30, 2022, the TIRZ #2 Board voted unanimously to amend the TIRZ #2 boundary to include approximately 331.8913 acres east of Roy Reynolds Drive, as depicted in the attached revised boundary map described in Exhibit “A;”

WHEREAS, on November 30, 2022, the TIRZ #2 Board voted unanimously to extend the duration of the TIRZ #2 by 20 years to terminate on December 31, 2048; and

WHEREAS, on November 30, 2022, the TIRZ #2 Board voted unanimously to amend the project plan and reinvestment zone financing plan for the TIRZ #2 to include additional projects and expenditures; and

WHEREAS, the City has provided all information, made all presentations, given all notices and done all other things required by Chapter 311 Texas Tax Code or other law as a condition to the creation of the proposed zone; and

WHEREAS, the total appraised value of taxable real property in the proposed zone is approximately \$172,000,000; and

WHEREAS, the total area within the proposed zone is approximately 2,468 acres; and

WHEREAS, the total appraised value of taxable real property in the proposed zone is approximately 1.338 percent of the total appraised value of taxable real property in Killeen; and

WHEREAS, the City has provided written notice of the public hearing regarding the proposed expansion of the zone in compliance with the requirements of the Act to the governing bodies of all taxing units levying taxes on property in the proposed zone; and

WHEREAS, a notice of the December 13, 2022 public hearing regarding proposed amendments to the zone was published on Sunday, December 4, 2022 in the Killeen Daily Herald, a newspaper of general circulation in the City; and

WHEREAS, the City Council finds that the TIRZ#2 project and financing plan is feasible and that the plan, termination date, and boundary amendment should be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the City, acting under the provisions of Chapter 311, Texas Tax Code, does hereby designate as a reinvestment zone and create and designate a reinvestment zone over the area depicted in the map attached hereto as Exhibit “A” and to promote the development and redevelopment of the area. The reinvestment zone shall hereafter be named for identification as Reinvestment Zone Number Two City of Killeen Texas, (“the Zone”). The City Council specifically declares that the Zone is designated pursuant to Section 311.005 (2) of the Texas Tax Code.

SECTION II. That termination of the operation of the Zone shall occur on December 31, 2048, or at an earlier time designated by subsequent ordinance or at such time subsequent to the issuance of tax increment bonds, if any, that all project costs, obligations secured with tax increment revenues, and the interest thereon have been paid in full.

SECTION III. That the TIRZ #2 Project and Financing Plan is hereby amended as follows:

**City of Killeen
Tax Increment Reinvestment Zone #2
Project and Financing Plan**

This document constitutes the Tax Increment Reinvestment Zone Project Plan for the Tax Increment Reinvestment Zone (TIRZ) #2, as required by Chapter 311 of the Texas Tax Code.

I. Project Plan

A. TIRZ Project Description

In August 2008, the City of Killeen created TIRZ #2 over approximately 2,104 acres of vacant and partially developed land on contiguous properties in the city limits of Killeen. The TIRZ #2 boundary was then amended in September of 2015 to include an additional 32 acres in the Southwest corner of Rancier Avenue and 38th Street to accommodate a proposed retail development in that area. Additional TIRZ #2 boundary amendment was made January 25, 2017 to include Rancier Avenue from Fort Hood Street to Root Avenue. The TIRZ #2 boundary was subsequently amended again in 2022 to include approximately 331.8913 acres east of Roy Reynolds Drive in anticipation of expanding the Killeen Business Park.

Development Projects and Public Infrastructure in the TIRZ

- Public Infrastructure – water lines, sanitary sewer lines, underground utilities, pedestrian improvements, and roadway improvements
- Public Roads and Highways – improvements to US190-~~&~~, FM 2410, & FM 439
- Beautification – gateway improvements, streetscape improvements, municipal furnishings, landscape improvements, open space amenities, pedestrian amenities, wayfinding & signage
- Public Safety – street lights, sidewalks
- Public Land and Buildings - park acquisition, city hall, park improvements
- Land acquisition – property for business park

Expenditures associated with the acquisition, design, construction and financing of the planned improvements and other specific project related costs will be funded by tax increment revenue derived from increases in property tax revenues throughout the duration of TIRZ#2. Development is projected to increase taxable property values in the TIRZ from its current assessed value to \$298915,838,562 million.

B. Developer and Financing Description

Downtown: The City of Killeen will be responsible for improvements in the downtown area and general vicinity and gateways utilizing funds generated by the TIRZ increment.

~~Industrial-Business~~ Park: The City of Killeen will be responsible for improvements in the ~~industrial-business~~ park utilizing funds generated by the TIRZ increment.

~~La-CasataAnthem Park~~: The developer of the ~~La-CasataAnthem Park~~ project is ~~First Advisors, Inc.~~ CSW Killeen, LP. They will finance and develop the mixed-use project private improvements along with the public infrastructure improvements and amenities.

The City will provide reimbursement to the developer, ~~First Advisors, Inc.~~ CSW Killeen, LP, for public improvements, subject to approval of a reimbursement contract between the City and the developer.

C. Conditions and Circumstances of the Property

1. ~~La-CasataAnthem Park~~: There is a lack of basic infrastructure including: water, sanitary sewer, storm sewer, roads, and drainage. The development project will provide full public infrastructure and amenities to the community, including green spaces, park(s), trails, ~~and water features~~landscaping, lighting, fencing, and/or vegetative screening.
2. **Downtown Killeen**: Downtown Killeen and the general vicinity and gateways need business development and investment, pedestrian amenities, consistent urban design features, landscaping, and public spaces. TIRZ dollars will be allocated to provide these basic features for the benefit of the public and sustainability of the land uses and their respective tax values. TIRZ funding will also be utilized to attract businesses that would improve the quality of life in the area. Such businesses would include restaurants, attractions, entertainment venues, and recreational facilities. These businesses would attract Killeen citizens to spend time downtown and promote tourism, thereby creating job opportunities and economic growth.
3. **Killeen ~~Industrial-Business~~ Park**: The existing ~~Industrial-Business~~ Park lacks full development and utilities is nearing full build-out. Expansion of the Business Park is critical to attracting new industrial development to Killeen. Investment of TIRZ revenues will allow the ~~Industrial-Business~~ Park to realize its full taxable highest and best land use~~be expanded~~, thereby increasing the opportunities for job and economic growth.
4. **Rancier Avenue and 38th Street**: This area has a lack of basic infrastructure including: water, sanitary sewer, storm sewer, pedestrian and roadway infrastructure, and drainage. ~~The proposed retail~~Future retail development near this intersection will provide a significant benefit to the TIRZ and community.

4.5. Grocery Store: The establishment of a retail grocery store is a critical need in the northern part of Killeen. TIRZ dollars will be allocated to attract and incentivize a grocery store in the vicinity of the TIRZ.

5.6. Existing Uses and Conditions of Property in the Proposed TIRZ and Future Uses and Conditions of Property in the TIRZ.

- **Existing Land Uses and Conditions:**

The area of the TIRZ is approximately 2,1322,468 acres in size. The area is a mixture of vacant, developed and partially developed properties. The area includes properties that have frontages on public streets and highways. Properties in the area have various stages of utilities and infrastructure serving them.

- **Proposed Land Uses:**

Proposed land uses include: commercial, retail, offices, medical, public buildings, parks, open space, parking, and amenities such as trails and water features.

- **Maps:**

Exhibit A: Killeen TIRZ Boundary

D. Justification for TIRZ Creation

The developer of the La Caseata Anthem Park project (~~First Advisors, Inc~~ CSW Killeen, LP) believes that the demographic, market demand and overall economic conditions justify the risk for the proposed La Caseata Anthem Park development. The development of infrastructure and vertical improvements, along with the public amenities, will bring the property to its highest and best use and provide an opportunity to capture pent-up demand for the various land uses proposed.

The new development and subsequent public improvements in the TIRZ #2 will provide social, economic, and quality of life benefits to the entire community. Creation of the TIRZ will establish the funding mechanisms for public infrastructure improvements that are essential for the attraction of private investment that would otherwise not occur in the reasonably foreseeable future. If not for the creation of the TIRZ, property will not be developed, due in part to the infrastructure conditions listed above.

E. Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances.

All construction will be done in conformance with existing city ordinances, regulations and building codes, of the City of Killeen and Bell County. There are no proposed changes of any city building codes or ordinances.

~~F. List of Estimated Non-Project Costs~~

~~Costs that will be expended by the Developer, without reimbursement, are listed below.~~

Non-Reimbursable Project Costs	Estimated Costs
Miscellaneous Land Development Hard and Soft Costs and Land Acquisition	\$ 84,000,000
Total	\$ 84,000,000

~~G.F. Displacement of Residents~~

~~There will be no displacement of residents within the TIRZ.~~

II. TIRZ #2 Financing Plan

A. A Listing of the Proposed Public Works or Public Improvements in the Zone

See below and refer to the map exhibits.

B. A list describing the Estimated Project Costs of the Zone is shown below, including creation and administration costs

Public Infrastructure and Related Items	Estimated Costs
Safety and Visual Improvements in Downtown Killeen and Industrial Business Park	
Gray Street landscaping and irrigation	\$ 150,000
Avenue D landscaping and irrigation	\$ 100,000
Gray Street decorative lighting and installation	\$ 500,000
Avenue D decorative lighting and installation	\$ 300,000
Relocate above ground utilities underground Downtown	\$ 2,000,000
Streetscaping improvements in Downtown Killeen	\$ 14,000,000
Rancier Avenue landscaping and irrigation	\$ 48,000
Rancier Avenue pedestrian mobility improvements	\$ 209,000
Rancier Avenue replacement and streetscaping improvements	\$ 15,000,000
Rancier Avenue undergrounding overhead utilities	\$ 9,000,000
Public Use	
Downtown land acquisition and development of park space	\$ 28,000,000
Gray Street Street and sidewalk rehabilitation	\$ 4,000,000
Avenue D – Street and sidewalk rehabilitation	\$ 2,500,000
Widening FM 2410 and Stan Schlueter Loop Intersection	\$ 4,000,000
Construction of Rosewood Drive overpass at US 190	\$ 4,800,000
City Hall in the downtown	\$ 10,000,000
Land acquisition and development for expansion of Killeen Business Park	\$ 30,000,000
Economic development and public infrastructure reimbursements	\$ 14,000,000

Redevelopment	
<i>Downtown land acquisition and redevelopment</i>	\$ 28,000,000
La Casata Infrastructure Development for Commercial Development	
<i>Water, sanitary sewer, storm sewer, internal public roads, landscaping, water features, green space, trails—commercial component only</i>	\$ 9,000,000
Administrative /Professional Services	\$ 2003,000,000
Total	\$ 46,807,000 \$ 113,500,000

*The above costs are estimates and based on the best information available as of December ~~2016~~2022. Cost will vary and costs may be distributed between the various line items based on the discretion of the TIRZ Board of Directors and/or City of Killeen City Council.

*The above costs include land/right-of-way acquisition, design and construction costs.

C. Estimated Time When Monetary Obligations Are Incurred

Costs will be incurred beginning in ~~2010-2022~~ and are anticipated to continue ~~per the Table A: Buildout Schedule~~through the duration of the TIRZ.

D. Estimated Amount of Bonded Indebtedness

The City, upon a recommendation from the Tax Increment Reinvestment Zone Board, may issue bonds, notes, or other obligations secured by tax increment revenues, the proceeds of which could be used to pay for or reimburse developers for Project Costs, including public improvements, interest, developer costs, and costs associated with the bond issue. The City, upon a recommendation from the Tax Increment Reinvestment Zone Board, may issue one or more series of bonds or notes at the time the Zone generates sufficient tax increment revenues to pay principal and interest on such obligations. However, the City may elect to pay for Project Costs directly from tax increment proceeds as they become available, without the sale of bonds or notes.

E. Methods of Financing and Sources of Revenue

Tax increment revenues will be derived from the development of the ~~La Casata~~Anthem Park mixed-use project, development in the Killeen ~~Industrial Business~~ Park, and increase in property values in downtown Killeen. Development is projected to increase taxable property values in the Killeen TIRZ to approximately \$~~298~~15,838,562 million during the life of the TIRZ.

~~Table A-Exhibit E~~ depicts the build-out projection and the annual captured appraised value for the mixed-use development proposed in the TIRZ; improvements in the ~~industrial-business~~ park; and improvements in the downtown area; and the projected revenue schedule for the TIRZ. ~~Table B-depicts the projected revenue schedule for the TIRZ.~~

To ensure timely construction of public improvements, both “pay-as-you-go” and/or bond financing may be utilized. Potential financing methods may include:

1. **Tax Increment Bonds or Notes:** As allowed by annual incremental increases in Zone assessed value, tax-exempt tax increment bonds or notes may be issued to fund improvements.
2. **Bond Anticipation Notes:** Notes issued in anticipation of tax increment or bond revenue may be issued to facilitate implementation of particular projects as warranted.
3. **Other Private Financing:** The project will be developed using traditional bank financing subject to future TIRZ fund reimbursement provided to the Developer.
4. **Tax Increment Contract Revenue Bonds:** The City may elect to create a Redevelopment Authority with the authority to issue all or part of the debt contemplated in the Plan. The Board may elect to enter into Development Agreements with the developer to provide for public projects in furtherance of the provisions of the Plan. In such situations, development agreements may be subject to the developer’s ability to generate sufficient increment to fund the agreement.
5. **Percentage of Increment Dedicated to the Zone:**
The percentage of tax value increment anticipated to be dedicated to the Zone follows.

Taxing Unit	Dedicated Tax Rate	% of Total Participation
City of Killeen	\$0. 74980-6233	100%
Bell County	\$0. 42120-3160	100%
Central Texas College	\$0. 13660-0960	100%
TOTAL	\$1.3076-1.0353/ \$100 valuation	100%

*The above rates are based on Property Tax Rate ~~2015-2023~~ information.

F. Tax Increment Fund

The City of Killeen will establish and maintain the Zone’s tax increment fund. The City will deposit an amount of money into the tax increment fund equal to the City’s ad valorem tax revenues collected from the taxable property in the project,

less the tax increment base revenue. The City will deposit revenues derived from all taxing jurisdictions participating in the TIRZ into the tax increment fund, in accordance with the conditions of an agreement with each jurisdiction's participation.

G. Market Feasibility Study

The market feasibility study is Exhibit D.

H. Duration of the Zone

The ~~duration-termination~~ of the TIRZ #2 ~~is proposed to be twenty (20) years~~shall occur on December 31, 2048, or at an earlier time designated by subsequent ordinance, or at such time, subsequent to the issuance of any bonds, notes or other obligations that all project costs, bonds, notes or other obligations have been paid in full. Year One (1) is expected to consist of planning and pre-development activities.

I. Exhibits

Exhibit A	Killeen TIRZ #2 Boundary
Exhibit B	Current Land Use <u>Zoning</u> Map of TIRZ
Exhibit C	Future Land Use and Proposed Development Areas maps
Exhibit D	Market (Economic) Feasibility Study
<u>Exhibit E</u>	<u>Schedule of Zone Estimated Captured Appraised Value & Revenue</u>

~~H. Tables~~

Table A	Schedule of Zone Estimated Captured Appraised Value
Table B	Proposed Zone Revenue Schedule

SECTION IV. That all ordinances or resolutions or parts of ordinances or resolutions in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION V. That should any section or part of any section or paragraph of this ordinance be declared invalid or unconstitutional for any reason, it shall not invalidate or impair the validity, force or effect of any other section or sections or part of a section or paragraph of this ordinance.

SECTION VI. That the Code of Ordinances of the City of Killeen, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION VII. That this ordinance shall be effective after its passage and publication according to law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 13th day of December, 2022, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

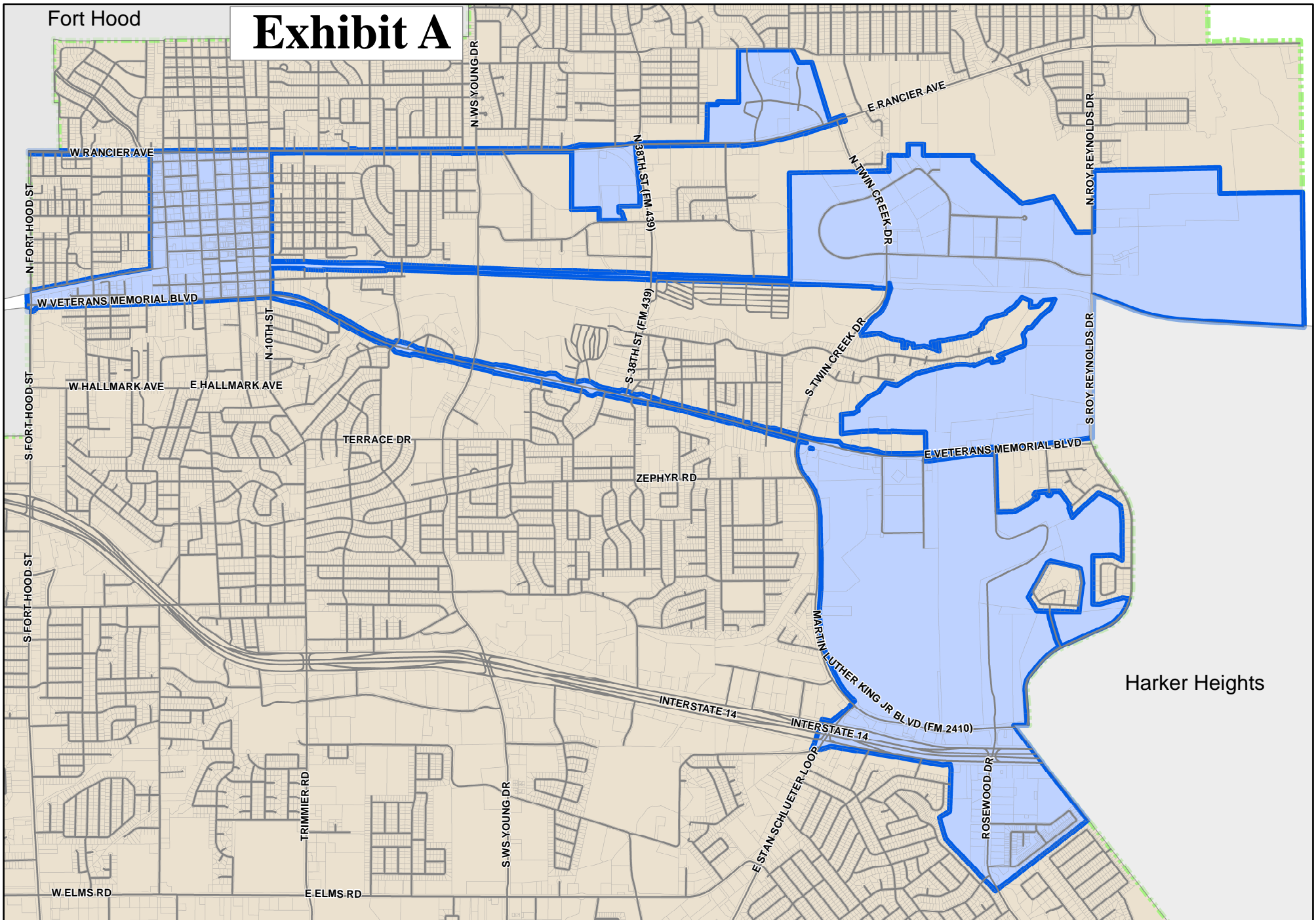
APPROVED AS TO FORM:

Holli C. Clements, CITY ATTORNEY



Ord. _____

Fort Hood

Exhibit A

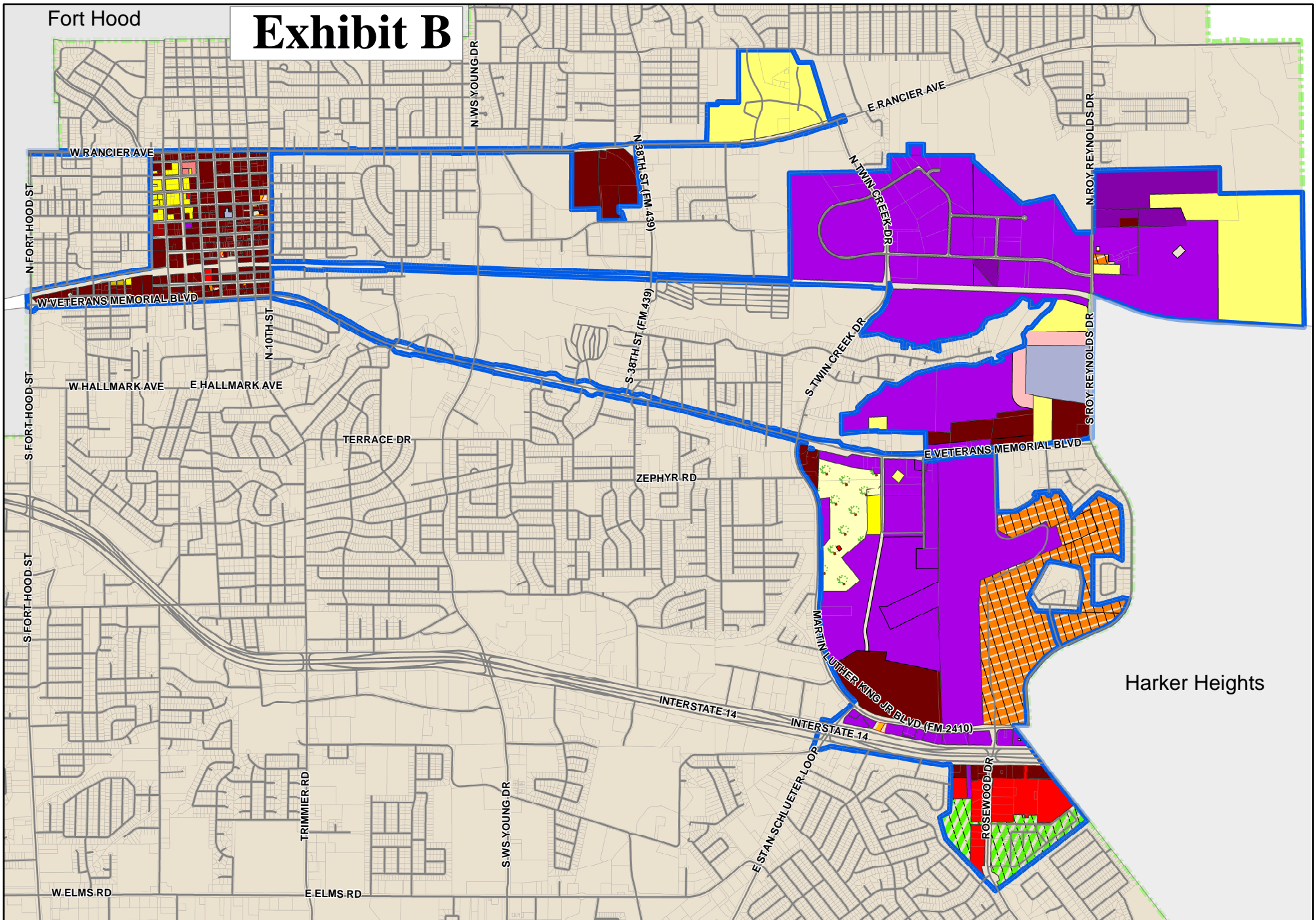


TIRZ #2 Boundary

 TIRZ #2 Boundary 2471.13 Acres
 Citylimits

Fort Hood

Exhibit B



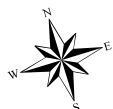
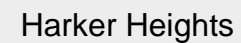
Harker Heights




TIRZ #2 Boundary

TIRZ #2 Boundary	B-3A	B-C-1	PUD	R-3F
B-1	B-4	CUP	R-1	RMH
B-2	B-5	M-1	R-2	SUP
B-3	RC-1	M-2	R-3	Citylimits

Exhibit C



TIRZ #2 Boundary

- | | | | | | |
|---------------------------------------------------------------------------------------|------------------|---------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|--------------------------|
|  | TIRZ #2 Boundary |  | Neighborhood Commercial |  | Rural Estate |
|  | Campus |  | Public Space |  | Traditional Neighborhood |
|  | Floodplain |  | Regional Commercial |  | Urban Center |
|  | Industrial |  | Residential Mix |  | Citylimits |

Development Services
Department

Exhibit D
Market Feasibility Study
City of Killeen Texas

1. Growth of the Killeen Market

a. Population

The U.S. Census Bureau's population estimate for Killeen, in the year 2020, was 153,095 on April 1, 2020. The U.S. Census Bureau estimated Killeen's population to be 156,261 on July 1, 2021. This is a 2.4% increase in the population. Per the Texas Demographics by Cubit, Killeen is the 19th most populated city in the state of Texas out of 1,805 cities. According to World Population Review, Killeen ranks 175th in the country for its population. The estimated population will be 163,003 by 2027 per Claritas, a data-driven marketing company.

b. Sales Taxes

Sales tax are a good indicator of retail vibrancy. Sales taxes retained by the City of Killeen is 1 ½ % of every dollar in sales tax revenue. The sales tax revenue increased by 17.94 percent over the past four years. Sales tax collections for recent years are listed below:

Year	City's Sales Tax Revenue
2022	\$27,907,229 as of October
2021	\$31,504,838
2020	\$26,772,341
2019	\$24,865,813
2018	\$23,661,151

c. Additional Growth Indicators

i. Policom.com

In 2022, Policom Corporation, an independent economic research firm that specializes in analyzing local and state economies, ranked the Killeen-Temple- Fort Hood Metropolitan Statistical Area (MSA) as the 140th out of 384 MSA's strongest economy in the United States. The MSA ranked 165 in 2020.

ii. Housing

According to 2022-2023 U.S. News and World Report, Killeen ranked 5th for Best Places to Live in Texas. Out of 150 metropolitan areas in the U.S., Killeen

ranked 108th Best Places to Live and #91 in Best Places to Retire.

iii. Livability

Per areavibes.com, Killeen has a livability rate of 64 out of 100. The Cost of Living (COLI) Index is 88. The State of Texas COLI is 92.

iv. Job Market

The annual Killeen unemployment rate in 2020 was 8.4% and in 2021 it was 7.0%, per the Texas Labor Market, texaslmi.com.

2. Retail Leakage

a. Trade Area

A Retail Leakage Study was conducted by The Retail Coach in 2022. The study identified the retail trade area to be approximately 301,293 persons. The trade area boundaries extend from Lampasas, which is to the west, to Temple on the east, Fort Hoods most northern section and as far south as Florence.

b. Retail Leakage

According to the analysis, Killeen is leaking approximately \$1.818 billion of retail sales to neighboring communities. Of the 52 retail sectors studied, Killeen shows only four with sales surpluses: Sporting Goods, Shoes, Hobby/Toy/Game Shops and Miscellaneous Retail Stores, such as Florist, Gifts and Pet Stores. The chart below reflects some of the retail sectors experiencing major leakages. Note: Additional details from the Leakage Study available upon request.

Retail Sector	Estimated Actual Sales	Potential Sales	Leakage
General Merchandise	\$369,726,899	\$491,249,986	(\$121,523,087)
Grocery Stores	\$127,679,985	\$521,511,612	(\$393,831,627)
Electronic and Appliance Stores	\$27,296,229	\$53,204,500	(\$25,908,271)
Food Services and Drinking Places	\$142,681,344	\$566,875,596	(\$424,194,252)
Health & Personal Care Stores	\$33,136,318	\$213,838,694	(\$180,702,376)
Gasoline Service Stations	\$97,864,529	\$332,696,584	(\$234,832,055)
Home Furniture and Furnishings	\$32,521,362	\$86,776,352	(\$54,254,990)
Motor Vehicle and Parts Dealers	\$831,614,041	\$1,039,689,087	(\$208,075,046)

3. **Retail Projections.** This is a new dataset for 2022. It shows the projected demand in from 2022 to 2027

Description	2022 Demand	2027 Demand	Growth
General Merchandise	\$302,996,400	\$335,475,306	\$32,478,906
Grocery Stores	\$330,908,195	\$369,722,276	\$38,817,080
Electronic and Appliance Stores	\$42,500,048	\$47,082,614	\$4,582,565
Food Services and Drinking Places	\$357,090,768	\$399,269,007	\$42,178,238
Health & Personal Care Stores	\$56,507,736	\$65,588,474	\$9,080,739
Gasoline Service Stations	\$235,582,109	\$280,037,252	\$44,455,143
Home Furniture and Furnishings	\$22,091,788	\$23,255,554	\$1,163,766
Motor Vehicle and Parts Dealers`	\$562,802,107	\$635,278,984	\$72,476,877

4. **2022 Estimated Demographic Data – 1 mile radius from the described sites.**

	Downtown Killeen	Killeen Business Park	Anthem Park	Rancier & 38 th Street	TIRZ	City of Killeen
Population	12,800	3,077	7,860	11,280	3,101	153,791
Average Age	27.72	34.29	34.32		33.55	32.10
Average Household Income	\$39,538	\$60,751	\$68,516	\$48,649	\$59,434	\$65,573
Households	5,676	1,289	2,904	4,854	1,344	57,508
Families Below Poverty Status	723	104	298	500	97	4,169
Employed	4,665	1,356	3,243	4,245	1,289	60,123
Unemployed	603	129	280	693	156	7,036
Occupation Classification						
<i>White Collar</i>	1,608	723	2,185	1,662	640	33,092
<i>Blue Collar</i>	1,470	297	498	1,239	272	13,418
<i>Svc & Farm</i>	1,458	395	708	1,311	382	13,698

CONCLUSION

Killeen is the largest and fastest growing city in the Killeen-Temple-Fort Hood MSA. It is the hub of economic activity in the region. The economy of the community and of the region continues to expand despite weakening of the U.S. economy. The designation of Interstate 14, the growing student population at Texas A&M University -Central Texas and the close proximity to Fort Hood, have been key factors in the economic growth of Killeen.

City of Killeen, Texas
Tax Increment Financing Zone (TIRZ) #2
Financial Forecast

Exhibit E

Fund 235

Fiscal Year	Tax Base	Estimated Growth	City of Killeen	Bell County	Central Texas College	Interest	Estimated Annual Revenue	Estimated Annual Expenditures	Cumulative Total
2021							\$ 1,744,793		
2022	\$ 36,829,202		\$ 238,532	\$ 125,498	\$ 38,099	\$ 10,232	412,361	\$ -	\$ 2,157,154
2023	57,537,155	56.23%	358,629	181,817	55,236	22,276	617,958	-	2,775,112
2024	77,675,159	35.00%	484,149	245,454	74,568	55,502	859,673	-	3,634,786
2025	104,861,465	35.00%	653,602	331,362	100,667	36,348	1,121,979	-	4,756,765
2026	131,076,831	25.00%	817,002	414,203	125,834	47,568	1,404,607	-	6,161,371
2027	163,846,039	25.00%	1,021,252	517,753	157,292	61,614	1,757,911	-	7,919,282
2028	196,615,247	20.00%	1,225,503	621,304	188,751	79,193	2,114,751	-	10,034,033
2029	235,938,296	20.00%	1,470,603	745,565	226,501	100,340	2,543,009	-	12,577,042
2030	283,125,955	20.00%	1,764,724	894,678	271,801	125,770	3,056,973	-	15,634,015
2031	339,751,147	20.00%	2,117,669	1,073,614	326,161	156,340	3,673,784	-	19,307,800
2032	390,713,819	15.00%	2,435,319	1,234,656	375,085	193,078	4,238,138	-	23,545,938
2033	449,320,891	15.00%	2,800,617	1,419,854	431,348	235,459	4,887,278	-	28,433,216
2034	494,252,980	10.00%	3,080,679	1,561,839	474,483	284,332	5,401,333	-	33,834,549
2035	524,543,754	6.13%	3,269,481	1,657,558	503,562	338,345	5,768,946	-	39,603,496
2036	554,292,899	5.67%	3,454,908	1,751,566	532,121	396,035	6,134,630	-	45,738,126
2037	583,293,608	5.23%	3,635,669	1,843,208	559,962	457,381	6,496,220	-	52,234,346
2038	611,495,377	4.83%	3,811,451	1,932,325	587,036	522,343	6,853,155	-	59,087,501
2039	639,478,473	4.58%	3,985,869	2,020,752	613,899	590,875	7,211,395	-	66,298,896
2040	668,054,762	4.47%	4,163,985	2,111,053	641,333	662,989	7,579,360	-	73,878,256
2041	696,866,562	4.31%	4,343,569	2,202,098	668,992	738,783	7,953,442	-	81,831,698
2042	726,134,958	4.20%	4,525,999	2,294,586	697,090	818,317	8,335,992	-	90,167,690
2043	755,813,617	4.09%	4,710,986	2,388,371	725,581	901,677	8,726,615	-	98,894,305
2044	785,852,821	3.97%	4,898,221	2,483,295	754,419	988,943	9,124,878	-	108,019,183
2045	816,199,544	3.86%	5,087,372	2,579,191	783,552	1,080,192	9,530,307	-	117,549,490
2046	846,797,551	3.75%	5,278,089	2,675,880	812,926	1,175,495	9,942,390	-	127,491,879
2047	877,587,524	3.64%	5,470,003	2,773,177	842,484	1,274,919	10,360,583	-	137,852,462
2048	908,507,202	3.52%	5,662,725	2,870,883	872,167	1,378,525	10,784,300	-	148,636,762
							<u>\$ 148,636,762</u>	<u>\$ -</u>	

TIRZ BOUNDARY DESCRIPTION:

Beginning at a point in the south east corner of Canyon Point II Subdivision as recorded in Cabinet C, Slide 69-A, Plat Records of Bell County, Texas.

Following the Southeast line of Canyon Point:

N 43 9 22 E Approximate Distance: 136.877

to a point in the North East corner of said subdivision.

Thence N 34 55 10 E Approximate Distance: 573.961 to a point in the north margin of SH190.

Thence S 62 56 58 E Approximate Distance: 211.19 to a southeast point in the Southern Cross Subdivision.

Thence N 69 14 34 E Approximate Distance: 515.66 to the most southeasterly point in the Southern Cross Subdivision.

Thence N 20 28 34 E Approximate Distance: 29.338 to a point in most easterly corner of said subdivision.

Travelling N 60 44 19 E Approximate Distance: 148.949 to a point in the east margin of FM 2410.

Following the east right of way margin of FM 2410:

1. N 24 50 00 W 120.24
2. N 22 03 30 W 277.43
3. N 18 26 50 W 85.52
4. N 16 31 40 W 99.90
5. N 11 20 20 W 203.56
6. N 05 24 40 W 189.60
7. N 00 25 40 W 299.78
8. N 08 24 10 E 192.26
9. N 08 43 50 E 246.03
10. N 12 37 00 E 151.50
11. N 15 39 30 E 147.05
12. N 18 19 20 E 144.76
13. N 30 19 00 E 105.91
14. N 19 17 36 E 114.41
15. N 19 22 03 E 179.90
16. N 19 14 42 E 143.64
17. N 19 27 46 W 59.95
18. N 08 16 01 W 103.07
19. N 16 20 09 E 1584.51
20. N 00 38 50 W 236.17
21. N 05 12 48 W 433.15
22. N 02 00 12 W 722.27
23. N 28 42 56 E 260.67

Thence N 47 28 3 W Approximate Distance: 162.633 to a point in the South right of way of US Bus Hwy 190.

Following the South Right of Way of US Bus Hwy 190.

1. N 58 29 26 W	645.765
2. N 58 08 37 W	1163.516
3. N 58 46 02 W	606.273
4. N 60 19 23 W	765.863
5. N 61 20 11 W	118.311
6. N 65 34 43 W	56.553
7. N 64 04 13 W	315.385
8. N 62 35 30 W	44.232
9. N 60 26 55 W	573.07
10. N 59 34 15 W	52.59
11. N 61 44 47 W	124.931
12. S 82 37 56 W	127.91
13. N 60 58 08 W	100
14. N 34 25 51 W	111.819
15. N 61 00 27 W	41.461
16. N 58 50 27 W	55.532
17. N 60 54 37 W	851.357
18. N 66 02 06 W	50.332
19. N 61 24 20 W	1058.195
20. N 40 15 27 W	56.294
21. N 60 48 43 W	397.323
22. N 59 22 59 W	86.97
23. N 59 56 56 W	565.246
24. N 61 22 52 W	729.598
25. S 89 37 33 W	83.737
26. N 59 10 00 W	338.825
27. N 27 18 30 W	85.702
28. N 36 23 31 W	68.923
29. N 47 45 00 W	1239.077
30. N 31 18 14 W	64.067
31. N 43 55 48 W	425.472
32. N 45 57 21 W	185.071
33. N 59 37 22 W	956.692
34. N 67 19 35 W	50.19
38. N 73 25 35 W	288.244
39. N 81 31 44 W	70.34
40. N 76 01 10 W	298.072
41. N 75 09 21 W	80.005
42. N 75 52 59 W	670.956
43. N 75 53 00 W	75.884
44. N 75 53 00 W	461.884
45. N 75 53 00 W	48.884
46. N 76 03 40 W	791.597
47. N 72 43 23 W	53.002
48. N 74 31 35 W	757.824
49. N 74 35 15 W	50.001
50. N 74 35 15 W	461.884
51. N 74 39 54 W	1052.403
52. S 64 17 31 W	134.882

Thence N 78 14 59 W Approximate Distance: 124.02
crossing SH 195 to a point in the west margin.

Thence N 16 37 45 E Approximate Distance: 467.307

Following the west margin of SH 195.

Thence S 80 14 17 E Approximate Distance: 120.785
crossing SH 195 to a point in the east margin.

Following the North right of way of W Ave E.

1. S 84 22 01 E 214.273
2. S 84 22 01 E 57.83
3. S 84 21 59 E 214.603
4. S 84 21 59 E 214.603
5. S 58 07 42 E 64.021
6. S 84 22 08 E 60.849
7. S 84 22 01 E 209.329
8. S 87 18 47 E 51.622
9. S 83 49 10 E 499.085
10. S 86 27 22 E 100.934
11. S 82 31 00 E 1270.046

Thence N 14 48 51 E Approximate Distance: 375.802
to a point in the west margin of Root Ave

Following the west margin of Root Ave.

1. N 16 54 05 E 30.003
2. N 16 50 48 E 363.304
3. N 23 12 52 E 48.021
4. N 16 45 41 E 316.463
5. N 14 45 41 E 57.209
6. N 17 53 43 E 186.564
7. N 12 53 38 E 50.062
8. N 16 34 37 E 231.935
9. N 20 05 59 E 66.612
10. N 16 47 11 E 149.715
11. N 03 01 21 W 26.023
12. N 13 14 27 E 56.966
13. N 22 59 44 E 119.249
14. N 16 38 55 E 462.179

Crossing the intersection of Root Ave and FM 439 to a point in the Peeler Addition on Subdivision record ed in Vol. 611 and Pg. 108

Continue following the North Margin of FM 439

(Ord.#17-12)

Beginning at a point in the northeast corner of Spofford, block 00B, lot pt. 5, (E I 00' OF N 122.8' OF 5), 765-100, CORNER BLDG, ACRES .307 as recorded in the Plat Records of Bell County, Texas.

Following the north line of Spofford Subdivision and thence following the south right of way of Rancier Ave:

N 73 56 09 W Approximate Distance: 661.92

S 15 42 47 W Approximate Distance: 4.14

N 73 26 05 W Approximate Distance: 609.38

N 72 03 24 W Approximate Distance: 58.55

N 72 03 24 W Approximate Distance: 619.18

Thence N 72 48 16 W Approximate Distance: 650.52 to
the Northwest corner of N E Puckett Addition.

block 001, lot 1, 2, (W 67' OF I & 2 & STRIP 3.5' X 29' OF 2, LESS ROW) Crossing the intersection of Root Ave and FM 439 to

Thence N 72 48 16 W Approximate Distance: 100.09 To a point on the existing Killeen city limits boundary on the west side of S. Fort Hood St.

Thence N 16 39 34 E following the existing

Killeen city limits boundary for an Approximate Distance: 64.79

Thence generally following the existing city limits boundary

S 73 14 41 E Approximate Distance: 683.28 to the Southwest corner of JR Smith 760-13

S 70 36 58 E Approximate Distance: 238.34

S 71 55 15 E Approximate Distance: 240.50

S 71 49 11 E Approximate Distance: 263.63

S 73 19 01 E Approximate Distance: 1155.85

N 16 47 12 E Approximate Distance: 9.12

S 72 50 00 E Approximate Distance: 126.24

Thence S 69 03 42 E Approximate Distance: 55.22 to a corner of the existing TIRZ Boundary

Thence S 64 47 W Approximate Distance: 84.94 following the existing TIRZ boundary to the point of beginning.

Beginning at a point in the Peeler Addition Subdivision recorded in
Vol. 611 and Pg. 108

Continue following the North Margin of FM 439

1. N 51 45 22 E 87.542
2. S 73 36 40 E 212.681
3. S 78 28 50 E 54.227
4. S 73 55 19 E 300.099
5. S 76 37 34 E 60.231
6. S 72 59 40 E 309.712
7. S 71 05 48 E 90.472
8. S 72 51 06 E 294.151
9. S 74 28 53 E 80.169
10. S 73 47 01 E 306.107
11. S 80 02 35 E 81.65
12. S 73 53 56 E 307.841
13. S 73 00 29 E 78.605
14. S 73 06 21 E 403.636
15. S 74 58 21 E 57.132
16. S 72 18 29 E 289.494
17. S 73 46 51 E 35.541
18. S 73 16 19 E 716.519
19. S 69 03 24 E 56.618
20. S 73 08 59 E 617.814
21. N 74 11 56 E 36.261
22. S 72 31 21 E 156.809
23. S 17 48 41 W 20.00
24. S 72 52 24 E 272.583
25. S 77 50 14 E 86.328
26. S 72 46 37 E 220.239
27. S 76 26 00 E 85.915
28. S 72 46 46 E 244.953
29. S 72 35 11 E 49.545
30. S 73 13 37 E 1407.095
31. S 72 55 01 E 55.133

32. S 73 51 53 E 243.984
33. S 75 12 43 E 58.105
34. S 73 03 11 E 1096.135
35. S 73 32 06 E 54.036
36. S 72 45 48 E 246.293
37. S 79 36 04 E 55.837
38. S 72 30 25 E 378.985
39. S 72 30 25 E 71.168
40. S 72 30 26 E 52.294
41. S 86 20 07 E 332.14
42. S 73 38 41 E 762.357
43. S 71 25 12 E 49.727
44. S 77 08 06 E 197.82
45. S 85 08 41 E 94.38
46. S 76 35 02 E 278.995

Thence S 73 34 40 E 1445.166 to a point
in the City of Killen Long Branch Park
Rec. Vol. 1035 Pg. 310-314

Thence N 18 3 25 E Approximate Distance: 831.752
to a point in the City of Killen Long Branch Park
Rec. Vol. 1035 Pg. 310-314

1. S 74 32 36 E 229.19
2. N 17 21 08 E 52.393

Thence S 72 42 11 E 467.168 to a Southeast point
in Memorial Addition. Cabinet C Slide 391-A

Thence N 17 1 59 E Approximate Distance: 1169.154 to a
Northeast point in said subdivision Memorial Addition.

Following the South Right of Way of Lake Road.

1. S 72 15 57 E 159.873
2. S 77 14 22 E 54.876
3. S 73 04 44 E 989.948

Thence S 9 12 31 E Approximate Distance: 308.114
to a point in the Southwest corner of Koala Park Subdivision.
Cabinet 1387 Pg. 579

Thence S 73 45 47 E Approximate Distance: 291.096 to the
most southeasterly point in said Koala Park Subdivision.

Thence S 0 14 44 E Approximate Distance: 1352.432 to a
point in the north margin of FM 439.

Thence N 88 57 46 E Approximate Distance: 315.178 to a
point in the most southwestern point of Rancier Plaza Cabinet C,
Slide 295-D.

Thence S 12 10 49 W Approximate Distance: 119.92 to a
point in the South right of way of FM 439

Following the South margin of FM 439.

1.S 89 10 20 W 299.999
2.S 89 32 13 W 638.935
3.N 86 24 23 W 1019.123
4.N 79 05 07 W 409.93
5.N 07 03 22 E 28.883
6.N 75 12 12 W 301.498
7.N 73 09 37 W 72.938
Revised: 03/03/2015
8.N 73 32 34 W 1825.877 to the NW corner of Killeen Bowlerama Addition
9.N 77 16 55 W 170.28

Following the West margin of N. 38th St.

1. S 11 53 53 W 476.923
2. S 11 59 36 W 628.652
3. S 16 57 01 W 222.770
4. S 73 58 21 W 466.550
5. S 16 51 10 W 132.855
6. S 73 59 52 E 61.303
7. S 02 06 47 E 190.278
8. N 72 49 19 W 564.770
9. N 15 58 44 E 253.002
10. N 75 03 19 W 303.176

Thence N 74 13 41 W Approximate Distance: 307.038 to the Southeasterly most point of Killeen Municipal Cemetery Subdivision.

Thence N 17 14 00 E Approximate Distance: 1,302.992 to the most Northeast point of Killeen Municipal Cemetery Subdivision.

Thence N 76 46 12 W 15.756 to a point in the south right of way of FM 439.
Continue following the South Margin of FM 439

1. S 16 04 07 W 7.168
2. N 72 59 51 W 1470.392
3. N 86 37 01 W 71.64
4. N 73 28 29 W 508.077
5. N 69 47 40 W 103.227
6. N 73 30 40 W 298.039
7. S 16 56 20 W 19.953
8. N 72 59 51 W 193.06
9. N 17 13 34 E 20.057
10. N 73 09 20 W 458.852
11. N 73 20 27 W 46.308
12. N 73 16 20 W 201.428
13. N 73 20 27 W 46.308
14. N 73 16 20 W 737.428
15. N 73 37 03 W 51.289
16. N 72 38 30 W 388.028
17. N 69 48 26 W 49.403
18. N 72 44 00 W 1307.867
19. N 81 10 08 W 59.966
20. N 73 19 09 W 691.731

Following the East margin of North 10th St.

1. S 17 21 04 W 429.397
2. S 13 51 22 W 47.947
3. S 17 12 11 W 172.36
4. S 05 40 38 W 45.649
5. S 17 08 03 W 297.134
6. S 07 32 27 W 54.045
7. S 18 44 58 W 250.982
8. S 10 42 49 W 55.36
9. S 17 08 03 W 169.13
10. S 17 08 03 W 50
11. S 17 08 03 W 169.945
12. S 18 21 11 W 53.913
13. S 17 02 39 W 449.781
14. S 18 11 40 W 171.742

Following the North margin of BNSF
R&R Right of Way.

1. S 72 54 20 E 695.822
2. S 74 18 18 E 50.027
3. S 70 25 45 E 452.482
4. S 73 43 16 E 50
5. S 71 45 30 E 397.132
6. S 73 22 04 E 474.575
7. S 70 45 01 E 389.02
8. S 58 25 06 E 41.513
9. S 14 02 47 W 15.762
10. S 71 12 33 E 318.517
11. S 69 26 49 E 64.694
12. S 70 54 42 E 748.469
13. S 70 54 42 E 303.025
14. S 70 54 42 E 575.976
15. S 72 28 14 E 80.599
16. S 71 02 15 E 2984.699
17. S 71 34 37 E 166.097
18. S 70 47 20 E 598.034
19. S 63 20 41 E 109.871
20. S 71 15 31 E 2222.132
21. S 70 47 37 E 50.212
22. S 70 47 37 E 787.329 to a
point in most Southwest corner of
KILLEEN BUSINESS PARK SUB-DIVISION 2
Cabinet A, Slide 70-C

Thence N 16 27 30 E Approximate Distance: 2362.95
Thence S 74 0 33 E Approximate Distance: 1494.16 to a
point in the West Right of Way of Twin Creek Drive.

Thence S 76 21 32 E Approximate Distance: 133.504 to a
point in the East Right of Way of Twin Creek Drive.

Thence S 74 41 47 E Approximate Distance: 592.203 to a
point in the said subdivision of KILLEEN BUSINESS PARK
SUB-DIVISION 2 Cabinet A, Slide 70-C.

Thence N 16 59 31 E Approximate Distance: 349.218 to a point in the said subdivision of KILLEEN BUSINESS PARK SUB-DIVISION 2 Cabinet A, Slide 70-C.

Thence S 72 24 16 E Approximate Distance: 424.706 to a point in Southwest Corner the Affiliated Addition Subdivision. Cabinet C, Slide 36-C. Continue N 16 36 55 E 251.362, S 72 59 33 E 341.091, S 16 41 23 W 251.372 to a point in Southeast Corner of said Affiliated Addition Subdivision.

Thence S 73 4 01 E 1100.818, S 16 46 16 W 119.118, S 31 48 17 E 1455.133 to the most Northeastern point in KILLEEN BUSINESS PARK PHASE II Cabinet C, Slide 116-C.

2022 Extension

Thence S 73-55-15 E 75.216 to the east right of way of North Roy Reynolds Dr.

Thence N 20-29-08 E 1372.115 following the east right of way of North Roy Reynolds Dr to the northwest corner of the Reinhardt Subdivision.

1. S 74-04-39 E 2796.726
2. S 16-27-02 W 574.169
3. S 73-48-03 E 1838.179
4. S 16-16-08 W 2999.801

Thence following the existing Killeen city limits that follows the north Right of Way of the BNSF Railroad for an approximately distance 4769.18 to the southwest corner of a 270.186 acre tract of land

Thence S 17 33 53 W Approximate Distance: 3182.956 to a point in the North margin of Bus US Hwy 190.

1. N 79 49 52 W 1250.938
2. N 75 53 48 W 841.03
3. N 86 38 07 W 120.951
4. N 77 14 15 W 394.48
5. N 84 02 28 W 109.975
6. N 76 43 40 W 403.287
7. N 76 34 12 W 523.749

Thence N 15 34 4 E Approximate Distance: 469.895 to a point in Southwest corner of a 49.79acre tract described in a deed to OHNNURI COMMUNITY CHURCH, recorded in Vol.6288 Page 275.

Thence N 71 21 10 W Approximate Distance: 754.308 to a most Northwest point in Bell Glass Addition Vol. 3879 Pg. 149.

Thence S 15 08 34 W Approximate Distance: 16.135 to a point in the Southeast corner of D. JACOB WAREHOUSE ADDITION Cabinet C, Slide 202-B.

Thence N 73 22 33 W Approximate Distance: 299.245 to a point in the Northwest corner of D. JACOB WAREHOUSE ADDITION Cabinet C, Slide 202-B.

Thence N 15 23 26 E Approximate Distance: 21.475 to a point
in Northeast corner of a 1.999AC acre tract described in a deed to
WELLS, JACK JR & AMANDA A, recorded in Inst. #200700043435

Thence N 74 14 4 W Approximate Distance: 211.184 to a
point in the Northeast corner of LAMPHERE ADDITION
Cabinet D 33A.

Thence N 75 27 32 W Approximate Distance: 219.761 to a
point in the Northwest corner of LAMPHERE ADDITION
Cabinet D 33A.

Thence N 79 2 26 W Approximate Distance: 386.267 to a point
in Northeast corner of a 2.567AC acre tract described in a deed to
LAMPHERE, GEORGE E JR ETUX HYON O, Vol. 5449 Pg. 236

Thence N 16 42 41 E Approximate Distance: 425.671 to a
point in the southwest corner of TWIN CREEK ADDITION SECTION FIVE
Cabinet D, Slide 24B

Following south line of said subdivision TWIN CREEK
ADDITION SECTION FIVE Thence S 78 12 31 E Approximate Distance:
275.337

Thence N 77 17 53 E Approximate Distance: 114.004 to a point
in the southwest corner of TWIN CREEK
ADDITION SECTION FIVE Cabinet D, Slide 24B

Thence N 9 56 36 E Approximate Distance: 85.159 to a point
in the southwest corner of TWIN CREEK
ADDITION SECTION 2 Cabinet A, Slide 92-A

Thence N 64 21 0 E Approximate Distance: 354.204 continuing to
following the south line:
1. N 81 42 17 E Approximate Distance: 215.184
2. N 55 58 21 E Approximate Distance: 268.597
3. Thence S 58 47 19 E Approximate Distance: 252.448
to a point in the southeast corner of TWIN CREEK
ADDITION SECTION 2 Cabinet A, Slide 92-A.

Thence N 75 8 51 E Approximate Distance: 507.81 to a point
in the southwest corner of TWIN CREEK
ADDITION SECTION 3 Cabinet A, Slide 334-C

Thence S 86 55 31 E Approximate Distance: 478.791
following the southeast line to a point
in the southwest corner of TWIN CREEK
ADDITION SECTION 3 Cabinet A, Slide 334-C

Following the west boundary line of a 172.93acre tract (172A-0912 J S WILDER Survey, 24 & 25)
1. S 85 08 04 E 425.654
2. S 74 06 33 E 105.976
3. S 77 19 51 E 44.505

4. S 70 41 13 E 92.727
5. S 62 12 10 E 83.761
6. S 84 16 58 E 80.444
7. S 07 24 41 W 28.021
8. N 85 03 54 E 410.218
9. S 04 43 06 W 95.545
10. S 81 36 14 E 163.83
11. N 67 00 32 E 113.318
12. N 43 14 14 W 122.866
13. N 85 37 26 E 616.626
14. N 22 42 01 E 108.079
15. N 02 00 32 E 143.056
16. N 52 20 17 E 181.64
17. S 87 39 46 E 89.051
18. N 58 19 58 E 354.039
19. N 69 03 20 E 236.212
20. N 43 27 22 E 228.528
21. N 77 26 06 W 251.645
22. S 58 24 05 W 179.246
23. N 79 42 50 W 180.679
24. N 20 17 01 E 138.235
25. N 51 31 40 W 210.846
26. S 57 05 08 W 258.496
27. S 73 42 27 W 219.246
28. S 37 35 39 W 36.412
29. N 89 51 27 W 431.996
30. S 55 37 44 W 175.317
31. S 07 37 32 W 44.301
32. S 66 51 12 W 191.941
33. N 87 03 09 W 84.967
34. S 83 39 32 W 69.079
35. S 07 31 54 W 24.187
36. N 82 18 29 W 709.729
37. S 10 59 59 W 224.623
38. N 56 15 02 W 77.348
39. N 17 43 24 E 183.501
40. N 78 01 36 W 101.328
41. S 02 07 33 W 156.202
42. N 53 49 12 W 215.389
43. N 82 48 23 W 234.896
44. N 13 19 23 E 86.842
45. N 84 26 02 W 40.112
46. N 54 53 49 W 116.765
47. S 22 39 48 W 129.026
48. N 69 09 10 W 72.112
49. N 18 24 26 E 152.764
50. N 52 20 20 W 70.803
51. N 66 38 10 W 148.93
52. N 69 26 00 W 42.379
53. N 48 50 53 W 316.635
54. N 81 19 04 W 380.171
55. N 00 15 08 E 65.765
57. N 55 47 54 E 420.121
58. N 69 17 29 E 214.98
59. N 42 03 38 E 412.928
60. N 38 38 13 E 163.659 to a

point in the South margin of BNSF
R&R Right of Way.

Thence N 70 10 34 W Approximate Distance: 198.475 crossing Twin Creek Dr to
the Northeast point of Twin Creek Addition Section 4, recorded in Cabinet A, Slide 380-B

Thence N 70 50 6 W Approximate Distance: 206.891 following the South margin of BNSF R&R Right of Way.

1. N 17 36 57 E 23.678
2. N 71 05 32 W 4780.227
3. N 71 54 44 W 255.393
4. N 70 56 12 W 2079.613
5. N 70 55 54 W 1636.744
6. N 63 05 14 W 80.909
7. N 70 46 54 W 1629.538
8. N 68 39 22 W 48.417
9. N 71 29 04 W 325.069
10. S 17 55 50 W 21.87
11. N 72 13 24 W 1310.012
12. N 70 11 08 W 51.204
13. N 64 11 29 W 51.836
14. S 23 56 24 W 22.119
15. N 70 44 51 W 391.474
16. N 45 02 35 W 56.671
17. N 72 42 47 W 711.291

Thence S 13 46 55 W Approximate Distance: 215.748 to point
in the East margin of South 10th St.

Following the east margin of South 10th St

1. S 22 0 58 W Approximate Distance: 67.926
2. S 16 50 0 W Approximate Distance: 283.269 to a point
in the north margin of BUS HWY 190.

Following the North margin of BUS HWY 190:

1. S 56 03 25 E 1271.61
2. S 47 56 49 E 69.449
3. S 44 43 25 E 175.067
4. S 56 06 18 E 101.348
5. S 46 22 03 E 1300.422
6. N 80 24 57 E 91.301
7. S 58 23 23 E 398.583
8. S 40 09 41 E 104.646
9. S 61 11 25 E 147.163
10. S 61 11 26 E 64.234
11. S 61 11 28 E 142.009
12. S 52 54 49 E 189.575
13. S 60 34 31 E 272.19
14. S 60 34 31 E 48
15. S 60 34 31 E 373.077
16. S 73 13 51 E 113.575
17. S 60 13 51 E 375.526
18. S 83 06 06 E 65.012
19. S 61 22 26 E 1123.136
20. S 86 22 50 E 113.781
21. S 67 00 49 E 123.51

22. S 38 10 33 E 217.564
 23. S 61 40 13 E 297.502
 24. S 84 59 20 E 164.023
 25. S 60 32 17 E 154.755
 26. S 42 28 13 E 204.331
 27. S 60 49 42 E 472.348
 28. N 77 22 43 E 60.838
 29. S 54 46 44 E 199.629
 30. S 23 01 05 E 31.36
 31. S 60 45 11 E 121.347
 32. S 82 09 11 E 109.492
 33. S 53 46 39 E 208.234
 34. S 47 06 10 E 28.755
 35. S 53 56 35 E 185.531
 36. S 53 02 17 E 44.333
 37. S 59 24 32 E 449.678
 39. S 59 48 28 E 47.756
 40. S 58 36 33 E 563.721
 41. S 57 52 31 E 45.305
 42. S 59 06 02 E 120.515
 43. S 58 37 49 E 48.265
 44. S 58 37 50 E 576.281
 45. S 58 37 50 E 52.155
 46. S 58 37 49 E 137.114
 47. S 58 37 49 E 50.525
 48. S 58 51 26 E 299.949
 49. S 71 49 39 E 55.302
 50. S 58 50 06 E 277.569
 51. S 58 23 26 E 43.754
 52. S 59 15 08 E 328.545
 53. S 57 52 35 E 80.168
 54. S 58 04 34 E 275.652
 55. S 66 32 31 E 606.263
 56. S 25 22 56 E 121.574
 57. S 60 36 33 E 449.479
 58. S 77 27 10 E 134.067
 59. S 60 32 48 E 222.712
 60. S 53 27 52 E 173.735
 61. N 09 41 18 E 14.741
 62. S 71 43 22 E 541.22
 63. S 77 46 44 E 363.543
 64. S 27 6 14 W 189.651 to a point in the South margin
 of BUS HWY 190.

Following the South margin of BUS HWY 190

1. S 68 45 12 E 48.501
 2. S 80 14 58 E 1170.959
 3. S 73 42 7 E 373.62 to a
 point in KISD CENTRAL RECEIVING SUBDIVISION.

Following the west line of KISD CENTRAL RECEIVING SUBDIVISION

S 15 16 22 W Approximate Distance: 1284.1 to a point
 STILLFOREST SUBDIVISION 2ND EXT. Cab. C, Slide 374-D

Following the North boundary line of STILLFOREST SUBDIVISION 2ND EXT.

1. S 74 20 22 E 356.12

2. S 87 22 48 E 58.26
3. N 79 40 21 E 251.22
4. N 67 20 56 E 256.597
5. N 89 23 46 E 68.407
6. N 31 32 15 W 101.588
7. N 53 42 11 E 56.928
8. S 77 23 29 E 268.224
9. S 77 23 29 E 70
10. S 75 35 53 E 196.188
11. S 23 20 03 E 147.511
12. S 19 10 58 E 218.328
13. S 03 00 36 W 74.986
14. S 05 38 35 W 224.182 to a point in the northwest corner of the Killeen Municipal Golf Course Tract owned by the City of Killeen.

Following the boundary of the Killeen Municipal Golf Course Tract owned by the City of Killeen.

1. N 64 38 56 E 787.19
2. S 49 45 15 E 293.466
3. S 35 56 40 E 278.026
4. S 10 59 23 W 294.646
5. S 16 27 23 W 735.969
6. S 17 59 33 W 171.774
7. N 46 34 52 W 223.86
8. N 74 21 00 W 452.255
9. S 17 10 47 W 1074.962
10. S 70 36 50 E 155.53
11. S 88 44 23 E 504.527
12. N 66 59 00 E 25.991
13. S 62 33 13 E 147.123 to a point in the west margin of S Roy Reynolds Dr.

Following the west margin of S. Roy Reynolds Dr.

Thence S 42 1 21 W Approximate Distance: 351.827

Thence S 78 40 49 W Approximate Distance: 1561.05 to the east margin of Willows Way.

Thence following the east margin of Willows Way to a point in the Willows Subdivision Plat Book 945, Page 546.

1. N 07 53 57 W 180.31
2. N 02 38 03 E 510.06
3. N 11 47 18 E 112.21
4. S 68 51 09 E 623.82
5. N 24 48 57 E 571.81
6. N 40 23 37 E 65.74
7. N 06 37 46 E 355.76
8. N 52 32 55 W 353.68
9. N 65 49 33 W 370.58
10. S 47 33 00 W 920.13
11. S 11 44 51 E 339.37
12. S 68 51 09 E 285.88
13. S 14 47 18 W 112.21
14. S 02 38 03 W 510.06
15. S 07 53 57 E 215.31

Following the west margin of S. Roy Reynolds Dr.

1. S 69 32 37 W 484.52
2. S 57 57 32 W 370.758
3. S 37 33 32 W 406.544
4. S 13 30 57 W 789.844 to a point in the North margin of FM 2410.

Thence N 73 55 54 W Approximate Distance: 299.181 to a point in the North margin of FM 2410.

Thence S 19 45 34 E Approximate Distance: 113.067 to a point south margin of FM 2410.

Thence following the Existing City Limits of the City of Killeen established in Ord. 70-27.

S 21 14 23 E Approximate Distance: 467.431 crossing US HWY 190

Thence S 19 36 28 E Approximate Distance: 551.796

Following the Existing City Limits of the City of Killeen established in Ord. 72-59. Thence S 21 41 41 E

Approximate Distance: 1545.857 to a point in the Southeast corner of Rosewood Addition. Cab. C, Slide 92C

Thence S 69 43 20 W Approximate Distance: 2589.323 to a point in the east boundary of HEATHER GLEN ADDITION SECTION THREE-PHASE TWO. Cab B, Slide 180B

Thence N 26 46 8 W Approximate Distance: 1606.887 to a point in HEATHER GLEN SECTION II Cab. B, Slide 3B.

Thence N 1 31 33 E Approximate Distance: 497.007 to a point in the Morning Glen Subdivision. Cab.B, Slide 24-A

- 1.N 76 46 4 E 257.819
- 2.N 19 14 17 E 937.132
- 3.N 4 18 46 E 114.84 to a point in the South margin of US HWY 190.

Following the South margin of US HWY 190:

1. N 77 34 39 W 170.342
2. N 63 27 42 W 449.255
3. N 62 57 20 W 68.886
4. N 63 23 39 W 1140.014
5. N 63 27 13 W 58.63
6. N 64 13 46 W 800.945
7. N 87 50 20 W 205.955

Thence N 75 37 38 W Approximate Distance: 233.314
Crossing FM 3470 to the point of beginning.

Yielding a net approximate acreage of 10/2022 (2471.08) acres.

Note: “This description has been generated solely to establish the boundaries of a Tax Increment Reinvestment Zone and complies with the requirements of Texas Tax Code, Chapter 311; however, this document does not reflect the result of an on-the-ground survey and is not to be used to convey tracts of land or for any other purpose.”