

City of Houston, Texas, Ordinance No. 97- 479

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER FOUR, CITY OF HOUSTON, TEXAS; MAKING CERTAIN FINDINGS AND CONTAINING PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.

WHEREAS, the City Council of the City of Houston pursuant to the provisions of Chapter 311, Texas Tax Code, created Reinvestment Zone Number Four, City of Houston, Texas (the "Village Enclaves Zone") by Ordinance 96-1014, passed September 25, 1996; and

WHEREAS, the City may enlarge the boundaries of an existing reinvestment zone pursuant to Section 311.007(a); and

WHEREAS, the City Council finds that the area proposed to be included in the Village Enclaves Zone is located wholly within the corporate limits of the City of Houston and is contiguous to the existing boundaries of the Village Enclaves Zone; and

WHEREAS, the City Council finds that the area meets the requirements of Section 311.005 of the Texas Tax Code because the area proposed to be added to the Village Enclaves Zone substantially impairs and arrests the sound growth of the City because it is predominantly open and underdeveloped and lacks public water, wastewater collection, storm drainage facilities and educational facilities; and

WHEREAS, less than ten percent of the property proposed to be included in the enlarged Village Enclaves Zone, excluding property dedicated to public use, is used for residential purposes, as defined in Section 311.006 of the Texas Tax Code; and

WHEREAS, the total appraised value of taxable real property in the enlarged Village Enclaves Zone and in any other existing reinvestment zones does not exceed 15 percent of the total appraised value of taxable real property in the City and in the industrial districts created by the City; and

WHEREAS, the enlarged Village Enclaves Zone does not contain more than 15 percent of the total appraised value of real property taxable by Harris County or the Houston Independent School District, within whose boundaries the Village Enclaves Zone, as enlarged, is located; and

WHEREAS, the proposed improvements in the enlarged zone will significantly enhance the value of all taxable real property in the Village Enclaves Zone and will be of general benefit to the City. **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOUSTON, TEXAS:

Section 1. That the facts and recital contained in the preamble of this ordinance are hereby found and declared to be true and correct.

Section 2. Enlargement of the Village Enclaves Zone

The City, acting under the provisions of Chapter 311, Texas Tax Code, including Section 311.005(a) and 311.007(a), does hereby enlarge Reinvestment Zone Number Four, City of Houston, Texas, by adding the area described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B".

Section 3. Tax Increment Base

The enlargement of the Village Enclaves Zone shall be effective on the effective date of this Ordinance. The tax increment base for the enlarged Village Enclaves Zone shall include the tax increment base established by Ordinance 96-1014, and after the effective date of this Ordinance shall include the land added to the Village Enclaves Zone by this Ordinance.

Section 4. Ratification

The creation of Reinvestment Zone Number Four, City of Houston, Texas, by Ordinance No. 96-1014 is hereby ratified and confirmed.

Section 5. Severability.

If any section, paragraph, clause or provision of this ordinance shall for any reason be held to be invalid or unenforceable the invalidity or unenforceability of such section, paragraph, clause or provision shall not effect any of the remaining provisions of this ordinance.

Section 6. Open Meetings.

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551 (Vernon 1994); and that this meeting was open to the public as required by law at all times during which this ordinance and the subject matter thereof was discussed, considered and acted upon. The City

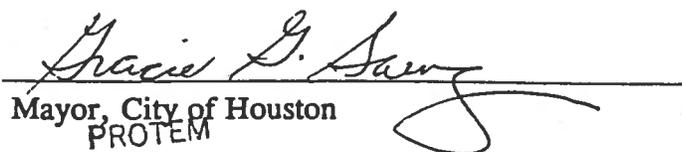
Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 7. Emergency.

There exists a public emergency requiring that this ordinance be passed finally on the date of its introduction as requested in writing by the Mayor; therefore, this ordinance shall be passed finally on such date and shall take effect immediately upon its passage and approval by the Mayor.

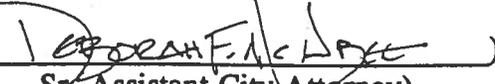
PASSED AND APPROVED this 7th day of May, 1997.

CITY OF HOUSTON, TEXAS



Mayor, City of Houston
PROTEM

Rm

(Prepared by Legal Dept. 
(DFM/May 1, 1997 Sr. Assistant City Attorney)
(Requested by Robert M. Litke,)
L.D.# 61-96031-03

DFM
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EXHIBIT "A"

**BOUNDARIES OF THE AREA ADDED TO
REINVESTMENT ZONE NUMBER FOUR, CITY OF HOUSTON, TEXAS
(VILLAGE ENCLAVES)**

An area in the Joel Wheaton Survey, Abstract 80, of 1,053.7 acres described in three tracts.

TRACT 1

BEGINNING at the north right-of-way line of Brimhurst Drive and the east right-of-way line of Parkway Plaza Drive and continuing in an easterly direction along the north right-of-way line of Brimhurst Drive to the intersection with the west right-of-way line of Park Bayou Drive.

THENCE in a northerly direction along the west right-of-way line of Park Bayou Drive, or its extension, crossing Parkway Plaza Drive in route to a point on the north right-of-way line of Parkway Plaza Drive.

THENCE in an easterly direction along the north right-of-way line of Parkway Plaza Drive to the intersection with the west right-of-way line of Tracewood Park Drive.

THENCE in a northerly direction along the west right-of-way line of Tracewood Park Drive to the intersection with the south right-of-way line of Swiss Hill Drive.

THENCE in a westerly direction along the south right-of-way line of Swiss Hill Drive to the west right-of-way line of Tapper Hill Drive.

THENCE in a southerly direction along the west right-of-way line of Tapper Hill Drive to the north right-of-way line of Parkway Plaza Drive.

THENCE in a westerly direction along the north right-of-way line of Parkway Plaza Drive to the west property line of Reserve F, Block 3, of the Parkway Plaza Two Subdivision, Section 1.

THENCE in a northerly direction along the west property line of Reserve F, Block 3, of the Parkway Plaza Two Subdivision, Section 1, to the intersection with the south right-of-way line of Swiss Hill Drive.

THENCE in a northerly direction from the south right-of-way line of Swiss Hill Drive to the southwest corner of Reserve G, Block 5, of the Parkway Plaza Two Subdivision, Section 1.

THENCE in a northerly direction along the west property line of Reserve G, Block 5, of the Parkway Plaza Two Subdivision, Section 1, to the intersection with the north property line of Reserve G, Block 5 of the Parkway Plaza Two Subdivision, Section 1.

THENCE in an easterly direction along the north property line of Reserve G, Block 5, of the Parkway Plaza Two Subdivision, Section 1, to the intersection with the east property line of Reserve G, Block 5, of the Parkway Plaza Two Subdivision, Section 1.

THENCE in a southerly direction along the east property line of Reserve G, Block 5, of the Parkway Plaza Two Subdivision, Section 1, to the intersection with the north right-of-way line of Swiss Hill Drive.

THENCE in an easterly direction along the north right-of-way line of Swiss Hill Drive to its intersection with the west right-of-way line of Tracewood Park Drive.

THENCE in a northerly direction along the west right-of-way line of Tracewood Park Drive, or its extension, crossing Enclave Parkway in route to a point on the north right-of-way line of Enclave Parkway.

THENCE in a northeasterly direction along the north right-of-way line of Enclave Parkway to the intersection with the east property line of Reserve B, Parkway Villages Subdivision, Section 4.

THENCE in a northerly direction along the east property line of Reserve B, Parkway Villages Subdivision, Section 4, and continuing along the east property line of Lots 37 through 48, Block 1, of the Parkway Villages Subdivision, Section 4, to its intersection with the north property line of the Harris County Appraisal District ("HCAD") Tract 27P of the Joel Wheaton Survey, Abstract 80.

THENCE in a southeasterly direction along the north property line of HCAD Tracts 27P and 30A-1 of the Joel Wheaton Survey, Abstract 80, to the intersection with the west right-of-way line of Eldridge Road.

THENCE in a southwesterly direction along the west right-of-way line of Eldridge Road to the intersection with the south right-of-way line of Enclave Parkway.

THENCE in a southeasterly direction along the south right-of-way line of Enclave Parkway, crossing Eldridge Road, to the intersection with the northeast corner of HCAD Tract 48A of the Joel Wheaton Survey, Abstract 80.

THENCE in a southerly direction along the east property line of Tract 48A of the Joel Wheaton Survey, Abstract 80, to the intersection with the south property line of Tract 48A of the Joel Wheaton Survey, Abstract 80.

THENCE in a westerly direction along the south property line of HCAD Tract 48A of the Joel Wheaton Survey, Abstract 80, to the intersection with the east property line of HCAD Tract 27M of the Joel Wheaton Survey, Abstract 80.

THENCE southerly along the east property lines of Tracts 27M, 27Q of the Joel Wheaton Survey, Abstract 80, and Reserve A, Block 1, of the Parkway Plaza Subdivision, Section 1, to the intersection with the southeast corner of Reserve A, Block 1, of the Parkway Plaza Subdivision, Section 1, crossing Sandbridge Drive and continuing along the east property lines of Reserves C and D, Block 2, of the Parkway Plaza Subdivision, Section 1, to the intersection with the southeast corner of Reserve D, Block 5, of the Parkway Plaza Subdivision, Section 1.

THENCE in a westerly direction along the south property line of Reserve D, Block 2, of the Parkway Plaza Subdivision, Section 1, to the intersection with the east right-of-way line of Eldridge Road and crossing Eldridge Road, to the intersection with the west right-of-way line of Eldridge Road.

THENCE in a northerly direction along the west right-of-way line of Eldridge Road to its intersection with the south right-of-way line of Parkway Plaza Drive.

THENCE in a westerly direction along the south right-of-way line of Parkway Plaza Drive to the intersection with the east right-of-way line of Park Bayou Drive.

THENCE in a southerly direction along the east right-of-way line of Park Bayou Drive to the intersection with the north right-of-way line of Westerloch Drive.

THENCE in an easterly direction along the north right-of-way line of Westerloch Drive, or its extension, crossing Eldridge Road in route to a point on the east right-of-way line of Eldridge Road.

THENCE in a southerly direction along the east right-of-way line of Eldridge Road to the intersection with the south right-of-way line of Olive Hill Drive.

THENCE in an easterly direction along the south right-of-way line of Olive Hill Drive to the intersection with the west property line of Tract 51 of the Joel Wheaton Survey, Abstract 80.

THENCE in a southerly direction along the west property line of Tracts 51 and 29 of the Joel Wheaton Survey, Abstract 80, crossing Briar Forest Drive and continuing along the west property line of HCAD Tracts 29A and 29B of the Joel Wheaton Survey, Abstract 80, to the intersection with the northwest corner of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80.

THENCE in an easterly direction along the north property line of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80, to the intersection with the east property line of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80.

THENCE in a southerly direction along the east property line of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80, to the intersection with the north property line of Block 6 of the Reflections Subdivision, Section 1.

THENCE in a westerly direction along the north property line of Block 6 of the Reflections Subdivision, Section 1, to its intersection with the east property line of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80.

THENCE in a southerly direction along the east property line of HCAD Tract 72 of the Joel Wheaton Survey, Abstract 80, to the intersection with the north right-of-way line of Westheimer Road.

THENCE in a westerly direction along the north right-of-way line of Westheimer Road to the intersection with the west right-of-way line of Eldridge Road.

THENCE in a northerly direction along the west right-of-way line of Eldridge Road to the intersection with the north property line of the Commons At Parkway Subdivision.

THENCE in a westerly direction along the north property line of the Commons At Parkway Subdivision to the intersection with the west property line of the Commons At Parkway Subdivision.

THENCE in a southerly direction along the west property line of the Commons At Parkway Subdivision to the intersection with the north right-of-way line of Westheimer Road.

THENCE in a westerly direction along the north right-of-way line of Westheimer Road to the intersection with the east property line of Reserve A of the Briar Park Unrecorded Subdivision Replat, Section 1.

THENCE in a northerly direction along the east property line of the Briar Park Unrecorded Subdivision Replat, Section 1, to the intersection with the north property line of said subdivision.

THENCE in an easterly direction along the north property line of HCAD Tract 73 of the Joel Wheaton Survey, Abstract 80, to the intersection with the west property line of HCAD Tract 81 of the Joel Wheaton Survey, Abstract 80.

THENCE in a northerly direction along the west property line of HCAD Tract 81 of the Joel Wheaton Survey, Abstract 80, to the intersection with the north property line of HCAD Tract 81 of the Joel Wheaton Survey, Abstract 80.

THENCE in an easterly direction along the north property line of HCAD Tract 81 of the Joel Wheaton Survey, Abstract 80, to the intersection with the west property line of HCAD Tract 66E of the Joel Wheaton Survey, Abstract 80.

THENCE in a northerly direction along the west property line of HCAD Tracts 66E, 66C, 66F, 65D, 65C, 65B, 65A, 65F, 65, and 64C-1 of the Joel Wheaton Survey, Abstract 80, to the intersection with the south property line of HCAD Tract 64C of the Joel Wheaton Survey, Abstract 80.

THENCE in an easterly direction along the south property line of HCAD Tract 64C of the Joel Wheaton Survey, Abstract 80, to the intersection with the east property line of HCAD Tract 64C of the Joel Wheaton Survey, Abstract 80.

THENCE in a northerly direction along the east property line of HCAD Tracts 64C and 64B-1A of the Joel Wheaton Survey, Abstract 80, to the south right-of-way line of Briar Forest Drive, crossing Briar Forest Drive to the north right-of-way line of Briar Forest Drive.

THENCE in a westerly direction along the north right-of-way line of Briar Forest Drive to the intersection with the southeast corner of HCAD Tract 18A of the Joel Wheaton Survey, Abstract 80.

THENCE in a northerly direction along the east property line of HCAD Tract 18A of the Joel Wheaton Survey, Abstract 80, to the intersection with the northwest corner of HCAD Tract 19C of the Joel Wheaton Survey, Abstract 80.

THENCE in an easterly direction along the north property line of HCAD Tract 19C of the Joel Wheaton Survey, Abstract 80, to the intersection with the west right-of-way of Park Bayou Drive.

THENCE in a northerly direction along the west right-of-way line of Park Bayou Drive to the intersection with the south right-of-way line of Westerloch Drive.

THENCE in a westerly direction along the south right-of-way line of Westerloch Drive to the intersection with the east right-of-way line of Parkway Plaza Drive.

THENCE in a northerly direction along the east right-of-way line of Parkway Plaza Drive to the POINT OF BEGINNING.

SAVE AND EXCEPT a 21.092 acres of land situated in the Joel Wheaton Survey, A-80, being part of and out of that certain C.F. Restelle Tract described in deed recorded in Volume 1433, Page 310 of the Deed Records of Harris County, Texas; said 21.092 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the Northerly line of Westheimer Road (based on a width of 120.00 feet) with a cutback line from the Easterly line of Eldridge Road recorded in Volume 327, Page 18 of the Map Records of Harris County, Texas and the Southerly line of said C.F. Restelle tract;

THENCE, N 89° 30' 56" E, with the Northerly right-of-way line of said Westheimer Road and the Southerly line of said C.F. Restelle tract, a distance of 379.25 feet to a 3/4 inch iron rod for corner;

THENCE, N 00° 04' 30" E, a distance of 2694.31 feet to a 5/8 inch iron rod for the POINT OF BEGINNING, sam [sic] point also being the Southeast corner of the herein described tract;

THENCE, N 89° 55' 32" W, a distance of 400.38 feet to a 5/8 inch iron rod for corner in the Easterly right-of-way line of Eldridge Road (100 feet wide) and being in a cure [sic] from which the center of curvature bears S 86° 26' 24" W, 2050.00 feet, same point also being the Southwest corner of the herein described tract;

THENCE, with the Easterly right-of-way line of Eldridge Road in a Northerly direction with a curve to the left having a central angle of 20° 16' 00", a radius of 2050.00 feet, and an arc length of 725.13 feet to a 5/8 inch iron rod for the end of said curve and a point of tangency;

THENCE, N 23° 49' 36" W, with the Easterly right-of-way line of Eldridge Road, a distance of 200.05 feet to a 5/8 inch iron rod a point of curvature, the beginning of a curve to the right;

THENCE, with the Easterly right-of-way line of Eldridge Road in a Northerly direction with a curve to the right having a central angle of 19° 02' 48", a radius of 1950.00 feet, and an arc length of 648.23 feet to a 5/8 inch iron rod for the end of said curve, same point also being the Northwest corner of the herein described tract;

THENCE, N 89° 55' 30" E, a distance of 574.34 feet to a 5/8 inch iron rod for corner;

THENCE, N 00° 04' 30" E, a distance of 48.50 feet to a 5/8 inch iron rod for corner;

THENCE, S 89° 55' 30" E, a distance of 239.00 feet to a 5/8 inch iron rod for corner;

THENCE, S 00° 04' 30" W, a distance of 1557.06 feet to the POINT OF BEGINNING, and containing 21.092 acres of land.

TRACT 2

BEING a 202.31 acre tract of land in the Joel Wheaton Survey, Abstract No. 80, Harris County, Texas, being all of that same 111.1460 acre tract described in a deed recorded under the Harris County Clerk's File No. P295182 and being part of that same 203.6939 acre tract described in a deed recorded under the Harris County Clerk's File No. P295183, said 202.31 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found for the northwest corner of Briar Park, Section One, of which a plat is recorded in Volume 155, Page 118 of the Harris County Map Records, same being the southwest corner of said 111.1460 acre tract, said iron rod being in the east line of a 110-foot wide drainage easement recorded in Volume 6687, Page 557 of the Harris County Deed Records;

THENCE N 00° 03' 00" W, 1564.86 feet along the west line of said 111.1460 acre tract and along the east line of said drainage easement to a 5/8" iron rod found for the most southerly southeast corner of said 203.6939 acre tract and for the northeast corner of said drainage easement;

THENCE S 89° 57' 58" W, 1468.00 feet along a south line of said 203.6939 acre tract, same being the north line of said drainage easement, the north line of a 2.3413 acre tract described in a deed recorded in Volume 8111, Page 326 of the Harris County Deed Records and the north line of Briar Village, Section Four, of which a plat is recorded in Volume 222, Page 11 of the Harris County Map Records to 3/4" iron rod found for the southwest corner of said 203.6939 acre tract and being in the east line of Restricted Reserve "A", of the Welex Plant Site Subdivision, of which a plat is recorded in Volume 329, Page 52 of the Harris County Map Records;

THENCE N 00° 02' 17" E, 518.42 feet along the most westerly line of said 203.6939 acre tract and along the east line of said Reserve "A" to a 3/4" iron rod found for the most westerly northwest corner of said 203.6939 acre tract, said iron rod being in the south line of a 30 acre tract described in a deed recorded under the Harris County Clerk's File No. B310430;

THENCE S 89° 53' 16" E, 590.17 feet along the south line of said 30 acre tract and along a north line of said 203.6939 acre tract to a 3/4" iron rod found for the southeast corner of said 30 acre tract and for a re-entrant corner of said 203.6939 acre tract;

THENCE N 00° 14' 46" E, 1359.45 feet along a west line of said 203.6939 acre tract, along the east line of said 30 acre tract and along the east line of a 42.5594 acre tract described in a deed recorded under the Harris County Clerk's File No. H052828 to a 1/2" iron rod found for the most westerly northwest corner of said 203.6939 acre tract and for the most southerly southwest corner of a 51.0854 acre tract described in a deed recorded under the Harris County Clerk's File No. N955251;

THENCE S 89° 59' 57" E, 707.26 feet along a south line of said 51.0854 acre tract and along a north line of said 203.6939 acre tract to a 5/8" iron rod found for the southeast corner of said 51.0854 acre tract and for re-entrant corner of said 203.6939 acre tract;

THENCE N 00° 02' 59" E, 362.74 feet along a west line of said 203.6939 acre tract and along the east line of said 51.0854 acre tract to a 5/8" iron rod set for corner;

THENCE S 75° 16' 37" E, 294.03 feet to a 5/8" iron rod set for an angle point;

THENCE S 82° 48' 40" E, 248.54 feet to a point for corner;

THENCE S 04° 11' 07" W, 153.19 feet to an angle point;

THENCE S 00° 02' 59" W, 113.72 feet to a point for corner;

THENCE S 89° 57' 01" E, 120.00 feet to a point for corner;

THENCE S 00° 02' 59" W, 15.16 feet to the point of curvature of a curve to the right;

THENCE in a southerly direction, 67.06 feet along the arc of said curve to the right having a radius of 445.00 feet, a central angle of 8° 38' 04" and a chord which bears S 04° 21' 06" W, 67.00 feet to the southwest corner on the south end of Barnhart Blvd, as shown on the plat of Lakes of Parkway, Section One recorded under Film Code 368056 of the Harris County Map Records;

THENCE along the southerly boundary of said Lakes of Parkway, Section One as follows:

S 81° 19' 52" E, 90.00 feet to a point for corner;

In a northerly direction, 20.22 feet along the arc of a curve to the left having a radius of 535.00 feet, a central angle of 2° 09' 56" and a chord which bears N 07° 35' 10" E, 20.22 feet to a point of reverse curvature;

In a northeasterly direction, 36.54 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 83° 32' 47" and a chord which bears N 48° 16' 36" E, 33.31 feet to the point of tangency;

S 89° 57' 01" E, 10.48 feet to the point of curvature of a curve to the right;

In a southeasterly direction, 464.60 feet along the arc of said curve to the right having a radius of 450.00 feet, a central angle of 59° 09' 16" and a chord which bears S 60° 22' 23" E, 444.24 feet to the point of tangency;

S 30° 47' 45" E, 70.50 feet to the point of curvature of a curve to the left;

In a southeasterly direction, 22.83 feet along the arc of said curve to the left having a radius of 680.00 feet, a central angle of 1° 55' 24" and a chord which bears S 31° 45' 27" E, 22.83 feet to the point of curvature of a curve to the right;

In a southerly direction, 37.32 feet along the arc of said curve to the right having a radius of 25.00 feet, a central angle of $85^{\circ} 31' 32''$ and a chord which bears $S 10^{\circ} 02' 37'' W$, 33.95 feet to a point for corner;

$S 37^{\circ} 11' 37'' E$, 60.00 feet to a point for corner;

In an easterly direction, 37.32 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of $85^{\circ} 31' 32''$ and a chord which bears $S 84^{\circ} 25' 51'' E$, 33.95 feet to a point of reverse curvature;

In a southeasterly direction, 93.41 feet along the arc of a curve to the left having a radius of 680.00 feet, a central angle of $7^{\circ} 52' 13''$ and a chord which bears $S 45^{\circ} 36' 11'' E$, 93.33 feet to the point of tangency of said curve;

$S 49^{\circ} 32' 18'' E$, 105.00 feet to the point of curvature of a curve to the right;

In a southeasterly direction, 135.00 feet along the arc of said curve to the right having a radius of 420.00 feet, a central angle of $18^{\circ} 24' 59''$ and a chord which bears $S 40^{\circ} 19' 48'' E$, 134.42 feet to a point for corner;

$N 58^{\circ} 52' 42'' E$, 60.00 feet to an angle point;

$N 49^{\circ} 12' 12'' E$, 112.60 feet to an angle point;

$N 57^{\circ} 55' 48'' E$, 146.32 feet to an angle point;

$N 74^{\circ} 57' 08'' E$, 164.07 feet to an angle point;

$S 87^{\circ} 31' 01'' E$, 246.12 feet to an angle point;

$N 89^{\circ} 55' 52'' E$, 60.00 feet to a point for corner;

$N 00^{\circ} 04' 08'' W$, 18.18 feet to a point for corner;

$N 89^{\circ} 55' 52'' E$, 125.00 feet to a point for the southeast corner of said Lakes of Parkway, Section One and being in the east line of said 203.6939 acre tract;

THENCE $S 00^{\circ} 04' 08'' E$, along the east line of said 203.6939 acre tract, along the west line of an 11.664 acre tract described in a deed recorded under the Harris County Clerk's File No. C552226, passing at a distance of 361.31 feet a $3/4''$ iron pipe found for the southwest corner of said 11.664 acre tract, same being the northwest corner of another 11.664 acre tract described in a deed recorded under the Harris County Clerk's File No. D701672, passing at a distance of 463.59 feet a $3/4''$ iron pipe found for the common east corner of said 203.6939 acre tract and said 111.1460 acre tract, continuing $S 00^{\circ} 04' 08'' E$, along the west line of the last said 11.664 acre tract and along the east line of said 111.1460 acre tract, passing at a distance of 988.02 feet the northwest corner of yet another 11.664 acre tract described in a deed recorded in Volume 3786, Page 532 of the Harris County Deed Records, begin going along the west line of the last

said 11.664 acre tract and in all a total distance of 1410.17 feet to a 3/4" iron pipe found for the southwest corner of the last said 11.664 acre tract, same being the northwest corner of a 9.550 acre tract described in a deed recorded under the Harris County Clerk's File No. D167585;

THENCE S 00° 02' 51" E, 1314.61 feet to a 3/4" iron rod found for the most easterly southeast corner of said 111.1460 acre tract, same being the southwest corner of said 9.550 acre tract and the northeast corner of the remainder of a 50 acre tract described in a deed recorded in Volume 649, Page 334 of the Harris County Deed Records;

THENCE S 89° 27' 14" W, 502.67 feet along a south line of said 111.1460 acre tract and along the north line of said remainder tract to a 3/4" iron rod found for the northwest corner of said remainder tract;

THENCE S 00° 20' 55" W, 260.35 feet along an east line of said 111.1460 acre tract and along the west line of said remainder tract to a 3/4" iron rod found for the most southerly southeast corner of said 111.1460 acre tract;

THENCE S 89° 59' 16" W, along the south line of said 111.1460 acre tract, passing at a distance of 532.84 feet a 3/4" iron rod found for the northeast corner of said Briar Park, Section One, continuing along the south line of said 111.1460 acre tract a total distance of 1676.56 feet to the POINT OF BEGINNING and containing 202.31 acres of land.

TRACT 3

BEGINNING at the northeast corner of a 51.0854 acre tract described in a deed recorded under Harris County Clerk's File No. N955251 and the south right-of-way line of Briar Forest Drive and continuing in a southerly direction along the east property line of said 51.0854 acre tract to the intersection with the south property line of said tract.

THENCE in a westerly direction along the south property line of said 51.0854 acre tract to the east property line of HCAD Tract 71 of the Joel Wheaton Survey, Abstract 80.

THENCE in a southerly direction along the east property line of HCAD Tracts 71 and 71B of the Joel Wheaton Survey, Abstract 80, to the intersection with the south property line of HCAD Tract 71B of the Joel Wheaton Survey, Abstract 80.

THENCE in a westerly direction along the south property line of HCAD Tract 71B of the Joel Wheaton Survey, Abstract 80, to the intersection with the east right-of-way line of State Highway 6.

THENCE in a northerly direction along the east right-of-way line of State Highway 6 to the intersection with the southwest corner of Reserve D1 of the Briarhills Subdivision, Section 2.

THENCE in an easterly direction along the south property lines of Reserves D1, D2, D4, and D3 of the Briarhills Subdivision, Section 2, to the intersection with the southeast corner of Reserve D3 of the Briarhills Subdivision, Section 2.

THENCE in a northerly direction along the east property line of Reserve D3 of the Briarhills Subdivision, Section 2, to the intersection with the southwest corner of Lot 1, Block 1 of the Briarhills Subdivision, Section 1.

THENCE in an easterly direction along the south property lines of Lots 1 through 10, Block 1, Briarhills Subdivision, Section 1, crossing Rough Road, and continuing along the south property lines of Lots 1 through 6, Block 2, of the Briarhills Subdivision, Section 1, to the intersection with the west property line of Lot 10, Block 2, Briarhills Subdivision, Section 1.

THENCE in a southerly direction along the west property line of Lots 10 through 17, Block 2, Briarhills Subdivision, Section 1, and continuing along the west property line of Lots 18 through 28, Block 2, of said subdivision, and continuing along the west property line of Lots 1 through 11, Block 17, Briarhills Subdivision, Section 3, and continuing along the west property line of Lots 12 through 24, Block 17, Briarhills Subdivision, Section 4 and Partial Replat, and continuing along the west property line of Lots 1 through 4, Block 21, Briarhills Subdivision, Section 4 and Partial Replat, to the intersection with the northwest corner of Lot 17 of the Westway Farms Unrecorded Subdivision.

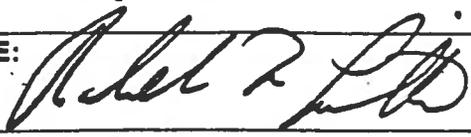
THENCE in a westerly direction along the north property line of Lots 17 through 3 of the Westway Farms Unrecorded Subdivision to the intersection with the northwest corner of Lot 3 of the Westway Farms Unrecorded Subdivision.

THENCE in a southerly direction along the west property of Lot 3 of the Westway Farms Unrecorded Subdivision, crossing Westway Lane, to the northwest corner of Lot 32 of the Westway Farms Unrecorded Subdivision and continuing along the west property line of Lot 32 of the Westway Farms Unrecorded Subdivision to the intersection with the south property line of Lot 32 of the Westway Farms Unrecorded Subdivision.

THENCE in an easterly direction along the south property line of Lots 32 through 18 of the Westway Farms Unrecorded Subdivision to the intersection with the west property line of Lot 21, Block 1, Meadow Briar Subdivision, Section 1.

THENCE in a southerly direction along the west property line of Lots 21, 20, 9, 8, and 7, Block 1, Meadow Briar Subdivision, Section 1, and continuing along the west property line of Lots 8 through 11, Block 1, Meadow Briar Subdivision, Section 3, to the intersection with the north right-of-way line of Briar Forest Drive, crossing Briar Forest Drive to the south right-of-way line of Briar Forest Drive.

THENCE easterly along Briar Forest Drive to the POINT OF BEGINNING.

SUBJECT: Ordinance Enlarging the Boundaries of Reinvestment Zone Number Four, City of Houston, Texas		#	ory	Page 1 of _____	Agenda Item #
FROM (Department or other point of origin): Planning and Development Department		Origination Date 5-1-9		Agenda Date	
DIRECTOR'S SIGNATURE: 		Council District affected: District G - John Kelley			
For additional information contact: Phone: Robert M. Litke 754-0008		Date and identification of prior authorizing Council action:			

RECOMMENDATION: (Summary)

Recommend that Mayor and Council adopt an ordinance enlarging the boundaries of Reinvestment Zone Number Four, City of Houston, Texas (Village Enclaves) by adding a contiguous area

Amount and Source of Funding:

F&A Budget:

SPECIFIC EXPLANATION:

Reinvestment Zone Number Four, City of Houston, Texas (Village Enclaves) consists of 41 acres located in far west Houston. The zone was created in September of 1996 to provide the financing vehicle to fund the infrastructure needed to develop 196 single family homes within the zone.

The proposed enlargement of the zone would add 1,053 acres to the original zone. The expanded area is generally bounded by Highway 6 to the west, Westheimer to the south, Buffalo Bayou to the north, and Enclave Parkway to the east (see Map). The properties in the area proposed to be added are primarily vacant. The two largest property owners, Sueba Corporation and Parkway Investments have written letters urging the City to expand the reinvestment zone (see Attachments A and B). The Village Enclaves developer supports the expansion of the zone (see Attachment C).

This enlargement of the zone would enable the Houston Independent School District (HISD) to construct a much needed new high school and related facilities on a 51 acre site it currently owns within the area thereby accelerating development of the area.

The enlargement of the zone will not affect the project plan or the reinvestment zone financing plan of the original Village Enclave project (see Preliminary Plan).

The taxable value expected upon buildout of the area proposed to be added should exceed \$426 million and generate an increment of \$84 million.

Attachment

cc: Dan Jones, Agenda Director Jimmie Schindewolf, Chief of Staff
Gene L. Locke, City Attorney Anna Russell, City Secretary

REQUIRED AUTHORIZATION

F&A Director:	Other Authorization:	Other Authorization:
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