

**FINAL**

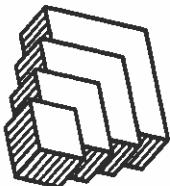
# **PROJECT PLAN**

October 2013

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**Tax Increment Reinvestment Zone No. 1**

**City of Snyder, Texas**



**SCHRADER & CLINE, LLC**

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## PROJECT PLAN—SNYDER TIF NO. 1

**October 2013**

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The City of Snyder, Texas proposes to establish a Tax Increment Financing Reinvestment Zone (“TIF”) for the purpose of dedicating the increase in tax revenue generated within the TIF to provide funds for the necessary public infrastructure to encourage accelerated development and redevelopment in two areas of the City. The TIF consists of approximately 3,476 acres and is more fully described in *Project Plan Exhibit A*. It is expected that the TIF will exist for thirty (30) years or the date when all project costs are paid, whichever comes first.

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

- 1. A map showing existing uses and conditions of real property in the TIF and a map showing proposed improvements to and proposed use of the property.**
  - The boundaries of the TIF are shown on the map labeled *Project Plan Exhibit: B*;
  - *Project Plan Exhibit: C* shows existing land use within the TIF. Currently, the northern area is mostly developed and the southern area is mostly undeveloped. Future land use will be determined based on development requirements.  
The area contains less than thirty percent existing residential.
  - A listing of public improvements is shown in *Project Plan Exhibit: D*.
- 2. Proposed changes of zoning ordinances, the master plan of the municipality, building codes, and other municipal ordinances.**
  - Any changes to codes, ordinances, or master plan as a result of the creation of the TIF will be made through the standard process and procedures of the City.

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

- Non-project costs within the TIF are those development costs not paid for by the TIF. These costs will include, but are not limited to, \$ 333 million, which is comprised of new private development.

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

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

PROJECT PLAN—SNYDER TIF NO. 1

EXHIBIT A

CITY OF SNYDER  
TAX INCREMENT FINANCING REINVESTMENT ZONE NO. 1

BOUNDARY DESCRIPTION

Beginning at the intersection of the east ROW of N. Post Road and the city limits boundary, the POINT OF BEGINNING;

THENCE, following the city limits boundary east, north, east, south parallel to U.S. Hwy 84, east, south, east, south, east, south, east, south, then southeasterly parallel to U.S. Hwy 84, east, south, southeasterly, then southwesterly across U.S. Hwy 84, then northwesterly parallel to U.S. Hwy 84 to the west ROW of Avenue E;

THENCE, south along the west ROW of Avenue E to the north ROW of 13<sup>th</sup> Street;

THENCE, west along the north ROW of 13<sup>th</sup> Street to the west ROW of Avenue M;

THENCE, north along the west ROW of Avenue M to the north ROW of 8<sup>th</sup> Street;

THENCE, west along the north ROW of 8<sup>th</sup> Street to the east ROW of College Avenue;

THENCE, south along the east ROW of College Avenue to the north ROW of 37<sup>th</sup> Street;

THENCE, east along the north ROW of 37<sup>th</sup> Street to the west ROW of Brick Plant Road;

THENCE, south along the west ROW of Brick Plant Road to the southeast corner of the W. Gardner Tract 19690;

THENCE, northwest along the southerly property line of the W. Gardner Tract 19690 to the southeast corner of the Katol Investments Tract 19691;

THENCE, northwest along the southerly property line of the Katol Investments Tract 19691 and Tract 19711 to the northwest corner of a City of Snyder Tract 19733;

THENCE, south along the west property line of the City of Snyder Tract 19733 continuing south along the west property lines of M. Bostic Tract 135574, B. Voss Tract 169336, B. Voss Tract 169332, Calley Tract 19696 To the southeast corner of Calley Tract 19928;

THENCE, west along the south property line of Calley Tract 19928 to the southwest corner of Calley Tract 19928 continuing west along the north ROW of FM 2763 crossing SH 350 to the west ROW of SH 350;

THENCE, southwesterly along the west ROW of SH 350 to the southeast corner of the J. Cavender Tract 20559;

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THENCE, west along the south property line of the J. Cavender Tract 20559, to its southwest corner;

THENCE, north along the west property line of the J. Cavender Tract 20559 to the southeast corner of the J. Cavender Tract 20746;

THENCE, west along the south property line of the J. Cavender Tract 20746 to the southwest corner of the J. Cavender Tract 20746;

THENCE, north along the west property line of the J. Cavender Tract 20746 continuing north along the west property lines of J. Cavender Tract 20756, and Scurry County Tract 20758 to the southeast corner of the Scurry County Tract 178041;

THENCE, west along the south property line of the Scurry County Tract 178041 to the east property line of the Scurry County Airport;

THENCE, northerly along the east property line of the Scurry County Airport, crossing 37<sup>th</sup> Street to the north ROW of 37<sup>th</sup> Street;

THENCE, east along the north ROW of 37<sup>th</sup> Street to the west ROW of College Avenue;

THENCE, north along the west ROW of College Avenue to the south ROW of 24<sup>th</sup> Street;

THENCE, west along the south ROW of 24<sup>th</sup> Street to the east ROW of Avenue T;

THENCE, north along the east ROW of Avenue T to the southwest corner of Scurry County Tract 11143;

THENCE, east along the south property line of Scurry County Tract 11143 to its southeast corner;

THENCE, north along the east property line of Scurry County Tract 11143, crossing 23<sup>rd</sup> Street to the north ROW of 23<sup>rd</sup> Street;

THENCE, east along the north ROW of 23<sup>rd</sup> Street to the west ROW of College Avenue;

THENCE, north along the west ROW of College Avenue to the southerly ROW of US Highway 84;

THENCE, northwesterly along the southerly ROW of U.S. Highway 84 to the south ROW of Parks Avenue;

THENCE, west along the south ROW of Parks Avenue to the east ROW of N. Old Post Road;

THENCE, northwesterly along the east ROW of N. Old Post Road to the city limits boundary, and the POINT OF BEGINNING and containing an area of approximately 4221 acres.

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SAVE AND EXCEPT No. 1

Beginning at the intersection of the west ROW of College Avenue and the south ROW of 37<sup>th</sup> Street, the POINT OF BEGINNING;

THENCE, south along the west ROW of College Avenue to the south ROW of Houston Parkway;

THENCE, west along the south ROW of Houston Parkway and continuing along the west ROW as Houston Parkway becomes Houston Avenue to the south boundary of Park Place Addition;

THENCE, west and north along the south and west boundaries of Park Place Addition to the south ROW of 37<sup>th</sup> Street;

THENCE, east along the south ROW of 37<sup>th</sup> Street to the west ROW of College Avenue and the POINT OF BEGINNING and containing an area of approximately 664.04 acres.

SAVE AND EXCEPT No. 2

Beginning at the intersection of the east ROW of College Avenue and the north ROW of 51<sup>st</sup> Street, the POINT OF BEGINNING;

THENCE, east along the north ROW of 51<sup>st</sup> Street continuing along the north ROW of Elgen Blvd. to the city limits line;

THENCE, south, east and south along the city limits line to the north ROW of FM 2763;

THENCE, west along the north ROW of FM 2763 to the east ROW of College Avenue;

THENCE, north along the east ROW of College Avenue to the north ROW of 51<sup>st</sup> Street and the POINT OF BEGINNING and containing an area of approximately 250.54 acres.

SAVE AND EXCEPT No. 3

Beginning at the intersection of the east ROW of College Avenue and the south ROW of 37<sup>th</sup> Street, the POINT OF BEGINNING;

THENCE, east along the south ROW of 37<sup>th</sup> Street to the west ROW of Muriel Drive;

THENCE, southwesterly along the west ROW of Muriel Drive to the north ROW of 40<sup>th</sup> Street;

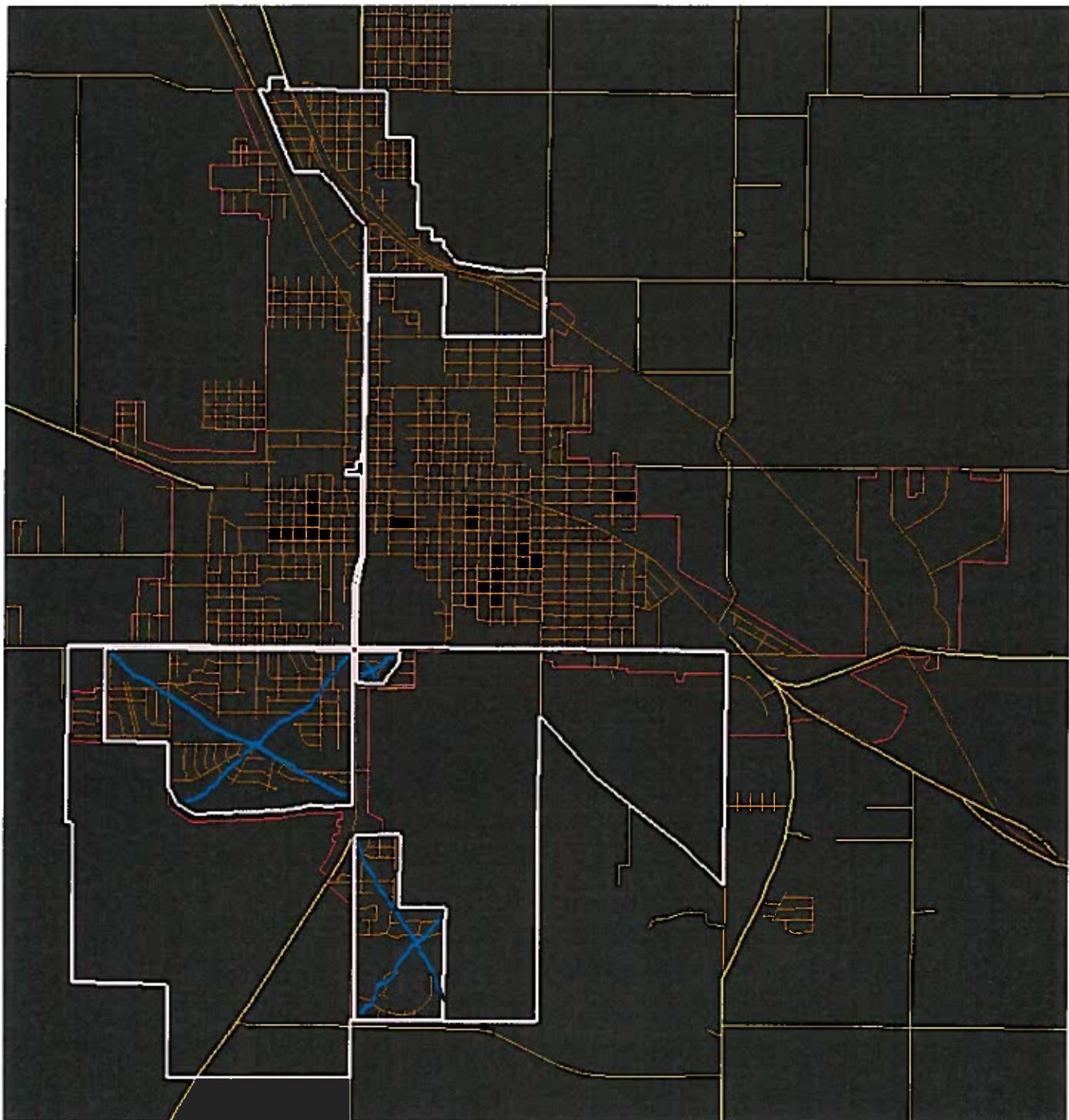
THENCE, west along the north ROW of 40<sup>th</sup> Street to the east ROW of College Avenue;

THENCE, north along the east ROW of College Avenue to the south ROW of 37<sup>th</sup> Street and the POINT OF BEGINNING and containing an area of approximately 22.81 acres resulting in an area of approximately 3,479 acres in Tax Increment Financing Reinvestment Zone No. 1.

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**EXHIBIT B**

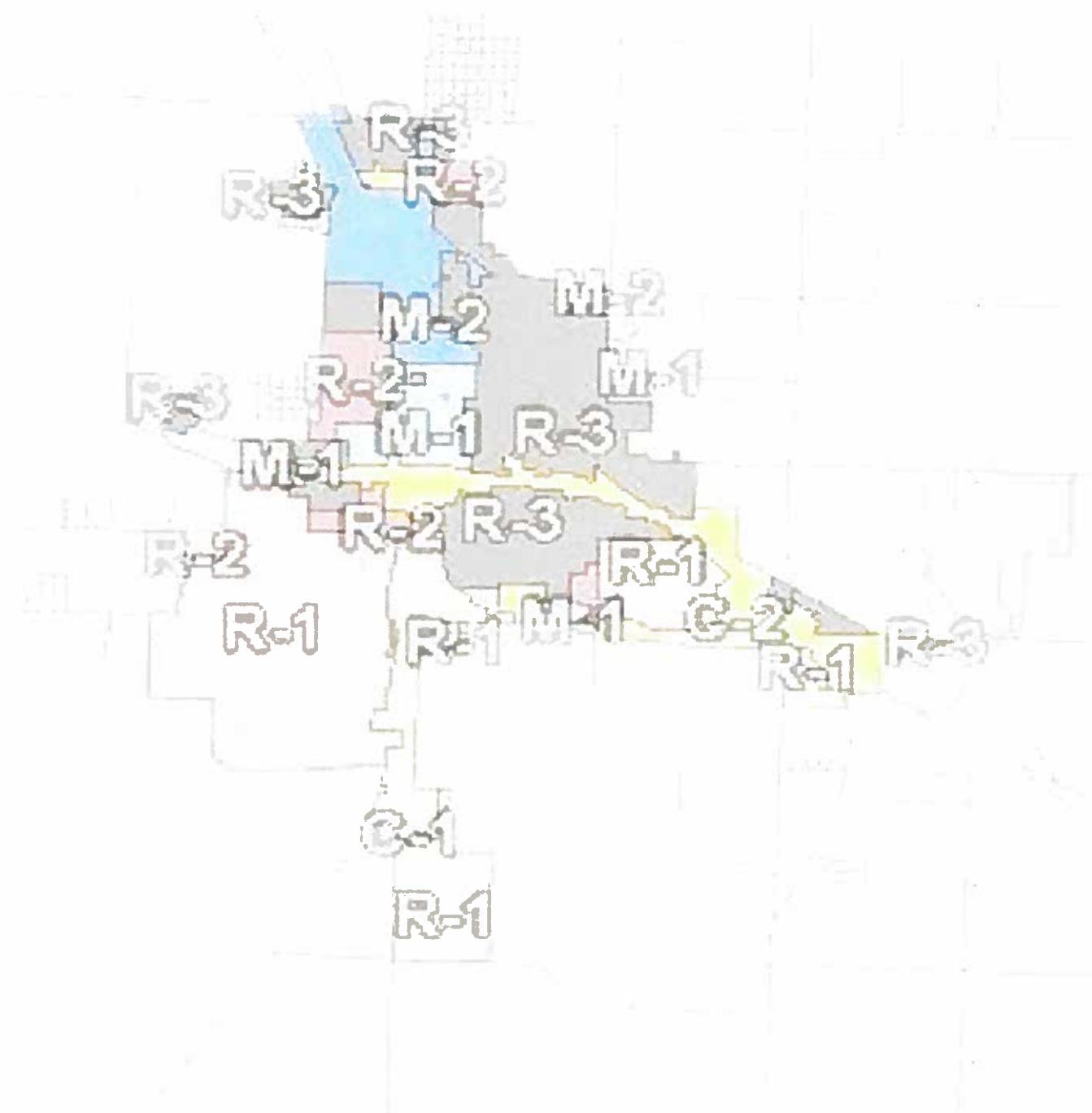
**BOUNDARY MAP**



PROJECT PLAN—SNYDER TIF NO. 1

**EXHIBIT C**

EXISTING LAND USE



PROJECT PLAN—SNYDER TIF NO. 1

**EXHIBIT D**

**CITY OF SNYDER  
TAX INCREMENT FINANCING REINVESTMENT ZONE  
No. 1**

**PUBLIC INFRASTRUCTURE PROJECTS**

<u>PROJECT</u>	<u>ESTIMATED COST, \$K</u>
ROADWAYS (including associated storm sewer)	5,000
UTILITIES (water, sanitary sewer)	5,000
OTHER *	5,000
ADMINISTRATION	250
<b>TOTAL</b>	<b>15,250</b>

\*Examples of other projects typically, but not necessarily, within a public right-of-way or public easement: landscaping, traffic signal, environmental remediation, façade improvements, etc.