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Cover Letter

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Date: December 31, 2014

To: Mr. Robert Rangel Jr.
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**Subject: Comprehensive Traffic and Revenue Study for Chisholm Trail Parkway
–Report**

Dear Mr. Rangel,

C&M Associates, Inc. is pleased to provide you with a Comprehensive Traffic and Revenue Study for the Chisholm Trail Parkway (CTP), part of the North Texas Tollway Authority (NTTA) Special Project System. This report presents an overview of the proposed project, an assessment of existing traffic conditions and socioeconomic data in the project area, and an overview of field data collection and analyses. The report also presents details regarding the methodology, modeling approach, and most importantly, the traffic and revenue forecast.

The C&M project team—including Axel Herrmann, Roshna Ashraf, Mitra Ghadimi, James Liddle and Pedram Massoudi—expresses its sincere gratitude to NTTA for providing the opportunity to participate in this project.

Respectfully,

Carlos M. Contreras, MBA
President

Shahram Bohluli, Ph.D., P.E.
Project Manager



Comprehensive Traffic and
Revenue Study for
**Chisholm Trail
Parkway**

Presented To:



NORTH TEXAS TOLLWAY AUTHORITY

Submitted By:



December 2014

Comprehensive Traffic and Revenue Study for the Chisholm Trail Parkway

Prepared For:



By:



Report

December, 2014

The results of this study constitute the opinion of C&M with respect to the future traffic and revenue for the tolled facility. This opinion is based on standard professional efforts and the information available to C&M at the time of the study's execution, subject to the time and budget constraints of the study's scope of work. C&M cannot guarantee or ensure future events in connection to this traffic and revenue forecast.

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List of Acronyms and Abbreviations

Acronym/Abbreviation	Description
AADT	Annual Average Daily Traffic
ADT	Average Daily Traffic
AET	All-Electronic Toll System
BLS	Bureau of Labor Statistics
C&M	C&M Associates, Inc.
CAGR	Compound Annual Growth Rate
CDM	CDM Smith, Inc. (formerly Wilbur Smith Associates)
CMDFX	C&M Greater Dallas Forth-Worth Metropolitan Area Travel Demand Model
CPI	Consumer Price Index
CTP	Chisholm Trail Parkway
CR	County Road
DFW	Dallas-Fort Worth
DFWMA	Dallas-Fort Worth Metropolitan Area
DFWRM	NCTCOG DFW Regional Travel Model
DOT	Department of Transportation
ETC	Electronic Toll Collection
EW	East-West
FM	Farm-to-Market Road
GDP	Gross Domestic Product
GRP	Gross Regional Product
HBO	Home-Based Other
HBW	Home-Based Work
HOV	High Occupancy Vehicle
IH	Interstate Highway
Moody's	Moody's Analytics, Inc.

List of Acronyms and Abbreviations

NCHRP	National Cooperative Highway Research Program
NCTCOG	North Central Texas Council of Governments
NS	North-South
NTTA	North Texas Tollway Authority
OBO	Other-Based Other
OD	Origin-Destination
OP	Off-peak
PGBT-WE	President George Bush Turnpike Western Extension
R^2	Coefficient of Determination
RDS	Research and Demographic Solutions
RFP	Request for Proposal
RSG	Resource Systems Group, Inc.
SH	State Highway
SP	Stated Preference
SPS	Special Project System
SRIDE	Shared Ride
T&R	Traffic and Revenue
TAZ	Traffic Analysis Zone
TDM	Travel Demand Model
TxDOT	Texas Department of Transportation
TWDB	Texas Water Development Board
US	U.S. Route
VMT	Vehicle Miles Traveled
W&P	Woods & Poole Economics
WiSE	Wireless Signaling Extraction

Executive Summary

This report documents the Comprehensive Traffic and Revenue (T&R) Study for the Chisholm Trail Parkway (CTP), conducted by C&M Associates, Inc. (C&M) for the North Texas Tollway Authority (NTTA). The study aims to support all future sensitivity studies for the CTP by providing an independent toll revenue forecast for the facility over a 50-year period.

The CTP is a 27.6-mile, six- to two-lane divided toll road extending from Tarrant County to Johnson County, starting from Fort Worth's central business district at IH 30 and continuing south to U.S. Route 67 (US 67) in Cleburne. The full length of the Project was opened to traffic on May 11, 2014, though construction is ongoing to improve local access. The CTP is part of the NTTA's Special Project System (SPS) and utilizes all-electronic toll collection (AET).

The T&R study results are expressed in annual toll transactions and toll revenue over a 50-year period beginning in 2014, the opening year of the CTP. The present study included the following components:

- **Review of Existing Information:** With the assistance from the NTTA, C&M reviewed and analyzed existing information in an effort to calibrate and validate the traffic conditions of the travel demand model (TDM). As detailed in Chapter 2, C&M reviewed a wide variety of traffic data in order to evaluate and model current traffic conditions for the CTP corridor, including historical traffic trends, daily and weekly traffic profiles, travel time data, and origin-destination (OD) survey data. C&M used the OD survey, which was performed by AirSage, Inc. using Wireless Signaling Extraction (WiSE) technology, to validate the existing model trip table. C&M also analyzed the number of toll transactions on the CTP since its opening—disaggregated by transaction type—in order to evaluate the Project's performance. In line with this analysis, TollTag penetration rates in the study area were also examined.
- **Field Data Collection:** C&M supplemented the existing information gathered for this study with field data collection, as described in Chapter 2. C&M performed an extensive update of its traffic count database, gathering Average Daily Traffic (ADT) counts at over 30 locations within the study area to validate the data previously collected by the NTTA. A screenline analysis was conducted with the updated database to calibrate and validate the TDM. C&M also conducted a travel time study to evaluate the quality of traffic movement along the CTP and determine the locations, types, and extent of traffic delays. This travel time study was performed using a data streaming program that gathers the travel time of predefined road segments every five minutes from Google Maps. Furthermore, a stated preference (SP) survey was conducted by Resource System's Group, Inc. (RSG) in September and October 2014 to solicit information from individuals who travel within or through the Project corridor. The survey questionnaire was designed to gather information about respondents' travel behaviors and obtain data that could be used to estimate their value of time (VOT) and willingness to pay for and utilize the CTP. The results of the survey were used to develop a toll

diversion model based on the probability of travelers using the CTP as a function of the trade-offs in time savings and trip reliability.

- **Socioeconomic Review:** As detailed in Chapter 3, C&M analyzed the historical, current, and projected socioeconomic data within the CTP study area and surrounding counties relevant to the Project, with a focus on Tarrant and Johnson County. The following socioeconomic factors that are likely to impact transportation behaviors and traffic demand were reviewed: population, employment, number of households, median household income, gross domestic product (GDP), consumer price index (CPI), annual building permits, and average gas price. Data were obtained from the U.S. Census Bureau, the Bureau of Labor Statistics, the North Central Texas Council of Governments (NCTCOG), Moody's Analytics, Woods & Poole Economics, and the Texas Water Development Board. C&M enlisted Research and Demographic Solutions (RDS) as an independent economist to review the socioeconomic data of the study area for the model years. RDS evaluated the latest socioeconomic forecasts (prepared by NCTCOG) for accuracy and reasonableness, detailed to the Traffic Analysis Zone (TAZ) level, with a focus on the TAZs directly affecting the CTP corridor. C&M evaluated the results of RDS's analysis by reviewing historical, socioeconomic growth patterns—at the county and study area level—and the socioeconomic projections produced by other sources.
- **Travel Demand Model (TDM) Calibration and Validation:** As detailed in Chapter 4, C&M adopted NCTCOG's DFW Regional Travel Model (DFWRTM) to model current traffic conditions within the Project area, to forecast future travel demand and traffic patterns, and to estimate the Project's transactions. C&M selected the model year 2014 as the base year for model calibration. The calibration included adjustments to network parameters such as capacity, speed, and route as well as adjustments to the individual origin-destination (OD) pairs of the travel demand. C&M incorporated all of the model improvements from the base year into the future year models. Modeled traffic volumes were validated through an analysis of seven screenlines. Overall, the calibrated model reasonably replicated the observed traffic volumes within the study area. The travel times produced by the calibrated TDM were compared to the average weekday travel times collected by C&M through its internet-based monitoring system. The comparisons confirmed that the model was sufficiently calibrated to replicate real-time reported traffic conditions and could reliably be used for the T&R study.
- **T&R Forecast Production:** Based on the traffic forecast at each toll plaza location, an annual T&R forecast for the CTP was prepared from 2014 to 2065. Transactions are the result of running the calibrated model years 2014, 2018, 2028 and 2035. Projections for non-model years were interpolated between or extrapolated beyond the modeled years to obtain a full set for all years in the forecast period. Transaction values have been adjusted to account for a 6-year ramp-up period. Revenue recovery rates have been employed for TollTag and ZipCash Transactions separately to create the final Project revenue. Revenue recovery rates have been determined from historical data and have been

discussed with the NTTA.

- **Sensitivity Analysis:** C&M conducted sensitivity analyses of the revenue forecast based on specific assumptions to show that, in all cases, the revenue responds reasonably to changes in the following: toll rate, demographics, Value of Time (VOT), truck percentage, revenue days, TollTag penetration, ZipCash recovery toll factors, and ramp-up rate.

The annual T&R projections for the CTP are presented by calendar year in Table ES-1. For the opening year 2014, C&M forecasts that the Project will generate approximately \$11.0 million in toll revenue as a result of approximately 9.6 million toll transactions. The number of transactions is projected to increase to approximately 63.1 million by 2035 and 94.4 million by the final forecast year of 2065. Annual revenue is projected to reach approximately \$128.3 million by 2035 and \$432.8 million by 2065.

Table ES-1. Forecasted Transactions and Revenue for the CTP

Calendar Year	Annual Transactions			Annual Toll Revenue (Nominal Dollars)		
	Total	TollTag	ZipCash	Total	TollTag	ZipCash
2014	9,649,200	6,709,500	2,939,700	\$10,967,900	\$8,451,600	\$2,516,300
2015	19,539,400	13,972,200	5,567,200	\$22,891,500	\$18,026,400	\$4,865,100
2016	24,065,700	17,683,700	6,382,000	\$29,063,700	\$23,377,200	\$5,686,500
2017	28,963,300	21,854,100	7,109,200	\$36,031,800	\$29,588,600	\$6,443,200
2018	34,219,700	26,495,500	7,724,200	\$44,463,200	\$37,340,100	\$7,225,500
2019	37,921,500	29,365,900	8,555,600	\$50,615,000	\$42,495,400	\$8,061,000
2020	39,785,800	30,810,900	8,974,900	\$54,606,800	\$45,834,700	\$8,772,100
2021	41,611,700	32,226,300	9,385,400	\$58,703,900	\$49,260,600	\$9,443,300
2022	43,399,000	33,612,000	9,787,000	\$62,958,800	\$52,817,100	\$10,141,700
2023	45,147,900	34,968,000	10,179,900	\$67,320,600	\$56,461,400	\$10,859,200
2024	46,858,300	36,294,300	10,564,000	\$71,849,100	\$60,243,500	\$11,605,600
2025	48,530,200	37,590,900	10,939,300	\$76,485,800	\$64,114,300	\$12,371,500
2026	50,163,700	38,857,900	11,305,800	\$81,227,900	\$68,089,400	\$13,138,500
2027	51,758,700	40,095,100	11,663,600	\$86,020,300	\$72,106,700	\$13,913,700
2028	53,315,200	41,302,700	12,012,500	\$90,837,400	\$76,144,700	\$14,692,900
2029	54,831,300	42,485,400	12,345,900	\$95,606,400	\$80,142,300	\$15,464,300
2030	56,308,900	43,638,600	12,670,300	\$100,482,300	\$84,229,600	\$16,253,000
2031	57,747,900	44,762,300	12,985,600	\$105,606,900	\$88,525,300	\$17,081,900
2032	59,148,300	45,856,600	13,291,700	\$110,887,200	\$92,951,600	\$17,936,000
2033	60,510,200	46,921,400	13,588,800	\$116,431,600	\$97,599,200	\$18,832,800
2034	61,833,600	47,956,700	13,876,900	\$122,253,200	\$102,479,200	\$19,774,400
2035	63,118,300	48,962,500	14,155,800	\$128,289,200	\$106,609,900	\$21,679,300
2036	64,443,800	49,990,700	14,453,100	\$134,614,900	\$111,866,600	\$22,748,300
2037	65,797,100	51,040,500	14,756,600	\$141,190,400	\$117,331,000	\$23,859,400
2038	67,178,900	52,112,400	15,066,500	\$148,152,200	\$123,116,400	\$25,035,800
2039	68,589,600	53,206,700	15,382,900	\$155,389,000	\$129,130,200	\$26,258,800
2040	70,030,000	54,324,100	15,705,900	\$163,050,900	\$135,497,400	\$27,553,500
2041	71,080,500	55,138,900	15,941,600	\$170,010,400	\$141,280,800	\$28,729,600
2042	72,146,700	55,966,000	16,180,700	\$177,345,000	\$147,375,900	\$29,969,100
2043	73,228,900	56,805,500	16,423,400	\$184,914,700	\$153,666,400	\$31,248,300
2044	74,327,300	57,657,600	16,669,700	\$192,892,200	\$160,295,900	\$32,596,300
2045	75,442,200	58,522,400	16,919,800	\$201,125,500	\$167,137,800	\$33,987,700
2046	76,573,900	59,400,300	17,173,600	\$209,802,400	\$174,348,400	\$35,454,000
2047	77,722,500	60,291,300	17,431,200	\$218,757,400	\$181,790,200	\$36,967,200
2048	78,888,300	61,195,700	17,692,600	\$228,195,000	\$189,632,900	\$38,562,100
2049	80,071,600	62,113,600	17,958,000	\$237,935,100	\$197,727,100	\$40,208,000
2050	81,272,700	63,045,300	18,227,400	\$248,200,100	\$206,257,400	\$41,942,700
2051	82,085,400	63,675,700	18,409,700	\$257,519,200	\$214,001,700	\$43,517,500
2052	82,906,300	64,312,500	18,593,800	\$267,305,700	\$222,134,400	\$45,171,300
2053	83,735,300	64,955,600	18,779,700	\$277,342,200	\$230,474,900	\$46,867,300
2054	84,572,700	65,605,200	18,967,500	\$287,882,100	\$239,233,700	\$48,648,400
2055	85,418,400	66,261,200	19,157,200	\$298,691,100	\$248,216,100	\$50,475,000
2056	86,272,600	66,923,900	19,348,700	\$310,042,400	\$257,649,100	\$52,393,300
2057	87,135,300	67,593,100	19,542,200	\$321,683,500	\$267,323,000	\$54,360,500
2058	88,006,700	68,269,000	19,737,700	\$333,908,500	\$277,482,100	\$56,426,400
2059	88,886,800	68,951,700	19,935,100	\$346,445,700	\$287,900,700	\$58,545,000
2060	89,775,600	69,641,200	20,134,400	\$359,611,700	\$298,841,900	\$60,769,800
2061	90,673,400	70,337,600	20,335,800	\$373,114,000	\$310,062,400	\$63,051,600
2062	91,580,100	71,041,000	20,539,100	\$387,293,500	\$321,845,800	\$65,447,700
2063	92,495,900	71,751,400	20,744,500	\$401,835,100	\$333,930,000	\$67,905,100
2064	93,420,900	72,468,900	20,952,000	\$417,106,200	\$346,620,500	\$70,485,700
2065	94,355,100	73,193,600	21,161,500	\$432,767,100	\$359,634,900	\$73,132,200

1. Introduction

This report documents the Comprehensive Traffic and Revenue (T&R) Study for the Chisholm Trail Parkway (CTP), conducted by C&M Associates, Inc. (C&M) for the North Texas Tollway Authority (NTTA). The study aims to support all future sensitivity studies for the CTP by providing an independent toll revenue forecast for the facility over a 50-year period.

The CTP is part of the NTTA's Special Project System (SPS). The NTTA SPS includes the President George Bush Turnpike Western Extension (PGBT-WE) and the CTP within the greater Dallas-Fort Worth (DFW) metropolitan area.

Wilbur Smith Associates (currently CDM Smith, Inc. or "CDM"), in association with Baez Consulting, LLC., previously produced a Comprehensive T&R study of the CTP in September 2011. The present study represents a new, independent, comprehensive T&R analysis.

1.1. Basic Study Information

The T&R study results are expressed in annual toll transactions and toll revenue over a 50-year period beginning in 2014, the opening year of the CTP. In its development of the T&R projections, C&M took into account the following: existing information; field observations and data; past, present, and projected socioeconomic data; origin and destination (OD) data; and stated preference (SP) survey results. The T&R forecasts of this study are based on a regional travel demand model (TDM) encompassing the DFW metropolitan area (DFWMA).

The North Central Texas Council of Governments (NCTCOG) maintains a TransCAD 5.0-based TDM, which was used by C&M for the purposes of this study. The NCTCOG DFW Regional Travel Model (DFWRTM) covers a 5,000 square mile area in North Central Texas and comprises 5,386 Travel Analysis Zones (TAZs), of which 5,303 are internal and 83 are external. The DFWRTM includes networks and trip tables for 2013, 2018, 2028, and 2035. C&M created the model year 2014, which is the opening year of the CTP, and used this as the base year for model calibration.

1.2. Study Area

The area considered by C&M for this study includes the DFWMA, as defined by NCTCOG. The regional planning jurisdiction of NCTCOG includes 12 counties: Collin, Dallas, Denton, Ellis, Hood, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant, and Wise County. Figure 1-1 presents a map of NCTCOG's regional planning jurisdiction.

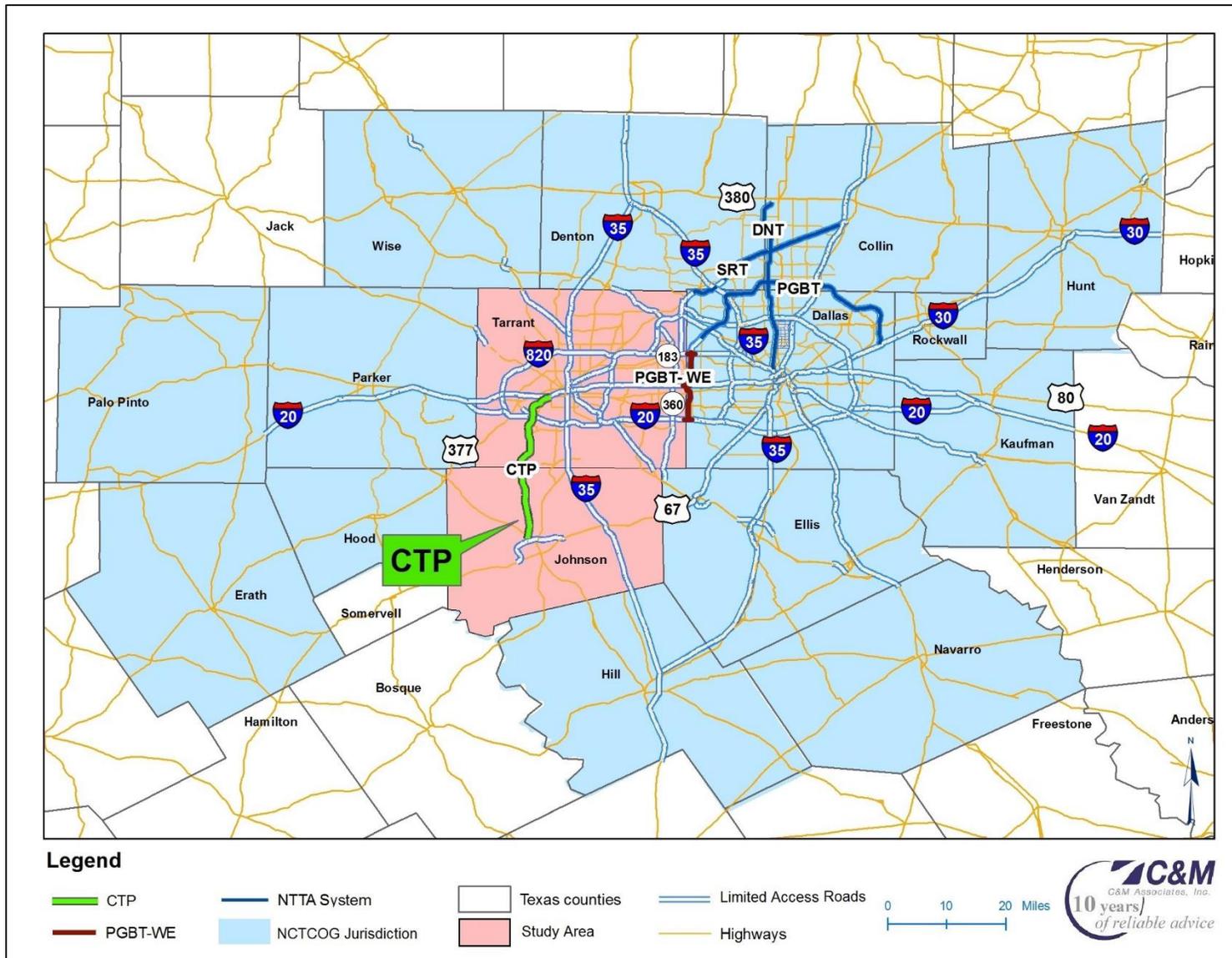


Figure 1-1. NCTCOG's Regional Planning Jurisdiction and C&M's Study Area

While C&M considered the DFWMA, the CTP study area is located within Johnson and Tarrant Counties and includes the cities of Fort Worth, Benbrook, Edgecliff Village, Crowley, Burleson, Joshua, Cross Timber, Briaroaks, Keene, Cresson, Godley, Rio Vista, and Cleburne. The study area is limited in the east by Interstate Highway 35W (IH 35W), in the west by State Highway 377 (SH 377), in the north by IH 820 north of Downtown Fort Worth, and in the south by the Johnson County line.

1.3. Project Description and Alignment

The CTP is a 27.6-mile, six- to two-lane divided toll road extending from Tarrant County to Johnson County, starting from Fort Worth's central business district at IH 30 and continuing south to U.S. Route 67 (US 67) in Cleburne. The full length of the Project was opened to traffic on May 11, 2014, though construction is ongoing to improve local access. Figure 1-2 presents the location map of the CTP and its actual status.

The following entrances and exits were opened to traffic in May 11, 2014:

- University Drive
- Montgomery Street
- Edwards Ranch Road (excluding northbound entrance ramp)
- Arborlawn Drive
- Overton Ridge Boulevard
- Oakmont Boulevard
- Altamesa Boulevard
- Sycamore School Road (excluding northbound exit ramp and southbound entrance ramp)
- McPherson Boulevard
- Farm-to-Market Road 1187 (FM 1187) (excluding the southbound exit ramp)
- County Road 920 (CR 920)
- FM 1902/FM 915 Intersection
- CR 913
- FM 917
- CR 904
- FM 1125
- Sparks Road
- CR 1125
- US 67

On June 23, 2014, construction of the additional ramps for Edwards Ranch Road, Sycamore School Road, and FM 1187 was completed. On August 4, 2014, construction was completed on IH 30 direct connectors near Summit Avenue. On October 16, construction was completed for the IH 20/CTP interchange direct connectors. The only remaining access point to be opened to traffic is the direct connector from IH 30 to CTP on Forest Park Boulevard, which will be opened in phases before the end of 2014.



Figure 1-2. CTP Location Map

1.4. CTP Project Benefits

The purpose of the Project is to provide travelers with a faster and more reliable route choice between southern Tarrant County (particularly Downtown Fort Worth) and Johnson County. The CTP also provides access to IH 20 and IH 30, the two major freeways dividing the DFW Metropolitan area. The minimum travel time savings from Cleburne—at the southern end of the CTP—to downtown Fort Worth is about ten minutes when compared to the travel time using IH 35W and can go up to 24 minutes in the peak hour. The CTP offers a variety of benefits to motorists in the region, including:

- Decreased fuel consumption
- Improved air quality
- Improved travel time reliability
- Improved travel safety

1.5. Organization of the Report

The remainder of this report is organized as follows:

- Chapter 2 details the area's historical traffic trends, existing traffic conditions, and the field data collection program and findings, including the methodology and results of the SP survey conducted for this study.
- Chapter 3 reviews and evaluates the existing and projected socioeconomic data for the study area.
- Chapter 4 describes the travel demand modeling approach and T&R forecasting methodologies undertaken by C&M.
- Chapter 5 presents a summary of projected toll transactions and revenue, as well as the results of sensitivity analyses.

1.6. C&M Qualifications

C&M Associates, Inc. is a corporation founded by U.S. investors and Cal y Mayor y Asociados, S.C., a premier Mexican engineering firm with offices and operations throughout Latin America. The combined experience of C&M Associates, Inc. and Cal y Mayor y Asociados, S.C., jointly referred to as C&M, comprises more than 25 years of U.S. and international T&R analysis. C&M's staff has vast experience in providing reliable and detailed traffic and revenue forecasts, as well as risk analysis, to turnpike authorities, trusts, bond underwriters, rating agencies, credit enhancers, bank lenders, and investors in both the United States and Latin America.

C&M's experience in toll projects includes toll roads, toll tunnels, and toll bridges as well as HOT lanes, managed lanes, and projects with fixed, dynamic, and variable pricing focusing on congestion management and/or revenue maximization.

1.6.1. Traffic and Revenue Expertise

From 2005 to 2014, C&M has served as a prime traffic and revenue consultant, performing more than 150 and revenue studies: more than 30 in the United States and the remainder in Mexico, Colombia, and Puerto Rico. C&M's experience ranges from sketch to investment grade studies for the support of toll revenue bonds and bank debt on behalf of a variety of clients almost evenly distributed between public entities and private concessionaires. More than a third of C&M's studies have been investment grade studies. More than \$11 billion in bonds and debt, plus equity investments, have been supported by C&M's investment grade studies.

1.6.2. Recent Experience

I-77 Managed Lanes Investment Grade T&R Study, North Carolina (2014) – Produced estimates to support a major international concessionaire's bid presented to the North Carolina DOT. The sponsor ultimately won the bid.

I-64 HOT Lanes Sketch Level T&R (2008) and Intermediate T&R (2012-2013) – Produced T&R studies of the possible development of I-64 HOT lanes by the Virginia DOT. The HOT lane analysis was performed in urban areas within a larger I-64 toll project in Virginia, from I-95 (east of Richmond) to the beginning of the Hampton Roads Bridge-Tunnel in Hampton Roads.

Route 460 Investment Grade T&R Study, Virginia (2012) – Produced an investment grade T&R study to support the ultimate issuance of approximately \$300 million in toll revenue bonds. The project consisted of constructing a 55-mile Greenfield toll road connecting the Richmond and Hampton Roads metropolitan areas.

I-70 Mountain Corridor Request for Proposal (RFP) Development and Proposal Review, Colorado (2012) – Provided the High Performance Transportation Enterprise division of the Colorado DOT with RFP language development assistance and RFP response evaluation assistance regarding the scope and adequacy of T&R, and regarding conclusions presented by proposers for a co-development agreement to develop managed lanes along the corridor.

PR-22 PR-5 and Dynamic Tolled Lanes Investment Grade T&R Study, Puerto Rico (2011) – Conducted an analysis of the proposed dynamic tolled lanes to be built in the western end of the San Juan metropolitan area as part of the investment grade T&R study performed on behalf of Citi Infrastructure Investors and CCR for the PR-22 and PR-5 in Puerto Rico privatization. The work included a review of the operational implications of the added lanes and a T&R forecast.

Midtown Tunnel / Downtown Tunnel / MLK Freeway Extension T&R Study and Review (2009–2011) – Intermediate level T&R study in which C&M advised the Virginia DOT in the procurement of the Downtown Tunnel / Midtown Tunnel / MLK Freeway Extension project in Norfolk and Portsmouth, Virginia. The project comprised a new two-lane tunnel parallel to the existing Midtown Tunnel, maintenance and safety improvements to the existing Midtown and Downtown Tunnels, and an extension of the MLK Freeway to Interstate 264. C&M reviewed the project sponsor's T&R forecast and provided the Virginia DOT with advice during contract negotiations.

1. Introduction

North Tarrant Express Managed Lanes Investment Grade T&R Study, Texas (2008) – Provided forecasts to support the concession bid for Itinere North America. The work included forecasting revenues for the concession period, an operational analysis—through micro-simulation—of the interaction between the managed lanes and the surrounding network and key interchanges, and presenting the results to financial advisors and lenders.

I-20 East Managed Lanes T&R (2008) – Produced sketch and subsequent intermediate T&R forecasts for the Public Private Initiative Program of the Georgia DOT. The analysis included assessing the feasibility of a base case project and an extension alternative; forecasting traffic demand, project revenues, and the resulting toll rates of a free-flow throughput maximization strategy; interacting with the environmental review team to select geometric alternatives and ramp configurations; and conducting a micro-simulation traffic operation analysis to identify potential issues in the interaction of the managed lanes with the general purpose lanes and surrounding network.

2. Existing Information

This chapter presents an overview of the existing information used in the CTP Comprehensive T&R study. With the assistance from the NTTA, C&M reviewed and analyzed existing information in an effort to calibrate and validate the traffic conditions of the travel demand model (TDM), which is described in Chapter 4.

C&M reviewed a wide variety of traffic data in order to evaluate and model current traffic conditions for the CTP corridor; the sections that follow present details regarding the existing roadway network, historical traffic trends, TollTag penetration rates, daily and weekly traffic profiles, travel time data, and origin-destination survey information.

On behalf of the NTTA, several fieldwork efforts were conducted in the Project area from 2005 to 2013, including annual traffic counts on several screen line locations and a stated preference survey. C&M based its current fieldwork program on these previous efforts, as explained in this chapter.

2.1. Existing Roadway Network

The CTP is a 27.6-mile toll road extending from IH 30 near the central business district of Fort Worth to FM 1187 in Tarrant County and continuing south to US 67 in Johnson County. It traverses a large portion of the City of Fort Worth, with major interchanges at IH 30 and IH 20, and it terminates in the city of Cleburne to the south. The Project is an all-electronic toll collection (AET) facility consisting of two- to six-lane controlled-access mainlanes with discontinuous two- to three-lane service roads in certain segments.

The northern section, which begins at IH 30 near southwest Fort Worth, is an 8.7-mile, six-lane tollway that required both reconstruction and new construction in an urban setting. The southern extension begins at Altamesa Boulevard and ends at US 67. The full length of the CTP consists of six lanes from IH 30 to Altamesa Boulevard, four lanes from Altamesa Boulevard to FM 1187, and two main lanes with intermittent passing lanes from FM 1187 to US 67.

There are three main interstates that traverse the CTP study area: IH 30, IH 20, and IH 35W, as shown in Figure 2-1. Other major routes in the area are US 377, US 67, SH 183, and SH 174.

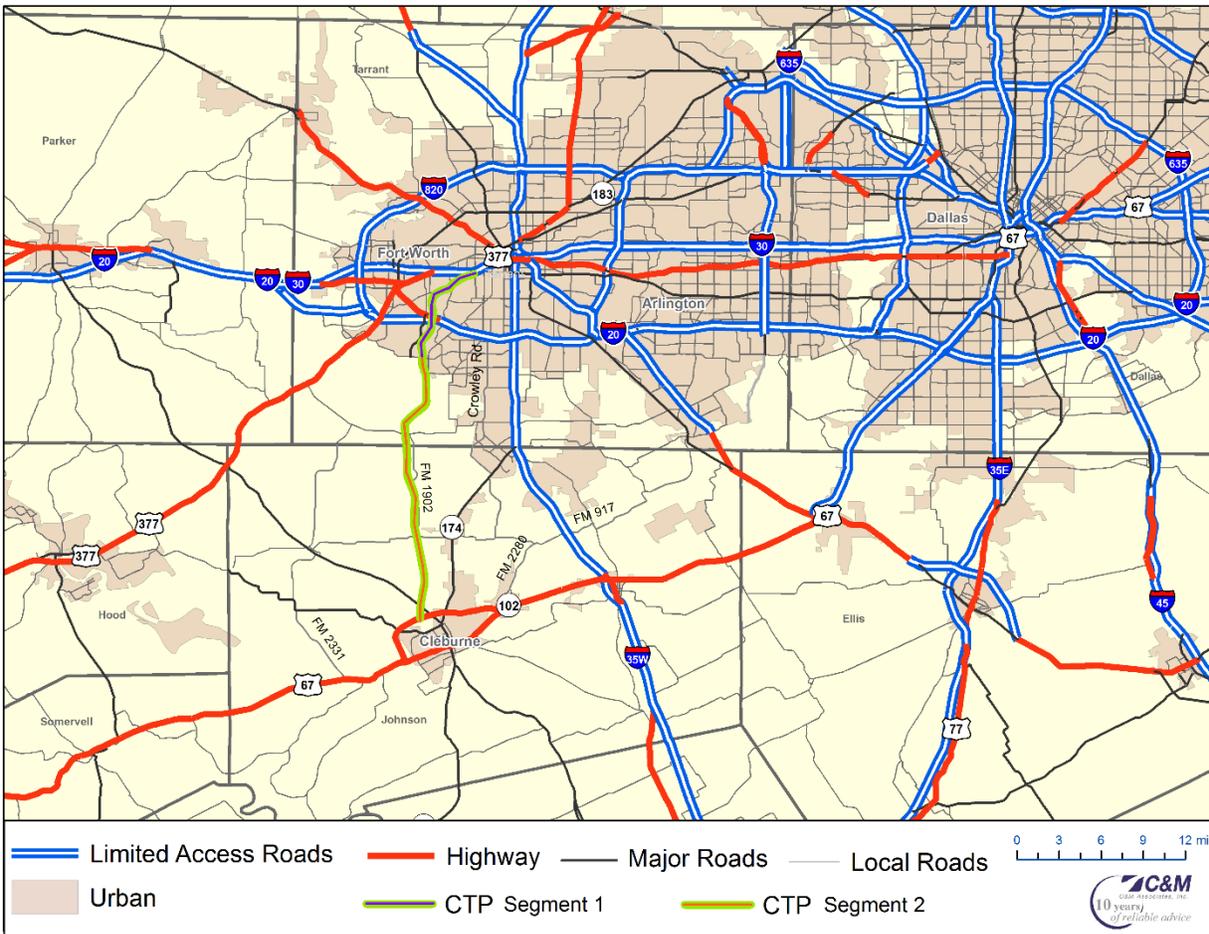


Figure 2-1. CTP and the Surrounding Road Network

IH 30 is an east-to-west freeway that runs from IH 20W in Fort Worth, TX—joining the Dallas Fort Worth Metropolitan Area (DFWMA) to Texarkana—to I-40 in North Little Rock, AR. IH 30 intersects with IH 35W in the DFWMA and runs parallel to US 67, except in Downtown Dallas, where the two become multiplexed and run concurrently.

IH 20 is a major freeway that provides an east-to-west connection through much of the southern United States. It begins at IH 10 near Kent, TX and runs through southern Fort Worth and Arlington, terminating at I-95 in Florence, SC. It interchanges with IH 30 west of Fort Worth, then with IH 35W south of downtown Fort Worth, passing through Arlington and then heading east towards Dallas. IH 20 varies from six to eight lanes as it travels through cities like Arlington and Grand Prairie.

IH 35 runs north to south from Laredo, TX near the U.S.–Mexico border to Duluth, MN. IH 35 splits into IH 35W and IH 35E just north of Hillsboro, TX, with IH 35E heading northeast toward Dallas and IH 35W heading northwest toward Fort Worth. IH 35W, a major competing route to the CTP, runs from the IH 35 split at Hillsboro, intersecting with US 67 and then passing through Fort Worth where it interchanges with IH 20, I-30, and US 377, finally merging with IH 35E in Denton to reform IH 35.

2. Existing Information

US 377 is a north-to-south highway that runs from US 90 in Del Rio, TX to Oklahoma. It crosses IH 20 in Benbrook, TX, meeting SH 183 in Fort Worth and running northeast on Camp Bowie Boulevard to IH 30, after which it becomes concurrent with IH 30.

US 67 runs north to south from Presidio, TX at the Mexican Border through the states of Arkansas, Missouri, and Illinois, ending at US 52 in Iowa. It runs concurrently with IH 30 between Dallas and Weaver, TX, and then parallel to IH 30 between Weaver and Texarkana.

SH 183 is a state highway in the DFWMA that runs east to west from IH 35E to IH 20, intersecting with IH 35W, IH 30, and US 377 in Fort Worth.

SH 174 is a state highway that runs north-to-south starting from Meridian, TX and ending in Burleson, TX, where it interchanges with IH 35W.

2.2. Traffic Characteristics

Historical traffic data within the study area were obtained from various regional authorities that provide traffic data for different road network elements. The following sections summarize the characteristics of count locations and trends regarding Annual Average Daily Traffic (AADT) in the area surrounding the CTP.

2.2.1. AADT of Facilities Within the Study Area

The CTP corridor is crossed by IH 30 and IH 20, as well as by major state highways including US 377, SH 174, and SH 183. IH 35W and SH 174 are routes that compete with the CTP for traffic by running parallel to it. The AADT counts at selected locations along these facilities and others surrounding the CTP are shown in Figure 2-2 and Table 2-1. The Interstate Highways in the study area exhibit some of the lowest Compound Annual Growth Rates (CAGR) from 2005 to 2013. IH 30 had an AADT growth rate of -0.6 percent, while IH 20 and IH 35W had CAGRs of 0.7 and 1.9 percent, respectively. Other major facilities such as US 377 and SH 174 exhibited considerably low CAGR's, including negative values in some cases. The highest CAGRs from 2005 to 2013 are observed at FM 731 (7.8%) and FM 917 (4.0%).

IH 35W north of Morningside Drive (between IH 30 and IH 20) shows growth rates that are comparable to the observed growth rates of interstate freeways within the center of the DFWMA. Vehicle miles travelled (VMT) can be used as an indicator of the overall travel pattern of an area; according to TxDOT, VMT has been growing 1 percent per year in the DFWMA, increasing from 148.5 million to 164.6 million miles between 1999 and 2011. The most recent counts from NCTCOG show an average increase of 5 percent for observed traffic counts within the DFWMA from the year 2010 to 2011.¹

2. Existing Information



Figure 2-2. Selected AADT Count Locations

Table 2-1. Historical AADT around the CTP

ID	Road	Location	AADT									CAGR		
			2005	2006	2007	2008	2009	2010	2011	2012	2013	2005-2010	2010-2013	2005-2013
01	IH 35W	N of Morningside Dr	146,000	145,000	152,000	171,000	157,000	158,000	173,000	169,000	169,145	1.6%	2.3%	1.9%
02	IH 35W	N of Sycamore School Rd	133,000	126,000	132,000	128,000	125,000	132,000	136,000	131,000	131,838	-0.2%	0.0%	-0.1%
03	IH 20	South Drive (East of S Hulen St)	133,000	NA	142,000	131,000	137,000	137,000	138,000	139,000	140,518	0.6%	0.8%	0.7%
04	IH 30	Montgomery St (W of University Dr)	147,000	143,000	147,000	144,000	137,000	143,000	141,000	147,000	139,818	-0.6%	-0.7%	-0.6%
05	US 377 / Camp Bowie Blvd	N/E of Edgehill Rd, S/W of Hilldale Rd	17,590	17,400	19,800	17,200	17,200	16,400	19,800	19,700	17,757	-1.4%	2.7%	0.1%
06	Crowley Rd	N of Edgecliff Rd	23,000	22,000	27,000	26,000	28,000	26,000	26,000	26,000	23,859	2.5%	-2.8%	0.5%
07	US 377	N of FM 1187	27,000	26,000	25,000	23,000	25,000	24,000	21,000	23,000	25,950	-2.3%	2.6%	-0.5%
08	Crowley Rd	N of Sycamore School Rd	19,570	18,200	21,000	21,000	21,000	19,700	20,000	22,000	18,332	0.1%	-2.4%	-0.8%
09	FM 1902	S of FM 1187	7,590	7,600	4,700	7,700	7,600	7,000	8,300	8,400	8,873	-1.6%	8.2%	2.0%
10	FM 731	S of FM 1187	9,500	NA	13,000	13,700	15,200	16,100	15,900	16,400	17,303	11.1%	2.4%	7.8%
11	FM 2331	S of Sky Rd	1,900	2,400	2,700	3,300	3,000	3,100	2,900	3,100	2,545	10.3%	-6.4%	3.7%
12	FM 1902	S of CR 1019	4,610	3,600	7,600	6,100	6,100	6,900	8,200	7,600	7,472	8.4%	2.7%	6.2%
13	SH 174	S of FM 731	26,000	30,000	29,000	25,000	30,000	32,000	31,000	28,000	27,368	4.2%	-5.1%	0.6%
14	FM 2331	N of FM 4	2,550	2,400	3,100	2,700	1,750	1,650	1,850	2,000	1,295	-8.3%	-7.8%	-8.1%
15	SH 174	N of Vaughn Rd	26,000	24,000	28,000	25,000	25,000	24,000	24,000	25,000	23,276	-1.6%	-1.0%	-1.4%
16	FM 2280	S of FM 3048	10,000	8,300	8,800	7,600	8,500	7,700	7,300	7,700	7,354	-5.1%	-1.5%	-3.8%
17	FM 917	E of FM 1902	5,100	6,200	10,200	9,200	8,300	7,200	8,800	8,900	6,961	7.1%	-1.1%	4.0%

2. Existing Information

IH 35W north of Sycamore School Road, south of IH 20, is partially influenced by long-distance interstate travelers who are not affected by the development within the study area. The overall TxDOT AADTs of IH 35 north of Waco show no traffic growth for the last 5 years, similar to the observed station within the study area. IH 35E AADTs near the southern separation between IH 35E and IH 35W show consistent growth of around 2 percent per year.

The relatively low growth of the majority of the AADTs shown in the study area compared to the total DFWMA might be related to the location of the study area in the periphery of the DFWMA and that the AADTs presented here are only available until 2013. Due to the demographic growth expected in this area, as shown in Chapter 3, this area is also expected to have traffic growth in the future.

2.2.1. Permanent Count Stations

Average Daily Traffic (ADT) data were obtained from four TxDOT permanent count stations in the study area. These stations are located on four major facilities within the study area: IH 30, IH 20, IH 35, and US 377. Traffic counts for IH 30, IH 20, and US 377 were available from January 2013 to May 2014; for IH 35W, traffic counts were only available from January 2014 to March 2014. Figure 2-3 presents the location map of the selected TxDOT permanent count stations.



Figure 2-3. TxDOT Permanent Count Stations

2. Existing Information

The monthly ADTs from the permanent count stations are illustrated in Figure 2-4. Table 2-2 presents the annual growth in average monthly ADT from 2013 to 2014 for months in which data were available.

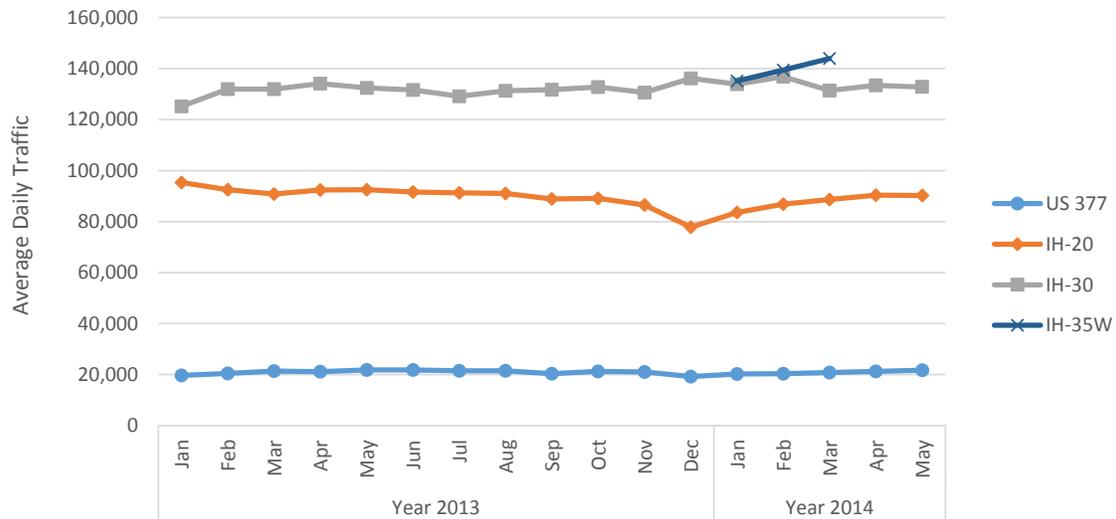


Figure 2-4. Monthly ADT from Permanent Count Stations

Table 2-2. Monthly ADT Growth Rates

Facility	CAGR				
	Jan '13 - Jan '14	Feb '13 - Feb '14	Mar '13 - Mar '14	Apr '13 - Apr '14	May '13 - May '14
US 377	2.5%	-0.3%	-2.7%	0.9%	-0.2%
IH 20	-8.9%	-6.1%	-2.3%	-2.2%	-2.4%
IH 30	6.9%	3.6%	-0.5%	-0.5%	0.2%

Note: IH 35W excluded from the table due to lack of data from 2013

As can be seen, the permanent count stations generally indicate a decrease in average monthly ADT on the major facilities around the CTP from 2013 to 2014. The highest CAGR is observed on IH 30, with 6.9 percent growth from January 2013 to January 2014 and 3.6 percent growth from February 2013 to February 2014. IH 20 exhibited negative CAGRs in its monthly ADT for all reported months from 2013 to 2014. The CAGRs for IH 30 and US 377 from May 2013 to May 2014 are substantially lower than they were from January 2013 to January 2014—a likely influence of the CTP opening to traffic in May 2014.

The weekly traffic profiles from three of the permanent count stations (IH 35W excluded) are shown in Figure 2-5. For these locations, the weekday traffic volumes are higher than the weekends, with distinctive AM and PM traffic peaks occurring in opposite directions, which is consistent with weekday commuter behavior. Weekend traffic exhibits a uniform profile in both directions, with traffic peaks occurring at similar times on Saturdays and Sundays.

2. Existing Information

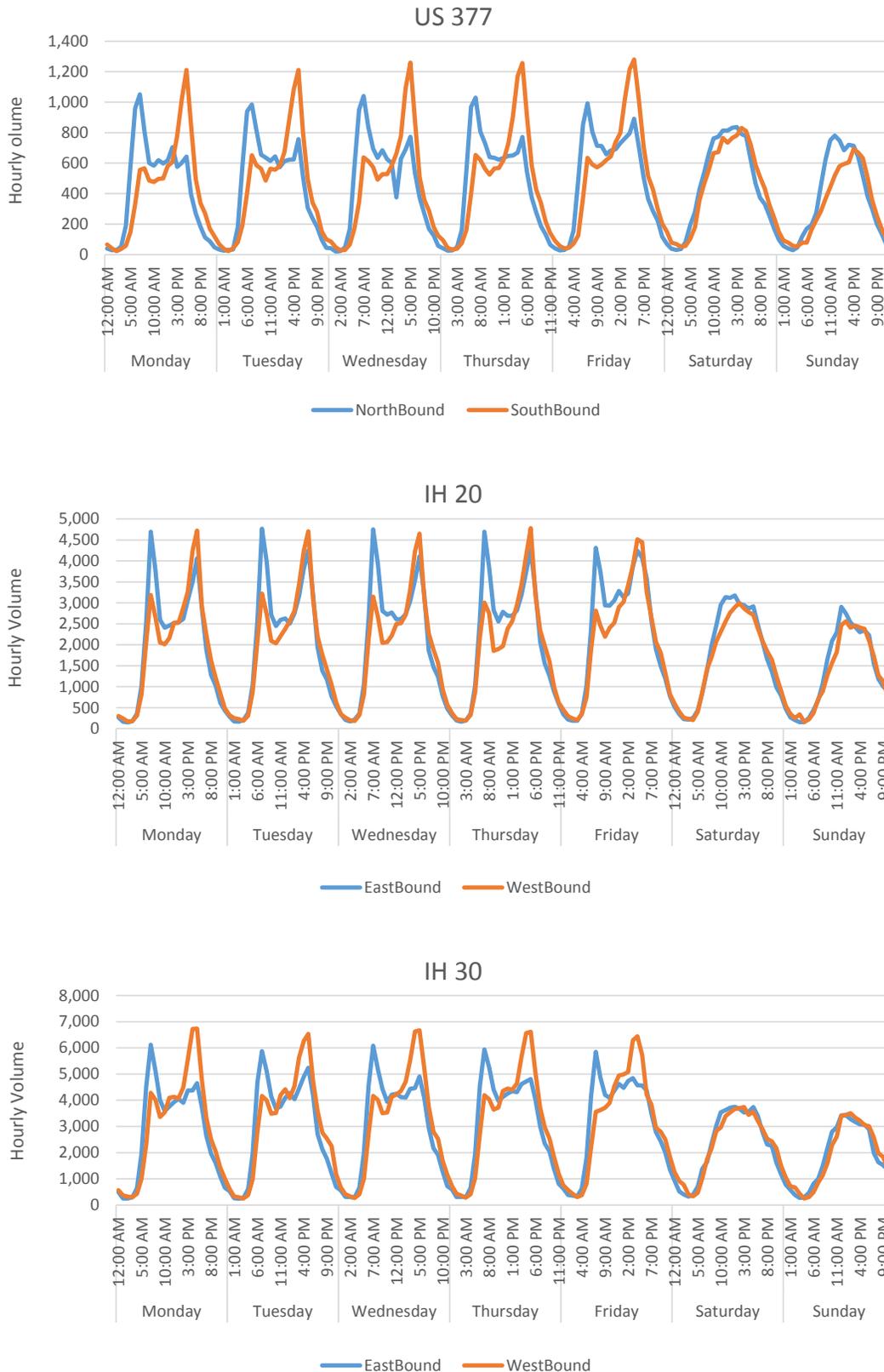


Figure 2-5. Weekly Traffic Profiles at Selected Permanent Count Stations

2.2.2. Seasonality

The seasonal variation in 2013 ADT for US 377, IH 20, and IH 30 is illustrated in Figure 2-6.

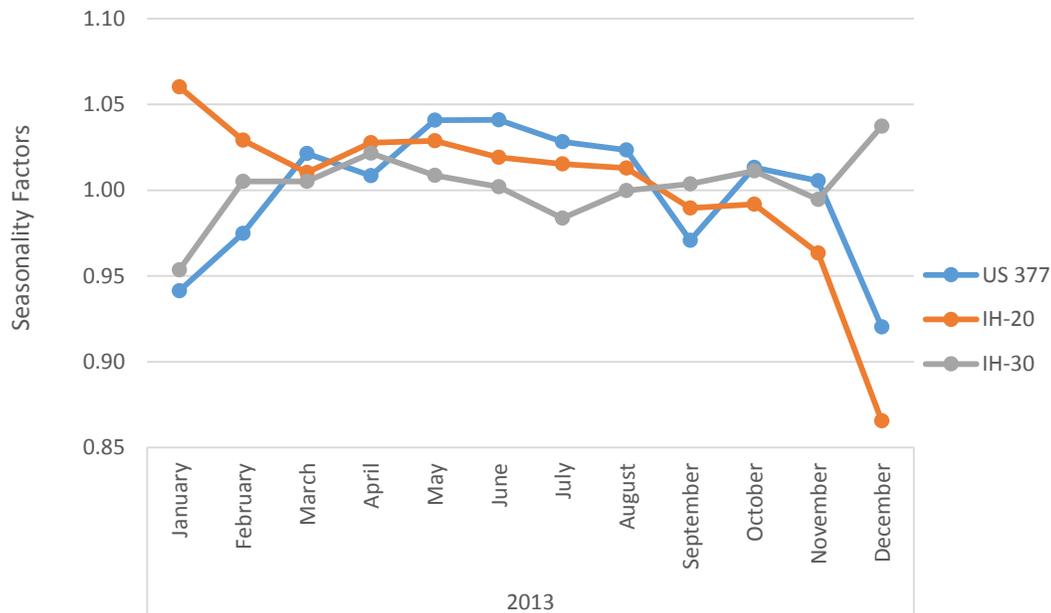


Figure 2-6. Seasonal Variation in Traffic Volumes for Selected Facilities

Average monthly factors range from 0.86 to 1.06. IH 20 exhibits a trend of declining traffic volumes in 2013, with particularly sharp declines from January to March and October to December. IH 30 and US 377 exhibit increases in traffic volumes from January to March. Similar to IH 20, US 377 exhibits a decrease in volume from October to December, but volume on IH 30 increases from November to December, reaching its highest 2013 volume in December. Overall, traffic volumes are consistent on all three facilities over the summer months, with slight declines from June to August. It is important to note that these seasonality patterns, particularly those for IH 20, may have been affected from the construction of the CTP in 2013.

2.2.3. Revenue Days

Revenue days are used to convert weekday traffic volume and revenue to annual volumes. The number of revenue days is determined by the ratio of weekend to weekday traffic over an annual period. The average 2013–2014 ADTs and weekend-to-weekday ratios for selected facilities within the study area are presented in Table 2-3, and the revenue days for these facilities are presented in Table 2-4.

Table 2-3. Weekday and Weekend Traffic Volumes for Selected Facilities

Facility	ADT		Weekend- Weekday Ratio
	Weekday	Weekend	
US 377	22,020	18,347	83%
IH 20	93,892	79,810	85%
IH 30	142,441	103,454	73%

Table 2-4. Revenue Days for Selected Facilities

Facility	Revenue Days
US 377	346
IH 20	348
IH 30	334

Based on the permanent count station data, IH 20 has the highest number of revenue days, followed closely by US 377. IH 30 has a lower number of revenue days because it is primarily used by commuters and, therefore, has lower weekend traffic.

2.3. Project Performance

The following sections provide an overview of the performance of the CTP from its opening in May 2014 to the current date (October 2014). Toll transaction data were provided by the NTTA.

2.3.1. Transactions

The monthly transactions (including cars and trucks) and growth rates from May to October 2014 on the three mainlane gantries of the CTP, the locations as shown in Figure 2-7, are summarized in Table 2-5 and illustrated in Figure 2-8.

2. Existing Information



Figure 2-7. Mainlane Gantry Locations

Table 2-5. Growth Rates in Total Transactions for CTP Mainlane Gantries

Location	Transactions - 2014					
	May	June	July	August	September	October
MLG 1	141,518	235,868	263,058	303,831	335,340	386,331
MLG 2	126,679	209,334	227,118	251,182	259,838	286,114
MLG 3	76,432	126,501	137,773	148,756	150,410	164,493

Location	Monthly Growth - 2014					
		May - Jun	Jun - Jul	Jul - Aug	Aug - Sept	Sept - Oct
MLG 1		67%	12%	15%	10%	15%
MLG 2		65%	8%	11%	3%	10%
MLG 3		66%	9%	8%	1%	9%

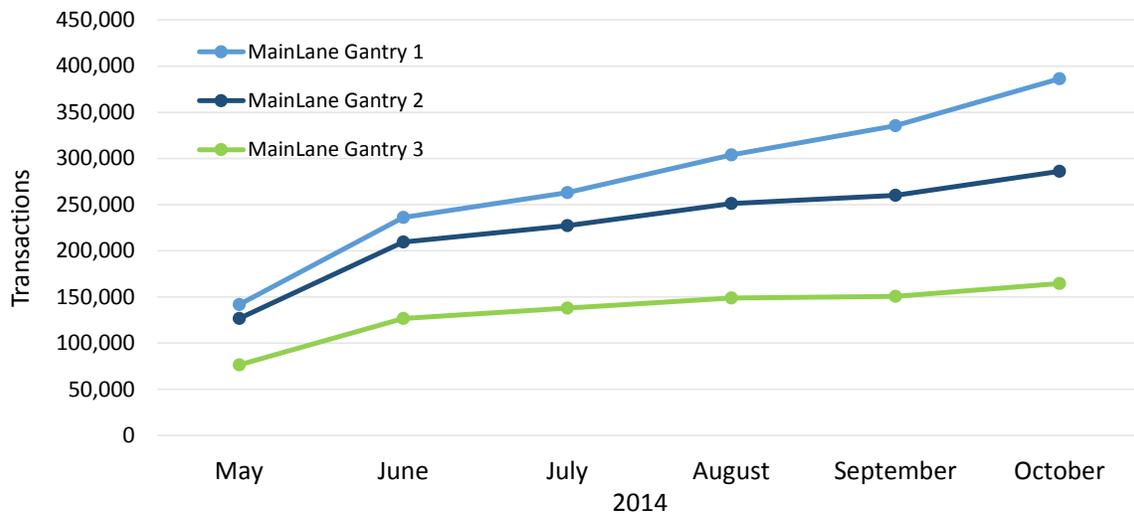


Figure 2-8. Total Transactions along Mainlane Gantries of the CTP

The total number of transactions on the CTP has increased every month from May to October 2014, with the largest growth seen from May to June following the opening of the facility. During this period, growth rates exceeded 60 percent at all three mainlane gantries. In subsequent months, the observed CAGRs dropped to an average of roughly 9 percent, with the lowest growth rates occurring from August to September and a noticeable increase in growth rates occurring from September to October.

2.3.2. Transaction Types

As with all other NTTA toll facilities, the CTP utilizes all-electronic toll collection (AET), which consists of four different types of transactions:

- Automatic Vehicle Identification (AVI)
- ZipCash
- VToll
- Non-Revenue

AVI refers to transactions with vehicles that have an electronic transponder, such as the NTTA TollTag, the Oklahoma PIKEPASS, or the Texas TxTag. The user information from the transponder is automatically retrieved every time the transponder crosses a toll gantry, and the toll is charged directly to the user’s associated account.

ZipCash refers to video tolled transactions. Every time a vehicle that does not have an electronic transponder crosses a toll gantry, a camera takes a picture of the vehicle’s license plate and the owner of the vehicle receives the toll bill by mail.

VToll refers to AVI transactions that are initially identified as ZipCash transactions because no signal was received from an electronic transponder. This may be due to missing, malfunctioning, or improperly mounted transponders. After the vehicle is identified by camera, the toll is charged to the user’s corresponding transponder account.

Non-Revenue refers to transactions that are exempt from tolling per the NTTA’s guidelines.

Table 2-6 presents the distribution of transactions on the CTP by type from May to October 2014.

Table 2-6. 2014 Monthly Transactions on the CTP by Type

Month	Total Transactions	AVI	% AVI	ZipCash	% ZipCash	Vtoll	% Vtoll	Non Rev	% Non Rev
May	562,016	261,986	47%	200,073	36%	85,477	15%	14,480	2%
June	936,055	503,151	54%	314,471	34%	105,043	11%	13,399	1%
July	1,042,142	594,082	57%	328,668	32%	105,577	10%	13,815	1%
August	1,195,553	716,297	60%	355,060	30%	108,191	9%	16,005	1%
September	1,289,947	805,009	62%	355,178	28%	112,895	9%	16,865	1%
October	1,440,282	925,036	64%	389,746	27%	107,441	7%	18,059	2%
Total	6,465,995	3,805,561	59%	1,943,196	30%	624,615	10%	92,623	1%

Source: Variance Deposition Reports - NTTA

As can be seen, the percentage of AVI transactions has continually increased since the opening of the CTP, from 47 percent in May to 64 percent in October. VToll transactions have also decreased, from 15 percent in May to 7 percent in October, indicating a decrease in transponder-related issues. Finally, the percentage of non-revenue transactions has remained fairly consistent, with an average of 1 percent from May to October.

C&M also observed that the northern and southern segments of the CTP differ in terms of their share of AVI transactions. Segment 1 includes all gantries north of Altamesa Boulevard, and Segment 2 includes all gantries south of Altamesa Boulevard. Table 2-7

2. Existing Information

presents the AVI shares of the two segments. As can be seen, both segments exhibit monthly increases in the percentage of AVI transactions from May to October. However, Segment 1—which is located in the city of Fort Worth—has a consistently higher share of AVI transactions than Segment 2.

Table 2-7. AVI Transaction Shares per Segment

Segment	AVI Transactions - 2014					
	May	June	July	August	September	October
Segment 1 (Altamesa North)	128,725	243,653	287,225	360,265	416,719	490,826
Segment 2 (Altamesa South)	134,163	260,189	307,406	356,516	388,218	434,629
Total	262,888	503,842	594,631	716,781	804,937	925,455

Segment	Share of AVI Transactions - 2014					
	May	June	July	August	September	October
Segment 1 (Altamesa North)	51%	58%	60%	63%	66%	68%
Segment 2 (Altamesa South)	43%	50%	54%	57%	59%	60%
Total	47%	54%	57%	60%	62%	64%

Source: Periodic Revenue Reports – NTTA

2.3.3. Truck Transactions

C&M extracted the number of transactions made by vehicles with three or more axles to determine the monthly truck transactions along the CTP. Table 2-8 presents the estimated monthly truck transactions per segment, along with the percentage of total transactions comprising trucks. Both segments exhibit an increase in the percentage of truck transactions from May to July and a decrease from July to October. Furthermore, there is a consistently higher percentage of truck transactions on Segment 2 compared to Segment 1.

Table 2-8. Truck Transactions per Segment

Segment	Truck Transactions					
	May	June	July	August	September	October
Segment 1 (Alamesa North)	4,402	7,840	11,802	12,163	12,349	5,269
Segment 2 (Alamesa South)	10,897	24,864	30,080	29,750	29,735	11,634
Total	15,299	32,704	41,882	41,913	42,084	16,903

Segment	% of Total Transactions					
	May-14	June-14	July-14	August-14	September-14	October-14
Segment 1 (Alamesa North)	1.7%	1.9%	2.5%	2.1%	2.0%	2.0%
Segment 2 (Alamesa South)	3.5%	4.8%	5.3%	4.8%	4.5%	4.3%
Total	2.7%	3.5%	4.0%	3.5%	3.3%	3.2%

2.3.4. Revenue Days

Revenue days were calculated for the entire CTP corridor and for the two segments of the CTP, as shown in Table 2-9. Segment 2 consistently has more revenue days than Segment 1; the total system's revenue days increased slightly from May to June and continually declined after June.

Table 2-9. Revenue Days per Segment

Segment	May	June	July	August	September	October
Segment 1 (Altamesa North)	322	322	319	319	318	315
Segment 2 (Altamesa South)	336	339	336	334	334	331
Total	330	331	328	327	326	323

2.4. Active Toll Tag Trends

The number of active TollTags in January 2013, January 2014, and September 2014 were analyzed by zip code for the counties in the DFWMA. The growth in active TollTags within the study area is illustrated in Figure 2-9 and Figure 2-10. Table 2-10 provides a county-level summary of the number of active TollTags during these periods, along with the corresponding growth rates.

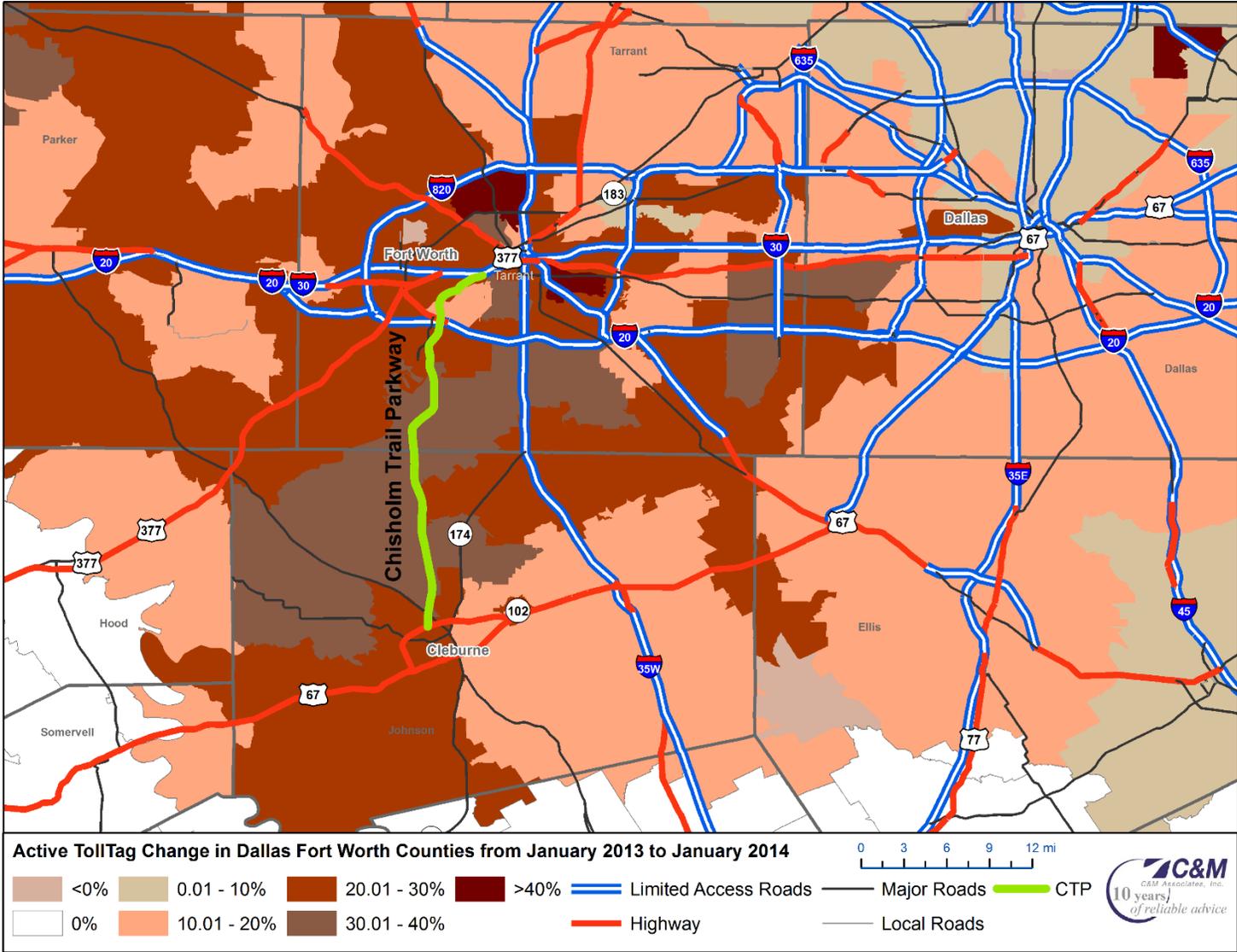


Figure 2-9. Growth Rate of Active TollTags by Zip code from Jan 2013–Jan 2014

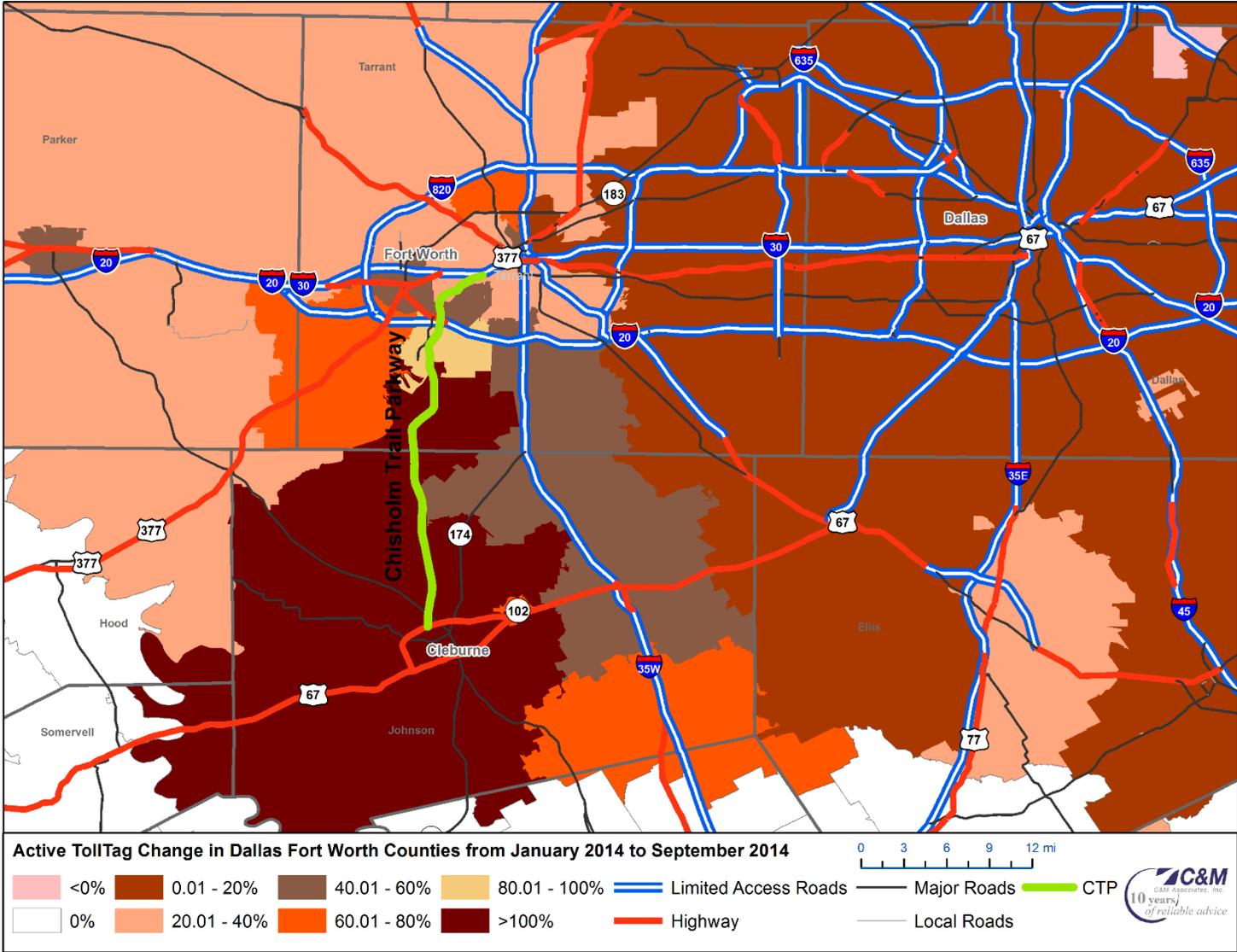


Figure 2-10. Growth Rate of Active TollTags by Zip code from Jan 2014–Sept 2014

Table 2-10. Active TollTag Growth Rate by County

County	Active TollTags			Growth	
	January '13	January '14	September '14	Jan '13 - Jan '14	Jan '14 - Sept '14
Dallas	904,450	986,120	1,057,086	9.0%	7.2%
Collin	727,638	756,780	789,443	4.0%	4.3%
Denton	278,270	300,635	325,156	8.0%	8.2%
Rockwall	36,474	39,613	42,566	8.6%	7.5%
Ellis	34,298	40,062	46,860	16.8%	17.0%
Kaufman	21,407	24,125	27,501	12.7%	14.0%
Hunt	11,773	13,817	15,953	17.4%	15.5%
Delta	334	385	435	15.3%	13.0%
Tarrant	261,969	313,489	380,067	19.7%	21.2%
Parker	16,564	20,110	28,056	21.4%	39.5%
Johnson	15,323	18,983	37,967	23.9%	100.0%
Wise	2,831	3,214	3,843	13.5%	19.6%

From January 2013 to January 2014, the majority of zip codes within the DFWMA exhibited 10 to 20 percent growth in active TollTags. Higher growth rates of 20 to 40 percent occurred in portions of Tarrant and Johnson County, particularly in areas closest to the CTP. Portions of Parker County also exhibited relatively large growth of 20 to 30 percent. Johnson County overall exhibited the largest growth during this period (23.9%), followed by Parker County (21.4%) and Tarrant County (19.7%).

From January 2014 to September 2014, 8 out of 12 counties in the DFWMA exhibited higher growth rates in the number of active TollTags compared to the previous year. This increase was most pronounced in Johnson County, where the number of active TollTags more than doubled in the majority of zip codes. The majority of Tarrant County exhibited TollTag growth rates from 0 to 40 percent, though some areas exhibited 60 to 100 percent growth or more. In both counties, growth rates were typically highest in the areas closest to the CTP, indicating the significant influence of the CTP.

Although the increasing number of active TollTags in the areas surrounding the CTP does not directly translate into increased AVI penetration, it is nevertheless a good indicator of increasing public acceptance of a toll facility within the area.

2.5. ADT Field Data Collection

C&M performed Average Daily Traffic (ADT) counts at select locations to update and validate C&M's database, which was created from field data previously collected by the NTTA. A screenline analysis was conducted with the updated database to calibrate and validate the TDM. Figure 2-11 presents a map of the ADT count locations.

2. Existing Information

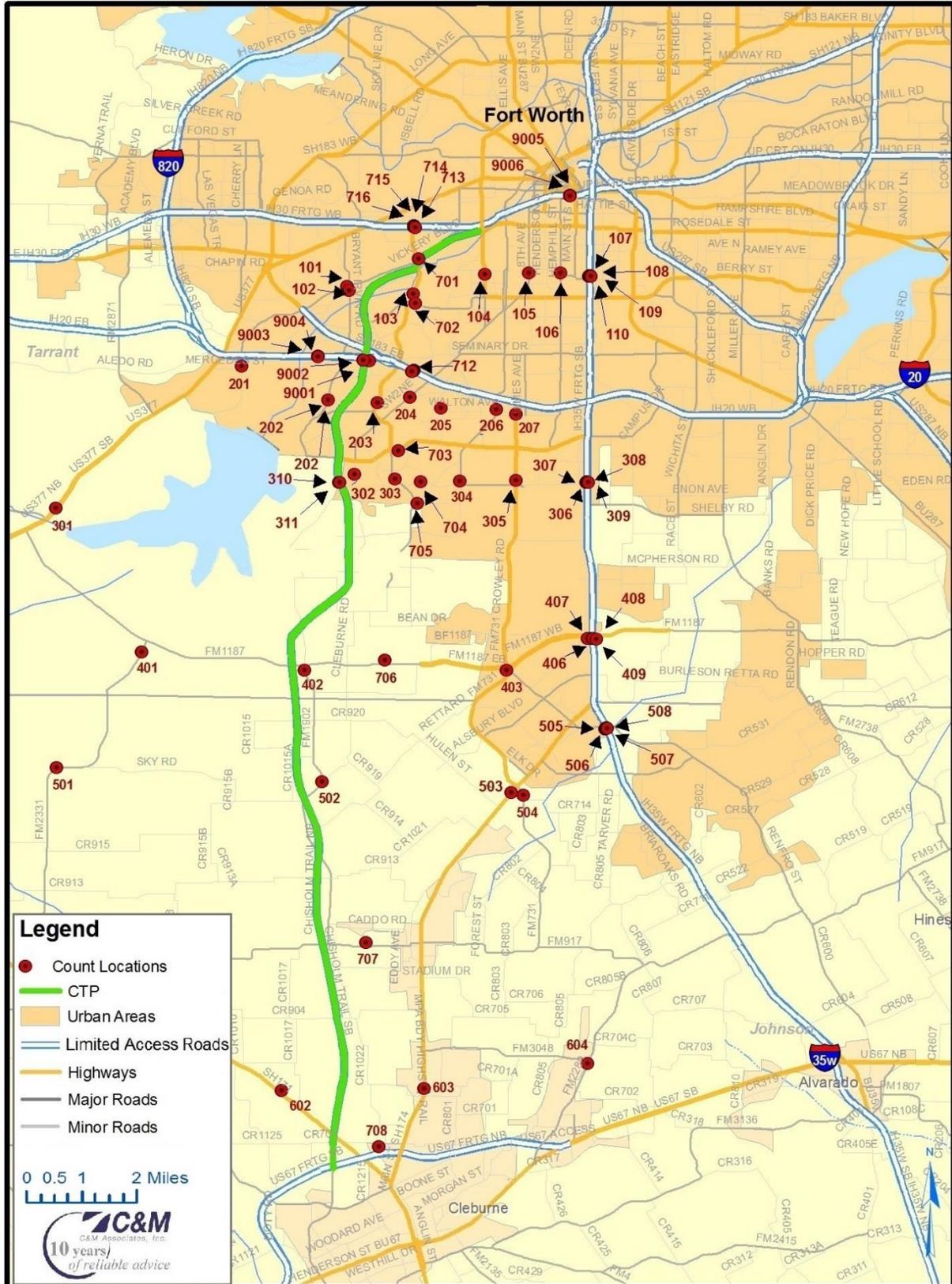


Figure 2-11. C&M's ADT Count Locations

2. Existing Information

Using the Federal Highway Administration (FHWA) vehicle classification scheme, hourly traffic data was collected from October 4 to October 10, 2014 at the locations listed in Table 2-11. The hourly traffic data was used to calculate ADT and truck percentages, which are also shown in Table 2-11.

The traffic data collected included two-day counts—to validate the peak hour traffic patterns in the TDM—and seven-day counts. The highest ADT was recorded at station 109 on IH 35 W between Morningside Drive and E Robert Street. Truck percentages at the count locations ranged from 0.5 to 13.4 percent. The highest percentages of truck traffic (10% or higher) were recorded at US 67 between SH 171 and SH 174, IH 20 between South Drive and the IH 20 exit ramp, SH 171 between CR 1018 and CR 1017, and IH 35W between Ellison Street and FM 3391.

Table 2-11. Traffic Count Stations with ADT and Truck Percentages

Code	Location	South/West Boundary	North/East Boundary	ADT	Truck %
101	Vickery Blvd	Ridglea Ln	Bryant Irvin Rd	11,743	1.7%
102	Bryant Irvin Rd	Edwards Ranch Rd	Vickery Blvd	21,454	2.4%
103	South Hulen St	Bellaire Dr	Oak Park Ln	27,584	4.4%
104	University Dr	McPherson Ave	Park Hill Dr	21,324	3.4%
105	8th Ave	Robert St	Elizabeth Blvd	18,984	2.5%
106	Hemphill St	Morningside Dr	Elizabeth Blvd	12,610	2.8%
107	IH 35W FR	Morningside Dr	E Robert St	5,416	2.8%
108	IH 35W	Morningside Dr	E Robert St	79,496	4.5%
109	IH 35W	Morningside Dr	E Robert St	80,334	4.5%
110	IH 35W FR	Morningside Dr	E Robert St	4,338	2.0%
201	Winscott Rd	Mercedes St	I-20	14,362	1.6%
202	Bryant Irvin Rd	Oakbend Trl	Monte Vista Ln	28,907	4.4%
203	South Hulen St	Ledgestone Dr	Oak Bend Trl	25,462	4.8%
204	Granbury Rd	Walton Ave	N Wedgmont Cir	23,503	2.3%
205	Woodway Dr	Walton Ave	Wren Ave	11,311	0.7%
206	McCart Ave	Walton Ave	Southgate Dr	35,943	3.7%
207	Crowley Rd	Edgecliff Rd	Bettibart St	25,346	4.4%
301	US 377	FM 1187	Tiger Trl	26,428	6.0%
302	Granbury Rd	Sycamore School Rd	Altamesa Blvd	16,664	1.4%
303	Hulen St	Sycamore School Rd	French Lake Dr	15,180	1.6%
304	McCart Ave	Sycamore School Rd	Cleburne Rd	29,464	3.6%
305	Crowley Rd	Sycamore School Rd	Country Manor Rd	25,974	5.8%
306	IH 35W FR	Sycamore School Rd	Georgian Rd	11,869	2.4%
307	IH 35W	Sycamore School Rd	Georgian Rd	64,093	7.2%
308	IH 35W	Sycamore School Rd	Georgian Rd	64,663	6.3%
309	IH 35W FR	Sycamore School Rd	Georgian Rd	10,181	3.4%
310	CTP	Sycamore School Rd	Altamesa Blvd	7,574	1.7%
311	CTP	Sycamore School Rd	Altamesa Blvd	8,474	1.9%

2. Existing Information

Table 2-11. Traffic Count Stations with ADT and Truck Percentages (Cont'd)

Code	Location	South/West Boundary	North/East Boundary	ADT	Truck %
401	Winscott Plover Rd	FM 2331	FM 1187	3,507	4.2%
402	FM 1902	Floyd Hampton Rd	FM 1187	5,376	7.7%
403	FM 731	Renfro St	FM 1187	12,201	3.7%
406	IH 35W FR	FM 1017 (Mc Alister Rd)	FM 1187	14,162	3.9%
407	IH 35W	FM 1017 (Mc Alister Rd)	FM 1187	45,117	6.2%
408	IH 35W	FM 1017 (Mc Alister Rd)	FM 1187	43,070	6.5%
409	IH 35W FR	FM 1017 (Mc Alister Rd)	FM 1187	15,231	3.3%
501	FM 2331	FM 916	Sky Rd	2,286	3.3%
502	Old Granbury (FM 1902)	CTP	FM 1019	4,809	7.3%
503	SH 174	Hulen St	FM 731	33,576	9.2%
504	FM 731	CR 714	SH 174	10,138	3.2%
505	IH 35W FR	Ellison St	FM 3391	2,821	3.8%
506	IH 35W	Ellison St	FM 3391	26,918	12.4%
507	IH 35W	Ellison St	FM 3391	26,119	13.4%
508	IH 35W FR	Ellison St	FM 3391	3,854	2.8%
601	FM 2331	FM 4	CR 1127	2,019	8.4%
602	SH 171	CR 1018	CR 1017	6,833	11.8%
603	SH 174	Vaughn Rd	FM 3048	19,287	3.9%
604	FM 2280	Fisher Ln	FM 3048	8,035	2.9%
701	Vickery Blvd	Hulen St	Sherrill St	11,220	2.3%
702	Bellaire Blvd	Hulen St	Overton Park Dr	16,233	2.6%
703	Altamesa Blvd	Hulen St	Kingwood Dr	11,931	2.1%
704	Sycamore School Road	Hulen St	Cleburne Rd	12,181	0.8%
705	Columbus Trl	Hulen St	Cleburne Rd	7,335	0.7%
706	FM 1187	Hulen St	Crystal Ln	13,311	3.1%
707	FM 917	FM 1902	SH 174	8,674	2.2%
708	US 67	SH 171	SH 174	13,647	11.9%
709	IH 20 FR	South Dr	West Lake Dr	2,653	1.4%
710	IH 20	South Dr	IH 20 Exit Ramp	62,242	13.4%
711	IH 20	IH 20 On Ramp	South Dr	71,629	5.0%
712	IH 20 FR	Harlan Ave	South Dr	2,377	0.5%
713	IH 30 FR	Western Ave	Hulen St	8,578	3.4%
714	IH 30	Western Ave	Hulen St	56,186	3.5%
715	IH 30	Hulen St	Western Ave	50,486	3.3%
716	IH 30 FR	Hulen St	Ashland Ave	10,842	1.7%
9901	Ramp (Direct-Connector) NB CTP to EB I-20	CTP	IH 20	1,533	5.4%
9902	Ramp (Direct-Connector) WB I-20 to SB CTP	CTP	IH 20	1,358	5.1%
9903	IH 20	SW Loop 820	Bellaire Dr	46,674	5.9%
9004	IH 20	Bellaire Dr	SW Loop 820	45,746	7.3%
9005	IH 30	S Main St	Jenning Ave	78,896	2.8%
9006	IH 30	Jenning Ave	S Main St	79,086	2.4%

2. Existing Information

The weekly traffic profiles for a subset of the count locations are shown in Figure 2-12. The distinctive morning and evening peaks in each direction during weekdays are consistent with commuter behavior.

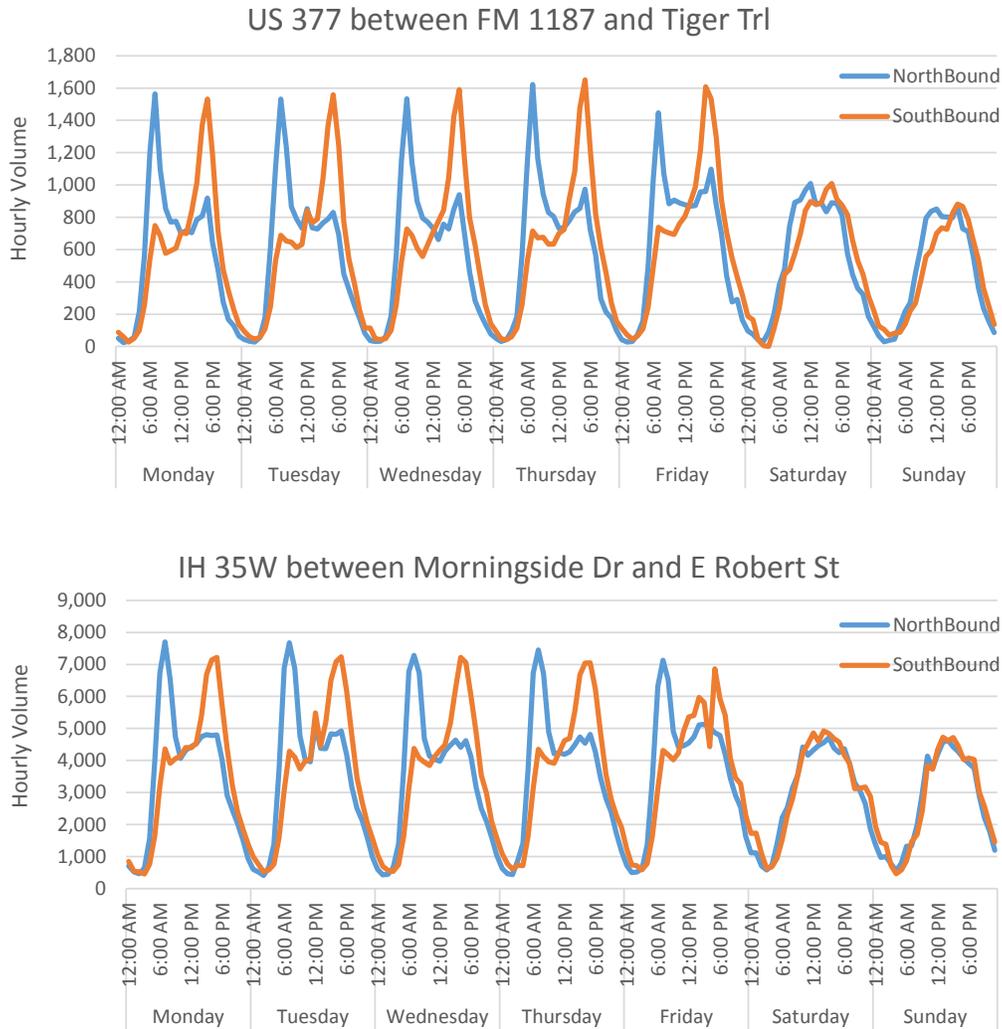


Figure 2-12. Weekly Traffic Profiles for Selected Locations

2. Existing Information

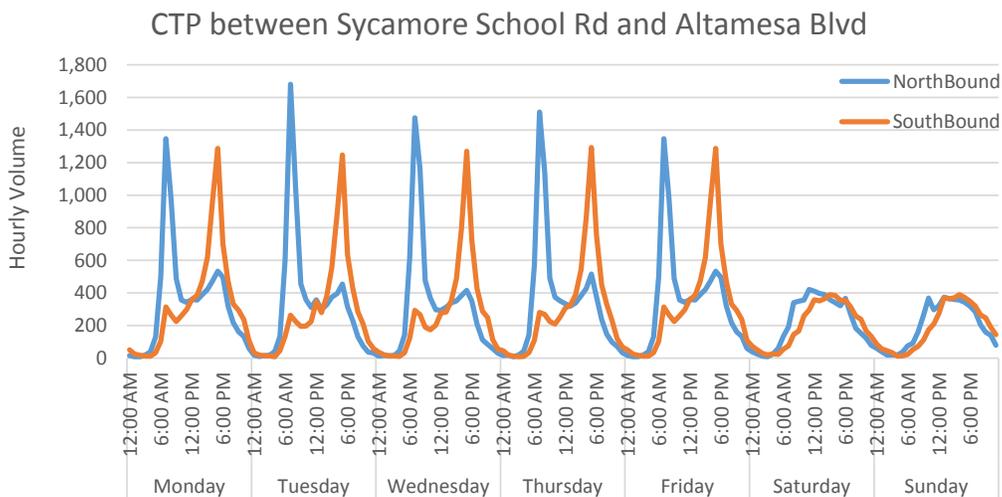
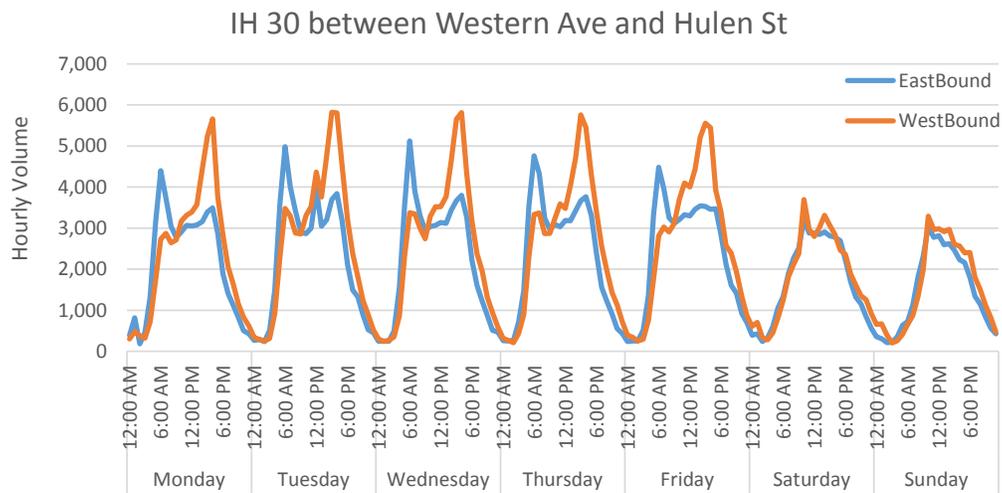
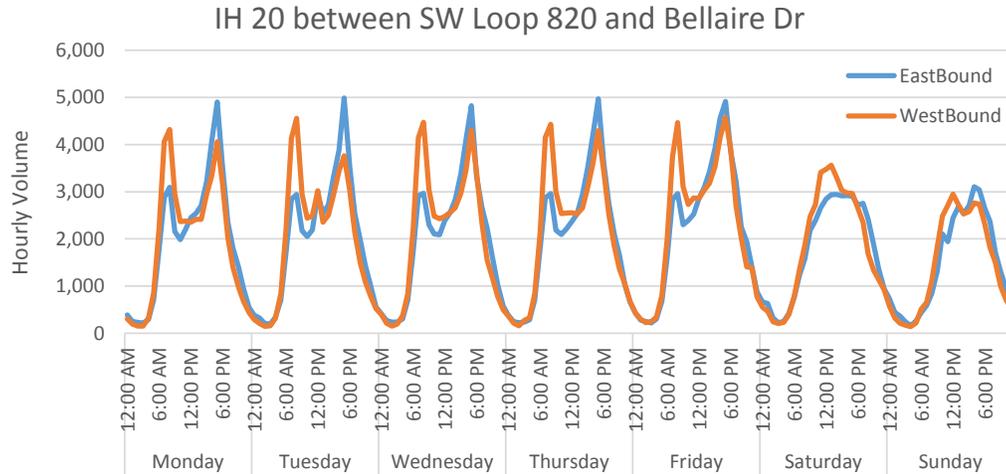


Figure 2-12. Weekly Traffic Profiles for Selected Locations (Cont'd.)

2. Existing Information

The observed weekend-to-weekday ADT ratios are shown in Table 2-12. Facilities like IH 30 and CTP had relative lower proportions of weekend traffic compared to IH 35W, IH 20, and US 377.

Table 2-12. Weekend and Weekday Traffic at Selected Locations

Station	Description	ADT		Weekend-Weekday Ratio
		Weekday	Weekend	
108-109	IH 35W between Morningside Dr and E Robert St	169,952	135,286	80%
301	US 377 between FM 1187 and Tiger Trail	28,602	23,360	82%
9003-9004	IH 20 between SW Loop 820 and Bellaire Dr	98,181	78,350	80%
714-715	IH 30 between Western Ave and Hulen St	116,225	78,024	67%
310-311	CTP between Sycamore School Rd and Altamesa Blvd	15,145	9,706	64%

2.6. Speed Monitoring

C&M conducted a travel time study to evaluate the quality of traffic movement along the CTP and determine the locations, types, and extent of traffic delays. C&M's data streaming program gathers the travel time of predefined road segments every five minutes from Google Maps. An analysis of traffic congestion was performed over a full day period by collecting travel times for selected segments of the CTP and IH 35W. For each segment, the average speed was calculated during a selected five-minute interval for each time period (AM and PM) throughout the day. The present study used the full data output of this streaming program collected over several months.

Figure 2-13 through Figure 2-16 provide representative speed heat maps of the CTP and IH 35W during AM and PM peak periods in northbound and southbound directions. Each heat map shows a color-coded representation of the average vehicle speed: Green represents speeds greater than 65 mph, yellow represents speeds from 35 to 65 mph, and red represents speeds lower than 35 mph.

During the AM and PM peak periods, heavy congestion is observed on IH 35W in both directions, whereas the CTP shows southbound congestion approaching US 67 and some slower traffic northbound around the IH 20 and IH 30 intersections. C&M used the raw data from the monitoring program and, after reviewing and validating the data, incorporated the acquired speeds into the TDM calibration.

2. Existing Information

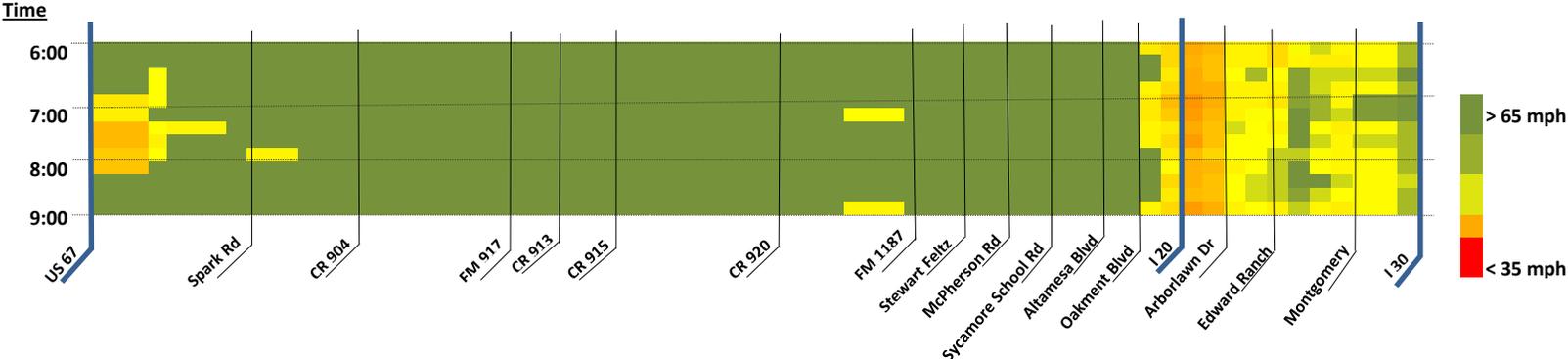


Figure 2-13. AM Speed Heat Map for CTP Northbound

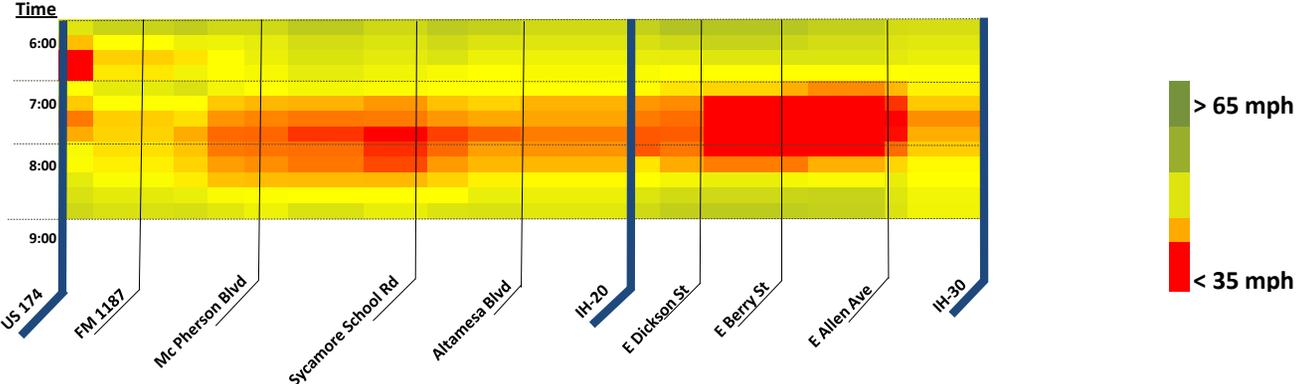


Figure 2-14. AM Speed Heat Map for IH 35W Northbound

2. Existing Information

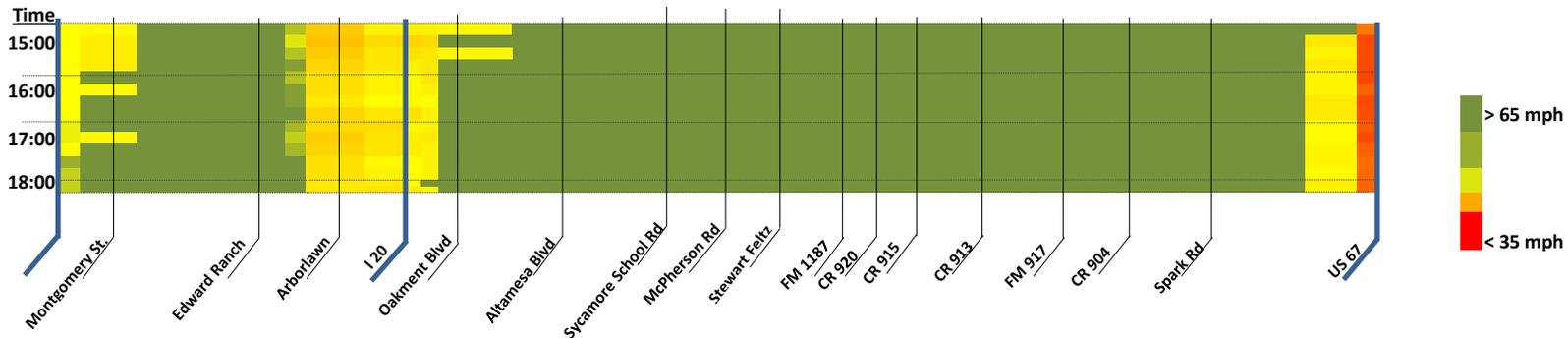


Figure 2-15. PM Speed Heat Map for CTP Southbound

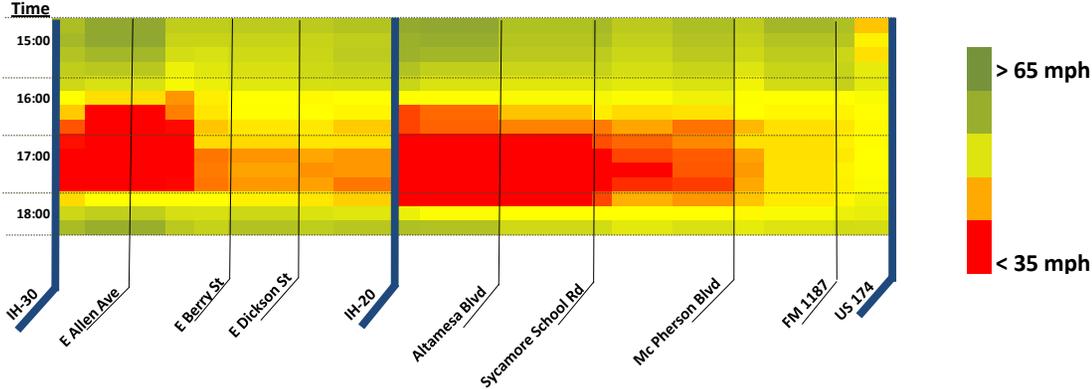


Figure 2-16. PM Speed Heat Map for IH 35W Southbound

2.7. Origin-Destination Survey

An origin-destination (OD) survey was performed by AirSage, Inc. using Wireless Signaling Extraction (WiSE) technology that compiles data from participating wireless carrier networks as generated by mobile devices. This technology anonymizes the data and performs multiple stages of analysis to monitor the location and movement of mobile devices.

AirSage uses a modular, multi-step methodology to derive useful information and analytics from wireless signaling data provided by its wireless carrier partners. The core components of the data collection, processing, and delivery process include the following:

- *Device Location Processing:* Time-stamped locations (latitude/longitude) are generated for each mobile device (e.g., cellphones, tablets), utilizing the network signaling data generated each time a mobile device interacts with the mobile network. This interaction occurs not only when devices are in use, but also when they are in idle mode.
- *Activity Pattern Analysis:* The data are run through a series of pattern recognition and statistical clustering algorithms to determine repeated and irregular trip patterns and primary activity locations for a device. This information can then be used to classify trip purpose.
- *Activity Point Generation:* Each device location is combined with other recent sightings and known activity locations to further refine the location, determine if the device is moving or stationary, and calculate additional attributes to create individual “Activity Points.” These are then combined to create “Trip Legs,” which eventually allow the creation of a network of travel behaviors.
- *Population Synthesis:* A full population is synthesized from the original set of collected data by considering device quality and the penetration rate, which is the ratio of number of residents observed by AirSage in a given geographical area to the 2010 census population.
- *Trip Analysis:* Each trip is analyzed and classified into various categories such as resident class of subscriber, trip purpose, time of day, and day of week.
- *Data Aggregation and Packaging:* A unique study area is further subdivided into analysis zones, and the trip ends (i.e., Activity Points) are assigned to these zones. All of the trip ends within these zones are also assigned a purpose and time of day during which they took place. All of these data are then packaged in the form of an OD Matrix.

The OD data was collected in September 2013 for 153 traffic analysis zones (TAZs) within the Project corridor. The population in this area covered by AirSage’s wireless carrier partners totals approximately 6,700,000. The data from Tuesday through Thursday were aggregated to obtain the average weekday data. The trip purpose attributes selected include Home-Based Work (HBW), Home-Based Other (HBO), and Other-Based Other (OBO).

2. Existing Information

C&M used this information to validate the OD matrix in the NCTCOG TDM. Since the OD information was not collected by vehicle classification, auto and truck trips were combined in the analysis. The AirSage data was used to validate NCTCOG's trip table by comparing AM, PM, off-peak, and daily trips from the OD matrices. An example of the daily comparison within the study area is shown in Figure 2-17. It can be observed that AirSage's and NCTCOG's OD data are roughly equivalent.

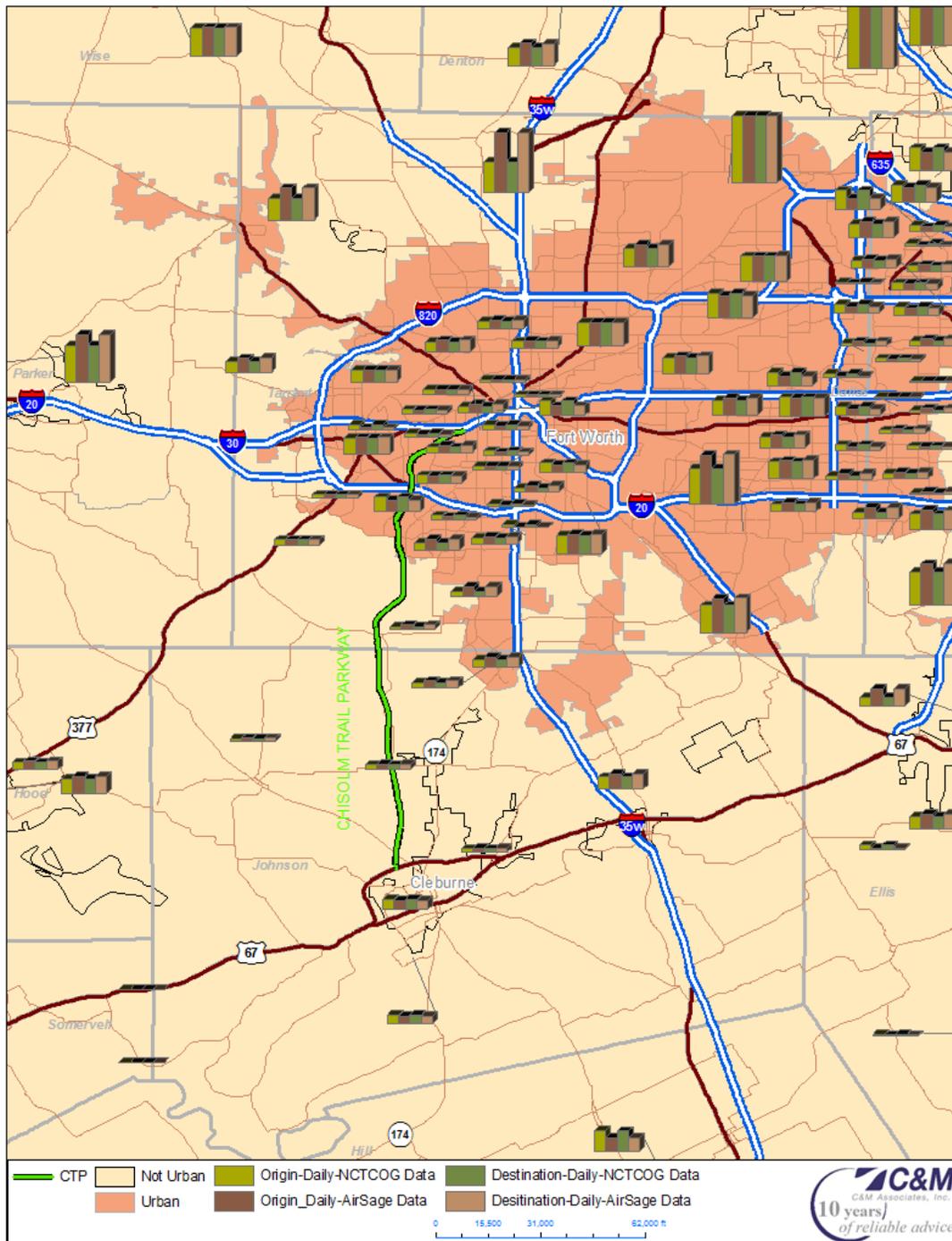


Figure 2-17. Comparison of Daily OD Data from AirSage and NCTCOG

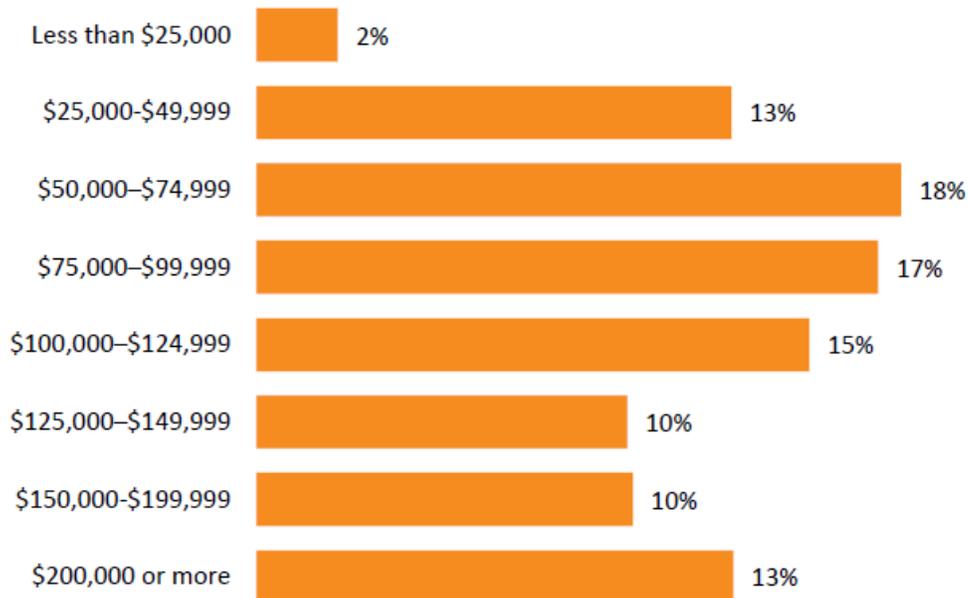
2.8. Stated Preference Survey

From September 24 to October 17, 2014, Resource Systems Group, Inc. (RSG) conducted an online stated preference (SP) survey to solicit information from individuals who travel within or through the Project corridor. The SP survey included trip characteristic and demographic questions, as well as 10 individually-tailored hypothetical scenarios in which respondents chose between travel options with varying toll costs and travel time savings. The survey questionnaire was designed to gather information about respondents' travel behaviors and obtain data that could be used to estimate their value of time (VOT) and willingness to pay for and utilize the CTP. The results of the survey were used to develop a toll diversion model based on the probability of travelers using the CTP as a function of the trade-offs in time savings and trip reliability. The methodology and results of RSG's survey are summarized below (for the full survey report by RSG, please see Appendix A).

A total of 2,680 participants completed the SP survey. The respondents consisted of TollTag account holders residing within a 5-mile radius of the CTP ($n = 2,211$) and a market research panel of residents in Tarrant and Johnson County ($n = 469$). RSG treated these two groups as a single sample in their analyses. C&M analyzed the provided data set and confirmed that these two groups do not significantly differ.

After data checks and outlier analysis, the final sample was reduced to 2,536 respondents, whose data were used by RSG in subsequent analyses and model estimation. Slightly more than half of the sample was female (54%), and the median age of the sample fell within the category of 45–54 years old. Slightly less than half of the sample reported living in a two-person household (45%) and having two household vehicles (49%). The majority of the sample was employed full-time (61%), and the median household income fell within the \$75,000–\$99,999 category though 19 percent of respondents chose not to answer this question. The sample distribution of median household income is presented in Figure 2-18.

2. Existing Information



Source: RSG

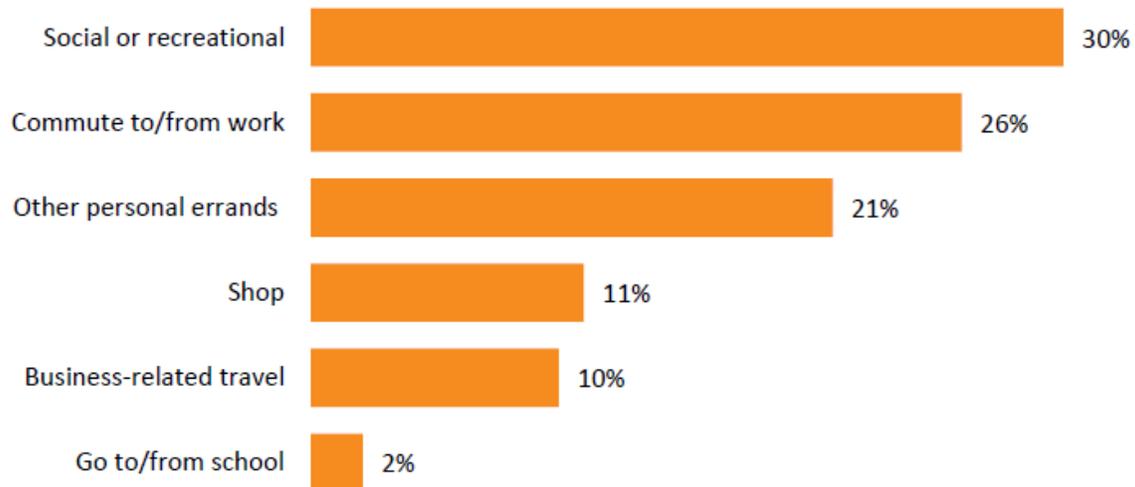
Figure 2-18. Median Household Income of Survey Respondents

Respondents were instructed to think of the one-way portion of their most recent trip within the Project corridor (made within the last 30 days, using a personal vehicle, and consisting of at least 10 minutes in door-to-door travel time). The majority of respondents ($n = 2,364$) reported using the CTP, while 172 respondents used an alternate route but could have potentially used the CTP. With their most recent trip in mind, respondents were asked to provide the following trip characteristic information:

- Day of the week the trip took place
- Trip purpose
- Beginning and ending locations
- Specific origin and destination locations
- On-/off-ramps used (if traveling on the CTP)
- Trip start time
- Travel time
- Travel delays due to congestion
- Number of vehicle occupants
- Trip frequency
- ETC device ownership

The majority of reported trips were home-based (86%). As shown in Figure 2-19, the most commonly reported trip purpose was social or recreational (30%), followed by commuting to/from work (26%). Work-related trips, which include commuting to/from work and business-related travel, made up 36 percent of trips in the sample.

2. Existing Information



Source: RSG

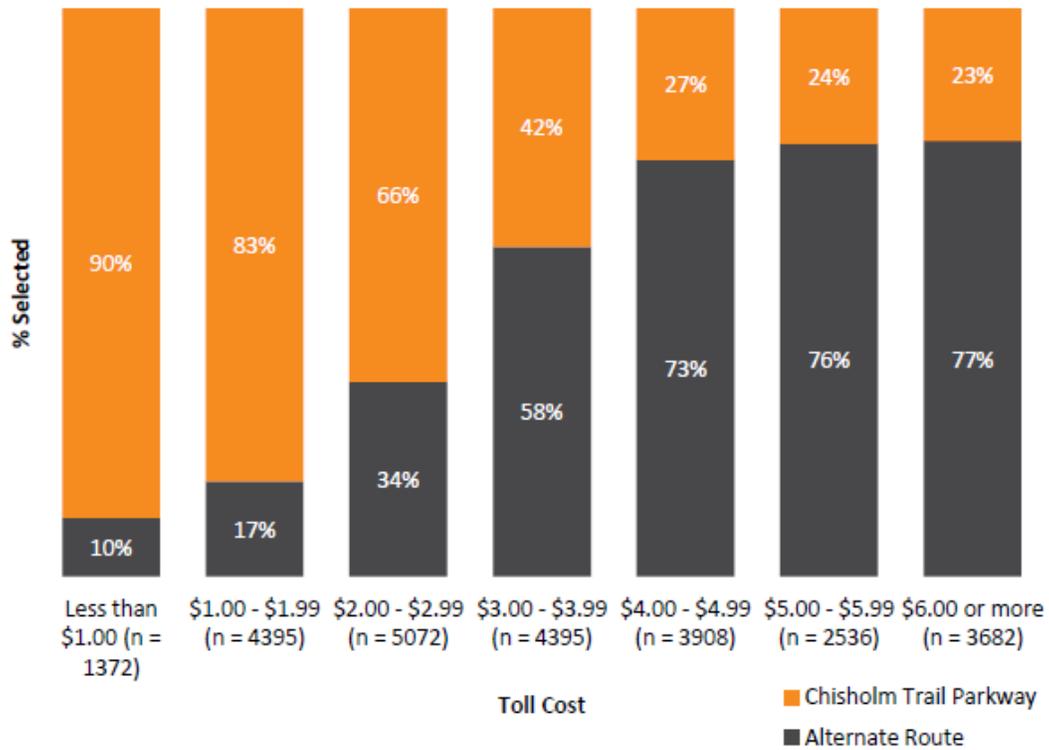
Figure 2-19. Trip Purpose Distribution

The median reported distance traveled was 18 miles, and the median reported travel time was 30 minutes. For respondents whose reference trips were on the CTP, the majority reported entering or exiting the CTP from Montgomery Street/University Drive (40%), followed by US 67 (24%) and I-30 (22%, used by 18% as an off-ramp). Also, congestion does not appear to be a significant problem according to respondents, as the majority did not report any delays due to congestion, with only 7 percent reporting at least some congestion-related delays on the CTP or alternate roads.

Respondents were presented with 10 SP tradeoff scenarios in which they chose between using the CTP or an alternate toll-free route. Each scenario presented a different travel time and toll cost. In order to make the scenarios more realistic, the potential range of travel times and toll values presented to each respondent was determined by the trip characteristic information they provided.

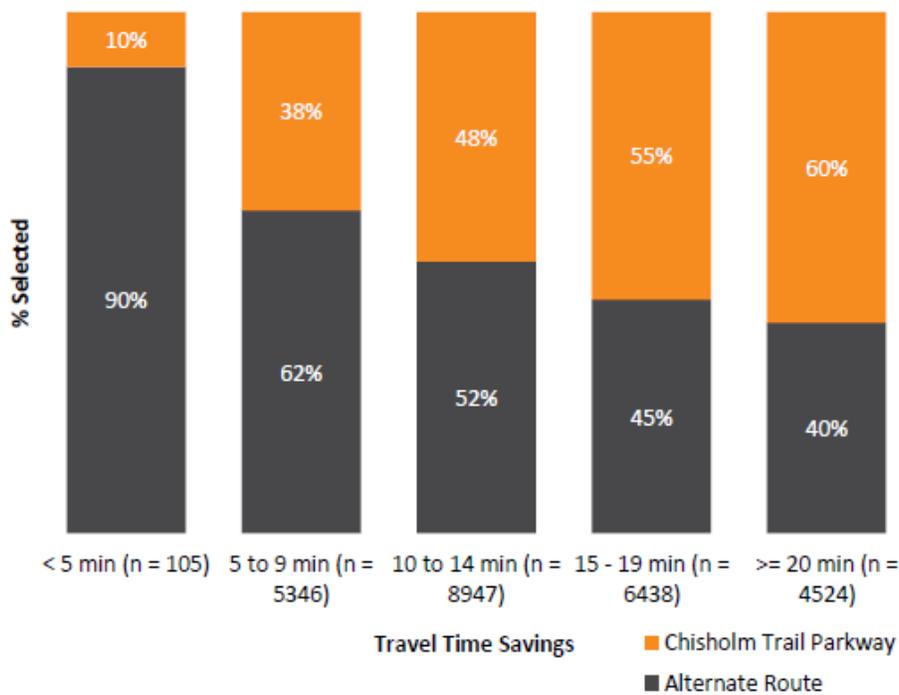
Overall, respondents chose the CTP 49.6 percent of the time. As the toll rate increased or travel time savings decreased, the percentage of respondents choosing the CTP decreased. Figure 2-20 and Figure 2-21 illustrate the likelihood of using the CTP based on toll rate and time savings, respectively.

2. Existing Information



Source: RSG

Figure 2-20. Percentage of Respondents Choosing the CTP by Toll Rate

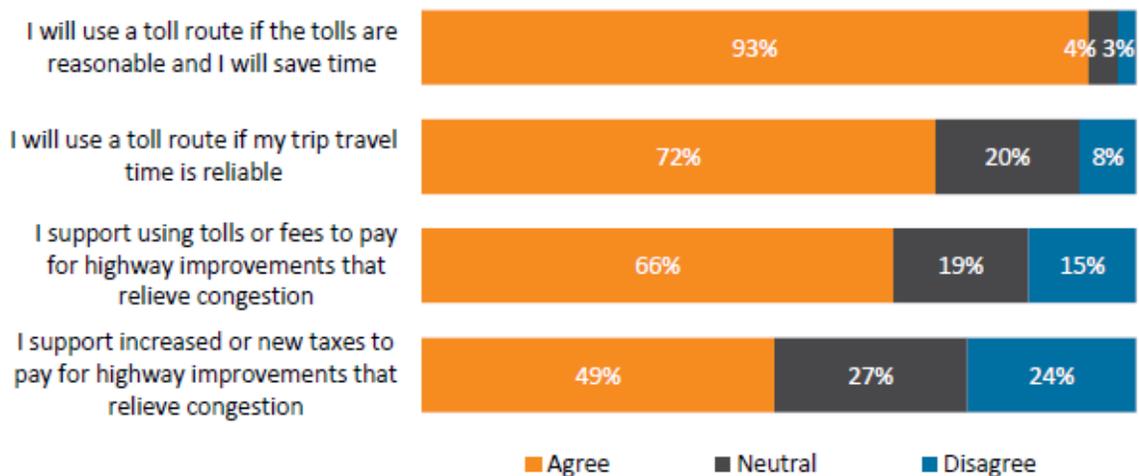


Source: RSG

Figure 2-21. Percentage of Respondents Choosing the CTP by Travel Time Savings

2. Existing Information

After completing the SP tradeoff scenarios, the 180 respondents who never chose the CTP were asked to select the primary reason for their choice; the most common responses were “Opposed to paying tolls” (35%), “Time savings not worth the toll cost” (30%), and “Tolls are too high” (24%). All respondents were then asked about their attitudes regarding tolls. As shown in Figure 2-22, the majority of respondents reported willingness to use a toll route provided that the toll rates are reasonable and the route provides time savings.



Source: RSG

Figure 2-22. Respondents' Attitudes Regarding Toll

Using the SP survey results, RSG estimated and calibrated multinomial logit models for predicting route choice behavior based on respondents’ sensitivities to time and cost, trip characteristics, and demographic variables. Table 2-13 shows the aggregate model statistics estimated by RSG. In addition to the aggregate model, RSG estimated individual models for trip type (Home-Based Work, Home-Based Non-Work, and Non-Home-Based), and the Home-Based Work model took into account three income groups (\$0–\$49k, \$50k–\$99k, \$100k or more).

Table 2-13. RSG’s Aggregate Model Statistics

Model Statistics	
Number of parameters	4
Number of observations	25,360
Number of individuals	2,536
Initial log-likelihood	-17578.2
Final log-likelihood	-13034.5
Rho-square	0.258
Adjusted rho-square	0.258

Source: RSG

2. Existing Information

The VOTs obtained from the calibrated models are presented in Table 2-14. The aggregate model estimated a VOT of \$14.34. The VOTs for different market segments range from \$11.48 for Home-Based Work trips in the lowest income group to \$15.92 for Non-Home-Based trips. C&M analyzed the two different respondent groups (the NTTA customers and the research panel) separately and found the VOTs for the aggregated model would be \$14.75 for the NTTA customers and \$13.13 for the respondents from the research panel. Comparing the trip purposes for each respondent group, the VOTs differ on average by 2 percent, though some of the models by trip purpose using only respondents from the research panel are not statistically significant due to the low sample size. Given the consistent survey responses and the resulting models, C&M agreed with RSG's decision to include both surveyed groups together in one representative model.

Table 2-14. RSG's Calculated VOTs for Different Market Segments

Model/Segment	VOT (\$/hr)
Aggregate	\$14.34
Home-Based Work - Income Group 1 (up to \$49,999)	\$11.48
Home-Based Work - Income Group 2 (\$50,000 to \$99,999)	\$13.12
Home-Based Work - Income Group 3 (\$100,000 or more)	\$14.05
Home-Based Non-Work	\$14.50
Non-Home-Based	\$15.92

Source: RSG

¹ North Central Texas Council of Governments (NCTCOG) (2014, June). *Progress North Texas 2014: Growth by millions*. Retrieved from <http://www.nctcog.org/trans/outreach/sor/growth14.asp>

3. Socioeconomic Review

This chapter provides a summary and analysis of historical, current, and projected socioeconomic data within the CTP study area and surrounding counties relevant to the Project. The CTP study area is located within Johnson and Tarrant Counties.

In this study, C&M reviewed the following socioeconomic factors that are likely to impact transportation behaviors and traffic demand: population, employment, number of households, median household income, gross domestic product (GDP), consumer price index (CPI), annual building permits, and average gas price. Data regarding these factors were obtained from the following sources:

- U.S. Census Bureau (Census)
- Bureau of Labor Statistics (BLS)
- North Central Texas Council of Governments (NCTCOG)
- Moody's Analytics (Moody's)
- Woods & Poole Economics (W&P)
- Texas Water Development Board (TWDB)
- Texas A&M University's Real Estate Center

C&M enlisted Research and Demographic Solutions (RDS) as an independent economist to review the socioeconomic data of the study area for the travel demand model (TDM) years (for the full report by RDS, please see Appendix B). RDS evaluated the latest socioeconomic forecasts (prepared by NCTCOG) for accuracy and reasonableness, detailed to the Traffic Analysis Zone (TAZ) level. The focus was narrowed to TAZs directly affecting the CTP corridor. The following tasks were performed by RDS:

- Identified land use, transportation improvements, and major planned developments within Johnson and Tarrant County
- Compared the most recent regional and TAZ-level socioeconomic forecasts from different public sources to the forecast from NCTCOG's Metropolitan Transportation Plan 2035.
- Verified growth assumptions with regional experts such as city and county planners, economic development officers, major developers, and real estate agents.

C&M evaluated the results of RDS's analysis by reviewing historical socioeconomic growth patterns—at the county and study area level—and the socioeconomic projections produced by other sources.

The following sections summarize the results of C&M's socioeconomic review.

3.1. Population

3.1.1. Historical Population Trends

The baseline assessment of population was derived from county-level data, particularly Tarrant County and Johnson County, which make up the study area. These two counties differ in terms of their population and growth rates. Tarrant County has a relatively large population, which reached approximately 1.9 million in 2013. This county also exhibited rapid population expansion in the last decade, with a 2000–2010 compound annual growth rate (CAGR) of 2.23 percent, though growth has slowed to 1.60 percent as of 2013. Johnson County's 2013 population of approximately 155,000 is much smaller in comparison, and the county has exhibited a lower growth rate compared to Tarrant, with a 2000–2010 CAGR of 1.72 percent and a 2013 CAGR of 0.89 percent.

As shown in Table 3-1, from 1990 to 2013 the state of Texas has consistently exhibited a higher population growth rate than the United States overall. Furthermore, Tarrant and Johnson counties combined have consistently exhibited slightly higher growth than Texas overall. In other words, these counties combined represent above-average growth in a state that already has above-average growth. These data highlight the importance of the Project, as traffic demand and congestion continue to increase over time.

Table 3-1. Historical Population Trends

Region	1990	2000	2010	2011	2012	2013
Tarrant County	1,170,103	1,456,919	1,816,956	1,848,096	1,881,445	1,911,541
CAGR		2.22%	2.23%	1.71%	1.80%	1.60%
Johnson County	97,165	127,627	151,302	151,989	153,341	154,707
CAGR		2.76%	1.72%	0.45%	0.89%	0.89%
Tarrant & Johnson	1,267,268	1,584,546	1,968,258	2,000,085	2,034,786	2,066,248
CAGR		2.26%	2.19%	1.62%	1.73%	1.55%
DFWMA	4,013,418	5,197,317	6,417,724	6,562,473	6,694,177	6,802,255
CAGR		2.62%	2.13%	2.26%	2.01%	1.61%
Texas	16,986,335	20,944,499	25,245,178	25,640,909	26,060,796	26,448,193
CAGR		2.12%	1.89%	1.57%	1.64%	1.49%
USA	248,790,925	281,421,906	308,745,538	311,582,564	313,873,685	316,128,839
CAGR		1.24%	0.93%	0.92%	0.74%	0.72%

Source: U.S. Census Bureau

Also included in Table 3-1 are historical population trends and CAGRs for the DFWMA. Tarrant County, with a population of nearly 2 million, is one of the four core DFWMA counties in which the majority of the population is concentrated. Compared to other counties within the DFWMA, Tarrant and Johnson combined account for over 30 percent of the population. The DFWMA has also exhibited a faster growth rate than Texas overall, which translates into an additional 2.8 million people over the last 23 years. In short, the above-average population growth is not limited to Tarrant and Johnson County as similar growth can be seen in the surrounding counties.

3.1.2. Population Projections by Selected Sources

C&M reviewed and compared population projections and CAGR forecasts from W&P, Moody's, TWDB, and NCTCOG. These sources were also compared to C&M's model, which was derived primarily from RDS data, but also includes NCTCOG data. As shown in Table 3-2, NCTCOG and C&M predict the highest growth rates for Tarrant and Johnson counties combined, whereas the TWDB predicts the lowest growth. For the combined counties, Moody's data are more similar to NCTCOG and C&M, whereas W&P's data are more similar to TWDB. All four sources except TWDB predict the combined counties population to be around 2.9 to 3.1 million by 2035. According to TWDB's forecasts, it is expected that from 2014 to 2018 Johnson County will have a CAGR of 0.9 percent, which resembles the U.S. Census CAGR for 2012–2013 (see Table 3-1) more closely than other sources. However, TWDB's projected growth for Tarrant County during the same period is lower than the growth reported by the U.S. Census.

Table 3-2. Population Projections for Model Years by Source

County	Source	Population (thousands)				CAGR			
		2014	2018	2028	2035	2014-2018	2018-2028	2028-2035	2014-2035
Tarrant	Moody's	1,960	2,139	2,576	2,893	2.2%	1.9%	1.7%	1.9%
	W&P	1,948	2,083	2,423	2,660	1.7%	1.5%	1.3%	1.5%
	NCTCOG	1,918	2,069	2,514	2,824	1.9%	2.0%	1.7%	1.9%
	TWDB	1,883	1,965	2,227	2,431	1.1%	1.3%	1.3%	1.2%
	C&M Model	1,918	2,080	2,530	2,865	2.0%	2.0%	1.8%	1.9%
Johnson	Moody's	158	167	188	203	1.4%	1.2%	1.1%	1.2%
	W&P	164	179	216	242	2.2%	1.9%	1.6%	1.9%
	NCTCOG	183	201	240	272	2.4%	1.8%	1.8%	1.9%
	TWDB	165	171	195	214	0.9%	1.3%	1.3%	1.2%
	C&M Model	187	206	251	286	2.4%	2.0%	1.9%	2.0%
Tarrant & Johnson	Moody's	2,118	2,306	2,764	3,096	2.1%	1.8%	1.6%	1.8%
	W&P	2,112	2,261	2,639	2,903	1.7%	1.6%	1.4%	1.5%
	NCTCOG	2,101	2,270	2,754	3,096	2.0%	2.0%	1.7%	1.9%
	TWDB	2,048	2,136	2,422	2,645	1.1%	1.3%	1.3%	1.2%
	C&M Model	2,105	2,286	2,781	3,151	2.1%	2.0%	1.8%	1.9%

Note: *Populations for 2014, 2018, 2028 and 2035 from the TWDB are calculated using linear interpolation from data provided for 2010, 2020, 2030, and 2040.

3.1.3. Population Projections by RDS

RDS utilized panel statistical techniques to create “High” (i.e., “Optimistic”), “Low” (i.e., “Conservative”) and “Most Likely” population estimates for each TAZ in the CTP study area for the years 2014 through 2035. Table 3-3 presents RDS's population forecasts for the model years in the CTP study area. NCTCOG forecasts for the study area are also included for comparison.

Table 3-3. RDS Population Forecasts for the CTP Study Area

Forecast	Population			
	2014	2018	2028	2035
RDS - Low Scenario	839,652	892,654	1,030,233	1,144,150
RDS - Most Likely	839,652	910,725	1,095,888	1,249,036
RDS - High Scenario	839,652	932,800	1,177,222	1,381,755
NCTCOG	836,950	893,989	1,068,423	1,193,372

Forecast	CAGR			
	2014-2018	2018-2028	2028-2035	2014-2035
RDS - Low Scenario	1.5%	1.4%	1.5%	1.5%
RDS - Most Likely	2.1%	1.9%	1.9%	1.9%
RDS - High Scenario	2.7%	2.4%	2.3%	2.4%
NCTCOG	1.7%	1.8%	1.6%	1.7%

The Most Likely scenario forecasts a population of approximately 1.25 million by 2035 and a growth rate of approximately 2 percent from 2014 to 2035, with the highest growth occurring during the 2014-2018 period (2.1%). The Low and High scenarios differ from the Most Likely forecast by about 0.5 percent. Furthermore, it is expected that different TAZs in the study area will experience different CAGRs. Understanding the expected annual growth rate for all TAZs is important for further transportation studies in the study area. Using 2035 as a sample, Figure 3-1 illustrates the difference in population CAGR between the Low and Most Likely scenarios at the TAZ level. Figure 3-2 shows the CAGR difference between the High and Most Likely scenarios.

After evaluating RDS’s methodology and findings, C&M adopted the population projections of this economic forecasting firm for use in its TDM.

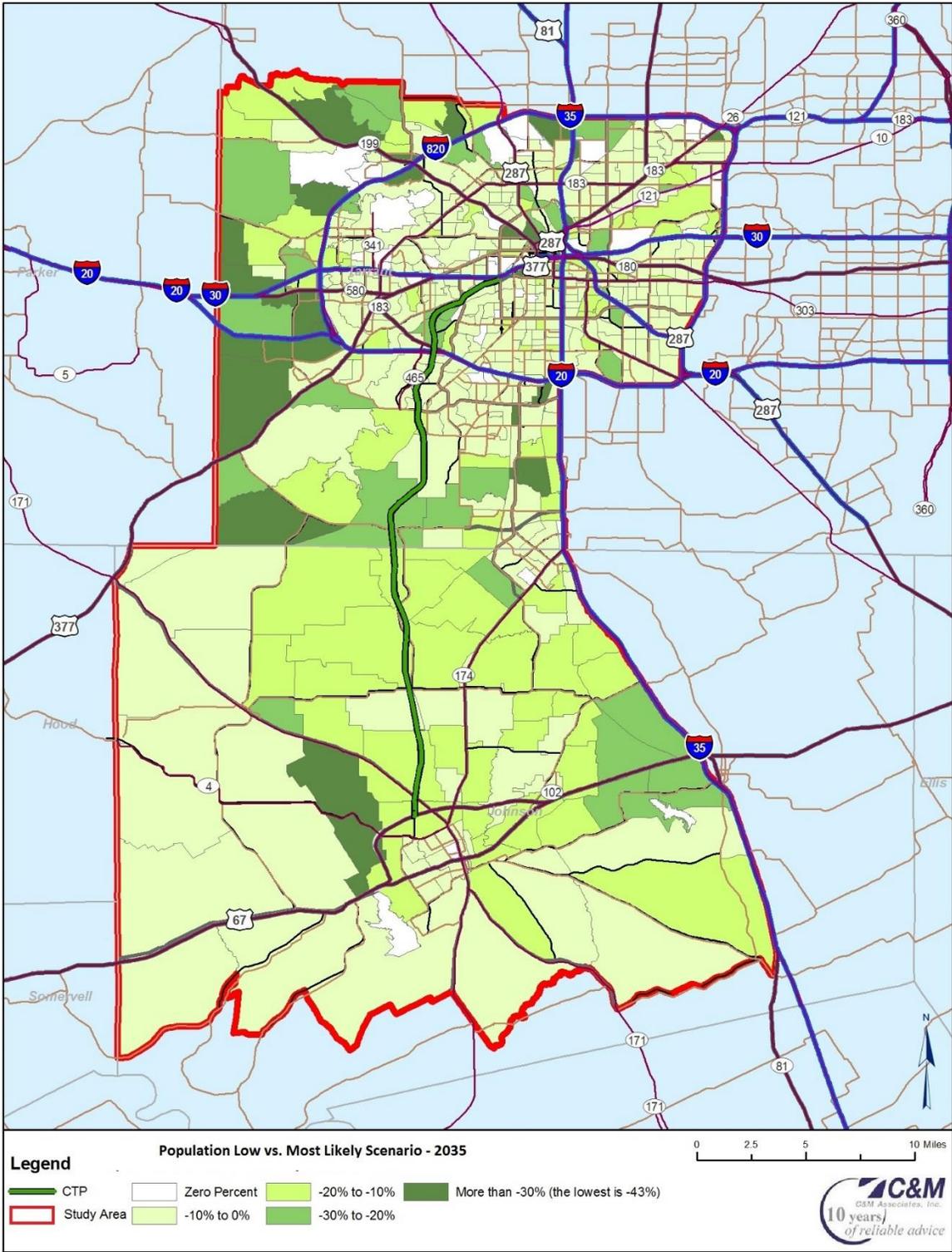


Figure 3-1. Population CAGR Comparison between Low and Most Likely Scenarios – 2035

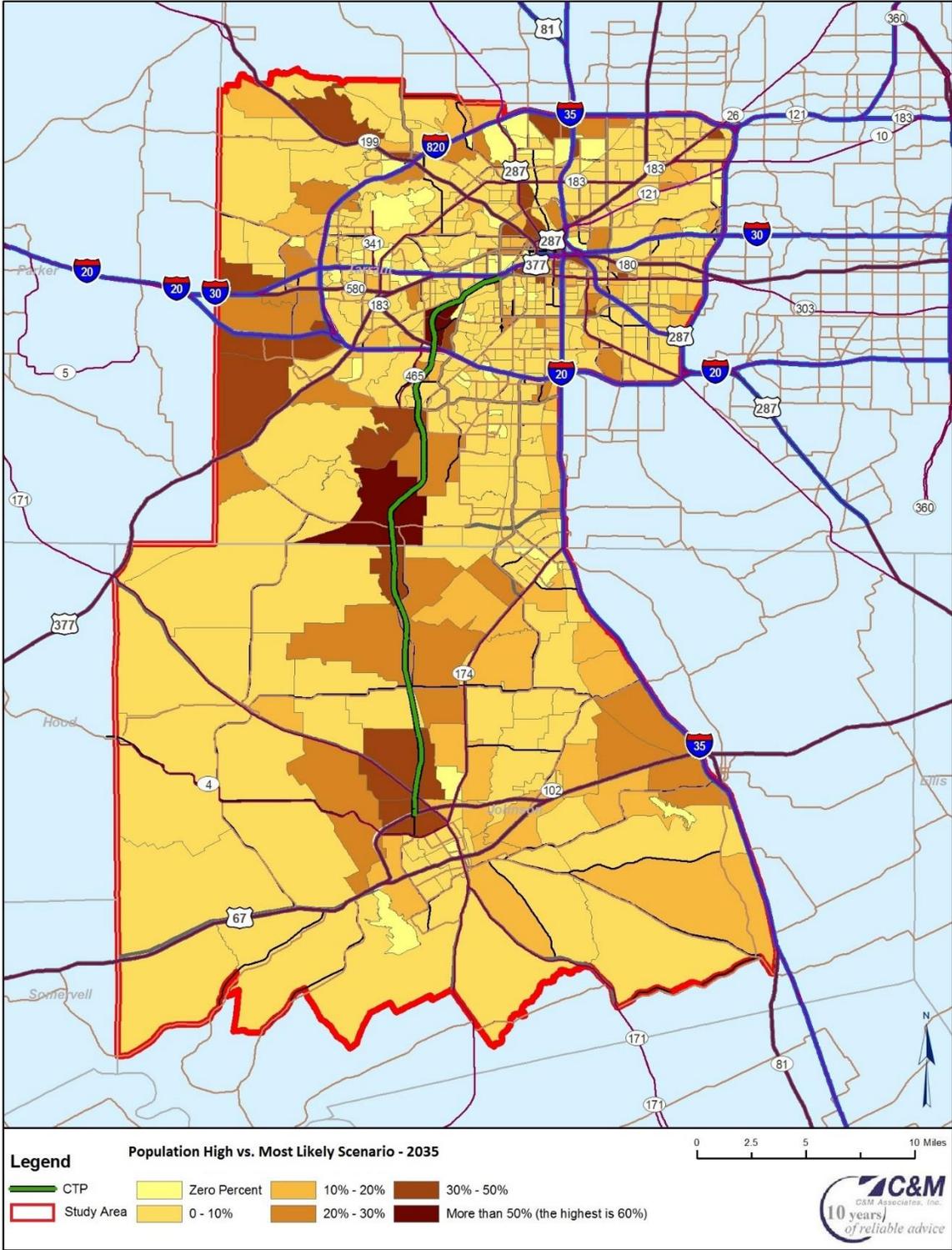


Figure 3-2. Population CAGR Comparison between High and Most Likely Scenarios – 2035

3.2. Number of Households

3.2.1. Household Projections by Selected Sources

Projections regarding the number of households in the study area serve as a useful validation tool for population projections, as the two should be reasonably matched. C&M reviewed projected household data for Johnson and Tarrant County from NCTCOG, Moody's, and W&P. Table 3-4 presents a comparison of projected households and CAGRs for model years from these sources and C&M's model. TWDB does not provide household projections and was thus excluded from this comparison.

For Tarrant County, Moody's produced the largest household estimates while W&P produced the smallest estimates, with 2035 projections of 1.1 million and 970,000 households, respectively. The NCTCOG and C&M estimates were roughly equivalent and fell in between Moody's and W&P, with 2035 projections of approximately 1.0 million households. The CAGRs from Moody's, NCTCOG, and C&M were similar throughout the model years, with the exception of the 2014-2018 period, for which Moody's projected a larger CAGR (2.6%). W&P's CAGR projection for 2014-2018 is similar to NCTCOG and C&M, though their CAGR projections decrease for the later time periods.

Given the smaller population of Johnson County, the projections for number of households are substantially lower. There is a greater degree of variability in the growth projections between sources, with 2014-2018 CAGRs ranging from 1.8 (Moody's) to 2.8 (NCTCOG) percent, and 2028-2035 CAGRs ranging from 1.2 (Moody's) to 2.2 (C&M) percent. However, given the relatively small number of households in Johnson County, this increased variability does not have a large impact on the combined county projections.

Table 3-4. Projected Number of Households for Model Years by Source

County	Source	Number of Households (thousands)				CAGR			
		2014	2018	2028	2035	2014-2018	2018-2028	2028-2035	2014-2035
Tarrant	Moody's	722	801	977	1,102	2.6%	2.0%	1.7%	2.0%
	W&P	721	780	899	970	2.0%	1.4%	1.1%	1.4%
	NCTCOG	700	752	906	1,013	1.8%	1.9%	1.6%	1.8%
	C&M Model	699	756	912	1,027	2.0%	1.9%	1.7%	1.8%
Johnson	Moody's	55	60	68	74	1.8%	1.4%	1.2%	1.4%
	W&P	58	64	78	86	2.6%	1.9%	1.5%	1.9%
	NCTCOG	61	68	82	94	2.8%	1.9%	2.0%	2.1%
	C&M Model	62	69	85	99	2.7%	2.1%	2.2%	2.3%
Tarrant & Johnson	Moody's	778	860	1,045	1,176	2.6%	2.0%	1.7%	2.0%
	W&P	779	844	977	1,056	2.0%	1.5%	1.1%	1.5%
	NCTCOG	761	820	988	1,107	1.9%	1.9%	1.6%	1.8%
	C&M Model	761	825	997	1,126	2.0%	1.9%	1.8%	1.9%

3.2.2. Household Projections by RDS

As with the population data, RDS produced High, Low, and Most Likely scenarios regarding household projections in the CTP study area for the model years. These forecasts—along with NCTCOG’s forecasts—and CAGRs are presented in Table 3-5. RDS’s Most Likely scenario forecasts approximately 445,000 households by 2035, with a 2014-2035 CAGR of 1.9 percent. The Low and High scenario growth rates differ from the Most Likely scenario by about 0.5 percent. As expected, these growth projections closely resemble the projections for population growth.

Table 3-5. RDS Household Projections for the CTP Study Area

Forecast	Number of Households			
	2014	2018	2028	2035
RDS - Low Scenario	302,338	320,767	368,371	407,771
RDS - Most Likely	302,338	327,246	391,834	445,154
RDS - High Scenario	302,338	335,174	420,909	492,481
NCTCOG	301,520	321,456	382,484	425,875
Forecast	CAGR			
	2014-2018	2018-2028	2028-2035	2014-2035
RDS - Low Scenario	1.5%	1.4%	1.5%	1.4%
RDS - Most Likely	2.0%	1.8%	1.8%	1.9%
RDS - High Scenario	2.6%	2.3%	2.3%	2.4%
NCTCOG	1.6%	1.8%	1.5%	1.7%

Using 2035 as a sample, Figure 3-3 illustrates the difference in household CAGR between the Low and Most Likely scenarios at the TAZ level, while Figure 3-4 shows the CAGR difference between the High and Most Likely scenarios.

After evaluating RDS’s methodology and findings, C&M adopted the household projections of this economic forecasting firm for use in its TDM.

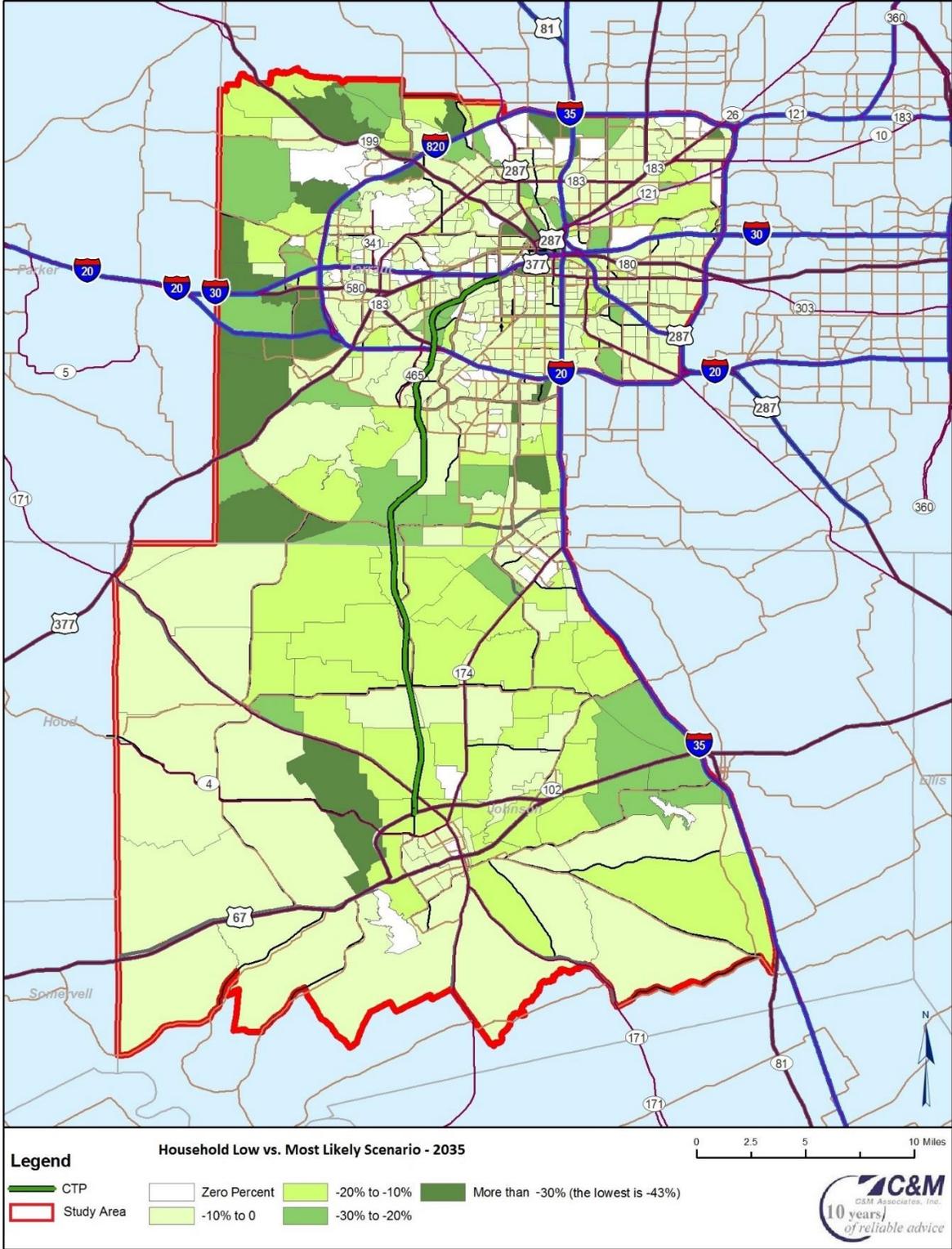


Figure 3-3. Household CAGR Comparison between Low and Most Likely Scenarios – 2035

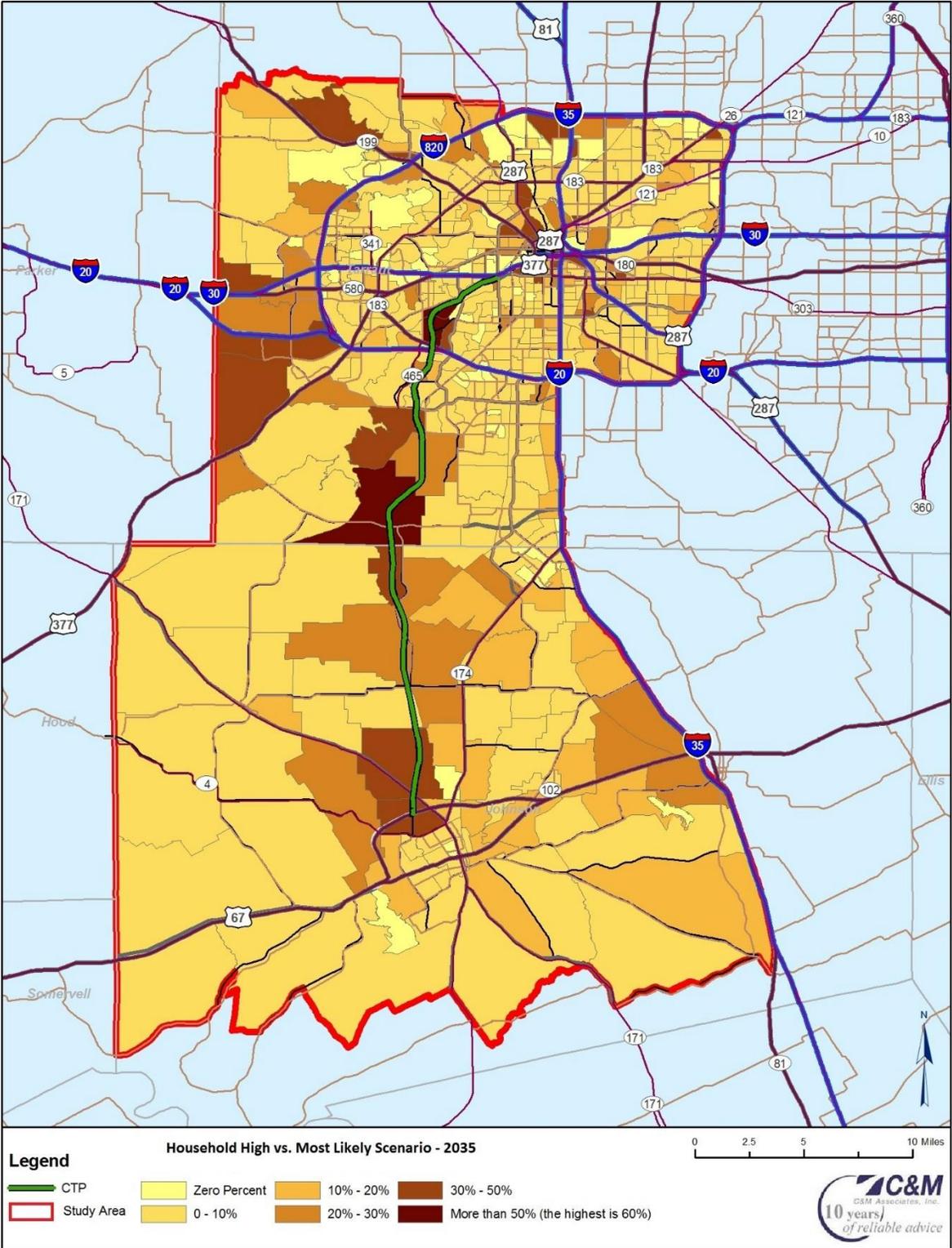


Figure 3-4. Household CAGR Comparison between High and Most Likely Scenarios – 2035

3.3. Employment

From a transportation planning perspective, workplace-based employment in a region provides a more straightforward picture of trip destinations, particularly those that take place during peak periods. Employment trends and growth in a study area highlight potential increases in traffic demand and indicate work-based trip productions and attractions in that study area. In an effort to develop such a picture, C&M studied and evaluated Tarrant and Johnson County's current job markets and historical employment trends, comparing them to corresponding state-level and national data.

Historical economic data were gathered from the BLS. Additional sources of data and projections included Moody's, W&P, RDS, and NCTCOG. Based on the information from these sources, employment forecasts were developed for the study area and for the TAZs within the study area. These socioeconomic data were evaluated and compared to determine the most reasonable employment projections for use in the TDM.

3.3.1. Historical Employment Trends

C&M collected and analyzed data from the BLS regarding historical labor force size and employment trends within Tarrant and Johnson County, the DFWMA, the state of Texas, and the United States overall. Table 3-6 below depicts the employment growth pattern since 1990 for these regions. The effects of last decade's Great Recession can be seen, as the 2000-2010 period exhibits the smallest employment CAGRs and 2010 exhibits the largest unemployment rates. The unemployment rates are very similar for both counties, and have been steadily decreasing since 2010. In 2011, Tarrant and Johnson counties combined saw a surge in employment with a CAGR of 2.9 percent, which slowed to 2.0 percent by 2013. Since 2010, the two-county combined employment growth has been consistently higher than the growth rate of the United States in general. In fact, employment is growing at a faster rate than population in Tarrant and Johnson County (see Table 3-1).

It is important to note that due to the size difference between the counties, the combined CAGRs are driven primarily by Tarrant County, though both Tarrant and Johnson County exhibited the same growth rate of 2.0 percent in 2013. With approximately 911,000 jobs as of 2013, Tarrant County represents one of the top employment centers in the DFWMA, accounting for 30 percent of employment.

Table 3-6. Historical Employment and Unemployment Trends

Region	Employment						Unemployment Rate (%)			
	1990	2000	2010	2011	2012	2013	2010	2011	2012	2013
Tarrant County	628,959	764,205	845,462	870,577	892,959	911,063	8.3%	7.8%	6.6%	6.1%
CAGR		2.0%	1.0%	3.0%	2.6%	2.0%				
Johnson County	46,831	63,786	66,869	68,141	69,083	70,483	8.5%	7.6%	6.7%	6.0%
CAGR		3.1%		1.9%	1.4%	2.0%				
Tarrant & Johnson	675,790	827,991	912,331	938,718	962,042	981,546	8.3%	7.8%	6.6%	6.1%
CAGR		2.1%	1.0%	2.9%	2.5%	2.0%				
DFWMA	2,173,256	2,759,327	3,002,985	3,070,635	3,140,726	3,213,255	8.2%	7.8%	6.7%	6.2%
CAGR		2.4%	0.8%	2.3%	2.3%	2.3%				
Texas	8,063,990	9,869,200	10,400,400	10,581,500	10,885,200	11,211,600	8.2%	8.1%	7.2%	6.5%
CAGR		2.0%	0.5%	1.7%	2.9%	3.0%				
USA	NA	134,749,000	138,991,000	139,450,000	142,250,000	144,285,000	9.5%	9.1%	8.2%	7.4%
CAGR			0.3%	0.3%	2.0%	1.4%				

Source: Bureau of Labor Statistics (BLS)

Note: NA = Not Available for this specific data series

3.3.2. Employment Projections by Selected Sources

C&M reviewed employment projections for Tarrant and Johnson County by Moody's, W&P, and NCTCOG, and compared these to C&M's model for the years 2013, 2018, 2028, and 2035. As shown in Table 3-7 below, Moody's produced the lowest employment forecasts for both Tarrant and Johnson County, whereas NCTCOG's forecasts were the highest. The employment forecasts by W&P and C&M fell between Moody's and NCTCOG, with 2014 employment closest to the 2013 historical data from the BLS.

Regarding employment growth rates, all sources produced similar 2014-2035 CAGRs (roughly 1.75%) for both counties combined. Greater variability in CAGR can be observed in the shorter time periods, particularly 2014-2018. Greater variability in CAGR is also observed at the county level, particularly for Johnson County; however, given Johnson County's smaller size, the two-county combined data is driven primarily by Tarrant County projections.

Table 3-7. Employment Projections for Model Years by Source

County	Source	Employment (thousands)				CAGR			
		2014	2018	2028	2035	2014-2018	2018-2028	2028-2035	2014-2035
Tarrant	Moody's	849	938	1,077	1,221	2.5%	1.4%	1.8%	1.7%
	W&P	1,111	1,187	1,400	1,571	1.7%	1.7%	1.7%	1.7%
	NCTCOG	1,144	1,236	1,474	1,644	2.0%	1.8%	1.6%	1.7%
	C&M Model	1,107	1,192	1,411	1,572	1.9%	1.7%	1.6%	1.7%
Johnson	Moody's	46	49	53	58	1.7%	0.7%	1.3%	1.1%
	W&P	68	74	90	103	2.1%	2.0%	1.9%	2.0%
	NCTCOG	75	85	112	133	3.2%	2.8%	2.5%	2.8%
	C&M Model	67	77	105	126	3.5%	3.2%	2.6%	3.1%
Tarrant & Johnson	Moody's	896	987	1,130	1,279	2.5%	1.4%	1.8%	1.7%
	W&P	1,179	1,261	1,491	1,674	1.7%	1.7%	1.7%	1.7%
	NCTCOG	1,219	1,321	1,586	1,777	2.0%	1.8%	1.6%	1.8%
	C&M Model	1,174	1,269	1,516	1,698	2.0%	1.8%	1.6%	1.8%

3.3.3. Employment Projections by RDS

Providing a short-term and long-term economic forecast for employment within the Project area requires a review of current macroeconomic trends such as the national economic recession, inflation, trade deficits, and others, all of which impact local economic activity. RDS took these factors into account when producing their employment projections. As with the socioeconomic data described in previous sections, RDS produced High, Low, and Most Likely scenario forecasts regarding employment growth in the CTP study area.

Table 3-8 summarizes RDS's study area employment projections for model years and compares them to NCTCOG's projections. As can be seen, although RDS and NCTCOG produced similar CAGRs, RDS's Most Likely employment forecast is substantially lower than NCTCOG's forecast, with 2035 employment projections of roughly 687,000 versus 766,000, respectively. The 2014 employment projection by RDS appears to be more in-line with historical data retrieved from the BLS, suggesting that the Most Likely forecast represents a realistic estimate of the CTP study area's growth potential.

Table 3-8. RDS Employment Projections for the CTP Study Area

Forecast	Employment			
	2014	2018	2028	2035
RDS - Low Scenario	483,602	512,236	585,157	641,652
RDS - Most Likely	483,602	520,364	614,366	687,190
RDS - High Scenario	483,602	536,830	672,924	778,675
NCTCOG	529,075	572,170	684,610	766,152

Forecast	CAGR			
	2014-2018	2018-2028	2028-2035	2014-2035
RDS - Low Scenario	1.4%	1.3%	1.3%	1.4%
RDS - Most Likely	1.8%	1.7%	1.6%	1.7%
RDS - High Scenario	2.6%	2.3%	2.1%	2.3%
NCTCOG	2.0%	1.8%	1.6%	1.8%

Using 2035 as a sample, Figure 3-5 illustrates the difference in employment CAGR between the Low and Most Likely scenarios at the TAZ level, while Figure 3-6 shows the CAGR difference between the High and Most Likely scenarios.

After evaluating RDS’s methodology and findings, C&M adopted the employment projections of this economic forecasting firm for use in its TDM.

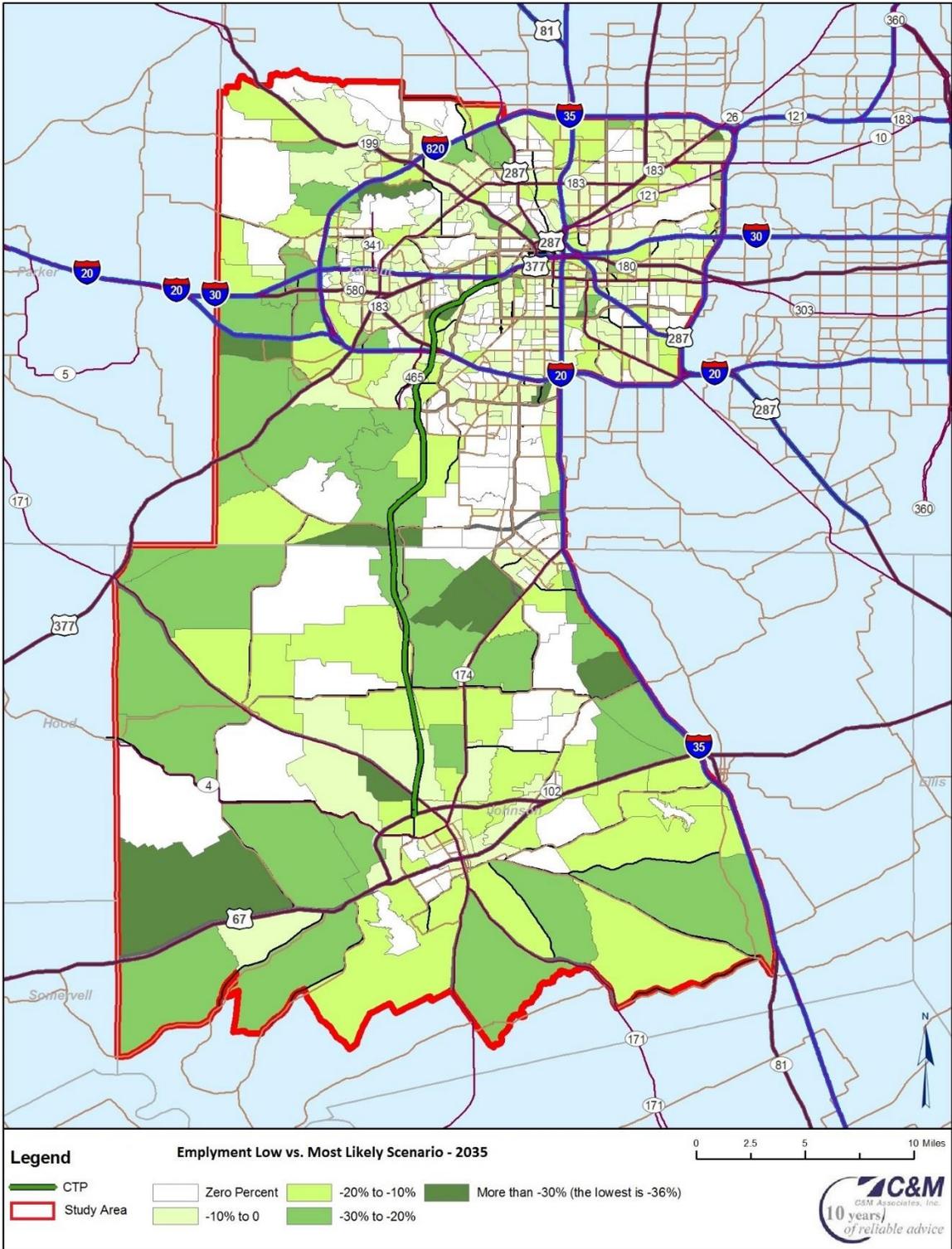


Figure 3-5. Employment CAGR Comparison- Low and Most Likely Scenarios – 2035

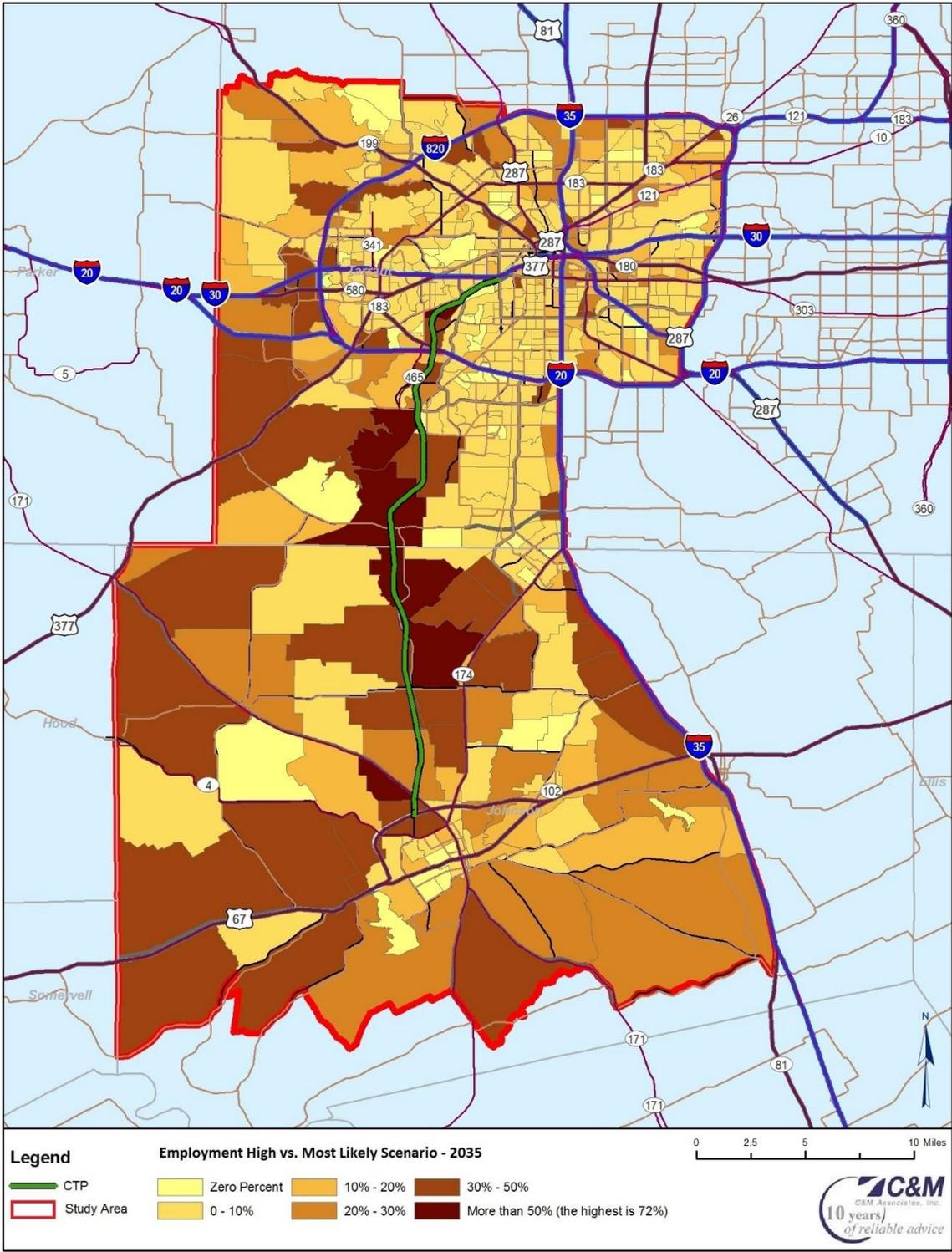


Figure 3-6. Employment CAGR Comparison-High and Most Likely Scenarios – 2035

3.4. Economic Characteristics

3.4.1. Median Household Income

Traffic demand for toll roads is particularly sensitive to the economic characteristics of the region. One of the most useful indicators of a study area's economic situation is median household income. Historical median household trends were obtained from the U.S. Census Bureau. The most recent data released at the time of this review was from 2012. Table 3-9 presents a summary of historical median household income trends for Tarrant and Johnson County, the state of Texas, and the United States overall, from 1989 to 2012, in 2014 dollars.

As can be seen, the median household incomes for Tarrant and Johnson Counties are consistently higher than both the state and the nation. However, both counties have exhibited a decrease in median household income during the last decade (2000 to 2010), with Tarrant County showing a greater reduction (-2.3%) in 2011. In 2012, while the nation exhibited a slight decrease (-0.3%) and Texas exhibited a slight increase (0.7%), Tarrant and Johnson County exhibited significant increase of 3.8 and 2.0 percent, respectively. Comparatively, the 2012 median household income in Tarrant and Johnson counties was roughly 11 percent higher than the state of Texas, and roughly 10 percent higher than the nation overall. In short, the above average household incomes in Tarrant and Johnson County are likely to influence traffic demand for the Project, as higher incomes are typically associated with a higher willingness to pay for using tolled facilities.

Table 3-9. Historical Median Household Income Trends (2014 Dollars)

Region	1989	2000	2010	2011	2012	Compared with the State	Compared with the Nation
Tarrant County	\$61,902	\$67,004	\$57,290	\$55,960	\$58,089	10.4%	9.1%
CAGR		0.7%	-1.6%	-2.3%	3.8%		
Johnson County	\$56,619	\$61,335	\$57,156	\$57,579	\$58,741	11.6%	10.3%
CAGR		0.7%	-0.7%	0.7%	2.0%		
Texas	\$50,167	\$54,034	\$53,076	\$52,265	\$52,612	0.0%	-1.2%
CAGR		0.7%	-0.2%	-1.5%	0.7%		
USA	\$55,488	\$58,043	\$54,630	\$53,441	\$53,259	1.2%	0.0%
CAGR		0.4%	-0.6%	-2.2%	-0.3%		

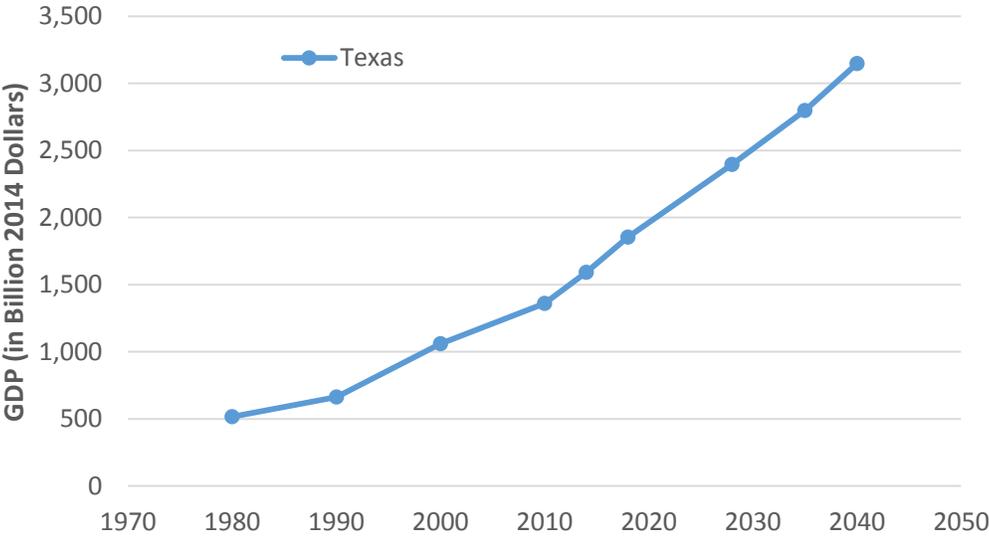
Source: U.S. Census

3.4.2. Gross Domestic Product

Gross Domestic Product (GDP) is widely viewed as the most comprehensive measure of economic activity. An industry's GDP or its value added, is calculated as the sum of incomes earned by labor and capital and the costs incurred in the production of goods and services.

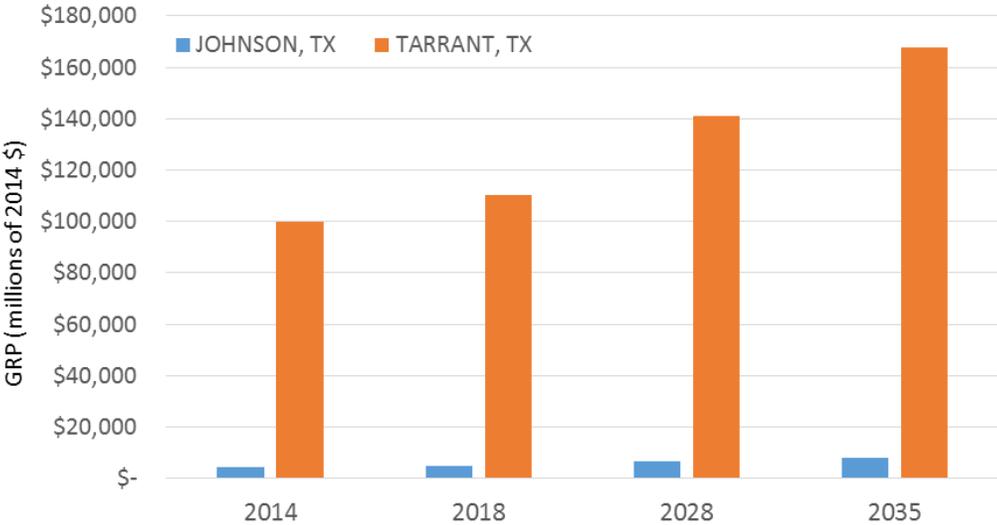
Moody's provides Texas GDP based on historical growth and other economic factors. Moody's also provides GDP projections for Tarrant and Johnson County, also known as Gross Regional Product (GRP). Figure 3-7 presents historical and projected Texas GDP,

while Figure 3-8 presents projected GRP for Tarrant and Johnson County. The corresponding growth rates over the model years are presented in Table 3-10.



Source: Moody's

Figure 3-7. Texas GDP Projections



Source: Moody's

Figure 3-8. Tarrant and Johnson County GRP Projections

Table 3-10. Growth Rates for Texas GDP and Tarrant and Johnson County GRP

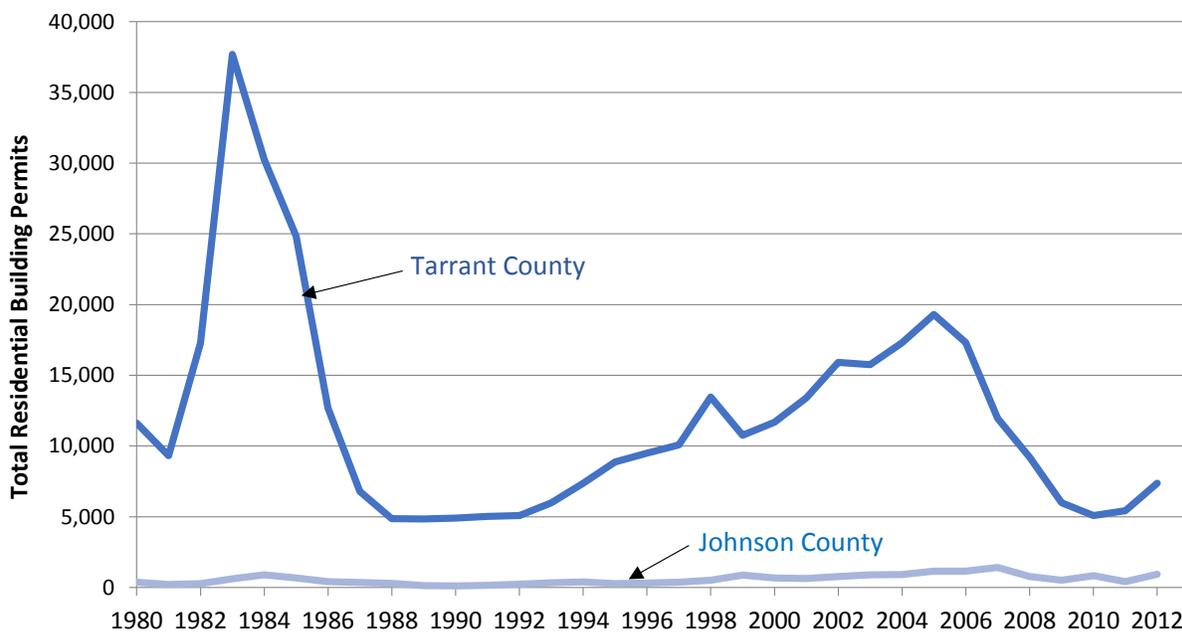
Region	2014-2018	2018-2028	2028-2035	2014-2035
Tarrant	2.5%	2.5%	2.5%	2.5%
Johnson	3.0%	2.9%	2.8%	2.9%
Texas	3.9%	2.6%	2.2%	2.7%

As can be seen, the growth rate in Texas GDP is projected to be highest during the 2014-2018 period, with a CAGR of 3.9 percent, slowing down to 2.6 percent by 2028 and 2.2 percent by 2035. As for Tarrant and Johnson County, although Tarrant's GRP is much larger than Johnson's, the GRP growth rate is projected to be higher in Johnson County throughout the forecast period, with a fairly consistent CAGR of roughly 3.0 percent compared to 2.5 percent for Tarrant County.

3.4.3. Trends in Building Permits

Building permits are useful for updating previous demographics to recent and near-future levels as the construction of new homes indicates population growth in the area. Trends regarding the number of residential building permits for Tarrant and Johnson County were retrieved from Texas A&M University's Real Estate Center, and the data are presented in Figure 3-9.

The annual number of new building permits in Johnson County has remained modest since 1980, with a maximum of about 1,500 in 2007. Building permits in Tarrant County have followed a similar pattern to that observed in Johnson County, but on a much larger scale.



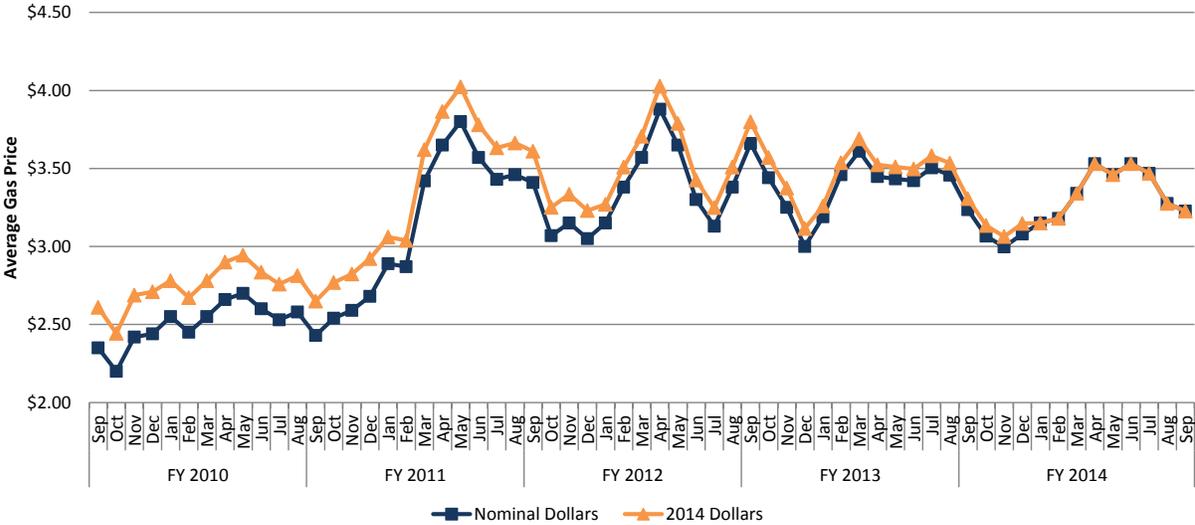
Source: Real Estate Center at Texas A&M University

Figure 3-9. Trends in Building Permits

3.4.4. Average Gas Price

Gas prices can significantly influence travel behavior, particularly the use of toll roads, as drivers are likely to adjust their vehicle miles traveled (VMT) depending on the cost of gas. As gas prices increase, toll roads can become a more appealing option if they result in lower VMT compared to alternate toll-free routes. Figure 3-10 illustrates the average retail gas price in the DFWMA from fiscal year 2010 to 2014. The prices are adjusted to

2014 dollars to facilitate comparison. It is shown that the most expensive average gas prices in this time interval were in May 2011 (\$4.02) and April 2012 (\$4.03). In 2014, gas prices increased during the first half of the year, but were decreasing by the end of the fiscal year.



Source: Gasbuddy.com

Figure 3-10. Historical Average Gas Prices in DFWMA from 2010 to 2014

4. Modeling Approach

This chapter presents C&M's modeling approach for the CTP Comprehensive T&R study. C&M adopted the NCTCOG DFW Regional Travel Model (DFWRTM) to model current traffic conditions within the Project area, to forecast future travel demand and traffic patterns, and to estimate the Project's transactions. The C&M-adopted, DFWRTM-based model will be referred to throughout the report as the C&M Greater Dallas Forth-Worth Metropolitan Area Travel Demand Model (CMDFX).

The sections that follow describe the model development process, model calibration, travel time benefits, the C&M toll diversion model, and estimates of the daily transactions.

4.1. *Travel Demand Model Development*

The NCTCOG DFWRTM is a traditional four-step model that includes trip generation, trip distribution, mode-choice, and traffic assignment. C&M received the demographic data TAZ layer, networks, and trip tables to be able to recreate the last step of the DFWRTM: the trip assignment.

Chapter 3 describes the demographic evaluation of the study area; these evaluated demographics for every model year have been sent to NCTCOG, and NCTCOG has used them as input for the DFWRTM. The trip tables that C&M used for trip assignment within the CMDFX are the output of these model runs. The TDM includes 5,386 TAZs, of which 5,303 are internal, and 83 are external. Demographic data, networks, and trip tables are available for the years 2013, 2018, 2028, and 2035. The existing trip tables include three time periods: AM, PM and Off-Peak (OP). The model uses four different trip classes: Drive Alone, Shared Ride Eligible High Occupancy Vehicle (HOV), Shared Ride Non-Eligible HOV, and Trucks.

C&M developed the base year model and future year models, and also created a truck trip table as described in the following sections.

4.1.1. *Base Year Development*

C&M created the CMDFX for the base year 2014 to evaluate the actual traffic pattern along the CTP. C&M created the 2014 trip table and modified the 2013 network to 2014 conditions. Figure 4-1 shows the network changes that were necessary to adopt NCTCOG's 2013 road network to 2014 conditions.

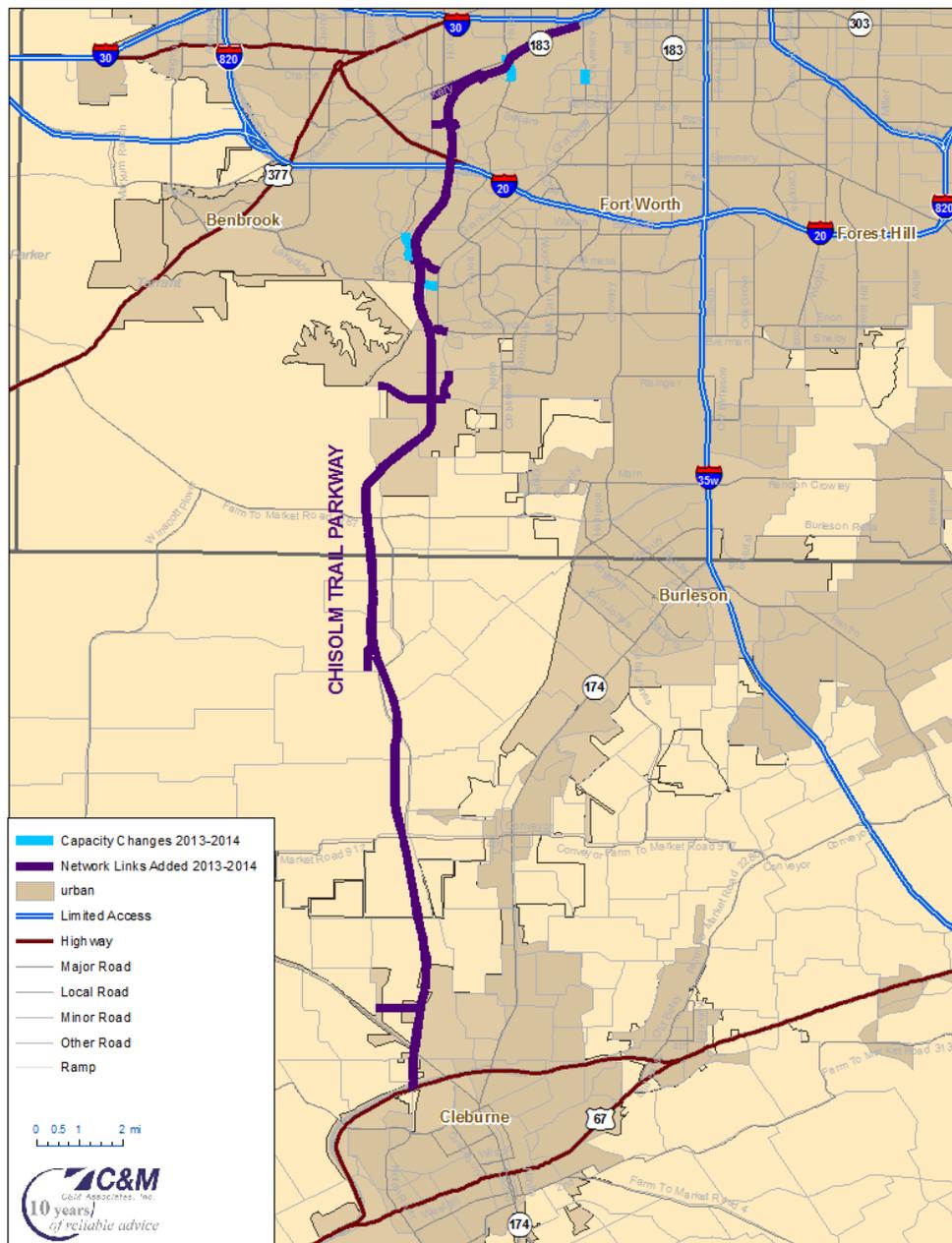


Figure 4-1. Road Network Changes from 2013 - 2014

The trip table generated from NCTCOG was revised for use within the CMDFX based on the socioeconomic review shown in Chapter 3. Table 4-1 compares the original trip table volumes in the CTP study area with the volumes after the socioeconomic data adjustments. The table shows the total trip table volumes and the volumes for Drive Alone, Shared Ride (SRIDE), and Truck categories. It can be observed that the differences in total model volumes are minor; however, there are significant differences within the study area at the TAZ level, as shown in Figure 4-2.

Table 4-1. Trip Table Volume Comparisons

NCTCOG - DFWRTM*	AM	PM	OP	Total
Drive Alone	2,786,598	4,106,231	8,855,566	15,748,395
SRIDE	668,358	1,125,410	2,573,567	4,367,335
Truck	72,130	105,878	608,162	786,169
Total	3,527,085	5,337,519	12,037,295	20,901,898
C&M - CMDFX	AM	PM	OP	Total
Drive Alone	2,771,657	4,091,746	8,834,346	15,697,749
SRIDE	668,880	1,126,105	2,574,926	4,369,911
Truck	71,593	105,097	604,544	781,233
Total	3,512,130	5,322,947	12,013,816	20,848,893
% Differences	AM	PM	OP	Total
Drive Alone	-0.5%	-0.4%	-0.2%	-0.3%
SRIDE	0.1%	0.1%	0.1%	0.1%
Truck	-0.7%	-0.7%	-0.6%	-0.6%
Total	-0.4%	-0.3%	-0.2%	-0.3%

* NCTCOG 2014 TT was linear interpolated between the 2013 and 2018 TT

The major differences in trip volumes between these two models can be found close to the boundary of the study area, as well as in the periphery of SH 174 and around the city of Cleburne.

C&M aggregated the TAZ-level information outside of the CTP study area to reduce the model run time and ensured that the results were consistent with the original model from NCTCOG. Additionally, C&M used NCTCOG's person trip tables—segmented by income level—to disaggregate the original trip classes by income group from 12 to 58 trip tables. This segmentation provides the ability to apply a specific value of time (VOT) and toll diversion coefficient to each market segment, improving the model's sensitivity to different toll rates.

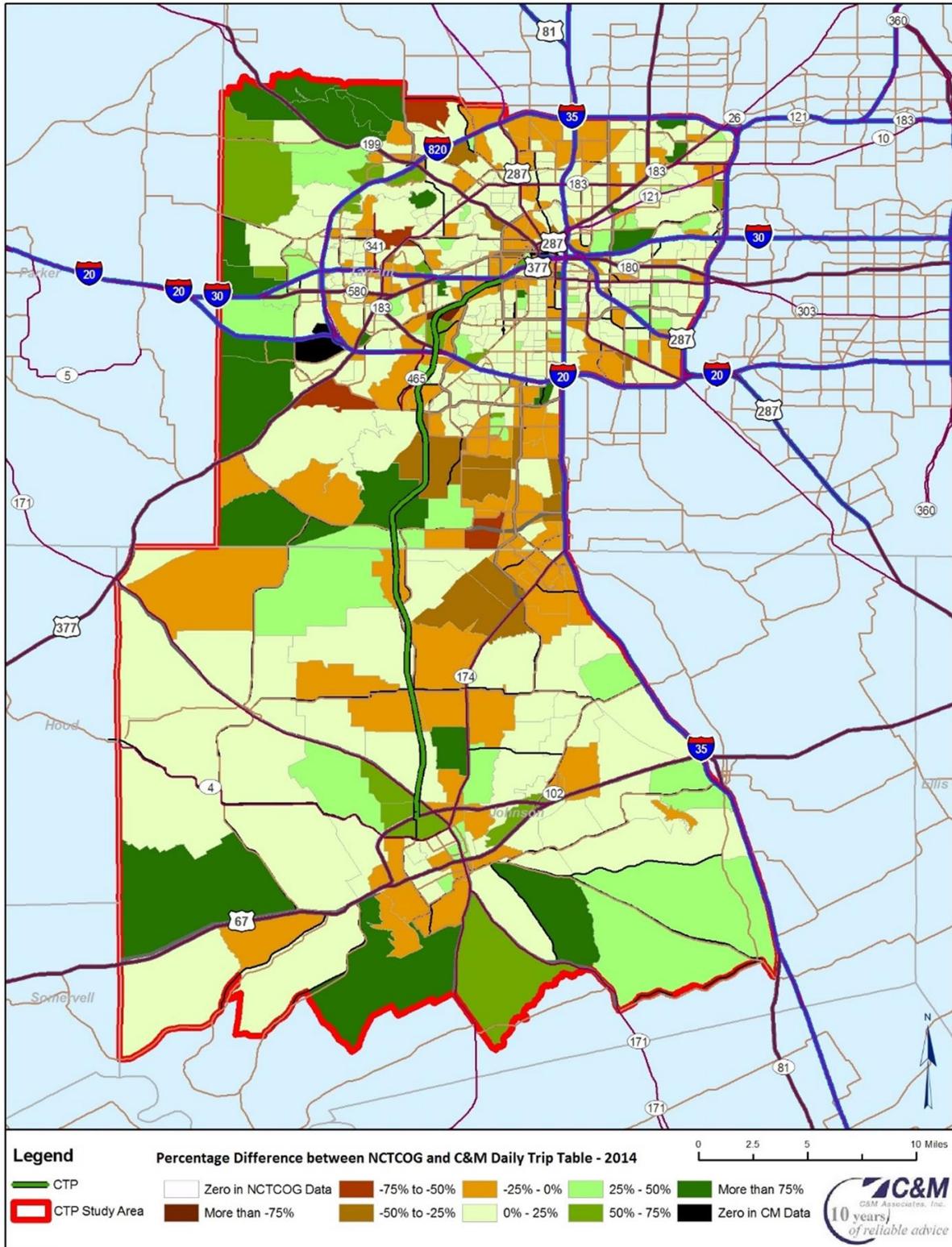


Figure 4-2. Base Year Daily Trip Volume Differences within the Study Area by TAZ

4.1.2. Future Years Development

C&M incorporated all of the model improvements from the base year into the future year models. The road network changes within the study area for future years are presented in Figure 4-3.

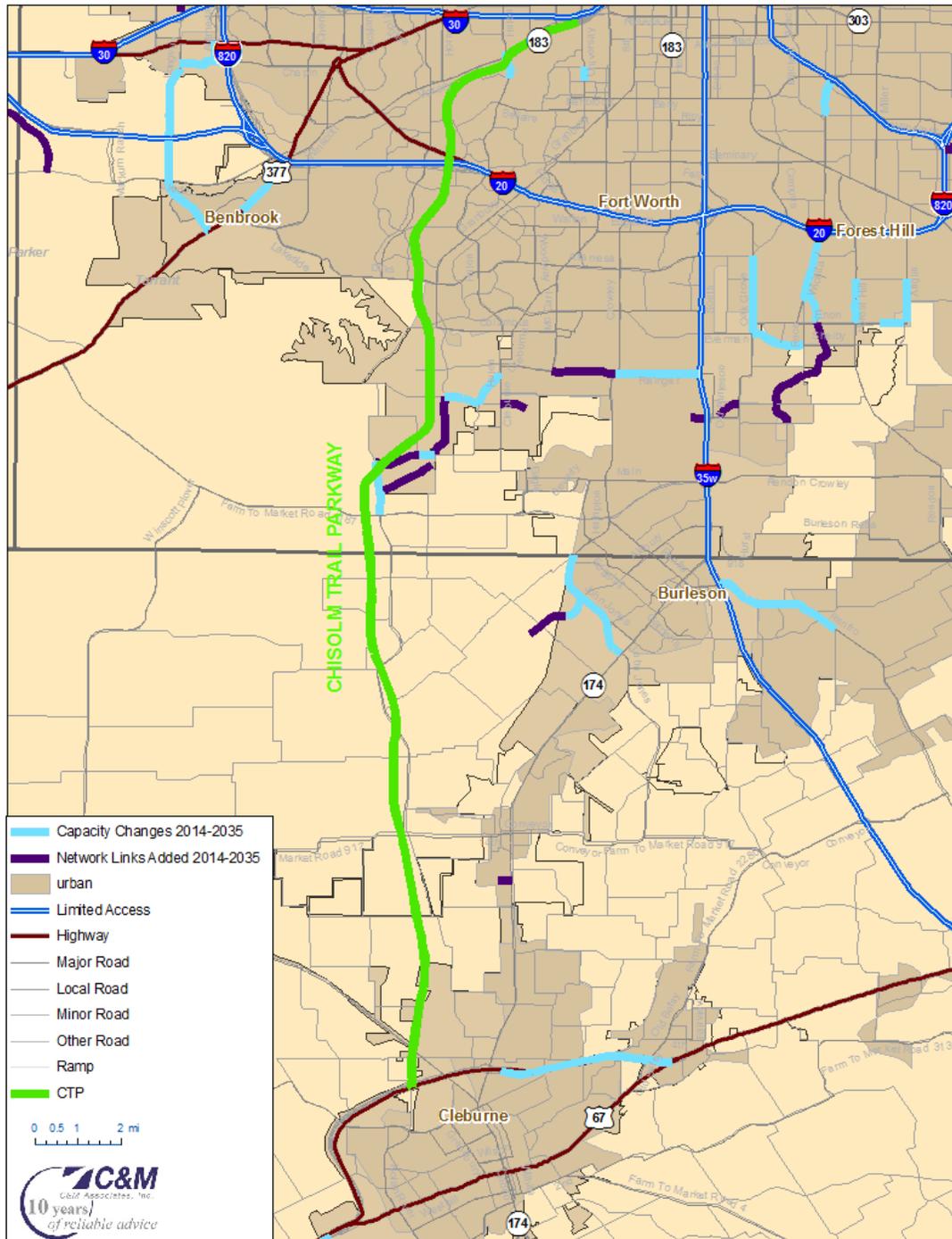


Figure 4-3. Road Network Changes from 2014–2035

4. Modeling Approach

Similar to the base year model, the total number of trips in future years does not significantly differ between the DFWRTM and CMDFX. whereas significant differences can be observed at the TAZ level, as shown in Figure 4-4. It can be concluded that the newly elevated socioeconomic data for the year 2035 had, in general, a negative impact on the number of generated trips in the study area south of IH 20. Compared to the original NCTCOG trip tables, there are more TAZs with a higher number of trips in the City of Forth Worth near the IH 820 loop. This is in line with the observations described in Chapter 3 comparing the original NCTCOG demographic data with the adjusted socioeconomic data used for this study.

4. Modeling Approach

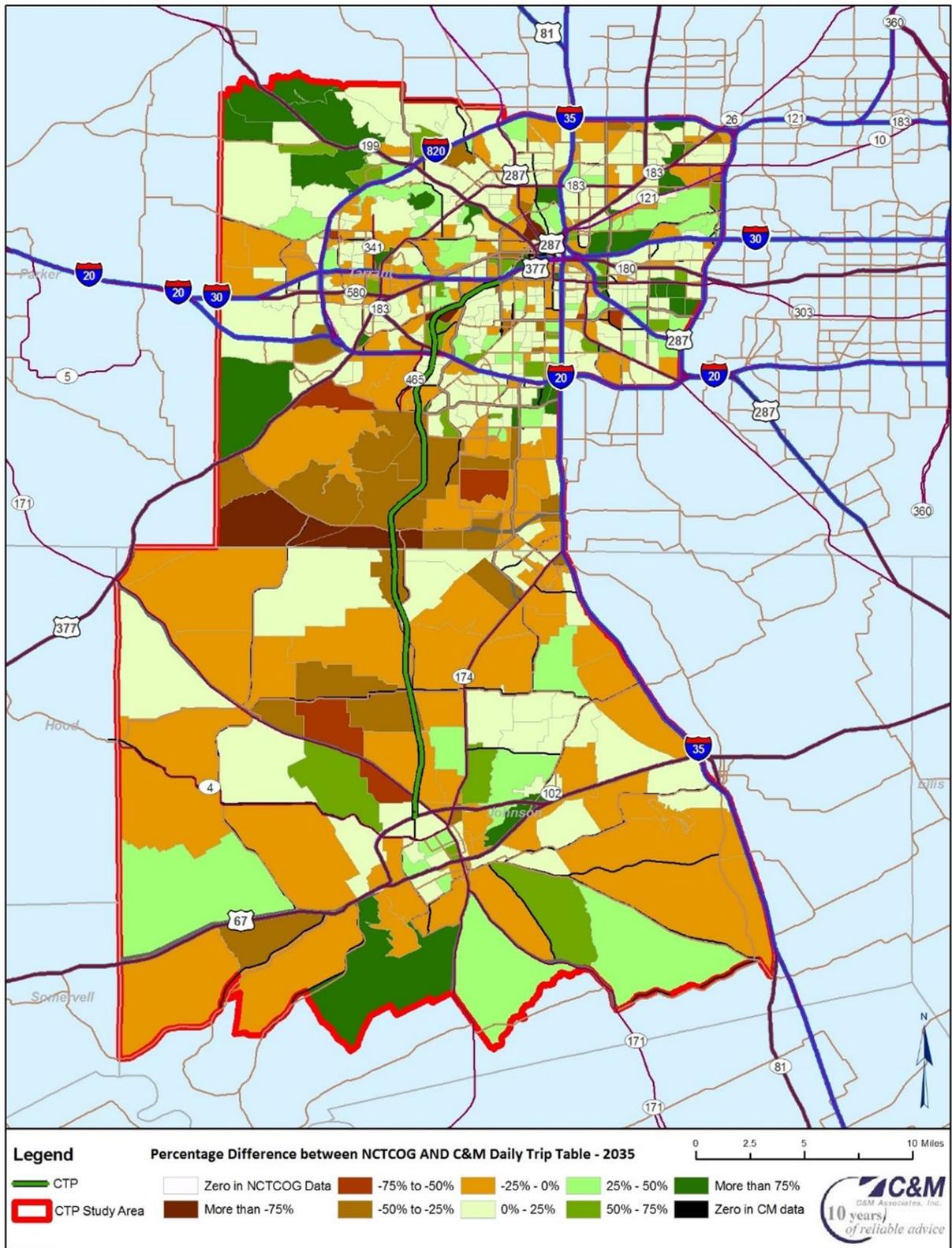


Figure 4-4. Year 2035 Daily Trip Volume Differences within the Study Area by TAZ

4.1.3. Truck Trip Table

Commercial traffic affects the study area due to the presence of three major Interstate Highways. In general, Interstate Highways have warehouses, commercial distribution centers, and freight-related development within their areas of influence. Of particular note is IH 35W, which has truck stops within the study area as well as Foreign Trade Zones and freight-designated areas within its trajectory. US 67 and US 377 are also freight corridors, with a high percentage of truck traffic going through the study area.

As described earlier, NCTCOG’s trip tables were adjusted for the CMDFX based on C&M’s socioeconomic review. However, during the TDM development process, C&M identified the necessity of creating an independent truck trip table. NCTCOG’s DFWRTM does not estimate truck demand based on a truck model; rather, truck demand is created within the trip generation step as the trip purpose “Other.”

The DFWRTM trip generation step converts population, number of households, income, and employment data to number of person trips. The trip generation includes two modules—trip production and trip attraction—using the cross-classification method. The trip production module estimates the number of trips produced from a zone, and the trip attraction module estimates the number of trips attracted by a zone. The trip productions are cross-classified by average household size and household income, and the trip attractions are cross-classified by employment, area type, and income. The trip production and attraction rates for the trip purpose “Other” are linked to basic, retail, and service employment, as well as number of households, and the rates are the same for both modules. The person trips are converted to vehicle trips further along in the TDM process.

C&M conducted a screenline volume analysis and found discrepancies between the assigned truck volumes and the field count data within the CTP study area. C&M reviewed the truck flows through the study area and modified the original truck trip table to represent these flows in the base year. Future truck trip tables were estimated using a growth model based on employment growth at the TAZ level. In the CMDFX, truck trips represent approximately 4 percent of the total trips. Table 4-2 shows the truck trips and their 2014-2035 growth by time of day.

Table 4-2. Truck Trip Table Volume Comparisons

NCTCOG - DFWRTM*	2014	2035	CAGR 2014-2035
AM	72,130	103,806	1.7%
PM	105,878	152,782	1.8%
OP	608,162	930,013	2.0%
Total	786,169	1,186,600	2.0%
C&M - DFX	2014	2035	CAGR 2014-2035
AM	79,654	112,338	1.7%
PM	118,884	168,260	1.7%
OP	494,080	719,253	1.8%
Total	692,618	999,851	1.8%

* NCTCOG 2014 TT was linear interpolated between the 2013 and 2018 TT

It can be observed that the growth rates of the CMDFX truck trip table are roughly equivalent to the original NCTCOG trip table. However, the CMDFX shows 12 percent fewer truck trips in 2014 and 16 percent fewer truck trips in 2035 compared to the DFWRTM. This difference is largely the result of base year truck calibration and the CMDFX's lower employment projections within the study area, as shown in Chapter 3.

4.2. Model Calibration

C&M selected the model year 2014 as the base year for model calibration. The calibration included adjustments to network parameters such as capacity, speed, and route as well as adjustments to the individual origin-destination (OD) pairs of the travel demand.

4.2.1. Traffic Volume

C&M identified six screenlines that capture vehicle trips in the North-South (NS) direction within the study area and one screenline that captures trips in the East-West (EW) direction, as shown in Figure 4-5. The number of vehicle trips from the model was compared to the existing traffic volumes from the latest traffic counts. The following are the trajectories and attributes of each screenline:

- Screenline NS1 is located between IH 20 and IH 30, and it includes the following roads: Vickery Boulevard, Hulen Street, the Chisholm Trail Parkway, University Drive, McCart Avenue, 8th Street, Hemphill Street, IH 35 frontage road, and IH 35 mainlanes.
- Screenline NS2 is just south of IH 20 and includes the following roads: Winscott Plover Road, Bryant Irvin Road, Hulen Street, the Chisholm Trail Parkway, Granbury Street, Woodway Drive, McCart Avenue, Crowley Road, IH 35W frontage road, and IH 35W mainlanes.
- Screenline NS3 is located north of Sycamore School Road and includes the following roads: US 377, the Chisholm Trail Parkway, Summer Creek Drive, Hulen Street, McCart Avenue, Crowley Road, IH 35W frontage road, and IH 35W mainlanes.
- Screenline NS4 is located south of Crowley Plover Road (FM 1187) and includes the following roads: Winscott Plover Road, the Chisholm Trail Parkway, FM 1902, FM 731 and IH 35W mainlanes.
- Screenline NS5 is located south of the IH 35W and SH 174 intersection and south of CR 920, and it includes the following roads: FM 2331, the Chisholm Trail Parkway, FM 1902, Wilshire Boulevard (SH 174), FM 731, IH 35W frontage road, and IH 35W mainlanes.
- Screenline NS6 is located south of Conveyor Drive and 917, and it includes the following roads: FM 2331, FM 1229, Weatherford Highway, the Chisholm Trail Parkway, Main Street, FM 2280, and Henderson Street.
- Screenline EW1 is located east of the Chisholm Trail Parkway and includes the following roads: IH 30, the Chisholm Trail Parkway, Bellaire Drive, IH 20,

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Sycamore School Road, Columbus Trail, FM 1187, West 14th Street, and E Katherine P Rains Road.

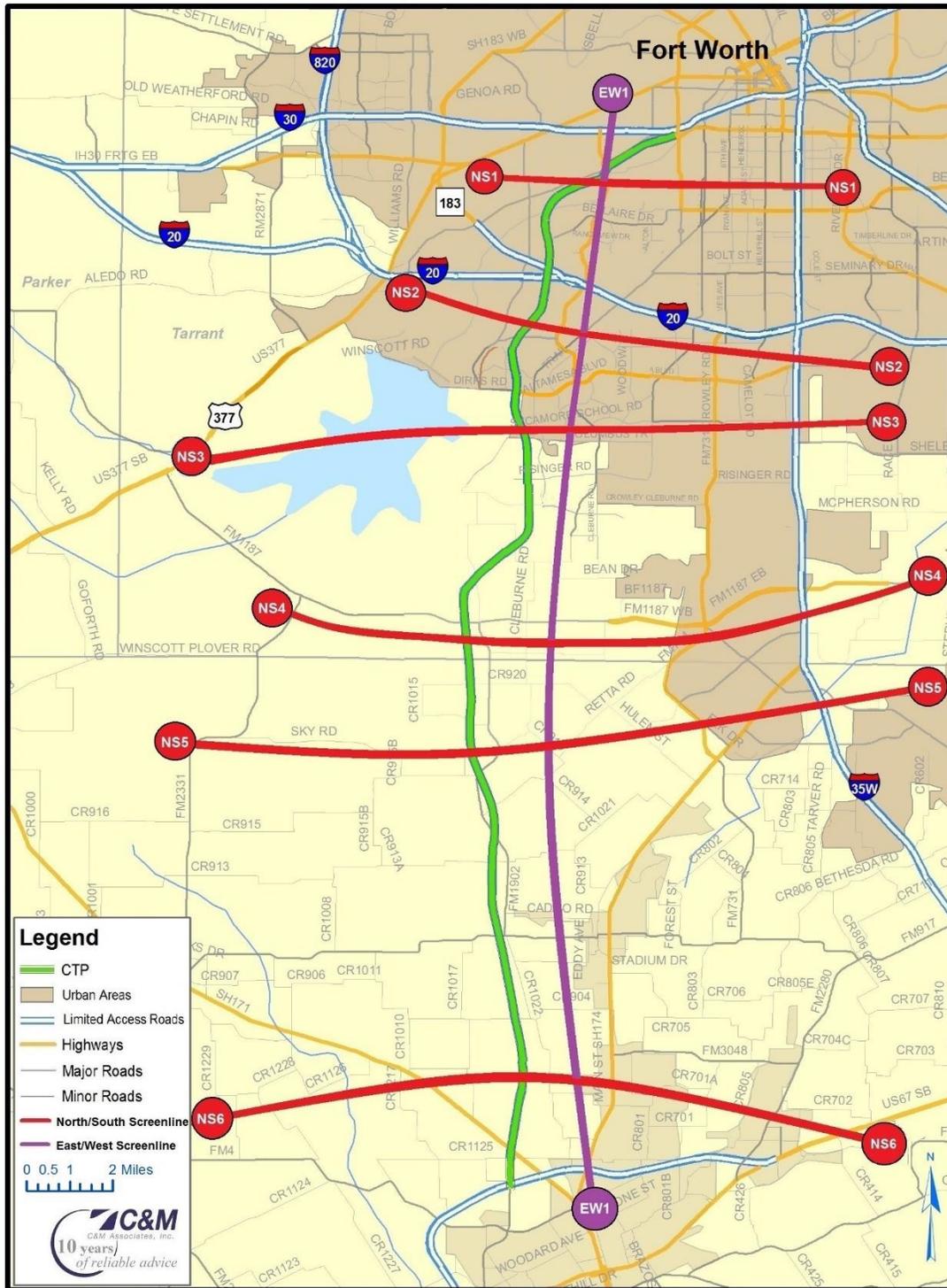


Figure 4-5. CTP Screenlines

The screenline trajectories are similar to previous studies in order to take advantage of the long history of traffic counts within the study area. Table 4-3 compares C&M's 2014 traffic counts to the calibrated TDM volumes for each screenline by direction and time of day.

Table 4-3. Directional Time-of-Day Counts and Model Output Volumes by Screenline

Screenline	Direction	AM			PM			OP		
		Counts	Model Volume	Difference	Counts	Model Volume	Difference	Counts	Model Volume	Difference
NS1	SB	22,492	21,633	-3.8%	45,422	47,673	5.0%	92,088	85,821	-6.8%
	NB	28,626	31,008	8.3%	35,392	36,436	3.0%	87,888	79,666	-9.4%
NS2	SB	21,009	20,415	-2.8%	46,142	52,127	13.0%	102,816	103,472	0.6%
	NB	37,336	39,565	6.0%	38,309	37,345	-2.5%	103,223	102,231	-1.0%
NS3	SB	17,297	15,913	-8.0%	42,375	46,263	9.2%	84,461	82,098	-2.8%
	NB	30,881	33,672	9.0%	30,124	30,387	0.9%	81,090	83,060	2.4%
NS4	SB	8,566	8,891	3.8%	23,646	24,362	3.0%	42,831	44,569	4.1%
	NB	14,776	15,756	6.6%	15,781	17,223	9.1%	43,453	47,728	9.8%
NS5	SB	7,812	7,828	0.2%	17,379	19,185	10.4%	33,980	35,221	3.7%
	NB	10,999	11,798	7.3%	14,203	15,020	5.8%	33,870	37,842	11.7%
NS6	SB	6,097	5,375	-11.8%	10,684	11,324	6.0%	21,922	22,248	1.5%
	NB	6,176	6,565	6.3%	9,488	8,633	-9.0%	21,786	22,191	1.9%
EW1	SB	34,439	34,215	-0.6%	51,308	44,655	-13.0%	111,191	107,465	-3.4%
	NB	31,570	30,006	-5.0%	54,111	57,581	6.4%	109,149	112,634	3.2%

The coefficient of determination (R^2) is a value that indicates how well data fit a statistical model. The R^2 between the real counts and model volumes is 0.99 for the AM period, 0.97 for the PM period, and 0.99 for the OP period, all of which indicate a good statistical fit for these seven screenlines.

Table 4-4 shows the difference between the daily 2014 counts and model volumes for each screenline. Overall, the calibrated model reasonably replicates the observed traffic volumes within the study area. The largest difference between model volumes and real counts is 7.3 percent on screenline NS5, and the smallest difference is 0.2 percent on screenline NS2.

Table 4-4. Comparison of Daily Counts and Model Output Volumes by Screenline

Screenline	Traffic Counts	Model Volume	% Difference
Screenline NS1	311,909	302,237	-3.1%
Screenline NS2	348,837	355,155	1.8%
Screenline NS3	286,227	291,394	1.8%
Screenline NS4	149,052	158,529	6.4%
Screenline NS5	118,242	126,894	7.3%
Screenline NS6	76,153	76,337	0.2%
Screenline EW1	391,767	386,558	-1.3%

Figure 4-6 shows the percentage deviation between the daily counts and model volumes for each screenline and compares these to the standard curve recommended by the National Cooperative Highway Research Program (NCHRP).¹ As can be seen, the deviations observed in the figure are well within an acceptable range according to NCHRP standards.

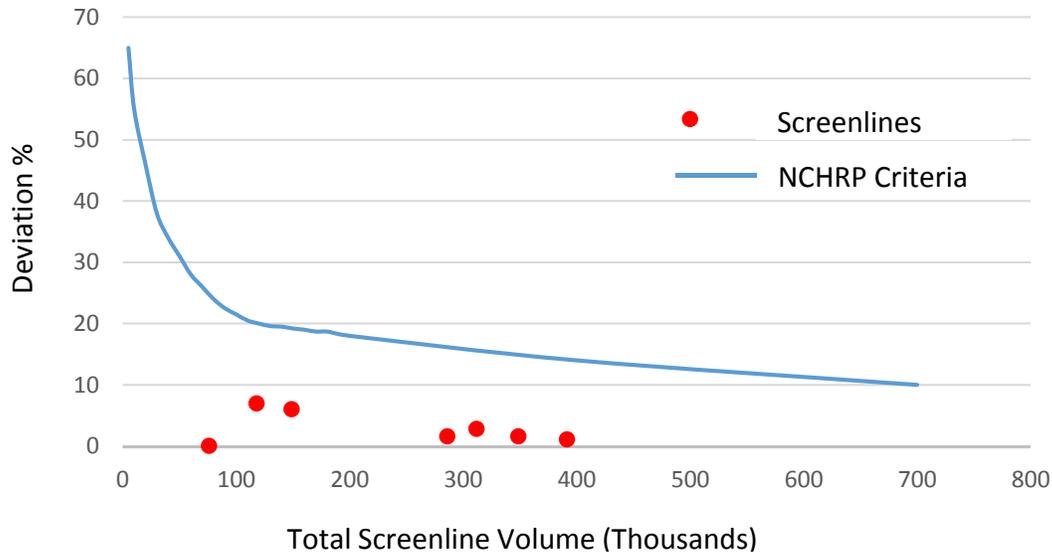


Figure 4-6. Screenline Traffic Deviation vs. NCHRP Guidelines

4.2.2. Travel Speed

The travel times produced by the TDM were compared to the average weekday travel times collected by C&M through its internet-based monitoring system as described in Chapter 2. Figure 4-7 through Figure 4-12 present comparisons of observed and modeled travel times on the CTP and IH 35W during AM, PM, and OP periods. The comparisons confirm that the model is sufficiently calibrated to replicate real-time reported traffic conditions and can reliably be used for the T&R study.

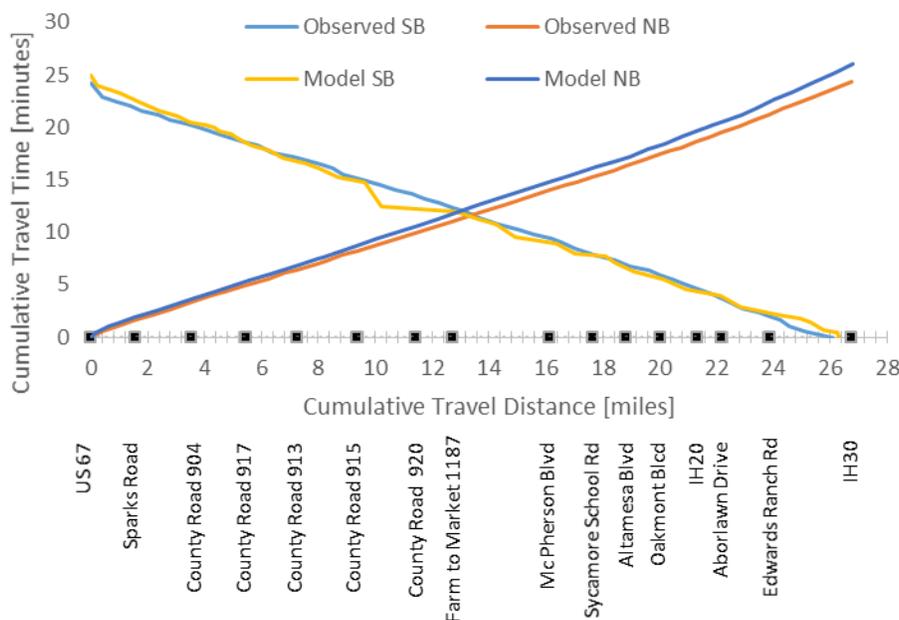


Figure 4-7. CTP Travel Time Comparison – AM Peak

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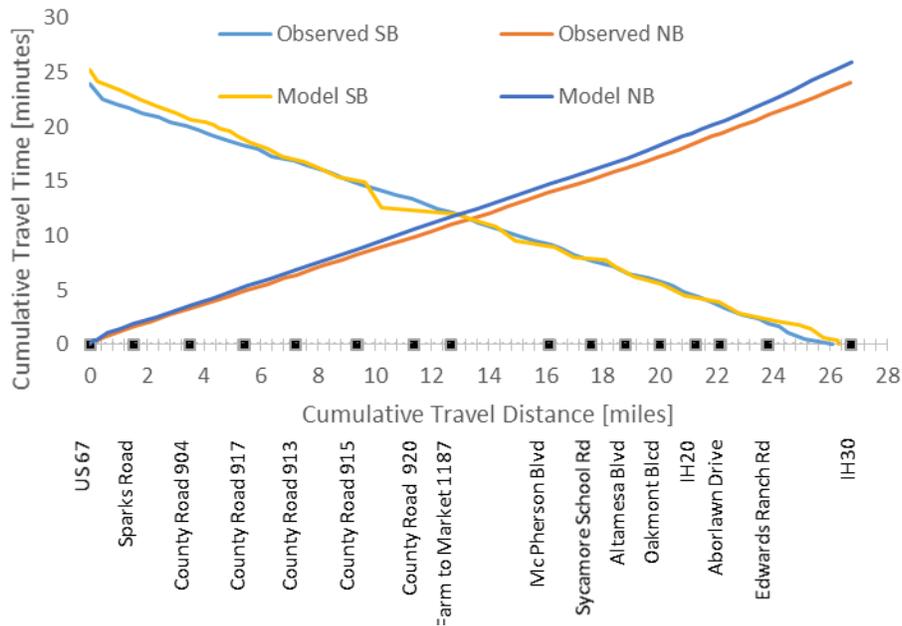


Figure 4-8. CTP Travel Time Comparison – PM Peak

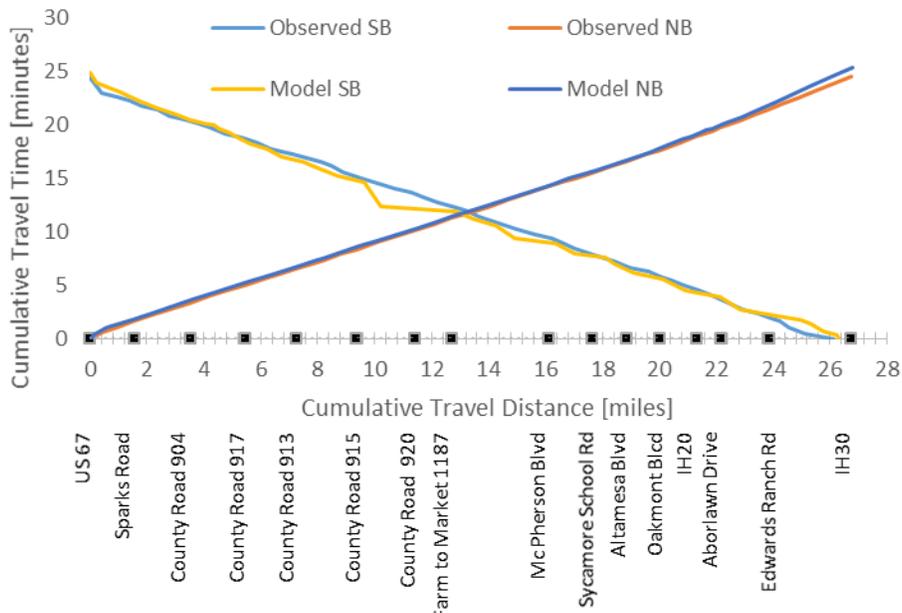


Figure 4-9. CTP Travel Time Comparison – OP Peak

4. Modeling Approach

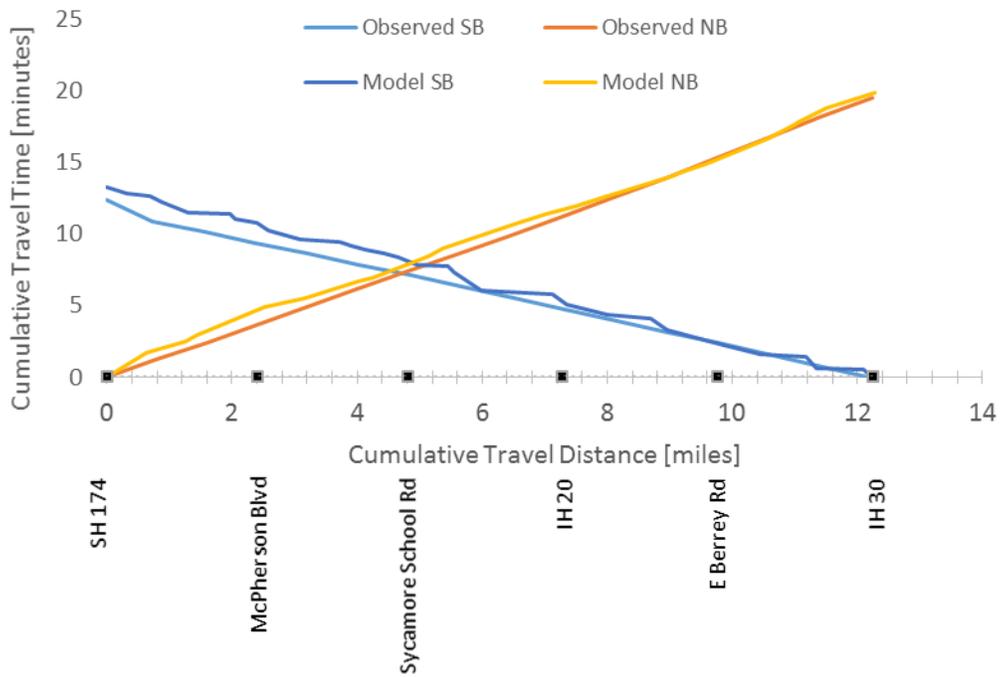


Figure 4-10. IH 35W Travel Time Comparison – AM Peak

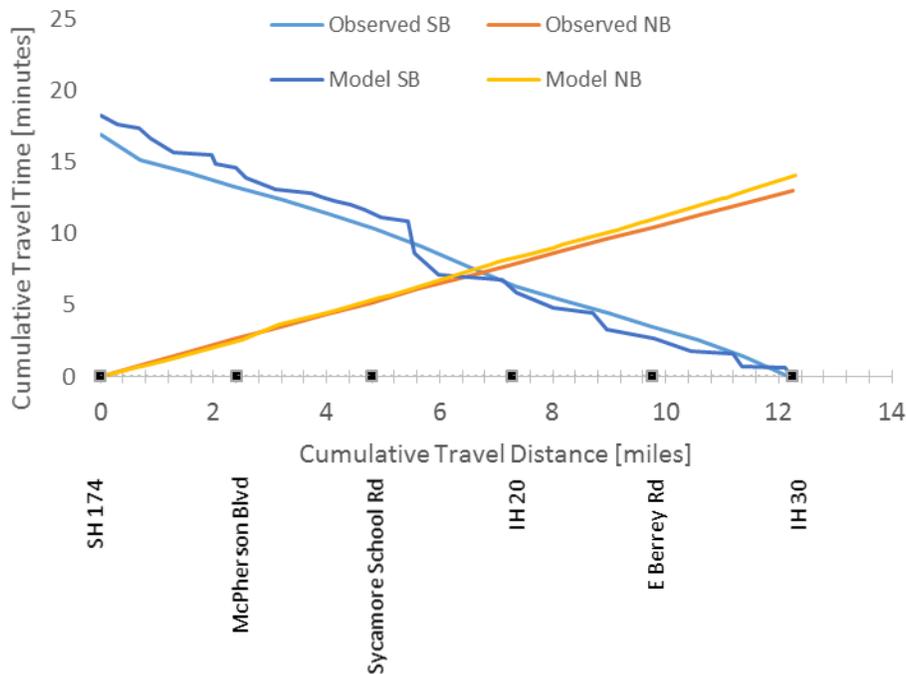


Figure 4-11. IH 35W Travel Time Comparison – PM Peak

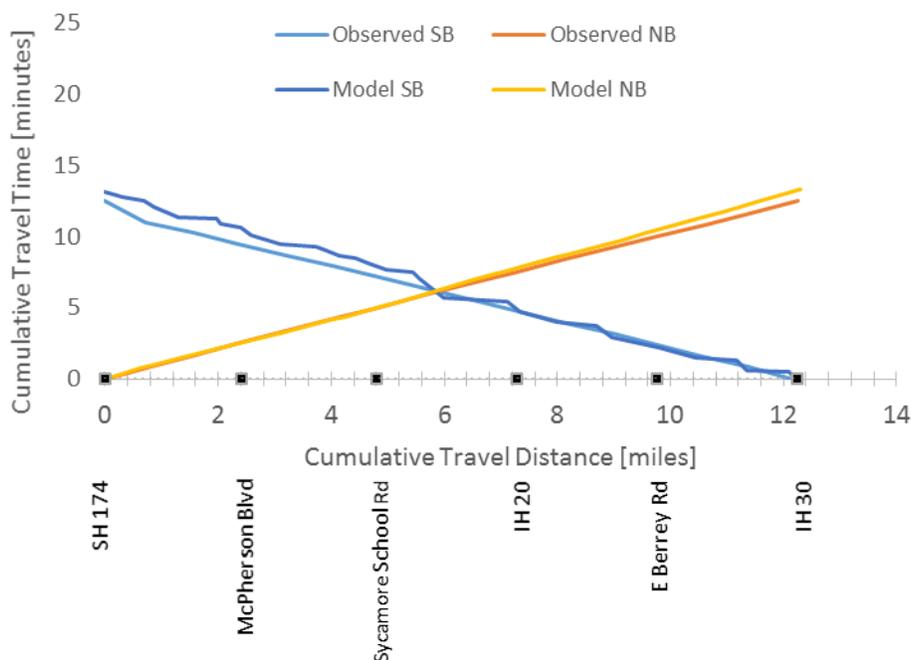


Figure 4-12. IH 35W Travel Time Comparison – OP Peak

Figure 4-13 and Figure 4-14 illustrate the range of observed speeds and the estimated model speeds—after adjustments—for the CTP and IH 35W, respectively. The blue lines indicate the range of speeds observed along the CTP and IH 35W by direction and time of day. As depicted in the graphs, when observed speeds fluctuate within each time period, the modeled speeds fall within the observed range, indicating a good match between observed and modeled speeds for all segments and all time periods.

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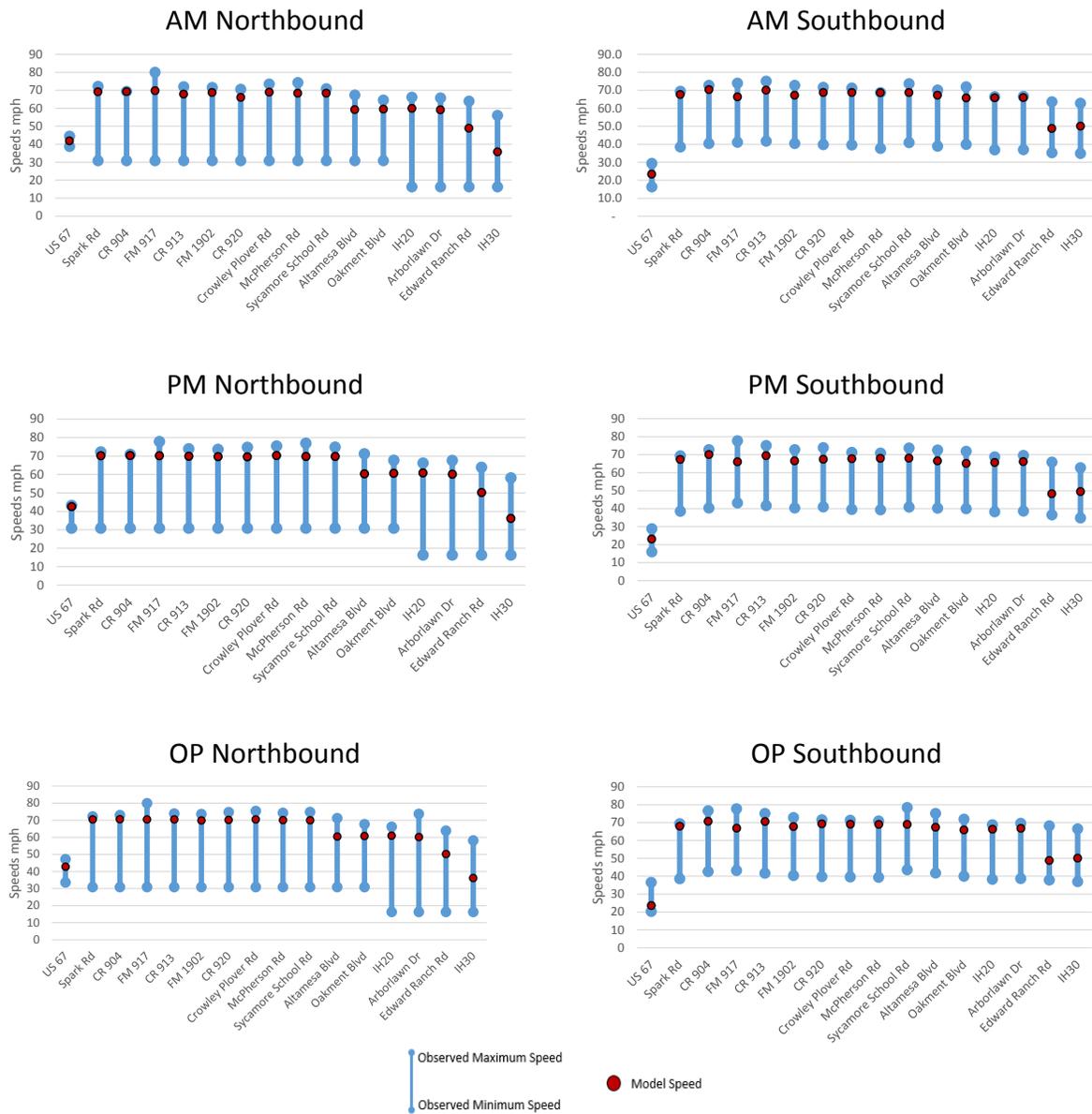


Figure 4-13. Comparison of Modeled and Observed Speeds on the CTP

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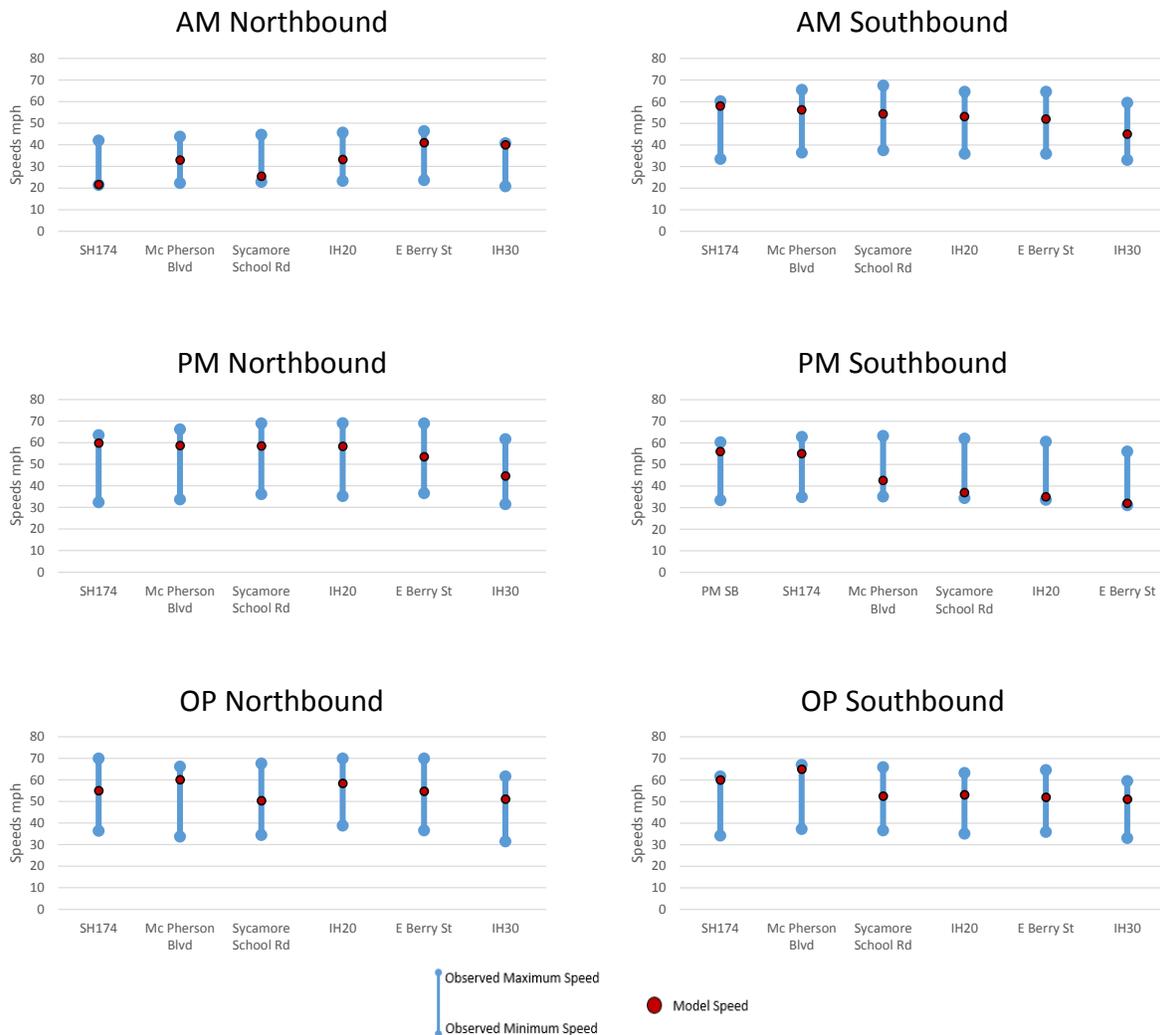


Figure 4-14. Comparison of Modeled and Observed Speeds on IH 35W

4.3. Travel Time Benefits

The Project provides users with travel time savings, as well as reliability and safety. As congestion grows on competing roads, it is expected that the CTP will provide additional time savings. This section illustrates the projected travel time savings associated with using the CTP when compared to alternative routes in the study area for the years 2014 and 2035.

The main competitor for the Project is IH 35W. C&M compared various routes in the years 2014 and 2035 and their resulting travel time savings, as shown in Figure 4-15 and Table 4-5.

The origin and destinations of these routes are located at both ends of the Project, within the cities of Cleburne and Fort Worth. The shortest routes using SH 174 and IH 35W and using FM 2280 and IH 35W were compared to a route using the CTP. All travel times were calculated during the peak time and direction of traffic. As illustrated, AM peak traffic

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occurs in the northbound direction and PM peak traffic occurs in the southbound direction.

Table 4-5. Travel Time Savings on the CTP in 2014 and 2035

AM Peak NB			
2014	SH 174/ IH 35W	FM 2280/ IH 35W	CTP
Distance	35	39	32
Travel Time (min)	59	60	36
CTP Time Savings	23	24	
2035	SH 174/ IH 35W	FM 2280/ IH 35W	CTP
Distance	35	39	32
Travel Time (min)	65	66	37
CTP Time Savings	28	29	
PM Peak SB			
2014	SH 174/ IH 35W	FM 2280/ IH 35W	CTP
Distance	35	39	32
Travel Time (min)	53	55	36
CTP Time Savings	17	19	
2035	SH 174/ IH 35W	FM 2280/ IH 35W	CTP
Distance	35	39	32
Travel Time (min)	63	64	37
CTP Time Savings	26	27	

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Figure 4-15. Selected Routes for Travel Time Comparison

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The CTP offers approximately 23–24 minutes of time savings in the 2014 AM peak period over the alternate routes. For the 2014 PM peak period, the time savings on CTP will be approximately 17–19 minutes over the alternate routes. It is estimated that in 2035, travel time will range from approximately 63–66 minutes on the alternate routes during peak directional traffic while time savings from using the CTP will increase. The travel time savings in 2035 are estimated to be up to 9 minutes higher than in 2014.

4.4. Toll Diversion Model

C&M implemented its toll diversion model to estimate traffic demand on the toll facility within the TDM assignment process. The C&M toll diversion methodology is structured as a logit function, dividing toll, and non-toll trips on the basis of travel time savings and toll costs with respect to the socioeconomic characteristics of the individual traveler. Logit models result in a probability that reflects the share of trips between a given OD pair that may utilize a toll facility. To calibrate the logit models, C&M utilized the VOTs estimated by RSG based on the stated preference survey conducted in 2014 within the study area.

4.5. Estimated Daily Volume

C&M conducted model runs for the years 2014, 2018, 2028, and 2035. The assignment results were reviewed for reasonableness using both select link and screenline analyses. In the screenline review, special attention was paid to the overall level of growth in traffic throughout the forecast period and the relative share of total screenline traffic demand that is expected to be accommodated by the CTP. Projections for non-modeled years were interpolated between or extrapolated beyond the modeled years to obtain a full set for all years in the forecast period. Figure 4-16 shows the volumes on all toll gantries for years 2014 and 2035.

4. Modeling Approach

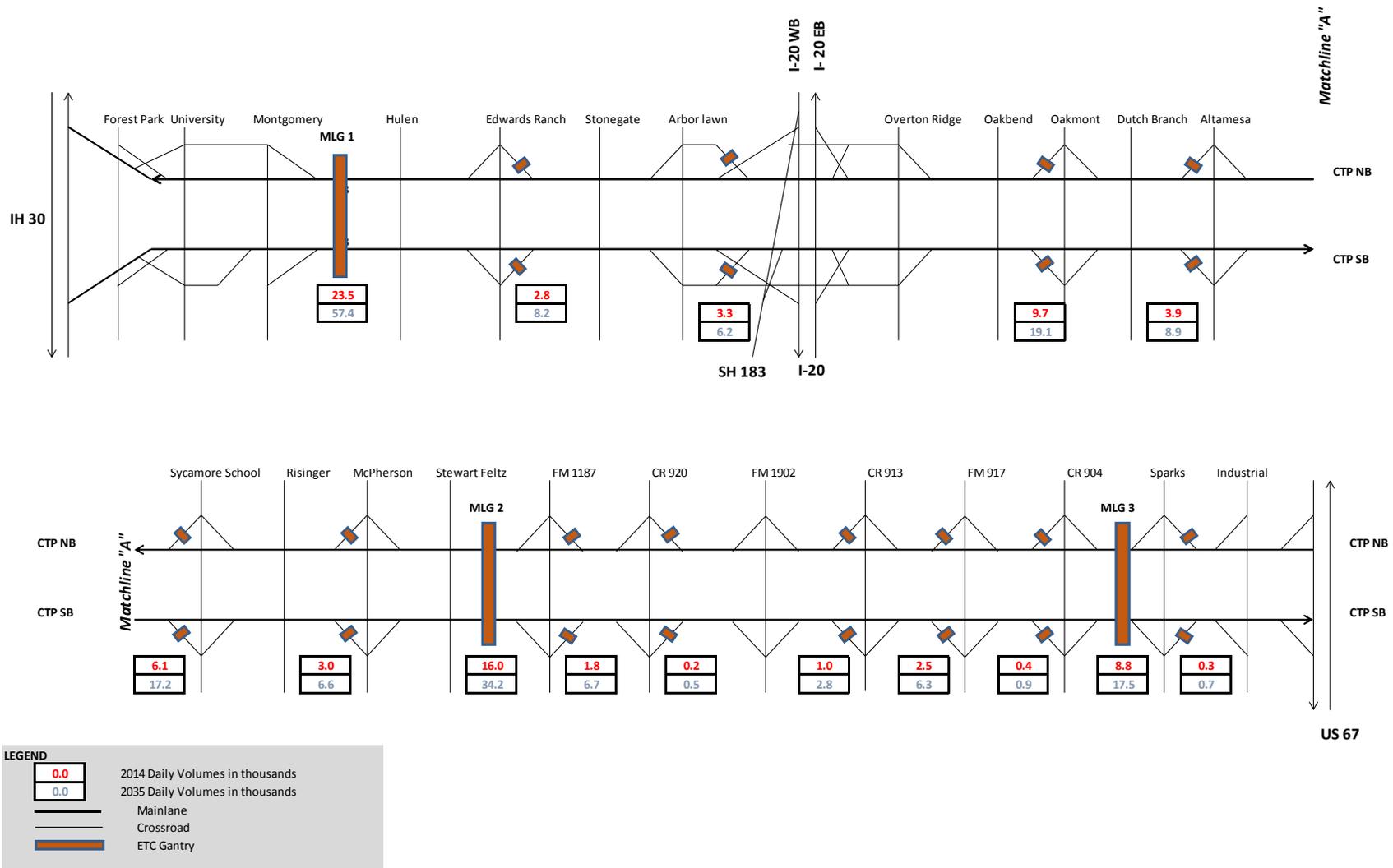


Figure 4-16. Daily Volumes on the Toll Gantries

4. Modeling Approach

Table 4-6 shows the projected traffic growth rates at each screenline location for daily unadjusted trips along the CTP and IH 35W during model years. The relatively higher socioeconomic growth in the south end of the Project area, as mentioned in Chapter 3, is expected to increase the travel demand for the Project corridor south of Altamesa Boulevard. Therefore, it is reasonable to expect high overall traffic growth associated with screenlines NS4 to NS6. The growth rates on IH 35W are similar across the screenlines because this facility is partially influenced by long distance trips that do not originate or end within the study area. The CTP shows a decline in growth rates from north to south. This decline is reasonable because the destination for the majority of trips is expected to be in the northern end of the CTP.

Table 4-6. Daily Volume Growth by Screenline

Screenline	Screenline Total			IH 35W			CTP		
	2014-2018	2018-2028	2028-2035	2014-2018	2018-2028	2028-2035	2014-2018	2018-2028	2028-2035
NS1	3.2%	1.4%	1.2%	2.9%	1.4%	0.8%	6.3%	4.4%	3.2%
NS2	2.8%	1.2%	1.0%	3.1%	1.2%	0.5%	5.3%	3.6%	2.7%
NS3	3.6%	1.8%	1.0%	3.4%	1.2%	0.6%	5.2%	3.7%	2.7%
NS4	4.3%	2.0%	1.8%	3.3%	1.6%	1.3%	5.0%	3.8%	2.8%
NS5	4.3%	2.1%	1.8%	3.1%	1.8%	1.2%	4.7%	3.6%	2.7%
NS6	4.2%	1.9%	1.4%	NA	NA	NA	4.4%	3.4%	2.6%
EW1	3.2%	1.6%	1.5%	NA	NA	NA	6.3%	4.4%	3.2%

Note: NA = Not Applicable

¹ Pedersen, N. J., & Samdahl, D. R. (1982). *Highway traffic data for urbanized area project planning and design*. National Cooperative Highway Research Program Report #255. Washington, DC: Transportation Research Board.

5. Traffic and Revenue Forecast

The following chapter presents the traffic and revenue (T&R) projections for the CTP over a forecast period of 40 years. C&M used the CMDFX to model the T&R for a typical working day in 2014 and perform future scenario runs to project traffic for the years 2018, 2028, and 2035. The details of this modeling effort are discussed in Chapter 4.

After creating a travel forecast for a typical working day, C&M incorporated this information into its post-processing model designed to project T&R on an annual basis. The traffic was interpolated between the model years and extrapolated after 2035 to cover the entire forecast period. Besides annualizing the T&R numbers, C&M incorporated the T&R assumptions into its post-processing model. These assumptions are based on the existing data and on C&M's experience with toll road facilities, particularly toll system implementation and enforcement.

Various T&R sensitivity scenarios have been modeled to validate the functionality of the model and to show the weight of particular assumptions in the final T&R forecast. In addition, C&M's T&R analysis was conducted with the assumption that mainlanes, exit ramps, and entrance ramps have been built with proper geometric configurations and traffic control to ensure that traffic is not negatively affected.

5.1. Toll Collection

The NTTA has an all-electronic toll system (AET) on all of its toll roads, including the CTP. Toll gantries are strategically located on the mainlanes and ramps to ensure that all movements in the system are tolled. The toll collection configuration for the CTP, along with the associated 2014 toll rates, is presented in Figure 5-1. The CTP has three mainlane toll gantries and twelve pairs of ramp gantries. The mainlane gantries are located north of Hulen Street, north of FM 1187, and north of Sparks Road. The ramp gantries are located at Edwards Ranch Road, Arborlawn Drive, Oakmont Boulevard, Altamesa Boulevard, Sycamore School Road, McPherson Boulevard, FM 1187, CR 920, CR 913, FM 917, CR 904, and Sparks Road. Toll collection on the CTP is conducted through a combination of TollTag and ZipCash tolling.

5. Traffic and Revenue Forecast

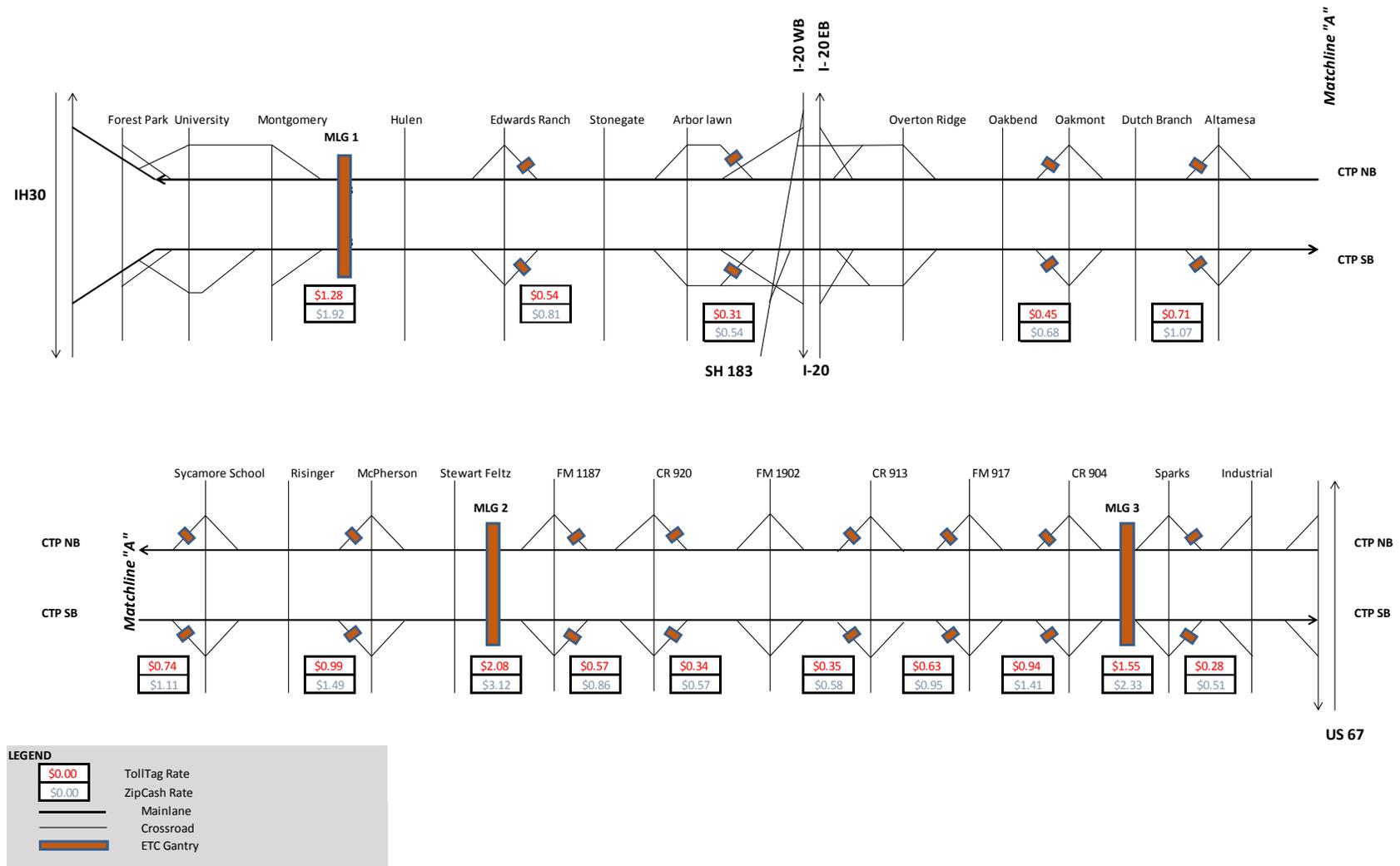


Figure 5-1. 2014 Toll Configuration

The effective toll lengths by gantry are presented in Table 5-1. The toll length will be applied to the toll rate per mile to calculate the final toll rate of the gantry.

Table 5-1. Effective Toll Distance by Gantry

Section	Gantry	From	To	Toll Distance
Northern CTP Section	Montgomery Main Lane Gantry 1	IH 30	IH 20	6.19
	Edwards Ranch Rd	Edward Ranch Rd	IH 20	2.60
	Arborlawn Dr	Arborlawn Dr	IH 20	1.48
	Oakmont Blvd	IH 20	Oakmont Blvd	2.18
	Altamesa Blvd	IH 20	Altamesa Blvd	3.41
	Sycamore School Rd	IH 20	Sycamore School Rd	4.53
Southern CTP Section	McPherson Blvd	IH 20	McPherson Blvd	6.13
	Stewart Main Lane Gantry 2	IH 20	FM 1902	12.84
	FM 1187	FM 1187	FM 1902	3.51
	CR 920	CR 920	FM 1902	2.07
	CR 913	FM 1902	CR 913	2.11
	FM 917	FM 1902	FM 917	3.85
	CR 904	FM 1902	CR 904	5.81
	Main Lane Gantry 3	FM 1902	US 67	9.57
Sparks Rd	Sparks Rd	US 67	1.67	

The AVI toll rate per mile for two-axle vehicles on the northern section of the CTP is \$0.206 per mile in 2014 and on the southern section \$0.162 per mile. In July of every uneven year, the toll will be adjusted by 2.75 percent per year compounded annually. The video toll (i.e., ZipCash) is 150 percent of the AVI rate, and the minimum surcharge is \$0.23 in 2014.

5.2. Traffic and Revenue Assumptions

The T&R projections for the CTP are based on the following assumptions:

- General
 - Project limits for T&R estimation:
 - IH 30 to US 67
 - Project length:
 - Total centerline miles are 27.6 miles
 - Opening date of the facility
 - CTP opened to traffic on May 11, 2014, excluding some ramp connections and local access roads which opened later in the year 2014, as described in the following section.

5. Traffic and Revenue Forecast

- Demographics and Transportation Network Assumptions:
 - Demographics/trip tables: C&M reviewed demographic data for the study area and the resulting NCTCOG scenario trip table from the DFWRTM.
 - The background network for travel demand modeling is based on NCTCOG's Metropolitan Transportation Plan (MTP) 2035-2013 Update.
 - The posted speed limit on the section from IH 30 to Arborlawn Drive is 50 mph, while Arborlawn Drive to Altamesa Boulevard will be 60 mph, and the section south of Altamesa Boulevard will be 70 mph.
 - The posted speed limit southbound, approximately 2800 ft. north of US 67, will be 55 mph; the posted speed limit approximately 2000 ft. north of US 67 will be 40 mph.
 - The CTP begins/ends at US 67 at a signalized intersection.
- TollTag Shares:
 - IH 30 to Altamesa Boulevard: 72 percent in 2014 growing to 80 percent in 2018 and thereafter
 - Altamesa Boulevard to US 67: 67 percent in 2014 growing to 75 percent in 2018 and thereafter
- Revenue Days
 - IH 30 to Altamesa Boulevard: 320 days in 2014 growing to 325 by 2019 and thereafter
 - Altamesa Boulevard to US 67: 335 days in 2014 decreasing to 330 by 2019 and thereafter
- Truck Percentage
 - IH 30 to Altamesa Boulevard: Truck percentage is 2.5 percent
 - Altamesa Boulevard to US 67: Truck percentage is 5 percent
- Revenue Recovery Rates
 - TollTag: 99.5 percent
 - Effective ZipCash toll factors: As per Table 5-2, the effective ZipCash toll factor will remain the same from 2018 onward.

Table 5-2. Zip Cash Yearly Reduction Factors

CTP ZipCash Revenue Recovery Assumptions (excluding VTolls)	2014	2015	2016	2017	2018
Total Unpursuable ZipCash Revenue	25.0%	24.5%	24.0%	23.5%	23.1%
Total ZipCash Revenue in Process (invoiced)	75.0%	75.5%	76.0%	76.5%	76.9%
ZipCash Invoiced Revenue Recovered (After 3 Months)	50.0%	51.0%	52.0%	53.1%	54.1%
Effective ZipCash Revenue Recovered (After 3 Months)	37.5%	38.5%	39.5%	40.6%	41.6%
ZipCash Invoiced Revenue Recovered (After 1 Year)	60.0%	61.2%	62.4%	63.7%	64.9%
Effective ZipCash Revenue Recovered (After 1 Year)	45.0%	46.2%	47.4%	48.7%	50.0%

- Capacity Assumptions
 - CTP from IH 30 to IH 20 opened with six mainlanes, and no further increase in capacity is assumed throughout the forecast period.

5. Traffic and Revenue Forecast

- CTP from IH 20 to Sycamore School Road opened with six mainlanes, and no further increase in capacity is assumed throughout the forecast period.
 - CTP from Sycamore School Road to FM 1187 opened with four mainlanes, and no further increase in capacity is assumed throughout the forecast period.
 - CTP between FM 1187 to US 67 opened as a barrier-divided Super 2 configuration with intermittent passing lanes. No increase in capacity is assumed throughout the forecast period.
 - A partial Interchange at IH 20 / SH 183 opened to traffic on the following dates:
 - IH 20W to CTP South and CTP North to IH 20E direct connectors opened in July 2014
 - IH 20E to CTP North and CTP South to IH 20W direct connectors opened in October 2014
 - CTP North to IH 20W, IH 20E to CTP South, CTP North to SH 183W, SH 183E to CTP South, CTP South to IH 20E, and IH 20W to CTP North direct connectors are not assumed to be built during the forecast period
 - The two direct connectors at the north end of the Project from eastbound CTP to IH 30 and from westbound IH 30 to CTP opened in mid-August and the end of October, 2014, respectively.
 - The direct connectors at the south-end of the project from/to US 67 are not assumed to be built during the forecast period.
 - Limited capacity improvements to US 67 near the south end of the Project are assumed through the extent of the forecast period (two-lane to four-lane expansion approximately 1 mile in length).
 - The Regional Outer Loop between US 287 and SH 199 is not assumed to open during the forecast period
- Toll Rate Assumptions
 - IH 30 to Altamesa Boulevard: Two axle vehicle TollTag rate is \$0.185/mile in July 2009. After July 2009, adjustments are made every 2 years at 2.75 percent per year.
 - Altamesa Boulevard to US 67: Two axle vehicle TollTag rate is \$0.145/mile in July 2009. After July 2009, adjustments are every 2 years at 2.75 percent per year.
 - Video toll surcharge is the maximum of (a) 50 percent of the TollTag toll charge or (b) \$0.20 per transaction in 2009 dollars inflated by 2.75 percent per year
 - No congestion pricing is assumed
 - Three or more axle Toll Rate Factor: 3.10
 - Tolls for vehicles with more than two axles are calculated based on “N-1” weighting
 - Minimum toll charge is based on a trip length of 1.5 miles
 - Tolls charged to users are rounded to the highest penny
 - Ramp- up Assumptions
 - Ramp-up starts from 55 percent in 2014 and will grow to 100 percent by 2019

5.3. Traffic & Revenue

Based on the traffic forecast at each toll plaza location, C&M prepared an annual forecast for the CTP from 2014 to 2065. The annual transactions and revenue in nominal Dollars for the CTP are presented in Table 5-3 and illustrated in Figure 5-2. For the opening year 2014, C&M forecasts that the Project will generate approximately \$11.0 million in toll revenue as a result of approximately 9.6 million toll transactions. The number of transactions is projected to increase to approximately 63.1 million by 2035 and 94.4 million by the final forecast year of 2065. Annual revenue is projected to reach approximately \$128.3 million by 2035 and \$432.8 million by 2065.

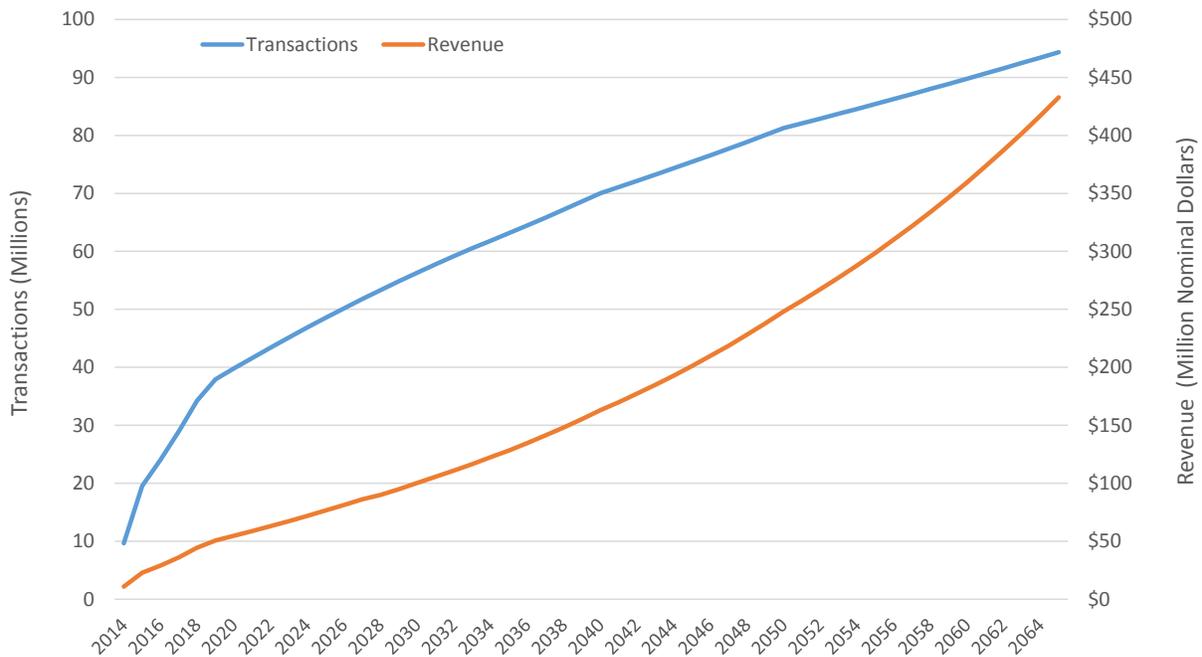


Figure 5-2. Transactions and Revenue

5. Traffic and Revenue Forecast

Table 5-3. Forecasted Transactions and Revenue for the CTP

Calendar Year	Annual Transactions			Annual Toll Revenue (Nominal Dollars)		
	Total	TollTag	ZipCash	Total	TollTag	ZipCash
2014	9,649,200	6,709,500	2,939,700	\$10,967,900	\$8,451,600	\$2,516,300
2015	19,539,400	13,972,200	5,567,200	\$22,891,500	\$18,026,400	\$4,865,100
2016	24,065,700	17,683,700	6,382,000	\$29,063,700	\$23,377,200	\$5,686,500
2017	28,963,300	21,854,100	7,109,200	\$36,031,800	\$29,588,600	\$6,443,200
2018	34,219,700	26,495,500	7,724,200	\$44,463,200	\$37,340,100	\$7,225,500
2019	37,921,500	29,365,900	8,555,600	\$50,615,000	\$42,495,400	\$8,061,000
2020	39,785,800	30,810,900	8,974,900	\$54,606,800	\$45,834,700	\$8,772,100
2021	41,611,700	32,226,300	9,385,400	\$58,703,900	\$49,260,600	\$9,443,300
2022	43,399,000	33,612,000	9,787,000	\$62,958,800	\$52,817,100	\$10,141,700
2023	45,147,900	34,968,000	10,179,900	\$67,320,600	\$56,461,400	\$10,859,200
2024	46,858,300	36,294,300	10,564,000	\$71,849,100	\$60,243,500	\$11,605,600
2025	48,530,200	37,590,900	10,939,300	\$76,485,800	\$64,114,300	\$12,371,500
2026	50,163,700	38,857,900	11,305,800	\$81,227,900	\$68,089,400	\$13,138,500
2027	51,758,700	40,095,100	11,663,600	\$86,020,300	\$72,106,700	\$13,913,700
2028	53,315,200	41,302,700	12,012,500	\$90,837,400	\$76,144,700	\$14,692,900
2029	54,831,300	42,485,400	12,345,900	\$95,606,400	\$80,142,300	\$15,464,300
2030	56,308,900	43,638,600	12,670,300	\$100,482,300	\$84,229,600	\$16,253,000
2031	57,747,900	44,762,300	12,985,600	\$105,606,900	\$88,525,300	\$17,081,900
2032	59,148,300	45,856,600	13,291,700	\$110,887,200	\$92,951,600	\$17,936,000
2033	60,510,200	46,921,400	13,588,800	\$116,431,600	\$97,599,200	\$18,832,800
2034	61,833,600	47,956,700	13,876,900	\$122,253,200	\$102,479,200	\$19,774,400
2035	63,118,300	48,962,500	14,155,800	\$128,289,200	\$106,609,900	\$21,679,300
2036	64,443,800	49,990,700	14,453,100	\$134,614,900	\$111,866,600	\$22,748,300
2037	65,797,100	51,040,500	14,756,600	\$141,190,400	\$117,331,000	\$23,859,400
2038	67,178,900	52,112,400	15,066,500	\$148,152,200	\$123,116,400	\$25,035,800
2039	68,589,600	53,206,700	15,382,900	\$155,389,000	\$129,130,200	\$26,258,800
2040	70,030,000	54,324,100	15,705,900	\$163,050,900	\$135,497,400	\$27,553,500
2041	71,080,500	55,138,900	15,941,600	\$170,010,400	\$141,280,800	\$28,729,600
2042	72,146,700	55,966,000	16,180,700	\$177,345,000	\$147,375,900	\$29,969,100
2043	73,228,900	56,805,500	16,423,400	\$184,914,700	\$153,666,400	\$31,248,300
2044	74,327,300	57,657,600	16,669,700	\$192,892,200	\$160,295,900	\$32,596,300
2045	75,442,200	58,522,400	16,919,800	\$201,125,500	\$167,137,800	\$33,987,700
2046	76,573,900	59,400,300	17,173,600	\$209,802,400	\$174,348,400	\$35,454,000
2047	77,722,500	60,291,300	17,431,200	\$218,757,400	\$181,790,200	\$36,967,200
2048	78,888,300	61,195,700	17,692,600	\$228,195,000	\$189,632,900	\$38,562,100
2049	80,071,600	62,113,600	17,958,000	\$237,935,100	\$197,727,100	\$40,208,000
2050	81,272,700	63,045,300	18,227,400	\$248,200,100	\$206,257,400	\$41,942,700
2051	82,085,400	63,675,700	18,409,700	\$257,519,200	\$214,001,700	\$43,517,500
2052	82,906,300	64,312,500	18,593,800	\$267,305,700	\$222,134,400	\$45,171,300
2053	83,735,300	64,955,600	18,779,700	\$277,342,200	\$230,474,900	\$46,867,300
2054	84,572,700	65,605,200	18,967,500	\$287,882,100	\$239,233,700	\$48,648,400
2055	85,418,400	66,261,200	19,157,200	\$298,691,100	\$248,216,100	\$50,475,000
2056	86,272,600	66,923,900	19,348,700	\$310,042,400	\$257,649,100	\$52,393,300
2057	87,135,300	67,593,100	19,542,200	\$321,683,500	\$267,323,000	\$54,360,500
2058	88,006,700	68,269,000	19,737,700	\$333,908,500	\$277,482,100	\$56,426,400
2059	88,886,800	68,951,700	19,935,100	\$346,445,700	\$287,900,700	\$58,545,000
2060	89,775,600	69,641,200	20,134,400	\$359,611,700	\$298,841,900	\$60,769,800
2061	90,673,400	70,337,600	20,335,800	\$373,114,000	\$310,062,400	\$63,051,600
2062	91,580,100	71,041,000	20,539,100	\$387,293,500	\$321,845,800	\$65,447,700
2063	92,495,900	71,751,400	20,744,500	\$401,835,100	\$333,930,000	\$67,905,100
2064	93,420,900	72,468,900	20,952,000	\$417,106,200	\$346,620,500	\$70,485,700
2065	94,355,100	73,193,600	21,161,500	\$432,767,100	\$359,634,900	\$73,132,200

5.4. Sensitivity Analyses

C&M performed several sensitivity analyses regarding the project revenue to determine the effect of specific T&R assumptions on the final revenue.

5.4.1. Toll Sensitivity Analysis

C&M performed a standard toll sensitivity analysis to confirm the reasonableness of the toll rates on the CTP. A toll rate below the revenue maximization level is typically selected to provide flexibility. Such a strategy allows room for future toll rate increases if further T&R optimization is necessary.

The results of the toll sensitivity analysis can be summarized in a toll sensitivity curve. The curve shows the net effect on revenues as the toll rate is increased. The net effect of increasing toll rate on revenue is a result of decreased transactions (due to lower demand) and higher revenue per transaction (due to higher tolls). This net effect is shown as growth in total revenue until the revenue maximization point is reached and the higher revenue per transaction from the toll rate increase is no longer enough to offset the loss in transactions.

C&M conducted toll sensitivity analyses in the CTP for the years 2014 and 2035, for the northern and southern section of the CTP separately. Toll rates ranging from \$0.15 to \$0.45 per mile (in 2014 dollars) were used for each year. Figure 5-3 and Figure 5-4 illustrate the sensitivity of toll revenue and transactions to toll rate in the northern CTP section from IH 30 to Altamesa Boulevard. The figures also illustrate that the 2014 dollar toll rate of \$0.206 per mile always falls below the maximization point within the sensitivity curves in 2014 and 2035. This shows that there would be potential for a toll rate increase in the northern section.

5. Traffic and Revenue Forecast

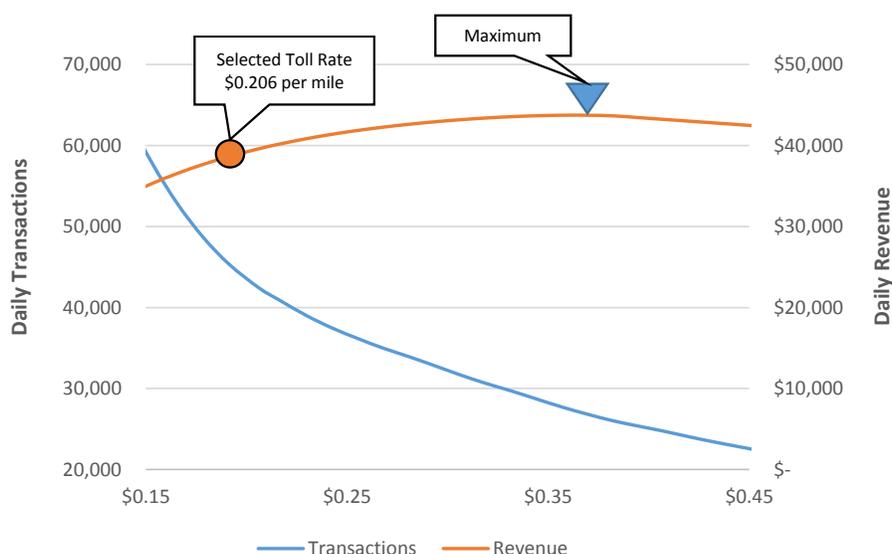


Figure 5-3. 2014 Toll Revenue/Transaction Sensitivity to Toll Rate – Northern CTP Section

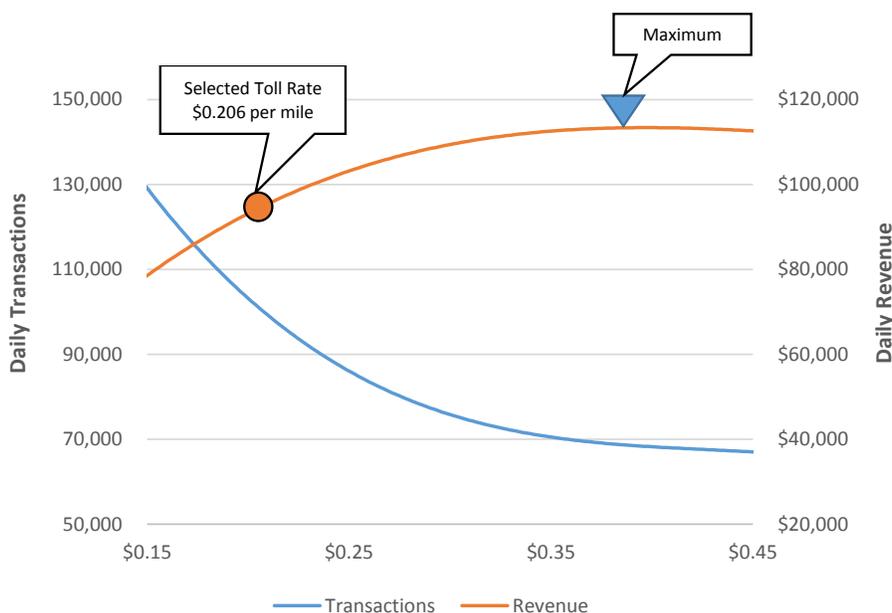


Figure 5-4. 2035 Toll Revenue/Transaction Sensitivity to Toll Rate – Northern CTP Section

Figure 5-5 and Figure 5-6 show the sensitivity of toll revenue and transactions to toll rate increases in the southern section of the CTP from Altamesa Boulevard to US 67. Toll rates ranging from \$0.05 to \$0.25 per mile (in 2014 dollars) were used for each year. The figure also illustrates that the 2014 dollar toll rate of \$0.162 per mile falls under the maximization point within the sensitivity curves in 2014 and 2035. The potential for toll

5. Traffic and Revenue Forecast

increases is much lower in the southern section, due to the fact that the selected toll rate is fairly close to the maximums, especially in 2014.

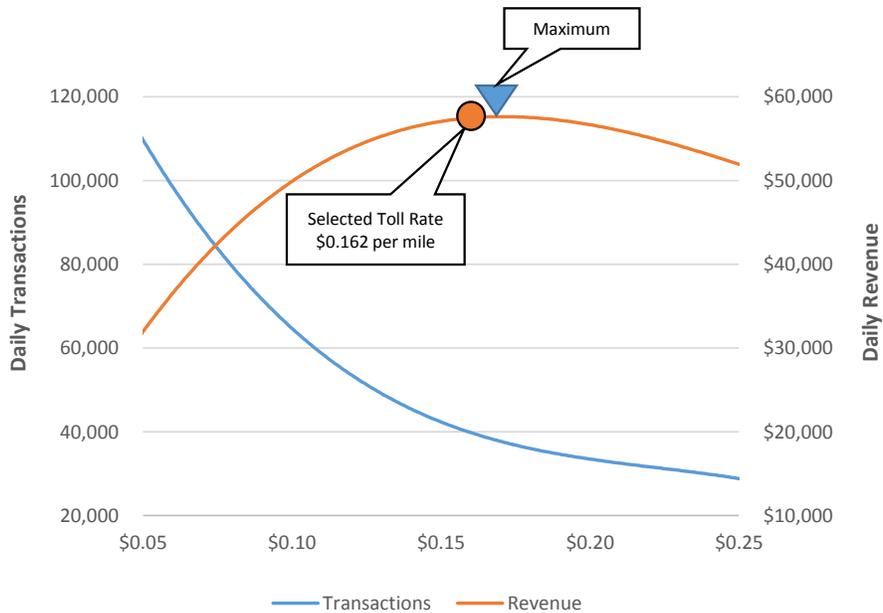


Figure 5-5. 2014 Toll Revenue/Transaction Sensitivity to Toll Rate – Southern CTP Section

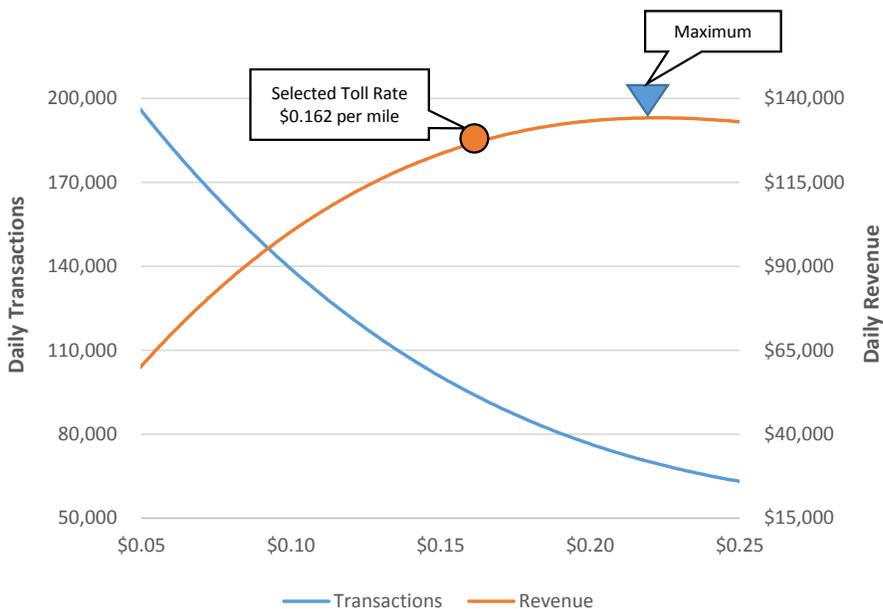


Figure 5-6. 2035 Toll Revenue/Transaction Sensitivity to Toll Rate – Southern CTP Section

5.4.2. Demographics

As mentioned earlier and presented in Chapter 3, three different demographic forecast scenarios were developed. The Most Likely, or Base scenario has been used as the model input for the final T&R forecast. Figure 5-7 shows the comparison of revenues for the Low, Most Likely, and High demographic scenarios.

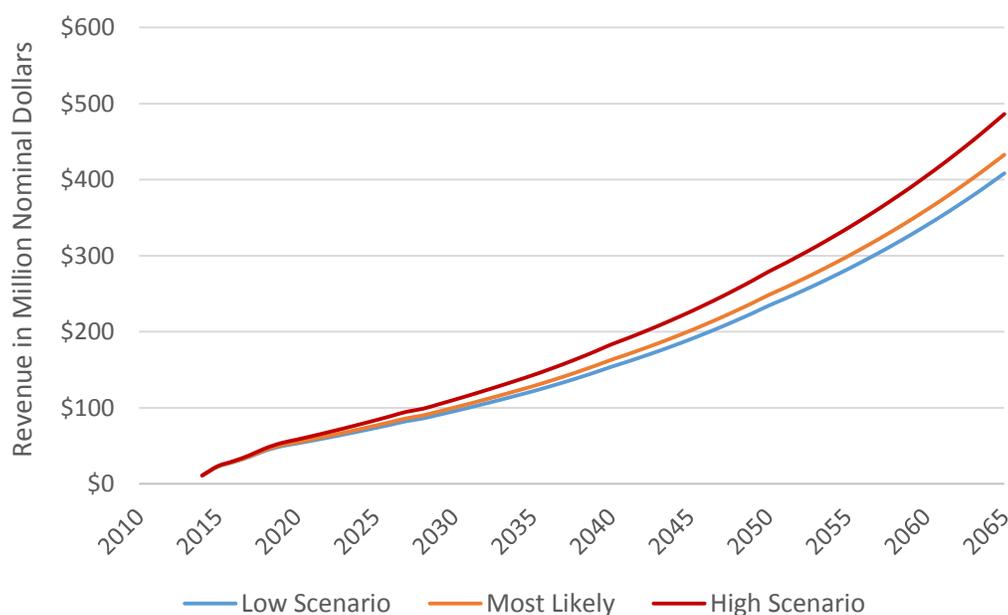


Figure 5-7. Revenue Sensitivities to Demographics

The Project's revenue in the Low scenario for the year 2020 is \$1,574,400 less than in the Most-Likely scenario, which represents 2.9 percent of 2020 revenue. For the year 2035, the revenue in the Low scenario is \$6,658,500 less than in the Most-Likely scenario, which represents a decrease in revenue of 5.2 percent. The High scenario has an increase of \$3,528,200 in 2020 compared to Most Likely scenario (6.5%) and an increase of \$14,465,300 (11.3%) for the year 2035.

Since the year 2014 is the base year, there are no differences within the demographic scenarios. For the future years after 2035, the relationship shown here between revenue and demographics escalates exponentially.

5.4.3. Value of Time

Chapter 2 and Chapter 4 of this report discuss different VOTs and travel time savings used within the TDM. The VOT is expected to grow in the same pattern as the toll rates on the CTP, which is an increase of 2.75 percent per year. C&M performed a sensitivity analysis based on VOT by decreasing the Most Likely VOT by 10 percent for the Low scenario and increasing it 10 percent for the High scenario.

Compared to the Most Likely scenario, the Low scenario results in a 6.9 percent decrease in revenue for the year 2020 and a 5.8 percent decrease in 2035, which translate into \$3,782,700 less revenue in 2020 and \$7,414,900 less in 2035. The High Scenario will increase the revenue in 2020 by 5.9 percent or \$3,217,900, and in 2035 revenue will increase by 4.5 percent, or \$5,773,000.

5.4.4. Truck percentage

The Truck percentage has a high impact on revenue, which is due to the assumed average toll rate factor of 3.1 for vehicles with more than two axles. The truck percentage is assumed to be 2.5 percent from IH 30 to Altamesa Boulevard and 5 percent from Altamesa Boulevard to US 67. A decrease of one percent for the Low scenario translates into a revenue decrease of 1.9 percent, or \$1,057,900, in 2020 and \$2,489,500 in 2035. Revenue has a linear relationship with the assumed truck percentage. This means that if the truck percentage assumption is increased by two percent, the revenue is increased by 3.8 percent.

5.4.5. Revenue Days

Revenue days are calculated as the equivalent number of weekdays during the year based on the ratio of weekend-to-weekday traffic. A lower weekend-to-weekday ratio translates into a smaller revenue days indicator and, consequently, lower annual revenue.

The assumed revenue days for the Most Likely scenario is 325 for the northern segment of the CTP and 330 for the southern segment. This parameter was decreased and increased by 5 percent for the Low and High scenarios, respectively. If the parameter is decreased by five percent (i.e., 309 for the first segment and 314 for the second segment), the revenue also decreases by 5 percent, or \$2,730,400, for the year 2020 and \$6,414,500 for the year 2035. Revenue has a linear relationship with the assumed value for revenue days.

5.4.6. TollTag penetration

The TollTag penetration rate is the percentage of road users that use a TollTag to pay tolls. Assumed revenue recovery rates are higher for TollTag users than for non-TollTag users, who are all billed through ZipCash. However, ZipCash users are billed a higher effective toll rate than TollTag users.

In the Most Likely scenario, the TollTag penetration is assumed to change from 72 to 80 percent from 2014 to 2018 and thereafter for the northern segment of the CTP. It is also assumed to change from 67 to 75 percent from 2014 to 2018 and thereafter for the southern segment. These values were decreased and increased by 5 percent for the Low and High scenarios, respectively. In the Low scenario, the revenue decreases by 1.2 percent, or \$788,200, for the year 2020 and \$1,497,400 for the year 2035. Similarly, in the High scenario the yearly revenue increases by 1.2 percent.

5.4.7. ZipCash Recovery Factor

Vehicles without a TollTag that use the toll road are identified by their license plate with cameras at the toll plazas and will receive a bill for their transactions via mail. The ZipCash recovery rate is based on the percentage of invoiced ZipCash transactions that actually get paid.

In the Most Likely scenario, the ZipCash recovery factor grows from 46 percent in 2014 to 50 percent in 2018. This parameter was decreased and increased by 5 percent for the Low and High scenarios, respectively. In the High scenario, the revenue increases by 1.1 percent, or \$585,800, in 2020 and \$1,445,300 in 2035. Similarly, in the Low scenario the revenue decreases by 1.1 percent in 2020 and in 2035.

5.4.8. Ramp up

The ramp-up period is the period of time after opening a toll facility where the demand increases with high growth rates until it reaches its full annual potential. This increase in demand is mainly due to the increase in user awareness and their decision to change their travel behavior and use the new tolled road facility.

It is assumed that the CTP will have a ramp-up period of 6 years, by which point the facility will reach its full potential. The Most Likely scenario assumes a ramp-up of 55 percent beginning in 2014. Ramp-up was decreased or increased by 10 percent for the Low and High scenarios, respectively. In the Low scenario, total revenue decreases by 18.2 percent, or \$1,994,100, in 2014 and 10.5 percent, or \$4,680,300, in 2018. In the High scenario, total revenue increases by 18.2 percent, or \$1,994,200, in 2014 and 5.3 percent, or \$2,340,200, in 2018.

Appendix A

Chisholm Trail Parkway Stated Preference Survey Report

Resource Systems Group, Inc.

November 2014



the science of insight 11.26.2014

DRAFT REPORT

CHISHOLM TRAIL PARKWAY STATED PREFERENCE SURVEY



PREPARED FOR:
NORTH TEXAS TOLLWAY AUTHORITY

SUBMITTED BY:
RSG

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IN COOPERATION WITH:
C&M ASSOCIATES



CHISHOLM TRAIL PARKWAY STATED PREFERENCE SURVEY

PREPARED FOR:
NORTH TEXAS TOLLWAY AUTHORITY

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1.0 INTRODUCTION

The North Texas Tollway Authority (NTTA), in collaboration with C&M Associates, is evaluating the traffic and revenue potential of the Chisholm Trail Parkway, a north-south corridor connecting downtown Fort Worth, TX in the north to Cleburne, TX in the south. The Parkway is a 27.6 mile controlled-access toll road in Tarrant and Johnson counties along the extension of SH 121 as shown in **Figure 1-1**. This relatively new corridor was open to traffic and tolling in May of 2014. In the fall of 2014, Resource Systems Group, Inc. (RSG) conducted a stated preference (SP) survey for drivers who use or could potentially use the Chisholm Trail Parkway. The primary purpose of the survey was to estimate the willingness to pay for travel time savings, or value of time (VOT), of drivers who travel in the Chisholm Trail Parkway corridor. The estimated values of time will be incorporated into the regional travel demand model by C&M Associates to support base and future year estimates of traffic and toll revenue.

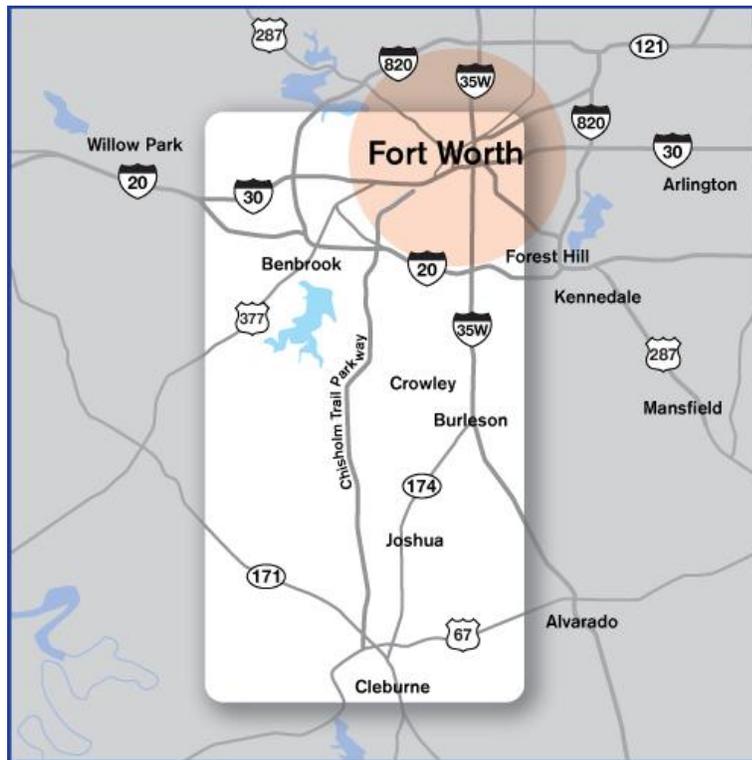


FIGURE 1-1: STUDY AREA MAP

RSG developed and implemented a stated preference survey questionnaire that gathered information from automobile travelers who recently made a trip in the region served by the Chisholm Trail Parkway. The questionnaire collected data on respondents' current travel behaviors (also referred to as "revealed preferences"), presented respondents with information about the Chisholm Trail Parkway, and used stated preference experiments to collect data that were used to estimate travelers' VOT under a range of possible travel times and toll costs.

The survey approach employed a computer-assisted self-interview technique developed by RSG. The stated preference survey instrument was customized for each respondent by presenting questions with modified wording based on each respondent's previous answers. These dynamic survey features provide an accurate and efficient means of data collection and allow for the presentation of realistic future conditions that correspond with each respondent's reported trip details.

The survey was administered over the internet to travelers using the following two recruitment methods:

- E-mail distribution to TollTag customers who recently used the Chisholm Trail Parkway
- E-mail invitation to members of an online market research panel residing in Tarrant and Johnson counties.

The survey was administered online between September and October of 2014 to 2,680 respondents in the targeted study area. Data from the stated preference survey were analyzed using accepted statistical techniques to estimate the coefficients of multinomial logit (MNL) models for the aggregate sample and across different traveler market segments. The coefficients of the MNL models were used to estimate travelers' value of time.

This report documents the development and administration of the survey questionnaire, presents survey results, and summarizes the discrete choice model estimation methodology and findings. A complete record of survey screen captures, response tabulations, and respondents' comments about the project are included as appendices.

2.0 SURVEY QUESTIONNAIRE

RSG worked closely with C&M Associates and NTTA staff to develop a questionnaire to meet the primary objectives of this study.

The survey asked respondents to focus on their most recent trip in the corridor while they answered a series of questions that were grouped into five main sections:

1. Introduction and trip qualification questions
2. Trip characteristic questions
3. Stated preference questions
4. Debrief questions
5. Demographic questions

The complete set of survey questions as they appeared to respondents on-screen is included in **Appendix A**.

2.1 | INTRODUCTION AND TRIP QUALIFICATION QUESTIONS

At the beginning of the survey questionnaire, respondents were presented with an introduction to the purpose of the survey, the estimated time required to complete the questionnaire, and instructions for how to navigate the computer-based instrument. A

project e-mail address was included on this and all subsequent screens to provide respondents with a way to contact the research team with any technical questions about the survey.

After the survey introduction, respondents answered a set of qualification questions. The qualification questions were designed to classify respondents into one of two groups:

1. Respondents who made a trip within, through, or into the study area and **used the Chisholm Trail Parkway** for that trip (Parkway Users)
2. Respondents who made a trip within, through, or into the study area and **could have potentially used, but did not use, the Chisholm Trail Parkway** for that trip (Potential Parkway Users)

The first qualification question asked whether the respondent has made a qualifying trip that met all of the following conditions:

- **Traveled within, through or into the study region in Tarrant and Johnson Counties (Figure 2-1):** This ensured that the sample only included trips that were made within the Chisholm Trail Parkway Corridor and could potentially use the facility.
- **Was made within the past 30 days:** This timeframe was selected to allow the sample to include respondents who make less frequent trips while ensuring that the trip was recent enough for the respondent to recall the specific trip details.
- **Took at least 10 minutes in travel time:** The 10-minute minimum travel time ensured that an appropriate amount of travel time savings could be shown in the stated preference choice experiments for the proposed corridor.
- **Was made in a personal vehicle (e.g. car, pickup truck, or minivan):** The forecasting model focused primarily on passenger vehicle travel.

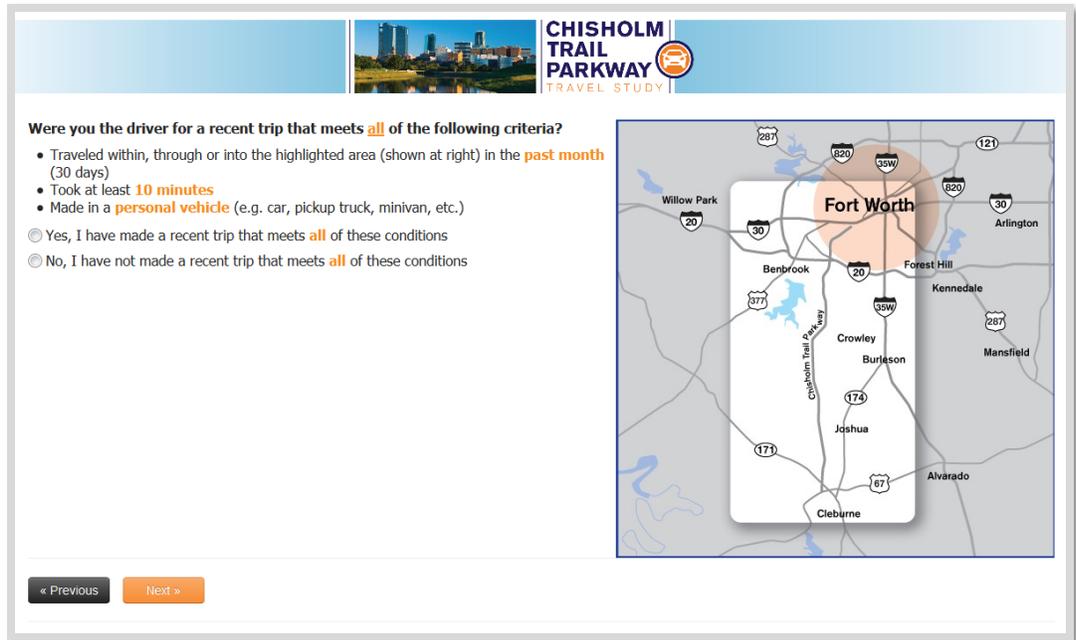


FIGURE 2-1: SAMPLE SURVEY SCREEN: TRIP QUALIFICATION I

Respondents who indicated that they had made a trip that met these criteria were asked if they used the Chisholm Trail Parkway on any qualifying trips (Figure 2-2). On the other hand, respondents who indicated that they had not made a trip within or through the study area were terminated from the survey.

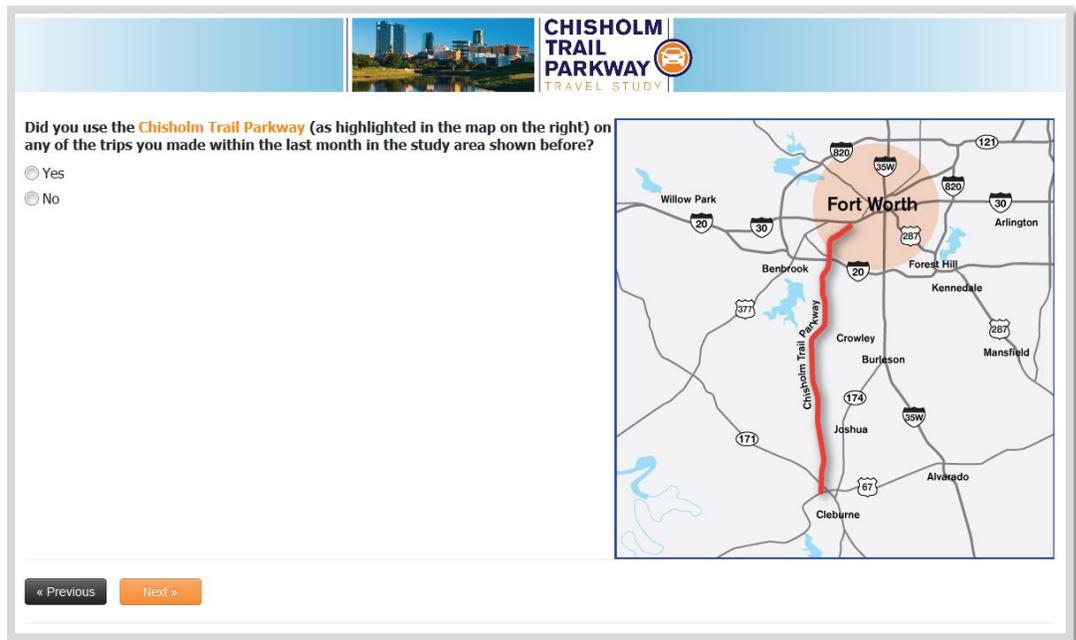


FIGURE 2-2: SAMPLE SURVEY SCREEN: TRIP QUALIFICATION II

Respondents who had made a trip in the study area and used the Chisholm Trail Parkway were asked to focus on their most recent trip that met all of the criteria as they continued through the survey.

Respondents who had made a trip in the study area but did not use the Chisholm Trail Parkway were asked the reason for not using the Chisholm Trail Parkway. The following reasons were presented to these respondents:

1. Could have potentially used the Chisholm Trail Parkway but did not want to pay a toll
2. Could have potentially used the Chisholm Trail Parkway but the toll on that road is not worth travel time savings
3. The Chisholm Trail Parkway was not convenient for any of those trips
4. My trips' beginning and ending locations did not require me to travel on the Chisholm Trail Parkway
5. Other

Respondents who indicated they 'could have potentially used the Chisholm Trail Parkway but did not want to pay a toll', or 'the toll on that road is not worth travel time savings' (criterion 1 or criterion 2) were asked to focus on their most recent trip that could have used the Chisholm Trail Parkway as they continued through the survey. Respondents who selected any of the last three options stated above (criterion 3 through 5) were terminated from the survey.

2.2 | TRIP CHARACTERISTIC QUESTIONS

Respondents who qualified for the survey proceeded to answer a series of questions about their most recent qualifying trip in the study area. This most recent trip, referred to as the respondent's reference trip, formed the basis for the rest of the questions in this section of the survey. Respondents were specifically asked to think about their most recent trip and not a typical or average trip they might make to ensure that the sample included a diverse range of trip types and travel characteristics. This most recent trip also provided a frame of reference for respondents when completing the stated preference exercises in the next section of the survey.

Respondents were instructed to think of the one-way portion of their trip, rather than their entire round-trip, and were asked a series of questions regarding the specific details of their reference trip, including:

- Day of week
- Roads used in the study area (if did not use Chisholm Trail Parkway but could have used it)
- Trip purpose
- Beginning and ending locations
- Specific origin and destination locations
- On/Off ramps (if used Chisholm Trail Parkway)
- Trip start time



- Travel time
- Travel delays due to traffic congestion
- Number of vehicle occupants
- Trip frequency
- Electronic toll collection (ETC – such as TollTag) device ownership

These questions were asked before the stated preference exercises to: 1) focus respondents on a specific, recent trip they made in the corridor, and 2) collect detailed information about that trip to use for constructing the stated preference exercises. The specifics of these questions are described in detail below.

First, respondents were asked to select the day of the week they made their trip.

Respondents who did not use the Chisholm Trail Parkway but could have potentially used it were then provided with a list of major roads in the study area and asked to select the roads they used on their trip (**Figure 2-3**).

CHISHOLM TRAIL PARKWAY TRAVEL STUDY

Which of these roads did you use during your most recent trip?
Please select all that apply.

<input type="checkbox"/> IH 35W	<input type="checkbox"/> US 67
<input type="checkbox"/> IH 30	<input type="checkbox"/> US 377
<input type="checkbox"/> SH 121	<input type="checkbox"/> McCart Ave / Cleburne Rd / 8TH Ave
<input type="checkbox"/> SH 171	<input type="checkbox"/> Bryan Irvin Road
<input type="checkbox"/> SH 174	<input type="checkbox"/> Hulen Street
<input type="checkbox"/> FM 1902	<input type="checkbox"/> Granbury Road / Forest Park
<input type="checkbox"/> FM 731 / CROWLEY RD	<input type="checkbox"/> Hemphill Street
<input type="checkbox"/> FM 2331	<input type="checkbox"/> None of the above
<input type="checkbox"/> FM 2280	<input type="checkbox"/> Other roads

Map showing the study area around Fort Worth, Texas, with Chisholm Trail Parkway highlighted in red. Major roads shown include IH 35W, IH 30, SH 121, SH 171, SH 174, FM 1902, FM 731 / CROWLEY RD, FM 2331, FM 2280, US 67, US 377, McCart Ave / Cleburne Rd / 8TH Ave, Bryan Irvin Road, Hulen Street, Granbury Road / Forest Park, Hemphill Street, and Other roads.

Navigation buttons: « Previous, Next »

FIGURE 2-3: SAMPLE SURVEY SCREEN: ROAD(S) USED

Next, respondents were asked to indicate the primary purpose for making their reference trip. Focusing on their trip in one direction only, respondents were asked to report where their trip began and ended, and then to identify the specific trip origin and destination using a Google Maps-based geocoder developed by RSG. Respondents were provided with the option of entering a business name, a street intersection, a full street address, or by using an interactive map (**Figure 2-4**) to complete this portion of the survey.

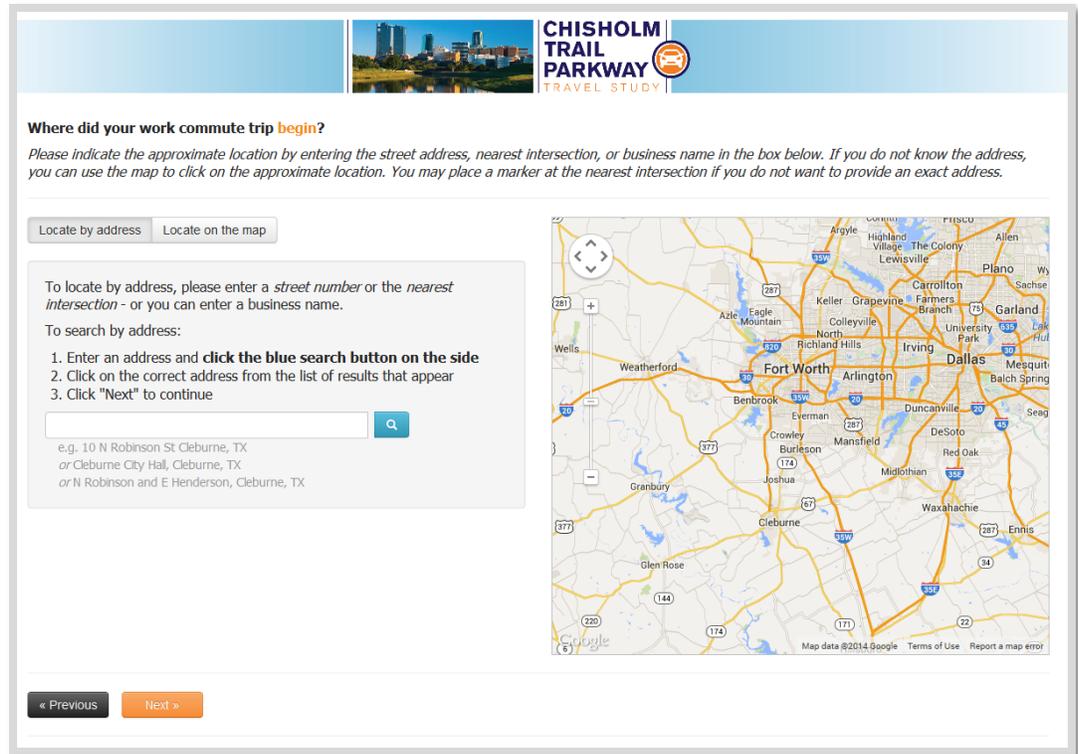


FIGURE 2-4: SAMPLE SURVEY SCREEN: TRIP ORIGIN LOCATION

The reported origin and destination locations for each respondent were converted to latitude and longitude coordinates using the Google Maps application programming interface (API). The Google Maps API also provided estimates of trip distances and travel times to compare to the travel times provided by the respondent. If a respondent's start and end locations indicated a round trip, they were reminded to focus only on the one-way portion of their trip and asked if they needed to change either their beginning or ending location. Respondents who did not change their origin or destination were terminated from the survey.

The users of the Chisholm Trail Parkway were asked to identify the interchanges they used to access and egress the Chisholm Trail Parkway. Next, respondents entered their trip departure time and the time they spent traveling, door-to-door, between their origin and destination. Additionally, travel time without delay was reported if delay was encountered on the trip (**Figure 2-5**). Reported travel times were compared to travel times obtained from the Google Maps route-planning algorithm. Respondents who reported excessively long (2.5 times longer) or unrealistically short (0.75 times shorter) times compared to the Google-estimate travel time were asked to confirm or correct their travel time. Finally, the respondents were asked if they paid any tolls for their reference trip in addition to the Chisholm Trail Parkway.

If there were no delays on on the Chisholm Trail Parkway due to traffic congestion, approximately how long would your trip have taken you, door-to-door?

My trip would have taken: Please slide the gray box to select a value.

5 minutes 1 hour 2 hours 3 hours 4 hours

« Previous Next »

CHISHOLM TRAIL PARKWAY TRAVEL STUDY

Your Trip Details

Day of Travel: Tuesday

Trip Purpose: Work Commute

Travel Time: 50 minute(s)

FIGURE 2-5: SAMPLE SURVEY SCREEN: TRAVEL TIME WITHOUT DELAY

To conclude this section, respondents were asked details about the number of passengers in the vehicle, how often they make the same trip for the same purpose, and to indicate whether they owned a transponder such as TollTag for electronic toll collection.

2.3 | STATED PREFERENCE QUESTIONS

Before the stated preference (SP) questions were administered, respondents were provided with details about the Chisholm Trail Parkway, including payment information (**Figure 2-6** and **Figure 2-7**). Respondents also received brief instructions about the stated preference questions.

The stated preference questions were designed to construct quantitative experiments to estimate respondents' travel preferences and behavioral responses under hypothetical future conditions. The details of each respondent's reference trip were used to build a set of ten stated preference scenarios that included two travel alternatives for making their trip in the future. Parkway Users were presented with the following two alternatives:

1. Make your trip using the Chisholm Trail Parkway
2. Make your trip using an alternate route

Potential Parkway Users were presented with the following two alternatives:

1. Make your trip using the Chisholm Trail Parkway
2. Make your trip using your current route

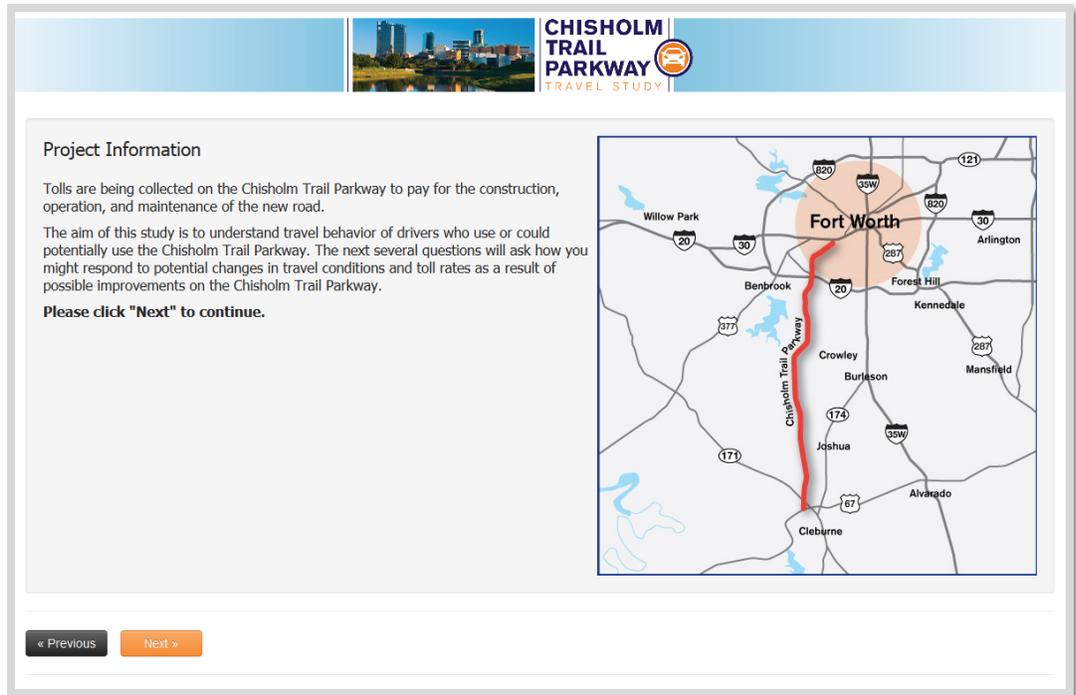


FIGURE 2-6: SAMPLE SURVEY SCREEN: PROJECT INFORMATION

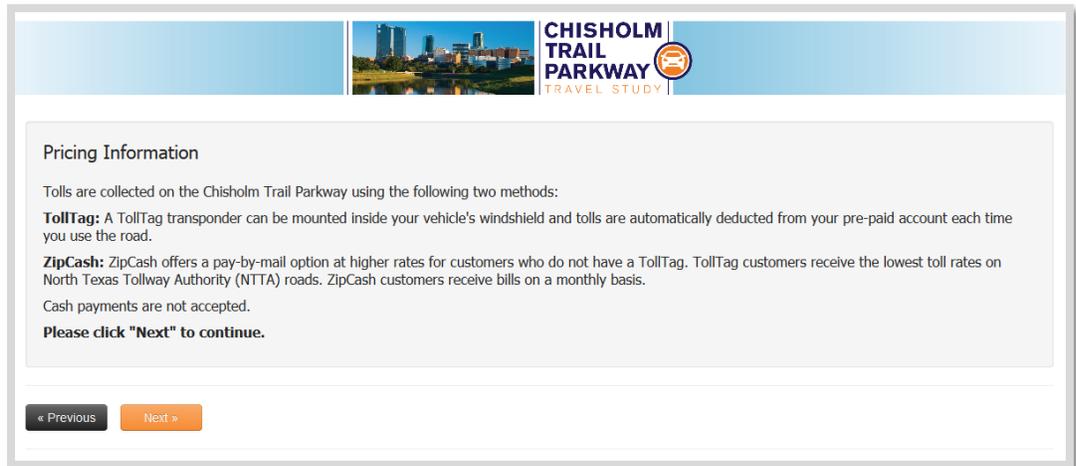


FIGURE 2-7: SAMPLE SURVEY SCREEN: PAYMENT INFORMATION

Each travel alternative presented in the stated preference questions was described by two attributes: travel time and toll cost. The values of the attributes varied across the ten questions and respondents were asked to select the alternative they preferred the most under the conditions that were presented. **Figure 2-8** shows an example stated preference scenario with varying attribute values. In order to avoid potential bias associated with the layout of the alternatives, the order of these alternatives was randomized for each respondent. Additional examples of the stated preference exercises are located in **Appendix B**.

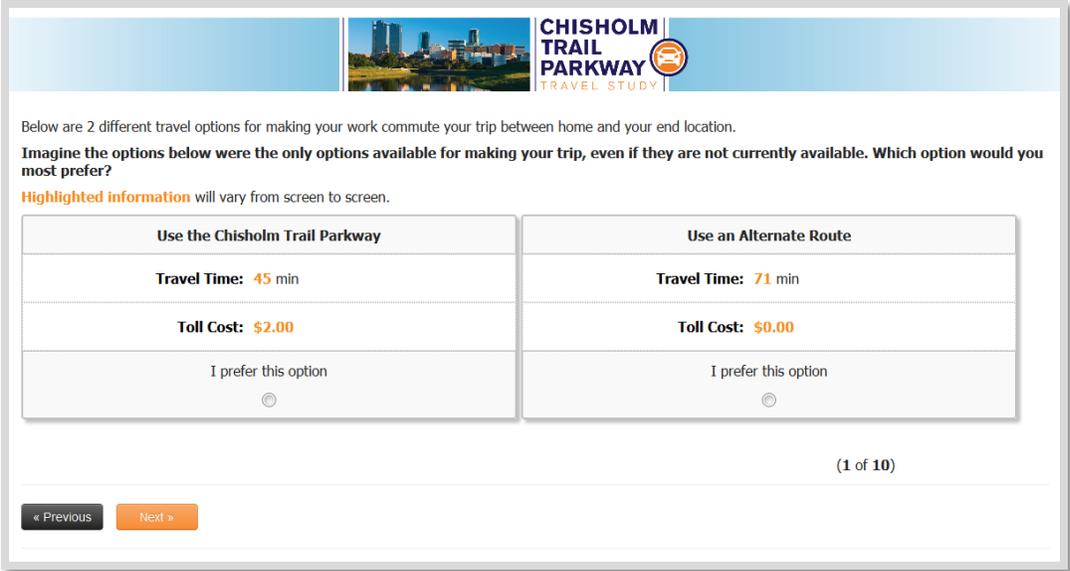


FIGURE 2-8: SAMPLE SURVEY SCREEN: STATED PREFERENCE QUESTION

The attribute values presented in each question varied around a set of base values. To ensure that the scenarios were realistic, the trip characteristics of each respondent’s reference trip were used to calculate the base value for each attribute. The base values for the attributes were varied by multiplying or adding one of several factors to give the level required by the experimental design for that particular scenario. By varying the travel time and toll cost, the respondent was faced with different time savings for different costs, allowing them to demonstrate their travel preferences across a range of values of time.

Two different sets of attribute levels were used for the study based on whether the respondent used the Chisholm Trail Parkway or could have used the Chisholm Trail Parkway, and the distance traveled on the Chisholm Trail Parkway. The levels for short distance trips (i.e. a Chisholm Trail Parkway distance of less than 10 miles) had lower travel time savings and lower toll costs as compared to medium and long distance trips. **Table 2-1** and **Table 2-2** detail the formulae that were used to calculate the attribute values.

TABLE 2-1: ATTRIBUTE LEVELS FOR CHISHOLM TRAIL PARKWAY USERS

ATTRIBUTE	LEVEL	ALTERNATIVE 1: ALTERNATE ROUTE				ALTERNATIVE 2: CHISHOLM TRAIL PARKWAY			
			Chisholm Trail Parkway Highway Distance				Chisholm Trail Parkway Highway Distance		
			<=10 miles	11-20 miles	> 20 miles		<=10 miles	11-20 miles	> 20 miles
Travel Time (in minutes)	1	Current Travel Time + Level	3	5	7	Current Travel Time + Level	-1	-1	-1
	2		5	7	9		-3	-3	-3
	3		7	9	11		-5	-5	-5
	4		9	11	13		-7	-7	-7
	5		11	13	15		-9	-9	-9
Toll Cost	1	None				Level	\$1.00	\$2.00	\$2.50
	2						\$1.50	\$2.50	\$3.00
	3						\$2.00	\$3.00	\$3.50
	4						\$2.50	\$3.50	\$4.00
	5						\$3.00	\$4.00	\$4.50
	6						\$3.50	\$4.50	\$5.00
	7						\$4.00	\$5.50	\$6.00
	8						\$4.50	\$6.50	\$7.00
	9						\$5.00	\$7.50	\$8.00
	10						\$5.50	\$8.50	\$9.00



TABLE 2-2: ATTRIBUTE LEVELS FOR POTENTIAL CHISHOLM TRAIL PARKWAY USERS

ATTRIBUTE	LEVEL	ALTERNATIVE 1: ALTERNATE ROUTE				ALTERNATIVE 2: CHISHOLM TRAIL PARKWAY			
			Chisholm Trail Parkway Highway Distance				Chisholm Trail Parkway Highway Distance		
			<=10 miles	11-20 miles	> 20 miles		<=10 miles	11-20 miles	> 20 miles
Travel Time	1	Current Travel Time + Level	1	3	5	Current Travel Time + Level	-3	-5	-7
	2		3	5	7		-5	-7	-9
	3		5	7	9		-7	-9	-11
	4		7	9	11		-9	-11	-13
	5		9	11	13		-11	-13	-15
Toll Cost	1	None				Level	\$1.00	\$2.00	\$2.50
	2						\$1.50	\$2.50	\$3.00
	3						\$2.00	\$3.00	\$3.50
	4						\$2.50	\$3.50	\$4.00
	5						\$3.00	\$4.00	\$4.50
	6						\$3.50	\$4.50	\$5.00
	7						\$4.00	\$5.50	\$6.00
	8						\$4.50	\$6.50	\$7.00
	9						\$5.00	\$7.50	\$8.00
	10						\$5.50	\$8.50	\$9.00

The specific levels used in each stated preference experiment were determined by using an orthogonal experimental design, which ensured that information was collected from respondents in a statistically efficient manner while maintaining the independence of each attribute. This technique is commonly used in constructing experimental plans. The experimental design for this survey contained 100 experiments, which were divided into ten groups of ten. One of the ten groups was randomly chosen for each respondent and the ten experiments were shown to the respondent in a randomized order.

2.4 | DEBRIEF QUESTIONS

After completing the ten stated preference scenarios, respondents answered a series of questions to assess the underlying rationale for their choices and to identify any potential strategic bias in their responses. Respondents who never selected the Chisholm Trail Parkway were asked to indicate the primary reason for their choices. A series of attitudinal statements regarding tolls were presented and respondents were then asked the degree to which they agreed or disagreed with each statement (Figure 2-9).

CHISHOLM TRAIL PARKWAY TRAVEL STUDY

How strongly do you agree or disagree with each of the following statements?

	Strongly agree	Agree	Neutral	Disagree	Strongly disagree
I will use a toll route if it guarantees my trip travel time is reliable	<input type="radio"/>				
I support using tolls or fees to pay for highway improvements that relieve congestion	<input type="radio"/>				
I will use a toll route if the tolls are reasonable and I will save time	<input type="radio"/>				
I support increased or new taxes to pay for highway improvements that relieve congestion	<input type="radio"/>				

« Previous Next »

FIGURE 2-9: SAMPLE SURVEY SCREEN: TOLL ATTITUDE STATEMENTS

2.5 | DEMOGRAPHIC QUESTIONS

The survey concluded with a series of demographic questions to classify respondents, identify differences in responses among traveler segments, and confirm that the sample contained a diverse cross-section of the traveling population in the Chisholm Trail Parkway corridor.

All respondents were asked to provide the following information:

- Home zip code
- Gender
- Age
- Employment status
- Household size
- Vehicle ownership
- Annual household income

Before finishing the survey, respondents were given the opportunity to leave comments about the survey and/or the Chisholm Trail Parkway. These open-ended comments are provided in **Appendix C**.

3.0 SURVEY ADMINISTRATION

RSG worked closely with the project team to design an administration plan to produce a sample of drivers in the study region who travel in the Chisholm Trail Parkway corridor, including current users of the Chisholm Trail Parkway and travelers who do not use, but could use the Parkway. The sampling plan was designed to include a sufficient range of travelers and trip types to support the statistical estimation of the coefficients of a discrete choice model. By collecting data from a range of travelers and trip types, it is possible to identify the ways in which different characteristics affect route choice behavior. These

differences can then be reflected in the structure and coefficients of the resulting choice model.

The survey instrument was administered entirely online through RSG's rsgsurvey.com website. Survey administration began on September 24, 2014 and concluded on October 17, 2014. A total of 2,680 respondents completed the survey during this time.

Respondents were recruited to participate in the survey using two invitation methods:

1. Email invitations distributed to TollTag customers who reside within a 5-mile radius of the Chisholm Trail Parkway
2. Email invitations distributed to members of an online market research panel residing in Tarrant and Johnson counties

The numbers of completed surveys by recruitment method are presented in **Table 3-1**. Each recruitment methodology is explained in greater detail below.

TABLE 3-1: COMPLETE SURVEYS BY SURVEY OUTREACH METHOD

OUTREACH METHOD	COMPLETE SURVEYS
TollTag Outreach	2,211
Online Market Research Panel	469
Total	2,680

3.1 | EMAIL DISTRIBUTION TO TOLLTAG CUSTOMERS

The North Texas Tollway Authority sent email invitations to approximately 65,000 TollTag account holders who reside within 5-mile radius of the corridor. TollTag is the transponder-based electronic toll collection system used on the Chisholm Trail Parkway and other NTTA facilities. Each email invitation contained a brief introduction to the survey and a direct link to the survey website. This survey outreach method resulted in 2,211 completed questionnaires, indicating a response rate of approximately 3.4%.

3.2 | EMAIL DISTRIBUTION TO MARKET RESEARCH PANEL MEMBERS

Additional responses were obtained through email invitations to a selection of Texas residents using an online market research panel. RSG contracted Research Now, an online market research panel, to provide a suitable sample of individuals who met the basic criteria to take part in the survey research. Panel members were targeted who resided in Tarrant and Johnson counties in Texas.

Qualifying members were sent an email invitation to the survey that contained a link with a unique identifier that allowed RSG to track respondents recruited from the panel provider. Respondents completed the survey on RSG's server before being redirected back to the

panel provider's website. A total of 469 respondents were recruited using Research Now's market research panel.

4.0 SURVEY RESULTS

A total of 2,680 respondents completed the survey between September 24, 2014 and October 17, 2014. The number of useable survey records was reduced to 2,536 after completing data checks and outlier analysis during the model estimation work, which is described in more detail in **Section 5 (Model Estimation)** of this report. The descriptive analysis of the data presented below is based on the 2,536 respondents who were included in the final model estimation. The results are provided in four sections: trip characteristic questions, stated preference questions, debrief and opinion questions, and demographic questions. A complete set of tabulations of the survey questions is shown in **Appendix B**.

4.1 | TRIP CHARACTERISTIC QUESTIONS

Of the 2,536 total trips in the survey sample, 2,364 trips were made using the Chisholm Trail Parkway and 172 trips used an alternate route but could have used the Chisholm Trail Parkway (**Table 4-1**.) Eighty-four percent of respondents who used the Chisholm Trail Parkway on their reference trip were recruited via e-mails sent to TollTag customers and the remaining 16% were recruited via the market research panel.

TABLE 4-1: NUMBER OF COMPLETE SURVEYS BY TRAVELER TYPE

TRAVELER TYPE	COUNT	PERCENT
Parkway Users	2,364	93.2%
Potential Parkway Users	172	6.8%
Total	2,536	100%

Table 4-2 shows the number of trips by trip purpose and beginning or ending location. For the purposes of this report, work trips include both commute and business-related trips, while non-work trip segments include all other purposes. A trip was classified as home-based if it originated at home or ended at home, whereas a trip was classified as non-home-based if it originated and ended at a place other than home.

TABLE 4-2: NUMBER OF REPORTED TRIPS BY TRIP PURPOSE AND TRIP LOCATION

SEGMENT	RESPONDENTS	TRIP PURPOSE
Home-Based Work Trips	779	- Go to/from work - Business related travel
Home Based Non-Work Trips	1,413	- Go to/from school - Go to/from the airport - Shop - Social/Recreational - Other personal business
Non-Home-Based Trips	344	- All purposes

Reported trip purposes for travelers are shown in **Figure 4-1**. The most commonly reported trip was for social or recreational purposes (30%), followed by commute trips to or from work (26%). Work trips, which are defined as trips commuting to or from work as well as business-related travel, comprised of 36% of the sample. Overall, non-work related trips were reported more frequently than work trips, which—in addition to the high incidence of social and recreational trips—implies that the corridor is commonly used for infrequent travel.

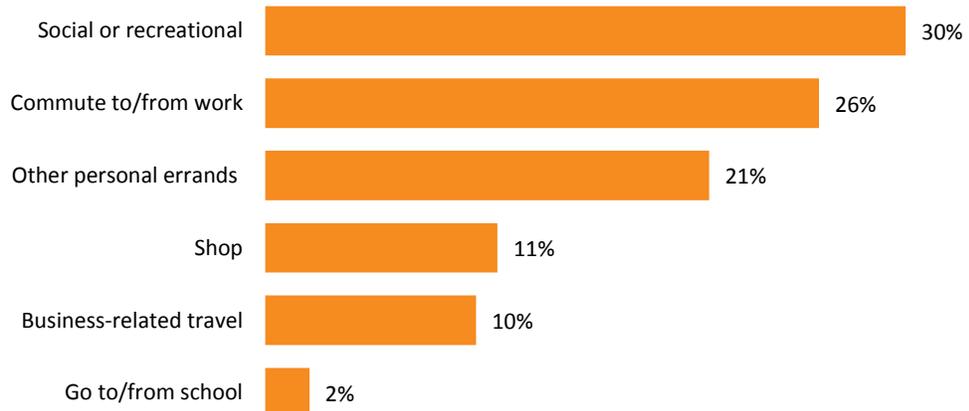


FIGURE 4-1: TRIP PURPOSE

Potential Parkway Users were asked to indicate which other major roads in and around the study area they used on their reference trip. The most commonly selected road was IH 35W (56%) closely followed by IH 30 (40%). Bryan Irvin Road, Hulen Street, SH 174, SH 121 were also frequently selected. A significant majority of trips (67%) began at home. The most commonly reported trip originated at home and ended at a place other than home or work (48%). This is consistent with social/recreation trips making up the largest proportion of the sample. All other beginning and end combinations make up the remaining 52% of trips.

Table 4-3 summarizes the distribution of beginning and ending locations for respondents.

TABLE 4-3: ORIGIN AND DESTINATION LOCATIONS

		DESTINATION			
		My home	My regular workplace	Another place	Total
ORIGIN	My home	3%	16%	48%	67%
	My regular workplace	8%	0%	6%	14%
	Another place	11%	2%	6%	19%
	Total	22%	18%	60%	100%

Trip origins and destinations, stratified by distance, are displayed in **Figure 4-2** and **Figure 4-3**. **Figure 4-2** shows respondents’ trip origins are scattered along the study corridor with most short distance trips (i.e. up to 15 miles) originating from southwest parts of Fort Worth. Many of the trips originating within the Cleburne area tended to be a little longer (31–60 miles) in distance. **Figure 4-3** shows that trip destinations are less scattered with many trips ending within the Fort Worth metropolitan area or along the Chisholm Trail Parkway corridor.



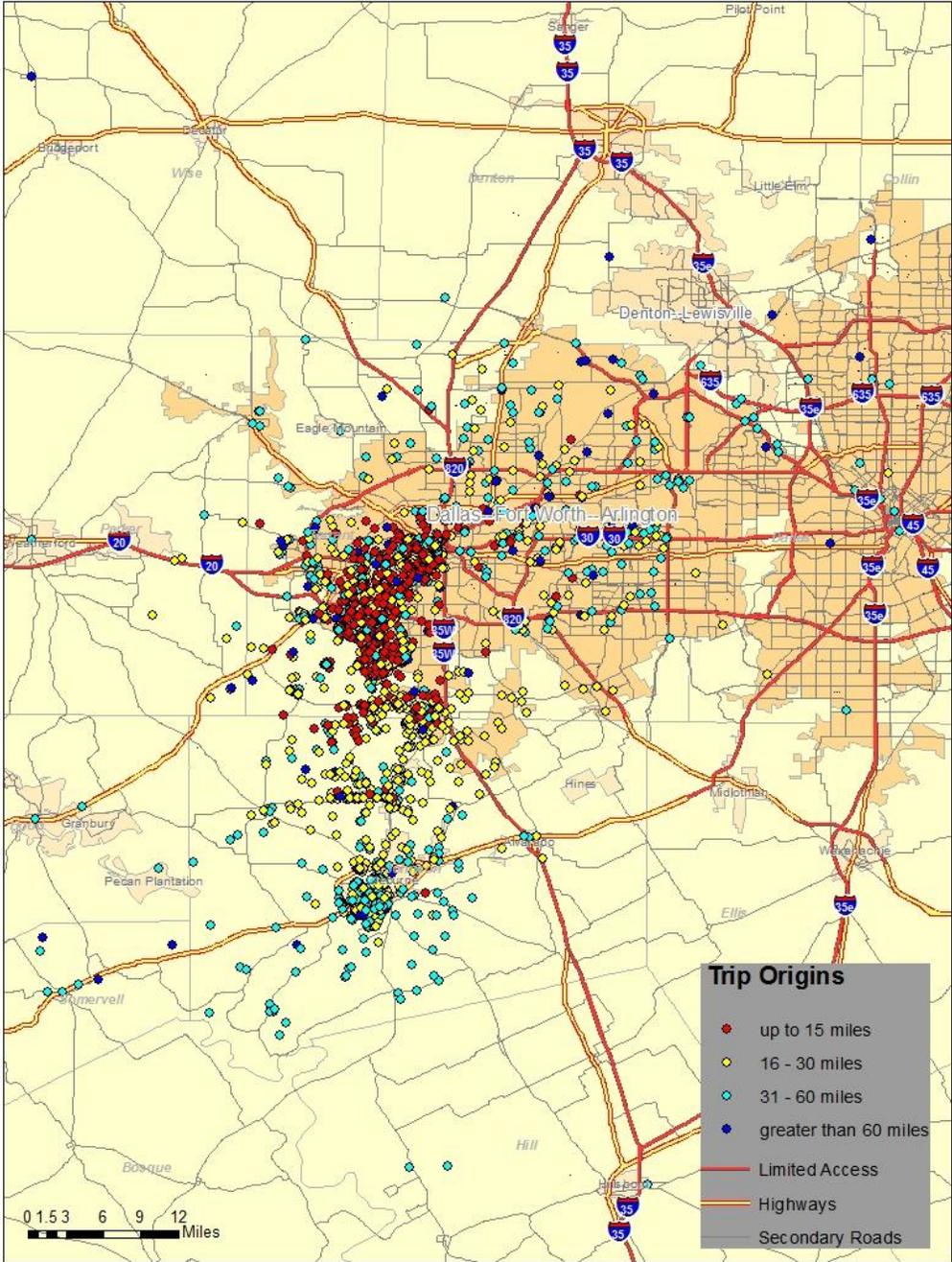


FIGURE 4-2: TRIP ORIGINS BY DISTANCE TRAVELED

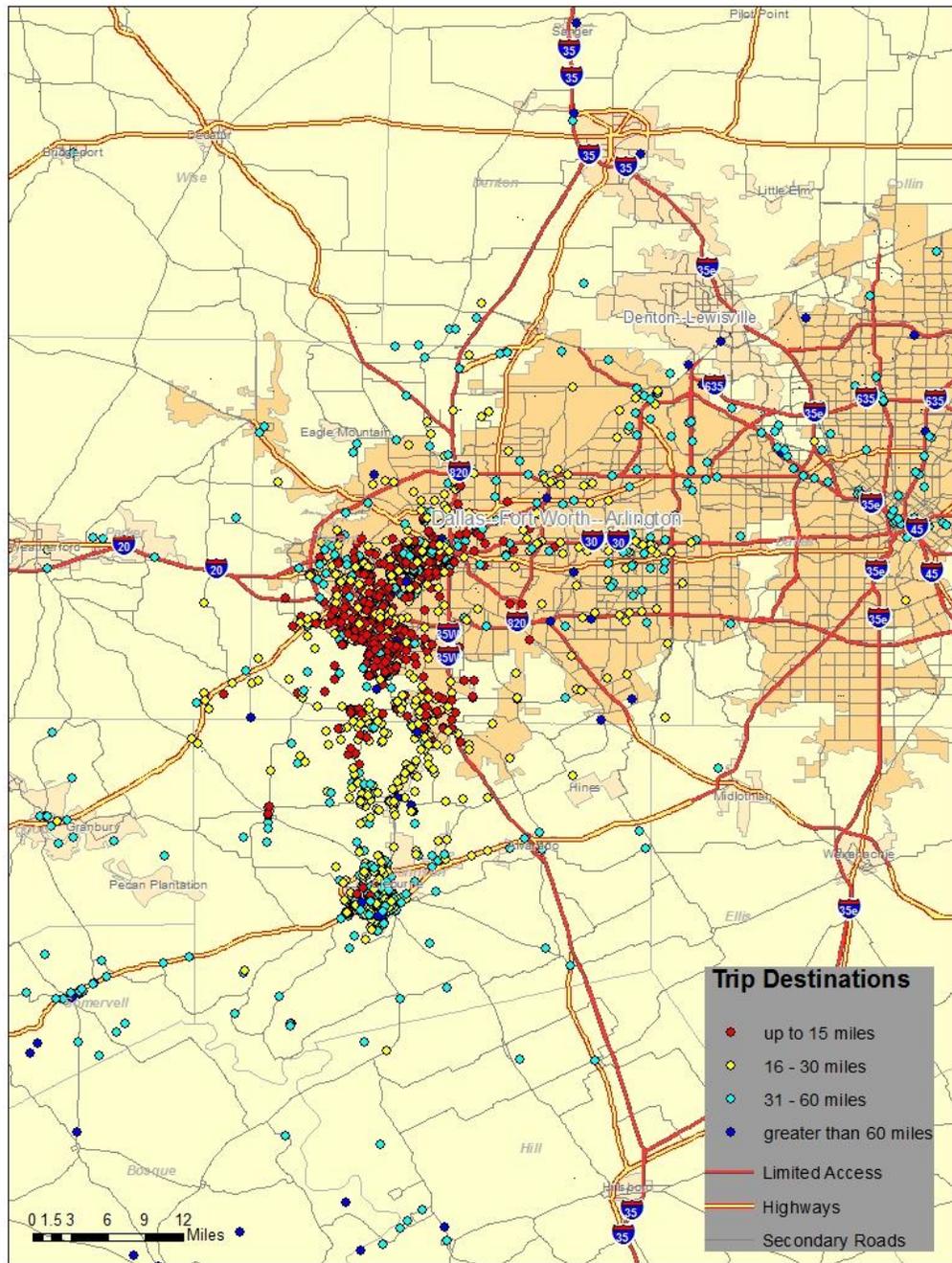


FIGURE 4-3: TRIP DESTINATIONS BY DISTANCE TRAVELED

The latitude and longitude coordinates for each trip’s origin-destination pair were used to estimate the trip distance using a Google Maps route-planning algorithm. The average calculated distance traveled for all respondents was 27 miles and the median was 18 miles. The average reported travel time for all respondents was 38 minutes and the median was 30 minutes. **Table 4-4** shows mean and median calculated trip distances and reported travel times by trip purpose. Social or recreational trips were the longest by both measures.

TABLE 4-4: REPORTED TRAVEL TIME AND CALCULATED TRIP DISTANCE BY PURPOSE

TRIP PURPOSE	DISTANCE (MILES)		TIME (MINUTES)	
	Mean	Median	Mean	Median
Commute and work-related	26	19	37	30
Social or Recreational	36	23	47	35
Other	20	15	31	25

The distribution of reported on-ramps and off-ramps for current Parkway travelers is presented in **Figure 4-4**. About 64% of Chisholm Trail Parkway travelers reported entering or exiting the study corridor using Montgomery St/University Drive in the north or US 67 in the south. Among the intermediate ramps, I-30/US 377, Oakmont Boulevard, and FM 1187 – Crowley Plover Road are more frequently used than other ramps.

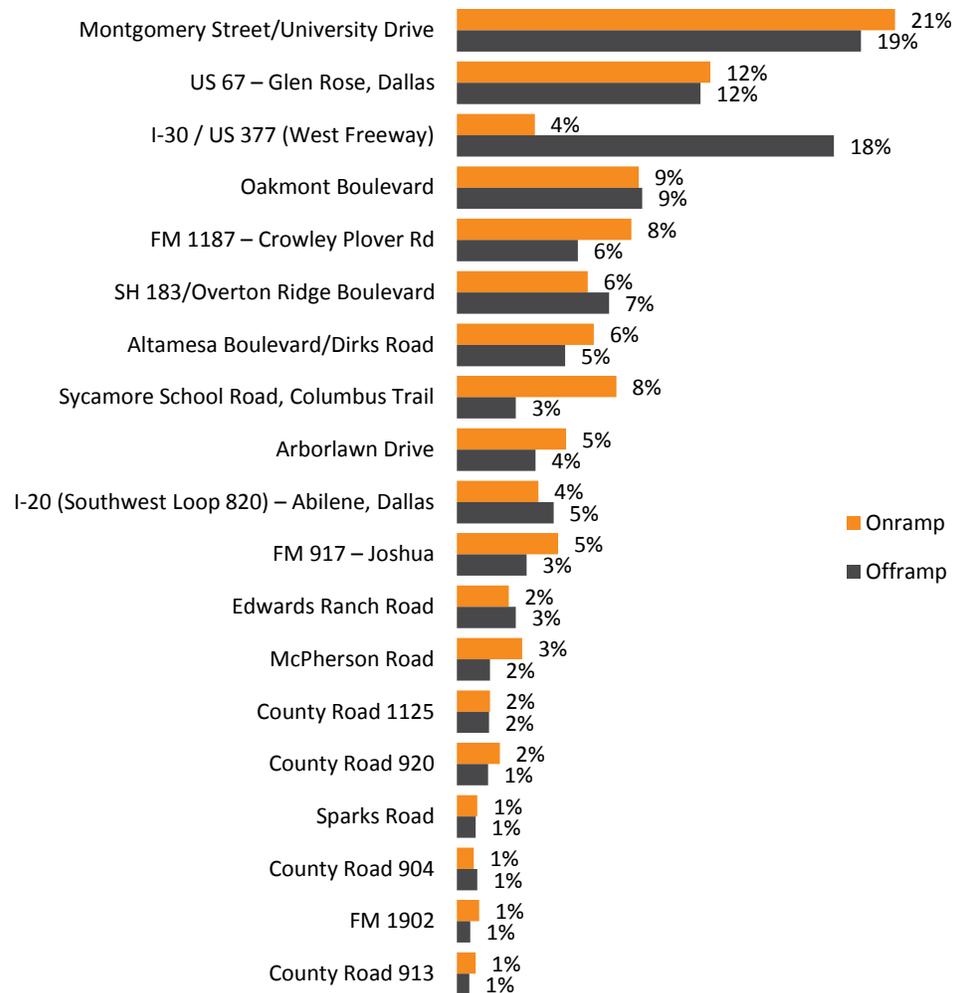


FIGURE 4-4: ON/OFF RAMPS

The large majority of surveyed travelers did not report any delay due to traffic congestion on their reference trip. Overall, only about 7% of respondents reported at least some delay on the Chisholm Trail Parkway or on any other alternate toll-free routes implying that traffic

congestion is not considered to be a major problem for most respondents in the study area. Reported vehicle occupancy by trip purpose and trip location segments is shown in **Figure 4-5**. Eighty-eight percent of home-based work trips were made in single occupant vehicles (SOV), while only 40% of home-based non-work trips were conducted in a SOV. Overall, the mean occupancy was 1.61 people per vehicle.

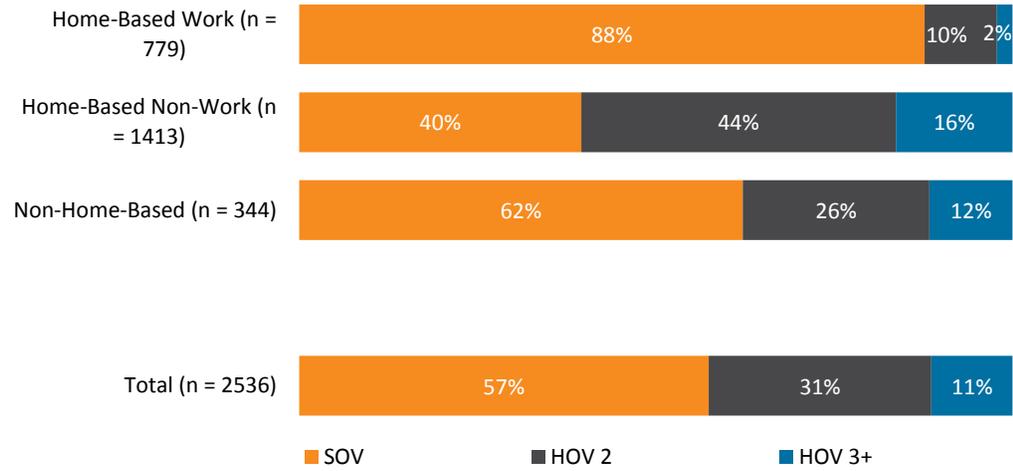


FIGURE 4-5: VEHICLE OCCUPANCY

Respondents also reported the frequency per month that they make the same trip for the same purpose. As shown in **Figure 4-6**, work and work-related trips were made the most frequently. Social and recreational trips were made far less frequently.

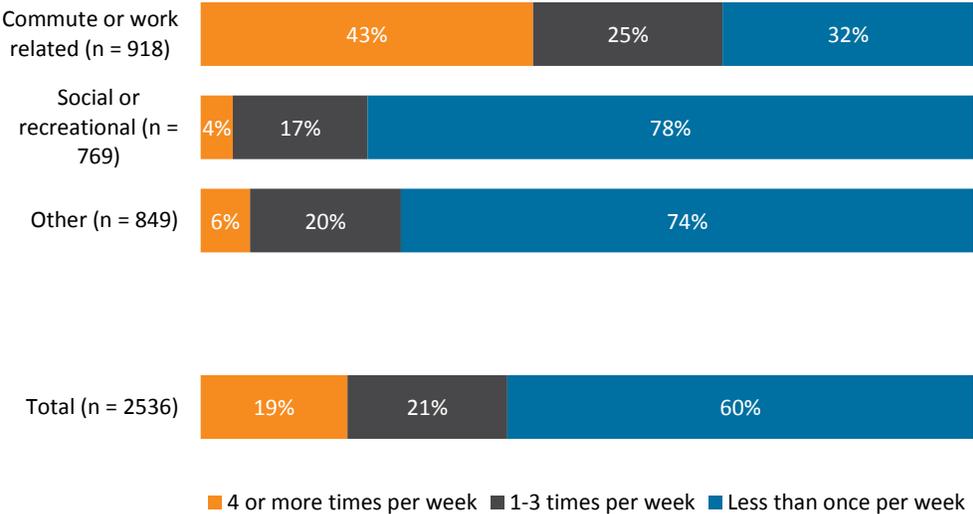


FIGURE 4-6: FREQUENCY BY TRIP PURPOSE

Ninety-one percent of the current Parkway users and 56% of potential Parkway travelers reported owning a TollTag account or another type of transponder (**Figure 4-7**). It should be noted that the high proportion of respondents with an ETC transponder for the users

segment could be partly attributed to the fact that a large number of respondents were recruited through the email distribution to TollTag customers.

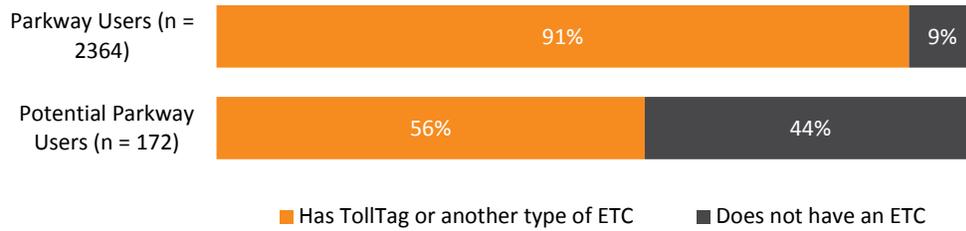


FIGURE 4-7: ETC OWNERSHIP BY USER TYPE

4.2 | STATED PREFERENCE QUESTIONS

After completing the trip information portion of the survey, respondents answered ten stated preference tradeoff exercises, each tailored to their reported trip. Respondents chose the toll-free alternative in approximately half of stated preference scenarios, and the Chisholm Trail Parkway alternative in the other half (Table 4-5).

TABLE 4-5: STATED PREFERENCE CHOICE BY ALTERNATIVE AVAILABILITY

ALTERNATIVE	NUMBER OF EXPERIMENTS SHOWN	NUMBER OF EXPERIMENTS SELECTED	PERCENT SELECTED
Alternative 1: Toll Free Route	25,360	12,792	50.4%
Alternative 2: Chisholm Trail Parkway	25,360	12,568	49.6%

Respondents were less likely to choose the Chisholm Trail Parkway alternative as the toll cost increased. Figure 4-8 shows the percentage of time the toll alternative was chosen in the stated preference experiments at different toll costs. The first bar on the left in Figure 4-8 shows that when the presented toll costs were less than \$1, the tolled option was selected 90% of the time. In general, Figure 4-8 shows that the likelihood of respondents choosing the toll option decreased considerably as the toll amount increased. Since each respondent was presented with ten questions, the total number of choice observations is 25,360.

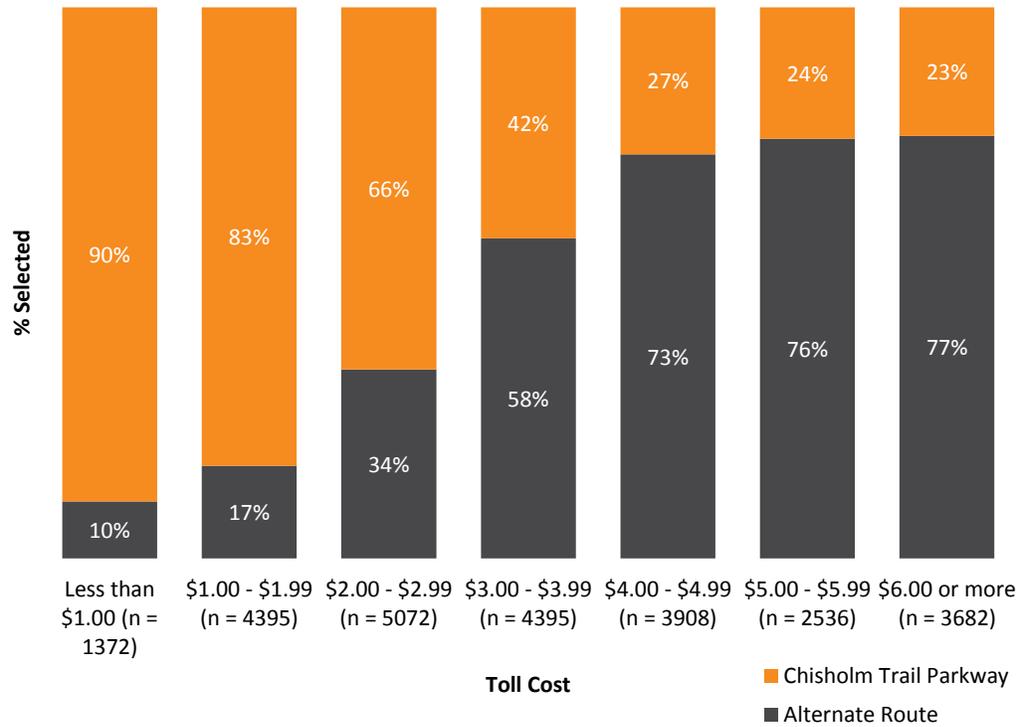


FIGURE 4-8: TOLL ALTERNATIVE SELECTION BY TOLL COST

Figure 4-9 shows the percent of time the tolled option was selected at different increments of time savings presented in the 25,360 stated preference experiments. In general, respondents were more likely to select the toll alternative at higher amounts of time savings. In experiments where the presented time savings for using the Chisholm Trail Parkway was less than 5 minutes, respondents selected this alternative 10% of the time. If the time savings for using was 20 minutes or more, the toll alternative was selected in 60% of experiments. Overall, **Figure 4-8** and **Figure 4-9** show that respondents behaved rationally in the stated preference experiments. Analysis of the stated preference data will be described in more detail in the Model Estimation section of this report.

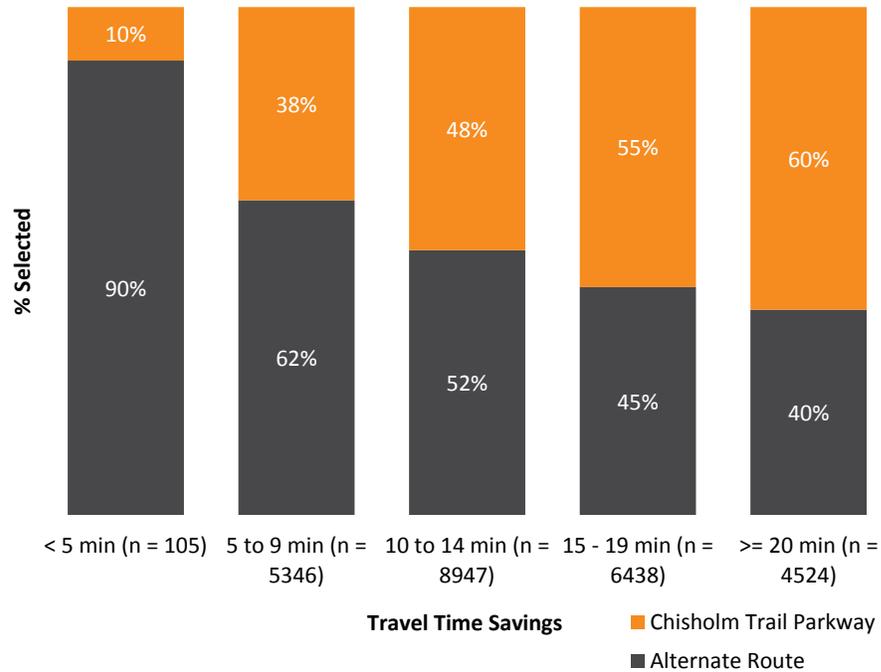


FIGURE 4-9: TOLL ALTERNATIVE SELECTION BY TIME SAVINGS

4.3 | DEBRIEF QUESTIONS

Upon completing the stated preference experiments, respondents were asked to answer a series of debrief questions to understand the underlying reasons for their choices in the ten stated preference questions. If a respondent never chose to use the Chisholm Trail Parkway alternative in the stated preference scenarios, they were asked to select the primary reason why they had not done so. Out of the 130 respondents (only 5% of the sample) who never chose the toll road alternative, the most frequently cited reason (35%) was “Opposed to paying tolls.” A slightly smaller number of respondents (30%) selected “Time savings not worth the toll cost”. **Figure 4-10** shows the distribution of the reasons cited for never selecting the toll alternative in the stated preference scenarios.

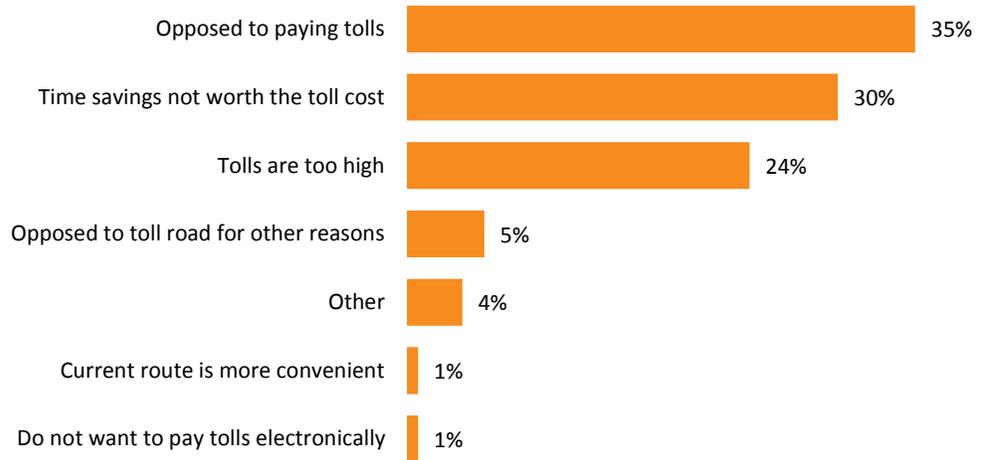


FIGURE 4-10: REASON FOR NEVER CHOOSING TOLL ALTERNATIVE

Respondents were presented with a series of statements regarding their attitudes about tolls and were asked to indicate the level to which they agree or disagree with the statements on a five-point scale. **Figure 4-11** presents the responses to these statements. Ninety-two percent of respondents agreed with the statement “I will use a toll route if the tolls are reasonable and I save time,” while about 4% were neutral, indicating that a large majority of respondents are open to the idea of using toll roads. Mixed responses were obtained when respondents were asked about their attitude towards the statement “I support increased or new taxes to pay for highway improvements,” with about 49% of the respondents agreeing.

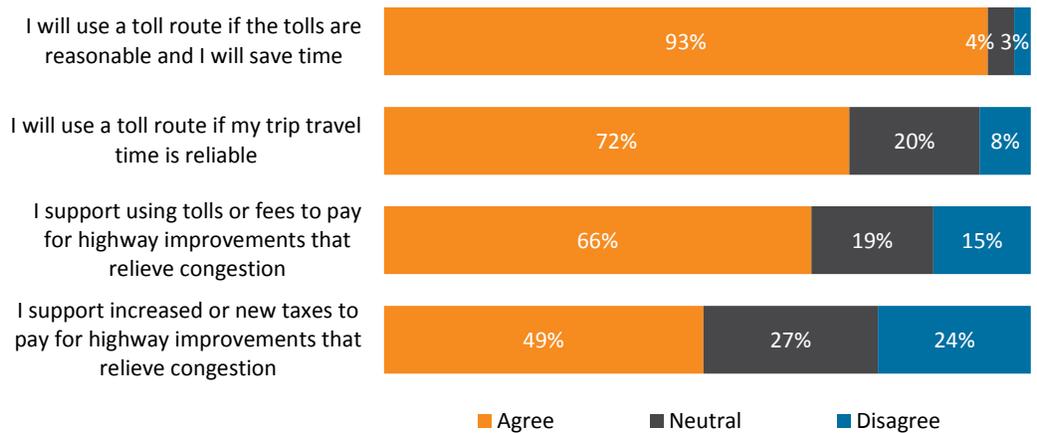


FIGURE 4-11: ATTITUDE STATEMENTS ABOUT TOLLS AND CONGESTION

4.4 | DEMOGRAPHIC QUESTIONS

Respondents were asked to report various demographic characteristics to conclude the survey. For each question, respondents were given the option of selecting “Prefer not to answer.” The proportion of people selecting this option varied between 2% to 5% for the most part except for the household income question where 19% of the respondents selected

“Prefer not to answer.” Of the valid responses for each question, slightly over half were female (54%), and the median age of the sample fell in the 45-54 year-old category. Forty-five percent of respondents live in a two-person household and 49% of respondents have two household vehicles. Most respondents (61%) were employed full-time, and 14% of respondents were employed part-time or self-employed. The median household income of respondents was in the \$75,000 - \$99,999 income category, with a distribution as shown below in **Figure 4-12**.

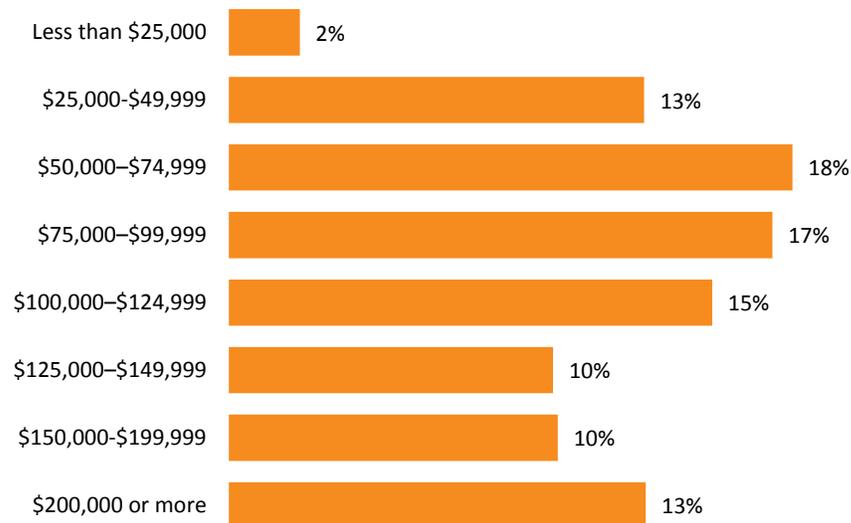


FIGURE 4-12: ANNUAL HOUSEHOLD INCOME

5.0 MODEL ESTIMATION

Statistical analysis and discrete choice model estimation were carried out using the stated preference survey data. Responses from the stated preference scenarios were expanded into a dataset containing eight observations for each respondent, for a total of 25,360 choice observations.

5.1 | METHODOLOGY AND ALTERNATIVES

The statistical estimation and specification testing were completed using a conventional maximum likelihood procedure that estimated a set of coefficients for a multinomial logit (MNL) model for the sample. The model coefficients provide information about the respondents' sensitivities to time and cost which were tested in the tradeoff scenarios. The sensitivities will serve as inputs into the travel demand model to support updated traffic and revenue forecasts for the Chisholm Trail Parkway corridor.

In each stated preference experiment, respondents who used the Chisholm Trail Parkway for their reference trip were presented with the following two alternatives:

1. Make your trip using the Chisholm Trail Parkway
2. Make your trip using an alternate route

Respondents who could have used the Chisholm Trail Parkway were presented with the following two alternatives:

1. Make your trip using the Chisholm Trail Parkway
2. Make your trip using your current route

Respondents were asked to choose the option they preferred the most under the conditions that were presented. The alternatives presented to each respondent are described in more detail in **Section 2** above.

5.2 | IDENTIFICATION OF OUTLIERS

The choice data were screened to ensure that all observations included in the model estimation represented realistic trips and reasonable trade-offs in the stated preference exercises. Several variables were used for screening purposes, including an examination of the geographical coordinates of the reported trip, total survey duration, and inconsistent or irrational choice behavior.

After reviewing these variables and the effects that extreme values had on the models, it was determined that respondents who met the following conditions should be excluded from the final analysis (the categories are not mutually exclusive; some respondents were included in more than one category):

- Respondents whose trip could not have reasonably used the Chisholm Trail Parkway for any portion of their trip based on their origin and destination coordinates (50 respondents, 500 choice observations).
- Respondents who completed the survey in less than five minutes (5 respondents, 50 choice observations).
- Respondents whose trip was greater than 1,000 miles or shorter than 2 miles in length (22 respondents, 220 choice observations).
- Respondents whose implied speed ($60 * \text{estimated trip distance} / \text{reported travel time}$) for their trip was greater than 100 mph or less than 3 mph (23 respondents, 230 choice observations).
- Respondents whose reported amount of delay during their trip was 80% or more of their entire trip time (5 respondents, 50 choice observations).
- Respondents demonstrating inconsistent or irrational choice behavior in the stated preference exercises. For example, respondents who established a certain dollar amount for willingness to pay for time savings and then rejected paying less money for equal or more time savings (65 respondents, 650 choice observations).

Based on this outlier analysis, data from 2,536 respondents were used to estimate the models presented in this report.

5.3 | MODEL SPECIFICATION

The multinomial logit model estimates a choice probability for each alternative presented in the stated preference tradeoff exercises. The alternatives are represented in the model by observed utility equations of the form:



$$U_1 = \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_n X_n$$

Where each 'X' represents a variable specified by the researcher and each ' β ' is a coefficient estimated by the model that represents the sensitivity of the respondents in the sample to the corresponding variable.

Several utility equation structures were tested using the variables included in the stated preference scenarios, as well as trip characteristics and demographic variables. The models presented in this section are final model specifications and only include the variables that proved statistically significant in informing choice. The variables that were tested included:

- Beginning and ending locations
- Trip purpose
- Time of day
- County of residence
- Household income
- ETC ownership
- Delay experienced

After reviewing the significance of each variable, the final model specifications were chosen based on model fit, the intuitiveness and reasonableness of the model coefficients, and the expected application of the model results. Different model specifications are presented below. The first is an aggregate, non-segmented model with all respondents. The aggregate model also contains an alternative-specific constant and a dummy variable for ETC ownership on the toll alternative.

In addition to the aggregate model, individual models were estimated for the following three different traveler groups based on trip purpose and beginning and ending location:

1. Home-Based Work Trips
2. Home-Based Non-Work Trips
3. Non-Home-Based Trips

Work trips are defined as those trips with a commute or work-related primary purpose. Non-work trips are trips with any other primary purpose. A trip was classified as home-based if it originated at home or ended at home, whereas a trip was classified as non-home-based if it originated and ended at a place other than home. The home-based work trip model was further segmented by household income (**Table 5-2**). Separate travel time and cost coefficients were estimated for the following three income groups for this model:

- Income Group 1 - \$0 to \$49,999
- Income Group 2 - \$50,000 to \$99,999
- Income Group 3 - \$100,000 or more

The coefficient values, robust standard errors, robust t-statistics, and general model statistics for the aggregate and segmented models are presented in **Table 5-1** through **Table 5-4**. The coefficient values provide estimates of the true, unknown population coefficients. The robust standard error is a measure of error around the mean estimate, adjusted to reflect the panelized structure of the data (ten choice observations per respondent). The robust t-

statistic is simply the coefficient estimate divided by the robust standard error. The 95 percent confidence threshold was used to determine statistical significance in the model estimation. A robust t-statistic greater/less than ± 1.96 indicates there is at least a 95 percent chance that the coefficient estimate is statistically different from zero. The model fit statistics included are the number of observations, the number of individuals, the Log Likelihood at zero, at constants only and at convergence, the number of estimated parameters, Rho-Squared (a model fit measure), and adjusted Rho-Squared (another model fit measure that incorporates the number of estimated parameters).

TABLE 5-1: MODEL COEFFICIENTS: AGGREGATE MODEL

COEFFICIENTS		ALTERNATIVES			COEFFICIENT VALUES		
Coefficient Name	Description	Units	Alternate Route	Chisholm Trail	Value	Rob. Std. Error	Rob. T-test
β_{Time}	Travel time	Minutes	X	X	-0.179	0.0055	-32.420
β_{Cost}	Toll cost	\$	X	X	-0.749	0.0164	-45.690
β_{ETC}	Dummy variable for respondents who owned an ETC	1,0		X	-0.875	0.1230	-7.100
β_{ASC}	Alternative-specific constant applied to the toll alternative	1,0		X	0.987	0.1040	9.450

Model Statistics	
Number of parameters	4
Number of observations	25360
Number of individuals	2536
Initial log-likelihood	-17578.2
Final log-likelihood	-13034.5
Rho-square	0.258
Adjusted rho-square	0.258

TABLE 5-2: MODEL COEFFICIENTS: HOME-BASED WORK TRIPS

COEFFICIENTS		ALTERNATIVES			COEFFICIENT VALUES		
Name	Description	Units	Alternate Route	Chisholm Trail	Value	Rob. Std. Error	Rob. T-test
$\beta_{\text{Time - Income Group 1}}$	Travel time for Home Based Work Trips - Income 1	Minutes	X	X	-0.151	0.0179	-8.46
$\beta_{\text{Time - Income Group 2}}$	Travel time for Home Based Work Trips - Income 2	Minutes	X	X	-0.173	0.015	-11.6
$\beta_{\text{Time - Income Group 3}}$	Travel time for Home Based Work Trips - Income 3	Minutes	X	X	-0.184	0.0125	-14.7
$\beta_{\text{Cost - Income Group 1}}$	Toll Cost for Drive Alone Home Based Work Trips - Income 1	\$	X	X	-0.789	0.108	-7.32
$\beta_{\text{Cost - Income Group 2}}$	Toll Cost for Drive Alone Home Based Work Trips - Income 2	\$	X	X	-0.791	0.0589	-13.43
$\beta_{\text{Cost - Income Group 3}}$	Toll Cost for Drive Alone Home Based Work Trips - Income 3	\$	X	X	-0.786	0.0386	-20.38
β_{ETC}	Dummy variable for respondents who owned an ETC	1,0		X	0.728	0.215	3.3900
β_{ASC}	Alternative-specific constant applied to the toll alternative	1,0		X	-0.539	0.236	-2.28

Model Statistics	
Number of parameters	8
Number of observations	7790
Number of individuals	779
Initial log-likelihood	-5399.62
Final log-likelihood	-3962.21
Rho-square	0.266
Adjusted rho-square	0.265

TABLE 5-3: MODEL COEFFICIENTS: HOME-BASED NON-WORK TRIPS

COEFFICIENTS		ALTERNATIVES			COEFFICIENT VALUES		
Coefficient Name	Description	Units	Alternate Route	Chisholm Trail	Value	Rob. Std. Error	Rob. T-test
β_{Time}	Travel time	Minutes	X	X	-0.181	0.0074	-24.570
β_{Cost}	Toll cost	\$	X	X	-0.749	0.0217	-34.540
β_{ETC}	Dummy variable for respondents who owned an ETC	1,0		X	-0.931	0.1600	-5.830
β_{ASC}	Alternative-specific constant applied to the toll alternative	1,0		X	1.030	0.1310	7.850
Model Statistics							
Number of parameters		4					
Number of observations		14130					
Number of individuals		1413					
Initial log-likelihood		-9794.17					
Final log-likelihood		-7222.14					
Rho-square		0.263					
Adjusted rho-square		0.262					

TABLE 5-4: MODEL COEFFICIENTS: NON-HOME-BASED TRIPS

COEFFICIENTS		ALTERNATIVES			COEFFICIENT VALUES		
Coefficient Name	Description	Units	Alternate Route	Chisholm Trail	Value	Rob. Std. Error	Rob. T-test
β_{Time}	Travel time	Minutes	X	X	-0.181	0.0144	-12.580
β_{Cost}	Toll cost	\$	X	X	-0.682	0.0410	-16.620
β_{ETC}	Dummy variable for respondents who owned an ETC	1,0		X	-1.180	0.3380	-3.500
β_{ASC}	Alternative-specific constant applied to the toll alternative	1,0		X	1.160	0.2930	3.940
Model Statistics							
Number of parameters		4					
Number of observations		3440					
Number of individuals		344					
Initial log-likelihood		-2384.43					
Final log-likelihood		-1819.88					
Rho-square		0.237					
Adjusted rho-square		0.235					

5.4 | VALUES OF TIME

One way to evaluate the sensitivities that are estimated in the MNL models is to calculate the marginal rates of substitution for different attributes of interest. In basic economic theory, the marginal rate of substitution is the amount of one good (e.g., money) that a person would exchange for a second good (e.g., travel time), while maintaining the same level of utility, or satisfaction. In this analysis, the marginal rate of substitution of the travel time and toll cost coefficients provides the implied toll value that travelers would be willing to pay for a given amount of travel time savings offered by using the Chisholm Trail Parkway compared to an alternate toll-free route.

The willingness to pay for travel time savings, or value of time (VOT), can be calculated by dividing the travel time coefficient by the toll cost coefficient and multiplying the product by 60 to convert this into the more commonly cited units of dollars per hour:

$$VOT = 60 \times \frac{\beta_{Time}}{\beta_{Cost}}$$

Where β_{Time} is the value of the travel time coefficient (with units of 1/min), and β_{Cost} is the value of the toll cost coefficient (with units of 1/\$).

VOT for the aggregate sample and the VOTs for the different market segments are shown below in **Table 5-5**.

TABLE 5-5: VALUES OF TIME

MODEL/SEGMENT	VOT (\$/HOUR)
Aggregate	\$14.34
Home-Based Work – Income Group 1 (Up to \$49,999)	\$11.48
Home-Based Work – Income Group 2 (\$50,000 to \$99,999)	\$13.12
Home-Based Work – Income Group 3 (\$100,000 or more)	\$14.05
Home-Based Non-Work	\$14.50
Non-Home-Based	\$15.92

6.0 CONCLUSIONS

RSG successfully developed and implemented a stated preference survey questionnaire that gathered information from 2,536 automobile travelers in the Chisholm Trail Parkway corridor. The purpose of the survey was to measure the value of time of travelers who make trips within the corridor. The questionnaire collected data on current travel behavior, presented respondents with information about potential Chisholm Trail Parkway improvements, and engaged the travelers in a series of stated preference experiments to

measure their propensity to use the Chisholm Trail Parkway under a variety of travel time and toll cost conditions.

Multinomial logit choice models were developed to provide estimates of value of time (VOT) for travelers in the corridor. The aggregate estimated VOT was \$14.34 per hour. The segmented VOTs for Home-Based Work trips for different income groups vary from \$11.48 per hour to \$14.05 per hour. The aggregate estimated VOT for Home-Based Non-Work trips and Non-Home-Based trips were \$14.50 per hour and \$15.92 per hour, respectively.

These estimates of values of time and propensity to use the Chisholm Trail Parkway will be incorporated into the travel demand model to support estimates of traffic and toll revenue for the corridor.



Appendix B

***Chisholm Trail Parkway Corridor
Independent Socioeconomic Analysis***

Research and Demographic Solutions

November 2014



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Chisholm Trail Parkway Corridor

November 2014

Independent Socioeconomic Analysis

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INTRODUCTION AND PURPOSE

Research and Demographic Solutions (RDS) was commissioned by C&M Associates (CMA) to perform an independent socioeconomic analysis concerning household, population, and employment forecasts underlying the Chisholm Trail Parkway corridor (CTP) as defined by CMA. This report provides an economic analysis of the CTP corridor for the new demographic datasets (NCTCOG Forecast) from the Metropolitan Transportation Plan "Mobility 2035" which was adopted by the Regional Transportation Council in March 2011, and it will be included as an Appendix to the CMA investment grade traffic and toll revenue study.

RDS evaluated the latest socioeconomic forecasts (prepared by NCTCOG), for accuracy and reasonableness, detailed to the level of Traffic Analysis Process, or TAP zones. Focus was narrowed to TAP zones directly affecting the CTP corridor. The RDS evaluation was completed for the years of 2014, 2018, 2028 and 2035.

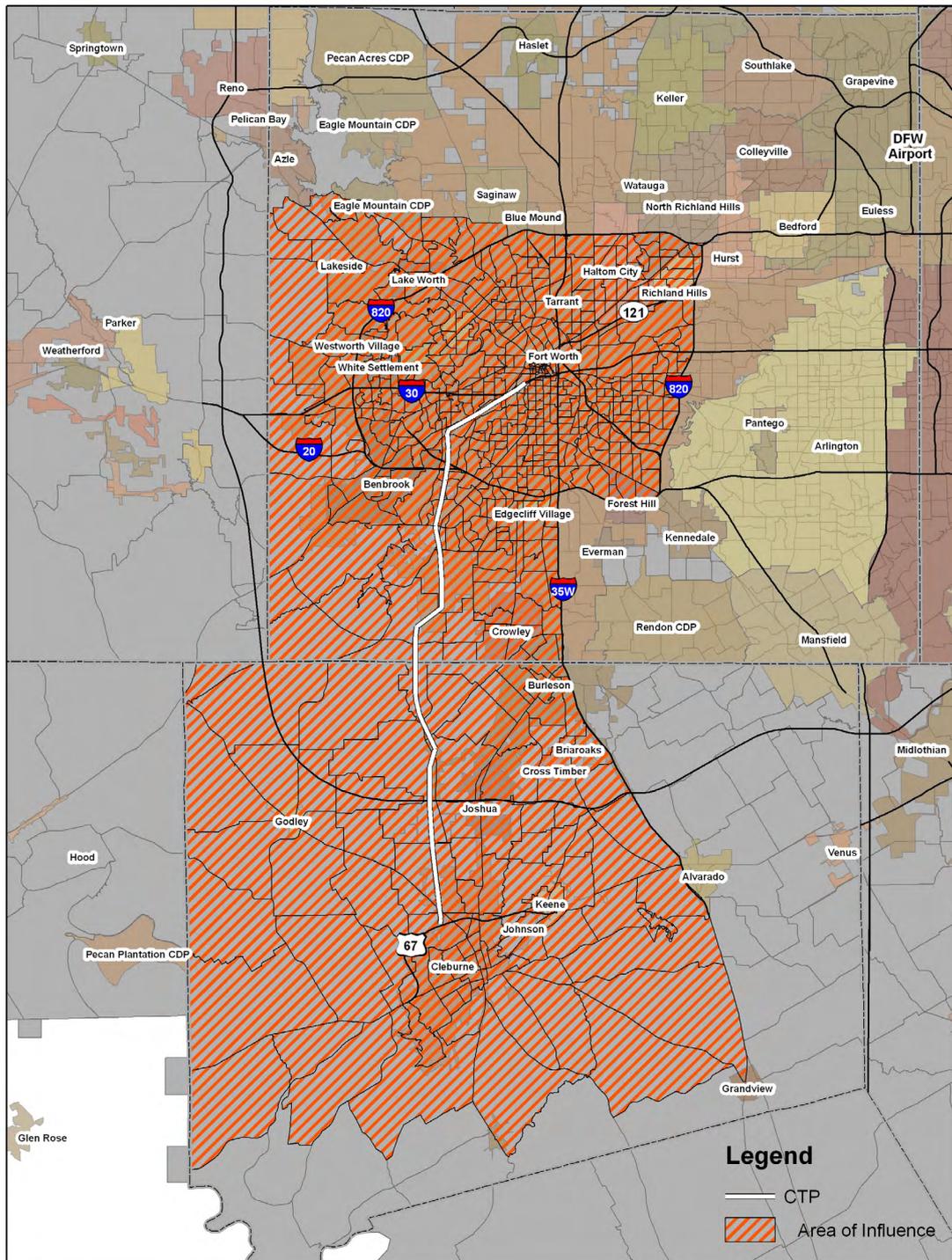
RDS also identified and calculated major emerging economic trends which directly impact the level and distribution of future socioeconomic growth in the Dallas-Fort Worth Metropolitan Statistical Area (DFW MSA). Such trends include patterns in land use, transportation improvements, and major planned developments. RDS evaluated any factors that will likely change economic growth potential or the overall distribution of economic growth. Examples include, but are not limited to future rail stations and rail line extensions, infrastructure expansions, and airport development.

Full citations are provided for methodologies, sources of development trends and projections, and narratives defining and detailing important issues affecting future socioeconomic growth near the CTP corridor.

Area of Interest Map

The Area of Interest (AOI) for this study, as provided by WSA, encompasses approximately 800 square miles and 733 TAP zones that lie within the influence area of the proposed roadway alignment. The Chisholm Trail Parkway Corridor stretches from the City of Fort Worth’s Central Business District southward to the City of Cleburne at US 67—a total distance of 27.3 miles.

Figure 1: Area of Interest Map

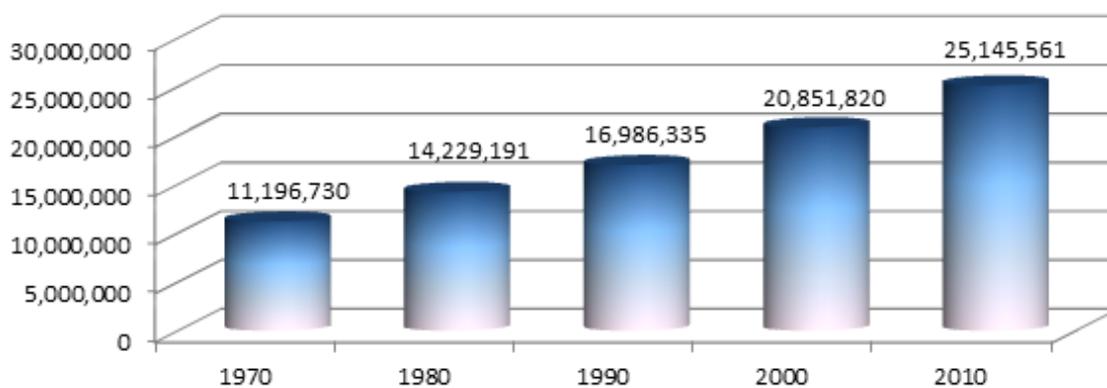


POPULATION TRENDS AND PROJECTIONS

State of Texas

Texas continues to be one of the fastest growing states in the US. Recently, the Census Bureau reported that Texas added nearly 4.3 million persons between 2000 and 2010, a 20.6 percent increase in total population. Most likely, this upward curve will continue, mainly due to the state's high Hispanic migration and their accompanying birth rates.¹ The Hispanic population now makes up almost 38 percent of Texas' overall population, and has risen almost 42 percent since 2000. Figure 2 shows the trends in Texas population from 1970 through 2010.

Figure 2: State of Texas Total Population 1970 - 2010



Source: US Census Bureau

Texas' population growth will continue to be strong going forward. The state's relatively low cost of living, attractive business climate, low tax rates, and diversified economy will all contribute to sizable future gains. Depending on varying rates of migration and natural increase, the Texas State Data Center (TxSDC) estimates that anywhere from 30.1 to 41.2 million people will live in the state by 2035, as shown in Table 1. The TxSDC recommends using the 0.5 scenario (half of migration in the 2000's) for long-term planning purposes. Explanations of all TxSDC scenarios can be found in Appendix C of this report.

Table 1: Texas State Population Projections (in Millions)

Scenarios	2010	2015	2020	2025	2030	2035	2010-2035 Growth	Compound Annual Growth Rate 10-35
TxSDC 0.0 Scenario	25.1	26.3	27.4	28.4	29.3	30.1	5.0	0.73%
TxSDC 0.5 Scenario	25.1	27.0	28.9	30.9	32.9	35.0	9.9	1.34%
TxSDC 1.0 Scenario	25.1	27.7	30.6	33.8	37.3	41.2	16.1	2.00%
Woods & Poole	25.3	27.4	29.7	32.2	34.8	37.4	12.1	1.58%
Texas Water Development Board	25.4	27.6	29.7	31.7	33.7	35.7	10.3	1.37%

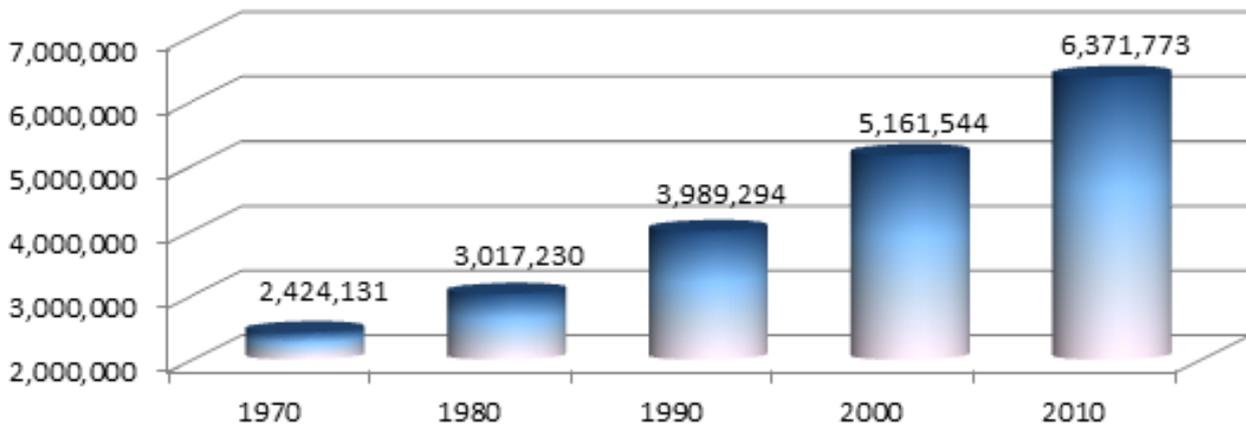
Source: 2012 Texas State Data Center, 2014 Woods & Poole, 2010 Texas State Water Development Plan

1. "Texas population tops 25 million in 2010 Census" Fort Worth Star Telegram, 21 December, 2010.

DFW Metropolitan Statistical Area

Between 2000 and 2010, the Dallas-Fort Worth-Arlington Metropolitan Statistical Area² (MSA) experienced the second largest regional population gain in the country and now has over 6.37 million residents, as shown in Figure 3. Overall, the MSA added over 1.2 million persons in this time period. Similar population growth was seen between 1990 and 2000 as well. To put this in perspective, the MSA has added two entire City of Dallas populations from 1990 to 2010.

Figure 3: Dallas-Fort Worth-Arlington MSA Population 1970 - 2010



Source: US Census Bureau

Even though residential construction has slowed down considerably across the country since 2007, all forecasting agencies including the NCTCOG, the Texas State Data Center, Woods & Poole, and the Texas Water Development Board agree that the region will continue to see very strong household and population growth through 2035. There are a myriad of attributes that contribute to the overall regional projections. These include a recent history of strong growth, affordable and available land with no limiting geographic boundaries such as an ocean or foreign border, the relatively low cost of doing business in the state and region, central geographic location in the U.S., favorable weather and amenities, etc.

Historic Population Trends

Table 2 shows the historic populations of Dallas, Tarrant, Collin, Denton, Rockwall, Ellis, and Johnson Counties during the past 50 years. Collectively, the population of these seven counties grew from 1.6 million residents in 1960 to more than 6.0 million residents during 2010. Almost two-thirds of that population growth occurred in Dallas and Tarrant Counties. However, Collin County experienced the most rapid rate of growth, with a 19-fold increase between 1960 and 2010 to 782,341 residents. The populations of Denton and Rockwall Counties increased by almost 14-fold and 13-fold, respectively, during this same period. The population in the region's southern suburban counties grew more slowly, with Ellis County growing roughly 3.5-fold and Johnson County increasing by more than four-fold.

2. The DFWA MSA is comprised of Collin, Dallas, Delta, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise Counties.

Table 2: Historic Population for Select Counties in the Dallas-Fort Worth MSA, 1960-2010

Total Population

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County	Total
1960	41,247	951,527	47,432	43,395	34,720	5,878	538,495	1,662,694
1970	66,920	1,327,321	75,633	46,638	45,769	7,046	716,317	2,285,644
1980	144,576	1,556,390	143,126	59,743	67,649	14,528	860,880	2,846,892
1990	264,036	1,852,810	273,525	85,167	97,165	25,604	1,170,103	3,768,410
2000	491,272	2,216,808	433,065	111,415	126,622	43,023	1,449,290	4,871,495
2010	782,341	2,368,139	662,614	149,610	150,934	78,337	1,809,034	6,001,009

Total Population Change

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County	Total
1960-1970	25,673	375,794	28,201	3,243	11,049	1,168	177,822	622,950
1970-1980	77,656	229,069	67,493	13,105	21,880	7,482	144,563	561,248
1980-1990	119,460	296,420	130,399	25,424	29,516	11,076	309,223	921,518
1990-2000	227,236	363,998	159,540	26,248	29,457	17,419	279,187	1,103,085
2000-2010	291,069	151,331	229,549	38,195	24,312	35,314	359,744	1,129,514

Compounded Annual Growth Rate

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County	Total
1960-1970	4.96%	3.38%	4.78%	0.72%	2.80%	1.83%	2.89%	3.23%
1970-1980	8.01%	1.60%	6.59%	2.51%	3.98%	7.50%	1.86%	2.22%
1980-1990	6.21%	1.76%	6.69%	3.61%	3.69%	5.83%	3.12%	2.84%
1990-2000	6.41%	1.81%	4.70%	2.72%	2.68%	5.33%	2.16%	2.60%
2000-2010	4.76%	0.66%	4.34%	2.99%	1.77%	6.18%	2.24%	2.11%

Source: U.S. Census Bureau, 2010

Recent Population Trends

Table 3 shows the populations of the ten largest metropolitan statistical areas (MSAs) in the United States. The largest MSAs in the United States during the U.S. Census Bureau's 2013 population estimates were the New York-Newark-Jersey City, NY MSA (19.9 million residents), the Los Angeles-Long Beach-Anaheim, CA MSA (13.1 million residents), and the Chicago-Naperville-Elgin, IL MSA (9.5 million residents). The Dallas-Fort Worth-Arlington, TX MSA (hereafter referred to as the Dallas-Fort Worth MSA) was ranked as the fourth largest MSA in the United States during the 2010 Census and in the U.S. Census Bureau's 2013 population estimates. During 2013, the estimated population of the Dallas-Fort Worth MSA was 6.8 million residents, which was an increase of almost 1.6 million new residents since the 2000 decennial U.S. Census.

Table 4 shows the fastest growing metropolitan areas in the United States between 2000 and 2013. On an average annualized basis, the Dallas-Fort Worth MSA grew by approximately 123,600 residents each year between 2000 and 2013, which led to approximately 13,000 fewer persons than the Houston-The Woodlands-Sugar Land, TX MSA (hereafter referred to as the Houston MSA) over the same time period. The Houston MSA, which was the only other Texas MSA ranked among the ten largest in the United States, had a population of almost 6.3 million residents in 2013. When ordered by total population change between the 2000 decennial U.S. Census and the U.S. Census Bureau's 2013 population estimates, the Houston MSA was the fastest growing population with 1.62 million new residents, followed by the Dallas-Fort Worth MSA. Rounding out the top four MSA's in total growth, the Atlanta-Sandy Springs-Roswell, GA MSA added 1.26 million new residents and the Phoenix-Mesa-Scottsdale AZ MSA added 1.11 million new residents. (See Table 4)

Table 3: Largest Metropolitan Areas in the United States, 2000-2013

RANK	MSA	TOTAL POPULATION			TOTAL CHANGE	AVERAGE ANNUAL CHANGE		CAGR	
		2000	2010	2013	2000 to 2013	2000 to 2010	2010 to 2013	2000 to 2010	2010 to 2013
1	New York-Newark-Jersey City, NY-NJ-PA	18,944,519	19,567,410	19,949,502	1,004,983	62,289	127,364	0.32%	0.65%
2	Los Angeles-Long Beach-Anaheim, CA	12,365,627	12,828,837	13,131,431	765,804	46,321	100,865	0.37%	0.78%
3	Chicago-Naperville-Elgin, IL-IN-WI	9,098,316	9,461,105	9,537,289	438,973	36,279	25,395	0.39%	0.27%
4	Dallas-Fort Worth-Arlington, TX	5,204,126	6,426,214	6,810,913	1,606,787	122,209	128,233	2.13%	1.96%
5	Houston-The Woodlands-Sugar Land, TX	4,693,161	5,920,416	6,313,158	1,619,997	122,726	130,914	2.35%	2.16%
6	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	5,687,147	5,965,343	6,034,678	347,531	27,820	23,112	0.48%	0.39%
7	Washington-Arlington-Alexandria, DC-VA-MD-WV	4,837,428	5,636,232	5,949,859	1,112,431	79,880	104,542	1.54%	1.82%
8	Miami-Fort Lauderdale-West Palm Beach, FL	5,007,564	5,564,635	5,828,191	820,627	55,707	87,852	1.06%	1.55%
9	Atlanta-Sandy Springs-Roswell, GA	4,263,438	5,286,728	5,522,942	1,259,504	102,329	78,738	2.17%	1.47%
10	Boston-Cambridge-Newton, MA-NH	4,391,344	4,552,402	4,684,299	292,955	16,106	43,966	0.36%	0.96%

Source: U.S. Census Bureau, 2010 and 2013

Table 4: Fastest Growing Metropolitan Areas in the United States, 2000-2013

RANK	MSA	TOTAL POPULATION			TOTAL CHANGE	AVERAGE ANNUAL CHANGE		CAGR	
		2000	2010	2013	2000 to 2013	2000 to 2010	2010 to 2013	2000 to 2010	2010 to 2013
1	Houston-The Woodlands-Sugar Land, TX	4,693,161	5,920,416	6,313,158	1,619,997	122,726	130,914	2.35%	2.16%
2	Dallas-Fort Worth-Arlington, TX	5,204,126	6,426,214	6,810,913	1,606,787	122,209	128,233	2.13%	1.96%
3	Atlanta-Sandy Springs-Roswell, GA	4,263,438	5,286,728	5,522,942	1,259,504	102,329	78,738	2.17%	1.47%
4	Phoenix-Mesa-Scottsdale, AZ	3,251,876	4,192,887	4,398,762	1,146,886	94,101	68,625	2.57%	1.61%
5	Washington-Arlington-Alexandria, DC-VA-MD-WV	4,837,428	5,636,232	5,949,859	1,112,431	79,880	104,542	1.54%	1.82%
6	New York-Newark-Jersey City, NY-NJ-PA	18,944,519	19,567,410	19,949,502	1,004,983	62,289	127,364	0.32%	0.65%
7	Miami-Fort Lauderdale-West Palm Beach, FL	5,007,564	5,564,635	5,828,191	820,627	55,707	87,852	1.06%	1.55%
8	Los Angeles-Long Beach-Anaheim, CA	12,365,627	12,828,837	13,131,431	765,804	46,321	100,865	0.37%	0.78%
9	Seattle-Tacoma-Bellevue, WA	3,043,878	3,439,809	3,610,105	566,227	39,593	56,765	1.23%	1.62%
10	San Francisco-Oakland-Hayward, CA	4,123,740	4,344,584	4,516,276	392,536	22,084	57,231	0.52%	1.30%

Source: U.S. Census Bureau, 2010 and 2013

Table 5 provides population counts from the 2000 and 2010 decennial U.S. Censuses, as well as the U.S. Census Bureau’s 2013 population estimates. These data show that the population of all counties in the region grew strongly between 2000 and 2013. The most population growth occurred in Tarrant County, with an estimated 462,251 new residents since 2000. Collin County also grew strongly during this same period with 363,506 new residents. However, since the 2010 U.S. Census, the rate of population growth has slowed in all of the counties, with the exception of Dallas County. Dallas County’s population growth accelerated from a CAGR of 0.66 percent between 2000 and 2010 to an estimated CAGR of 1.55 percent between 2010 and 2013. Rockwall County’s population growth, on the other hand, slowed dramatically from a 6.18 percent CAGR between 2000 and 2010 to 2.86 percent during this same time frame.

Table 5: Recent Population Trends for Select Counties in the Dallas-Fort Worth MSA, 2000-2013

COUNTY	TOTAL POPULATION			TOTAL CHANGE	AVERAGE ANNUAL CHANGE		CAGR	
	2000	2010	2013	2000 to 2013	2000 to 2010	2010 to 2013	2000 to 2010	2010 to 2013
Collin	491,272	782,341	854,778	363,506	29,107	24,146	4.76%	3.00%
Dallas	2,216,808	2,368,139	2,480,331	263,523	15,133	37,397	0.66%	1.55%
Denton	433,065	662,614	728,799	295,734	22,955	22,062	4.34%	3.22%
Ellis	111,415	149,610	155,976	44,561	3,820	2,122	2.99%	1.40%
Johnson	126,622	150,934	154,707	28,085	2,431	1,258	1.77%	0.83%
Rockwall	43,023	78,337	85,245	42,222	3,531	2,303	6.18%	2.86%
Tarrant	1,449,290	1,809,034	1,911,541	462,251	35,974	34,169	2.24%	1.85%

Source: U.S. Census Bureau, 2010 and 2013

Table 6 illustrates the comparison of the population growth in the northern and southern suburban counties between 2000 and 2013. Dallas and Tarrant Counties are considered the core urban counties of the region, while Collin, Denton, Rockwall, Ellis, and Johnson are considered suburban counties. During this 13-year period, the population in the northern suburban counties of Collin, Denton, and Rockwall was estimated to have increased by 701,462 residents compared to new 72,646 residents in the southern counties of Ellis and Johnson. In addition to the total population growth of the northern counties’ population being almost ten times greater than the southern counties’, the CAGR of the northern counties was also more than twice the CAGR of the southern counties.

Table 6: Comparison of Recent Population Growth in Northern and Southern Suburban Counties

COUNTY	TOTAL POPULATION			TOTAL CHANGE	CAGR
	2000	2010	2013	2000 to 2013	2000 to 2013
Northern Suburban Counties					
Collin	491,272	782,341	854,778	363,506	4.35%
Denton	433,065	662,614	728,799	295,734	4.09%
Rockwall	43,023	78,337	85,245	42,222	5.40%
Total	967,360	1,523,292	1,668,822	701,462	4.28%
Southern Suburban Counties					
Ellis	111,415	149,610	155,976	44,561	2.62%
Johnson	126,622	150,934	154,707	28,085	1.55%
Total	238,037	300,544	310,683	72,646	2.07%

Source: U.S. Census Bureau, 2010 and 2013

Population Projections

Table 7 shows the three most recent population projection scenarios from the Texas State Data Center (SDC) for the Dallas-Fort Worth MSA. The projected population for the Dallas-Fort Worth MSA is expected to be between 7.8 million and 13.0 million residents in 2040. The most conservative scenario, the 0.0 migration scenario, assumes that there will be no net migration and the population will grow solely based upon the number of births and deaths in the region. The 0.5 migration scenario assumes that future net migration will be one-half the rate that occurred between the 2000 and 2010 decennial U.S. Censuses. The 1.0 migration scenario assumes that future net migration will be equal to the net migration rate between 2000 and 2010. The historic growth rate of the population for the Dallas-Fort Worth MSA implies that the region’s population will likely grow at a rate between the 0.5 and 1.0 migration scenarios.

Table 7: Population Projections for the Dallas-Fort Worth MSA, 2010-2040

Total Population

Year	0.0 Migration Scenario	0.5 Migration Scenario	1.0 Migration Scenario
2010	6,426,214	6,426,214	6,426,214
2015	6,731,728	6,926,646	7,135,507
2020	7,004,798	7,445,492	7,960,117
2025	7,253,785	7,993,435	8,930,383
2030	7,481,546	8,577,819	10,078,598
2035	7,679,172	9,189,332	11,420,856
2040	7,842,687	9,820,570	12,976,325

Average Annual Growth

Year	0.0 Migration Scenario	0.5 Migration Scenario	1.0 Migration Scenario
2010-2015	61,103	100,086	141,859
2015-2020	54,614	103,769	164,922
2020-2025	49,797	109,589	194,053
2025-2030	45,552	116,877	229,643
2030-2035	39,525	122,303	268,452
2035-2040	32,703	126,248	311,094

Compounded Annual Growth Rate

Year	0.0 Migration Scenario	0.5 Migration Scenario	1.0 Migration Scenario
2010-2015	0.93%	1.51%	2.12%
2015-2020	0.80%	1.46%	2.21%
2020-2025	0.70%	1.43%	2.33%
2025-2030	0.62%	1.42%	2.45%
2030-2035	0.52%	1.39%	2.53%
2035-2040	0.42%	1.34%	2.59%

Source: Texas State Data Center, 2013

Table 8 shows the SDC’s population projections for seven counties in the Dallas-Fort Worth MSA. Assuming historic net migration trends continue (i.e. the 1.0 migration scenario), Dallas County’s future primacy as the most populous county in the region could be challenged by the year 2040. The populations of Collin and Tarrant County could grow larger than Dallas County.

Table 8: Population Projections for Select Counties in the Dallas-Fort Worth MSA, 2010-2040

0.0 Migration Scenario

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County
2010	782,341	2,368,139	662,614	149,610	150,934	78,337	1,809,034
2015	810,656	2,510,541	694,380	155,018	155,888	80,178	1,890,322
2020	831,269	2,640,105	722,158	160,757	160,887	81,901	1,962,711
2025	850,984	2,757,750	745,721	166,601	165,716	83,958	2,027,893
2030	871,342	2,864,864	768,183	171,573	169,741	86,077	2,086,404
2035	887,057	2,967,474	786,760	175,058	172,584	87,530	2,134,381
2040	894,212	3,068,453	799,641	177,345	174,528	87,792	2,170,105
2045	891,032	3,165,205	805,960	179,027	176,006	87,040	2,194,194
2050	880,504	3,257,805	807,644	180,685	177,354	85,930	2,210,798

0.5 Migration Scenario

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County
2010	782,341	2,368,139	662,614	149,610	150,934	78,337	1,809,034
2015	879,105	2,503,717	742,002	164,430	161,932	88,459	1,926,170
2020	980,666	2,637,053	827,987	180,663	173,835	99,197	2,046,408
2025	1,094,333	2,766,677	922,015	198,619	186,904	111,264	2,171,227
2030	1,224,988	2,892,297	1,028,537	217,541	200,573	124,812	2,300,798
2035	1,369,604	3,020,031	1,144,763	236,533	214,295	139,340	2,428,789
2040	1,522,618	3,154,331	1,268,195	255,683	228,160	153,934	2,552,459
2045	1,679,409	3,294,172	1,398,015	275,519	242,608	168,544	2,673,887
2050	1,840,860	3,438,782	1,535,959	296,604	258,414	183,394	2,797,199

1.0 Migration Scenario

	Collin County	Dallas County	Denton County	Ellis County	Johnson County	Rockwall County	Tarrant County
2010	782,341	2,368,139	662,614	149,610	150,934	78,337	1,809,034
2015	952,740	2,496,364	793,505	174,326	168,318	97,552	1,963,311
2020	1,158,280	2,636,066	953,698	202,678	188,106	120,192	2,136,765
2025	1,414,317	2,780,369	1,154,091	235,478	211,460	147,412	2,333,707
2030	1,739,215	2,922,752	1,410,541	272,648	238,682	180,782	2,553,661
2035	2,144,749	3,066,351	1,730,406	313,810	269,503	220,799	2,788,588
2040	2,638,508	3,215,326	2,121,522	359,192	304,362	267,571	3,032,999
2045	3,227,026	3,368,618	2,595,028	409,217	344,425	321,799	3,289,730
2050	3,925,652	3,522,190	3,167,198	464,408	391,271	384,570	3,561,600

Note: Table 7 only provides population projections for 7 of the 12 counties in the Dallas-Fort Worth MSA.
 Source: Texas State Data Center, 2013

Table 9 compares the Texas SDC’s population projections for the northern suburban counties to the southern suburban counties. Depending upon the migration scenario, the population of the northern counties in 2040 will be between 5.0 and 7.5 times the population of the southern counties. At the higher end of the projection scenarios (i.e. the 1.0 migration scenario), the population of the three northern counties would be approximately 5.0 million residents versus 663,554 in the southern counties.

**Table 9: Comparison of Population Projections
for Northern Suburban Counties to Southern Suburban Counties (2010-2040)**

	0.0 Migration Scenario		0.5 Migration Scenario		1.0 Migration Scenario	
	Northern	Southern	Northern	Southern	Northern	Southern
2010	1,523,292	300,544	1,523,292	300,544	1,523,292	300,544
2020	1,635,328	321,644	1,907,850	354,498	2,232,170	390,784
2030	1,725,602	341,314	2,378,337	418,114	3,330,538	511,330
2040	1,781,645	351,873	2,944,747	483,843	5,027,601	663,554

Source: Texas State Data Center, 2013

Chisholm Trail Parkway City-Level Population Trends

The major cities in the CTP AOI have seen significant growth since 1970, though many experienced their largest periods of total population growth between 2000 and 2010. Fort Worth added over 200,000 residents during the 2000's, making it the fastest growing large city in America.³ Since 2010, Fort Worth has gained an average of 10,000 residents per year. Burleson and Crowley have almost doubled their populations since 2000, adding 18,944 and 6,433 respectively. Benbrook and Cleburne have seen the smallest absolute changes in population since 2010, with Cleburne actually showing a slight loss during the most recent 4-year timeframe. Of the AOI cities, Joshua experienced the largest compound annual growth rate from 1970 to 2000 at 5.44 percent, but has slowed to just over 2 percent since 2010.

Table 10: Historical City Population 1970-2014

City	1970	1980	1990	2000	2010	2014 NCTCOG Estimate	Compound Annual Growth Rate 1970-2000	Compound Annual Growth Rate 2000-2014
Fort Worth	393,455	385,164	447,619	534,694	741,206	781,100	1.03%	2.74%
Burleson	7,713	11,734	16,113	20,976	36,690	39,920	3.39%	4.70%
Cleburne	16,015	19,218	22,205	26,005	29,337	29,160	1.63%	0.82%
Benbrook	8,169	13,579	19,564	20,208	21,234	21,850	3.07%	0.56%
Crowley	2,662	5,852	6,974	7,467	12,838	13,900	3.50%	4.54%
Joshua	924	1,470	3,821	4,528	5,910	6,040	5.44%	2.08%

3. "Aggressive Annexation paid off in North Fort Worth Growth" FWST, 12 April, 2011.

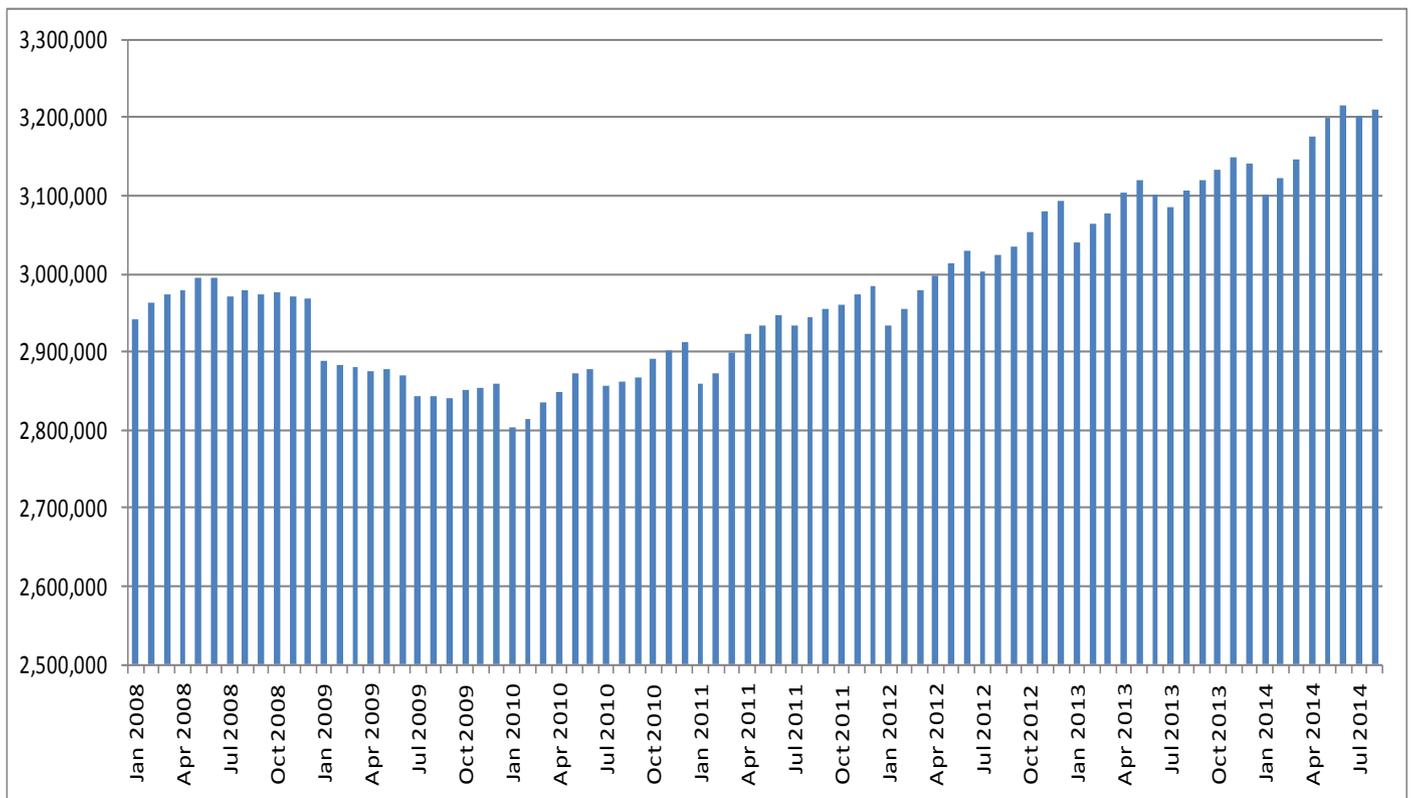
Source: Census Bureau, NCTCOG

EMPLOYMENT TRENDS AND PROJECTIONS

Regional and County

The workforce in the Dallas-Fort Worth MSA fared comparatively well during the 2008-2009 national recession. While there were substantial job losses, those losses have been replaced with new jobs and the local economy had more workers by the end of 2012 than it did before the recession began. This accomplishment eluded the national economy. Figure 4 shows the total employment in the Dallas-Fort Worth MSA between 2007 and 2014 based upon the Texas Workforce Commission's Quarterly Census of Employment and Wages (QCEW) data. The overall trend for the region has been positive, showing consistent gains since 2010. The region had approximately 2.94 million jobs during January 2008, growing to a peak of 2.99 million jobs during May 2008. After that point, the region's employment began to slowly decline with a sharp contraction occurring in December 2008. During that month, employment in the Dallas-Fort Worth MSA dropped by almost 80,000 jobs. While a decline in the number of workers between December and January is typical, since it is a period of seasonal employment, the lack of recovery during subsequent months demonstrates that these job cuts were indeed permanent. The region's total employment fell to its lowest level during January 2010, when it reached 2.80 million jobs. In April 2012, total employment in the Dallas-Fort Worth MSA reached the earlier peak period of 2008. Since, the MSA has seen steady employment growth and currently is home to over 3.20 million jobs.

Figure 4: Total Employment in the Dallas-Fort Worth MSA, 2009-2014

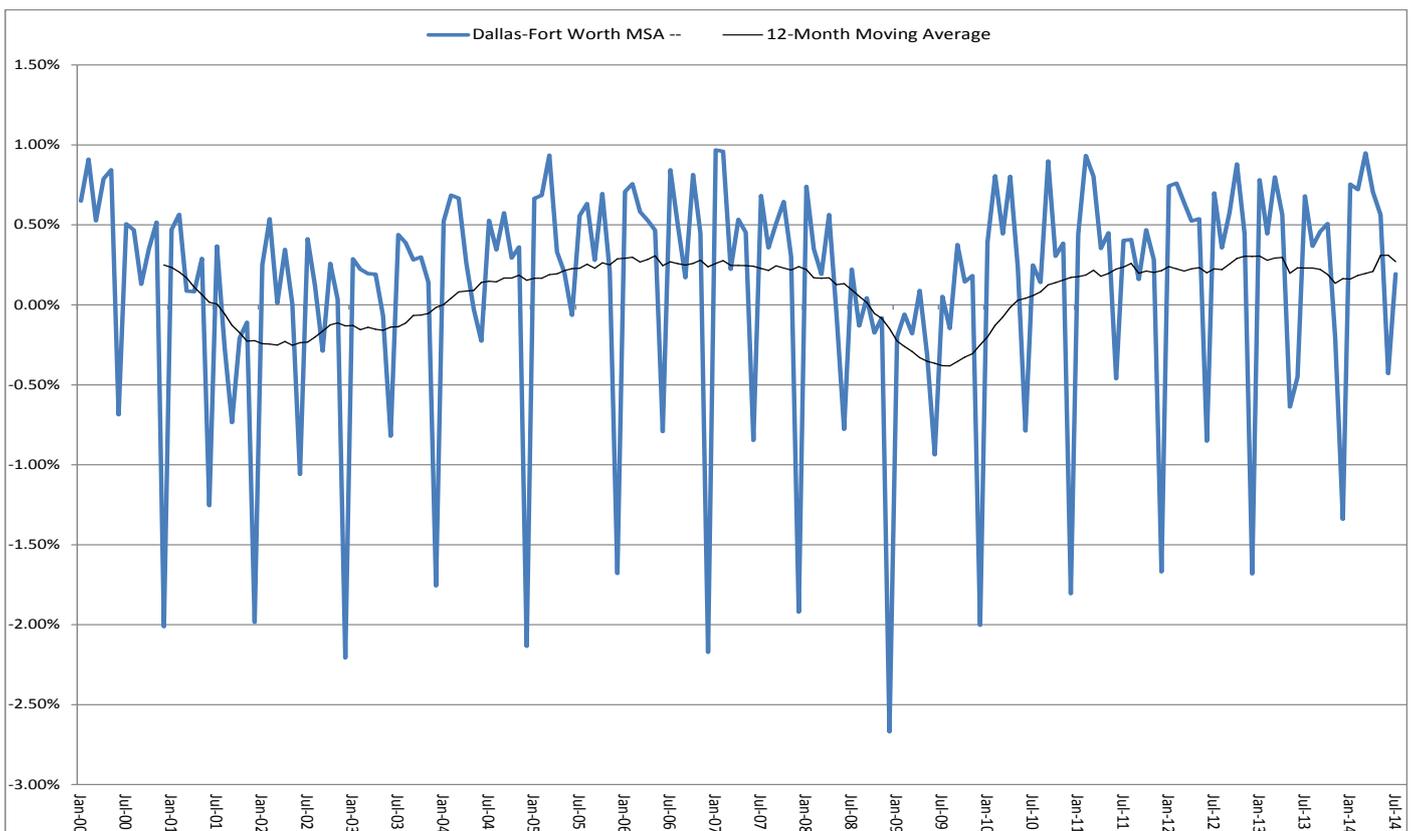


Note: Figure based upon Quarterly Census of Employment and Wages (QCEW) data.

Source: Texas Workforce Commission, 2014

Figure 5 shows a longer period of employment data using the Texas Workforce Commission’s Current Employment Estimates (CES) data. The CES data differ from the QCEW data, since they are based upon surveys of employers rather than the actual count of employees, as the QCEW data illustrates. Nonetheless, the discrepancies between the actual and estimated employment numbers tend to be relatively consistent, so the CES data can provide a reasonable surrogate for understanding employment trends when longer term QCEW data are not available. The data in Figure 5 shows the percentage month-on-month employment change between January 2000 and August 2014. The unadjusted employment change shows considerable volatility, due to seasonal and academic employment. However, by adding a trend line showing the 12-month moving average, this volatility can be smoothed and the trends can be discerned. The 12-month moving average trend line shows that the Dallas-Fort Worth region suffered a prolonged period of job loss between 2001 and 2003, due to the downturn in the computer and telecommunications industries, in addition to the recessionary effects of the September 11, 2001 terrorist attacks. The region’s economy recovered by early 2004 and enjoyed a period of sustained employment growth until 2008, when the national recession took hold. Although the job loss of the 2008-2009 Recession occurred over a shorter period than the previous recession, the job losses were steeper. Since mid-2010, the Dallas-Fort Worth MSA has experienced another sustained period of employment growth similar to the mid-2000s.

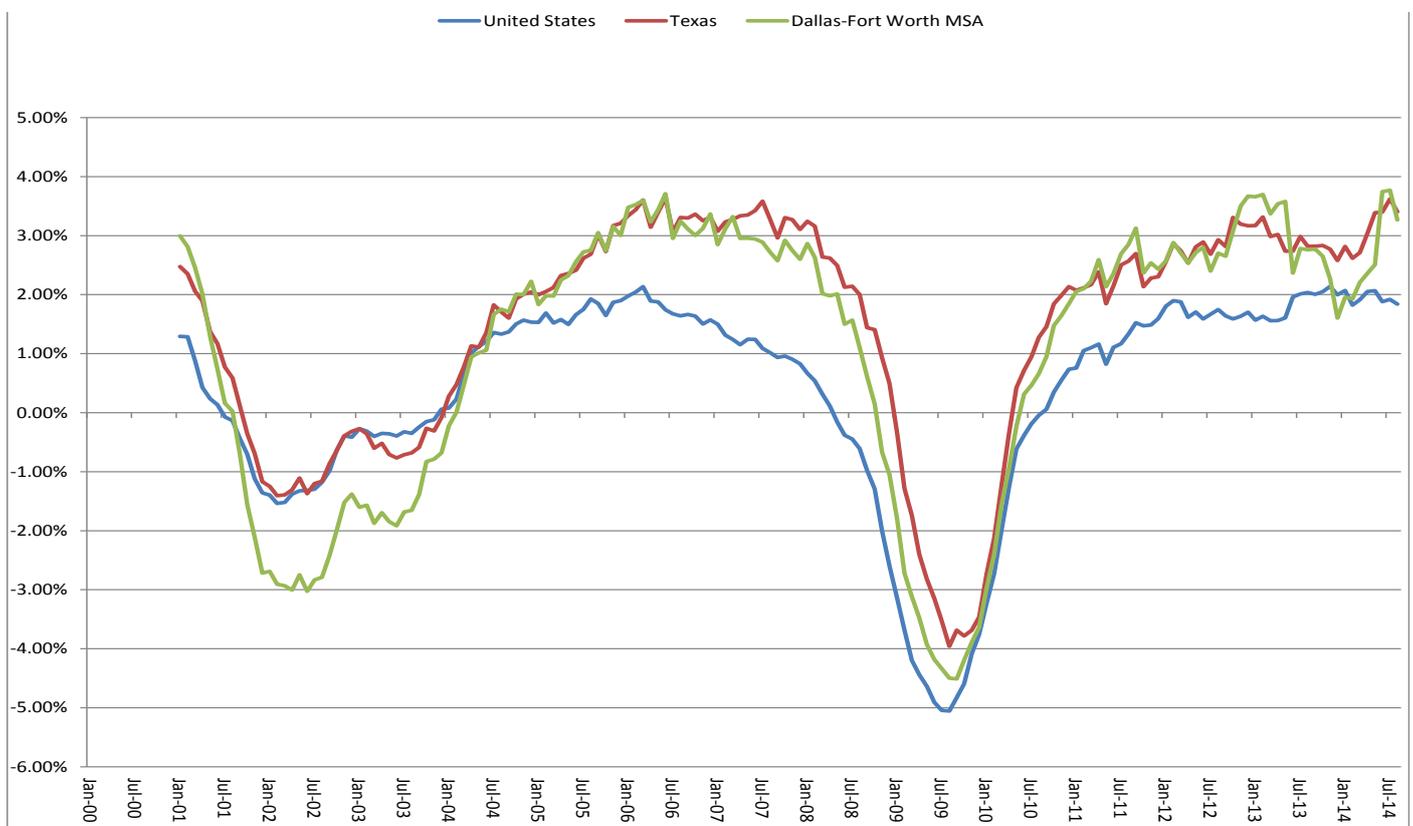
Figure 5: Month-on-Month Employment Change for Dallas-Fort Worth MSA, January 2000 to July 2014



Note: Figure based upon Current Employment Statistics (CES) data.
 Source: Texas Workforce Commission, 2014

Figure 6 shows the year-on-year employment change for the United States, Texas, and the Dallas-Fort Worth MSA. These data show that the recession which began in 2001 had a more significant effect on the Dallas-Fort Worth region, than it did on the United States or Texas. After recovering, the region’s employment grew more quickly through the mid-2000s than it did in the nation overall, with a rate of growth that was very similar to Texas’ overall rate. In fact, employment change in the Dallas-Fort Worth region has outperformed the overall rate for the United States through January 2014, and then just for a two month stretch, even during periods when total employment was contracting. Although it did not decouple from the Texas economy, the region underperformed against the Texas economy, starting in early 2007, and continued to do so until early 2011 and then again from mid-2013 to mid-2014.

Figure 6: Year-on-Year Employment Change for the United States, Texas, and the Dallas-Fort Worth MSA, January 2000 to July 2014



Note: Figure based upon Current Employment Statistics (CES) data.

Source: Texas Workforce Commission, 2014

Table 11 shows more detailed employment data for the four largest MSAs in Texas during the period between 2009 and 2013. The data show that the Dallas-Fort Worth MSA had a net employment increase of 292,976 jobs during this time frame. Compared to the other three largest MSAs in the state, only San Antonio’s CAGR is lower than Dallas-Fort Worth’s. The Houston MSA had the largest overall job growth among the MSAs with 313,656 new jobs between 2009 and 2013, but the Austin MSA had the highest CAGR at just under 16 percent, adding 119,108 new jobs. Thus, while the Dallas-Fort Worth region has had very robust population growth over the past 14 years, its rate of employment growth during the period between 2009 and 2013 slightly lagged other MSA’s in the state.

Table 11: Total Employment in Largest Texas MSAs, 2009-2013

TOTAL EMPLOYMENT

Year	Austin MSA	Dallas-Fort Worth MSA	Houston MSA	San Antonio MSA
2009	744,782	2,804,960	2,472,866	820,415
2010	767,528	2,851,899	2,515,545	833,983
2011	792,923	2,916,964	2,586,302	850,062
2012	831,321	3,010,411	2,695,412	876,824
2013	863,890	3,097,936	2,786,522	899,892

ANNUAL EMPLOYMENT CHANGE

Year	Austin MSA	Dallas-Fort Worth MSA	Houston MSA	San Antonio MSA
2009-2010	22,746	46,939	42,679	13,568
2010-2011	25,395	65,065	70,757	16,079
2011-2012	38,398	93,447	109,110	26,762
2012-2013	32,569	87,525	91,110	23,068
2009-2013	119,108	292,976	313,656	79,477

ANNUAL GROWTH RATE

Year	Austin MSA	Dallas-Fort Worth MSA	Houston MSA	San Antonio MSA
2009-2010	3.05%	1.67%	1.73%	1.65%
2010-2011	3.31%	2.28%	2.81%	1.93%
2011-2012	4.84%	3.20%	4.22%	3.15%
2012-2013	3.92%	2.91%	3.38%	2.63%
2009-2013	15.99%	10.44%	12.68%	9.69%

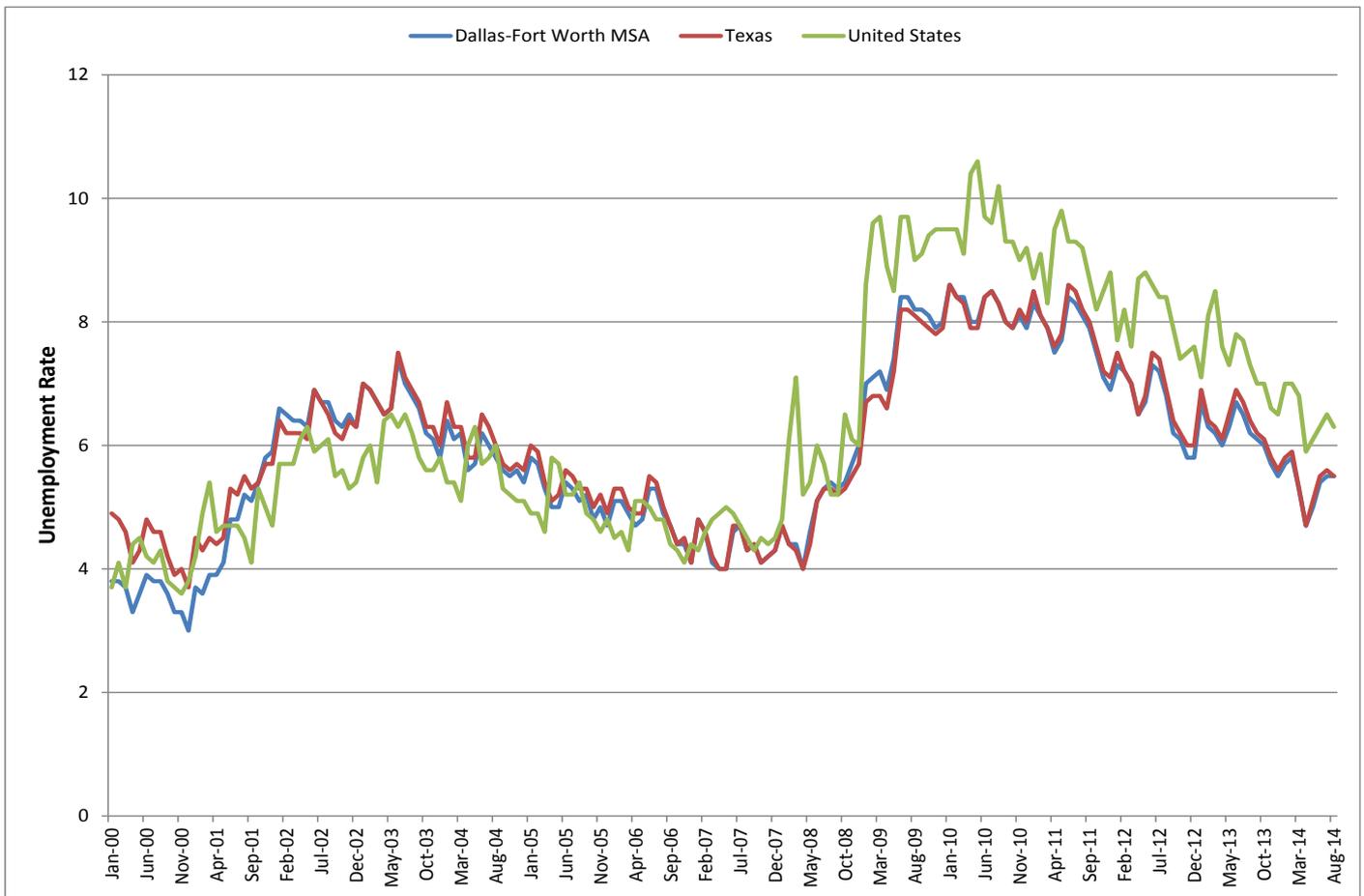
Note: Table based upon QCEW data.

Source: Texas Workforce Commission, 2014

Unemployment

Figure 7 shows the unemployment rates for the United States, Texas, and the Dallas-Fort Worth MSA. These data show the unemployment rate in the region has closely tracked the overall unemployment rate in Texas during most of the period between January 2000 and August 2014. The Dallas-Fort Worth MSA experienced its lowest unemployment rate during December 2000, when it fell to 3.0 percent. During the recession that began in 2001, the regional unemployment rate peaked at 7.5 percent in June 2003. As the regional and national economy recovered and employment expanded during the mid-2000s, the regional unemployment rate fell to approximately 4.0 percent before increasing rapidly during 2008 and 2009. During the 2008-2009 Recession, the regional unemployment rate reached 8.5 percent in June 2009 and sustained that general level for the next two years. From 2011 to 2014, the regional unemployment rate has continued to fall and was 6.3 percent in August 2014.

Figure 7: Unemployment Rate of Dallas-Fort Worth MSA, Texas, and the United States



Note: The unemployment rate data in Figure 4 are based upon seasonally unadjusted unemployment rates. The unadjusted figures were used to maintain consistency between the three geographies of the United States, Texas, and the Dallas Fort-Worth MSA. While seasonally adjusted data are available from the Texas Workforce Commission for the United States and Texas, they are not available for Texas's MSAs.

Source: Texas Workforce Commission, 2014

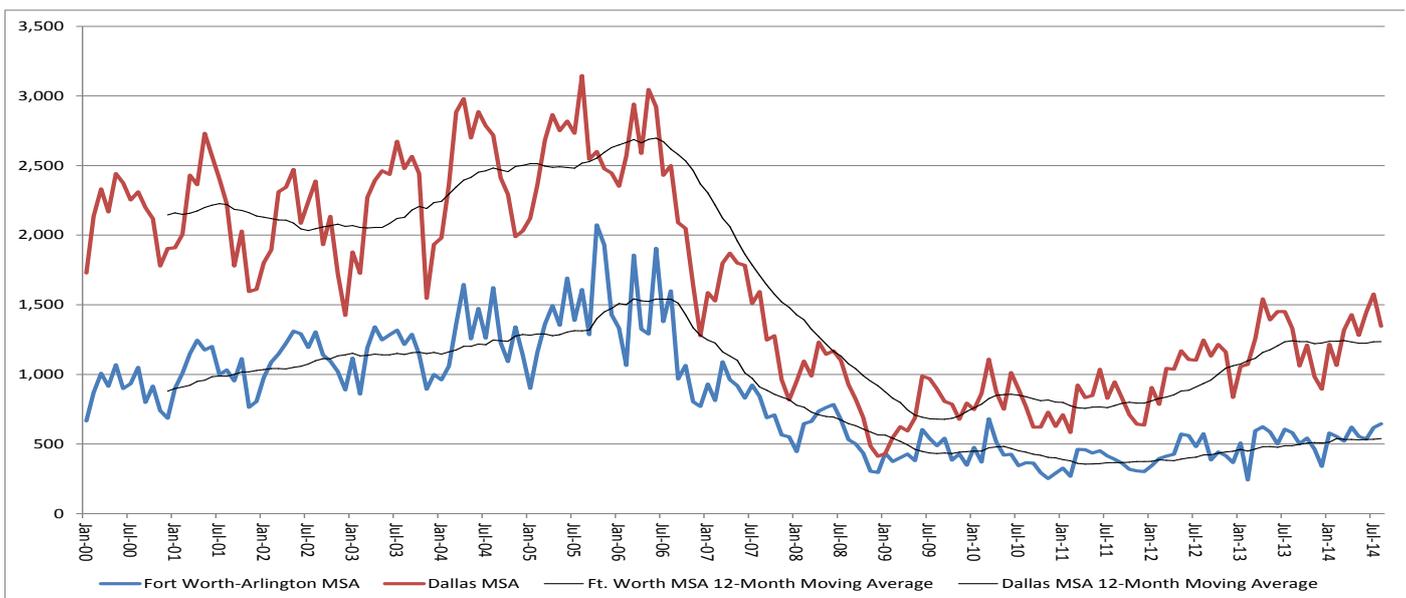
REAL ESTATE TRENDS

Like almost every metropolitan area in the United States, the 2008-2009 Recession had a profound impact on the regional housing market, as well as commercial real estate. The near collapse of the nation’s financial system and the severe curtailment of demand due to the subsequent recession led to a sharp reduction in the number of new single-family homes built after 2006. Multifamily construction was also severely impacted by the recession, although it later benefitted because fewer households were able to secure the financing to purchase new homes. Similarly, all aspects of commercial real estate were affected by the recession, either due to tight credit markets or financially stressed tenants. Fortunately, the nation’s commercial real estate market did not experience the same collapse as the residential market (a real and significant threat at the time) and it has been showing a slowly consistent positive movement during the recent past.

Residential Trends

Figure 8 shows the U.S. Census Bureau’s single-family building permit data from Real Estate Center at Texas A&M University, which compares the number of monthly single-family building permits issued in the Dallas area and the Fort Worth area, based upon 1999 U.S. Census MSA boundaries. These data are being presented in this form to provide a means of comparing historic single-family building permit activity in the two regions of the Metroplex. The data show that the Dallas area built homes at a substantially higher rate than the Fort Worth area during the period between 2000 and 2006. As the housing market collapsed, the number of building permits issued fell dramatically and growth, though currently on the upswing, may never reach 2005-2006 levels. In the Fort Worth MSA, as of August 2014, the market is producing 40 percent of single-family building permits that were issued in August 2005. The Dallas MSA is only producing 43 percent of the homes that it did during the same nine-year time frame.

**Figure 8: Single-Family Building Permits Issued in Dallas and Fort Worth-Arlington MSAs
January 2000 to July 2014**

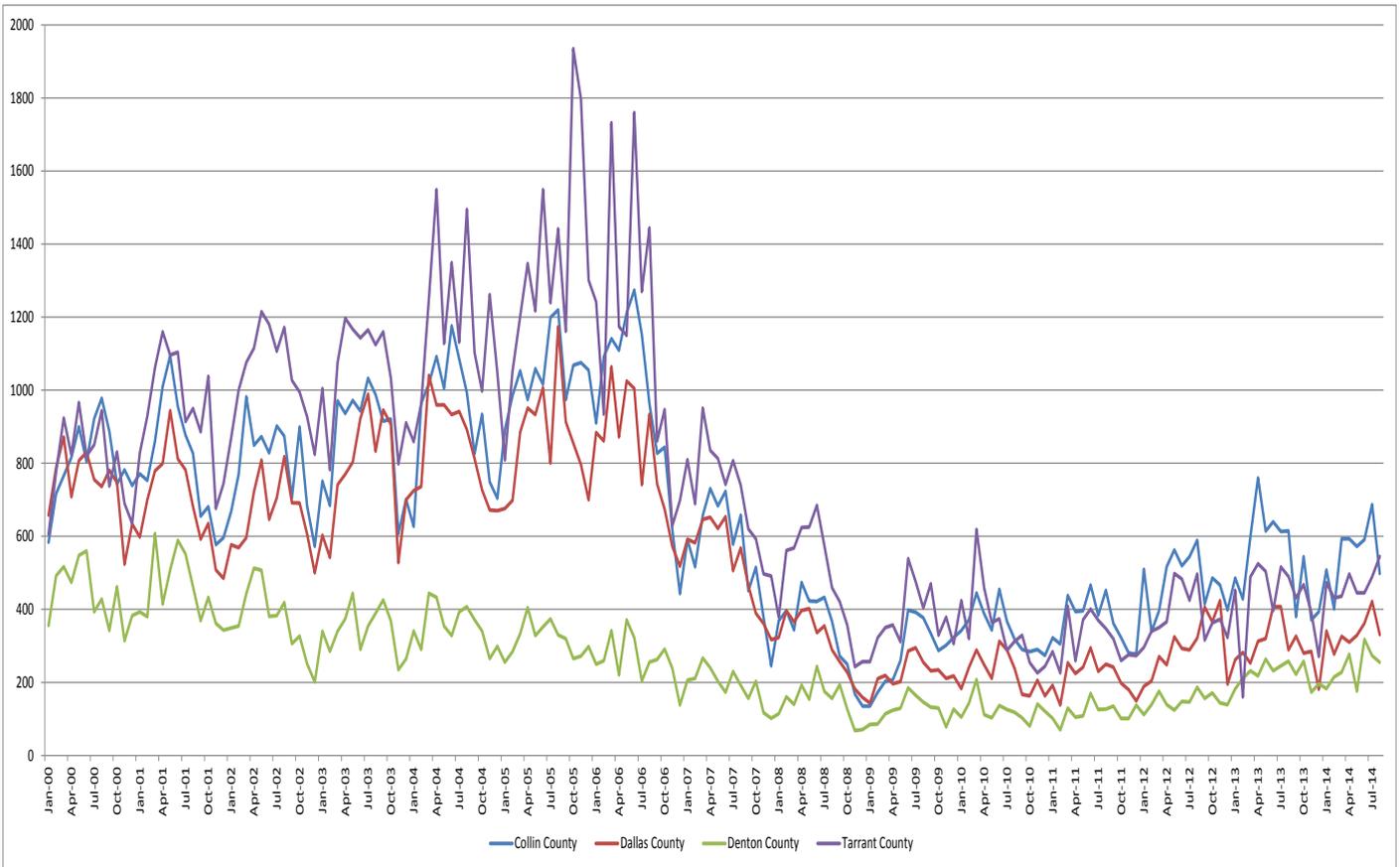


Note: Dallas and Fort Worth-Arlington MSAs are defined by 1999 boundaries

Source: Texas A&M Real Estate Center, 2014

Figure 9 shows the number of single-family building permits issued in Dallas, Tarrant, Collin, and Denton Counties. The data show that building permit activity was especially robust in Tarrant County through 2006, reaching almost 2,000 permits during October 2005, then dropped sharply thereafter to less than 500 single-family permits per month through July 2013. Denton County, on the other hand, was a less active market throughout this period and the number of single-family building permits issued actually began declining during 2002. Overall, monthly building permit activity during 2012 and early 2013 was lower than that in early 2000.

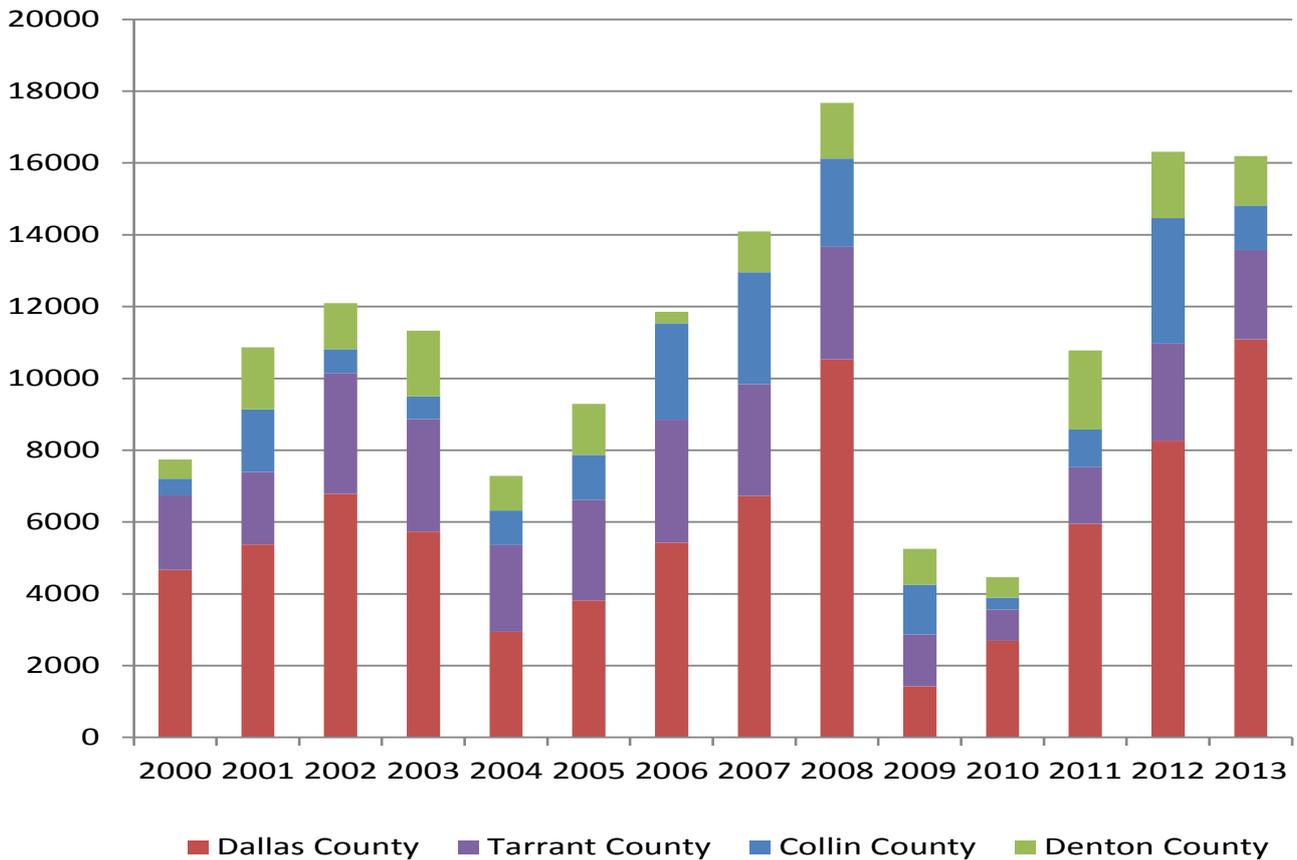
**Figure 9: Single-Family Building Permits Issued in Dallas, Tarrant, Collin and Denton Counties
January 2000 to July 2014**



Source: Texas A&M Real Estate Center, 2014

The number of permitted multifamily units in Dallas, Tarrant, Collin, and Denton Counties varied substantially between 2000 and 2001. The number of permitted units was higher during the region’s downturn from 2001 to 2003. As the single-family housing market began to grow, apartment construction slowed during 2004 before increasing again in 2005 and continued through 2008. The four-county total peaked during 2008, when 17,674 units were permitted. However, during 2009, the number of units permitted fell by roughly two-thirds to 5,256 units and the number of permits issued during 2010 was even lower. Though as the region’s population has continued to grow strongly and single-family homes became difficult for some segments of the population to purchase, the number of permitted multifamily units has rebounded considerably since. During 2012, 16,310 units were issued in the four counties, which was second highest number since 2000. 2013 saw almost identical permitting totals. With the exception of 2009, the most multifamily units were permitted in Dallas County and in 2013 the county saw its largest boom since the millenium, adding over 11,000 units.

Figure 10: Multifamily Units Permitted in Dallas, Tarrant, Collin, and Denton Counties 2000 - 2013



Source: Texas A&M Real Estate Center, 2013

Table 12 shows the conditions of the multifamily housing market by the various submarkets in the Dallas-Fort Worth region during the second quarter of 2014. According to the real estate firm Marcus & Millichap, the region saw an overall vacancy rate of 5.6 percent during 2Q2014, the lowest overall level since 2001. It is anticipated that developers will deliver 19,000 units to the market during this year. The data in Table 12 also show the lowest vacancy rate for multifamily is in the Rockwall/Rowlett/Wylie submarket at 3.7 percent and the highest effective monthly rents are in the Intown Dallas submarket at just below \$1,500.

Table 12: Overview of the Dallas-Fort Worth Apartment Market during the Second Quarter 2014

RANK	SUBMARKET	VACANCY RATE	Y-O-Y BASIS POINT CHANGE	EFFECTIVE RENTS	Y-O-Y PERCENT CHANGE
1	Rockwall/Rowlett/Wylie	3.70%	-110	\$1,090	7.40%
2	Plano	4.30%	10	\$1,017	4.60%
3	Ellis County	4.40%	-690	\$805	2.80%
4	Richardson	4.40%	-50	\$1,042	2.30%
5	Denton	4.60%	-50	\$945	0.90%
6	Las Colinas/Coppell	4.60%	-50	\$1,052	2.60%
7	Far North Dallas	4.80%	-10	\$797	4.50%
8	Northwest Dallas	4.90%	0	\$772	0.70%
9	Garland	5.00%	-100	\$759	4.50%
10	Irving	5.00%	0	\$746	3.80%
11	North Dallas	5.00%	10	\$841	4.00%
12	Frisco/Prosper	5.10%	40	\$1,053	2.60%
13	Carrollton/Farmers Branch/Addison	5.20%	20	\$963	5.40%
14	Oak Lawn/Park Cities	5.20%	-110	\$1,395	4.30%
15	East Dallas	5.30%	70	\$1,111	5.20%
16	Lewisville Area	5.30%	-80	\$928	4.60%
17	Grapevine Area	5.40%	50	\$1,018	0.20%
18	Hurst/Euless/Bedford	5.50%	60	\$771	3.40%
19	Intown Dallas	5.60%	50	\$1,492	1.50%
20	Allen/McKinney	5.80%	-130	\$1,032	10.60%
21	Mesquite	5.90%	-160	\$726	4.90%
22	Arlington	6.00%	-60	\$733	2.40%
23	North Fort Worth	6.20%	-140	\$955	5.40%
24	Johnson County	6.30%	190	\$783	-1.10%

Source: Marcus & Millichap, 2014

Office Trends

According to the real estate firm Transwestern, the Dallas area office market had an overall vacancy rate of 15.8 percent during the second quarter of 2014, while the Fort Worth area office market had a vacancy rate of 12.0 percent (See Tables 13 and 14). Overall, the Dallas area market contained 244.2 million square feet of rentable space and the Fort Worth area market had 51.2 million square feet of rentable space. At the end of the second quarter of 2014, the net absorption (the difference between the amount of newly leased space in the market and new constructed space or formerly leased space that has returned to the market) in the Dallas area market was 1.4 million square feet, which accounted for only a small portion of the 38.6 million square feet of vacant space. While the Fort Worth CBD showed net absorption at negative 193,000 square feet, this is attributable to new inventory coming on line and temporary factors. The Fort Worth CBD continues to have the lowest vacancy rate of all major markets in Texas. Geographically, the largest concentrations of office space in the Dallas-Fort Worth region are in the Dallas Central Business District, the Dallas North Tollway area, and the Upper Tollway/West Plano area. The highest vacancy rates during the second quarter of 2014 were found in the Hurst/Euless/Bedford area (26.8 percent), the West LBJ Freeway area (26.5 percent), and the East LBJ Freeway area (25.4 percent), all of which are being negatively impacted by major road construction projects. The Dallas CBD, with a vacancy rate of 23.4 percent, is improving, but is challenged by the popularity of uptown office properties.

Table 13: Overview of the Dallas Area Office Market during the Second Quarter 2014

SUBMARKET	TOTAL RENTABLE SF	TOTAL VACANCY SF	VACANCY RATE W/ SUBLET	YTD 2014 TOTAL NET ABSORPTION
Dallas CBD	34,885,489	8,160,954	23.4%	278,000
Uptown/Turtle Creek	11,914,443	1,085,863	9.1%	157,000
White Rock	4,217,359	407,557	9.7%	-1,000
Central Expressway	14,607,636	2,434,025	16.7%	198,000
Preston Center	5,110,998	328,358	6.4%	-31,000
Stemmons Freeway	13,878,228	3,309,991	23.9%	102,000
South Irving	2,056,134	172,323	8.4%	-4,000
Las Colinas/Urban Center	9,449,105	1,950,793	20.6%	266,000
Office Center/LBJ Extension	15,685,203	1,672,986	10.7%	-22,000
DFW Freeport/Coppell	10,882,601	1,791,990	16.5%	-69,000
West LBJ Freeway	4,942,383	1,311,111	26.5%	52,000
Denton/Lewisville	8,871,459	1,210,026	13.6%	-89,000
Frisco/The Colony	4,583,016	456,923	10.0%	-26,000
Allen/McKinney	5,865,640	459,686	7.8%	78,000
Upper Tollway/West Plano	22,171,707	1,864,427	8.4%	335,000
Plano	8,438,441	1,042,660	12.4%	-36,000
Richardson	16,608,751	2,017,665	12.1%	262,000
North Dallas Tollway	22,011,315	3,550,394	16.1%	203,000
East LBJ Freeway	17,166,057	4,353,429	25.4%	-133,000
Garland	2,249,122	369,465	16.4%	-15,000

Table 13: Overview of the Dallas Area Office Market during the Second Quarter 2014
(continued)

SUBMARKET	TOTAL RENTABLE SF	TOTAL VACANCY SF	VACANCY RATE W/ SUBLET	YTD 2014 TOTAL NET ABSORPTION
Southeast Dallas	760,425	101,224	13.3%	18,000
Mesquite Rockwall	1,348,086	129,886	9.6%	-6,000
Southwest Dallas	3,118,132	372,254	11.9%	-38,000
Grand Prairie	3,397,305	77,831	2.3%	-12,000
Subtotal - Dallas Suburbs	209,333,546	30,470,867	14.6%	1,189,000
TOTAL - Dallas Area	244,219,035	38,631,821	15.8%	1,467,000

Source: Transwestern, 2014

Table 14: Overview of the Fort Worth Area Office Market during the Second Quarter 2014

SUBMARKET	TOTAL RENTABLE SF	TOTAL VACANCY SF	VACANCY RATE W/ SUBLET	YTD 2014 TOTAL NET ABSORPTION
Fort Worth CBD	11,112,034	1,573,698	14.3%	120,000
Northwest Fort Worth	532,203	73,277	13.8%	-38,000
Alliance/Fossil Creek	2,127,815	39,608	2.1%	6,000
Westlake/Grapevine	7,754,283	1,228,555	17.8%	-37,000
Hurst/Euless/Bedford	4,879,432	772,628	26.8%	-13,000
Northeast Fort Worth	3,346,776	395,633	11.9%	20,000
Arlington	8,891,872	1,050,530	12.6%	48,000
Southeast Fort Worth	1,427,750	100,152	7.0%	8,000
Southwest Fort Worth	11,152,450	1,451,452	13.3%	79,000
TOTAL - Fort Worth Area	51,224,615	6,685,533	13.1%	193,000

Source: Transwestern, 2014

Industrial/Warehousing Trends

As one of the primary distribution centers in the United States, the Dallas-Fort Worth region had an enormous amount of industrial/warehouse space totaling 758.0 million square feet of industrial/warehousing space during the second quarter of 2014 (See Table 15). In the DFW Metro market, there was 494.6 million square feet of rentable industrial space in the Dallas area and 263.3 million square feet in the Fort Worth area. The regional industrial/warehousing vacancy rate was 6.4 percent as of 2Q2014, down considerably from 8.5 percent during 2Q2013. Overall, the DFW region has absorbed 7.2 million square feet to date during 2014.

Table 15: Overview of the Dallas-Fort Worth Industrial Market during the Second Quarter 2014

SUBMARKET	NET RENTABLE SF	TOTAL VACANCY SF	TOTAL VACANCY RATE 2Q 2014	2014 YTD TOTAL NET ABSORPTION
Dallas				
Flex/High-Tech	101,227,549	9,947,815	9.8%	-384,551
Manufacturing	51,732,229	6,997,029	13.5%	-2,148,307
Warehouse Distribution	341,738,656	20,175,000	5.9%	6,003,632
Total – Dallas	494,698,434	37,119,844	7.5%	3,470,774
Fort Worth				
Flex/High-Tech	33,101,726	3,170,583	9.6%	33,493
Manufacturing	24,313,630	619,264	2.5%	-503,766
Warehouse Distribution	205,931,922	7,302,046	3.5%	4,236,711
Total – Fort Worth	263,347,278	11,091,893	4.2%	3,766,438
DFW Metroplex				
Flex/High-Tech	134,329,275	13,118,398	9.8%	-358,058
Manufacturing	76,045,859	7,616,293	10.0%	-2,652,073
Warehouse Distribution	547,670,578	27,477,046	5.0%	10,240,343
TOTAL - DFW Metroplex	758,045,712	48,211,737	6.4%	7,237,212

Source: Transwestern, 2014

Retail Trends

During the 3rd Quarter of 2014, retail construction delivery almost doubled from 2Q2014 to over 659,000 square feet. The focus of this surge was in the 380 Corridor between McKinney and Denton as well as along Sam Rayburn Tollway and the Dallas North Tollway in the North Plano/Frisco area. Overall, the region now has 273.4 million square feet of total retail space and the regional vacancy rate was 7.6 percent, down from 8.8 percent from the previous year. Currently, the vacancy rate for retail was slightly higher in the Dallas area (7.8 percent) than it was in the Fort Worth area (7.3 percent).

Table 16: Overview of the Dallas-Fort Worth Retail Market during the Third Quarter 2014

MARKET	NET RENTABLE SF	DIRECT VACANCY SF	TOTAL VACANCY RATE	2014 YTD TOTAL NET ABSORPTION
Central Dallas	9,106,345	398,071	4.4%	54,406
Central Fort Worth	23,497,606	2,154,604	9.2%	166,341
East Dallas Outlying	3,503,104	126,335	3.6%	-15,210
Far North Dallas	53,952,341	5,248,505	9.7%	564,118
Mid-Cities	50,036,310	3,340,297	6.7%	789,934
Near North Dallas	21,084,243	1,275,730	6.1%	48,759
North Central Dallas	30,244,311	2,003,873	6.6%	145,412
Southeast Dallas	13,179,212	968,471	7.3%	-39,268
Southwest Dallas	17,143,905	1,563,330	9.1%	443,342
Suburban Fort Worth	21,691,651	1,451,623	6.7%	498,075
West Dallas	29,988,752	2,374,406	7.9%	466,597
Dallas Total	178,202,213	13,958,721	7.8%	1,663,007
Fort Worth Total	95,225,567	6,946,524	7.3%	1,454,350
TOTAL	273,427,780	20,905,245	7.6%	3,122,506

Source: CBRE, 2014

RDS FORECAST REVIEW

RDS was retained to review the latest socioeconomic forecasts for the CTP AOI for accuracy and reasonableness. For the purpose of this study, C&M Associates provided RDS with households, population, and employment data from the demographic datasets that were used to develop Mobility 2035 - 2013 Update⁴ at the TAP zone level. The data was provided in five intervals, 2014, 2018, 2028 and 2035 for 733 TAP zones.

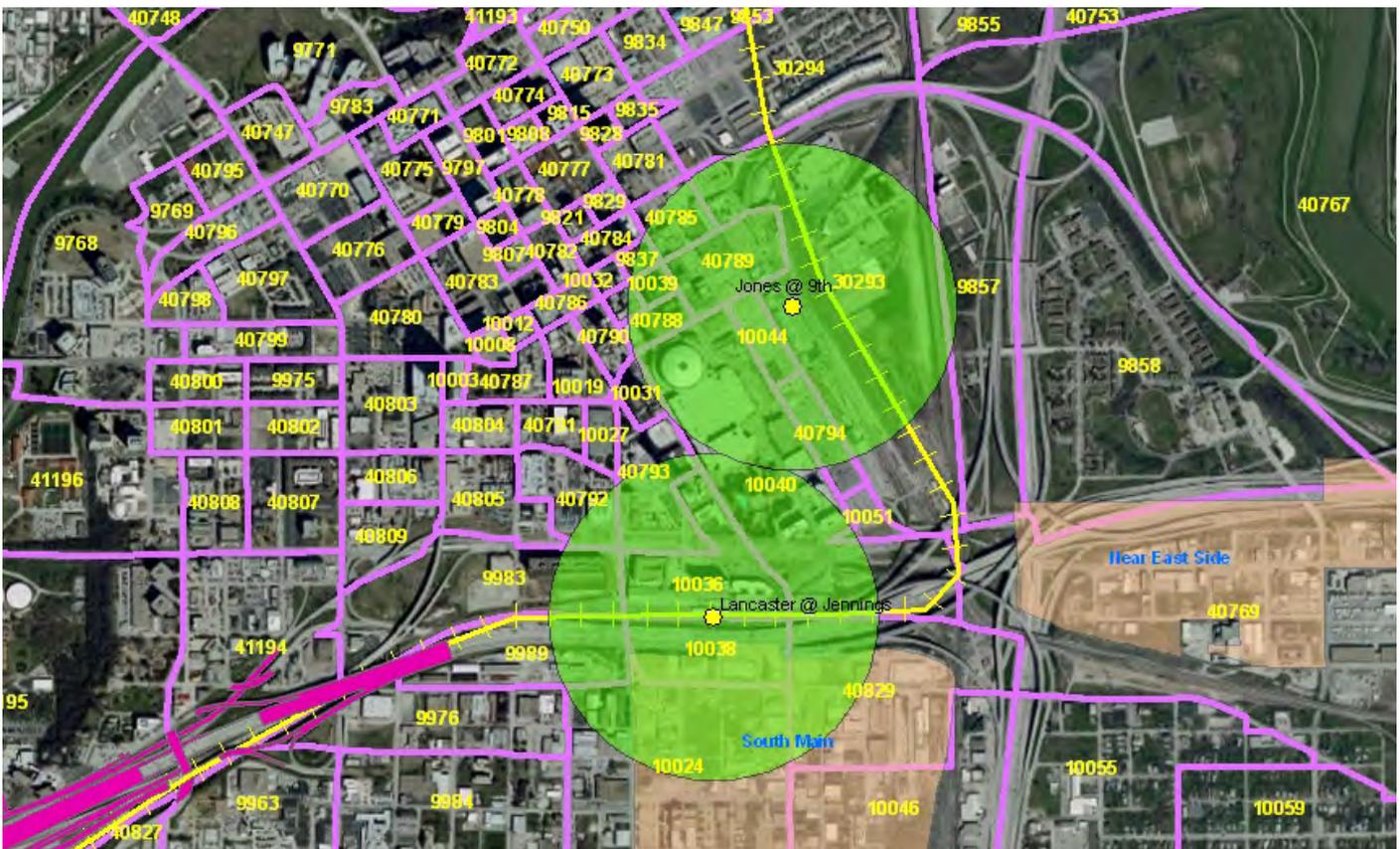
A larger geography, "Market Area" forecast for years 2005, 2035 and 2040 was completed and approved by the NCTCOG Executive Board in February 2011, and, at the time of this report, stands as the official demographic projection for DFW regional transportation infrastructure planning and resource allocation efforts. The projection process started with the establishment of regional household and employment control totals for the forecast years. The control totals were based on projections purchased from Dr. Ray Perryman, who has developed models for forecasting economic and demographic factors. The control totals were allocated to forecast districts using the Gravity Land Use Model (G-LUM). This specialized model was developed by Dr. Kara Kockelman at the University of Texas at Austin and further improved by NCTCOG staff in cooperation with UT Austin. The forecasts at the district level were then disaggregated to TAP zones using a disaggregation model developed at NCTCOG. TAP zone demographics were then sent to the respective cities for review and comment.

In early 2007, NCTCOG staff began work on the 2040 Demographic Forecast and through these efforts, new 2005 baseline demographics were developed, reviewed extensively by local municipalities, and approved by the NCTCOG Executive Board in October 2007. RDS created GIS datasets that allowed review of the demographic datasets used in developing the Mobility 2035 - 2013 Update. RDS also used new Census household and population data, County Appraisal District Parcel counts by land use, rates of future development based on past economic trends, and various other calculations to assist in the review.

GIS Review: RDS relied heavily on geographic information system (GIS) technology during the comprehensive review process. RDS gathered multiple years of aerial photography, zoning and future land use maps, parcel boundaries and development databases for GIS analysis. Using GIS, RDS determined TAP zones where new development had occurred. Through the use of GIS, multiple datasets were displayed side-by-side. This allowed staff to review all model years of the NCTCOG Forecast simultaneously.

Households/Population: Original data from NCTCOG was provided to RDS by C&M Associates for the AOI for the years 2014, 2018, 2028 and 2035. It was determined that RDS would review all 733 TAP zones for all iterations. The development dataset included both single and multi-family residential projects which were mapped and reviewed for addition. Figure 11 shows a sample map. Specific attention was also given to areas with the greatest potential for redevelopment. For example, the City of Fort Worth provided RDS with zoning information related to their "Urban Village" designations. These denote geographic areas zoned for more dense, multi-use development that are transit and pedestrian friendly. Specific attention was given to areas like these, as well as future potential commuter rail stations or other land use or zoning areas that cities place focus on for future development.

4. In June 2013, the Regional Transportation Council approved a new long-range transportation plan, Mobility 2035 - 2013 Update. The underlying socio-economic data used for development of the plan were the same as for the previous mobility plan.

Figure 11: Sample Development Monitoring Map

Employment: As for households and population, RDS staff reviewed all 733 TAP zones with specific attention to zones that showed significant growth during the forecast years. The development database was very important, as many of the points of interest included building square footages and future projects. RDS also used consistent employees per square footage data (see Appendix D) for estimating job potential. The future year review used data and information gathered from the cities of Fort Worth, Cleburne and Burleson and information from the development dataset that was labeled as under construction, future, or conceptual. Employment clusters around transit-oriented development and highway frontage were also reviewed for potential growth or redevelopment.

RDS 2014-2035 Review: Using GIS, Census data, new home reports, commercial development datasets and current year Appraisal District data for each individual TAP zone, iterations for 2014, 2018, 2028 and 2035 were reviewed for growth and reasonableness. RDS staff established their own totals for each. NCTCOG household sizes were used by RDS to calculate population within the AOI. Figures 12, 13, and 14 illustrate this growth from 2012 to 2035 and compare them by absolute and percentage growth.

Figure 12: RDS vs. NCTCOG Forecast Households (AOI only)

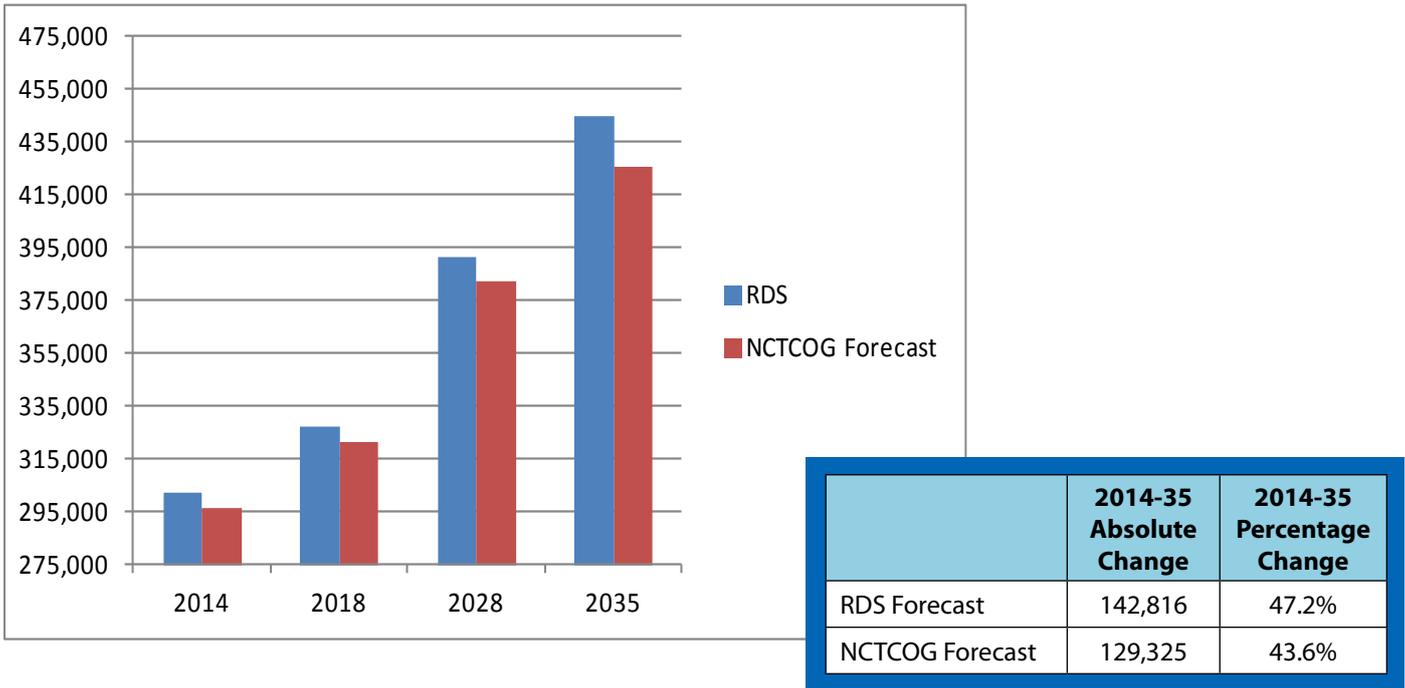


Figure 13: RDS vs. NCTCOG Forecast Population (AOI only)

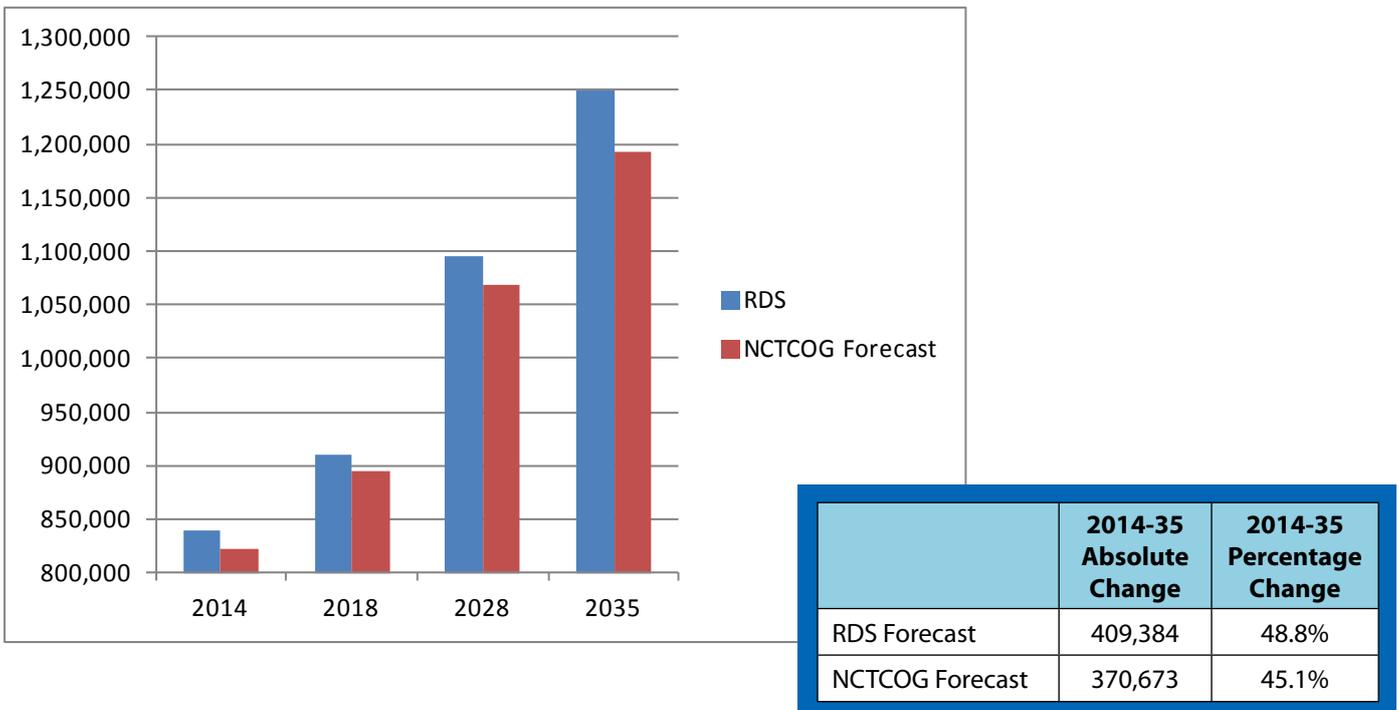


Figure 14: RDS vs. NCTCOG Forecast Employment (AOI only)

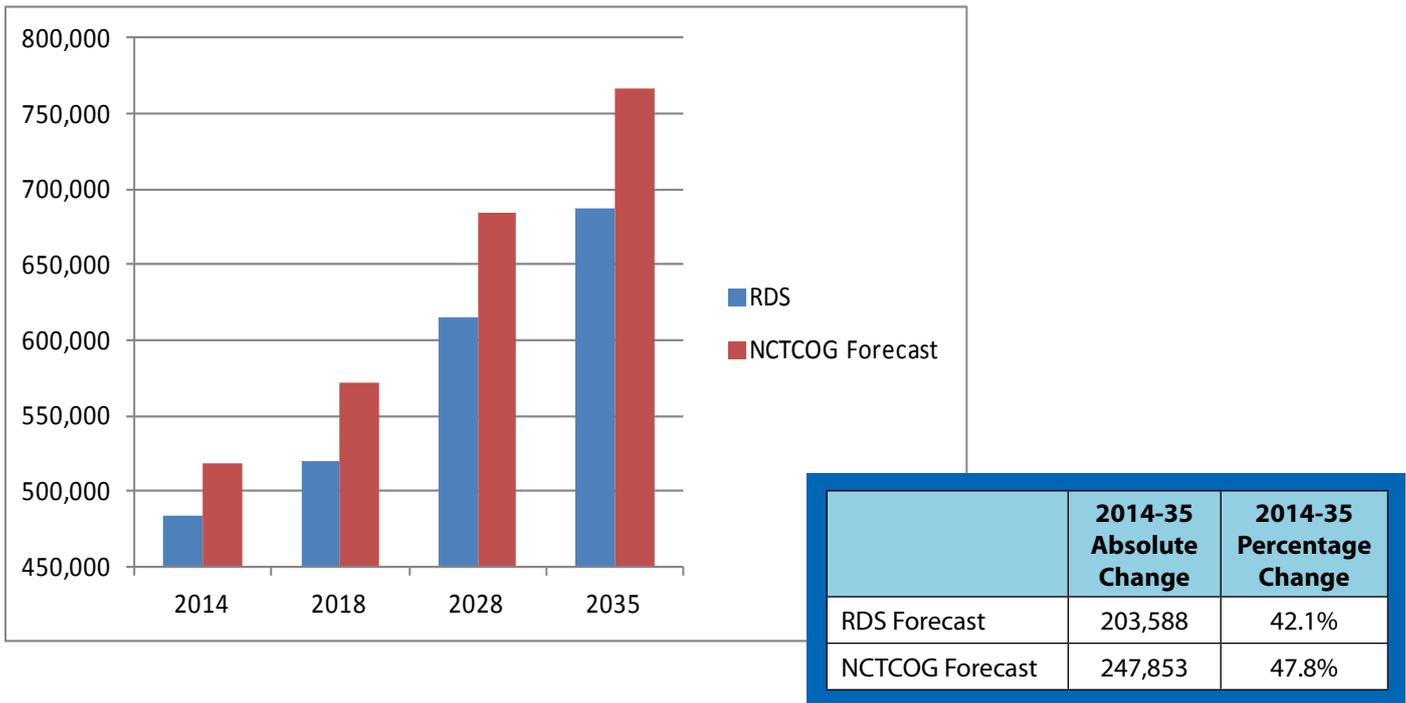


Table 17 illustrates NCTCOG’s adopted and RDS’ post-review AOI totals for households, population and employment for all forecast years.

Table 17: RDS and NCTCOG Area of Interest Statistics

	2014			2018		
	HH	POP	EMP	HH	POP	EMP
Chisholm Trail Pkwy (RDS)	302,338	839,652	483,602	327,246	910,725	520,364
Chisholm Trail Pkwy (NCTCOG)	296,550	822,699	518,299	321,456	893,989	572,170

	2028			2035		
	HH	POP	EMP	HH	POP	EMP
Chisholm Trail Pkwy (RDS)	391,834	1,095,888	614,366	445,154	1,249,036	687,190
Chisholm Trail Pkwy (NCTCOG)	382,484	1,068,423	684,610	425,875	1,193,372	766,152

POSSIBLE INFLUENTIAL FACTORS TO DEMOGRAPHIC AND EMPLOYMENT PROJECTIONS

This section provides an overview of market-based and policy factors that could potentially influence the speed and magnitude of population and employment growth in the Dallas-Fort Worth region. This assessment does not offer specific probabilities of any factor characteristic becoming true, but is structured to be centered on a “most-likely” outcome. Other scenarios are “conservative” or “optimistic,” where conservative factors would lead to relatively slower regional population and employment growth and optimistic factors contributing to relatively higher population and employment growth.

Housing Markets

Though housing markets have not completely recovered from the financial crisis and subsequent recession, the North Texas region is seeing a strong recovery illustrated by the data presented earlier in this report. Interest rates will certainly rise and more responsible banking practices will hopefully reduce the chance of a housing bubble over the next few decades. Overall, there is little long term threat to Dallas-Fort Worth residential development and housing should remain affordable compared to many of the nation’s largest metro areas. The main threat to the local housing market, all else equal, would be on a larger scale, most likely a national recession.

Commercial Real Estate Markets

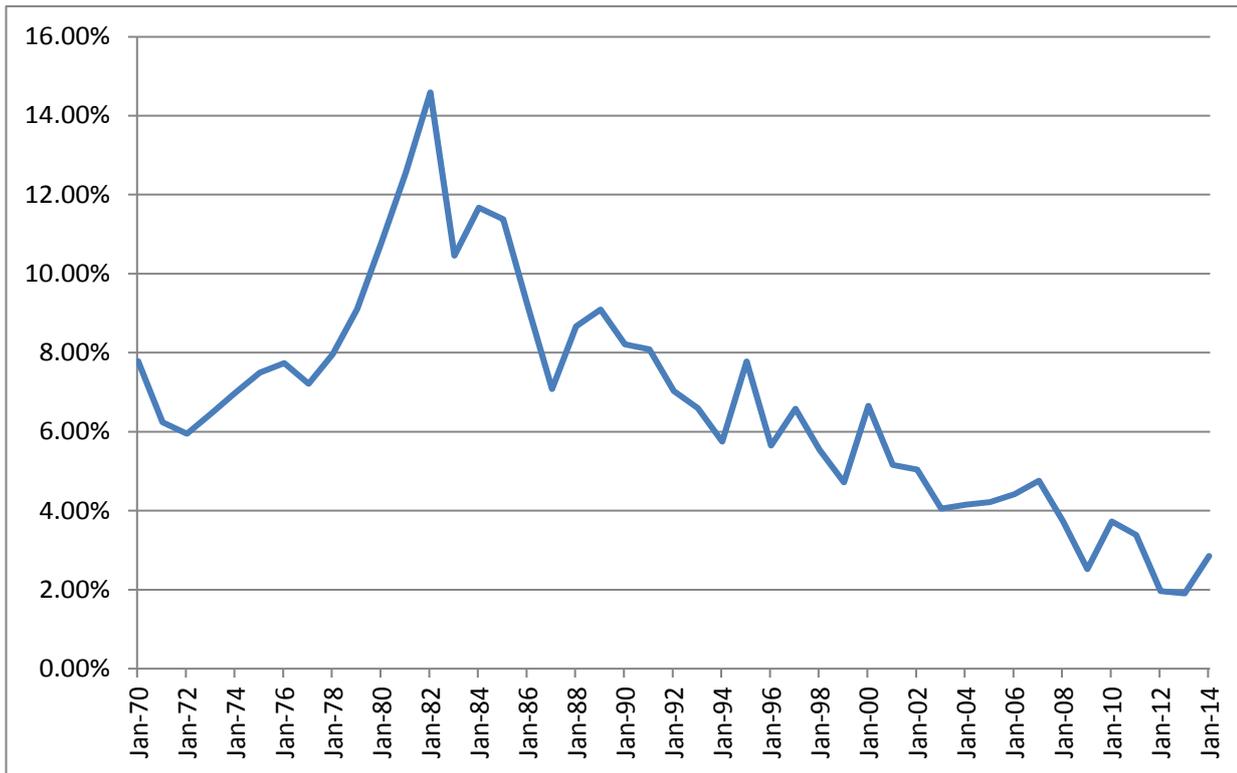
Commercial real estate markets are seeing a similar rebound from the recession, albeit lagging behind the regional housing market. Recently, the region has experienced increased demand for office space and steady rises in rents over the past several quarters. Dallas-Fort Worth remains an attractive destination for businesses to relocate to, and most will be housed primarily in an office environment. The increased use of contract and work-at-home employees could have an influence on the office rentals, but likely the effects will be gradual and minimal over time.

Retail real estate markets face ongoing uncertainty mainly due to the shifting behavior of consumers. Retail sales through internet sites are increasing due to convenience and often no sales tax charges. The most-likely scenario suggests that destination shopping is not likely to recover market share lost to internet sales, but will remain an important commercial real estate component.

Interest Rates

Interest rates in the US remain at 40+ year lows (Figure 15). The primary factors that influence US interest rates are an international desire for US public and corporate debt and the Federal Reserve Bank injecting liquidity into markets through asset purchases and trading of debt instruments of differing maturities. Expectations are for interest rates to rise and due to the Fed’s long term stance on inflation, interest rates on 10-year treasuries will generally average 4% to 6%, with slight variations around economic cycles. Overall, interest rates will be a positive factor for the forecast period due to monetary policy guidance while moderating inflation risks.

Figure 15: Average Annual Interest Rates on U.S. Treasury 10-Year Securities



Source: Federal Reserve Bank of Dallas

Immigration Policy

Immigration policy will have a sizable effect on population and employment growth throughout North Texas. Tighter border security will substantially diminish the number of undocumented workers arriving in North Texas, decreasing total population and reducing overall demand for goods and services. Without advocating, undocumented workers are a source of relatively low cost labor in construction. If construction costs rise due to labor shortages, then housing costs will increase and the regional competitive advantage of affordable housing is lessened.

Hispanic immigration to North Texas represents the biggest shift in regional demographics over the past few decades. The Hispanic population in 2010 has grown from 21 percent of total population in 2000 to 27.3 percent in 2010. This population tends to be younger, and with stricter immigration controls, the resultant aging of the population will lead to lower labor force participation rates due to worker retirement and an overall reduction in economic growth.

Water Availability

Water availability is quickly becoming an increasing risk to the long-term future growth potential of the DFW region. Local water resources have experienced declining trends as population growth has increased demand and drought has lowered recharge rates.

Long facility planning and implementation times, extended drought, development lawsuits, regulatory hurdles and naturally occurring biological issues all can and will affect the regional future water supply. Planners are hoping that the development of new reservoirs, normal to above average rainfall, water reuse plans, and conservation measures will meet projected demand through 2050. Texas voters will also decide on a constitutional amendment this November that could bring \$2 billion for new water projects to the state.

Environmental Regulations

In 2012, many counties in the DFW region were designated as “serious” non-attainment under the EPA’s air quality standard with a target date of 2018 to reach compliance standards by lowering ozone causing pollutants. This potentially could reduce employment growth by forcing relocation or discouraging the attraction or expansion of industrial facilities. The region is also home to many regional or national company headquarters that could be negatively affected by tighter environmental regulations. Most likely, companies will be able to comply or circumvent the enhanced environmental regulations and therefore will not significantly influence regional employment and population.

Natural Gas Exploration and Production

Natural gas exploration and production activities are focused on activity in the Barnett Shale which includes Tarrant and Johnson counties. After seeing a boom in the mid-2000’s, natural gas prices decreased in recent years, but world market conditions and possibly up to four natural gas exporting facilities in Texas may create new demand for U.S. produced natural gas that could spark resurgence in drilling and production in North Texas. This activity could increase the rate of population and employment growth in Johnson and Tarrant Counties.

Regional and Global Competitiveness

North Texas has had tremendous success in recent years attracting firms to relocate from other areas of the country. The region’s pool of skilled labor, low tax environment, transportation infrastructure, and state and local business incentives all solidify its position as a regional hub of global business, spurring population and employment growth. It is quite possible that the region could evolve into a major hub of international commerce similar to Los Angeles, Chicago or New York. If this were to occur, population and employment may understate potential growth.

REGIONAL ECONOMIC CYCLES - ALTERNATIVE SCENARIOS

The conservative and optimistic demographic scenarios were created by varying rates and magnitudes of growth due to positive or negative factors to residential or commercial development. Initial reviews of county population and employment data were performed utilizing several national and state agencies that specialize in the field. RDS used these reviews as a guide during its review, as examination of each was a valuable tool in establishing the alternative scenarios.

RDS estimated the household and employment growth impacts due to proximity to existing land uses and potential plans for new construction and redevelopment opportunity. Examples include rail stations, highways, special zoning districts, and the CTP facility itself. Using GIS as a tool and the influential factors as a guide, the conservative and optimistic scenarios illustrated in Figures 16-18 were created to reflect the potential growth success or lack thereof within each TAP zone. For the TAP zones where a detailed review was not done, global factors were applied and the base (Most-likely) RDS forecasts were adjusted upwards or downwards.

Figure 16: Household Comparison by Scenario (AOI)

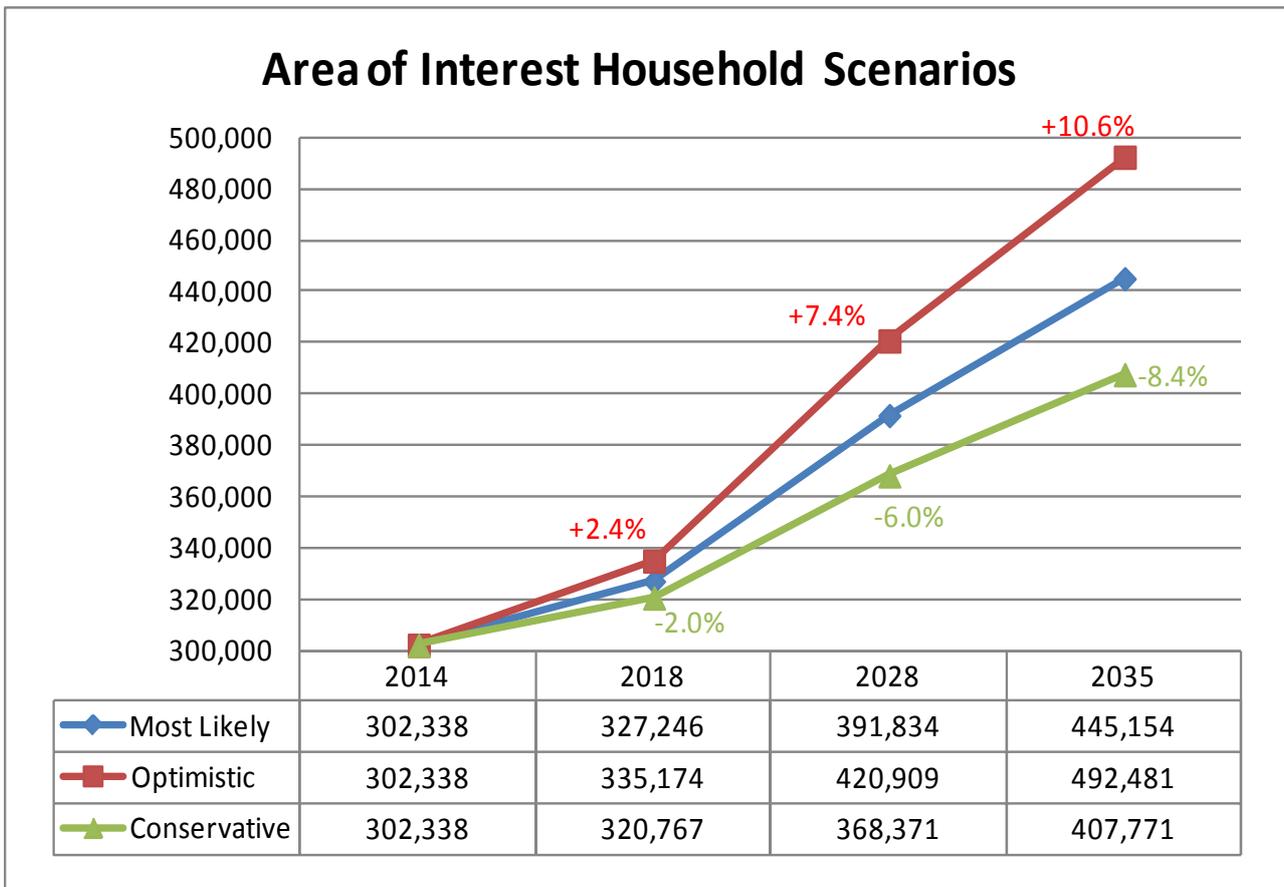


Figure 17: Population Comparison by Scenario (AOI)

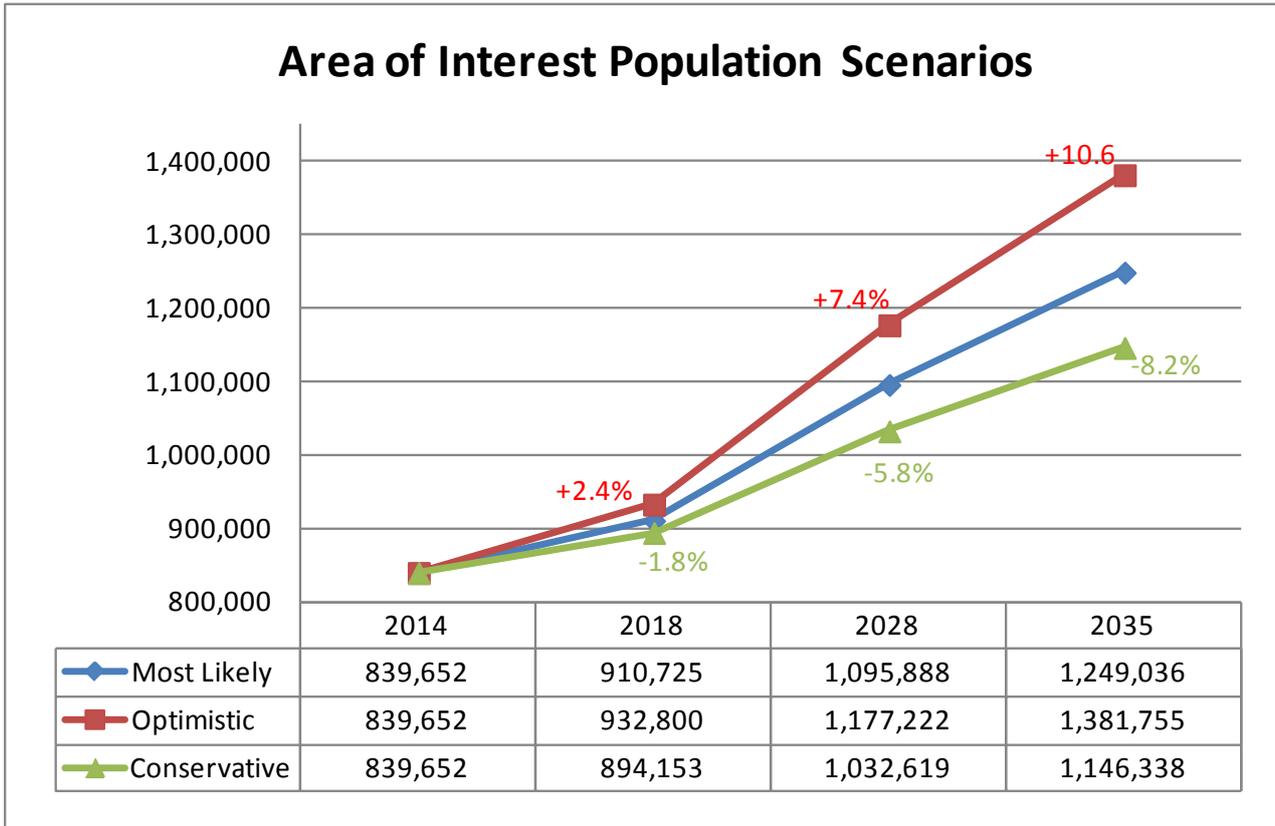
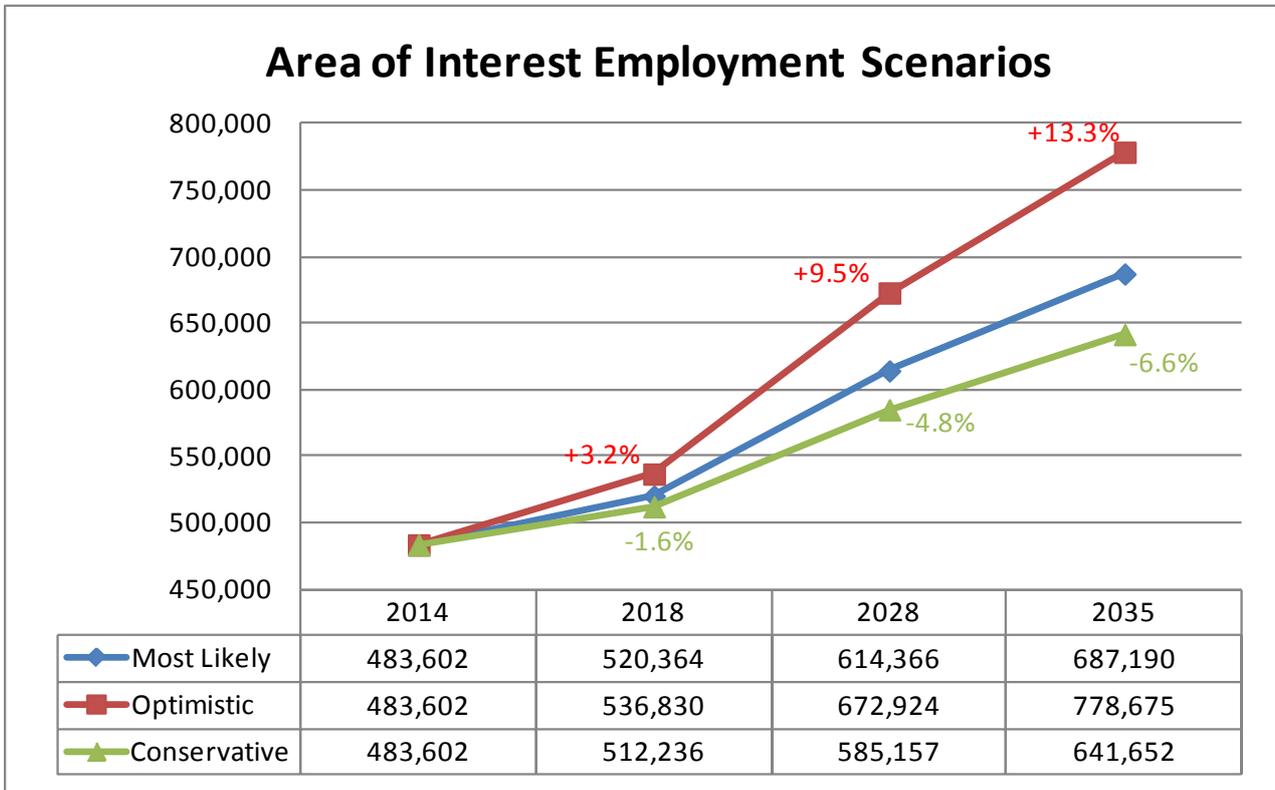


Figure 18: Employment Comparison by Scenario (AOI)



Special generators are employers with unique traffic patterns that generate high traffic volumes on a consistent or event-driven basis. Most of these special generators are universities, hospitals, and malls. NCTCOG examines each of these to ensure correct geographical location and then assigns each an accurate employment total. Here is a list of special generators located within the CTP AOI. Each of these was taken into account when TAP zone totals were calculated to ensure proper traffic volumes.

Special Generator	Type
Texas Health Walls Regional Hospital	Hospital
North Hills Hospital	Hospital
Kindred Hospital Fort Worth	Hospital
Harris Methodist Southwest Hospital	Hospital
La Gran Plaza de Fort Worth	Shopping Mall
Hulen Mall	Shopping Mall
Tarrant County College - South Campus	University/College
Tarrant County College - Northwest Campus	University/College
Southwest Baptist Theological Seminary	University/College

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
9350	TARRANT	Marine Creek Ranch	139	194	866	74	1003	2137
9350	TARRANT	Stone Creek Ranch	0	18	590	0	256	864
9350 Total			139	212	1456	74	1259	3001
9402	TARRANT	Arbor Mill Plantation	0	0	0	0	52	52
9402 Total			0	0	0	0	52	52
9410	TARRANT	Trailwood (Ft. Worth)	0	0	0	0	524	524
9410 Total			0	0	0	0	524	524
9423	TARRANT	Springlake Park	3	1	0	3	104	108
9423 Total			3	1	0	3	104	108
9487	TARRANT	Legend Point Addition	0	0	0	0	179	179
9487 Total			0	0	0	0	179	179
9491	TARRANT	Glenwyck Addition	0	0	0	0	47	47
9491	TARRANT	Glenwyck Villas Addition	0	0	0	0	53	53
9491	TARRANT	Royal Court	0	0	0	0	11	11
9491 Total			0	0	0	0	111	111
9492	TARRANT	Park Oaks Addition (NRH)	0	0	0	0	19	19
9492 Total			0	0	0	0	19	19
9666	TARRANT	Hills of Windridge	0	0	1284	0	0	1284
9666	TARRANT	Live Oak Creek	23	72	585	14	151	822
9666	TARRANT	Silver Ridge (FTW-W)	28	6	31	7	183	227
9666	TARRANT	Westpoint Village	2	0	0	0	77	77
9666 Total			53	78	1900	21	411	2410
9719	TARRANT	River Bend Estates (Ft. Worth)	0	0	0	0	201	201
9719	TARRANT	Woodhaven Country Club Estates	0	24	41	2	112	179
9719 Total			0	24	41	2	313	380
9745	TARRANT	Allencrest Addition	0	0	0	0	13	13
9745 Total			0	0	0	0	13	13
9757	TARRANT	Park, The	0	10	0	0	10	20
9757 Total			0	10	0	0	10	20
9855	TARRANT	Palisades (FTW North)	0	0	0	0	40	40
9855 Total			0	0	0	0	40	40
9857	TARRANT	Pecan Place Townhomes	0	0	0	0	28	28
9857 Total			0	0	0	0	28	28
9874	TARRANT	White Lake Hills	0	0	0	0	11	11
9874 Total			0	0	0	0	11	11

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
9877	TARRANT	Crescent Place	12	0	0	5	72	77
9877	TARRANT	Oak Hill Estates	0	0	0	0	74	74
9877 Total			12	0	0	5	146	151
9917	TARRANT	Cocasa Estates	0	0	0	0	4	4
9917	TARRANT	Vista West West	0	0	1267	0	0	1267
9917 Total			0	0	1267	0	4	1271
9920	TARRANT	Dale Lane Townhomes	0	0	46	0	0	46
9920	TARRANT	Settlement Plaza	0	0	0	0	91	91
9920	TARRANT	Settlement Village	0	0	0	0	248	248
9920	TARRANT	Sienna Hills	0	0	564	0	0	564
9920	TARRANT	Sunview Addition	30	37	26	8	507	578
9920 Total			30	37	636	8	846	1527
9930	TARRANT	Ridgmar Estates	0	0	0	0	72	72
9930 Total			0	0	0	0	72	72
9933	TARRANT	Shady Oaks Country Club	0	0	0	0	22	22
9933	TARRANT	Westworth Park	4	14	0	8	78	100
9933 Total			4	14	0	8	100	122
9946	TARRANT	Hilltop	0	0	0	0	16	16
9946	TARRANT	Monticello Addition	0	0	0	0	2	2
9946	TARRANT	Trinity Heights Addition	0	0	0	0	4	4
9946 Total			0	0	0	0	22	22
9948	TARRANT	Hi-Mount Addition	0	0	0	0	4	4
9948	TARRANT	Museum West	1	9	0	0	3	12
9948	TARRANT	Tipton Place	0	0	0	0	7	7
9948 Total			1	9	0	0	14	23
9951	TARRANT	Casa Blanca	0	0	0	0	22	22
9951	TARRANT	Linwood Addition	0	4	109	8	0	121
9951	TARRANT	Lower Monticello	0	0	0	0	4	4
9951	TARRANT	William J. Bailey Addn.	7	2	0	1	12	15
9951	TARRANT	William J. Bailey Addn. Townhomes	2	2	0	0	18	20
9951 Total			9	8	109	9	56	182
10024	TARRANT	Westview Condos (Fort Worth W)	0	0	0	0	50	50
10024 Total			0	0	0	0	50	50
10085	TARRANT	McIntire's Eastland Addition	0	0	15	0	0	15
10085	TARRANT	Meadowbrook Heights	0	0	30	0	0	30
10085	TARRANT	Tandy Wakefield Addition	0	0	19	0	0	19

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
10085 Total			0	0	64	0	0	64
10148	TARRANT	Westover Hills	0	0	0	0	36	36
10148	TARRANT	Westover Square	0	6	0	1	14	21
10148 Total			0	6	0	1	50	57
10159	TARRANT	Meadowmere Courts	0	0	0	0	30	30
10159 Total			0	0	0	0	30	30
10183	TARRANT	EF Seidels Subdivision	0	0	16	0	0	16
10183 Total			0	0	16	0	0	16
10191	TARRANT	Magnolia Green Townhomes	0	0	0	0	17	17
10191	TARRANT	Oleander Place Townhomes	8	0	0	0	17	17
10191	TARRANT	Texana Townhomes	0	0	0	0	14	14
10191 Total			8	0	0	0	48	48
10301	TARRANT	Normandale Park	0	0	36	0	0	36
10301	TARRANT	Normandale Terrace	0	0	12	0	0	12
10301 Total			0	0	48	0	0	48
10308	TARRANT	Chapin Commons Addition	0	29	0	0	4	33
10308	TARRANT	Palomino Estates	0	0	67	0	27	94
10308 Total			0	29	67	0	31	127
10316	TARRANT	Giverny Addition TH	4	15	0	0	19	34
10316	TARRANT	River Park Addn/Riverwood	0	0	0	0	46	46
10316 Total			4	15	0	0	65	80
10319	TARRANT	Ridglea Place	0	0	33	0	55	88
10319 Total			0	0	33	0	55	88
10321	TARRANT	Villa Ridge Addition	0	0	9	0	0	9
10321 Total			0	0	9	0	0	9
10324	TARRANT	Stonegate Addition	0	0	0	0	79	79
10324 Total			0	0	0	0	79	79
10329	TARRANT	University Place (COFW-SW)	0	0	0	0	4	4
10329 Total			0	0	0	0	4	4
10330	TARRANT	Frisco Railroad Addition	1	2	0	3	13	18
10330 Total			1	2	0	3	13	18
10366	TARRANT	Englewood Heights	0	0	4	0	10	14
10366 Total			0	0	4	0	10	14
10368	TARRANT	Edgewood Terrace Addition	0	0	0	0	13	13
10368 Total			0	0	0	0	13	13
10420	TARRANT	Markum Ranch Estates	0	0	72	0	62	134

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
10420 Total			0	0	72	0	62	134
10425	TARRANT	Meadows, The (Benbrook)	0	0	0	0	91	91
10425	TARRANT	Shady Valley (Benbrook)	0	0	0	0	22	22
10425 Total			0	0	0	0	113	113
10430	TARRANT	Ridglea Hills	0	3	0	0	6	9
10430	TARRANT	Ridglea West	0	0	0	0	7	7
10430 Total			0	3	0	0	13	16
10431	TARRANT	Bellaire Country Place	0	0	0	0	36	36
10431	TARRANT	Waterwood Place Townhomes	0	0	0	0	43	43
10431 Total			0	0	0	0	79	79
10434	TARRANT	Edwards Ranch/Riverhills	18	112	43	24	34	213
10434	TARRANT	Hampton Place	0	0	0	0	57	57
10434	TARRANT	Ridgewood	0	0	0	0	24	24
10434	TARRANT	River Park Addn	0	0	0	0	60	60
10434	TARRANT	River Park Addn/Retreat at	0	0	0	0	51	51
10434	TARRANT	River Park Addn/River Bend Villas	0	0	0	0	110	110
10434	TARRANT	River Park Addn/River Elm	1	9	0	0	28	37
10434	TARRANT	River Park Addn/Riverhollow	0	0	0	0	40	40
10434 Total			19	121	43	24	404	592
10468	TARRANT	Sierra Vista (Ft. Worth)	0	140	0	0	92	232
10468 Total			0	140	0	0	92	232
10471	TARRANT	Rolling Hills (COFW-SE)	16	95	0	5	55	155
10471 Total			16	95	0	5	55	155
10475	TARRANT	Homewood	0	0	5	0	0	5
10475 Total			0	0	5	0	0	5
10509	TARRANT	Timbercreek Square	0	0	0	0	44	44
10509 Total			0	0	0	0	44	44
10512	TARRANT	Meadows West	0	0	0	0	380	380
10512	TARRANT	Mira Vista	0	0	0	0	375	375
10512	TARRANT	Monarch Hills	0	0	0	0	80	80
10512	TARRANT	Shady River Estates	0	0	0	0	19	19
10512	TARRANT	Trinity Estates (Benbrook)	0	0	0	0	272	272
10512	TARRANT	Trinity Gardens	0	0	0	0	77	77
10512	TARRANT	Trinity Heights (Fort Worth)	0	0	0	0	78	78
10512 Total			0	0	0	0	1281	1281
10550	TARRANT	Forest Glen Addition	0	0	0	0	46	46

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
10550	TARRANT	Oakhill Vista Addition	0	0	145	0	0	145
10550 Total			0	0	145	0	46	191
10578	TARRANT	Hills of Whitestone	0	0	0	0	186	186
10578	TARRANT	Whitestone Crest Add.	0	0	169	0	0	169
10578 Total			0	0	169	0	186	355
10580	TARRANT	Brookside (Benbrook)	10	3	220	0	105	328
10580 Total			10	3	220	0	105	328
10641	TARRANT	Bellaire Ridge	0	0	0	0	70	70
10641	TARRANT	Bellaire Village Townhomes	0	48	0	0	6	54
10641	TARRANT	Hawthorne Park Estates	0	0	0	0	44	44
10641	TARRANT	Pebble Creek Ridge	0	6	0	0	16	22
10641 Total			0	54	0	0	136	190
10642	TARRANT	Hulen Bend Addition	0	0	0	0	86	86
10642	TARRANT	Oakmont Meadows	0	0	0	0	236	236
10642 Total			0	0	0	0	322	322
10643	TARRANT	Hulen Bend Estates	0	0	0	0	372	372
10643 Total			0	0	0	0	372	372
10653	TARRANT	Edgecliff III	0	0	0	0	115	115
10653 Total			0	0	0	0	115	115
10688	TARRANT	Briercliff Estates	0	0	0	0	59	59
10688	TARRANT	Quail Ridge Estates	0	0	0	0	316	316
10688	TARRANT	Vista Ridge Addition	0	0	0	0	87	87
10688 Total			0	0	0	0	462	462
10690	TARRANT	Park Palisades	0	0	0	0	139	139
10690 Total			0	0	0	0	139	139
10692	TARRANT	Kings Trail Addition	0	0	0	0	62	62
10692 Total			0	0	0	0	62	62
10700	TARRANT	Countryside	0	0	0	0	422	422
10700 Total			0	0	0	0	422	422
10702	TARRANT	Winchester Park	0	0	111	0	226	337
10702 Total			0	0	111	0	226	337
10735	TARRANT	Cibolo Hills	0	0	118	0	0	118
10735	TARRANT	Hulen Heights	0	0	0	0	545	545
10735	TARRANT	Llano Springs	43	256	953	41	124	1374
10735	TARRANT	Panther Heights	2	48	0	1	168	217
10735	TARRANT	Stone Meadow (Ft. Worth)	0	0	0	0	552	552

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
10735	TARRANT	Summer Creek Ranch	34	103	921	47	1212	2283
10735	TARRANT	Summer Creek South	5	36	69	0	390	495
10735	TARRANT	Villages of Sunset Pointe	16	10	251	6	151	418
10735	TARRANT	Villages of Sunset South	0	0	253	0	0	253
10735 Total			100	453	2565	95	3142	6255
10737	TARRANT	Meadow Creek (Ft. Worth)	0	0	0	0	1539	1539
10737	TARRANT	Stone Crossing	5	0	0	6	106	112
10737	TARRANT	Windsor Park (Ft Worth)	0	0	0	0	78	78
10737 Total			5	0	0	6	1723	1729
10741	TARRANT	Children's Courtyard	5	0	0	0	22	22
10741	TARRANT	Trails of Willow Creek	0	18	0	0	232	250
10741 Total			5	18	0	0	254	272
10776	TARRANT	Hencken Ranch Estates	0	0	58	0	0	58
10776	TARRANT	Mustang Creek Estates	14	31	0	9	174	214
10776	TARRANT	Mustang Pointe	3	20	0	4	46	70
10776 Total			17	51	58	13	220	342
10780	TARRANT	Foxrun Addition	0	0	0	0	520	520
10780	TARRANT	Garden Springs Addition	0	19	210	2	470	701
10780	TARRANT	Hulen Meadows	0	0	0	0	834	834
10780	TARRANT	Parkview Estates (Ft Worth)	0	124	734	0	98	956
10780	TARRANT	Rainbow Ridge	0	152	766	0	200	1118
10780 Total			0	295	1710	2	2122	4129
10781	TARRANT	Deer Creek Meadows	0	0	234	0	0	234
10781	TARRANT	McKeever Meadows	0	0	447	0	0	447
10781	TARRANT	Meadow Creek South	0	111	0	0	432	543
10781	TARRANT	South Fork Addition	0	102	0	0	13	115
10781 Total			0	213	681	0	445	1339
10783	TARRANT	Parks of Deer Creek, The	6	51	0	7	801	859
10783 Total			6	51	0	7	801	859
10806	TARRANT	Crescent Springs Ranch	21	7	124	6	306	443
10806 Total			21	7	124	6	306	443
10831	TARRANT	Coventry	0	0	0	0	234	234
10831	TARRANT	Coventry East	24	54	139	10	33	236
10831	TARRANT	Edgewood (Ft. Worth)	10	18	119	7	67	211
10831 Total			34	72	258	17	334	681
10854	TARRANT	Clements Pond Estates	0	0	45	0	0	45

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
10854	TARRANT	Mayfair Addition	0	0	0	0	108	108
10854	TARRANT	Mayfair Estates	5	40	73	1	55	169
10854 Total			5	40	118	1	163	322
10859	TARRANT	Creekside Duplexes	0	38	0	0	54	92
10859	TARRANT	Longhorn Village	0	0	0	0	33	33
10859	TARRANT	Mesa Vista	0	9	0	3	326	338
10859	TARRANT	Stonebrook Addition	0	0	0	0	81	81
10859 Total			0	47	0	3	494	544
10860	TARRANT	Mira Mesa Estates	36	5	0	1	62	68
10860 Total			36	5	0	1	62	68
10861	TARRANT	Alsbury Meadow	0	0	0	0	232	232
10861	TARRANT	Centennial Place	0	0	0	0	331	331
10861	TARRANT	Highpoint Hill	0	0	127	0	144	271
10861	TARRANT	Meadows, The	0	0	0	0	268	268
10861	TARRANT	Meadows, The (Burleson)	0	0	0	0	378	378
10861 Total			0	0	127	0	1353	1480
10862	TARRANT	Mistletoe Hill	81	299	0	49	651	999
10862	TARRANT	Mistletoe Hill Duplexes	0	0	0	0	92	92
10862 Total			81	299	0	49	743	1091
10885	TARRANT	Stone Gate Village	0	0	0	0	22	22
10885 Total			0	0	0	0	22	22
16005	JOHNSON	Laurenwood	0	0	31	0	0	31
16005 Total			0	0	31	0	0	31
16006	JOHNSON	Colina Vista Estates	0	0	0	0	37	37
16006	JOHNSON	Country Hill Estates	0	0	35	0	0	35
16006 Total			0	0	35	0	37	72
16007	JOHNSON	Alsbury Estates	0	0	0	0	148	148
16007	JOHNSON	Alsbury Estates East	0	0	0	0	114	114
16007	JOHNSON	Cedar Ridge Addition	0	0	0	0	451	451
16007	JOHNSON	Creekside Addition	0	0	0	0	92	92
16007	JOHNSON	Galaxy Townhome Addition	0	0	104	0	0	104
16007	JOHNSON	Horse Creek Farms Addition	0	0	0	0	53	53
16007	JOHNSON	Meadow Crest Estates	0	0	0	0	282	282
16007	JOHNSON	Ridgehill Addition	0	0	0	0	116	116
16007	JOHNSON	Wakefield	0	0	0	0	519	519
16007	JOHNSON	West Bend Addition	63	0	66	6	588	660

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
16007 Total			63	0	170	6	2363	2539
16008	JOHNSON	Brown's Mountain	0	0	0	0	34	34
16008	JOHNSON	Castle Hill Estates	0	12	0	0	104	116
16008	JOHNSON	Deer Creek Estates	1	12	0	0	417	429
16008	JOHNSON	Sendero Oaks Estates	0	0	32	0	0	32
16008	JOHNSON	Sierra Estates	0	0	0	0	171	171
16008 Total			1	24	32	0	726	782
16009	JOHNSON	Heberle Estates	0	0	0	0	139	139
16009 Total			0	0	0	0	139	139
16026	JOHNSON	Shannon Creek (Burleson)	56	82	132	30	227	471
16026	JOHNSON	Shannon Creek Estates Townhomes	0	0	420	0	0	420
16026 Total			56	82	552	30	227	891
16027	JOHNSON	Elk Ridge Estates	13	5	0	3	290	298
16027	JOHNSON	Turkey Peak	0	0	0	0	71	71
16027 Total			13	5	0	3	361	369
16028	JOHNSON	Gardens, The	0	0	0	0	440	440
16028	JOHNSON	Heritage Village - Townhomes	0	16	42	0	0	58
16028	JOHNSON	Heritage Village (Burleson)	0	34	161	2	0	197
16028	JOHNSON	Hidden Vistas	20	56	175	24	57	312
16028	JOHNSON	Keswick Gardens	0	0	0	0	164	164
16028	JOHNSON	Senter Meadows	1	0	53	0	19	72
16028	JOHNSON	Senter Meadows Duplex	4	6	0	0	18	24
16028 Total			25	112	431	26	698	1267
16031	JOHNSON	Hampton Place Townhomes	0	29	0	0	0	29
16031 Total			0	29	0	0	0	29
16032	JOHNSON	Hidden Creek Estates (Burleson)	1	0	0	0	211	211
16032	JOHNSON	Hidden Vistas Duplex	0	0	92	0	0	92
16032	JOHNSON	Valley Crest Estates (Burleson)	8	19	0	5	27	51
16032 Total			9	19	92	5	238	354
16050	JOHNSON	MJ Grove Acres	0	0	5	0	0	5
16050	JOHNSON	Mountain Valley/Ranch Country	0	0	0	0	18	18
16050 Total			0	0	5	0	18	23
16052	JOHNSON	Mountain Valley/Heights	0	0	0	0	173	173
16052 Total			0	0	0	0	173	173
16053	JOHNSON	Hidden Vistas Cottages	0	0	45	0	0	45
16053	JOHNSON	Vinewood Addition	1	5	137	1	206	349

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
16053 Total			1	5	182	1	206	394
16062	JOHNSON	Mountain Valley/Country Club Estates	0	0	635	0	0	635
16062	JOHNSON	Mountain Valley/Fairway Vistas	0	0	0	0	72	72
16062	JOHNSON	Mountain Valley/Lake	18	30	0	10	263	303
16062	JOHNSON	Mountain Valley/Lakewood	0	0	0	0	267	267
16062	JOHNSON	Mountain Valley/Willow Creek Ranch	0	6	0	1	52	59
16062	JOHNSON	Park Place (Burluson)	0	0	17	0	0	17
16062 Total			18	36	652	11	654	1353
16063	JOHNSON	Diamond Hill (Johnson)	0	0	0	0	17	17
16063	JOHNSON	Hill Estates Addition	1	13	0	0	11	24
16063	JOHNSON	Oakmont Estates	4	4	0	1	14	19
16063	JOHNSON	Russell Farms Estates	0	0	0	0	18	18
16063 Total			5	17	0	1	60	78
16066	JOHNSON	Briar Meadows Estates	0	0	30	0	0	30
16066 Total			0	0	30	0	0	30
16070	JOHNSON	Devonshire Village	0	7	0	0	24	31
16070	JOHNSON	Sherwood Forest (Johnson Co)	0	0	118	0	0	118
16070 Total			0	7	118	0	24	149
16078	JOHNSON	Cooper Valley	7	16	34	1	93	144
16078 Total			7	16	34	1	93	144
30125	TARRANT	Meadow Lakes (NRH)	0	0	0	0	257	257
30125 Total			0	0	0	0	257	257
30203	TARRANT	Summer Creek Meadows	0	0	37	0	298	335
30203 Total			0	0	37	0	298	335
30204	TARRANT	Candleridge	0	0	0	0	1462	1462
30204	TARRANT	Ridgeview	20	12	102	14	184	312
30204	TARRANT	Trail Lake Addition	0	0	34	0	0	34
30204	TARRANT	Trail Lake Estates (Ft. Worth)	0	0	0	0	284	284
30204	TARRANT	Trail Lake Estates Townhomes	0	0	0	0	100	100
30204 Total			20	12	136	14	2030	2192
30205	TARRANT	Morris Estates	13	40	0	25	41	106
30205 Total			13	40	0	25	41	106
30206	TARRANT	Lincolnshire Addition	0	0	0	0	635	635
30206	TARRANT	Matador Ranch	10	2	75	1	182	260
30206	TARRANT	Sycamore Pointe Addition	1	20	0	0	113	133
30206	TARRANT	Willow Creek Addition (Ft. Worth)	0	0	0	0	614	614

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
30206 Total			11	22	75	1	1544	1642
40174	TARRANT	Rocky Creek Ranch	1	78	0	2	11	91
40174 Total			1	78	0	2	11	91
40175	TARRANT	South Meadow Addition	0	0	0	0	1227	1227
40175	TARRANT	Village Parks	28	26	195	13	145	379
40175 Total			28	26	195	13	1372	1606
40176	TARRANT	Lakeview Highpoint	0	3	0	0	3	6
40176	TARRANT	Westpark	0	0	0	0	558	558
40176	TARRANT	Whitestone Heights	2	34	62	6	44	146
40176	TARRANT	Whitestone Ranch	26	3	89	5	266	363
40176 Total			28	40	151	11	871	1073
40177	TARRANT	Waverly Way Townhomes	0	0	0	0	4	4
40177 Total			0	0	0	0	4	4
40178	TARRANT	Chapin Court Addition	0	0	0	0	39	39
40178	TARRANT	Montserrat	15	57	0	15	130	202
40178	TARRANT	Team Ranch/La Cantera	0	27	38	0	14	79
40178	TARRANT	Team Ranch/La Vista	0	0	60	0	0	60
40178	TARRANT	Team Ranch/Reata Place	0	0	0	0	62	62
40178	TARRANT	Team Ranch/Reata West	0	0	0	0	44	44
40178 Total			15	84	98	15	289	486
40179	TARRANT	Little Chapel Creek Addition	0	0	0	0	255	255
40179	TARRANT	Westland Acres	0	0	31	0	0	31
40179	TARRANT	Westview Addition	0	0	0	0	208	208
40179 Total			0	0	31	0	463	494
40180	TARRANT	Rolling Hills Estates (Benbrook)	0	0	0	0	18	18
40180	TARRANT	Skyline Ranch	28	20	166	6	187	379
40180	TARRANT	Trail Ridge (Benbrook)	0	0	0	0	137	137
40180 Total			28	20	166	6	342	534
40183	TARRANT	River Crest Bluffs	0	0	62	0	0	62
40183 Total			0	0	62	0	0	62
40185	TARRANT	Hill Crest Addition (COFW-W)	0	4	0	0	3	7
40185 Total			0	4	0	0	3	7
40186	TARRANT	Chamberlin Arlington Heights	1	5	0	3	24	32
40186	TARRANT	Chamberlin Townhomes	0	0	0	0	19	19
40186	TARRANT	River Crest Landing	0	0	0	0	22	22
40186 Total			1	5	0	3	65	73

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
40195	TARRANT	Scenic Village	1	6	0	0	20	26
40195 Total			1	6	0	0	20	26
40306	TARRANT	Remington Point Estates	13	2	0	7	887	896
40306	TARRANT	Terrace Landing	42	45	94	41	297	477
40306	TARRANT	Villas at Remington Point	0	0	0	0	80	80
40306 Total			55	47	94	48	1264	1453
40319	TARRANT	Strawberry Creek Estates	1	8	0	0	31	39
40319 Total			1	8	0	0	31	39
40329	TARRANT	Villages at Marine Creek	0	0	1122	0	0	1122
40329 Total			0	0	1122	0	0	1122
40330	TARRANT	Bowman Estates	0	0	0	0	127	127
40330	TARRANT	Marine Creek Estates	0	0	0	0	722	722
40330	TARRANT	Marine Creek Meadows	2	10	0	0	346	356
40330	TARRANT	Pinion Park	7	5	0	4	87	96
40330 Total			9	15	0	4	1282	1301
40332	JOHNSON	Buffalo Run	0	4	8	0	2	14
40332 Total			0	4	8	0	2	14
40733	TARRANT	Quarry South, The	0	0	501	0	0	501
40733 Total			0	0	501	0	0	501
40740	TARRANT	River Gardens	0	55	0	0	52	107
40740 Total			0	55	0	0	52	107
40742	TARRANT	Estancia (NW Tarrant)	1	14	241	0	33	288
40742	TARRANT	Lake Oaks Estates	0	0	0	0	36	36
40742 Total			1	14	241	0	69	324
40801	TARRANT	Field's Hillside Addition	0	0	11	0	0	11
40801	TARRANT	Remington Place	0	0	0	0	18	18
40801 Total			0	0	11	0	18	29
40812	TARRANT	Idlewild Addition	0	4	0	2	12	18
40812 Total			0	4	0	2	12	18
40819	TARRANT	Ridglea Crest Addition	0	0	0	0	50	50
40819 Total			0	0	0	0	50	50
40824	TARRANT	Queensborough Heights	2	0	0	4	2	6
40824 Total			2	0	0	4	2	6
40832	TARRANT	South Village Lofts	0	0	0	0	2	2
40832 Total			0	0	0	0	2	2
40840	TARRANT	Stonegate Addition Townhomes	0	0	0	0	19	19

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
40840	TARRANT	Stonegate, Villages of	0	0	0	0	131	131
40840 Total			0	0	0	0	150	150
40845	TARRANT	Westcliff	0	0	0	0	0	0
40845 Total			0	0	0	0	0	0
40853	TARRANT	Cobb's Orchard Addition	0	0	6	0	0	6
40853 Total			0	0	6	0	0	6
40898	TARRANT	Fairways at Westworth, The	15	1	0	0	24	25
40898	TARRANT	Leonard Oaks Townhomes	0	0	0	0	5	5
40898	TARRANT	Ridgmar	0	0	0	0	12	12
40898 Total			15	1	0	0	41	42
40899	TARRANT	Legacy Square	0	0	0	0	165	165
40899	TARRANT	Willow Wood Addition	0	0	0	0	179	179
40899 Total			0	0	0	0	344	344
40901	TARRANT	Edwards Ranch	0	0	379	0	0	379
40901	TARRANT	Overton Terrace	0	0	0	0	27	27
40901 Total			0	0	379	0	27	406
40902	TARRANT	Willow Lake North	0	0	0	0	22	22
40902 Total			0	0	0	0	22	22
40908	TARRANT	Villages at Edgecliff	0	0	302	0	193	495
40908 Total			0	0	302	0	193	495
40914	TARRANT	Ramey Square	0	0	0	0	33	33
40914 Total			0	0	0	0	33	33
40921	TARRANT	Cindy Court Estates	0	0	0	0	24	24
40921 Total			0	0	0	0	24	24
40925	TARRANT	Caballito del Mar	14	25	0	12	148	185
40925 Total			14	25	0	12	148	185
40927	TARRANT	Boat Club Estates	0	27	0	3	15	45
40927	TARRANT	Crestridge Addition	0	0	0	0	312	312
40927	TARRANT	Meadow Lakes (Ft. Worth)	0	69	192	0	38	299
40927	TARRANT	Triangle Estates	0	0	0	0	17	17
40927 Total			0	96	192	3	382	673
40930	TARRANT	Charbonneau Cove	0	0	0	0	4	4
40930 Total			0	0	0	0	4	4
40937	TARRANT	Chapel Ridge Addition	0	0	0	0	280	280
40937 Total			0	0	0	0	280	280
40938	TARRANT	Amber Trails	0	0	277	0	117	394

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
40938	TARRANT	Chapel Creek (Ft. Worth)	0	0	0	0	437	437
40938	TARRANT	Chapel Springs (Ft. Worth)	0	0	0	0	42	42
40938	TARRANT	Vista West	16	0	0	8	656	664
40938 Total			16	0	277	8	1252	1537
40939	TARRANT	Homestead (Fort Worth)	3	3	931	1	108	1043
40939	TARRANT	Trail Ridge Estates (Fort Worth)	3	28	0	6	176	210
40939 Total			6	31	931	7	284	1253
40940	TARRANT	Lost Creek	11	43	35	2	469	549
40940	TARRANT	Mary's Creek	0	0	0	0	139	139
40940 Total			11	43	35	2	608	688
40941	TARRANT	Tiffany Gardens	1	37	90	0	74	201
40941 Total			1	37	90	0	74	201
40942	TARRANT	Team Ranch/La Bandera	0	0	0	0	220	220
40942 Total			0	0	0	0	220	220
40943	TARRANT	Carson Ranch Estates	0	0	0	0	317	317
40943	TARRANT	Poynter Crossing	0	0	0	0	750	750
40943	TARRANT	Wellington Point	6	90	121	8	16	235
40943 Total			6	90	121	8	1083	1302
40945	TARRANT	Bridges of Deer Creek	0	0	622	0	0	622
40945	TARRANT	Creekside (Crowley)	92	28	326	30	522	906
40945	TARRANT	Hampton Meadows Addition	0	10	20	0	3	33
40945	TARRANT	Lasater Ranch	7	16	141	0	319	476
40945	TARRANT	Park Meadows Addn. (Crowley)	0	0	0	0	179	179
40945 Total			99	54	1109	30	1023	2216
40947	TARRANT	Claire Ridge Estates	0	0	40	0	0	40
40947	TARRANT	Garden Arbors Estates	0	0	0	0	21	21
40947	TARRANT	Longhorn Crossing	0	0	0	0	27	27
40947	TARRANT	Rancho Vista Estates (Tarrant Cnty)	0	0	0	0	57	57
40947	TARRANT	Rosemary Ridge Addition	7	128	549	3	104	784
40947 Total			7	128	589	3	209	929
40948	TARRANT	Alcannon Place Townhomes	0	0	36	0	0	36
40948 Total			0	0	36	0	0	36
40949	TARRANT	Hilscher Addition	0	0	0	0	8	8
40949	TARRANT	Sunrise North Addition	0	0	0	0	4	4
40949 Total			0	0	0	0	12	12
40986	TARRANT	Faith Creek Estates	0	0	0	0	54	54

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TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
40986 Total			0	0	0	0	54	54
41018	TARRANT	Bonita Oaks Estates	0	6	0	0	47	53
41018	TARRANT	Cottonwood Creek	0	11	0	0	25	36
41018	TARRANT	Pecan Valley (NW Tarrant)	8	2	0	1	45	48
41018	TARRANT	Silver View Estates	0	0	0	0	16	16
41018 Total			8	19	0	1	133	153
41020	TARRANT	Estates of Lakeside	0	0	0	0	18	18
41020	TARRANT	Lakeside Hills	0	4	0	0	15	19
41020	TARRANT	Lakeside Oaks	0	0	0	0	56	56
41020	TARRANT	Oakwood Estates (Lakeside)	0	0	0	0	27	27
41020	TARRANT	Silver Ridge Estates	2	8	0	0	57	65
41020	TARRANT	Turtle Creek Ranch	0	0	0	0	278	278
41020	TARRANT	Wolf Creek Estates (Lakeside)	2	0	0	0	72	72
41020 Total			4	12	0	0	523	535
41054	JOHNSON	Hampton Place (Burleson)	0	0	0	0	88	88
41054 Total			0	0	0	0	88	88
41056	JOHNSON	Belle Oak Estates	0	0	31	0	0	31
41056	JOHNSON	Oak Meadows (Johnson Co)	0	0	72	0	0	72
41056	JOHNSON	Prairie Timber Estates	14	111	0	5	41	157
41056	JOHNSON	Salado Crossing	0	0	0	0	5	5
41056	JOHNSON	Tanarra Estates	0	0	0	0	34	34
41056	JOHNSON	Willow Creek Crossing	0	70	51	4	0	125
41056 Total			14	181	154	9	80	424
41057	JOHNSON	Bent Creek Farms	0	9	34	0	14	57
41057	JOHNSON	Buena Vista Ranch	0	0	0	0	48	48
41057	JOHNSON	Country Haven	0	0	0	0	5	5
41057	JOHNSON	Rancho Vista Estates (Johnson)	0	0	32	0	0	32
41057 Total			0	9	66	0	67	142
41165	JOHNSON	Bluebird Meadows	2	73	132	4	2	211
41165 Total			2	73	132	4	2	211
41185	TARRANT	Cattlebaron Parc	0	21	0	0	98	119
41185	TARRANT	La Cantera	0	0	0	0	59	59
41185	TARRANT	La Cantera West	1	23	0	1	75	99
41185 Total			1	44	0	1	232	277
41186	TARRANT	Lake Vista Addition	8	16	0	6	54	76
41186 Total			8	16	0	6	54	76

APPENDIX B - METROSTUDY REPORTS

TSZ	COUNTY	SUBDIVISION	Annual Closings	Vacant Developed Lots	Future Lots	Finished Vacant	Occupied Homes	Total Lots
41187	TARRANT	Falcon Ridge	14	14	0	5	420	439
41187	TARRANT	Legacy Hilltop	0	0	0	0	21	21
41187	TARRANT	Legacy Village	0	0	0	0	290	290
41187	TARRANT	Merritt Hill Addition	0	0	0	0	2	2
41187 Total			14	14	0	5	733	752
41189	TARRANT	Overton Woods	0	0	0	0	234	234
41189 Total			0	0	0	0	234	234
41195	TARRANT	S07 Addition Townhomes	2	10	0	2	47	59
41195	TARRANT	S07 Arthouse Condos	5	0	0	0	54	54
41195	TARRANT	S07 Arthouse Gallery Homes	0	0	0	0	11	11
41195 Total			7	10	0	2	112	124
41201	TARRANT	Ashbriar	0	0	0	0	18	18
41201	TARRANT	Bella Flora (SW Tarrant)	12	117	203	10	53	383
41201	TARRANT	Oaks of Aledo	0	4	0	0	12	16
41201 Total			12	121	203	10	83	417
41202	TARRANT	Bella Ranch	45	55	157	20	71	303
41202	TARRANT	Deer Wood Forest	2	8	0	1	68	77
41202	TARRANT	Lake Ridge Addition	0	7	0	0	31	38
41202	TARRANT	Pearl Ranch Estates	1	6	0	0	27	33
41202	TARRANT	Richardson Ranch	0	0	0	0	6	6
41202	TARRANT	Twilight Addition	0	0	0	0	3	3
41202 Total			48	76	157	21	206	460
Grand Total			1324	4328	22127	727	47127	74309

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9303	Tarrant	HORIZON MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	27	DU
9304	Tarrant	EAGLE RESORTS RV PARK	Residential	Mobile Home	Fort Worth	Existing	20	DU
9350	Tarrant	MARINE CREEK RANCH	Residential	Subdivision	Fort Worth	Existing	496	DU
9350	Tarrant	GREENFIELD EL	Special Use	Primary Education	Fort Worth	Existing	694	STUDENTS
9350	Tarrant	ED WILLKIE MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	840	STUDENTS
9350	Tarrant	PARKVIEW EL	Special Use	Primary Education	Fort Worth	Existing	661	STUDENTS
9359	Tarrant	COMMERCIAL METALS CO	Commercial	Manufacturing	Fort Worth	Announced	0	
9359	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	65046	SQFT
9359	Tarrant	AROUND THE CLOCK FREIGHT-LINER	Commercial	Specialized Services	Fort Worth	Existing	68394	SQFT
9359	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	94010	SQFT
9359	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	98150	SQFT
9359	Tarrant	UNITED REFRIGERATION INC	Commercial	Warehouse	Fort Worth	Existing	130000	SQFT
9359	Tarrant	GEORGIA PACIFIC	Commercial	Warehouse	Fort Worth	Existing	156431	SQFT
9361	Tarrant	FAIRWAY ON THE PARK	Residential	Apartment	Haltom City	Existing	402	DU
9361	Tarrant	CORNERSTONE	Residential	Apartment	Haltom City	Existing	74	DU
9361	Tarrant	WARREN INN	Residential	Apartment	Haltom City	Existing	451	DU
9365	Tarrant	SNOW HEIGHTS EL	Special Use	Primary Education	North Richland Hills	Existing	399	STUDENTS
9365	Tarrant	NORTH RICHLAND MIDDLE	Special Use	Secondary Education	North Richland Hills	Existing	866	STUDENTS
9365	Tarrant	LASER QUEST	Commercial	Specialized Retail	North Richland Hills	Existing	77050	SQFT
9365	Tarrant	NORTH HILLS VILLAGE S/C	Commercial	Stripcenter	North Richland Hills	Existing	137353	SQFT
9365	Tarrant	BEST BUY	Commercial	Stripcenter	North Richland Hills	Existing	137353	SQFT
9402	Tarrant	PORTER ESTATES MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	18	DU
9403	Tarrant	THE WILLOWS ASSISTED LIVING COMMUNITY	Residential	Senior Living Facilities	Fort Worth	Existing	40	BEDS
9408	Tarrant	PROVIDENCE MARINE CREEK	Residential	Apartment	Fort Worth	Existing	152	DU
9408	Tarrant	MARINE CREEK	Residential	Apartment	Fort Worth	Existing	248	DU
9408	Tarrant	MERIDIAN	Residential	Apartment	Fort Worth	Existing	280	DU
9410	Tarrant	MEACHAM AIRPORT	Transportation	General Aviation	Fort Worth	Existing	7500	SQFT
9410	Tarrant	4601 N MAIN ST	Transportation	General Aviation	Fort Worth	Existing	80576	SQFT
9412	Tarrant	NORTH TEXAS PRIVATE PRISON	Residential	Correctional Facility	Fort Worth	Existing	400	BEDS
9412	Tarrant	CHARTER COMMUNICATIONS	Commercial	Single Tenant	Fort Worth	Existing	37896	SQFT
9412	Tarrant	AMERICAN IRONHORSE BLDG	Commercial	Manufacturing	Fort Worth	Existing	405780	SQFT
9415	Tarrant	TARRANT COUNTY JAIL (GREEN BAY)	Residential	Correctional Facility	Fort Worth	Existing	1596	BEDS
9415	Tarrant	HOLIDAY INN	Commercial	Hotel	Fort Worth	Existing	126	RMS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9415	Tarrant	JDW CARRIER ANNEX POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
9415	Tarrant	WATSON, JACK D. GMF	Special Use	Post Office	Fort Worth	Existing	0	
9415	Tarrant	AUI CONTRACTORS INC HEAD-QUARTERS	Commercial	Construction	Fort Worth	Existing	18772	SQFT
9415	Tarrant	Ferris Manufacturing	Commercial	Manufacturing	Fort Worth	Existing	47972	SQFT
9415	Tarrant	MOODY PRINTING & MAIL MARKETING	Commercial	Manufacturing	Fort Worth	Existing	50000	SQFT
9415	Tarrant	BEHR CLIMATE SYSTEMS	Commercial	Manufacturing	Fort Worth	Existing	93558	SQFT
9415	Tarrant	TTI INC	Commercial	Distribution	Fort Worth	Existing	271466	SQFT
9415	Tarrant	UNITED STATES POSTAL SERVICE	Commercial	Warehouse	Fort Worth	Existing	362702	SQFT
9416	Tarrant	HOMEWOOD SUITES	Commercial	Hotel	Fort Worth	Existing	137	RMS
9416	Tarrant	CROSSLAND ECONOMY STUDIOS	Commercial	Hotel	Fort Worth	Existing	121	RMS
9416	Tarrant	BUDGET SUITES	Commercial	Hotel	Fort Worth	Existing	366	RMS
9416	Tarrant	CANDLEWOOD SUITES	Commercial	Hotel	Fort Worth	Existing	98	RMS
9416	Tarrant	EVEREST INSTITUTES	Commercial	Multi-Tenant	Fort Worth	Existing	66587	SQFT
9416	Tarrant	MERCANTILE VII	Commercial	Multi-Tenant	Fort Worth	Existing	80000	SQFT
9416	Tarrant	LEO'S FOODS	Commercial	Manufacturing	Fort Worth	Existing	100000	SQFT
9416	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	103000	SQFT
9416	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	106500	SQFT
9416	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	106500	SQFT
9416	Tarrant	CARTER BURGESS (MERCANTILE CENTER ONE)	Commercial	Multi-Tenant	Fort Worth	Existing	115165	SQFT
9416	Tarrant	MERCANTILE DISTRIBUTION CENTER 12	Commercial	Warehouse	Fort Worth	Existing	121700	SQFT
9416	Tarrant	MERCANTILE DISTRIBUTION CENTER 13	Commercial	Warehouse	Fort Worth	Existing	121700	SQFT
9416	Tarrant	GLOBAL GROUP INC	Commercial	Manufacturing	Fort Worth	Existing	124341	SQFT
9416	Tarrant	MERCANTILE DISTRIBUTION 16	Commercial	Warehouse	Fort Worth	Existing	136900	SQFT
9416	Tarrant	MERCANTILE DISTRIBUTION CENTER 11	Commercial	Warehouse	Fort Worth	Existing	137500	SQFT
9416	Tarrant	SPRINT PCS CALL CENTER	Commercial	Single Tenant	Fort Worth	Existing	151280	SQFT
9416	Tarrant	MERCANTILE DISTRIBUTION 17	Commercial	Warehouse	Fort Worth	Existing	182400	SQFT
9416	Tarrant	NORTHERN CROSS WEST BUSINESS PARK	Commercial	Warehouse	Fort Worth	Existing	408850	SQFT
9418	Tarrant	BELLAGIO AT BEACH STREET	Residential	Apartment	Haltom City	Existing	398	DU
9418	Tarrant	NORTH OAKS MIDDLE	Special Use	Secondary Education	Haltom City	Existing	604	STUDENTS
9419	Tarrant	Bethesda Christian School	Special Use	Private Education	Haltom City	Existing	535	STUDENTS
9419	Tarrant	MEDTRONIC	Commercial	Manufacturing	Haltom City	Existing	123968	SQFT
9419	Tarrant	STATE FAIR FOODS	Commercial	Manufacturing	Haltom City	Existing	151068	SQFT
9419	Tarrant	SARA LEE	Commercial	Manufacturing	Haltom City	Existing	182000	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9419	Tarrant	STATE FAIR FOODS DISTRIBUTION	Commercial	Manufacturing	Haltom City	Existing	182000	SQFT
9423	Tarrant	BROWNING HEIGHTS EAST	Residential	Apartment	Haltom City	Existing	40	DU
9423	Tarrant	O H STOWE EL	Special Use	Primary Education	Haltom City	Existing	773	STUDENTS
9423	Tarrant	Liberty Carton Company	Commercial	Manufacturing	Haltom City	Existing	203260	SQFT
9425	Tarrant	WATERFORD ON THE GREEN	Residential	Apartment	North Richland Hills	Existing	188	DU
9425	Tarrant	DIAMOND LOCH	Residential	Apartment	North Richland Hills	Existing	138	DU
9425	Tarrant	WELLINGTON AT NORTH RICHLAND HILLS (THE)	Residential	Apartment	North Richland Hills	Existing	119	DU
9426	Tarrant	ALLIENE MULLENDORE EL	Special Use	Primary Education	North Richland Hills	Existing	420	STUDENTS
9426	Tarrant	KROGER	Commercial	Stripcenter	North Richland Hills	Existing	104921	SQFT
9428	Tarrant	NORTH HILLS HOSPITAL	Special Use	Hospital	North Richland Hills	Existing	176	BEDS
9428	Tarrant	TOWNE OAKS	Residential	Apartment	North Richland Hills	Existing	242	DU
9428	Tarrant	ALLEN SAMUELS DODGE	Commercial	Specialized Retail	North Richland Hills	Existing	46050	SQFT
9463	Tarrant	SPRING MANOR MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	24	DU
9463	Tarrant	LAKE LODGE NURSING AND REHABILITATION LP	Residential	Senior Living Facilities	Lake Worth	Existing	148	BEDS
9467	Tarrant	LAKE WORTH BRANCH POST OFFICE	Special Use	Post Office	Lake Worth	Existing	0	
9467	Tarrant	BROOKSHIRE'S	Commercial	Grocery Store	Lake Worth	Existing	48444	SQFT
9467	Tarrant	ALBERTSONS	Commercial	Stripcenter	Lake Worth	Existing	61000	SQFT
9467	Tarrant	LAKE WORTH CENTER	Commercial	Stripcenter	Lake Worth	Existing	77000	SQFT
9467	Tarrant	TARGET	Commercial	Stripcenter	Lake Worth	Existing	121923	SQFT
9467	Tarrant	HOME DEPOT	Commercial	Home Improvement Store	Lake Worth	Existing	130000	SQFT
9467	Tarrant	WAL-MART	Commercial	Supercenter	Lake Worth	Existing	179954	SQFT
9467	Tarrant	LAKE WORTH TOWNE CROSSING	Commercial	Stripcenter	Lake Worth	Existing	445500	SQFT
9470	Tarrant	AUTUMN MEMORIES	Residential	Senior Living Facilities	Lake Worth	Closed	0	
9480	Tarrant	MOORE M H EL	Special Use	Primary Education	Fort Worth	Existing	515	STUDENTS
9483	Tarrant	Mercantile Distribution Center 5	Commercial	Distribution	Fort Worth	Announced	94000	SQFT
9483	Tarrant	Mercantile Distribution Center 6	Commercial	Distribution	Fort Worth	Announced	94000	SQFT
9483	Tarrant	HILTON GARDEN INN	Commercial	Hotel	Fort Worth	Existing	98	RMS
9483	Tarrant	ORIGEN FINANCIAL, MERCANTILE TECH CENTER II	Commercial	Multi-Tenant	Fort Worth	Existing	73734	SQFT
9483	Tarrant	MERCANTILE TECH CENTER I	Commercial	Multi-Tenant	Fort Worth	Existing	85557	SQFT
9483	Tarrant	MERCANTILE PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	103938	SQFT
9483	Tarrant	COORS DISTRIBUTION	Commercial	Distribution	Fort Worth	Existing	112670	SQFT
9487	Tarrant	AMBER'S PLACE	Residential	Apartment	Haltom City	Existing	42	DU
9488	Tarrant	HALTOM OAKS	Residential	Apartment	Haltom City	Existing	68	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9489	Tarrant	APPIAN WAY	Residential	Apartment	Fort Worth	Existing	112	DU
9489	Tarrant	NORTH HILLS CREST	Residential	Apartment	Haltom City	Existing	122	DU
9490	Tarrant	HALTOM CITY BRANCH POST OFFICE	Special Use	Post Office	Haltom City	Existing	12384	SQFT
9490	Tarrant	NORTH HILLS VILLAGE	Commercial	Stripcenter	Haltom City	Existing	44400	SQFT
9490	Tarrant	HALTOM CITY S/C	Commercial	Stripcenter	Haltom City	Existing	151669	SQFT
9490	Tarrant	KROGER	Commercial	Stripcenter	Haltom City	Existing	151669	SQFT
9491	Tarrant	WINFREE ACADEMY NORTH RICHLAND HILLS	Special Use	Secondary Education	North Richland Hills	Existing	349	STUDENTS
9491	Tarrant	RICHLAND HILLS MOBILE HOME COMMUNITY	Residential	Mobile Home	North Richland Hills	Existing	29	DU
9491	Tarrant	THE HILLS	Commercial	Multi-Tenant	North Richland Hills	Existing	299196	SQFT
9492	Tarrant	CONCORD	Residential	Apartment	Richland Hills	Existing	45	DU
9494	Tarrant	GLENVIEW SQUARE	Residential	Apartment	North Richland Hills	Existing	96	DU
9494	Tarrant	NORTH RICHLAND HILLS BAPTIST CHURCH	Special Use	Worship	North Richland Hills	Existing	48503	SQFT
9494	Tarrant	Commercial Development	Commercial	Multi-Tenant	North Richland Hills	Existing	65774	SQFT
9537	Tarrant	COMFORT SUITES	Commercial	Hotel	Fort Worth	Announced	72	RMS
9537	Tarrant	SUMMIT ON THE LAKE	Residential	Apartment	Fort Worth	Existing	198	DU
9537	Tarrant	LAKEVIEW	Residential	Apartment	Fort Worth	Existing	260	DU
9537	Tarrant	SHADY OAKS MANOR	Residential	Apartment	Fort Worth	Existing	138	DU
9537	Tarrant	VISTAS AT LAKE WORTH	Residential	Apartment	Fort Worth	Existing	265	DU
9537	Tarrant	WILDWOOD BRANCH	Residential	Apartment	Fort Worth	Existing	280	DU
9537	Tarrant	La Quinta Inn & Suites Fort Worth - Lake Worth	Commercial	Hotel	Fort Worth	Existing	72	RMS
9537	Tarrant	BARATO BAZAAR	Commercial	Specialized Retail	Fort Worth	Existing	149328	SQFT
9554	Tarrant	HALL ORVAL EXCAVATING CO INC	Commercial	Construction	Fort Worth	Existing	7740	SQFT
9554	Tarrant	NORTHSIDE S/C	Commercial	Stripcenter	Fort Worth	Existing	80245	SQFT
9554	Tarrant	FIESTA MART S/C	Commercial	Grocery Store	Fort Worth	Existing	103760	SQFT
9556	Tarrant	DIAMOND HILL	Residential	Apartment	Fort Worth	Existing	204	DU
9556	Tarrant	MEACHAM MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	744	STUDENTS
9556	Tarrant	DIAMOND HILL-JARVIS H S	Special Use	Secondary Education	Fort Worth	Existing	879	STUDENTS
9557	Tarrant	DIAMOND HILL EL	Special Use	Primary Education	Fort Worth	Existing	566	STUDENTS
9570	Tarrant	LIFE CARE CENTER OF HALTOM	Residential	Senior Living Facilities	Fort Worth	Existing	127	BEDS
9570	Tarrant	OAKS AT JANE LANE	Residential	Apartment	Haltom City	Existing	109	DU
9570	Tarrant	HERITAGE	Residential	Apartment	Haltom City	Existing	148	DU
9570	Tarrant	T & R CLINIC	Special Use	Medical	Haltom City	Existing	33908	SQFT
9570	Tarrant	HALTOM PLAZA CENTER	Commercial	Stripcenter	Haltom City	Existing	192370	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9572	Tarrant	DESERT SANDS	Residential	Apartment	Haltom City	Existing	346	DU
9572	Tarrant	BIRDVILLE EL	Special Use	Primary Education	Haltom City	Existing	445	STUDENTS
9572	Tarrant	G E D	Special Use	Secondary Education	Haltom City	Existing	0	STUDENTS
9572	Tarrant	HOMEBOUND	Special Use	Primary Education	Haltom City	Existing	0	STUDENTS
9572	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Haltom City	Existing	5	STUDENTS
9572	Tarrant	Shannon Learning Center	Special Use	Secondary Education	Haltom City	Existing	0	
9572	Tarrant	WILEY G THOMAS COLISEUM	Special Use	Arena/Stadium	Haltom City	Existing	0	
9573	Tarrant	PONDEROSA MOBILE HOME PARK	Residential	Mobile Home	Haltom City	Existing	110	DU
9573	Tarrant	MAJOR CHENEY EL AT SOUTH BIRDVILLE	Special Use	Primary Education	Haltom City	Existing	444	STUDENTS
9574	Tarrant	Homebound	Special Use	Secondary Education	Haltom City	Existing	0	STUDENTS
9574	Tarrant	Tarrant Co JJAEP	Special Use	Secondary Education	Haltom City	Existing	9	STUDENTS
9574	Tarrant	RIO VISTA	Residential	Apartment	Richland Hills	Existing	246	DU
9574	Tarrant	RICHLAND PLACE	Residential	Apartment	Richland Hills	Existing	46	DU
9575	Tarrant	LEXINGTON PLACE NURSING & REHABILITATION	Residential	Senior Living Facilities	Richland Hills	Existing	114	BEDS
9575	Tarrant	ASH PARK	Residential	Apartment	Richland Hills	Existing	72	DU
9575	Tarrant	RICHLAND EL	Special Use	Primary Education	Richland Hills	Existing	306	STUDENTS
9575	Tarrant	DYNATEN CORP	Commercial	Warehouse	Richland Hills	Existing	62010	SQFT
9575	Tarrant	7500 BAKER (FORMER SAM'S CLUB)	Commercial	Specialized Retail	Richland Hills	Existing	106000	SQFT
9575	Tarrant	MIDWAY BUSINESS PARK	Commercial	Warehouse	Richland Hills	Existing	840000	SQFT
9576	Tarrant	Commercial Development	Commercial	Warehouse	Richland Hills	Existing	69690	SQFT
9576	Tarrant	USF DISTRIBUTION	Commercial	Warehouse	Richland Hills	Existing	96896	SQFT
9576	Tarrant	VALLEY-DYNAMO CORP (BRUNSWICK)	Commercial	Manufacturing	Richland Hills	Existing	112473	SQFT
9576	Tarrant	COAST DISTRIBUTION	Commercial	Warehouse	Richland Hills	Existing	113708	SQFT
9576	Tarrant	Commercial Development	Commercial	Warehouse	Richland Hills	Existing	175198	SQFT
9577	Tarrant	University Of Texas At Arlington-riverbend	Special Use	Higher Education	Fort Worth	Existing	600	STUDENTS
9577	Tarrant	RIVER BEND FINANCE UNIT POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
9577	Tarrant	TARRANT APPRAISAL DISTRICT	Commercial	Single Tenant	Fort Worth	Existing	46536	SQFT
9577	Tarrant	INTERNATIONAL MARBLE COLLECTION	Commercial	Warehouse	Fort Worth	Existing	84000	SQFT
9577	Tarrant	WATERMASTERS RESTORATION	Commercial	Warehouse	Fort Worth	Existing	94357	SQFT
9577	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	99520	SQFT
9577	Tarrant	RIVERBEND BLDG 22	Commercial	Warehouse	Fort Worth	Existing	100000	SQFT
9577	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	134451	SQFT
9577	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	142900	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9577	Tarrant	Commercial Development	Commercial	Distribution	Fort Worth	Existing	205625	SQFT
9577	Tarrant	TYCO HEALTHCARE GROUP L P	Commercial	Manufacturing	Fort Worth	Existing	255200	SQFT
9578	Tarrant	MBM FOODS/HUNTINGTON TILE	Commercial	Warehouse	Fort Worth	Existing	485896	SQFT
9595	Tarrant	LOCKHEED MARTIN CORP	Commercial	Manufacturing	Fort Worth	Existing	4000000	SQFT
9596	Tarrant	NAS FORT WORTH JOINT RE-SERVE BASE	Special Use	Military	Fort Worth	Existing	12000	SQFT
9596	Tarrant	NAVAL AIRSTATION/JRB FINANCE	Special Use	Post Office	Fort Worth	Existing	0	
9597	Tarrant	FEDERAL MEDICAL CENTER	Special Use	Hospital	Fort Worth	Existing	85	BEDS
9602	Tarrant	FAIR OAKS	Residential	Senior Living Facilities	Fort Worth	Existing	76	BEDS
9602	Tarrant	SLEEPY HOLLOW MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	178	DU
9602	Tarrant	CHURCHILL MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	25	DU
9602	Tarrant	SAV-A-LOT, DOLLAR GENERAL	Commercial	Stripcenter	Fort Worth	Existing	123131	SQFT
9604	Tarrant	JRS MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	16	DU
9604	Tarrant	BROOKSIDE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	58	DU
9604	Tarrant	TEXAS GARDENS MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	72	DU
9604	Tarrant	MANHEIM AUCTIONS INC	Commercial	Specialized Retail	Fort Worth	Existing	25300	SQFT
9612	Tarrant	FORT WORTH POLICE NEIGHBORHOOD DISTRICT 3	Special Use	Police	Fort Worth	Existing	0	
9614	Tarrant	MANUEL JARA EL	Special Use	Primary Education	Fort Worth	Existing	651	STUDENTS
9617	Tarrant	Armour Meatpacking Plant	Commercial	Manufacturing		Announced	119550	SQFT
9617	Tarrant	AMERISUITES HISTORICAL STOCKYARDS	Commercial	Hotel	Fort Worth	Existing	102	RMS
9617	Tarrant	STOCKYARDS HOTEL	Commercial	Hotel	Fort Worth	Existing	46	RMS
9617	Tarrant	COWTOWN COLISEUM	Special Use	Arena/Stadium	Fort Worth	Existing	4000	SEATS
9617	Tarrant	BILLY BOB'S	Special Use	Other Entertainment	Fort Worth	Existing	1200	SEATS
9617	Tarrant	FORT WORTH STOCKYARDS	Special Use	Landmark	Fort Worth	Existing	85000	SQFT
9618	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	5000	SQFT
9618	Tarrant	MULHOLLAND COS	Commercial	Manufacturing	Fort Worth	Existing	22260	SQFT
9618	Tarrant	MERCADO DE FORT WORTH	Commercial	Stripcenter	Fort Worth	Existing	58000	SQFT
9618	Tarrant	MG ELLIS	Special Use	Primary Education	Fort Worth	Existing	455	STUDENTS
9634	Tarrant	RIVERSIDE MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	1046	STUDENTS
9634	Tarrant	CARTER-RIVERSIDE H S	Special Use	Secondary Education	Fort Worth	Existing	1152	STUDENTS
9636	Tarrant	SPRINGDALE	Residential	Apartment	Haltom City	Existing	100	DU
9636	Tarrant	SAV-A-LOT S/C	Commercial	Stripcenter	Haltom City	Existing	112696	SQFT
9638	Tarrant	LAYTON MOBILE MANOR	Residential	Mobile Home	Haltom City	Existing	46	DU
9642	Tarrant	Commercial Development	Commercial	Warehouse	Haltom City	Existing	27610	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9642	Tarrant	PROGRESSIVE CONCEPTS INC	Commercial	Distribution	Haltom City	Existing	56666	SQFT
9642	Tarrant	LEWIS & LAMBERT LLLP	Commercial	Construction	Haltom City	Existing	67685	SQFT
9666	Tarrant	VISTA WEST	Residential	Subdivision	Fort Worth	Announced	568	DU
9666	Tarrant	WESTPOINT VILLAGE	Residential	Townhome	Fort Worth	Closed	0	
9666	Tarrant	TANNAHILL INT	Special Use	Primary Education	Fort Worth	Existing	840	STUDENTS
9669	Tarrant	HOMESTEAD MOBILE HOME PARK	Residential	Mobile Home	White Settlement	Existing	33	DU
9671	Tarrant	Residential Development	Residential	Apartment	White Settlement	Existing	16	DU
9673	Tarrant	EAST GATE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	100	DU
9675	Tarrant	OAK TIMBERS - RIVER OAKS	Residential	Apartment	River Oaks	Conceptual	96	DU
9675	Tarrant	RIVER OAKS	Special Use	Secondary Education	Fort Worth	Existing	247	STUDENTS
9678	Tarrant	HIDDEN OAKS	Residential	Apartment	River Oaks	Existing	80	DU
9686	Tarrant	RUFINO MENDOZA SR EL	Special Use	Primary Education	Fort Worth	Existing	467	STUDENTS
9689	Tarrant	NORTHSIDE ADULT DAYCARE CENTER INC	Residential	Senior Living Facilities	Fort Worth	Existing	94	BEDS
9689	Tarrant	CARNIVAL	Commercial	Grocery Store	Fort Worth	Existing	16768	SQFT
9697	Tarrant	LINCOLN PARK AT TRINITY BLUFF	Residential	Apartment	Fort Worth	Existing	369	DU
9699	Tarrant	TINDALL RECORD STORAGE	Commercial	Warehouse	Fort Worth	Existing	128000	SQFT
9705	Tarrant	OAKHURST EL	Special Use	Primary Education	Fort Worth	Existing	701	STUDENTS
9708	Tarrant	St. George Catholic School	Special Use	Private Education	Fort Worth	Existing	183	STUDENTS
9708	Tarrant	WAL-MART SUPERCENTER	Commercial	Supercenter	Fort Worth	Existing	205254	SQFT
9711	Tarrant	MINYARD	Commercial	Grocery Store	Fort Worth	Existing	37311	SQFT
9713	Tarrant	HALTOM MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	13	DU
9713	Tarrant	MELVIN EVANS WAREHOUSE	Commercial	Warehouse	Fort Worth	Existing	700000	SQFT
9719	Tarrant	EAST WOODHAVEN	Residential	Senior Living Facilities	Fort Worth	Closed	0	
9719	Tarrant	COPPER CREEK	Residential	Apartment	Fort Worth	Existing	274	DU
9719	Tarrant	LA PLAZA	Residential	Apartment	Fort Worth	Existing	168	DU
9719	Tarrant	HEATHER VILLAGE	Residential	Apartment	Fort Worth	Existing	170	DU
9719	Tarrant	WOODRIDGE	Residential	Apartment	Fort Worth	Existing	248	DU
9719	Tarrant	HAVENWOOD	Residential	Apartment	Fort Worth	Existing	316	DU
9719	Tarrant	WOODSTOCK	Residential	Apartment	Fort Worth	Existing	140	DU
9719	Tarrant	Remington College	Special Use	Higher Education	Fort Worth	Existing	1014	STUDENTS
9719	Tarrant	KROGER	Commercial	Grocery Store	Fort Worth	Existing	56607	SQFT
9719	Tarrant	RESTAURANT DEPOT	Commercial	Specialized Retail	Fort Worth	Existing	60000	SQFT
9719	Tarrant	ALBERTSON'S	Commercial	Grocery Store	Fort Worth	Existing	64575	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9719	Tarrant	HOME DEPOT	Commercial	Home Improvement Store	Fort Worth	Existing	111840	SQFT
9740	Tarrant	CENTRAL PARK TOWNHOMES	Residential	Apartment	Fort Worth	Existing	94	DU
9740	Tarrant	WEST EL	Special Use	Primary Education	White Settlement	Existing	546	STUDENTS
9740	Tarrant	101 S JIM WRIGHT FWY	Commercial	Multi-Tenant	White Settlement	Existing	0	
9741	Tarrant	WHITE SETTLEMENT POST OFFICE	Special Use	Post Office	White Settlement	Existing	0	
9741	Tarrant	HAWAIIAN FALLS	Special Use	Amusement	White Settlement	Under Construction	0	
9743	Tarrant	PARK VIEW VILLAS - RETAIL	Commercial	Stripcenter	White Settlement	Announced	0	
9743	Tarrant	PARK VIEW VILLAS - TOWNHOMES	Residential	Duplex	White Settlement	Existing	26	DU
9743	Tarrant	WHITE SETTLEMENT CITY HALL	Special Use	City Hall	White Settlement	Existing	0	
9743	Tarrant	ZEIG ELECTRIC	Commercial	Construction	White Settlement	Existing	27716	SQFT
9745	Tarrant	GRAYSTONE VILLAGE	Residential	Apartment	White Settlement	Existing	72	DU
9745	Tarrant	LIBERTY EL	Special Use	Primary Education	White Settlement	Existing	487	STUDENTS
9746	Tarrant	LEGACY	Residential	Apartment	Fort Worth	Existing	144	DU
9746	Tarrant	GARDENS MOBILE HOME PARK	Residential	Mobile Home	White Settlement	Existing	30	DU
9746	Tarrant	WHITE SETTLEMENT TRAVEL TRL PK	Residential	Mobile Home	White Settlement	Existing	30	DU
9746	Tarrant	SUNSET GARDENS MOBILE HOME PARK	Residential	Mobile Home	White Settlement	Existing	80	DU
9746	Tarrant	SUNSET GARDENS MOBILE HOME PARK	Residential	Mobile Home	White Settlement	Existing	26	DU
9749	Tarrant	ALDI	Commercial	Grocery Store	Fort Worth	Existing	0	
9749	Tarrant	RIDGMAR TOWN SQUARE SHOPPING CENTER	Commercial	Stripcenter	Westworth Village	Existing	363000	SQFT
9749	Tarrant	LOWE'S HOME IMPROVEMENT	Commercial	Home Improvement Store	White Settlement	Existing	115000	SQFT
9757	Tarrant	SUNSET MOBILE HOME & RV PARK	Residential	Mobile Home	Fort Worth	Existing	67	DU
9762	Tarrant	CASA	Residential	Senior Living Facilities	Fort Worth	Existing	200	BEDS
9762	Tarrant	MONTICELLO CROSSROADS	Residential	Apartment	Fort Worth	Existing	105	DU
9762	Tarrant	UNIVERSITY PARK CONDOS	Residential	Condominium	Fort Worth	Existing	139	DU
9762	Tarrant	SPRING HILL	Residential	Apartment	Fort Worth	Existing	254	DU
9762	Tarrant	SPRING GLEN	Residential	Apartment	Fort Worth	Existing	176	DU
9762	Tarrant	MONTICELLO OAKS TH	Residential	Townhome	Fort Worth	Existing	63	DU
9763	Tarrant	GRAYSTAR APARTMENT DEVELOPMENT	Residential	Apartment	Fort Worth	Announced	352	DU
9763	Tarrant	FELLOWSHIP CHURCH	Special Use	Worship	Fort Worth	Announced	51465	SQFT
9763	Tarrant	Reads Jewelers	Commercial	Specialized Retail	Fort Worth	Existing	2370	SQFT
9763	Tarrant	MODA Salon & Spa	Commercial	Specialized Retail	Fort Worth	Existing	4200	SQFT
9763	Tarrant	LAND ROVER NORTH AMERICA INC	Commercial	Specialized Retail	Fort Worth	Existing	18683	SQFT
9763	Tarrant	QUONSET HUT WAREHOUSE	Commercial	Warehouse	Fort Worth	Under Construction	0	

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9765	Tarrant	LEFT BANK	Commercial	Shops	Fort Worth	Conceptual	0	
9765	Tarrant	ONE MONTGOMERY PLAZA	Residential	Condominium	Fort Worth	Existing	240	DU
9765	Tarrant	BLACKMON MRING STMTIC CTSTRPHE	Commercial	Manufacturing	Fort Worth	Existing	40579	SQFT
9765	Tarrant	M & M MANUFACTURING COMPANY	Commercial	Manufacturing	Fort Worth	Existing	88364	SQFT
9765	Tarrant	SUPER TARGET	Commercial	Supercenter	Fort Worth	Existing	173890	SQFT
9765	Tarrant	MONTGOMERY PLAZA	Commercial	Shops	Fort Worth	Existing	512158	SQFT
9765	Tarrant	Montgomery Plaza Strip Center	Commercial	Stripcenter	Fort Worth	Existing	512158	SQFT
9765	Tarrant	Chick-fil-A	Commercial	Restaurant	Fort Worth	Under Construction	4617	SQFT
9768	Tarrant	VERSAILLES	Residential	Condominium	Fort Worth	Existing	7	DU
9768	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	41247	SQFT
9768	Tarrant	CASH AMERICA	Commercial	Multi-Tenant	Fort Worth	Existing	165000	SQFT
9768	Tarrant	CHESAPEAKE	Commercial	Multi-Tenant	Fort Worth	Existing	672327	SQFT
9769	Tarrant	THE RUINS	Residential	Condominium	Fort Worth	Announced	53	DU
9769	Tarrant	REMINGTON PLACE	Residential	Condominium	Fort Worth	Existing	18	DU
9771	Tarrant	TCCD TRINITY RIVER CAMPUS	Special Use	Higher Education	Fort Worth	Existing	3717	STUDENTS
9771	Tarrant	TARRANT COUNTY CRIMINAL COURTS BUILDING	Special Use	Court	Fort Worth	Existing	71093	SQFT
9771	Tarrant	FORT WORTH POLICE HEAD-QUARTERS	Special Use	Police	Fort Worth	Existing	287804	SQFT
9797	Tarrant	ONE CITY PLACE	Commercial	Multi-Tenant	Fort Worth	Announced	330274	SQFT
9797	Tarrant	TWO CITY PLACE	Commercial	Multi-Tenant	Fort Worth	Announced	469584	SQFT
9797	Tarrant	TANDY CENTER POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
9797	Tarrant	CITYPLACE	Commercial	Shops	Fort Worth	Under Construction	35000	SQFT
9804	Tarrant	Chase Bank Building	Commercial	Multi-Tenant	Fort Worth	Existing	465734	SQFT
9807	Tarrant	THE TOWER	Residential	Condominium	Fort Worth	Existing	294	DU
9808	Tarrant	RENAISSANCE WORTHINGTON	Commercial	Hotel	Fort Worth	Existing	504	RMS
9815	Tarrant	WELLS FARGO TOWER	Commercial	Multi-Tenant	Fort Worth	Existing	764691	SQFT
9821	Tarrant	SINCLAIR BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	95000	SQFT
9821	Tarrant	STS TOWER	Commercial	Multi-Tenant	Fort Worth	Existing	97050	SQFT
9828	Tarrant	D. R. HORTON TOWER	Commercial	Multi-Tenant	Fort Worth	Existing	819929	SQFT
9829	Tarrant	CACERIA BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	32000	SQFT
9829	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	63942	SQFT
9829	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	87613	SQFT
9834	Tarrant	Montessori At Sundance Square	Special Use	Private Education	Fort Worth	Existing	150	STUDENTS
9834	Tarrant	Commercial Development	Commercial	Single Tenant	Fort Worth	Existing	6058	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9834	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	6806	SQFT
9834	Tarrant	500 E WEATHERFORD	Commercial	Multi-Tenant	Fort Worth	Existing	12768	SQFT
9837	Tarrant	777 MAIN	Commercial	Multi-Tenant	Fort Worth	Existing	954895	SQFT
9842	Tarrant	TOWNEPLACE SUITES	Commercial	Hotel	Fort Worth	Existing	140	RMS
9842	Tarrant	LINCOLN PARK AT TRINITY BLUFF II	Residential	Apartment	Fort Worth	Under Construction	256	DU
9847	Tarrant	PECAN PLACE TOWNHOMES	Residential	Townhome	Fort Worth	Existing	28	DU
9847	Tarrant	PECAN PLACE CONDOMINIUMS	Residential	Condominium	Fort Worth	Existing	9	DU
9853	Tarrant	KNIGHTS OF PYTHIAS LOFTS	Residential	Apartment	Fort Worth	Existing	18	DU
9858	Tarrant	BUTLER PLACE	Residential	Apartment	Fort Worth	Existing	412	DU
9858	Tarrant	I M TERRELL EL	Special Use	Primary Education	Fort Worth	Existing	292	STUDENTS
9874	Tarrant	WOODLAKE	Residential	Apartment	Fort Worth	Existing	82	DU
9877	Tarrant	BRENTWOOD	Residential	Apartment	Fort Worth	Existing	180	DU
9878	Tarrant	BRENTWOOD STAIR PROFESSIONAL BLDG	Special Use	Medical	Fort Worth	Existing	25744	SQFT
9920	Tarrant	RIDGE/PARKDALE	Residential	Apartment	Fort Worth	Existing	248	DU
9920	Tarrant	BEACON HILL	Residential	Apartment	Fort Worth	Existing	200	DU
9920	Tarrant	WEST SIDE CAMPUS OF CARE	Residential	Senior Living Facilities	White Settlement	Existing	240	BEDS
9920	Tarrant	HOMES OF TODD & FRIENDS II	Residential	Senior Living Facilities	White Settlement	Existing	6	BEDS
9920	Tarrant	HOMES OF TODD & FRIENDS I	Residential	Senior Living Facilities	White Settlement	Existing	6	BEDS
9920	Tarrant	MAC CHURCHILL	Commercial	Specialized Retail	White Settlement	Existing	62080	SQFT
9922	Tarrant	WESTLAKE GARDENS	Residential	Apartment	Fort Worth	Existing	180	DU
9922	Tarrant	LA PLAZA	Residential	Apartment	Fort Worth	Existing	83	DU
9922	Tarrant	FINE ARTS ACADEMY	Special Use	Secondary Education	Fort Worth	Existing	340	STUDENTS
9922	Tarrant	OAK TIMBER WHITE SETTLEMENT	Residential	Apartment	White Settlement	Existing	104	DU
9923	Tarrant	THE COURTYARDS AT FORT WORTH	Residential	Senior Living Facilities	Fort Worth	Existing	265	BEDS
9923	Tarrant	SADDLE CREEK	Residential	Apartment	White Settlement	Existing	168	DU
9924	Tarrant	BREWER MIDDLE	Special Use	Secondary Education	White Settlement	Existing	925	STUDENTS
9924	Tarrant	MESA H S	Special Use	Secondary Education	White Settlement	Existing	0	STUDENTS
9926	Tarrant	MACYS	Commercial	Department Store	Fort Worth	Existing	180750	SQFT
9926	Tarrant	DILLARDS	Commercial	Department Store	Fort Worth	Existing	203750	SQFT
9926	Tarrant	JC PENNEY	Commercial	Department Store	Fort Worth	Existing	217840	SQFT
9926	Tarrant	RIDGMAR MALL	Commercial	Mall	Fort Worth	Existing	1277000	SQFT
9926	Tarrant	SEARS	Commercial	Department Store	Fort Worth	Existing	192199	SQFT
9927	Tarrant	OLIVE GARDEN ITALIAN RESTAURANT	Commercial	Restaurant	Fort Worth	Existing	9262	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9927	Tarrant	RIDGMAR TOWN SQUARE	Commercial	Stripcenter	Fort Worth	Existing	393465	SQFT
9928	Tarrant	KINDRED TRANSITIONAL CARE AND REHABILITATION-RIDGMAR	Residential	Senior Living Facilities	Fort Worth	Existing	155	BEDS
9928	Tarrant	ADEN CREST	Residential	Apartment	Fort Worth	Existing	202	DU
9928	Tarrant	PARK VILLAS PH I & II	Residential	Apartment	Fort Worth	Existing	282	DU
9928	Tarrant	RIDGMAR TOWNHOMES	Residential	Apartment	Fort Worth	Existing	59	DU
9928	Tarrant	RIDGMAR SQUARE	Residential	Apartment	Fort Worth	Existing	332	DU
9928	Tarrant	PARK PLAZA	Residential	Apartment	Fort Worth	Existing	232	DU
9928	Tarrant	TOWN VILLAGE RIDGMAR	Residential	Apartment	Fort Worth	Existing	213	DU
9928	Tarrant	TOWN VILLAGE RIDGMAR	Commercial	Stripcenter	Fort Worth	Existing	213	DU
9928	Tarrant	COURTYARD BY MARRIOTT	Commercial	Hotel	Fort Worth	Existing	92	RMS
9928	Tarrant	ALBERTSONS	Commercial	Stripcenter	Fort Worth	Existing	150000	SQFT
9928	Tarrant	ONE RIDGMAR CENTRE	Commercial	Multi-Tenant	Fort Worth	Existing	169966	SQFT
9930	Tarrant	BROADWAY PLAZA AT WESTOVER HILLS	Residential	Senior Living Facilities	Fort Worth	Existing	175	BEDS
9930	Tarrant	RENAISSANCE GARDENS	Residential	Apartment	Fort Worth	Existing	160	DU
9930	Tarrant	RENAISSANCE II	Residential	Apartment	Fort Worth	Existing	51	DU
9930	Tarrant	RIDGEMONT	Residential	Apartment	Fort Worth	Existing	60	DU
9930	Tarrant	WILLOWICK	Residential	Apartment	Fort Worth	Existing	53	DU
9930	Tarrant	STEPPE	Residential	Apartment	Fort Worth	Existing	117	DU
9930	Tarrant	PLACE AT WESTOVER HILLS	Residential	Apartment	Fort Worth	Existing	273	DU
9930	Tarrant	RIDGMAR HILLS	Residential	Apartment	Fort Worth	Existing	120	DU
9930	Tarrant	Holy Family Catholic School Fort Worth	Special Use	Private Education	Fort Worth	Existing	220	STUDENTS
9930	Tarrant	WESTERN PLACE II	Commercial	Multi-Tenant	Fort Worth	Existing	231896	SQFT
9930	Tarrant	WESTERN PLACE I	Commercial	Multi-Tenant	Fort Worth	Existing	385440	SQFT
9933	Tarrant	PARK AT WESTOVER	Residential	Apartment	Fort Worth	Existing	148	DU
9939	Tarrant	WHISPER WIND CROSSING	Residential	Apartment	Fort Worth	Existing	49	DU
9946	Tarrant	Unt Health Science Class Ofc	Special Use	Higher Education	Fort Worth	Closed	195000	SQFT
9946	Tarrant	NORTH HI MOUNT EL	Special Use	Primary Education	Fort Worth	Existing	290	STUDENTS
9948	Tarrant	FUTURE ARENA SITE -DELETE	Special Use	Arena/Stadium	Fort Worth	Conceptual	12000	SEATS
9948	Tarrant	BOTANIC GARDENS	Special Use	Garden	Fort Worth	Existing	109	ACRES
9948	Tarrant	BOTANICAL RESEARCH INSTITUTE	Special Use	Education Administration	Fort Worth	Existing	80000	SQFT
9948	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	107113	SQFT
9948	Tarrant	FORT WORTH MUSEUM OF SCIENCE & HISTORY	Special Use	Museum	Fort Worth	Existing	135000	SQFT
9949	Tarrant	MUSEUM PLACE APARTMENTS PHASE 2	Residential	Apartment	Fort Worth	Announced	250	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9949	Tarrant	MUSEUM PLACE HOTEL	Commercial	Hotel	Fort Worth	Announced	140	RMS
9949	Tarrant	MUSEUM PLACE OFFICES	Commercial	Multi-Tenant	Fort Worth	Announced	90000	SQFT
9949	Tarrant	Unt Health Science Center At Fort Worth	Special Use	Higher Education	Fort Worth	Closed	1390	STUDENTS
9949	Tarrant	RESIDENCES OF MUSEUM PLACE	Residential	Apartment	Fort Worth	Existing	40	DU
9949	Tarrant	Unt College Of Osteopathic Medicine	Special Use	Higher Education	Fort Worth	Existing	1390	STUDENTS
9950	Tarrant	AMON CARTER MUSEUM	Special Use	Museum	Fort Worth	Existing	109000	SQFT
9950	Tarrant	KIMBELL ART MUSEUM	Special Use	Museum	Fort Worth	Existing	120000	SQFT
9950	Tarrant	MODERN ART MUSEUM OF FORT WORTH	Special Use	Museum	Fort Worth	Existing	153000	SQFT
9951	Tarrant	LoLa MIXED USE	Residential	Condominium	Fort Worth	Announced	0	
9951	Tarrant	Hacienda San Miguel	Commercial	Restaurant	Fort Worth	Announced	3150	SQFT
9951	Tarrant	PARKSIDE AT SO7	Residential	Apartment	Fort Worth	Existing	71	DU
9951	Tarrant	ARTHOUSE AT SO. 7	Residential	Condominium	Fort Worth	Existing	54	DU
9951	Tarrant	LOFTS AT WEST 7TH	Residential	Loft	Fort Worth	Existing	345	DU
9951	Tarrant	Lancaster (The)	Residential	Apartment	Fort Worth	Existing	255	DU
9951	Tarrant	AMLI 7TH STREET STATION	Residential	Apartment	Fort Worth	Existing	189	DU
9951	Tarrant	SO 7 TOWNHOMES	Residential	Townhome	Fort Worth	Existing	11	DU
9951	Tarrant	LOFTS AT WEST 7TH III	Residential	Apartment	Fort Worth	Existing	96	DU
9951	Tarrant	RESIDENCE INN BY MARRIOTT	Commercial	Hotel	Fort Worth	Existing	150	RMS
9951	Tarrant	So. 7 Office	Commercial	Multi-Tenant	Fort Worth	Existing	22000	SQFT
9951	Tarrant	MK's Sushi	Commercial	Restaurant	Fort Worth	Existing	33550	SQFT
9951	Tarrant	Shops at So. 7	Commercial	Shops	Fort Worth	Existing	55000	SQFT
9951	Tarrant	FOCH STREET DEVELOPMENT	Commercial	Warehouse	Fort Worth	Existing	64975	SQFT
9951	Tarrant	WEST 7TH	Commercial	Multi-Tenant	Fort Worth	Existing	106000	SQFT
9951	Tarrant	Commercial Development	Commercial	Shops	Fort Worth	Existing	261730	SQFT
9951	Tarrant	THE STAYTON AT MUSEUM WAY	Residential	Senior Living Facilities	Fort Worth	Under Construction	108	BEDS
9951	Tarrant	PARKSIDE AT S07 II	Residential	Apartment	Fort Worth	Under Construction	229	DU
9951	Tarrant	Escalante Golf Inc. Headquarters	Commercial	Single Tenant	Fort Worth	Under Construction	0	
9951	Tarrant	WEST 7TH PHASE II	Commercial	Specialized Retail	Fort Worth	Under Construction	25000	SQFT
9953	Tarrant	PAPPASITO'S CANTINA	Commercial	Restaurant	Fort Worth	Existing	29806	SQFT
9953	Tarrant	PAPPADEAUX SEAFOOD KITCHEN	Commercial	Restaurant	Fort Worth	Existing	29806	SQFT
9953	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	31280	SQFT
9953	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	38307	SQFT
9953	Tarrant	PARK PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	115600	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
9963	Tarrant	DANNON CO	Commercial	Manufacturing	Fort Worth	Existing	247680	SQFT
9975	Tarrant	FIRESTONE UPPER WEST SIDE	Residential	Apartment	Fort Worth	Existing	350	DU
9983	Tarrant	CLEOPATRA INVESTMENTS	Residential	Apartment	Fort Worth	Announced	343	DU
9984	Tarrant	DOWNTOWN HEALTH AND REHABILITATION CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	161	BEDS
9984	Tarrant	SCHAUMBURG LOFTS	Residential	Loft	Fort Worth	Existing	8	DU
9984	Tarrant	PHOENIX APARTMENTS	Residential	Apartment	Fort Worth	Existing	170	DU
9984	Tarrant	LIGHTHOUSE FOR THE BLIND OF FORT WORTH	Special Use	Medical	Fort Worth	Existing	0	
9984	Tarrant	Tarrant Dialysis Center	Special Use	Medical	Fort Worth	Existing	0	
9984	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	31308	SQFT
9984	Tarrant	PHOENIX APARTMENTS	Residential	Apartment	Fort Worth	Under Construction	170	DU
10003	Tarrant	BURNETT PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	1024627	SQFT
10008	Tarrant	BANK OF AMERICA BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	277140	SQFT
10012	Tarrant	HISTORIC ELECTRIC BUILDING	Residential	Apartment	Fort Worth	Existing	106	DU
10012	Tarrant	FORT WORTH STAR-TELEGRAM	Commercial	Single Tenant	Fort Worth	Existing	109300	SQFT
10019	Tarrant	LANHAM, FRITZ G FED BUILDING	Special Use	Federal Administration	Fort Worth	Existing	0	
10019	Tarrant	CENTRAL STATION	Special Use	Post Office	Fort Worth	Existing	0	
10019	Tarrant	OIL & GAS/COMMERCE BLDG	Commercial	Multi-Tenant	Fort Worth	Existing	439802	SQFT
10024	Tarrant	VICTORY HEALTHCARE	Special Use	Medical	Fort Worth	Announced	25	BEDS
10024	Tarrant	Comark Direct	Commercial	Shops	Fort Worth	Conceptual	0	
10024	Tarrant	MARKEEN	Residential	Apartment	Fort Worth	Existing	14	DU
10024	Tarrant	PENNSYLVANIA PLACE	Residential	Apartment	Fort Worth	Existing	152	DU
10024	Tarrant	Bridge Assoc	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
10024	Tarrant	COCKRELL PRINTING CO	Commercial	Manufacturing	Fort Worth	Existing	0	
10024	Tarrant	SMITH TEMPS INC	Commercial	Business Services	Fort Worth	Existing	11034	SQFT
10024	Tarrant	TARRANT COUNTY MEDICAL SOCIETY	Special Use	Medical	Fort Worth	Existing	26721	SQFT
10024	Tarrant	STAR UNIFORM CO LLC	Commercial	Business Services	Fort Worth	Existing	41338	SQFT
10024	Tarrant	BRANCH SMITH PRINTING	Commercial	Manufacturing	Fort Worth	Existing	56452	SQFT
10024	Tarrant	JUSTIN BOOT COMPANY	Commercial	Warehouse	Fort Worth	Existing	101510	SQFT
10024	Tarrant	WLLIAMSON-DICKIE MFG CO	Commercial	Manufacturing	Fort Worth	Existing	121824	SQFT
10027	Tarrant	FORT WORTH CITY OF	Special Use	Local Administration	Fort Worth	Existing	0	
10027	Tarrant	FORT WORTH CITY HALL	Special Use	City Hall	Fort Worth	Existing	214240	SQFT
10029	Tarrant	SIMPSON, BOB R. BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	107525	SQFT
10029	Tarrant	XTO ENERGY	Commercial	Multi-Tenant	Fort Worth	Under Construction	180000	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10031	Tarrant	PARK CENTRAL HOTEL	Commercial	Hotel	Fort Worth	Existing	120	RMS
10031	Tarrant	AT&T	Commercial	Single Tenant	Fort Worth	Existing	745109	SQFT
10032	Tarrant	ONCOR BUILDING	Commercial	Multi-Tenant	Fort Worth	Announced	157257	SQFT
10036	Tarrant	1301 THROCKMORTON (OMNI RESIDENCES)	Residential	Condominium	Fort Worth	Existing	89	DU
10036	Tarrant	TEXAS & PACIFIC LOFTS	Residential	Loft	Fort Worth	Existing	228	DU
10036	Tarrant	TCCD - MAY OWEN CENTER	Special Use	Education Administration	Fort Worth	Existing	0	
10036	Tarrant	DOWNTOWN FORT WORTH POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10039	Tarrant	HILTON FORT WORTH	Commercial	Hotel	Fort Worth	Existing	294	RMS
10040	Tarrant	HAMPTON INN	Commercial	Hotel	Fort Worth	Announced	210	RMS
10040	Tarrant	FORT WORTH WATER GARDENS	Special Use	Garden	Fort Worth	Existing	5	ACRES
10040	Tarrant	SHERATON FORT WORTH HOTEL & SPA	Commercial	Hotel	Fort Worth	Existing	430	RMS
10040	Tarrant	Texas Wesleyan Law School	Special Use	Higher Education	Fort Worth	Existing	751	STUDENTS
10040	Tarrant	FORT WORTH CONVENTION CENTER	Special Use	Convention Center	Fort Worth	Existing	714000	SQFT
10055	Tarrant	VAN ZANDT-GUINN EL	Special Use	Primary Education	Fort Worth	Existing	320	STUDENTS
10075	Tarrant	FORT WORTH POLICE DEPARTMENT CRIME LAB	Special Use	Police	Fort Worth	Existing	40000	SQFT
10080	Tarrant	MEADOWBROOK EL	Special Use	Primary Education	Fort Worth	Existing	734	STUDENTS
10080	Tarrant	CARNIVAL	Commercial	Grocery Store	Fort Worth	Existing	21623	SQFT
10081	Tarrant	SAGAMORE HILL EL	Special Use	Primary Education	Fort Worth	Existing	720	STUDENTS
10081	Tarrant	PRIME PREP ACADEMY	Special Use	Secondary Education	Fort Worth	Existing	306	STUDENTS
10082	Tarrant	LA HACIENDA	Residential	Apartment	Fort Worth	Existing	291	DU
10082	Tarrant	FRENCH QUARTER	Residential	Apartment	Fort Worth	Existing	278	DU
10082	Tarrant	SUNRISE APARTMENTS	Residential	Apartment	Fort Worth	Existing	88	DU
10082	Tarrant	CTR FOR NEW LIVES	Special Use	Secondary Education	Fort Worth	Existing	92	STUDENTS
10082	Tarrant	LANCASTER EAST SHOPPING CENTER	Commercial	Stripcenter	Fort Worth	Existing	101000	SQFT
10083	Tarrant	EDGEWOOD OAKS	Residential	Apartment	Fort Worth	Existing	72	DU
10084	Tarrant	SAV-A-LOT S/C	Commercial	Stripcenter	Fort Worth	Existing	37707	SQFT
10085	Tarrant	J&J HACIENDA MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	45	DU
10085	Tarrant	LANCASTER VILLAGE	Residential	Apartment	Fort Worth	Existing	85	DU
10085	Tarrant	ABC SUPPLY CO	Commercial	Distribution	Fort Worth	Existing	69836	SQFT
10085	Tarrant	Ambassador	Residential	Apartment		Existing	0	
10132	Tarrant	COUNTRY PLACE	Residential	Apartment	Fort Worth	Existing	264	DU
10132	Tarrant	INDUSTRIAL FLOOR SYSTEMS INC	Commercial	Construction	Fort Worth	Existing	24600	SQFT
10132	Tarrant	KROGER S/C	Commercial	Stripcenter	Fort Worth	Existing	62220	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10133	Tarrant	POINTWEST	Residential	Apartment	Fort Worth	Existing	192	DU
10133	Tarrant	WESTERN HILLS	Residential	Apartment	Fort Worth	Existing	200	DU
10133	Tarrant	BENT TREE	Residential	Apartment	Fort Worth	Existing	264	DU
10133	Tarrant	HILLS	Residential	Apartment	Fort Worth	Existing	484	DU
10133	Tarrant	CRESCENT OAKS	Residential	Apartment	Fort Worth	Existing	220	DU
10133	Tarrant	WOODHILL	Residential	Apartment	Fort Worth	Existing	240	DU
10134	Tarrant	WESTRIDGE	Residential	Apartment	Fort Worth	Existing	176	DU
10134	Tarrant	OAK VILLAGE	Residential	Apartment	Fort Worth	Existing	152	DU
10134	Tarrant	FALLS	Residential	Apartment	Fort Worth	Existing	256	DU
10134	Tarrant	NORMANDALE PLACE	Residential	Apartment	Fort Worth	Existing	130	DU
10134	Tarrant	HUNTER PARK	Residential	Apartment	Fort Worth	Existing	144	DU
10134	Tarrant	SIERRA HERMOSA	Residential	Apartment	Fort Worth	Existing	168	DU
10135	Tarrant	WESTBEND (OFFICE)	Commercial	Multi-Tenant	Fort Worth	Announced	150000	SQFT
10135	Tarrant	WEST POINTE PINES	Residential	Apartment	Fort Worth	Existing	263	DU
10135	Tarrant	EMERALD HILLS I	Residential	Apartment	Fort Worth	Existing	276	DU
10135	Tarrant	NORMANDALE MANOR	Residential	Apartment	Fort Worth	Existing	122	DU
10135	Tarrant	BELLAGIO TOWNHOMES	Residential	Apartment	Fort Worth	Existing	68	DU
10135	Tarrant	EL RANCHO ESCONDIDO	Residential	Apartment	Fort Worth	Existing	152	DU
10135	Tarrant	WIND RIVER	Residential	Apartment	Fort Worth	Existing	168	DU
10135	Tarrant	WARREN TERRACE	Residential	Apartment	Fort Worth	Existing	127	DU
10135	Tarrant	MIRA MONTE	Residential	Apartment	Fort Worth	Existing	116	DU
10135	Tarrant	CHISHOLM TRAIL TOWNHOMES	Residential	Townhome	Fort Worth	Existing	168	DU
10136	Tarrant	WARWICK	Residential	Apartment	Fort Worth	Existing	100	DU
10136	Tarrant	WARREN HOUSE	Residential	Apartment	Fort Worth	Existing	127	DU
10136	Tarrant	WESTERN HILLS PRI	Special Use	Primary Education	Fort Worth	Existing	600	STUDENTS
10136	Tarrant	WESTERN HILLS EL	Special Use	Primary Education	Fort Worth	Existing	770	STUDENTS
10138	Tarrant	HILL VILLA	Residential	Apartment	Fort Worth	Existing	140	DU
10138	Tarrant	WESTCHASE	Residential	Apartment	Fort Worth	Existing	160	DU
10138	Tarrant	MANITOBA	Residential	Apartment	Fort Worth	Existing	265	DU
10138	Tarrant	SERRANO	Residential	Apartment	Fort Worth	Existing	195	DU
10138	Tarrant	SERRANO RANCH	Residential	Apartment	Fort Worth	Existing	388	DU
10138	Tarrant	CAMBRIDGE COURT	Residential	Apartment	Fort Worth	Existing	330	DU
10138	Tarrant	HAMPTON INN	Commercial	Hotel	Fort Worth	Existing	125	RMS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10138	Tarrant	HOLIDAY INN EXPRESS	Commercial	Hotel	Fort Worth	Existing	60	RMS
10138	Tarrant	RIDGLEA POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10138	Tarrant	YMCA METROPOLITAN FORT WORTH	Special Use	Athletic	Fort Worth	Existing	0	
10138	Tarrant	TARGET	Commercial	Supercenter	Fort Worth	Existing	98729	SQFT
10141	Tarrant	BONNIE ROYAL	Residential	Apartment	Fort Worth	Existing	64	DU
10141	Tarrant	MARCO DISPLAY SPECIALISTS	Commercial	Manufacturing	Fort Worth	Existing	65277	SQFT
10142	Tarrant	COURTYARD	Residential	Apartment	Fort Worth	Existing	50	DU
10142	Tarrant	HAMPTON INN & SUITES	Commercial	Hotel	Fort Worth	Existing	105	RMS
10142	Tarrant	Wilcox Plaza at Green Oaks	Commercial	Multi-Tenant	Fort Worth	Existing	196290	SQFT
10143	Tarrant	EL JARDIN	Residential	Apartment	Fort Worth	Existing	93	DU
10143	Tarrant	CARRIAGE SQUARE	Residential	Apartment	Fort Worth	Existing	50	DU
10143	Tarrant	PARKSIDE	Residential	Apartment	Fort Worth	Existing	170	DU
10143	Tarrant	PINNACLE ACADEMY	Special Use	Primary Education	Fort Worth	Existing	177	STUDENTS
10148	Tarrant	RIDGLEA SQUARE	Residential	Apartment	Fort Worth	Existing	53	DU
10148	Tarrant	RIDGLEA CENTER	Commercial	Stripcenter	Fort Worth	Existing	56081	SQFT
10149	Tarrant	Ridglea Theater	Special Use	Fine Arts	Fort Worth	Announced	0	
10149	Tarrant	RIDGEWAY MANOR	Residential	Apartment	Fort Worth	Existing	240	DU
10149	Tarrant	CUMBERLAND AT RIDGLEA	Residential	Townhome	Fort Worth	Existing	244	DU
10149	Tarrant	RIDGLEA VILLAGE	Residential	Apartment	Fort Worth	Existing	253	DU
10149	Tarrant	Commercial Development	Commercial	Stripcenter	Fort Worth	Existing	100015	SQFT
10155	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	22152	SQFT
10155	Tarrant	HEALTHPOINT BIOTHERAPEUTICS	Commercial	Manufacturing	Fort Worth	Existing	80000	SQFT
10159	Tarrant	HULEN HEIGHTS	Residential	Apartment	Fort Worth	Existing	83	DU
10159	Tarrant	Insights Learning Center	Special Use	Primary Education	Fort Worth	Existing	19	STUDENTS
10159	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Fort Worth	Existing	9	STUDENTS
10159	Tarrant	Central Market	Commercial	Grocery Store	Fort Worth	Existing	0	
10159	Tarrant	Chapel Hill Shopping Center	Commercial	Stripcenter	Fort Worth	Existing	210000	SQFT
10161	Tarrant	ARLINGTON HEIGHTS HEALTH AND REHABILITATION CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	180	BEDS
10161	Tarrant	HULEN HILLS PHASE I & II	Residential	Apartment	Fort Worth	Existing	121	DU
10161	Tarrant	WELLS POINT	Residential	Apartment	Fort Worth	Existing	90	DU
10161	Tarrant	HULEN PARK PLACE TOWN-HOMES	Residential	Apartment	Fort Worth	Existing	100	DU
10161	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	45118	SQFT
10161	Tarrant	HULEN TOWERS	Commercial	Multi-Tenant	Fort Worth	Existing	134288	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10161	Tarrant	HULEN PLACE	Residential	Apartment	Fort Worth	Under Construction	240	DU
10163	Tarrant	SOUTH HI MOUNT EL	Special Use	Primary Education	Fort Worth	Existing	556	STUDENTS
10166	Tarrant	CENTURY COLONIAL PARK	Residential	Apartment	Fort Worth	Existing	257	DU
10166	Tarrant	UNION PACIFIC RAILROAD DAVIDSON YARD	Transportation	Terminal	Fort Worth	Existing	0	
10170	Tarrant	SPRINGHILL SUITES	Commercial	Hotel	Fort Worth	Existing	145	RMS
10170	Tarrant	UNIVERSITY CENTRE I & II	Commercial	Multi-Tenant	Fort Worth	Existing	452659	SQFT
10171	Tarrant	GALLERY 1701	Residential	Apartment	Fort Worth	Existing	148	DU
10171	Tarrant	CHILI'S GRILL & BAR	Commercial	Restaurant	Fort Worth	Existing	49546	SQFT
10171	Tarrant	UNIVERSITY PARK VILLAGE	Commercial	Stripcenter	Fort Worth	Existing	175000	SQFT
10171	Tarrant	Barnes and Noble	Commercial	Shops		Existing	0	
10173	Tarrant	FORT WORTH ZOO	Special Use	Amusement	Fort Worth	Existing	8	ACRES
10177	Tarrant	LILY B CLAYTON EL	Special Use	Primary Education	Fort Worth	Existing	536	STUDENTS
10177	Tarrant	BAYLOR SURGICAL HOSPITAL	Special Use	Hospital	Fort Worth	Under Construction	30	BEDS
10178	Tarrant	NORKUS MEDICAL OFFICES	Special Use	Medical	Fort Worth	Announced	58000	SQFT
10179	Tarrant	PARK PLACE APARTMENTS	Residential	Apartment	Fort Worth	Announced	262	DU
10179	Tarrant	BayloráAlláSaintsáMedicaláCenteráatáFortáWorth	Special Use	Hospital	Fort Worth	Existing	640	BEDS
10179	Tarrant	ANDREWS, PAUL AND JUDY WOMEN'S HOSPITAL	Special Use	Hospital	Fort Worth	Existing	92	BEDS
10179	Tarrant	Tarleton Schaffer Education	Special Use	Higher Education	Fort Worth	Existing	467	STUDENTS
10179	Tarrant	BAYLOR ALL SAINTS MEDICAL OFFICE	Special Use	Medical	Fort Worth	Existing	145000	SQFT
10180	Tarrant	PLAZA MEDICAL CENTER	Special Use	Hospital	Fort Worth	Existing	320	BEDS
10180	Tarrant	MEDICAL PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	104300	SQFT
10182	Tarrant	COOK CHILDREN'S MEDICAL CENTER	Special Use	Hospital	Fort Worth	Existing	318	BEDS
10182	Tarrant	KINDRED HOSPITAL FORT WORTH	Special Use	Hospital	Fort Worth	Existing	67	BEDS
10182	Tarrant	TEXAS HEALTH SPECIALTY HOSPITAL	Special Use	Hospital	Fort Worth	Existing	15	BEDS
10182	Tarrant	TEXAS HALTH HARRIS METHODIST FORT WORTH	Special Use	Hospital	Fort Worth	Existing	731	BEDS
10182	Tarrant	HARRIS METHODIST HOSPITAL - HARRIS CENTER	Special Use	Medical	Fort Worth	Existing	79609	SQFT
10182	Tarrant	BEN HOGAN CENTER (HARRIS METHODIST DOCTOR'S BLDG)	Commercial	Multi-Tenant	Fort Worth	Existing	109000	SQFT
10182	Tarrant	Cook Children's Medical Center - Medical Office	Special Use	Medical	Fort Worth	Under Construction	285000	SQFT
10183	Tarrant	FAIRMOUNT LOFTS	Residential	Loft	Fort Worth	Announced	4	DU
10183	Tarrant	6th & O Townhomes	Residential	Townhome	Fort Worth	Announced	15	DU
10183	Tarrant	AVOCA COFFEE SHOP	Commercial	Restaurant	Fort Worth	Announced	0	
10183	Tarrant	Citizen Theater	Special Use	Fine Arts	Fort Worth	Announced	12502	SQFT
10183	Tarrant	RPR VILLAGE	Residential	Apartment	Fort Worth	Existing	30	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10183	Tarrant	CARTER BLOOD CARE	Commercial	Single Tenant	Fort Worth	Existing	34045	SQFT
10183	Tarrant	Fran'k's 5th Avenue	Commercial	Multi-Tenant	Fort Worth	Under Construction	2	DU
10183	Tarrant	VICTORY HEALTHCARE	Special Use	Medical	Fort Worth	Under Construction	0	
10183	Tarrant	COMERICA BUILDING	Commercial	Business Services	Fort Worth	Under Construction	0	
10184	Tarrant	COOK CHILDRENS HOME HEALTH	Residential	Children Homes	Fort Worth	Existing	0	
10184	Tarrant	CARNIVAL	Commercial	Grocery Store	Fort Worth	Existing	28046	SQFT
10186	Tarrant	MAGNOLIA GREEN TOWN-HOMES	Residential	Townhome	Fort Worth	Existing	17	DU
10186	Tarrant	OLEANDER PLACE	Residential	Townhome	Fort Worth	Existing	4	DU
10186	Tarrant	LA SALLE HISTORIC	Residential	Apartment	Fort Worth	Existing	16	DU
10186	Tarrant	TEXANA TOWNHOMES	Residential	Townhome	Fort Worth	Existing	14	DU
10186	Tarrant	ACCELERATED HS	Special Use	Secondary Education	Fort Worth	Existing	151	STUDENTS
10186	Tarrant	YOUNG WOMEN'S LEADERSHIP ACADEMY	Special Use	Secondary Education	Fort Worth	Existing	259	STUDENTS
10186	Tarrant	ADULT ED	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
10186	Tarrant	Cassata High School	Special Use	Private Education	Fort Worth	Existing	0	
10186	Tarrant	WELLS FARGO	Commercial	Multi-Tenant	Fort Worth	Existing	34974	SQFT
10186	Tarrant	CENTER FOR CANCER AND BLOOD DISORDERS (THE)	Special Use	Medical	Fort Worth	Existing	51000	SQFT
10186	Tarrant	MAGNOLIA GREEN MEDICAL OFFICE BLDG	Special Use	Medical	Fort Worth	Existing	70425	SQFT
10186	Tarrant	QUICKSILVER RESOURCES	Commercial	Multi-Tenant	Fort Worth	Existing	72237	SQFT
10186	Tarrant	Live Oak Music Hall & Lounge	Special Use	Other Entertainment	Fort Worth	Under Construction	0	
10186	Tarrant	The Wine Bar on Magnolia	Commercial	Restaurant	Fort Worth	Under Construction	0	
10187	Tarrant	DE ZAVALA EL	Special Use	Primary Education	Fort Worth	Existing	405	STUDENTS
10189	Tarrant	HIGH POINT ON SOUTH MAIN	Residential	Apartment	Fort Worth	Announced	526	DU
10189	Tarrant	LEUDA MAY HISTORIC	Residential	Apartment	Fort Worth	Existing	21	DU
10189	Tarrant	HOMES OF PARKER COMMONS	Residential	Apartment	Fort Worth	Existing	162	DU
10189	Tarrant	HOMES OF PARKER COMMONS	Commercial	Single Tenant	Fort Worth	Existing	192	DU
10189	Tarrant	KROGER CO	Commercial	Manufacturing	Fort Worth	Existing	111371	SQFT
10189	Tarrant	WEST LEUDA MIXED USE DEVELOPMENT	Residential	Townhome	Fort Worth	Under Construction	0	
10191	Tarrant	SUNDANCE PSYCHIATRIC HOSPITAL	Special Use	Hospital	Fort Worth	Announced	98	BEDS
10191	Tarrant	JOHN PETER SMITH HOSPITAL	Special Use	Hospital	Fort Worth	Existing	567	BEDS
10191	Tarrant	Hantes Office Building	Special Use	Medical	Fort Worth	Existing	6645	SQFT
10191	Tarrant	TARRANT COUNTY MEDICAL EXAMINER	Special Use	Local Administration	Fort Worth	Existing	89476	SQFT
10191	Tarrant	Moncrief Cancer Institute	Special Use	Medical	Fort Worth	Under Construction	65000	SQFT
10193	Tarrant	SOUTHSIDE ADULT DAYCARE CENTER, INC.	Residential	Senior Living Facilities	Fort Worth	Existing	94	BEDS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10193	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	57579	SQFT
10193	Tarrant	TARRANT COUNTY PUBLIC HEALTH	Special Use	Local Administration	Fort Worth	Existing	78900	SQFT
10201	Tarrant	CARROLL PEAK EL	Special Use	Primary Education	Fort Worth	Existing	526	STUDENTS
10214	Tarrant	Army National Guard	Special Use	Military	Fort Worth	Existing	0	
10215	Tarrant	UPLIFT EDUCATION - UPLIFT MERIDIAN PREPARATORY	Special Use	Primary Education	Fort Worth	Existing	0	
10216	Tarrant	POLYTECHNIC H S	Special Use	Secondary Education	Fort Worth	Existing	1080	STUDENTS
10216	Tarrant	JAMES MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	1102	STUDENTS
10216	Tarrant	FORT WORTH POLICE NEIGHBORHOOD DISTRICT 6	Special Use	Police	Fort Worth	Existing	0	
10218	Tarrant	TEXAS WESLEYAN RESIDENCE HALL	Residential	Dorm	Fort Worth	Existing	260	BEDS
10218	Tarrant	Texas Wesleyan University	Special Use	Higher Education	Fort Worth	Existing	3048	STUDENTS
10220	Tarrant	CARNIVAL	Commercial	Grocery Store	Fort Worth	Existing	20178	SQFT
10224	Tarrant	S S DILLOW EL	Special Use	Primary Education	Fort Worth	Existing	640	STUDENTS
10229	Tarrant	POLYTECHNIC STATION POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10236	Tarrant	St. Rita Catholic School Fort Worth	Special Use	Private Education	Fort Worth	Existing	232	STUDENTS
10298	Tarrant	WIND RUSH	Residential	Apartment	Fort Worth	Existing	278	DU
10298	Tarrant	FRANK KENT PONTIAC-GMC	Commercial	Specialized Retail	Fort Worth	Existing	28488	SQFT
10298	Tarrant	MORITZ OF FORT WORTH	Commercial	Specialized Retail	Fort Worth	Existing	108234	SQFT
10301	Tarrant	PALM HOUSE	Residential	Apartment	Fort Worth	Existing	155	DU
10301	Tarrant	PALM HOUSE	Residential	Senior Living Facilities	Fort Worth	Existing	155	DU
10301	Tarrant	WAVERLY PARK EL	Special Use	Primary Education	Fort Worth	Existing	795	STUDENTS
10301	Tarrant	LEONARD MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	758	STUDENTS
10301	Tarrant	SONIC-FORT WORTH T LP	Commercial	Specialized Retail	Fort Worth	Existing	29912	SQFT
10301	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	48985	SQFT
10301	Tarrant	TOYOTA OF FORT WORTH	Commercial	Specialized Retail	Fort Worth	Existing	52752	SQFT
10316	Tarrant	COURTYARD AT RIVER PARK	Residential	Apartment	Fort Worth	Existing	76	DU
10316	Tarrant	VIEUX COULEE	Residential	Apartment	Fort Worth	Existing	264	DU
10316	Tarrant	CANYONS	Residential	Apartment	Fort Worth	Existing	673	DU
10316	Tarrant	RIVER PARK	Residential	Apartment	Fort Worth	Existing	280	DU
10316	Tarrant	LODGE AT RIVER PARK	Residential	Apartment	Fort Worth	Existing	312	DU
10316	Tarrant	RIVER PARK PLACE	Residential	Apartment	Fort Worth	Existing	278	DU
10316	Tarrant	RIVERSTONE	Residential	Apartment	Fort Worth	Existing	248	DU
10316	Tarrant	RIVER BEND VILLAS	Residential	Condominium	Fort Worth	Existing	110	DU
10318	Tarrant	VALLEY VIEW	Residential	Apartment	Fort Worth	Existing	149	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10318	Tarrant	SPANISH GARDENS CONDOS	Residential	Condominium	Fort Worth	Existing	95	DU
10318	Tarrant	COLONIAL GARDENS CONDOS	Residential	Condominium	Fort Worth	Existing	53	DU
10318	Tarrant	SUMMIT VIEW	Residential	Apartment	Fort Worth	Existing	167	DU
10319	Tarrant	COMO MONTESSORI	Special Use	Primary Education	Fort Worth	Existing	347	STUDENTS
10319	Tarrant	COMO EL	Special Use	Primary Education	Fort Worth	Existing	452	STUDENTS
10321	Tarrant	CLEARFORK - SF	Residential	Subdivision	Fort Worth	Announced	2500	DU
10321	Tarrant	FOREST PARK MEDICAL CENTER	Special Use	Medical	Fort Worth	Announced	150000	SQFT
10321	Tarrant	CLEARFORK - RETAIL	Commercial	Stripcenter	Fort Worth	Announced	1200000	SQFT
10321	Tarrant	CLEARFORK - OFFICE	Commercial	Multi-Tenant	Fort Worth	Announced	2000000	SQFT
10321	Tarrant	ACME BRICK	Commercial	Single Tenant	Fort Worth	Existing	77000	SQFT
10322	Tarrant	EMERITUS AT TANGLEWOOD OAKS	Residential	Senior Living Facilities	Fort Worth	Existing	116	BEDS
10322	Tarrant	MARQUIS AT BELLAIRE RANCH	Residential	Apartment	Fort Worth	Existing	316	DU
10322	Tarrant	Kinderplatz Of Fine Arts	Special Use	Private Education	Fort Worth	Existing	100	STUDENTS
10322	Tarrant	TRINITY RIVER STATION POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10322	Tarrant	TRINITY COMMONS	Commercial	Stripcenter	Fort Worth	Existing	197000	SQFT
10324	Tarrant	TCU DANIEL-MEYER COLISEUM	Special Use	Arena/Stadium	Fort Worth	Existing	7201	SEATS
10324	Tarrant	Starpoint School	Special Use	Private Education	Fort Worth	Existing	0	
10324	Tarrant	TCU AMON G CARTER STADIUM	Special Use	Arena/Stadium	Fort Worth	Under Construction	40000	SEATS
10327	Tarrant	Wright Hall	Residential	Dorm	Fort Worth	Existing	151	BEDS
10327	Tarrant	Carter Hall	Residential	Dorm	Fort Worth	Existing	151	BEDS
10327	Tarrant	Foster Hall	Residential	Dorm	Fort Worth	Existing	200	BEDS
10327	Tarrant	King Hall	Residential	Dorm	Fort Worth	Existing	165	BEDS
10327	Tarrant	W.A. Tex Moncrief Hall	Residential	Dorm	Fort Worth	Existing	235	BEDS
10327	Tarrant	Samuelson Hall	Residential	Dorm	Fort Worth	Existing	165	BEDS
10327	Tarrant	Sherley Hall	Residential	Dorm	Fort Worth	Existing	314	BEDS
10327	Tarrant	Texas Christian University	Special Use	Higher Education	Fort Worth	Existing	8853	STUDENTS
10327	Tarrant	ERMY LOWE HALL	Special Use	Higher Education	Fort Worth	Existing	0	
10327	Tarrant	Mary Wright Admission Center	Special Use	Education Administration	Fort Worth	Existing	14520	SQFT
10327	Tarrant	Scharbauer Hall	Special Use	Education Administration	Fort Worth	Existing	70000	SQFT
10327	Tarrant	Ed Landreth Hall	Special Use	Education Administration	Fort Worth	Existing	79276	SQFT
10327	Tarrant	M.E. Sadler Hall	Special Use	Education Administration	Fort Worth	Existing	80895	SQFT
10327	Tarrant	Brown Lupton University Union	Special Use	Education Administration	Fort Worth	Existing	145000	SQFT
10327	Tarrant	TCU Recreation Center	Special Use	Athletic	Fort Worth	Existing	179831	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10329	Tarrant	W. Oliver and Nell A. Harrison Building	Special Use	Education Administration	Fort Worth	Announced	24000	SQFT
10329	Tarrant	LOWDEN	Residential	Apartment	Fort Worth	Existing	1	DU
10329	Tarrant	MCCART	Residential	Apartment	Fort Worth	Existing	49	DU
10329	Tarrant	GRANDMARC AT WESTBERRY PLACE	Residential	Apartment	Fort Worth	Existing	245	DU
10329	Tarrant	The College Of St Thomas More	Special Use	Higher Education	Fort Worth	Existing	0	
10329	Tarrant	TCU Barnes and Noble	Commercial	Specialized Retail	Fort Worth	Existing	32000	SQFT
10329	Tarrant	Smith Hall	Special Use	Education Administration	Fort Worth	Existing	45885	SQFT
10329	Tarrant	Winton Scott Hall	Special Use	Education Administration	Fort Worth	Existing	89407	SQFT
10329	Tarrant	Tucker Technology Center	Special Use	Education Administration	Fort Worth	Existing	92500	SQFT
10329	Tarrant	Sid W. Richardson Building	Special Use	Education Administration	Fort Worth	Existing	149842	SQFT
10329	Tarrant	MARY COUTS BURNETT LIBRARY	Special Use	Library	Fort Worth	Existing	162074	SQFT
10329	Tarrant	Cantey Town Homes	Residential	Condominium	Fort Worth	Under Construction	12	DU
10330	Tarrant	PASCHAL H S	Special Use	Secondary Education	Fort Worth	Existing	2725	STUDENTS
10330	Tarrant	Success High School	Special Use	Secondary Education	Fort Worth	Existing	206	STUDENTS
10331	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	41980	SQFT
10331	Tarrant	BERKELEY	Residential	Apartment	Fort Worth	Under Construction	716	DU
10333	Tarrant	EIGHTH AVENUE POST OFFICE	Special Use	Post Office	Fort Worth	Existing	20781	SQFT
10333	Tarrant	FIESTA MART	Commercial	Grocery Store	Fort Worth	Existing	50000	SQFT
10336	Tarrant	TRAVIS GARDEN	Residential	Apartment	Fort Worth	Existing	76	DU
10344	Tarrant	MORNINGSIDE EL	Special Use	Primary Education	Fort Worth	Existing	733	STUDENTS
10346	Tarrant	SPANISH HACIENDA	Residential	Apartment	Fort Worth	Existing	154	DU
10346	Tarrant	MORNINGSIDE MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	720	STUDENTS
10346	Tarrant	SOUTH TOWN S/C	Commercial	Stripcenter	Fort Worth	Existing	105553	SQFT
10347	Tarrant	SIERRA VISTA	Residential	Subdivision	Fort Worth	Under Construction	60	DU
10349	Tarrant	EDWARD BRISCOE EL	Special Use	Primary Education	Fort Worth	Existing	395	STUDENTS
10350	Tarrant	PILGRIM VALLEY MANOR	Residential	Apartment	Fort Worth	Existing	168	DU
10350	Tarrant	PARK TERRACE	Residential	Apartment	Fort Worth	Existing	124	DU
10350	Tarrant	PRINCE HALL GARDEN	Residential	Apartment	Fort Worth	Existing	100	DU
10354	Tarrant	OPEN ARMS GROUP HOME	Residential	Senior Living Facilities	Fort Worth	Existing	4	BEDS
10354	Tarrant	VILLAS BY THE PARK	Residential	Apartment	Fort Worth	Existing	172	DU
10354	Tarrant	SPRING CHASE	Residential	Apartment	Fort Worth	Existing	164	DU
10355	Tarrant	RENAISSANCE SQUARE	Commercial	Stripcenter	Fort Worth	Announced	425000	SQFT
10355	Tarrant	MITCHELL BOULEVARD EL	Special Use	Primary Education	Fort Worth	Existing	519	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10355	Tarrant	UPLIFT MIGHTY PREP	Special Use	Primary Education	Fort Worth	Existing	348	STUDENTS
10355	Tarrant	HAPPY BAGGETT DEVELOPMENT	Residential	Subdivision	Fort Worth	Vacant	500	DU
10362	Tarrant	T A SIMS EL	Special Use	Primary Education	Fort Worth	Existing	706	STUDENTS
10368	Tarrant	FORT WORTH MANOR	Residential	Senior Living Facilities	Fort Worth	Existing	129	BEDS
10368	Tarrant	VILLAS OF EASTWOOD TERRACE	Residential	Apartment	Fort Worth	Existing	160	DU
10368	Tarrant	WEBBER GARDEN	Residential	Apartment	Fort Worth	Existing	120	DU
10368	Tarrant	A M PATE EL	Special Use	Primary Education	Fort Worth	Existing	521	STUDENTS
10374	Tarrant	VILLAGE CREEK TOWNHOMES	Residential	Apartment	Fort Worth	Existing	184	DU
10374	Tarrant	RAMEY PLACE	Residential	Subdivision	Fort Worth	Existing	60	DU
10374	Tarrant	SUNRISE - MCMILLAN EL	Special Use	Primary Education	Fort Worth	Existing	444	STUDENTS
10374	Tarrant	DUNBAR MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	767	STUDENTS
10374	Tarrant	DUNBAR H S	Special Use	Secondary Education	Fort Worth	Existing	787	STUDENTS
10420	Tarrant	HILDRETH HILLS	Residential	Subdivision	Fort Worth	Conceptual	0	
10425	Tarrant	INT'L NEWCOMER ACAD	Special Use	Secondary Education	Fort Worth	Existing	314	STUDENTS
10425	Tarrant	MIDDLE LVL LRN CTR	Special Use	Secondary Education	Fort Worth	Existing	90	STUDENTS
10431	Tarrant	HIGHLAND PARK	Residential	Apartment	Benbrook	Existing	500	DU
10431	Tarrant	SAM'S CLUB	Commercial	Wholesale Store	Fort Worth	Existing	130000	SQFT
10432	Tarrant	WATERSIDE	Residential	Townhome	Fort Worth	Announced	0	
10432	Tarrant	WATERSIDE	Commercial	Hotel	Fort Worth	Announced	0	
10432	Tarrant	WATERSIDE	Commercial	Shops	Fort Worth	Announced	200000	SQFT
10432	Tarrant	WATERSIDE	Commercial	Multi-Tenant	Fort Worth	Announced	200000	SQFT
10433	Tarrant	OAK PARK RETIREMENT CENTER	Residential	Senior Living Facilities	Benbrook	Existing	170	BEDS
10433	Tarrant	RIVER GLEN	Residential	Apartment	Benbrook	Existing	176	DU
10433	Tarrant	GREENWOOD CREEK	Residential	Apartment	Benbrook	Existing	328	DU
10433	Tarrant	COPPER CROSSING I & II	Residential	Apartment	Benbrook	Existing	400	DU
10433	Tarrant	COPPER RIDGE	Residential	Apartment	Benbrook	Existing	200	DU
10433	Tarrant	COUNTRY BEND	Residential	Apartment	Benbrook	Existing	166	DU
10433	Tarrant	CROSS CREEK RANCH	Residential	Apartment	Benbrook	Existing	288	DU
10433	Tarrant	CROSS CREEK RANCH	Commercial	Multi-Tenant	Benbrook	Existing	288	DU
10433	Tarrant	CROSSLANDS PLAZA OFFICE PARK	Commercial	Multi-Tenant	Benbrook	Existing	117000	SQFT
10433	Tarrant	GARDEN TERRACE ALZHEIMERS CENTER OF EXCELLENCE	Residential	Senior Living Facilities	Fort Worth	Existing	120	BEDS
10433	Tarrant	RENAISSANCE PARK MULTI CARE CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	120	BEDS
10434	Tarrant	COUNTRY DAY	Residential	Apartment	Fort Worth	Existing	75	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10434	Tarrant	Fort Worth Country Day	Special Use	Private Education	Fort Worth	Existing	1100	STUDENTS
10434	Tarrant	OVERTON CENTRE I & II	Commercial	Multi-Tenant	Fort Worth	Existing	471329	SQFT
10434	Tarrant	RIVERHILLS	Residential	Subdivision	Fort Worth	Under Construction	400	DU
10435	Tarrant	NORTH TEXAS ELEMENTARY SCHOOL OF THE ARTS	Special Use	Primary Education	Edgecliff Village	Existing	155	STUDENTS
10435	Tarrant	Lil Goldman Early Learning Center	Special Use	Private Education	Fort Worth	Existing	0	
10435	Tarrant	OLIVE GARDEN	Commercial	Restaurant	Fort Worth	Existing	9100	SQFT
10435	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	22480	SQFT
10435	Tarrant	Sprouts Farmers Market	Commercial	Stripcenter	Fort Worth	Existing	30000	SQFT
10435	Tarrant	MCKINNEY MEMORIAL BIBLE CHURCH	Special Use	Worship	Fort Worth	Existing	98000	SQFT
10435	Tarrant	HOME DEPOT	Commercial	Home Improvement Store	Fort Worth	Existing	120800	SQFT
10435	Tarrant	FROST BANK OFFICE BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	122000	SQFT
10435	Tarrant	SIKORSKY AIRCRAFT	Commercial	Single Tenant	Fort Worth	Existing	138000	SQFT
10435	Tarrant	INTERNATIONAL PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	163873	SQFT
10435	Tarrant	OVERTON PARK PLAZA	Commercial	Stripcenter	Fort Worth	Existing	353745	SQFT
10435	Tarrant	FIRST COMMAND FINANCIAL PLANNING	Commercial	Single Tenant	Fort Worth	Existing	551641	SQFT
10438	Tarrant	TANGLEWOOD EL	Special Use	Primary Education	Fort Worth	Existing	771	STUDENTS
10451	Tarrant	West Academy	Special Use	Private Education	Fort Worth	Existing	0	
10458	Tarrant	WALMART NEIGHBORHOOD MARKET	Commercial	Grocery Store	Fort Worth	Announced	40000	SQFT
10458	Tarrant	VICTORY ARTS CENTER	Residential	Loft	Fort Worth	Existing	46	DU
10458	Tarrant	Our Lady of Victory School Ft Worth	Special Use	Private Education	Fort Worth	Existing	213	STUDENTS
10459	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	20280	SQFT
10460	Tarrant	WORTH HEIGHTS EL	Special Use	Primary Education	Fort Worth	Existing	748	STUDENTS
10460	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	16065	SQFT
10461	Tarrant	FIESTA - STAND ALONE BLDG	Commercial	Grocery Store	Fort Worth	Existing	56000	SQFT
10461	Tarrant	LA GRAN PLAZA DE FORT WORTH	Commercial	Mall	Fort Worth	Existing	1028644	SQFT
10461	Tarrant	FORT WORTH CITY OF - PARKS & COMMUNITY SERVICES	Special Use	Local Administration	Fort Worth	Existing	1028644	SQFT
10462	Tarrant	LON SMITH & CO INC	Commercial	Construction	Fort Worth	Existing	13697	SQFT
10468	Tarrant	ROLLING HILLS	Residential	Subdivision	Fort Worth	Existing	256	DU
10471	Tarrant	GLENCREST 6TH GRADE SCH	Special Use	Secondary Education	Fort Worth	Existing	389	STUDENTS
10471	Tarrant	SAV-A-LOT	Commercial	Stripcenter	Fort Worth	Existing	37340	SQFT
10473	Tarrant	NUEVA VISTA	Residential	Apartment	Fort Worth	Existing	134	DU
10475	Tarrant	OLD DOMINION FREIGHT LINES	Transportation	Terminal	Fort Worth	Existing	108	DOORS
10475	Tarrant	WILLOW SPRINGS MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	140	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10475	Tarrant	FEDERAL EXPRESS GROUND	Commercial	Warehouse	Fort Worth	Existing	175378	SQFT
10475	Tarrant	CENTRAL FREIGHT LINES INC	Transportation	Terminal	Fort Worth	Existing	238977	SQFT
10477	Tarrant	IMMANUELS HEALTHCARE	Residential	Senior Living Facilities	Fort Worth	Existing	84	BEDS
10477	Tarrant	VILLAGE CREEK BUSINESS PARK	Commercial	Warehouse	Fort Worth	Existing	433249	SQFT
10509	Tarrant	SHOPS AT WEST FORK	Commercial	Shops	Benbrook	Conceptual	480000	SQFT
10512	Tarrant	GREENBRIAR MANSION	Residential	Senior Living Facilities	Fort Worth	Existing	16	BEDS
10512	Tarrant	KINDRED HOSPITAL FORT WORTH (SOUTHWEST)	Special Use	Hospital	Fort Worth	Existing	80	BEDS
10512	Tarrant	LIFECARE HOSPITAL OF FORT WORTH	Special Use	Hospital	Fort Worth	Existing	80	BEDS
10512	Tarrant	MONTEVISTA	Residential	Apartment	Fort Worth	Existing	350	DU
10512	Tarrant	HEIGHTS OF CITYVIEW	Residential	Apartment	Fort Worth	Existing	344	DU
10512	Tarrant	VANTAGE AT CITYVIEW	Residential	Senior Living Facilities	Fort Worth	Existing	203	DU
10512	Tarrant	VILLAS ON THE BLUFF	Residential	Condominium	Fort Worth	Existing	80	DU
10512	Tarrant	COVENTRY AT CITY VIEW	Residential	Apartment	Fort Worth	Existing	360	DU
10512	Tarrant	AVERY POINTE AT CITYVIEW	Residential	Apartment	Fort Worth	Existing	288	DU
10512	Tarrant	MARRIOTT COURTYARD	Commercial	Hotel	Fort Worth	Existing	104	RMS
10512	Tarrant	LA QUINTA INN	Commercial	Hotel	Fort Worth	Existing	128	RMS
10512	Tarrant	RAZZOO'S CAJUN CAFE	Commercial	Stripcenter	Fort Worth	Existing	7923	SQFT
10512	Tarrant	HILLARD AUTO PARK	Commercial	Specialized Retail	Fort Worth	Existing	19664	SQFT
10512	Tarrant	HOME DEPOT LANDSCAPE SUPPLY CENTER (CLOSING)	Commercial	Home Improvement Store	Fort Worth	Existing	23998	SQFT
10512	Tarrant	ACADEMY SPORTS & OUTDOORS	Commercial	Stripcenter	Fort Worth	Existing	78817	SQFT
10512	Tarrant	CITYVIEW SHOPPING CENTER	Commercial	Stripcenter	Fort Worth	Existing	376191	SQFT
10512	Tarrant	HOMWOOD SUITES	Commercial	Hotel	Fort Worth	Under Construction	98	DU
10513	Tarrant	HUNTER'S RIDGE	Residential	Apartment	Fort Worth	Existing	248	DU
10513	Tarrant	RIVER RANCH	Residential	Apartment	Fort Worth	Existing	272	DU
10513	Tarrant	HAMPTON INN - FT WORTH SOUTHWEST I-20	Commercial	Hotel	Fort Worth	Existing	78	RMS
10513	Tarrant	HYATT PLACE	Commercial	Hotel	Fort Worth	Existing	127	RMS
10513	Tarrant	COSTCO	Commercial	Wholesale Store	Fort Worth	Existing	150000	SQFT
10513	Tarrant	SUPERTARGET	Commercial	Stripcenter	Fort Worth	Existing	175095	SQFT
10513	Tarrant	MACYS	Commercial	Department Store	Fort Worth	Existing	227746	SQFT
10513	Tarrant	DILLARDS	Commercial	Department Store	Fort Worth	Existing	250086	SQFT
10513	Tarrant	CITYVIEW TOWNE CROSSING	Commercial	Stripcenter	Fort Worth	Existing	322500	SQFT
10513	Tarrant	HULEN MALL	Commercial	Mall	Fort Worth	Existing	942000	SQFT
10513	Tarrant	Hulen Restaurant Plaza	Commercial	Restaurant	Fort Worth	Under Construction	22000	SQFT

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10514	Tarrant	GARDEN RIDGE CORPORATION	Commercial	Stripcenter	Fort Worth	Existing	137800	SQFT
10514	Tarrant	KOHL'S DEPARTMENT STORE	Commercial	Stripcenter	Fort Worth	Existing	499908	SQFT
10514	Tarrant	SOUTHWEST CROSSING	Commercial	Stripcenter	Fort Worth	Existing	500000	SQFT
10526	Tarrant	Southwestern Baptist Theological Seminary	Special Use	Higher Education	Fort Worth	Existing	4000	STUDENTS
10529	Tarrant	ROSEMONT MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	918	STUDENTS
10529	Tarrant	ROSEMONT PARK EL	Special Use	Primary Education	Fort Worth	Existing	593	STUDENTS
10532	Tarrant	RICHARD J WILSON EL	Special Use	Primary Education	Fort Worth	Existing	580	STUDENTS
10533	Tarrant	PLAZA DE LAS AMERICAS	Commercial	Stripcenter	Fort Worth	Closed	0	
10533	Tarrant	NORTH TEXAS STEEL COMPANY, INC	Commercial	Manufacturing	Fort Worth	Existing	160000	SQFT
10535	Tarrant	SOUTH PLAZA	Residential	Apartment	Fort Worth	Existing	70	DU
10535	Tarrant	229 FELIX ST	Commercial	Warehouse	Fort Worth	Existing	76409	SQFT
10535	Tarrant	CATHOLIC CHARITIES OF FT WORTH	Commercial	Single Tenant	Fort Worth	Under Construction	85000	SQFT
10538	Tarrant	LADERA PALMS	Residential	Apartment	Fort Worth	Existing	784	DU
10538	Tarrant	Center For New Lives	Special Use	Secondary Education	Fort Worth	Existing	103	STUDENTS
10538	Tarrant	TEXAS DEPT OF HUMAN SERVICES	Special Use	State Administration	Fort Worth	Existing	0	
10538	Tarrant	NICHOLS FORD INC	Commercial	Specialized Retail	Fort Worth	Existing	31928	SQFT
10538	Tarrant	VA North Texas Health Care System Fort Worth Outpatient Clinic	Special Use	Medical	Fort Worth	Existing	239000	SQFT
10540	Tarrant	HERMAN CLARK STADIUM PAUL GALVAN FIELD	Special Use	Arena/Stadium	Fort Worth	Existing	12000	SEATS
10540	Tarrant	Tccd South Campus	Special Use	Higher Education	Fort Worth	Existing	11695	STUDENTS
10540	Tarrant	O D WYATT H S	Special Use	Secondary Education	Fort Worth	Existing	1228	STUDENTS
10540	Tarrant	US FEDERAL CORRECTIONAL INSTITUTE	Residential	Correctional Facility	Fort Worth	Existing	0	
10540	Tarrant	FORT WORTH ISD	Transportation	Terminal	Fort Worth	Existing	0	
10550	Tarrant	MAGNOLIA AT VILLAGE CREEK	Residential	Apartment	Forest Hill	Existing	252	DU
10550	Tarrant	REDWOOD ESTATES MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	301	DU
10550	Tarrant	FOREST GLEN MFD HM COMM	Residential	Mobile Home	Fort Worth	Existing	253	DU
10550	Tarrant	WILLOW TERRACE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	227	DU
10550	Tarrant	DOVE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	78	DU
10550	Tarrant	AMELIA PARC	Residential	Senior Living Facilities	Fort Worth	Existing	196	DU
10550	Tarrant	VILLAS BY THE LAKE	Residential	Apartment	Fort Worth	Existing	234	DU
10550	Tarrant	TIMBER RIDGE	Residential	Apartment	Fort Worth	Existing	212	DU
10550	Tarrant	VILLAS BY THE LAKE	Residential	Duplex	Fort Worth	Existing	234	DU
10550	Tarrant	W M GREEN EL	Special Use	Primary Education	Fort Worth	Existing	706	STUDENTS
10550	Tarrant	EMPIRE ROOFING INC	Commercial	Construction	Fort Worth	Existing	32400	SQFT

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10578	Tarrant	WHITESTONE RANCH	Residential	Subdivision	Benbrook	Existing	900	DU
10580	Tarrant	BENBROOK NURSING & REHABILITATION CENTER	Residential	Senior Living Facilities	Benbrook	Existing	115	BEDS
10580	Tarrant	BENBROOK POST OFFICE	Special Use	Post Office	Benbrook	Existing	0	
10580	Tarrant	BROOKSHIRE'S	Commercial	Grocery Store	Benbrook	Existing	66197	SQFT
10581	Tarrant	BENBROOK EL	Special Use	Primary Education	Fort Worth	Existing	550	STUDENTS
10582	Tarrant	GORMAN DUPLEX	Residential	Apartment	Fort Worth	Existing	12	DU
10582	Tarrant	COPPERFIELD	Residential	Apartment	Fort Worth	Existing	323	DU
10582	Tarrant	CHESAPEAKE	Residential	Apartment	Fort Worth	Existing	272	DU
10582	Tarrant	BUFFALO WILD WINGS	Commercial	Restaurant	Fort Worth	Existing	7830	SQFT
10582	Tarrant	ALDI	Commercial	Grocery Store	Fort Worth	Existing	16000	SQFT
10582	Tarrant	Commercial Development	Commercial	Stripcenter	Fort Worth	Existing	80620	SQFT
10587	Tarrant	PARK HILL	Residential	Apartment	Fort Worth	Existing	114	DU
10587	Tarrant	SOUTHWESTERN BELL	Commercial	Single Tenant	Fort Worth	Existing	31827	SQFT
10587	Tarrant	FAMILY DOLLAR S/C	Commercial	Stripcenter	Fort Worth	Existing	104092	SQFT
10587	Tarrant	WEDGEWOOD VILLAGE	Commercial	Stripcenter	Fort Worth	Existing	140000	SQFT
10590	Tarrant	Frank Kent Honda	Commercial	Specialized Retail	Fort Worth	Existing	100000	SQFT
10598	Tarrant	CONTINENTAL TERRACE	Residential	Apartment	Fort Worth	Existing	200	DU
10598	Tarrant	SEMINARY HILLS PARK EL	Special Use	Primary Education	Fort Worth	Existing	421	STUDENTS
10604	Tarrant	C K S PACKAGING INC	Commercial	Manufacturing	Fort Worth	Existing	105788	SQFT
10604	Tarrant	CARNIVAL S/C	Commercial	Grocery Store	Fort Worth	Existing	138792	SQFT
10604	Tarrant	TARRANT INTERIORS	Commercial	Warehouse	Fort Worth	Existing	471574	SQFT
10604	Tarrant	SOUTHWEST CROSSING LOGISTIC CENTER	Commercial	Warehouse	Fort Worth	Existing	765351	SQFT
10640	Tarrant	TEXAS HEALTH HARRIS METH-ODIST SOUTHWEST	Special Use	Hospital	Fort Worth	Existing	229	BEDS
10640	Tarrant	SUNRISE OF FORT WORTH	Residential	Senior Living Facilities	Fort Worth	Existing	105	BEDS
10640	Tarrant	PROFESSIONAL CARETAKERS ADULT DAYCARE	Residential	Senior Living Facilities	Fort Worth	Existing	59	BEDS
10640	Tarrant	Trinity Valley School	Special Use	Private Education	Fort Worth	Existing	950	STUDENTS
10640	Tarrant	CITY VIEW STATION POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10641	Tarrant	AUTUMN LEAVES OF SOUTHWEST FT WORTH	Residential	Senior Living Facilities	Fort Worth	Existing	46	BEDS
10641	Tarrant	REGENCY HOSPITAL OF FORT WORTH	Special Use	Hospital	Fort Worth	Existing	40	BEDS
10641	Tarrant	USMD HOSPITAL OF FORT WORTH	Special Use	Hospital	Fort Worth	Existing	12	BEDS
10641	Tarrant	HEALTHSOUTH REHABILITATION-CITYVIEW	Special Use	Hospital	Fort Worth	Existing	62	BEDS
10641	Tarrant	GlobaláRehabá;HospitaláFortá Worth	Special Use	Hospital	Fort Worth	Existing	42	BEDS
10641	Tarrant	TOWNSHIP ON HULEN BEND	Residential	Apartment	Fort Worth	Existing	256	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10641	Tarrant	ARBORS ON OAKMONT	Residential	Apartment	Fort Worth	Existing	256	DU
10641	Tarrant	RIDGECREST AT HULEN BEND	Residential	Apartment	Fort Worth	Existing	300	DU
10641	Tarrant	COFFEE CREEK	Residential	Apartment	Fort Worth	Existing	336	DU
10641	Tarrant	LOFTS ON HULEN	Residential	Loft	Fort Worth	Existing	325	DU
10641	Tarrant	VILLAS AT LEBLANC PARK	Residential	Apartment	Fort Worth	Existing	168	DU
10641	Tarrant	EVERGREEN AT HULEN BEND	Residential	Apartment	Fort Worth	Existing	237	DU
10641	Tarrant	VERANDAS AT CITYVIEW	Residential	Apartment	Fort Worth	Existing	314	DU
10641	Tarrant	VILLAS AT HULEN BEND	Residential	Senior Living Facilities	Fort Worth	Existing	138	DU
10641	Tarrant	Fort Worth Academy	Special Use	Private Education	Fort Worth	Existing	230	STUDENTS
10641	Tarrant	OAKMONT EL	Special Use	Primary Education	Fort Worth	Existing	562	STUDENTS
10641	Tarrant	KROGER	Commercial	Stripcenter	Fort Worth	Existing	171171	SQFT
10641	Tarrant	HULEN BEND	Commercial	Stripcenter	Fort Worth	Existing	171171	SQFT
10641	Tarrant	HULEN POINTE	Commercial	Stripcenter	Fort Worth	Existing	192539	SQFT
10642	Tarrant	WATERFORD AT FORT WORTH	Residential	Senior Living Facilities	Fort Worth	Existing	154	BEDS
10642	Tarrant	CUMBERLAND ON GRANBURY	Residential	Apartment	Fort Worth	Existing	282	DU
10643	Tarrant	ROSE TERRACE ELDERLY CARE HOME LTD	Residential	Senior Living Facilities	Fort Worth	Existing	8	BEDS
10643	Tarrant	ROSE TERRACE ELDERLY CARE HOME	Residential	Senior Living Facilities	Fort Worth	Existing	8	BEDS
10643	Tarrant	Southwest Christian Elementary	Special Use	Private Education	Fort Worth	Existing	768	STUDENTS
10643	Tarrant	HULEN SQUARE	Commercial	Stripcenter	Fort Worth	Existing	85510	SQFT
10647	Tarrant	WEDGWOOD MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	859	STUDENTS
10647	Tarrant	SOUTHWEST H S	Special Use	Secondary Education	Fort Worth	Existing	1316	STUDENTS
10648	Tarrant	WOODWAY ON THE GREEN	Residential	Apartment	Fort Worth	Existing	176	DU
10648	Tarrant	CARLTON	Residential	Apartment	Fort Worth	Existing	108	DU
10648	Tarrant	VEGA PLACE.	Residential	Apartment	Fort Worth	Existing	100	DU
10648	Tarrant	CARLYLE CROSSING	Residential	Apartment	Fort Worth	Existing	138	DU
10649	Tarrant	ROSE TERRACE ELDERLY CARE HOME	Residential	Senior Living Facilities	Fort Worth	Existing	6	BEDS
10649	Tarrant	ST JOHN'S RESIDENTIAL CARE HOME INC	Residential	Senior Living Facilities	Fort Worth	Existing	6	BEDS
10649	Tarrant	CINNAMON TREE	Residential	Apartment	Fort Worth	Existing	104	DU
10649	Tarrant	OAKWOOD	Residential	Apartment	Fort Worth	Existing	216	DU
10649	Tarrant	WESTCREEK EL	Special Use	Primary Education	Fort Worth	Existing	787	STUDENTS
10649	Tarrant	ALTAMESA S/C	Commercial	Stripcenter	Fort Worth	Existing	166480	SQFT
10649	Tarrant	KROGER	Commercial	Stripcenter	Fort Worth	Existing	166480	SQFT
10651	Tarrant	Commercial Development	Commercial	Specialized Retail	Fort Worth	Closed	0	

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10651	Tarrant	WESTCREEK COURT TOWN-HOMES	Residential	Apartment	Fort Worth	Existing	50	DU
10651	Tarrant	WEDGEWOOD	Residential	Apartment	Fort Worth	Existing	118	DU
10651	Tarrant	HARMONY SCIENCE ACAD (FORT WORTH)	Special Use	Secondary Education	Fort Worth	Existing	636	STUDENTS
10654	Tarrant	POLK MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	22	DU
10654	Tarrant	GREENBRIAR EL	Special Use	Primary Education	Fort Worth	Existing	608	STUDENTS
10654	Tarrant	BRUCE LOWRIE CHEVROLET INC	Commercial	Specialized Retail	Fort Worth	Existing	74285	SQFT
10656	Tarrant	FORT WORTH STAR-TELEGRAM	Commercial	Manufacturing	Edgecliff Village	Existing	271289	SQFT
10688	Tarrant	Southwest Christian School - Preparatory Campus	Special Use	Private Education	Fort Worth	Existing	0	
10688	Tarrant	ST FRANCIS VILLAGE	Residential	Apartment		Existing	434	DU
10690	Tarrant	RESIDENCES AT SUNSET POINT	Residential	Apartment	Fort Worth	Existing	224	DU
10692	Tarrant	CANDLETREE	Residential	Apartment	Fort Worth	Existing	216	DU
10695	Tarrant	LEGACY SENIOR RESIDENCES	Residential	Apartment	Fort Worth	Existing	162	DU
10695	Tarrant	PARK AT SYCAMORE SCHOOL RD	Residential	Apartment	Fort Worth	Existing	216	DU
10695	Tarrant	ALBERTSONS	Commercial	Stripcenter	Fort Worth	Existing	92603	SQFT
10695	Tarrant	SYCAMORE VILLAGE	Commercial	Stripcenter	Fort Worth	Existing	92603	SQFT
10696	Tarrant	CIBOLO HOUSE	Residential	Senior Living Facilities	Fort Worth	Existing	0	BEDS
10696	Tarrant	WOODWAY EL	Special Use	Primary Education	Fort Worth	Existing	590	STUDENTS
10696	Tarrant	WEDGWOOD POST OFFICE	Special Use	Post Office	Fort Worth	Existing	22877	SQFT
10697	Tarrant	SYCAMORE TRACE	Residential	Apartment	Fort Worth	Existing	60	DU
10697	Tarrant	Fort Worth Adventist Junior Academy	Special Use	Private Education	Fort Worth	Existing	0	
10697	Tarrant	WAL-MART SUPERCENTER	Commercial	Supercenter	Fort Worth	Existing	184000	SQFT
10699	Tarrant	RAILRIDGE	Residential	Apartment	Fort Worth	Existing	160	DU
10699	Tarrant	DAKOTA RIDGE	Residential	Apartment	Fort Worth	Existing	272	DU
10699	Tarrant	CREEKSIDE	Residential	Apartment	Fort Worth	Existing	164	DU
10699	Tarrant	POLO CLUB	Residential	Apartment	Fort Worth	Existing	288	DU
10699	Tarrant	SACK & SAVE S/C	Commercial	Stripcenter	Fort Worth	Existing	106040	SQFT
10701	Tarrant	PARK WEST	Residential	Apartment	Fort Worth	Existing	400	DU
10701	Tarrant	SYCAMORE EL	Special Use	Primary Education	Fort Worth	Existing	572	STUDENTS
10701	Tarrant	Harvest Christian School	Special Use	Private Education	Fort Worth	Existing	175	STUDENTS
10701	Tarrant	SEMINARY HILL POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
10702	Tarrant	MESA VISTA	Residential	Apartment	Fort Worth	Existing	100	DU
10702	Tarrant	E RAY EL	Special Use	Primary Education	Fort Worth	Existing	510	STUDENTS
10735	Tarrant	PRIMROSE CROSSING	Residential	Subdivision	Fort Worth	Announced	1400	DU

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10735	Tarrant	SUMMERCREEK MEADOWS	Residential	Subdivision	Fort Worth	Closed	0	
10735	Tarrant	FORT WORTH & CROWLEY PARTNERS	Residential	Apartment	Fort Worth	Closed	0	
10735	Tarrant	THE MCPHERSON RANCH	Residential	Apartment	Fort Worth	Conceptual	500	DU
10735	Tarrant	SUMMER CREEK MIDDLE	Special Use	Secondary Education	Crowley	Existing	834	STUDENTS
10735	Tarrant	ST. JOHN'S RESIDENTIAL CARE HOME III INC.	Residential	Senior Living Facilities	Fort Worth	Existing	6	BEDS
10735	Tarrant	ST JOHN'S RESIDENTIAL CARE HOME INC	Residential	Senior Living Facilities	Fort Worth	Existing	6	BEDS
10735	Tarrant	EAGLE CHASE ESTATES	Residential	Subdivision	Fort Worth	Existing	538	DU
10735	Tarrant	SUMMER CREEK RANCH	Residential	Subdivision	Fort Worth	Existing	220	DU
10735	Tarrant	COLUMBUS HEIGHTS	Residential	Subdivision	Fort Worth	Existing	545	DU
10735	Tarrant	DALLAS PARK EL	Special Use	Primary Education	Fort Worth	Existing	714	STUDENTS
10735	Tarrant	NORTH CROWLEY H S	Special Use	Secondary Education	Fort Worth	Existing	1720	STUDENTS
10735	Tarrant	NORTH CROWLEY H S 9TH GRADE CAMPUS	Special Use	Secondary Education	Fort Worth	Existing	623	STUDENTS
10735	Tarrant	SUE CROUCH INT SCH	Special Use	Primary Education	Fort Worth	Existing	529	STUDENTS
10735	Tarrant	MARY HARRIS INT	Special Use	Primary Education	Fort Worth	Existing	647	STUDENTS
10735	Tarrant	HARMONY SCHOOL OF INNOVATION - FORT WORTH	Special Use	Secondary Education	Fort Worth	Existing	0	
10735	Tarrant	SUNSET POINT	Residential	Subdivision	Fort Worth	Under Construction	358	ACRES
10735	Tarrant	SUMMER CREEK RANCH SOUTH	Residential	Subdivision	Fort Worth	Under Construction	0	
10737	Tarrant	CROWLEY MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	641	STUDENTS
10737	Tarrant	JACKIE CARDEN EL	Special Use	Primary Education	Fort Worth	Existing	534	STUDENTS
10737	Tarrant	MEADOWCREEK EL	Special Use	Primary Education	Fort Worth	Existing	716	STUDENTS
10737	Tarrant	S H Crowley Int	Special Use	Primary Education	Fort Worth	Existing	0	
10738	Tarrant	SUNDANCE SPRINGS	Residential	Subdivision	Fort Worth	Existing	380	DU
10741	Tarrant	ESTATES HEALTHCARE AND REHABILITATION CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	143	BEDS
10741	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	0	
10741	Tarrant	HOME DEPOT	Commercial	Home Improvement Store	Fort Worth	Existing	119531	SQFT
10741	Tarrant	LONE STAR BEVERAGE	Commercial	Warehouse	Fort Worth	Existing	135470	SQFT
10774	Tarrant	BUD-LO MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	15	DU
10774	Tarrant	BENBROOK VILLAGE MOBILE HOME	Residential	Mobile Home	Fort Worth	Existing	110	DU
10774	Tarrant	PYRAMID ACRES	Residential	Subdivision		Under Construction	120	DU
10776	Tarrant	ROCKY CREEK RANCH	Residential	Subdivision		Announced	89	DU
10776	Tarrant	HENCKEN RANCH MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	11	DU
10776	Tarrant	BEAR CREEK MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	5	DU
10776	Tarrant	MUSTANG CREEK ESTATES	Residential	Subdivision		Under Construction	220	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10780	Tarrant	POYNTER CROSSING	Residential	Subdivision	Fort Worth	Existing	690	DU
10780	Tarrant	J A HARGRAVE EL	Special Use	Primary Education	Fort Worth	Existing	546	STUDENTS
10780	Tarrant	RAINBOW RIDGE ADDITION	Residential	Subdivision	Fort Worth	Under Construction	200	DU
10783	Tarrant	DEER CREEK NORTH	Residential	Subdivision	Fort Worth	Existing	253	DU
10783	Tarrant	REPUBLIC DEER CREEK	Residential	Apartment	Fort Worth	Existing	336	DU
10783	Tarrant	SIDNEY H POYNTER	Special Use	Primary Education	Fort Worth	Existing	534	STUDENTS
10806	Tarrant	CHALET CITY MOBILE HOME PARK	Residential	Mobile Home	Crowley	Existing	257	DU
10806	Tarrant	Nazarene Chrisitan Academy	Special Use	Private Education	Crowley	Existing	210	STUDENTS
10806	Tarrant	H F STEVENS MIDDLE	Special Use	Secondary Education	Crowley	Existing	888	STUDENTS
10806	Tarrant	HARBISON-FISCHER MFG	Commercial	Manufacturing	Crowley	Existing	290971	SQFT
10830	Tarrant	CROWLEY ALTERNATIVE SCHOOL	Special Use	Secondary Education	Crowley	Existing	0	STUDENTS
10830	Tarrant	Aztec Manufacturing	Commercial	Manufacturing	Crowley	Existing	288025	SQFT
10831	Tarrant	LAKE HOLLOW DEVELOPMENT	Residential	Subdivision	Fort Worth	Announced	200	DU
10831	Tarrant	WORTHINGTON POINT	Residential	Apartment	Crowley	Existing	248	DU
10859	Tarrant	SENIOR CARE OF CROWLEY	Residential	Senior Living Facilities	Crowley	Existing	120	BEDS
10859	Tarrant	CROWLEY SENIOR	Residential	Apartment	Crowley	Existing	20	DU
10859	Tarrant	CROWLEY TOWNVIEW APARTMENTS	Residential	Apartment	Crowley	Existing	24	DU
10859	Tarrant	DEER CREEK EL	Special Use	Primary Education	Crowley	Existing	452	STUDENTS
10859	Tarrant	CROWLEY MAIN POST OFFICE	Special Use	Post Office	Crowley	Existing	0	
10859	Tarrant	BROOKSHIRE'S	Commercial	Grocery Store	Crowley	Existing	46422	SQFT
10859	Tarrant	KROGER SIGNATURE	Commercial	Stripcenter	Crowley	Existing	70000	SQFT
10859	Tarrant	ALBERTSONS	Commercial	Stripcenter	Crowley	Existing	85000	SQFT
10860	Tarrant	JUDY HAJEK EL	Special Use	Primary Education	Burleson	Existing	520	STUDENTS
10861	Tarrant	ALSBURY VILLAS	Residential	Apartment	Burleson	Existing	150	DU
10861	Tarrant	JACK TAYLOR EL	Special Use	Primary Education	Burleson	Existing	568	STUDENTS
10862	Tarrant	EL FENIX	Commercial	Restaurant	Burleson	Existing	7746	SQFT
10862	Tarrant	Commercial Development	Commercial	Warehouse	Burleson	Existing	69000	SQFT
10862	Tarrant	J C PENNEY	Commercial	Stripcenter	Burleson	Existing	194902	SQFT
10862	Tarrant	BURLESON TOWN CENTER	Commercial	Stripcenter	Burleson	Existing	194902	SQFT
10862	Tarrant	ALBERTSON'S	Commercial	Stripcenter	Burleson	Existing	194902	SQFT
10862	Tarrant	THOMAS CONVEYOR COMPANY	Commercial	Manufacturing	Burleson	Existing	195343	SQFT
10862	Tarrant	KOHL'S DEPARTMENT STORES INC	Commercial	Department Store	Fort Worth	Existing	30460	SQFT
10862	Tarrant	GATEWAY STATION	Commercial	Stripcenter	Fort Worth	Existing	429608	SQFT

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
10885	Tarrant	DEER CREEK S/F	Residential	Subdivision	Crowley	Existing	397	DU
10894	Tarrant	CITY POINTE CENTRE	Residential	Apartment	North Richland Hills	Announced	0	
10894	Tarrant	CITY POINTE CENTRE	Commercial	Shops	North Richland Hills	Announced	0	
10894	Tarrant	NORTH RICHLAND HILLS CITY HALL (PROPOSED)	Special Use	City Hall	North Richland Hills	Conceptual	0	
10894	Tarrant	ASHWOOD ASSISTED LIVING	Residential	Senior Living Facilities	North Richland Hills	Existing	120	BEDS
10894	Tarrant	MANORCARE HEALTH SERVICES	Residential	Senior Living Facilities	North Richland Hills	Existing	163	BEDS
10894	Tarrant	St. John the Apostle Catholic School	Special Use	Private Education	North Richland Hills	Existing	342	STUDENTS
10894	Tarrant	SAINT JOHN THE APOSTLE CHURCH	Special Use	Worship	North Richland Hills	Existing	76350	SQFT
10894	Tarrant	MEDICAL CENTER AT CALLOWAY CREEK	Special Use	Medical	North Richland Hills	Existing	84000	SQFT
10896	Tarrant	OVERLAND DEVELOPMENT	Commercial	Shops		Conceptual	0	
10896	Tarrant	BAYLOR MEDICAL CENTER AT SOUTHWEST FORT WORTH	Special Use	Hospital	Fort Worth	Existing	71	BEDS
10896	Tarrant	BROADWAY PLAZA HEALTHCARE CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	174	BEDS
10896	Tarrant	TEXAS CITYVIEW CARE CENTER LLC	Residential	Senior Living Facilities	Fort Worth	Existing	210	BEDS
10896	Tarrant	OVERTON PARK TOWNHOMES	Residential	Apartment	Fort Worth	Existing	216	DU
10896	Tarrant	REMINGTON HILL	Residential	Apartment	Fort Worth	Existing	440	DU
10896	Tarrant	CAMERON CREEK	Residential	Apartment	Fort Worth	Existing	446	DU
10896	Tarrant	ENCLAVE AT CITY VIEW	Residential	Apartment	Fort Worth	Existing	416	DU
10896	Tarrant	ALBERTSON'S	Commercial	Grocery Store	Fort Worth	Existing	65007	SQFT
10897	Tarrant	SOUTHERN OAKS	Residential	Apartment	Fort Worth	Existing	248	DU
10897	Tarrant	HULEN OAKS	Residential	Apartment	Fort Worth	Existing	328	DU
10897	Tarrant	HUNTERS GREEN	Residential	Apartment	Fort Worth	Existing	248	DU
10897	Tarrant	MARINA CLUB	Residential	Apartment	Fort Worth	Existing	386	DU
10897	Tarrant	5000 S HULEN S/C	Commercial	Stripcenter	Fort Worth	Existing	84600	SQFT
10897	Tarrant	HOBBY LOBBY/STEINMART	Commercial	Stripcenter	Fort Worth	Existing	104188	SQFT
10897	Tarrant	BED BATH & BEYOND, MICHAEL'S	Commercial	Stripcenter	Fort Worth	Existing	107026	SQFT
10897	Tarrant	Commercial Development	Commercial	Stripcenter	Fort Worth	Existing	180638	SQFT
10897	Tarrant	CHILI'S BAR & GRILL	Commercial	Stripcenter	Fort Worth	Existing	180638	SQFT
10897	Tarrant	Walmart Supercenter	Commercial	Supercenter	Fort Worth	Existing	209702	SQFT
16003	Johnson	OWEN OIL TOOLS LP	Commercial	Manufacturing		Existing	177025	SQFT
16005	Johnson	PRIMROSE MOBILE HOME PARK	Residential	Mobile Home	Crowley	Existing	29	DU
16007	Johnson	TURKEY PEAK	Residential	Senior Living Facilities	Burleson	Existing	0	BEDS
16007	Johnson	DOLCE LIVING AT BURLESON I	Residential	Apartment	Burleson	Existing	240	DU
16007	Johnson	FRAZIER EL	Special Use	Primary Education	Burleson	Existing	536	STUDENTS

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
16007	Johnson	BURLESON H S	Special Use	Secondary Education	Burleson	Existing	1437	STUDENTS
16007	Johnson	JOHNSON COUNTY JJAEP	Special Use	Secondary Education	Burleson	Existing	0	STUDENTS
16007	Johnson	BARTLETT PARK RECREATION CENTER	Special Use	Athletic	Burleson	Existing	10000	SQFT
16008	Johnson	MOUND EL	Special Use	Primary Education	Burleson	Existing	465	STUDENTS
16009	Johnson	ARBORS OF BURLESON	Residential	Apartment	Burleson	Existing	72	DU
16026	Johnson	ENCORE ALSBURY	Residential	Apartment	Burleson	Existing	200	DU
16026	Johnson	IRENE CLINKSCALE EL	Special Use	Primary Education	Burleson	Existing	500	STUDENTS
16026	Johnson	SOUTH TOWNE CROSSING	Commercial	Stripcenter	Burleson	Existing	341677	SQFT
16027	Johnson	Frazier Elementary	Special Use	Primary Education	Burleson	Existing	607	STUDENTS
16028	Johnson	FOUNTAINS OF BURLESON	Residential	Apartment	Burleson	Existing	128	DU
16028	Johnson	CROSSROADS H S	Special Use	Secondary Education	Burleson	Existing	68	STUDENTS
16028	Johnson	NORWOOD EL	Special Use	Primary Education	Burleson	Existing	423	STUDENTS
16028	Johnson	SHENANDOAH TOWNHOMES	Residential	Townhome	Burleson	Existing	0	
16028	Johnson	WAL-MART SUPERCENTER	Commercial	Supercenter	Burleson	Existing	170000	SQFT
16029	Johnson	CRESTBROOK	Residential	Apartment	Burleson	Existing	177	DU
16029	Johnson	HUGHES MIDDLE	Special Use	Secondary Education	Burleson	Existing	1126	STUDENTS
16029	Johnson	BROOKSHIRE'S	Commercial	Grocery Store	Burleson	Existing	100000	SQFT
16030	Johnson	TRINITY MISSION HEALTH & REHAB OF BURLESON	Residential	Senior Living Facilities	Burleson	Existing	120	BEDS
16030	Johnson	NICK KERR MIDDLE	Special Use	Secondary Education	Burleson	Existing	1222	STUDENTS
16030	Johnson	BURLESON MAIN POST OFFICE	Special Use	Post Office	Burleson	Existing	23363	SQFT
16031	Johnson	THE ACADEMY AT NOLA DUNN	Special Use	Primary Education	Burleson	Existing	656	STUDENTS
16032	Johnson	ABLE TIRE COMPANY LLC	Commercial	Manufacturing	Burleson	Vacant	5452	SQFT
16048	Johnson	GODLEY H S	Special Use	Secondary Education	Godley	Existing	459	STUDENTS
16049	Johnson	XCELL RANCH MOBILE HOME ESTATES	Residential	Mobile Home	Joshua	Existing	370	DU
16050	Johnson	NORTH JOSHUA EL	Special Use	Primary Education	Burleson	Existing	572	STUDENTS
16050	Johnson	CADDO GROVE EL	Special Use	Primary Education	Joshua	Existing	589	STUDENTS
16050	Johnson	R C LOFLIN MIDDLE	Special Use	Cemetery	Joshua	Existing	741	STUDENTS
16052	Johnson	H-E-B	Commercial	Grocery Store	Burleson	Announced	88000	SQFT
16052	Johnson	Irene Clinkscale Elementary	Special Use	Primary Education	Burleson	Existing	0	
16052	Johnson	BURLESON COMMONS	Commercial	Stripcenter	Burleson	Existing	1306800	SQFT
16054	Johnson	BUFFALO RIDGE MOBILE HOME PARK	Residential	Mobile Home	Burleson	Existing	150	DU
16054	Johnson	LITTLE CORRAL MH PARK	Residential	Mobile Home	Burleson	Existing	17	DU
16054	Johnson	MOCKINGBIRD HILL MOBILE HOME & RV PARK	Residential	Mobile Home	Burleson	Existing	91	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
16060	Johnson	GODLEY INT	Special Use	Primary Education	Godley	Existing	366	STUDENTS
16060	Johnson	GODLEY MIDDLE	Special Use	Secondary Education	Godley	Existing	272	STUDENTS
16062	Johnson	MOUNTAIN VALLEY LAKE ESTATES	Residential	Subdivision	Burleson	Existing	935	DU
16062	Johnson	LITTLEBROOK ESTATES	Residential	Senior Living Facilities	Joshua	Existing	0	BEDS
16062	Johnson	WESTERN INN MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	102	DU
16062	Johnson	OAK HILL MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	57	DU
16062	Johnson	PECAN VILLAGE MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	56	DU
16062	Johnson	TIMBER RIDGE MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	46	DU
16062	Johnson	SHADY BROOK MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	23	DU
16062	Johnson	JOSHUA MAIN POST OFFICE	Special Use	Post Office	Joshua	Existing	0	
16063	Johnson	SOUTH OAKS MOBILE HOME PARK	Residential	Mobile Home	Cross Timbers	Existing	20	DU
16063	Johnson	KWS MANUFACTURING COMPANY	Commercial	Manufacturing		Existing	73410	SQFT
16065	Johnson	WOODSTOCK APARTMENTS	Residential	Apartment	Joshua	Existing	136	DU
16070	Johnson	PRESLAR MOBILE HOME PARK	Residential	Mobile Home	Alvarado	Existing	5	DU
16075	Johnson	CHERRY RIDGE MOBILE HOME ESTATES	Residential	Mobile Home	Joshua	Existing	156	DU
16078	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Joshua	Existing	6	BEDS
16078	Johnson	DELTA HOWARD'S ADULT FOSTER CARE	Residential	Senior Living Facilities	Joshua	Existing	4	BEDS
16078	Johnson	LAMPLIGHTER MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	21	DU
16078	Johnson	JOSHUA H S	Special Use	Secondary Education	Joshua	Existing	960	STUDENTS
16078	Johnson	R C Loflin Middle School	Special Use	Secondary Education	Joshua	Existing	673	STUDENTS
16078	Johnson	PLUM CREEK EL	Special Use	Primary Education	Joshua	Existing	526	STUDENTS
16078	Johnson	A G ELDER EL	Special Use	Primary Education	Joshua	Existing	564	STUDENTS
16078	Johnson	JOSHUA H S NINTH GRADE CAMPUS	Special Use	Secondary Education	Joshua	Existing	375	STUDENTS
16078	Johnson	Joshua Adventist Multi-Grade School	Special Use	Private Education	Joshua	Existing	0	
16080	Johnson	FALCON CREST MOBILE HOMES	Residential	Mobile Home	Joshua	Existing	48	DU
16081	Johnson	RANCH OAKS MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	60	DU
16085	Johnson	CLEBURNE OAKS APARTMENTS	Residential	Apartment	Cleburne	Existing	152	DU
16087	Johnson	OAKLANE MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	12	DU
16087	Johnson	DUNBAR MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	9	DU
16094	Johnson	QUAIL PARK	Residential	Senior Living Facilities	Cleburne	Existing	0	BEDS
16094	Johnson	HIDDEN CREEK ESTATES	Residential	Mobile Home	Cleburne	Existing	6	DU
16095	Johnson	NORTH PARK MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	39	DU
16096	Johnson	ESPERENZA MOBILE HOME PARK	Residential	Mobile Home	Keene	Closed	0	

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
16096	Johnson	BOWER MOBILE HOME PARK	Residential	Mobile Home	Alvarado	Existing	107	DU
16096	Johnson	PLEASANT MEADOWS MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	51	DU
16096	Johnson	REYNOLDS MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	7	DU
16096	Johnson	RV	Residential	Mobile Home	Cleburne	Existing	48	DU
16096	Johnson	HAPPY HOLLOW MOBILE HOME	Residential	Mobile Home	Keene	Existing	36	DU
16096	Johnson	COVINGTON PLACE MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	6	DU
16096	Johnson	KEENE EL	Special Use	Primary Education	Keene	Existing	448	STUDENTS
16096	Johnson	KEENE WANDA R SMITH H S	Special Use	Secondary Education	Keene	Existing	243	STUDENTS
16096	Johnson	KEENE J H	Special Use	Secondary Education	Keene	Existing	208	STUDENTS
16096	Johnson	LONE STAR MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	0	
16096	Johnson	GODLEY ALTERNATIVE	Special Use	Secondary Education	Keene	Existing	0	
16100	Johnson	RUBBERMAID (CLOSING APRIL 2004)	Commercial	Manufacturing	Cleburne	Existing	250000	SQFT
16100	Johnson	JOHNS MANVILLE	Commercial	Manufacturing	Cleburne	Existing	742500	SQFT
16101	Johnson	TOWN HALL ESTATES KEENE INC	Residential	Senior Living Facilities	Keene	Existing	126	BEDS
16101	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Keene	Existing	6	BEDS
16101	Johnson	OAKDALE MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	50	DU
16101	Johnson	Southwestern Adventist University	Special Use	Higher Education	Keene	Existing	815	STUDENTS
16101	Johnson	Commercial Development	Commercial	Manufacturing	Keene	Existing	0	
16101	Johnson	KEENE MAIN POST OFFICE	Special Use	Post Office	Keene	Existing	0	
16101	Johnson	Keene Adventist Elementary School	Special Use	Private Education	Keene	Existing	0	
16101	Johnson	BRANDON MFG TEXAS INC	Commercial	Manufacturing	Keene	Existing	121957	SQFT
16102	Johnson	BREEZY MEADOWS MH PARK	Residential	Mobile Home	Alvarado	Existing	18	DU
16102	Johnson	STEWART'S R.V. PARK	Residential	Mobile Home	Alvarado	Existing	53	DU
16108	Johnson	EL CAMPO MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	15	DU
16108	Johnson	BENNETT MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	25	DU
16108	Johnson	SANTA FE EL	Special Use	Primary Education	Cleburne	Existing	506	STUDENTS
16108	Johnson	THE GARDENS AT CHISHOLM TRAIL	Residential	Senior Living Facilities	Keene	Existing	36	BEDS
16108	Johnson	VILLA REAL MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	12	DU
16108	Johnson	ALTERNATIVE LEARNING CENTER	Special Use	Secondary Education	Keene	Existing	0	STUDENTS
16108	Johnson	Chisholm Trail Academy	Special Use	Private Education	Keene	Existing	0	
16109	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Keene	Existing	6	BEDS

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
16109	Johnson	Alter Learning Center	Special Use	Secondary Education	Keene	Existing	0	STUDENTS
16109	Johnson	Godley Alternative	Special Use	Secondary Education	Keene	Existing	0	STUDENTS
16109	Johnson	TREE OF LIFE-SOUTHWEST	Commercial	Distribution	Keene	Existing	0	
16114	Johnson	CLEBURNE REHABILITATION AND HEALTH CARE CENTER	Residential	Senior Living Facilities	Cleburne	Existing	116	BEDS
16114	Johnson	COLONIAL MANOR NURSING CENTER	Residential	Senior Living Facilities	Cleburne	Existing	148	BEDS
16114	Johnson	NORTHWAY MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	90	DU
16114	Johnson	NOLANS CROSSING	Residential	Mobile Home	Cleburne	Existing	111	DU
16114	Johnson	TOWNE NORTH LUXURY APARTMENTS	Residential	Apartment	Cleburne	Existing	116	DU
16114	Johnson	MARTI EL	Special Use	Primary Education	Cleburne	Existing	431	STUDENTS
16117	Johnson	JOHNSON COUNTY JAIL	Residential	Correctional Facility	Cleburne	Existing	772	BEDS
16117	Johnson	LOWE'S HOME IMPROVEMENT	Commercial	Home Improvement Store	Cleburne	Existing	129408	SQFT
16118	Johnson	IRVING EL	Special Use	Primary Education	Cleburne	Existing	500	STUDENTS
16119	Johnson	HIDDEN OAKS MH PARK	Residential	Mobile Home	Cleburne	Existing	32	DU
16119	Johnson	BLUE STAR MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	32	DU
16119	Johnson	WALLEN PARK ESTATES	Residential	Mobile Home	Keene	Existing	140	DU
16119	Johnson	PECAN GROVE MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	70	DU
16119	Johnson	LONE STAR MOBILE HOME PARK	Residential	Mobile Home	Keene	Existing	35	DU
16120	Johnson	DAUGHERTY MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	11	DU
16126	Johnson	COOKE EL	Special Use	Primary Education	Cleburne	Existing	556	STUDENTS
16129	Johnson	Irving Elementary	Special Use	Primary Education	Cleburne	Existing	339	STUDENTS
16129	Johnson	JOHNSON COUNTY J J A E P	Special Use	Secondary Education	Cleburne	Existing	0	STUDENTS
16129	Johnson	CLEBURNE BEDDING CORP	Commercial	Single Tenant	Cleburne	Existing	9416	SQFT
16135	Johnson	ARBORS OF CLEBURNE	Residential	Apartment	Cleburne	Existing	160	DU
16135	Johnson	H E BUTT GROCERY CO	Commercial	Specialized Retail	Cleburne	Existing	44144	SQFT
16145	Johnson	NICKELLS TRAILER PARK	Residential	Mobile Home	Cleburne	Existing	12	DU
16147	Johnson	HALLIBURTON ENERGY SERVICES	Commercial	Construction		Existing	43362	SQFT
16155	Johnson	GERARD EL	Special Use	Primary Education	Cleburne	Existing	511	STUDENTS
16157	Johnson	SPRUCE HOUSE	Residential	Senior Living Facilities	Cleburne	Existing	6	BEDS
30124	Tarrant	RICHLAND HILLS CHURCH OF CHRIST	Special Use	Worship	North Richland Hills	Existing	0	
30124	Tarrant	FIVE STAR FORD	Commercial	Specialized Retail	North Richland Hills	Existing	89415	SQFT
30125	Tarrant	DIAMOND RIDGE	Residential	Apartment	North Richland Hills	Existing	256	DU

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
30125	Tarrant	CASTLEWINDS	Residential	Apartment	North Richland Hills	Existing	156	DU
30125	Tarrant	CITY OF RICHLAND HILLS (VACANT)	Special Use	City Hall	North Richland Hills	Existing	37025	SQFT
30167	Tarrant	LAKEWOOD VILLAGE PERSONAL CARE UNIT	Residential	Apartment	Fort Worth	Existing	87	BEDS
30167	Tarrant	WOOD HAVEN HILLS CONDOS	Residential	Apartment	Fort Worth	Existing	168	DU
30167	Tarrant	HIDDEN VALLEY ESTATES	Residential	Apartment	Fort Worth	Existing	352	DU
30167	Tarrant	WYNDHAM POINTE	Residential	Apartment	Fort Worth	Existing	200	DU
30168	Tarrant	CASA VILLA	Residential	Apartment	Fort Worth	Existing	140	DU
30168	Tarrant	FALCON RIDGE	Residential	Apartment	Fort Worth	Existing	264	DU
30168	Tarrant	HILLSIDE VIEW APARTMENTS	Residential	Apartment	Fort Worth	Existing	168	DU
30168	Tarrant	CHERRY HILL	Residential	Apartment	Fort Worth	Existing	236	DU
30168	Tarrant	LODGE	Residential	Apartment	Fort Worth	Existing	150	DU
30168	Tarrant	LINDA VISTA	Residential	Apartment	Fort Worth	Existing	216	DU
30168	Tarrant	WOODHAVEN CONDOS	Residential	Condominium	Fort Worth	Existing	196	DU
30168	Tarrant	WINDTREE	Residential	Apartment	Fort Worth	Existing	224	DU
30168	Tarrant	WINDTREE	Residential	Apartment	Fort Worth	Existing	224	DU
30168	Tarrant	LINCOLN MEADOW	Residential	Apartment	Fort Worth	Existing	280	DU
30168	Tarrant	BELLA	Residential	Apartment	Fort Worth	Existing	208	DU
30168	Tarrant	LA JOLLA	Residential	Apartment	Fort Worth	Existing	176	DU
30168	Tarrant	VILLA DEL RIO	Residential	Apartment	Fort Worth	Existing	106	DU
30168	Tarrant	WOODSTONE	Residential	Apartment	Fort Worth	Existing	200	DU
30168	Tarrant	WESTERN INSURANCE BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	92240	SQFT
30168	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	92240	SQFT
30203	Tarrant	SUMMER CREEK STATION	Commercial	Stripcenter	Fort Worth	Conceptual	300	DU
30203	Tarrant	BETHESDA GARDENS	Residential	Senior Living Facilities	Fort Worth	Existing	124	BEDS
30203	Tarrant	SOUTHWEST NURSING AND REHABILITATION CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	198	BEDS
30203	Tarrant	BETHESDA GARDENS MEMORY CARE COMMUNITY	Residential	Senior Living Facilities	Fort Worth	Existing	31	BEDS
30203	Tarrant	TRAIL LAKE NURSING & REHABILITATION	Residential	Senior Living Facilities	Fort Worth	Existing	120	BEDS
30203	Tarrant	Primrose School of Columbus Trail	Special Use	Private Education	Fort Worth	Existing	0	
30204	Tarrant	SAVOY	Residential	Apartment	Fort Worth	Existing	152	DU
30204	Tarrant	CANDLE CHASE	Residential	Apartment	Fort Worth	Existing	116	DU
30204	Tarrant	HULEN GARDENS	Residential	Apartment	Fort Worth	Existing	200	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
30204	Tarrant	SYCAMORE HILL	Residential	Apartment	Fort Worth	Existing	264	DU
30204	Tarrant	CHAPEL HILL ACADEMY	Special Use	Primary Education	Fort Worth	Existing	488	STUDENTS
30204	Tarrant	HAZEL HARVEY PEACE EL	Special Use	Primary Education	Fort Worth	Existing	556	STUDENTS
30205	Tarrant	TRAILS OF WILLOW CREEK	Residential	Subdivision	Fort Worth	Announced	252	DU
30205	Tarrant	WILLOW GLEN	Residential	Apartment	Fort Worth	Existing	168	DU
30205	Tarrant	PARKWAY EL	Special Use	Primary Education	Fort Worth	Existing	769	STUDENTS
30205	Tarrant	DAVID L WALKER INT	Special Use	Primary Education	Fort Worth	Existing	650	STUDENTS
30206	Tarrant	SCS FRIGETTE	Commercial	Manufacturing	Fort Worth	Existing	186750	SQFT
30215	Tarrant	NORTHWOOD	Residential	Apartment	Fort Worth	Existing	100	DU
30215	Tarrant	SABINE PLACE	Residential	Apartment	Fort Worth	Existing	72	DU
30216	Tarrant	LASKO METAL PRODUCTS	Commercial	Manufacturing	Fort Worth	Existing	446810	SQFT
30293	Tarrant	LE BIJOU	Residential	Townhome	Fort Worth	Existing	14	DU
30293	Tarrant	University Of Texas At Arlington Fort Worth Center	Special Use	Higher Education	Fort Worth	Existing	480	STUDENTS
30293	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	9000	SQFT
30293	Tarrant	ASHTON DEPOT	Special Use	Convention Center	Fort Worth	Existing	10000	SQFT
30293	Tarrant	MT GILEAD BAPTIST CHURCH	Special Use	Worship	Fort Worth	Existing	12268	SQFT
30293	Tarrant	OBIM FRESH CUT FRUIT (OLD)	Commercial	Distribution	Fort Worth	Existing	63528	SQFT
30293	Tarrant	BEN E KEITH	Commercial	Distribution	Fort Worth	Existing	72392	SQFT
30293	Tarrant	OBIM FRESH CUT FRUIT (NEW)	Commercial	Distribution	Fort Worth	Existing	120245	SQFT
30294	Tarrant	HILLSIDE	Residential	Apartment	Fort Worth	Existing	172	DU
30294	Tarrant	DEPOT	Residential	Apartment	Fort Worth	Existing	210	DU
30294	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	33394	SQFT
30294	Tarrant	TINDALL SQUARE	Commercial	Multi-Tenant	Fort Worth	Existing	122000	SQFT
40021	Tarrant	WESTERN HILLS H S	Special Use	Secondary Education	Fort Worth	Existing	1335	STUDENTS
40022	Tarrant	BENBROOK MANOR	Residential	Apartment	Benbrook	Existing	40	DU
40027	Johnson	GUNDERSON SOUTHWEST	Commercial	Manufacturing	Cleburne	Existing	34000	SQFT
40028	Johnson	Team Sch	Special Use	Primary Education	Cleburne	Existing	89	STUDENTS
40028	Johnson	JUVENILE JUSTICE ALTERNATIVE	Special Use	Secondary Education	Cleburne	Existing	0	STUDENTS
40030	Tarrant	DAGGETT MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	378	STUDENTS
40031	Tarrant	DAGGETT EL	Special Use	Primary Education	Fort Worth	Existing	798	STUDENTS
40031	Tarrant	DAGGETT MONTESSORI	Special Use	Primary Education	Fort Worth	Existing	555	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40032	Tarrant	TAJ MAHAL	Residential	Apartment	Fort Worth	Announced	131	DU
40032	Tarrant	INCAP FUND DEVELOPMENT	Residential	Townhome	Fort Worth	Conceptual	71770	SQFT
40032	Tarrant	UNCLE JULIO'S FINE MEXICAN RESTAURANT	Commercial	Restaurant	Fort Worth	Existing	8809	SQFT
40032	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	35688	SQFT
40086	Johnson	HEARTIS	Residential	Senior Living Facilities	Cleburne	Under Construction	54	DU
40091	Johnson	CLEBURNE PLAZA	Residential	Apartment	Cleburne	Existing	72	DU
40155	Tarrant	HERITAGE EAST ADULT DAYCARE CENTER INC	Residential	Senior Living Facilities	Fort Worth	Existing	90	BEDS
40155	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	29600	SQFT
40164	Tarrant	MINYARD S/C	Commercial	Stripcenter	Fort Worth	Existing	73536	SQFT
40165	Tarrant	MAUDRIE WALTON EL	Special Use	Primary Education	Fort Worth	Existing	502	STUDENTS
40167	Tarrant	PARK VIEW CARE CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	185	BEDS
40167	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	3608	SQFT
40167	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	58891	SQFT
40167	Tarrant	BANK ONE BLDG	Commercial	Multi-Tenant	Fort Worth	Existing	84560	SQFT
40168	Tarrant	MCRAE EL	Special Use	Primary Education	Fort Worth	Existing	723	STUDENTS
40169	Tarrant	GEORGE CLARKE EL	Special Use	Primary Education	Fort Worth	Existing	424	STUDENTS
40170	Tarrant	TEXAS DEPT OF TRANSPORTATION	Special Use	State Administration	Fort Worth	Existing	0	
40171	Tarrant	CREEK HOLLOW	Residential	Apartment	Fort Worth	Existing	120	DU
40171	Tarrant	SOUTH HILLS H S	Special Use	Secondary Education	Fort Worth	Existing	1537	STUDENTS
40175	Tarrant	MATADOR RANCH PARTNERS	Residential	Subdivision	Fort Worth	Announced	264	DU
40175	Tarrant	HOME TOWNE AT MATADOR RANCH	Residential	Apartment	Fort Worth	Existing	198	DU
40175	Tarrant	SYCAMORE CENTER VILLAS	Residential	Townhome	Fort Worth	Existing	280	DU
40175	Tarrant	SYCAMORE POINT TOWNHOMES	Residential	Townhome	Fort Worth	Existing	168	DU
40175	Tarrant	SYCAMORE STRIP	Transportation	General Aviation	Fort Worth	Existing	0	
40175	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	63750	SQFT
40177	Tarrant	VILLAGE AT CAMP BOWIE PH II (APTS)	Residential	Apartment	Fort Worth	Announced	200	DU
40177	Tarrant	VILLAGE AT CAMP BOWIE PH II (TOWNHOMES)	Residential	Townhome	Fort Worth	Announced	35	DU
40177	Tarrant	VILLAGE AT CAMP BOWIE PH II (RETAIL)	Commercial	Stripcenter	Fort Worth	Announced	50000	SQFT
40177	Tarrant	RIDGLEA COUNTRY CLUB	Special Use	Club/Organization	Fort Worth	Existing	0	
40177	Tarrant	RIDGLEA PLAZA	Commercial	Stripcenter	Fort Worth	Existing	154299	SQFT
40177	Tarrant	RIDGLEA BANK BUILDING	Commercial	Multi-Tenant	Fort Worth	Existing	181601	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40177	Tarrant	VILLAGE AT CAMP BOWIE	Commercial	Stripcenter	Fort Worth	Existing	250000	SQFT
40177	Tarrant	PREMIER H S OF FORT WORTH	Special Use	Secondary Education	Fort Worth	Existing	158	STUDENTS
40178	Tarrant	TEAM RANCH IN BENBROOK	Residential	Subdivision	Benbrook	Existing	113	DU
40178	Tarrant	VICTORIAN QUARTERS AT TEAM RANCH	Residential	Apartment	Benbrook	Existing	248	DU
40179	Tarrant	All Saints Episcopal High School	Special Use	Secondary Education	Fort Worth	Closed	0	
40179	Tarrant	ALEMEDA VILLAS	Residential	Apartment	Fort Worth	Existing	192	DU
40179	Tarrant	All Saints Episcopal School Fort Worth	Special Use	Private Education	Fort Worth	Existing	788	STUDENTS
40180	Tarrant	BENBROOK FIELD	Commercial	Stripcenter	Benbrook	Announced	245000	SQFT
40180	Tarrant	LOWE'S	Commercial	Stripcenter	Benbrook	Announced	245000	SQFT
40180	Tarrant	LAKEVIEW	Residential	Apartment	Benbrook	Existing	32	DU
40180	Tarrant	SUMMIT ON THE RIDGE	Residential	Apartment	Benbrook	Existing	164	DU
40180	Tarrant	CLOVER ON THE RIDGE	Residential	Apartment	Benbrook	Existing	156	DU
40180	Tarrant	ALBERTSONS	Commercial	Stripcenter	Benbrook	Existing	67105	SQFT
40180	Tarrant	BENBROOK ANTIQUE MALL	Commercial	Specialized Retail	Benbrook	Existing	68517	SQFT
40180	Tarrant	Walmart Supercenter	Commercial	Stripcenter	Benbrook	Existing	245000	SQFT
40180	Tarrant	WESTPARK EL	Special Use	Primary Education	Fort Worth	Existing	437	STUDENTS
40180	Tarrant	BENBROOK MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	687	STUDENTS
40180	Tarrant	RICHPENN DEVELOPMENT (SF)	Residential	Subdivision	Benbrook	Under Construction	106	DU
40182	Tarrant	METRO OPPORTUNITY	Special Use	Secondary Education	Fort Worth	Existing	99	STUDENTS
40182	Tarrant	JEAN MCCLUNG MIDDLE	Special Use	Primary Education	Fort Worth	Existing	807	STUDENTS
40182	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40182	Tarrant	FW RGNL PROGRAM FOR DEAF	Special Use	Primary Education	Fort Worth	Existing	0	STUDENTS
40182	Tarrant	COOK CHILDREN'S MEDICAL CTR	Special Use	Secondary Education	Fort Worth	Existing	38	STUDENTS
40182	Tarrant	WOMEN'S HAVEN	Special Use	Secondary Education	Fort Worth	Existing	21	STUDENTS
40182	Tarrant	PK SATELLITE CENTERS	Special Use	Primary Education	Fort Worth	Existing	70	STUDENTS
40182	Tarrant	Solutions High School	Special Use	Secondary Education	Fort Worth	Existing	22	STUDENTS
40182	Tarrant	Choices	Special Use	Secondary Education	Fort Worth	Existing	9	STUDENTS
40182	Tarrant	DISTRICT WIDE EL	Special Use	Primary Education	Fort Worth	Existing	0	STUDENTS
40182	Tarrant	SPED PRIVATE/HOMEBOUND	Special Use	Primary Education	Fort Worth	Existing	25	STUDENTS
40182	Tarrant	YOUNG MEN'S LEADERSHIP ACADEMY	Special Use	Secondary Education	Fort Worth	Existing	148	STUDENTS
40182	Tarrant	BRIDGE ASSOC	Special Use	Secondary Education	Fort Worth	Existing	9	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40182	Tarrant	INSIGHTS LEARNING CENTER	Special Use	Primary Education	Fort Worth	Existing	12	STUDENTS
40182	Tarrant	ABG Packaging	Commercial	Specialized Services	Fort Worth	Existing	0	
40182	Tarrant	AUTOBAHN IMPORTS INC	Commercial	Specialized Retail	Fort Worth	Existing	29820	SQFT
40182	Tarrant	MOTHERAL PRINTING	Commercial	Manufacturing	Fort Worth	Existing	64958	SQFT
40182	Tarrant	INTERNATIONAL PAPER COMPANY	Commercial	Manufacturing	Fort Worth	Existing	79140	SQFT
40182	Tarrant	AUTOBAHN MOTORCARS	Commercial	Specialized Retail	Fort Worth	Existing	81000	SQFT
40182	Tarrant	FORT WORTH ISD TRANSPORTATION	Special Use	Education Administration	Fort Worth	Existing	140807	SQFT
40182	Tarrant	TARRANT YOUTH RECOVERY	Special Use	Secondary Education	Fort Worth	Existing	15	STUDENTS
40183	Tarrant	CRESTWOOD PLACE	Residential	Apartment	Fort Worth	Existing	114	DU
40183	Tarrant	RIVER CREST COUNTRY CLUB	Special Use	Golf Course	Fort Worth	Existing	0	
40184	Tarrant	PREMIER GARDENS	Residential	Apartment	Fort Worth	Existing	48	DU
40185	Tarrant	MINYARD	Commercial	Grocery Store	Fort Worth	Closed	0	
40185	Tarrant	STRIPLING MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	666	STUDENTS
40185	Tarrant	TEXAS ACADEMY OF BIOMEDICAL	Special Use	Secondary Education	Fort Worth	Existing	190	STUDENTS
40186	Tarrant	HULEN HOUSE	Residential	Apartment	Fort Worth	Existing	36	DU
40186	Tarrant	TRANSITION CTR	Special Use	Secondary Education	Fort Worth	Existing	84	STUDENTS
40186	Tarrant	BOULEVARD HEIGHTS	Special Use	Secondary Education	Fort Worth	Existing	47	STUDENTS
40186	Tarrant	CHAMBERLAIN HEIGHTS TOWNHOMES	Residential	Townhome	Fort Worth	Under Construction	23	DU
40187	Tarrant	RIVER OAKS HEALTH AND REHABILITATION CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	120	BEDS
40187	Tarrant	TOWN & COUNTRY SHOPPING CENTER	Commercial	Stripcenter	Fort Worth	Existing	125000	SQFT
40188	Tarrant	NORTH SIDE H S	Special Use	Secondary Education	Fort Worth	Existing	1497	STUDENTS
40188	Tarrant	NORTHSIDE MARKETPLACE	Commercial	Stripcenter	Fort Worth	Existing	93370	SQFT
40189	Tarrant	All Saints Catholic School	Special Use	Private Education	Fort Worth	Existing	128	STUDENTS
40189	Tarrant	STOCKYARDS STATION POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
40190	Tarrant	HELBING EL	Special Use	Primary Education	Fort Worth	Existing	578	STUDENTS
40191	Tarrant	C H S INC	Commercial	Manufacturing	Fort Worth	Existing	68356	SQFT
40192	Tarrant	Coyote Theaters	Special Use	Other Entertainment	Fort Worth	Announced	0	
40192	Tarrant	LAGRAVE FIELD	Special Use	Arena/Stadium	Fort Worth	Existing	5100	SEATS
40192	Tarrant	TARRANT COUNTY W C & I D 1	Special Use	Public Utilities	Fort Worth	Existing	0	
40192	Tarrant	TEXAS REFINERY CORP	Commercial	Single Tenant	Fort Worth	Existing	30720	SQFT
40192	Tarrant	SOUTHWESTERN PETROLEUM CORP	Commercial	Single Tenant	Fort Worth	Existing	33216	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40193	Tarrant	RADISSON HOTEL - NORTH FOS-SIL CREEK	Commercial	Hotel	Fort Worth	Existing	247	RMS
40193	Tarrant	BURLINGTON NTHRN SANTA FE RLWY	Transportation	Terminal	Fort Worth	Existing	86570	SQFT
40193	Tarrant	US COLD STORAGE	Commercial	Warehouse	Fort Worth	Existing	200000	SQFT
40193	Tarrant	M & M MANUFACTURING	Commercial	Manufacturing	Fort Worth	Existing	250000	SQFT
40193	Tarrant	QUORUM INTERNATIONAL	Commercial	Warehouse	Fort Worth	Existing	252088	SQFT
40193	Tarrant	CESAR CHAVEZ PRI	Special Use	Primary Education	Fort Worth	Existing	546	STUDENTS
40194	Tarrant	SPRINGDALE EL	Special Use	Primary Education	Fort Worth	Existing	534	STUDENTS
40195	Tarrant	Affordable Housing Development	Residential	Apartment	Fort Worth	Announced	20	DU
40196	Tarrant	Special Use Development	Special Use	Private Education	Fort Worth	Existing	0	
40196	Tarrant	RIVERSIDE POST OFFICE	Special Use	Post Office	Fort Worth	Existing	0	
40197	Tarrant	WT FRANCISCO EL	Special Use	Primary Education	Haltom City	Existing	380	STUDENTS
40197	Tarrant	DAVID E SMITH EL	Special Use	Primary Education	Haltom City	Existing	464	STUDENTS
40197	Tarrant	WELBILT WALK-INS	Commercial	Manufacturing	Haltom City	Existing	117262	SQFT
40197	Tarrant	REVCOR MOLDED PRODUCTS	Commercial	Manufacturing	Haltom City	Existing	130000	SQFT
40198	Tarrant	HURST MANOR	Residential	Apartment	Hurst	Existing	112	DU
40198	Tarrant	VILLAS OF CALLOWAY	Residential	Apartment	Hurst	Existing	223	DU
40198	Tarrant	BOULDERS	Residential	Apartment	Hurst	Existing	264	DU
40198	Tarrant	PLANTATION WEST	Residential	Apartment	Hurst	Existing	132	DU
40198	Tarrant	SUNNY WOODS	Residential	Apartment	Hurst	Existing	68	DU
40198	Tarrant	LA FITNESS	Commercial	Stripcenter	Hurst	Existing	45000	SQFT
40198	Tarrant	820 TOWERS	Commercial	Multi-Tenant	Hurst	Existing	100000	SQFT
40198	Tarrant	RAINTREE	Residential	Apartment	Richland Hills	Existing	248	DU
40198	Tarrant	LA QUINTA	Commercial	Hotel	Richland Hills	Existing	86	RMS
40198	Tarrant	COMFORT SUITES	Commercial	Hotel	Richland Hills	Existing	72	RMS
40199	Tarrant	STERLING HOUSE OF RICHLAND HILLS	Residential	Senior Living Facilities	Richland Hills	Existing	50	BEDS
40199	Tarrant	NORTH HILLS PLACE	Residential	Apartment	Richland Hills	Existing	74	DU
40199	Tarrant	JACK C BINION EL	Special Use	Primary Education	Richland Hills	Existing	788	STUDENTS
40200	Tarrant	Allied Waste Systems	Commercial	Utilities	Fort Worth	Existing	36276	SQFT
40200	Tarrant	TRUSSWAY LTD	Commercial	Construction	Fort Worth	Existing	73950	SQFT
40200	Tarrant	ECOLAB FOOD SAFETY SPECIAL-TIES	Commercial	Manufacturing	Fort Worth	Existing	126109	SQFT
40200	Tarrant	ATCO RUBBER PRODUCTS INC	Commercial	Manufacturing	Fort Worth	Existing	255692	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40200	Tarrant	ALLIED ELECTRONICS	Commercial	Distribution	Fort Worth	Existing	355609	SQFT
40305	Tarrant	FORT WORTH NATURE CENTER & REFUGE	Special Use	Garden	Fort Worth	Existing	3500	ACRES
40305	Tarrant	SHADY HILL MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	34	DU
40305	Tarrant	COUNTRY RIDGE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	49	DU
40305	Tarrant	HILLTOP MOBILE HOME & RV PARK	Residential	Mobile Home	Fort Worth	Existing	25	DU
40305	Tarrant	LAKE WORTH MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	24	DU
40306	Tarrant	THE QUARRY	Residential	Subdivision	Fort Worth	Existing	541	DU
40306	Tarrant	REMINGTON POINT ELEMENTARY	Special Use	Primary Education	Fort Worth	Existing	752	STUDENTS
40306	Tarrant	EFW INC	Commercial	Manufacturing	Fort Worth	Existing	159856	SQFT
40306	Tarrant	NORTHWEST PIPE COMPANY	Commercial	Manufacturing		Existing	102225	SQFT
40318	Tarrant	NORTH GREENBRIAR	Residential	Apartment	Fort Worth	Existing	128	DU
40318	Tarrant	HUBBARD EL	Special Use	Primary Education	Fort Worth	Existing	669	STUDENTS
40318	Tarrant	BH&B PROPERTIES	Commercial	Warehouse	Fort Worth	Existing	251000	SQFT
40319	Tarrant	EAGLE HEIGHTS EL	Special Use	Primary Education	Fort Worth	Existing	508	STUDENTS
40329	Tarrant	CABALLITO DEL MAR	Residential	Subdivision	Fort Worth	Announced	2000	DU
40329	Tarrant	LINDBERGH PARC	Residential	Senior Living Facilities	Fort Worth	Existing	196	DU
40329	Tarrant	VILLAS OF MARINE CREEK	Residential	Apartment	Fort Worth	Existing	148	DU
40329	Tarrant	MARILYN MILLER ELEMENTARY	Special Use	Primary Education	Fort Worth	Existing	560	STUDENTS
40329	Tarrant	LUCYLE COLLINS MIDDLE SCHOOL	Special Use	Secondary Education	Fort Worth	Existing	430	STUDENTS
40329	Tarrant	HOLIDAY INN EXPRESS & SUITES	Commercial	Motel	Lake Worth	Existing	69	RMS
40330	Tarrant	TERRACES OF MARINE CREEK	Residential	Apartment	Fort Worth	Existing	186	DU
40330	Tarrant	MARINE CREEK EL	Special Use	Primary Education	Fort Worth	Existing	571	STUDENTS
40330	Tarrant	Ritchie Bros. Auctioneers	Commercial	Warehouse	Fort Worth	Existing	40000	SQFT
40330	Tarrant	LAKE WORTH H S	Special Use	Secondary Education	Lake Worth	Existing	762	STUDENTS
40330	Tarrant	LAKE WORTH MARKETPLACE	Commercial	Stripcenter	Lake Worth	Existing	226591	SQFT
40331	Tarrant	EDUCATION SERVICE CTR REG XI	Commercial	Single Tenant	Fort Worth	Existing	14581	SQFT
40332	Johnson	CHISHOLM TRAIL MOBILE HOME PARK	Residential	Mobile Home	Crowley	Existing	20	DU
40332	Johnson	BLUEGRASS ESTATES MOBILE HOMES	Residential	Mobile Home	Joshua	Existing	290	DU
40332	Johnson	SKYLINE RANCH MOBILE HOME ESTATES	Residential	Mobile Home	Joshua	Existing	250	DU
40729	Tarrant	NORTHSIDE APARTMENTS	Residential	Apartment	Fort Worth	Announced	500	DU
40730	Tarrant	PARKVIEW VILLAGE	Residential	Apartment	Fort Worth	Existing	137	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40731	Tarrant	TRINITY STRUCTURAL TOWERS INC	Commercial	Manufacturing	Fort Worth	Existing	108951	SQFT
40732	Tarrant	Calvary Christian Academy	Special Use	Private Education	Fort Worth	Existing	355	STUDENTS
40732	Tarrant	CALVARY CATHEDRAL INTL	Special Use	Education Administration	Fort Worth	Existing	0	
40732	Tarrant	TRINITY INDUSTRIES PLANT 26	Commercial	Manufacturing	Fort Worth	Existing	330458	SQFT
40733	Tarrant	MARINE CREEK NURSING AND REHABILITATION LP	Residential	Senior Living Facilities	Fort Worth	Existing	170	BEDS
40733	Tarrant	DECATUR-ANGLE APARTMENTS	Residential	Apartment	Fort Worth	Under Construction	0	
40734	Tarrant	KIRKPATRICK EL	Special Use	Primary Education	Fort Worth	Existing	427	STUDENTS
40734	Tarrant	KIRKPATRICK MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	540	STUDENTS
40734	Tarrant	WASHINGTON HEIGHTS EL	Special Use	Primary Education	Fort Worth	Existing	356	STUDENTS
40734	Tarrant	CARNIVAL	Commercial	Grocery Store	Fort Worth	Existing	54882	SQFT
40736	Tarrant	SAM ROSEN EL	Special Use	Primary Education	Fort Worth	Existing	538	STUDENTS
40737	Tarrant	28TH STREET COMMUNITY HOME	Residential	Senior Living Facilities	Fort Worth	Closed	0	
40737	Tarrant	NORTHILL MANOR	Residential	Apartment	Fort Worth	Existing	100	DU
40737	Tarrant	MARINE PARK	Residential	Apartment	Fort Worth	Existing	124	DU
40737	Tarrant	DOLORES HUERTA EL	Special Use	Primary Education	Fort Worth	Existing	645	STUDENTS
40739	Tarrant	W J TURNER EL	Special Use	Primary Education	Fort Worth	Existing	560	STUDENTS
40740	Tarrant	SECOND DIMENSION	Residential	Apartment	Fort Worth	Existing	176	DU
40740	Tarrant	CALLOWAY PLACE	Residential	Apartment	River Oaks	Existing	62	DU
40742	Tarrant	CASINO BEACH	Special Use	Amusement	Fort Worth	Announced	0	
40742	Tarrant	Casino Beach Entertainment District	Special Use	Amusement	Fort Worth	Conceptual	0	
40742	Tarrant	Lake Worth Casino Beach Town Center	Commercial	Shops	Fort Worth	Conceptual	0	
40742	Tarrant	SURFSIDE COURT MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	14	DU
40743	Tarrant	GREEN ACRES MOBILE HOME/ RV PK	Residential	Mobile Home	Fort Worth	Existing	90	DU
40743	Tarrant	AV CATO ELEMENTARY	Special Use	Primary Education	Fort Worth	Existing	0	
40744	Tarrant	FIRESIDE LODGE RETIREMENT CENTER INC	Residential	Senior Living Facilities	Fort Worth	Existing	92	BEDS
40744	Tarrant	VERNON'S MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	13	DU
40744	Tarrant	MARSH MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	921	STUDENTS
40744	Tarrant	REACH H S	Special Use	Primary Education	Fort Worth	Existing	0	STUDENTS
40744	Tarrant	CASTLEBERRY H S	Special Use	Primary Education	Fort Worth	Existing	837	STUDENTS
40744	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40744	Tarrant	Parker-Hannifin Stratoflex	Commercial	Manufacturing	Fort Worth	Existing	218816	SQFT

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TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40746	Tarrant	ELDER MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	1169	STUDENTS
40748	Tarrant	FORT WORTH CITY OF	Special Use	Police	Fort Worth	Existing	0	
40748	Tarrant	NORTH MAIN	Commercial	Utilities	Fort Worth	Existing	46970	SQFT
40749	Tarrant	PALISADES	Residential	Townhome	Fort Worth	Existing	40	DU
40750	Tarrant	CHASE BANK	Commercial	Single Tenant	Fort Worth	Existing	23451	SQFT
40751	Tarrant	Cowtown Waterpark	Special Use	Park	Fort Worth	Existing	5	ACRES
40752	Tarrant	APAC-TEXAS INC	Commercial	Construction	Fort Worth	Existing	4898	SQFT
40752	Tarrant	LISA MOTOR LINES INC	Transportation	Terminal	Fort Worth	Existing	25610	SQFT
40752	Tarrant	MILLER DISTRG OF FORT WORTH	Commercial	Distribution	Fort Worth	Existing	109900	SQFT
40752	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	139856	SQFT
40752	Tarrant	Andrews Distributing Company	Commercial	Distribution	Fort Worth	Existing	230000	SQFT
40752	Tarrant	UPS Customer Center	Commercial	Distribution	Fort Worth	Existing	247644	SQFT
40754	Tarrant	FEDERAL EXPRESS CORPORATION	Commercial	Business Services	Fort Worth	Existing	46740	SQFT
40755	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	9088	SQFT
40756	Tarrant	FIVE STAR CUSTOM FOODS	Commercial	Manufacturing	Fort Worth	Existing	184701	SQFT
40757	Tarrant	SPANISH VILLAGE	Residential	Apartment	Fort Worth	Existing	145	DU
40757	Tarrant	WEST HANDLEY EL	Special Use	Primary Education	Fort Worth	Existing	490	STUDENTS
40760	Tarrant	QUAIL RIDGE	Residential	Apartment	Fort Worth	Existing	296	DU
40760	Tarrant	MEADOWBROOK MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	571	STUDENTS
40762	Tarrant	TANDY VILLAGE	Residential	Senior Living Facilities	Fort Worth	Existing	160	BEDS
40763	Tarrant	I-30 COMPLEX	Commercial	Warehouse	Fort Worth	Existing	108700	SQFT
40763	Tarrant	HOTEL TRINITY INN/SUITES	Commercial	Hotel	Fort Worth	Existing	118090	SQFT
40765	Tarrant	Our Mother of Mercy School Fort Worth	Special Use	Private Education	Fort Worth	Existing	108	STUDENTS
40766	Tarrant	VERSIA WILLIAMS EL	Special Use	Primary Education	Fort Worth	Existing	466	STUDENTS
40769	Tarrant	DOLLAMUR SPORTS SURFACES	Commercial	Manufacturing	Fort Worth	Existing	200000	ACRES
40769	Tarrant	LANCASTER LOFTS	Residential	Loft	Fort Worth	Existing	1	DU
40769	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	46153	SQFT
40769	Tarrant	FORT WORTH TRANS AUTHORITY	Commercial	Single Tenant	Fort Worth	Existing	107157	SQFT
40769	Tarrant	Great Western Foods	Commercial	Manufacturing	Fort Worth	Existing	171299	SQFT
40770	Tarrant	TARRANT COUNTY JAIL	Residential	Correctional Facility	Fort Worth	Under Construction	444	BEDS
40771	Tarrant	TARRANT COUNTY JUSTICE CENTER	Special Use	Local Administration	Fort Worth	Existing	475895	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40772	Tarrant	CIVIL COURTS BUILDING (OLD)	Special Use	Court	Fort Worth	Announced	0	
40772	Tarrant	TARRANT COUNTY COURT	Special Use	Court	Fort Worth	Announced	0	
40772	Tarrant	Tarrant County Civil Courts Building	Special Use	Court	Fort Worth	Announced	231934	SQFT
40773	Tarrant	TARRANT COUNTY FAMILY LAW CENTER	Special Use	Local Administration	Fort Worth	Existing	248292	SQFT
40773	Tarrant	FAMILY LAW CENTER PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	282240	SQFT
40773	Tarrant	PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	434934	SQFT
40774	Tarrant	TARRANT COUNTY ADMINISTRATION OFFICE	Special Use	Court	Fort Worth	Announced	110584	SQFT
40775	Tarrant	TARRANT COUNTY (FORMERLY RADIO SHACK)	Commercial	Multi-Tenant	Fort Worth	Existing	308407	SQFT
40775	Tarrant	TARRANT COUNTY CORRECTIONS CENTER	Special Use	Local Administration	Fort Worth	Existing	528417	SQFT
40776	Tarrant	HUNTER PLAZA	Residential	Apartment	FORT OWORTH	Announced	234	DU
40776	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	129000	SQFT
40777	Tarrant	DALLAS COWBOYS PRO SHOP	Commercial	Specialized Retail	Fort Worth	Existing	1126	SQFT
40777	Tarrant	COMMERCE BUILDING	Commercial	Multi-Tenant	Fort Worth	Under Construction	83000	SQFT
40777	Tarrant	WESTBROOK	Commercial	Multi-Tenant	Fort Worth	Under Construction	93000	SQFT
40778	Tarrant	SUNDANCE WEST	Residential	Apartment	Fort Worth	Existing	59	DU
40778	Tarrant	SANGER LOFTS	Residential	Loft	Fort Worth	Existing	59	DU
40778	Tarrant	SUNDANCE SQUARE	Special Use	Landmark	Fort Worth	Existing	0	
40778	Tarrant	CASSIDY	Commercial	Multi-Tenant	Fort Worth	Under Construction	99000	SQFT
40779	Tarrant	CENTRAL FORT WORTH LIBRARY	Special Use	Library	Fort Worth	Existing	0	
40780	Tarrant	CANTEY HANGER PLAZA	Commercial	Multi-Tenant	Fort Worth	Existing	83600	SQFT
40780	Tarrant	FIRST UNITED METHODIST CHURCH	Special Use	Worship	Fort Worth	Existing	117837	SQFT
40781	Tarrant	Lone Star at Sundance Square	Special Use	Other Entertainment	Fort Worth	Announced	21000	SQFT
40781	Tarrant	AMC PALACE 9	Special Use	Other Entertainment	Fort Worth	Existing	129328	SQFT
40781	Tarrant	BASS PERFORMING ARTS HALL	Special Use	Fine Arts	Fort Worth	Existing	183500	SQFT
40781	Tarrant	PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	626968	SQFT
40782	Tarrant	EXECUTIVE PLAZA	Commercial	Multi-Tenant	Fort Worth	Announced	16000	SQFT
40783	Tarrant	CARNEGIE (THE)	Commercial	Multi-Tenant	Fort Worth	Existing	280000	SQFT
40784	Tarrant	HOTEL INDIGO	Commercial	Hotel	Fort Worth	Closed	0	
40784	Tarrant	KRESS BUILDING LOFTS	Residential	Loft	Fort Worth	Existing	24	DU
40784	Tarrant	COURTYARD BY MARRIOTT BLACKSTONE	Commercial	Hotel	Fort Worth	Existing	203	RMS
40784	Tarrant	EMBASSY SUITES	Commercial	Hotel	Fort Worth	Existing	156	RMS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40784	Tarrant	FOX & HOUND PUB & GRILLE	Commercial	Restaurant	Fort Worth	Existing	56350	SQFT
40785	Tarrant	PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	536741	SQFT
40786	Tarrant	FORT WORTH CLUB TOWER	Commercial	Multi-Tenant	Fort Worth	Existing	162347	SQFT
40786	Tarrant	FORT WORTH CLUB BLDG	Commercial	Multi-Tenant	Fort Worth	Existing	552690	SQFT
40787	Tarrant	NEIL P AT BURNETT PARK	Residential	Condominium	Fort Worth	Existing	57	DU
40787	Tarrant	PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	157226	SQFT
40788	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	11760	SQFT
40789	Tarrant	XTO	Commercial	Single Tenant	Fort Worth	Conceptual	360000	SQFT
40789	Tarrant	TARRANT COUNTY EDUCATION CENTER	Special Use	Local Administration	Fort Worth	Existing	78000	SQFT
40789	Tarrant	XTO WAREHOUSE	Commercial	Warehouse	Fort Worth	Existing	90000	SQFT
40789	Tarrant	N3 DEVELOPMENT COMPANY	Commercial	Warehouse	Fort Worth	Existing	100000	SQFT
40789	Tarrant	NOURIAN OFFICE CONDOS	Commercial	Multi-Tenant	Fort Worth	Existing	120000	SQFT
40790	Tarrant	HOUSTON PLACE LOFTS	Residential	Loft	Fort Worth	Existing	30	DU
40790	Tarrant	WT WAGGONER BLDG	Commercial	Multi-Tenant	Fort Worth	Existing	142054	SQFT
40792	Tarrant	Zipper Building	Commercial	Multi-Tenant	Fort Worth	Announced	90	DU
40792	Tarrant	TEXAS WORKFORCE COMMISSION FT WORTH TELE-CENTER	Commercial	Multi-Tenant	Fort Worth	Existing	91500	SQFT
40793	Tarrant	OMNI HOTEL	Commercial	Hotel	Fort Worth	Existing	607	RMS
40793	Tarrant	SAINT PATRICK CATHEDRAL	Special Use	Worship	Fort Worth	Under Construction	0	
40797	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	63000	SQFT
40798	Tarrant	MALLICK TOWER	Commercial	Multi-Tenant	Fort Worth	Existing	120000	SQFT
40799	Tarrant	STATE NATIONAL BANK BLDG	Commercial	Multi-Tenant	Fort Worth	Existing	74213	SQFT
40801	Tarrant	SEY - PAT PROPERTIES	Commercial	Single Tenant	Fort Worth	Existing	6200	SQFT
40802	Tarrant	WESTVIEW BY CITY HOMES	Residential	Condominium	Fort Worth	Existing	50	DU
40804	Tarrant	ELDON B MAHON COURTHOUSE	Special Use	Court	Fort Worth	Existing	0	
40806	Tarrant	FORT WORTH FIRE STATION 2	Special Use	Fire	Fort Worth	Existing	0	
40807	Tarrant	HEALTHSOUTH REHABILITATION HOSPITAL	Special Use	Hospital	Fort Worth	Existing	60	BEDS
40807	Tarrant	AMLI UPPER WEST SIDE	Residential	Apartment	Fort Worth	Existing	194	DU
40808	Tarrant	JAMES L WEST PRESBYTERIAN SPECIAL CARE CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	125	BEDS
40808	Tarrant	The Jane Justin School of the Child Study Center	Special Use	Private Education	Fort Worth	Existing	0	
40809	Tarrant	Commercial Development	Commercial	Single Tenant	Fort Worth	Existing	0	
40811	Tarrant	FWISD FARRINGTON FIELD	Special Use	Athletic	Fort Worth	Announced	18500	SEATS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40811	Tarrant	Fort Worth Community Arts Center	Special Use	Fine Arts	Fort Worth	Existing	493	SEATS
40811	Tarrant	CASA MANANA	Special Use	Fine Arts	Fort Worth	Existing	1082	SEATS
40811	Tarrant	WILL ROGERS MEMORIAL CENTER	Special Use	Arena/Stadium	Fort Worth	Existing	5652	SEATS
40811	Tarrant	FORT WORTH COMMUNITY ARTS CENTER	Special Use	Community Center	Fort Worth	Existing	77000	SQFT
40811	Tarrant	FT WORTH MUSEUM OF SCIENCE & HISTORY	Special Use	Museum	Fort Worth	Existing	135000	SQFT
40811	Tarrant	AMON G. CARTER JR. EXHIBIT HALL	Special Use	Museum	Fort Worth	Existing	137500	SQFT
40811	Tarrant	WESTERN HERITAGE PARKING GARAGE	Transportation	Parking Garage	Fort Worth	Existing	284000	SQFT
40812	Tarrant	MONTICELLO	Residential	Apartment	Fort Worth	Existing	116	DU
40812	Tarrant	JO KELLY SP ED	Special Use	Secondary Education	Fort Worth	Existing	57	STUDENTS
40812	Tarrant	GREENWOOD-MOUNT OLIVET COMPANY	Special Use	Cemetery	Fort Worth	Existing	190832	SQFT
40813	Tarrant	MUSEUM PLACE APARTMENTS PHASE 1	Residential	Apartment	Fort Worth	Announced	220	DU
40813	Tarrant	MUSEUM PLACE	Residential	Apartment	Fort Worth	Existing	217	DU
40813	Tarrant	MUSEUM PLACE CONDOS	Residential	Condominium	Fort Worth	Existing	34	DU
40813	Tarrant	VUE DU MUSEE	Residential	Apartment	Fort Worth	Existing	217	DU
40813	Tarrant	BLUE SUSHI SAKE GRILL	Commercial	Restaurant	Fort Worth	Existing	0	
40813	Tarrant	ONE MUSEUM PLACE	Commercial	Shops	Fort Worth	Existing	13000	SQFT
40813	Tarrant	GOFF CAPITAL RENOVATION (PREV BOMBAY)	Commercial	Multi-Tenant	Fort Worth	Existing	125071	SQFT
40813	Tarrant	MUSEUM PLACE OFFICE	Commercial	Multi-Tenant	Fort Worth	Existing	143000	SQFT
40814	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Announced	37959	SQFT
40814	Tarrant	APPLIED LEARNING ACAD	Special Use	Secondary Education	Fort Worth	Existing	344	STUDENTS
40814	Tarrant	SACK N SAVE	Commercial	Grocery Store	Fort Worth	Existing	39488	SQFT
40814	Tarrant	CAMP BOWIE MERCANTILE	Commercial	Stripcenter	Fort Worth	Existing	40000	SQFT
40815	Tarrant	WESTWIND	Residential	Apartment	Fort Worth	Existing	140	DU
40815	Tarrant	Middle Level Learning Center	Special Use	Secondary Education	Fort Worth	Existing	67	STUDENTS
40815	Tarrant	LUELLA MERRETT EL	Special Use	Primary Education	Fort Worth	Existing	629	STUDENTS
40815	Tarrant	FRANK KENT CADILLAC	Commercial	Specialized Retail	Fort Worth	Existing	142229	SQFT
40816	Tarrant	VICKERY GROVE	Residential	Apartment	Fort Worth	Existing	105	DU
40818	Tarrant	SHADOWOOD	Residential	Apartment	Fort Worth	Existing	52	DU
40818	Tarrant	M L PHILLIPS EL	Special Use	Primary Education	Fort Worth	Existing	510	STUDENTS
40818	Tarrant	MONNIG MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	556	STUDENTS
40818	Tarrant	THE SHOPS AT CAMP BOWIE	Commercial	Stripcenter	Fort Worth	Existing	16380	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40818	Tarrant	DECISION SUPPORT SYSTEMS INC	Commercial	Single Tenant	Fort Worth	Existing	16968	SQFT
40818	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	18582	SQFT
40819	Tarrant	ESTATES AT RIDGLEA HILLS	Residential	Apartment	Fort Worth	Existing	280	DU
40819	Tarrant	RIDGLEA HILLS EL	Special Use	Primary Education	Fort Worth	Existing	667	STUDENTS
40819	Tarrant	WAL-MART NEIGHBORHOOD MARKET	Commercial	Grocery Store	Fort Worth	Existing	39000	SQFT
40820	Tarrant	Montessori Childrens House	Special Use	Private Education	Fort Worth	Existing	110	STUDENTS
40820	Tarrant	RICHARD MILBURN ACADEMY - FORT WORTH	Special Use	Secondary Education	Fort Worth	Existing	198	STUDENTS
40820	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	116432	SQFT
40820	Tarrant	LEVITZ BLDG (CLOSED)	Commercial	Specialized Retail	Fort Worth	Existing	155000	SQFT
40823	Tarrant	ARLINGTON HEIGHTS H S	Special Use	Secondary Education	Fort Worth	Existing	1758	STUDENTS
40823	Tarrant	FORT WORTH ACADEMY OF FINE ARTS EL	Special Use	Primary Education	Fort Worth	Existing	168	STUDENTS
40823	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	26919	SQFT
40823	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	51340	SQFT
40824	Tarrant	Texas Academy Of Biomedical	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40824	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	26928	SQFT
40825	Tarrant	FOREST PARK TOWER	Residential	Apartment	Fort Worth	Existing	36	DU
40825	Tarrant	RESIDENCE INN	Commercial	Hotel	Fort Worth	Existing	126	RMS
40825	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	0	
40825	Tarrant	WESTBEND	Commercial	Shops	Fort Worth	Under Construction	100000	SQFT
40826	Tarrant	FORT WORTH CENTER OF REHABILITATION LLC	Special Use	Hospital	Fort Worth	Existing	136	BEDS
40826	Tarrant	Baylor Surgical Hospital at Fort Worth	Special Use	Medical	Fort Worth	Existing	34	BEDS
40826	Tarrant	HILTON GARDEN INN	Commercial	Hotel	Fort Worth	Existing	255	RMS
40826	Tarrant	HOMEWOOD SUITES	Commercial	Hotel	Fort Worth	Existing	158	RMS
40826	Tarrant	MONCRIEF CANCER INSTITUTE	Special Use	Medical	Fort Worth	Existing	60000	SQFT
40826	Tarrant	MIDTOWN MEDICAL OFFICE	Special Use	Medical	Fort Worth	Under Construction	60000	SQFT
40827	Tarrant	WESTCHESTER PLAZA	Residential	Senior Living Facilities	Fort Worth	Existing	300	BEDS
40827	Tarrant	HARRIS GARDENS	Residential	Apartment	Fort Worth	Existing	114	DU
40828	Tarrant	PENNSYLVANIA REHAB LP	Residential	Senior Living Facilities	Fort Worth	Existing	123	BEDS
40828	Tarrant	VILLAGES AT SAMARITAN HOUSE	Residential	Apartment	Fort Worth	Existing	66	DU
40828	Tarrant	TRIMBLE TECHNICAL H S	Special Use	Secondary Education	Fort Worth	Existing	1840	STUDENTS
40828	Tarrant	SUCCESS H S	Special Use	Primary Education	Fort Worth	Existing	240	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40828	Tarrant	RADIOLOGY ASSOC TRRANT CNTY PA	Special Use	Medical	Fort Worth	Existing	0	
40829	Tarrant	SAWYER GROCERY	Residential	Apartment	Fort Worth	Existing	14	DU
40830	Tarrant	OAK TIMBERS	Residential	Senior Living Facilities	Fort Worth	Existing	168	DU
40831	Tarrant	FORT WORTH PUBLIC HEALTH DEPARTMENT (NEW)	Special Use	Local Administration	Fort Worth	Existing	41700	SQFT
40833	Tarrant	HERITAGE SQUARE	Residential	Senior Living Facilities	Fort Worth	Existing	85	BEDS
40833	Tarrant	BEACH-CONNOR INDUSTRIAL	Commercial	Warehouse	Fort Worth	Existing	300218	SQFT
40835	Tarrant	ANTIGUA VILLAGE	Residential	Apartment	Fort Worth	Existing	152	DU
40835	Tarrant	CAVILE PLACE	Residential	Apartment	Fort Worth	Existing	300	DU
40835	Tarrant	DUNBAR 6TH GR SCH	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40835	Tarrant	MAUDE I LOGAN EL	Special Use	Primary Education	Fort Worth	Existing	498	STUDENTS
40836	Tarrant	DALTONS BEST MAID PRODUCTS	Commercial	Manufacturing	Fort Worth	Existing	116162	SQFT
40838	Tarrant	ARAMARK UNIFORM & CAREER AP	Commercial	Business Services	Fort Worth	Existing	30529	SQFT
40840	Tarrant	Trader Joe's	Commercial	Grocery Store	Fort Worth	Announced	12500	SQFT
40840	Tarrant	STONEGATE NURSING CENTER	Residential	Senior Living Facilities	Fort Worth	Existing	134	BEDS
40840	Tarrant	MARQUIS AT STONEGATE	Residential	Apartment	Fort Worth	Existing	308	DU
40840	Tarrant	VILLAS OF OAK HILL	Residential	Apartment	Fort Worth	Existing	583	DU
40840	Tarrant	ORION AT OAK HILL	Residential	Apartment	Fort Worth	Existing	360	DU
40840	Tarrant	COLONIAL COUNTRY CLUB	Special Use	Golf Course	Fort Worth	Existing	0	
40841	Tarrant	ALICE CARLSON APPLIED LRN CTR	Special Use	Primary Education	Fort Worth	Existing	388	STUDENTS
40841	Tarrant	University Christian Church Weekday School	Special Use	Private Education	Fort Worth	Existing	0	
40841	Tarrant	PARK HILL PLACE	Residential	Townhome	Fort Worth	Under Construction	20	DU
40842	Tarrant	TCU LUPTON STADIUM AND WILLIAMS-REILLY FIELD	Special Use	Arena/Stadium	Fort Worth	Existing	2300	SEATS
40842	Tarrant	TCU Facility Services	Special Use	Education Administration	Fort Worth	Existing	8853	STUDENTS
40842	Tarrant	Kroger	Commercial	Grocery Store	Fort Worth	Existing	48743	SQFT
40843	Tarrant	WESTCLIFF S/C	Commercial	Stripcenter	Fort Worth	Existing	133705	SQFT
40843	Tarrant	CITY MARKET	Commercial	Stripcenter	Fort Worth	Existing	133705	SQFT
40845	Tarrant	WESTCLIFF MANOR	Residential	Apartment	Fort Worth	Existing	184	DU
40845	Tarrant	EDGE 55	Residential	Apartment	Fort Worth	Existing	55	DU
40845	Tarrant	St. Andrew Catholic School	Special Use	Private Education	Fort Worth	Existing	702	STUDENTS
40845	Tarrant	MCLEAN 6TH GRADE	Special Use	Secondary Education	Fort Worth	Existing	514	STUDENTS
40845	Tarrant	MCLEAN MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	979	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40846	Tarrant	VUE	Residential	Apartment	Fort Worth	Existing	56	DU
40846	Tarrant	LOFTVUE	Residential	Apartment	Fort Worth	Existing	77	DU
40847	Tarrant	SIERRA VISTA REDEVELOPMENT	Commercial	Stripcenter	Fort Worth	Announced	11268	SQFT
40847	Tarrant	PRIMAVERA	Residential	Apartment	Fort Worth	Existing	164	DU
40848	Tarrant	TOWN PLAZA CENTER (VERTEX)	Commercial	Stripcenter	Fort Worth	Announced	60000	SQFT
40848	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	63515	SQFT
40849	Tarrant	EVANGELINE BOOTH FRIENDSHIP HOUSE	Residential	Senior Living Facilities	Fort Worth	Existing	216	BEDS
40849	Tarrant	AUTUMN CHASE	Residential	Apartment	Fort Worth	Existing	184	DU
40849	Tarrant	FORT WORTH CAN ACADEMY	Special Use	Secondary Education	Fort Worth	Existing	399	STUDENTS
40849	Tarrant	GOODWILL INDUSTRIES	Commercial	Warehouse	Fort Worth	Existing	121338	SQFT
40849	Tarrant	CLIFFORD DAVIS EL	Special Use	Primary Education	Fort Worth	Existing	708	STUDENTS
40850	Tarrant	MORNINGSIDE	Residential	Apartment	Fort Worth	Existing	124	DU
40850	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	21840	SQFT
40850	Tarrant	Commercial Development	Commercial	Single Tenant	Fort Worth	Existing	27650	SQFT
40851	Tarrant	GOLDEN CHOICE	Residential	Senior Living Facilities	Fort Worth	Existing	80	BEDS
40851	Tarrant	CHRISTENE C MOSS EL	Special Use	Primary Education	Fort Worth	Existing	405	STUDENTS
40852	Tarrant	DRAKES ASSISTED LIVING	Residential	Senior Living Facilities	Fort Worth	Existing	8	BEDS
40852	Tarrant	OAKLAWN EL	Special Use	Primary Education	Fort Worth	Existing	576	STUDENTS
40853	Tarrant	GLEN PARK EL	Special Use	Primary Education	Fort Worth	Existing	768	STUDENTS
40853	Tarrant	Ambassadors Of Christ Christian Academy	Special Use	Private Education	Fort Worth	Existing	105	STUDENTS
40854	Tarrant	FOREST OAK MIDDLE	Special Use	Secondary Education	Fort Worth	Existing	781	STUDENTS
40854	Tarrant	GLENCREST POST OFFICE	Special Use	Post Office	Fort Worth	Existing	10930	SQFT
40892	Tarrant	ALICE D CONTRERAS	Special Use	Primary Education	Fort Worth	Existing	716	STUDENTS
40892	Tarrant	ROSEMONT 6TH GRADE	Special Use	Secondary Education	Fort Worth	Existing	502	STUDENTS
40892	Tarrant	FORT WORTH POLICE NEIGHBORHOOD DISTRICT 9	Special Use	Police	Fort Worth	Existing	0	
40892	Tarrant	SPECIALTY PACKAGING	Commercial	Warehouse	Fort Worth	Existing	101373	SQFT
40892	Tarrant	RADIO SHACK	Commercial	Warehouse	Fort Worth	Existing	136570	SQFT
40892	Tarrant	GAS INTERNATIONAL	Commercial	Manufacturing	Fort Worth	Existing	168735	SQFT
40892	Tarrant	STRUCTURAL STEEL PRODUCTS	Commercial	Manufacturing	Fort Worth	Existing	185342	SQFT
40892	Tarrant	MARTIN SPROCKET & GEAR	Commercial	Warehouse	Fort Worth	Existing	311602	SQFT
40892	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Vacant	144023	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40894	Tarrant	Hill School of Fort Worth	Special Use	Private Education	Fort Worth	Existing	221	STUDENTS
40894	Tarrant	SOUTH HILLS EL	Special Use	Primary Education	Fort Worth	Existing	889	STUDENTS
40894	Tarrant	MOLA COMPUTERS & CONSULTING	Commercial	Single Tenant	Fort Worth	Existing	1540	SQFT
40895	Tarrant	RIVERSIDE APPLIED LRN CTR	Special Use	Primary Education	Fort Worth	Existing	300	STUDENTS
40895	Tarrant	JUSTIN	Commercial	Warehouse	Fort Worth	Existing	146549	SQFT
40896	Tarrant	ANN'S COURT/RV MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	4	DU
40896	Tarrant	TARRANT COUNTY JJAEP SCHOOL	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40896	Tarrant	DETENT CTR	Special Use	Secondary Education	Fort Worth	Existing	44	STUDENTS
40896	Tarrant	BEALL CONCRETE ENTERPRISES	Commercial	Construction	Fort Worth	Existing	15840	SQFT
40896	Tarrant	BONNIE BRAE	Special Use	Primary Education	Fort Worth	Existing	479	STUDENTS
40896	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40897	Tarrant	DESIGN TRANSPORTATION SERVICES	Transportation	Terminal	Fort Worth	Existing	8540	SQFT
40897	Tarrant	DR PEPPER/SEVEN UP BTLG GROUP	Commercial	Distribution	Fort Worth	Existing	88398	SQFT
40897	Tarrant	SYLVANIA INDUSTRIAL PARK	Commercial	Manufacturing	Fort Worth	Existing	855895	SQFT
40898	Tarrant	MirAvanti at Ridgmar	Residential	Condominium	Fort Worth	Existing	10	ACRES
40898	Tarrant	TARGET	Commercial	Supercenter	Fort Worth	Existing	174000	SQFT
40898	Tarrant	WESTOVER VILLAGE	Commercial	Stripcenter	Fort Worth	Existing	255000	SQFT
40899	Tarrant	WESTPOINT AT SCENIC VISTA	Residential	Apartment	Fort Worth	Existing	264	DU
40899	Tarrant	CONSTELLATION RANCH	Residential	Apartment	Fort Worth	Existing	324	DU
40899	Tarrant	WILLOW WOOD	Residential	Subdivision	Fort Worth	Existing	180	DU
40899	Tarrant	TEXAS MOTORS INC	Commercial	Specialized Retail	Fort Worth	Existing	102024	SQFT
40899	Tarrant	HOME DEPOT	Commercial	Home Improvement Store	Fort Worth	Existing	137156	SQFT
40899	Tarrant	LOCKHEED MARTIN AERONAUTICS CO	Commercial	Multi-Tenant	Fort Worth	Existing	690346	SQFT
40900	Tarrant	VERANDA COURT	Residential	Apartment	Fort Worth	Existing	48	DU
40900	Tarrant	WILLOUGHBY HOUSE	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40902	Tarrant	WESTCLIFF EL	Special Use	Primary Education	Fort Worth	Existing	510	STUDENTS
40902	Tarrant	SOUTHCLIFF BAPTIST CHURCH	Special Use	Worship	Fort Worth	Existing	0	
40903	Tarrant	FOUNTAIN GARDEN	Residential	Apartment	Fort Worth	Existing	86	DU
40903	Tarrant	FOUNTAIN SQUARE	Residential	Apartment	Fort Worth	Existing	81	DU
40903	Tarrant	LEDGESTONE TOWNHOMES	Residential	Apartment	Fort Worth	Existing	4	DU
40903	Tarrant	WALDEN GARDENS	Residential	Apartment	Fort Worth	Existing	24	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40903	Tarrant	FOUNTAIN CORNERS	Residential	Apartment	Fort Worth	Existing	112	DU
40903	Tarrant	FOUNTAINS	Residential	Apartment	Fort Worth	Existing	116	DU
40903	Tarrant	WEDGWOOD 6TH GR SCH	Special Use	Secondary Education	Fort Worth	Existing	452	STUDENTS
40903	Tarrant	BURLINGTON COAT FACTORY	Commercial	Specialized Retail	Fort Worth	Existing	64701	SQFT
40903	Tarrant	RIDGE ROCK PLAZA	Commercial	Stripcenter	Fort Worth	Existing	109000	SQFT
40905	Tarrant	BRUCE SHULKEY EL	Special Use	Primary Education	Fort Worth	Existing	482	STUDENTS
40906	Tarrant	VALHALLA	Residential	Apartment	Fort Worth	Existing	100	DU
40906	Tarrant	J T STEVENS EL	Special Use	Primary Education	Fort Worth	Existing	330	STUDENTS
40907	Tarrant	SOUTH GATE MANOR	Residential	Apartment	Fort Worth	Existing	156	DU
40907	Tarrant	SPANISH GATE APT	Residential	Apartment	Fort Worth	Existing	100	DU
40907	Tarrant	WOODMONT	Residential	Apartment	Fort Worth	Existing	252	DU
40907	Tarrant	CARTER PARK EL	Special Use	Primary Education	Fort Worth	Existing	683	STUDENTS
40908	Tarrant	SUNRIDGE	Residential	Apartment	Fort Worth	Existing	100	DU
40908	Tarrant	Christian Life Preparatory	Special Use	Private Education	Fort Worth	Existing	0	
40908	Tarrant	COMFORT SUITES	Commercial	Hotel	Fort Worth	Under Construction	70	RMS
40911	Tarrant	HIDDEN OAKS MOBILE HOME COMMUNITY	Residential	Mobile Home	Fort Worth	Existing	87	DU
40911	Tarrant	INDIAN CREEK MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	150	DU
40911	Tarrant	SAMSILL CORP	Commercial	Manufacturing	Fort Worth	Existing	226865	SQFT
40913	Tarrant	COUNTRY ESTATES MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	68	DU
40913	Tarrant	RESIDENCE AT EASTLAND	Residential	Apartment	Fort Worth	Under Construction	146	DU
40917	Tarrant	PARK OAKS CONDOS	Residential	Apartment	Fort Worth	Existing	100	DU
40917	Tarrant	MEADOWS	Residential	Apartment	Fort Worth	Existing	100	DU
40917	Tarrant	EASTERN HILLS EL	Special Use	Primary Education	Fort Worth	Existing	581	STUDENTS
40917	Tarrant	EASTERN HILLS H S	Special Use	Secondary Education	Fort Worth	Existing	1244	STUDENTS
40920	Tarrant	CLUB AT SPRINGLAKE	Residential	Apartment	Haltom City	Existing	200	DU
40920	Tarrant	LAKEVIEW TERRACE	Residential	Apartment	Haltom City	Existing	224	DU
40920	Tarrant	SPRING LAKE	Residential	Apartment	Haltom City	Existing	380	DU
40920	Tarrant	THE NORTHEAST TARRANT CHAMBER OF COMMERCE	Commercial	Single Tenant	Haltom City	Existing	2182	SQFT
40920	Tarrant	Commercial Development	Commercial	Specialized Retail	Haltom City	Existing	48443	SQFT
40921	Tarrant	ACADEMY AT WEST BIRDVILLE	Special Use	Primary Education	Haltom City	Existing	672	STUDENTS
40921	Tarrant	F F P MARKETING COMPANY INC	Commercial	Business Services	Haltom City	Existing	8155	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40922	Tarrant	HALTOM MIDDLE	Special Use	Secondary Education	Haltom City	Existing	853	STUDENTS
40922	Tarrant	HALTOM CITY CITY HALL	Special Use	City Hall	Haltom City	Existing	0	
40923	Tarrant	NATHA HOWELL EL	Special Use	Primary Education	Fort Worth	Existing	487	STUDENTS
40923	Tarrant	SANDSTONE VILLAGE	Residential	Apartment	Haltom City	Existing	96	DU
40923	Tarrant	WALDEMAR	Residential	Apartment	Haltom City	Existing	88	DU
40924	Tarrant	SPANISH SQUARE	Residential	Apartment	Haltom City	Existing	168	DU
40925	Tarrant	WES COTTONGAME DEVELOPMENT	Residential	Subdivision	Sansom Park	Announced	288	DU
40925	Tarrant	AZLE AVE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	12	DU
40925	Tarrant	SEWALL MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	16	DU
40925	Tarrant	JOY JAMES EL	Special Use	Primary Education	Fort Worth	Existing	513	STUDENTS
40926	Tarrant	HEARTLAND HEALTH CARE CENTER-FT. WORTH	Residential	Senior Living Facilities	Fort Worth	Existing	104	BEDS
40926	Tarrant	SANSOM MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	12	DU
40926	Tarrant	RIVER OAKS	Residential	Apartment	Fort Worth	Existing	1	DU
40930	Tarrant	LANDMARK LAKES II	Commercial	Stripcenter	Fort Worth	Closed	0	
40930	Tarrant	THR HOSPITAL	Special Use	Hospital	Fort Worth	Conceptual	100	BEDS
40930	Tarrant	HAMPTON INN	Commercial	Hotel	Fort Worth	Conceptual	100	RMS
40930	Tarrant	LANDMARK LAKES PH I	Commercial	Stripcenter	Fort Worth	Existing	171214	SQFT
40930	Tarrant	N A HOWRY INTERMEDIATE	Special Use	Secondary Education	Lake Worth	Existing	494	STUDENTS
40930	Tarrant	EFFIE MORRIS EL	Special Use	Primary Education	Lake Worth	Existing	432	STUDENTS
40930	Tarrant	TARRANT CO JUVENILE JUSTICE CTR	Special Use	Secondary Education	Lake Worth	Existing	0	STUDENTS
40930	Tarrant	TADPOLE LRN CTR	Special Use	Primary Education	Lake Worth	Existing	0	STUDENTS
40930	Tarrant	LANDMARK QUEBEC - RETAIL	Commercial	Stripcenter	Fort Worth	Under Construction	300000	SQFT
40932	Tarrant	A V CATO EL	Special Use	Primary Education	Fort Worth	Existing	391	STUDENTS
40932	Tarrant	CASTLEBERRY EL	Special Use	Primary Education	Fort Worth	Existing	752	STUDENTS
40932	Tarrant	T R U C E LEARNING CTR	Special Use	Secondary Education	Fort Worth	Existing	0	STUDENTS
40932	Tarrant	OAKS BRANCH POST OFFICE	Special Use	Post Office	River Oaks	Existing	8371	SQFT
40933	Tarrant	BURTON HILL EL	Special Use	Primary Education	Fort Worth	Existing	527	STUDENTS
40933	Tarrant	WESTWORTH PARK	Residential	Subdivision	Westworth Village	Under Construction	107	DU
40936	Tarrant	Weir SPM 2	Commercial	Manufacturing	White Settlement	Announced	13	ACRES
40936	Tarrant	St Peter The Apostle Catholic School	Special Use	Private Education	Fort Worth	Existing	160	STUDENTS
40936	Tarrant	WHITE SETTLEMENT NURSING CENTER	Residential	Senior Living Facilities	White Settlement	Existing	108	BEDS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40936	Tarrant	ABODE TREATMENT	Special Use	Hospital	White Settlement	Existing	125	BEDS
40936	Tarrant	LA QUINTA INN	Commercial	Motel	White Settlement	Existing	106	RMS
40936	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	White Settlement	Existing	0	STUDENTS
40936	Tarrant	WHITE SETTLEMENT DISCIPLINARY CAMPUS	Special Use	Secondary Education	White Settlement	Existing	0	STUDENTS
40936	Tarrant	OMNIAMERICAN CREDIT UNION	Commercial	Single Tenant	White Settlement	Existing	38494	SQFT
40936	Tarrant	ACADEMY SPORTS AND OUTDOORS	Commercial	Specialized Retail	White Settlement	Existing	104000	SQFT
40936	Tarrant	Weir SPM	Commercial	Manufacturing	White Settlement	Existing	194000	SQFT
40938	Tarrant	AMBER TRAILS	Residential	Subdivision	Fort Worth	Announced	392	DU
40938	Tarrant	REGENCY CENTER DEVELOPMENT	Commercial	Stripcenter	Fort Worth	Closed	0	
40938	Tarrant	SIENNA HILLS	Residential	Subdivision	Fort Worth	Conceptual	500	DU
40938	Tarrant	BLUE HAZE EL	Special Use	Primary Education	Fort Worth	Existing	809	STUDENTS
40941	Tarrant	MONTERRAT MIXED USE	Commercial	Shops	Fort Worth	Announced	20000	SQFT
40941	Tarrant	TWIN CREEKS CROSSING	Commercial	Shops	Fort Worth	Announced	150000	SQFT
40941	Tarrant	MONTERRAT ESTATES	Residential	Subdivision	Fort Worth	Under Construction	100	DU
40942	Tarrant	Best Western Winscott Inn & Suites	Commercial	Hotel	Benbrook	Existing	55	RMS
40942	Tarrant	CRACKER BARREL	Commercial	Restaurant	Benbrook	Existing	9652	SQFT
40942	Tarrant	SALON SUPPORT	Commercial	Distribution	Benbrook	Existing	21000	SQFT
40942	Tarrant	SALON SUPPORT DISTRIBUTION CENTER	Commercial	Distribution	Benbrook	Existing	39040	SQFT
40942	Tarrant	RAILROAD CONTROLS LP	Commercial	Construction	Benbrook	Existing	56525	SQFT
40942	Tarrant	COMPUTALOG HOLDINGS INC	Commercial	Manufacturing	Benbrook	Existing	80180	SQFT
40942	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	0	
40943	Tarrant	S H CROWLEY INT	Special Use	Primary Education	Fort Worth	Existing	461	STUDENTS
40943	Tarrant	CARSON RANCH ESTATES	Residential	Subdivision		Existing	330	DU
40943	Tarrant	ROSEMARY RIDGE	Residential	Subdivision	Fort Worth	Under Construction	107	DU
40944	Tarrant	Bess Race Elementary	Special Use	Primary Education	Crowley	Existing	811	STUDENTS
40944	Tarrant	CROWLEY H S 9TH GRADE CAMPUS	Special Use	Secondary Education	Crowley	Existing	542	STUDENTS
40944	Tarrant	CROWLEY H S	Special Use	Secondary Education	Crowley	Existing	1417	STUDENTS
40944	Tarrant	TARRANT CO J J A E P	Special Use	Secondary Education	Crowley	Existing	0	STUDENTS
40945	Tarrant	DOMUS FUND RETAIL	Commercial	Shops	Crowley	Conceptual	250000	SQFT
40945	Tarrant	ANCHOR WAY SENIOR CARE LLC	Residential	Senior Living Facilities	Crowley	Existing	6	BEDS
40945	Tarrant	BESS RACE EL	Special Use	Primary Education	Crowley	Existing	709	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
40948	Tarrant	CONATSER CONSTRUCTION INC	Commercial	Construction	Forest Hill	Existing	0	
40948	Tarrant	FOREST HILLS S/C	Commercial	Stripcenter	Forest Hill	Existing	72335	SQFT
40948	Tarrant	FOREST HILL TRAILER COURT	Residential	Mobile Home	Forest Hill	Existing	18	DU
40949	Tarrant	VALUE PLACE	Commercial	Hotel	Forest Hill	Existing	121	RMS
40949	Tarrant	CARNIVAL	Commercial	Grocery Store	Forest Hill	Existing	20058	SQFT
40949	Tarrant	TRIPAC INTERNATIONAL	Commercial	Manufacturing	Forest Hill	Existing	124722	SQFT
40949	Tarrant	HARLEAN BEAL EL	Special Use	Primary Education	Fort Worth	Existing	537	STUDENTS
40949	Tarrant	DAVID K SELLARS EL	Special Use	Primary Education	Fort Worth	Existing	747	STUDENTS
40980	Tarrant	EDUCARE COMMUNITY LIVING CORPORATION - TEXAS	Residential	Senior Living Facilities	Fort Worth	Existing	6	BEDS
40980	Tarrant	SURREY OAKS	Residential	Apartment	Fort Worth	Existing	154	DU
40980	Tarrant	WHITE LAKE HILLS	Residential	Apartment	Fort Worth	Existing	100	DU
40980	Tarrant	The White Lake School	Special Use	Private Education	Fort Worth	Existing	77	STUDENTS
40980	Tarrant	Nolan Catholic High School	Special Use	Private Education	Fort Worth	Existing	1130	STUDENTS
40980	Tarrant	East Fort Worth Montessori Academy	Special Use	Primary Education	Fort Worth	Existing	305	STUDENTS
40986	Tarrant	RICHLAND MIDDLE	Special Use	Secondary Education	Richland Hills	Existing	654	STUDENTS
41002	Tarrant	MORTEX PRODUCTS INC	Commercial	Manufacturing	Fort Worth	Existing	181937	SQFT
41002	Tarrant	AMERICOLD LOGISTICS (CONAGRA FOODS)	Commercial	Warehouse	Fort Worth	Existing	307123	SQFT
41002	Tarrant	TRAULSEN	Commercial	Manufacturing	Fort Worth	Existing	355168	SQFT
41002	Tarrant	RADIO SHACK CORP	Commercial	Distribution	Fort Worth	Existing	541744	SQFT
41002	Tarrant	RADIO SHACK	Commercial	Distribution	Fort Worth	Existing	600000	SQFT
41005	Tarrant	Sarah Hollenstein Career And Technology Center	Special Use	Secondary Education	Fort Worth	Announced	0	
41005	Tarrant	TARRANT COUNTY COLLEGE - NORTHWEST CAMPUS	Special Use	Higher Education	Fort Worth	Existing	11548	STUDENTS
41005	Tarrant	CHISHOLM TRAIL H S	Special Use	Secondary Education	Fort Worth	Existing	0	
41006	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	38574	SQFT
41006	Tarrant	FRITO-LAY INC	Commercial	Distribution	Fort Worth	Existing	53670	SQFT
41006	Tarrant	NORTHPOINT TRADE CENTER II	Commercial	Warehouse	Fort Worth	Existing	100000	SQFT
41006	Tarrant	NORTHPOINT TRADE CENTER I	Commercial	Warehouse	Fort Worth	Existing	108000	SQFT
41006	Tarrant	AMERICOLD LOGISTICS	Commercial	Warehouse	Fort Worth	Existing	120000	SQFT
41006	Tarrant	DEARBORN CO.	Commercial	Manufacturing	Fort Worth	Existing	142032	SQFT
41006	Tarrant	WINCUP	Commercial	Distribution	Fort Worth	Existing	149850	SQFT
41006	Tarrant	Eight-Twenty North Ind Park - 2 BLDGS	Commercial	Warehouse	Fort Worth	Existing	201000	SQFT

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
41006	Tarrant	RAILHEAD BUS. STATION (3 BLDGS)	Commercial	Warehouse	Fort Worth	Existing	205089	SQFT
41006	Tarrant	RAILHEAD BLDG 2	Commercial	Warehouse	Fort Worth	Existing	285620	SQFT
41006	Tarrant	RAILHEAD INDUSTRIAL PARK BLDG C	Commercial	Manufacturing	Fort Worth	Existing	299239	SQFT
41006	Tarrant	QUORUM INTERNATIONAL	Commercial	Warehouse	Fort Worth	Existing	300000	SQFT
41006	Tarrant	AMERICOLD LOGISTICS (CONAGRA)	Commercial	Warehouse	Fort Worth	Existing	418560	SQFT
41006	Tarrant	RAILHEAD BLDG 4	Commercial	Warehouse	Fort Worth	Existing	428000	SQFT
41006	Tarrant	SADDLE CREEK CORP	Commercial	Distribution	Fort Worth	Existing	430500	SQFT
41006	Tarrant	MILLARD REFRIGERATION	Commercial	Warehouse	Fort Worth	Existing	708592	SQFT
41006	Tarrant	MATTEL	Commercial	Distribution	Fort Worth	Existing	1009800	SQFT
41007	Tarrant	LA QUINTA INN	Commercial	Hotel	Fort Worth	Existing	134	RMS
41007	Tarrant	Commercial Development	Commercial	Multi-Tenant	Fort Worth	Existing	30849	SQFT
41007	Tarrant	BUXTON	Commercial	Single Tenant	Fort Worth	Existing	50000	SQFT
41007	Tarrant	REYNOLDS CO. (THE)	Commercial	Warehouse	Fort Worth	Existing	76330	SQFT
41007	Tarrant	MERCANTILE DIST CENTER II	Commercial	Warehouse	Fort Worth	Existing	120000	SQFT
41007	Tarrant	VIRBAC	Commercial	Warehouse	Fort Worth	Existing	129662	SQFT
41007	Tarrant	4330 N SYLVANIA AVE.	Commercial	Distribution	Fort Worth	Existing	180000	SQFT
41007	Tarrant	KYSOR PANEL SYSTEMS	Commercial	Manufacturing	Fort Worth	Existing	182482	SQFT
41007	Tarrant	TTI INC, MERCANTILE DIST CENTER III	Commercial	Warehouse	Fort Worth	Existing	190000	SQFT
41007	Tarrant	BOMBAY DISTRIBUTION	Commercial	Distribution	Fort Worth	Existing	250000	SQFT
41007	Tarrant	FAA - SOUTHWEST REGION	Commercial	Single Tenant	Fort Worth	Existing	290000	SQFT
41007	Tarrant	DILLARD'S DISTRIBUTION	Commercial	Distribution	Fort Worth	Existing	764254	SQFT
41018	Tarrant	GREEN OAKS MOBILE HOME PARK	Residential	Mobile Home	Azle	Existing	28	DU
41018	Tarrant	ARROWHEAD MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	8	DU
41018	Tarrant	CAROL LANE MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	11	DU
41018	Tarrant	MISTY MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	23	DU
41018	Tarrant	TENDERFOOT TRAIL MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	17	DU
41018	Tarrant	DEWITT MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	16	DU
41018	Tarrant	COUNTRY OAKS MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	68	DU
41018	Tarrant	COTTONWOOD HILLS MOBILE HOMES	Residential	Mobile Home	Fort Worth	Existing	68	DU
41018	Tarrant	RANCHOAKS MOBILE HOMES	Residential	Mobile Home	Fort Worth	Existing	165	DU
41056	Johnson	PRAIRIE TIMBERS ESTATES	Residential	Subdivision	Burleson	Under Construction	113	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
41056	Johnson	BURLESON HOMETOWN HEALTHCARE	Special Use	Hospital	Burleson	Under Construction	38800	SQFT
41057	Johnson	WHALEN MOBILE HOME PARK	Residential	Mobile Home	Crowley	Existing	6	DU
41165	Johnson	4-J MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	31	DU
41165	Johnson	JOSHUA RANCHETTES ESTATES	Residential	Mobile Home	Joshua	Existing	80	DU
41165	Johnson	New Horizon High School	Special Use	Secondary Education	Joshua	Existing	73	STUDENTS
41165	Johnson	H D STAPLES EL	Special Use	Primary Education	Joshua	Existing	526	STUDENTS
41165	Johnson	Johnson County JJAEP	Special Use	Secondary Education	Joshua	Existing	0	STUDENTS
41165	Johnson	JOSHUA INDEPENDENT SCHOOL DST	Special Use	Education Administration	Joshua	Existing	0	
41165	Johnson	JOSHUA STATION	Commercial	Shops	Joshua	Existing	40317	SQFT
41165	Johnson	LA QUINTA	Commercial	Hotel	Joshua	Under Construction	0	
41166	Johnson	CLARKSVILLE REFIGERATED LINES	Transportation	Terminal	Cleburne	Existing	0	
41166	Johnson	KEY ENERGY GROUP	Commercial	Specialized Services	Cleburne	Existing	0	
41166	Johnson	SUPREME CORPORATION OF TEXAS	Transportation	Terminal	Cleburne	Existing	23940	SQFT
41166	Johnson	JAMES HARDIE BLDG PRODUCTS	Commercial	Warehouse	Cleburne	Existing	380000	SQFT
41166	Johnson	SUNSET MOBILE HOME PARK	Residential	Mobile Home	Joshua	Existing	20	DU
41166	Johnson	MINERALS TECHNOLOGIES INC	Commercial	Manufacturing		Existing	200000	SQFT
41166	Johnson	WAL-MART DISTRIBUTION CENTER	Commercial	Distribution		Existing	880000	SQFT
41168	Johnson	INFINITI DECOR	Commercial	Manufacturing	Godley	Existing	40	ACRES
41168	Johnson	BLUEBONNET RESIDENTIAL CENTER 1	Residential	Senior Living Facilities	Godley	Existing	6	BEDS
41168	Johnson	GODLEY EL	Special Use	Primary Education	Godley	Existing	575	STUDENTS
41168	Johnson	GODLEY POST OFFICE	Special Use	Post Office	Godley	Existing	0	
41170	Johnson	TexasáHealtháHarrisáMethodistáHospitaláCleburne	Special Use	Hospital	Cleburne	Existing	137	BEDS
41170	Johnson	RIDGEVIEW REHABILITATION AND SKILLED NURSING	Residential	Senior Living Facilities	Cleburne	Existing	134	BEDS
41171	Johnson	AD WHEAT MIDDLE	Special Use	Primary Education	Cleburne	Existing	687	STUDENTS
41172	Johnson	HERITAGE TRAILS NURSING AND REHABILITATION CENTER	Residential	Senior Living Facilities	Cleburne	Existing	122	BEDS
41172	Johnson	NORTH RIDGE COURT APARTMENTS	Residential	Apartment	Cleburne	Existing	86	DU
41172	Johnson	CLEBURNE TERRACE	Residential	Apartment	Cleburne	Existing	160	DU
41172	Johnson	PARKWAY MANOR	Residential	Apartment	Cleburne	Existing	50	DU
41172	Johnson	CLEBURNE H S	Special Use	Secondary Education	Cleburne	Existing	1671	STUDENTS
41172	Johnson	WAL-MART SUPERCENTER	Commercial	Supercenter	Cleburne	Existing	212712	SQFT
41173	Johnson	Hill College Johnson County	Special Use	Higher Education	Cleburne	Existing	264	STUDENTS

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
41173	Johnson	LOWELL SMITH JR MIDDLE	Special Use	Secondary Education	Cleburne	Existing	729	STUDENTS
41173	Johnson	Cleburne Adventist Christian School	Special Use	Private Education	Cleburne	Existing	0	
41174	Johnson	BLUE WATER DEVELOPMENT (SF)	Residential	Subdivision	Cleburne	Announced	284	DU
41175	Johnson	ADAMS EL	Special Use	Primary Education	Cleburne	Existing	449	STUDENTS
41176	Johnson	SANTA FE TRAILS ASSISTED LIVING AND MEMORY CARE COMMUNITY	Residential	Senior Living Facilities	Cleburne	Existing	70	BEDS
41176	Johnson	COLEMAN EL	Special Use	Primary Education	Cleburne	Existing	488	STUDENTS
41176	Johnson	CLEBURNE MAIN POST OFFICE	Special Use	Post Office	Cleburne	Existing	0	
41176	Johnson	KROGER	Commercial	Stripcenter	Cleburne	Existing	100000	SQFT
41176	Johnson	KROGER S/C	Commercial	Stripcenter	Cleburne	Existing	100000	SQFT
41176	Johnson	NOLAN RIVER MALL	Commercial	Mall	Cleburne	Existing	213725	SQFT
41177	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Cleburne	Existing	13	BEDS
41177	Johnson	FEATHERSTON	Residential	Senior Living Facilities	Cleburne	Existing	6	BEDS
41177	Johnson	GREENBRIER INN	Residential	Apartment	Cleburne	Existing	42	DU
41177	Johnson	RIO VISTA ISD JJAEP	Special Use	Secondary Education	Cleburne	Existing	0	STUDENTS
41177	Johnson	JUVENILE JUSTICE ALTERNATIVE ED PROGRAM/VENUS	Special Use	Secondary Education	Cleburne	Existing	0	STUDENTS
41177	Johnson	JOHNSON COUNTY DISTRICT COURT	Special Use	Court	Cleburne	Existing	0	
41177	Johnson	CLEBURNE INDEPENDENT SCHL DST	Special Use	Education Administration	Cleburne	Existing	0	
41178	Johnson	TEAM SCH	Special Use	Secondary Education	Cleburne	Existing	0	STUDENTS
41178	Johnson	CLEBURNE CITY HALL	Special Use	City Hall	Cleburne	Existing	0	
41178	Johnson	Nortek / Broan-NuTone LLC	Commercial	Manufacturing	Cleburne	Existing	236980	SQFT
41179	Johnson	BUENA VISTA	Residential	Apartment	Cleburne	Existing	230	DU
41179	Johnson	COBBLESTONE VILLAGE	Residential	Apartment	Cleburne	Existing	0	
41179	Johnson	ALBERTSONS INC	Commercial	Grocery Store	Cleburne	Existing	65183	SQFT
41179	Johnson	HOME DEPOT	Commercial	Home Improvement Store	Cleburne	Existing	109045	SQFT
41179	Johnson	WALLS INDUSTRIES INC	Commercial	Manufacturing	Cleburne	Existing	342288	SQFT
41180	Johnson	BLACKBERRY SPRINGS MOBILE HOME ESTATES	Residential	Mobile Home	Joshua	Existing	680	DU
41185	Tarrant	HAYWIRE RANCH - LAS BRISAS	Residential	Subdivision	Fort Worth	Announced	0	
41185	Tarrant	WESTERN OAKS VILLAGE	Residential	Mobile Home	Fort Worth	Existing	40	DU
41185	Tarrant	HAYWIRE RANCH - ESTANCIA	Residential	Subdivision	Fort Worth	Under Construction	47	DU
41185	Tarrant	LA CANTERA	Residential	Subdivision	Fort Worth	Under Construction	140	DU
41186	Tarrant	OAK CREEK MOBILE HOME PARK	Residential	Mobile Home	Fort Worth	Existing	8	DU

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
41186	Tarrant	STONE VILLAS AT LAKE WORTH	Residential	Apartment	Fort Worth	Existing	196	DU
41186	Tarrant	BREWER H S	Special Use	Secondary Education	Fort Worth	Existing	1691	STUDENTS
41187	Tarrant	ALDI	Commercial	Grocery Store	Fort Worth	Announced	22171	SQFT
41187	Tarrant	NELSON'S IGA (CLOSED)	Commercial	Specialized Retail	Fort Worth	Existing	36792	SQFT
41187	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	57191	SQFT
41187	Tarrant	ALBERTSONS	Commercial	Stripcenter	Fort Worth	Existing	84801	SQFT
41187	Tarrant	Walmart Supercenter	Commercial	Supercenter	Fort Worth	Existing	219873	SQFT
41187	Tarrant	NORTH EL	Special Use	Primary Education	White Settlement	Existing	860	STUDENTS
41188	Tarrant	VILLAGE OF HAWKS CREEK	Residential	Apartment	Westworth Village	Existing	312	DU
41188	Tarrant	SAM'S CLUB	Commercial	Warehouse	Westworth Village	Existing	0	
41188	Tarrant	WAL-MART SUPERCENTER	Commercial	Supercenter	Westworth Village	Existing	0	
41189	Tarrant	MARQUIS AT WILLOW LAKE	Residential	Apartment	Fort Worth	Existing	138	DU
41189	Tarrant	FORT WORTH ACADEMY OF FINE ARTS	Special Use	Secondary Education	Fort Worth	Existing	353	STUDENTS
41189	Tarrant	Fort Worth Academy Of Fine Arts Elementary	Special Use	Primary Education	Fort Worth	Existing	375	STUDENTS
41190	Tarrant	HARRIS PACKAGING CORPORATION	Commercial	Manufacturing	Fort Worth	Existing	154552	SQFT
41193	Tarrant	LINCOLN TRINITY BLUFF	Residential	Apartment	Fort Worth	Existing	304	DU
41193	Tarrant	VILLA DE LEON	Residential	Condominium	Fort Worth	Existing	23	DU
41193	Tarrant	LINCOLN TRINITY BLUFF	Residential	Townhome	Fort Worth	Existing	70	DU
41193	Tarrant	CHARLES NASH EL	Special Use	Primary Education	Fort Worth	Existing	269	STUDENTS
41193	Tarrant	Commercial Development	Commercial	Warehouse	Fort Worth	Existing	27881	SQFT
41193	Tarrant	PROLOGIS NORTH PARK II	Commercial	Warehouse	Fort Worth	Existing	101086	SQFT
41193	Tarrant	TCC Trinity River East Campus	Special Use	Higher Education	Fort Worth	Existing	148000	SQFT
41193	Tarrant	P&O LOGISTICS	Commercial	Warehouse	Fort Worth	Existing	278482	SQFT
41194	Tarrant	HOLIDAY INN EXPRESS	Commercial	Hotel	Fort Worth	Existing	132	RMS
41194	Tarrant	Excel Center - Fort Worth	Special Use	Secondary Education	Fort Worth	Existing	49	STUDENTS
41194	Tarrant	Excel Center - Fort Worth	Special Use	Secondary Education	Fort Worth	Existing	49	STUDENTS
41194	Tarrant	FT WORTH PUBLIC MARKET	Commercial	Multi-Tenant	Fort Worth	Existing	40211	SQFT
41194	Tarrant	Special Use Development	Special Use	Medical	Fort Worth	Existing	46762	SQFT
41195	Tarrant	St. Paul Lutheran School Fort Worth	Special Use	Private Education	Fort Worth	Existing	208	STUDENTS
41195	Tarrant	FORT WORTH CITY OF	Special Use	Public Utilities	Fort Worth	Existing	0	
41195	Tarrant	FORT WORTH CITY OF	Special Use	Public Utilities	Fort Worth	Existing	0	

APPENDIX C - DEVELOPMENT REPORTS

TSZ	County	Name	Class	Type	City	Status	Size	Size/Unit
41195	Tarrant	ALL CHURCH HOME FOR CHILDREN	Residential	Children Homes	Fort Worth	Existing	0	
41195	Tarrant	Summit Office Park	Commercial	Multi-Tenant	Fort Worth	Existing	383942	SQFT
41196	Tarrant	Trinity Terrace	Residential	Senior Living Facilities	Fort Worth	Announced	0	
41196	Tarrant	TRINITY TERRACE	Residential	Senior Living Facilities	Fort Worth	Existing	60	BEDS
41196	Tarrant	NORTH HOLLY WTP	Special Use	Public Utilities	Fort Worth	Existing	0	
41207	Tarrant	BELL HELICOPTER TEXTRON PLANT J	Commercial	Manufacturing	Fort Worth	Existing	515915	SQFT
46012	Johnson	TEXAS LIME COMPANY INC	Commercial	Construction		Existing	22616	SQFT
46015	Johnson	Grandview ISD JJAEP	Special Use	Secondary Education	Grandview	Existing	0	STUDENTS
46015	Johnson	DAVID'S SUPPERMARKETS (GROCERY HQ & WH)	Commercial	Warehouse	Grandview	Existing	6660	SQFT
46017	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Cleburne	Existing	12	BEDS
46017	Johnson	MERCER MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	6	DU
46017	Johnson	ISLAND GROVE MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	18	DU
46021	Johnson	HIGHLAND ESTATES	Residential	Senior Living Facilities	Cleburne	Existing	0	BEDS
46021	Johnson	PURPLE CACTUS MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	15	DU
46021	Johnson	WESTLAKE VILLAGE MOBILE HOME PARK	Residential	Mobile Home	Cleburne	Existing	35	DU
46022	Johnson	COMMUNITY LIVING CONCEPTS INC	Residential	Senior Living Facilities	Cleburne	Existing	6	BEDS
46022	Johnson	ROLLING OAKS	Residential	Mobile Home	Cleburne	Existing	85	DU

APPENDIX D - SQUARE FEET PER EMPLOYEE CALCULATIONS

The following chart represents employee coefficients that were used as a guide when reviewing and estimating employment.

Land Use Category	Estimated Square Feet per Employee
Office	275
Retail	300
Hotel/Motel	.75 Emp per Room
Institutional	800
Industrial	1250

Source: NCTCOG, 2040 Demographic Forecast Methodologies

The list below gives a short synopsis of demographic scenarios examined and discussed earlier in the report.

TEXAS STATE DATA CENTER 0.0: The 0.0 scenario assumes that in-migration and out-migration are equal (i.e., net migration is zero) resulting in growth only through natural increase.

TEXAS STATE DATA CENTER 0.5: The 0.5 scenario has been prepared as an approximate average of the zero (0.0) and 2000-2010 (1.0) scenarios. It assumes rates of net migration one-half of those of the 2000's.

TEXAS STATE DATA CENTER 1.0: The 1.0 scenario assumes that the trends in the age, sex and race/ethnicity net migration rates of the 1990's will characterize those occurring in the future. The 2000's was a period characterized by rapid growth. It is seen here as the high growth alternative (i.e., 20.34 percent for the 2000-2010 decade for the State).

WOODS AND POOLE: Proprietary long-term county-level economic and demographic database purchased by RDS.

TEXAS WATER DEVELOPMENT BOARD: For the 2006 Regional Water Plan, future state and county population projections for each decade (2010, 2020, 2030, 2040, 2050, 2060) are calculated using 2000 Census data with a cohort-component procedure which uses the separate cohorts (age/sex/race/ethnic groups) and components of cohort change (fertility rates, survival rates, and migration rates).



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