

City of Houston, Texas, Ordinance No. 2014-1192

AN ORDINANCE ENLARGING THE BOUNDARIES OF THE REINVESTMENT ZONE NUMBER EIGHT, CITY OF HOUSTON, TEXAS (GULFGATE ZONE); CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

* * * * *

WHEREAS, by Ordinance No. 1997-1524, adopted on December 10, 1997, the City Council of the City of Houston, Texas (the "City"), created Reinvestment Zone Number Eight, City of Houston, Texas (the "Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Code"), for the purposes of development and redevelopment in the area of the City generally referred to as the Memorial City area; and

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

WHEREAS, the City previously enlarged the boundaries of the Zone by Ordinance No. 1999-0706 approved on July 7, 1999; and

WHEREAS, the City Council finds that the area now proposed to be added to the Zone is located wholly within the corporate limits of the City; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone meets the requirements of Code Section 311.005(a)(1) because the area to be added substantially impairs the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability, and is a menace to the public health, safety, morals and welfare in its present condition and use because of the

deterioration of site and other improvements and defective or inadequate sidewalk and street layout; and

WHEREAS, less than thirty percent (30%) of the property proposed to be included in the Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(a)(1) of the Code; and

WHEREAS, the total appraised value of taxable real property in the Enlarged Area and in any other existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property in the City and in the industrial districts created by the City as described in Section 311.006(a)(2)(A) of the Code; and

WHEREAS, the Third Amendment to the Project Plan includes projects for the Enlarged Area; and

WHEREAS, the proposed improvements in the Enlarged Area will significantly enhance the value of all taxable real property in the Zone and will be of general benefit to the City;

WHEREAS, the City Council finds that notice of a public hearing was published in a newspaper of general circulation within the City in the time and manner required by law; and

WHEREAS, the City Council conducted a public hearing on the proposed Third Amendment and enlargement of the Zone on December 3, 2014; and

WHEREAS, at the public hearing, interested persons were allowed to speak for or against the proposed Third Amendment, the enlargement of the Zone and the concept of tax increment financing; and

WHEREAS, evidence was received and presented at the public hearing in favor of the proposed Third Amendment or the Project Plan, the enlargement of the Zone and the concept of tax increment financing; and

WHEREAS, the City desires to approve the Third Amendment and to enlarge the boundaries of the Zone; **NOW, THEREFORE**,

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

Section 1. Findings. That the facts and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are hereby adopted as part of this Ordinance.

Section 2. Boundary Enlargement. That the City, acting in accordance with the provisions of Chapter 311 of the Code, specifically Sections 311.005, 311.006 and 311.007, does hereby enlarge Reinvestment Zone Number Eight, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted on the map in Exhibit "B," each of which is attached hereto.

Section 3. Effective Date of Boundary Enlargement. That the Zone shall be enlarged as of the effective date of this Ordinance.

Section 4. Tax Increment Base. That the tax increment base for the enlarged Zone shall include the tax increment bases established by Ordinance No. 1997-1524 and Ordinance No. 1999-0706, and beginning January 1, 2015, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base shall be January 1 of the year in which this ordinance becomes effective.

Section 5. Severability. That if any provision, section, subsection, sentence,

clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining provisions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. Emergency. That 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; however, in the event that the Mayor fails to sign this Ordinance within five days after its passage and adoption, it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

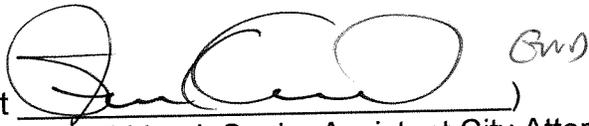
PASSED AND ADOPTED this 17th day of December, 2014.

APPROVED this _____ day of _____, 2014.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 23 2014


 City Secretary



(Prepared by Legal Department
 (SEK, December 1, 2014) Steven Kirkland, Senior Assistant City Attorney
 (Requested by Andrew F. Icken, Chief Development Officer, Mayor's Office of
 Economic Development)
 (L.D. File No. _____)

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AYE	NO	
✓		MAYOR PARKER
....	COUNCIL MEMBERS
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		NGUYEN
✓		PENNINGTON
✓		GONZALEZ
✓		GALLEGOS
✓		LASTER
✓		GREEN
✓		COSTELLO
✓		ROBINSON
✓		KUBOSH
✓		BRADFORD
✓		CHRISTIE
CAPTION	ADOPTED	

EXHIBIT "A"

Boundary Description
Expansion of TIRZ No. 8 (Gulfgate)
City of Houston, Harris County

The expansion of City of Houston TIRZ No. 8 is centered on the intersection of Airport Blvd. and Telephone Road. The point of beginning of approximate 7,769 acre tract is the south boundary of TIRZ No. 8 ADDITION at north easement of Pine Gully (trib. to Sims Bayou) and east right-of-way (ROW) of Reveille St (TX Hwy. 35 N.);

Then south along east ROW of Reveille St. (TX Hwy 35 N.) to the north ROW of Dixie Dr.;

Then east along north ROW of Dixie Dr. to west boundary of 0.5923 acre parcel (PARK PLACE LTS 15 & 16 BLK 32);

Then north along west boundary of said 0.5923 acre parcel to northwest corner of said parcel;

Then east along north boundary of said 0.5923 acre parcel to west ROW of Broadway Blvd;

Then north along west ROW of Broadway Blvd. to west ROW of Interstate 45 Frontage Road (Southbound);

Then northwest along west ROW of Interstate 45 Frontage Road (Southbound) to south boundary of TIRZ No. 8 ADDITION;

Then northeast along south boundary of TIRZ No. 8 ADDITION and coincident south ROW of Park Place Blvd. to north corner of 1.575 acre parcel (PARK PLACE ACRE VILLA LT 1 689.2 S/F OF LT 2 BLK J);

Then southeast along east boundary of said 1.575 acre parcel to east corner of said parcel and drainage channel (to Sims Bayou);

Then generally east along drainage channel (to Sims Bayou) and north boundary of ABST 72 J R HARRIS TR 13 (Glenbrook Park and Golf Course), and 168.773 acre tract (TR 1 & TR 8 ABST 27 J R HARRIS (PT NM) ABST 9 CALLAHAN & VINCE) to Sims Bayou;

Then south and southeast along west easement of Sims Bayou and coincident east boundary of said 168.773 (Glenbrook Park and Golf Course) and across Sims Bayou to south ROW of N. Bayou Dr.;

Then southwest along south ROW of N. Bayou Dr. to east ROW of Arizona St.;

Then southeast along east ROW of Arizona St. to south ROW of Glenview Dr.;

Then southwest along south ROW of Glenview Dr. to east ROW of Winkler Dr.;

Then southeast and east along east ROW of Winkler Dr. to north ROW of Tx Hwy. 3 W./Winkler Drive (northbound interchange) and 2012 City of Houston Council District "E" Boundary;

Then west across ROW of Winkler Dr. along 2012 City of Houston Council District "E" Boundary to north ROW of Monroe Rd.;

Then southwest along north ROW of Monroe Rd. and Council District "E" Boundary to centerline of Interstate Hwy. 45 South ROW;

Then southeast along centerline of Interstate Hwy. 45 South ROW and Council District "E" Boundary to south ROW of Airport Blvd;

Then generally west along south ROW of Airport Blvd. to east ROW of Telephone Rd./Tx Hwy 35 N.;

Then south along the east ROW of Telephone Rd./Tx Hwy 35 N. to northwest corner of 2 acre tract (ABST 1648 J B BROCKMAN TR 5L);

Then east along north boundary of said 2 acre tract to northeast corner of said tract;

Then south along east boundary of said 2 acre tract, and 0.9298 acre tract (ABST 1648 J B BROCKMAN TRS 5 & 6M) to southeast corner of said 0.9298 acre tract and north boundary of 2.353 acre tract (ABST 1648 J B BROCKMAN TR 6D-1);

Then east along north boundary of said 2.353 acre tract to east ROW of Ballantine St.;

Then south along east ROW of Ballantine St. to south ROW of Rowe Ln.;

Then west along south ROW of Rowe Ln. to east ROW of Telephone Rd./Tx Hwy. 35 N.;

Then south along east ROW of Telephone Rd./Tx Hwy. 35 N. to south ROW of Almeda Genoa Rd.;

Then west along south ROW of Almeda Genoa Rd. to west ROW of Martin Luther King (MLK) Jr. Blvd.;

Then generally north along west ROW of MLK Jr. Blvd. to south ROW of Belarbor St;

Then west along south ROW of Belarbor St to a point due south of southwest corner of 0.6223 acre parcel (BELFORT PARK SEC 7 LTS 13 14 15 & 16 BLK 32);

Then north across ROW of Belarbor St. and along west boundary of said 0.6223 acre parcel to north ROW of Bellfort Ave.;

Then east along north ROW of Bellfort Ave. to west ROW of Windemere St. and southwest corner 0.2061 acre parcel (EDGEWOOD SEC 8 LT 25 BLK 8);

Then north along west boundary of said 0.2061 acre parcel to northwest corner of said parcel;

Then east northeast along north boundary of said 0.2061 acre parcel to northeast corner of said parcel and west boundary of 0.5165 acre tract (ABST 374 E R HALE TR 4A);

Then north along west boundary of said 0.5165 acre tract to northeast corner of said tract;

Then east along north boundary of said 0.5165 acre tract to west ROW of MLK Jr. Blvd;

Then north along west ROW of MLK Jr. Blvd to north ROW of Lyndhurst Dr.;

Then east along north ROW of Lyndhurst Dr. to west ROW of Southbank St.;

Then north along west ROW of Southbank St. to a point west of northwest corner of approx. 14 acre tract (ABST 374 E R HALE TRS 3B & 3C);

Then generally east across ROW of Southbank St., along said TRS 3B & 3C, and 7.73 acre tract (ABST 374 E R HALE TR 3) to northeast corner of said 7.73 acre tract and west ROW of Crestmont St.;

Then north along west ROW of Crestmont St. to north ROW of Ridgeway Dr.;

Then generally east along north ROW of Ridgeway Dr. to west ROW of Belgard St.;

Then north along west ROW of Belgard St. to north ROW of Doulton Dr.;

Then east along north ROW of Doulton Dr. to east Row of Belbay St.;

Then south along east ROW of Belbay St. to northwest corner of 8.028 acre tract (ABST 56 H B PRENTISS TR 20C);

Then east along north boundary of said 8.028 acre tract to east ROW of S. Wayside Dr.;

Then south along east ROW of S. Wayside Dr. to northwest corner of 0.3121 acre tract (ABST 56 H B PRENTISS TR 23);

Then east along north boundary of said 0.3121 acre tract, and 0.2237 acre tract (ABST 56 H B PRENTISS TR 20G), and 2.831 acre tract (ABST 56 H B PRENTISS TRS 20D & 20F) to northeast corner of said 2.831 acre tract and west ROW of Mykawa Rd.;

Then north northwest along west ROW of Mykawa Rd. to southeast corner of 1.087 acre parcel (MYKAWA PLACE RES B BLK 2);

Then west along south boundary of 1.087 acre parcel (MYKAWA PLACE RES B BLK 2) to southwest corner of said parcel and east ROW of S. Wayside Dr.;

Then east northeast along east ROW of S. Wayside Dr. to south ROW of Doulton Dr.;

Then northwest across ROW of S. Wayside Dr. and along south ROW of Doulton Dr. to a point south of southwest corner of 0.908 acre parcel (MYKAWA PLACE RES A BLK 1);

Then north across ROW of Doulton Dr. and along west boundary of said 0.908 acre parcel to northwest corner of said parcel;

Then east along north boundary of said 0.908 acre parcel to north corner of said parcel and west ROW of Mykawa Rd.;

Then north northwest along west ROW of Mykawa Rd. to south ROW of Donoho St.;

Then west along south ROW of Donoho St. and north boundary of 0.7658 acre tract (SANTA FE INDUSTRIAL DIST TR Z5-1) to northwest corner of said 0.7658 acre tract and east easement of private railway;

Then north northwest along east easement of private railway and across ROW of Donoho St. to southwest corner of 4.917 acre parcel (MYKAWA COMMERCIAL CENTER RES A BLK 1);

Then north northwest along east easement of private railway and west boundary of said 4.917 acre parcel, and 1.405 acre tract (SANTA FE INDUSTRIAL DIST TR N1-A), 4.693 acre tract (SANTA FE INDUSTRIAL DIST TRS M M1 & N2) and 11.62 acre tract (SANTA FE INDUSTRIAL DIST TRS I J K & L) and to northwest corner of said 11.62 acre tract and south ROW of Murphy St.;

Then northeast across ROW of Murphy St., to southwest corner of 2.963 acre tract (SANTA FE INDUSTRIAL DIST LT Q1 OF TR Q);

Then north northeast along west boundary of said 2.963 acre tract to north corner of said tract and west ROW of Mykawa Rd.;

Then north northwest along west ROW of Mykawa Rd. to south ROW of Osborn St.;

Then west along south ROW of Osborn St. to a point east southeast of southwest corner of 0.39 acre tract (ABST 306 C GOODRICH TRS 16 & 21);

Then north northwest along west boundary of said 0.39 acre tract, 0.374 acre tract (ABST 306 C GOODRICH TR 9C), 0.3546 acre tract (ABST 306 C GOODRICH TRS 15 & 20A), 0.3687 acre tract (ABST 306 C GOODRICH TR 24A) 0.364 acre (ABST 306 C GOODRICH TR 14), across ROW of Southridge St. and southeast corner of 0.191 acre parcel (SOUTHCREST SEC 1 LT BLK 7);

Then west along south boundary of said 0.191 acre parcel to southwest corner of said parcel;

Then north along west boundary of said 0.191 acre parcel to northwest corner of said parcel and coincident south boundary of 1.26 acre tract (ABST 306 C GOODRICH TRS 24 & 24B);

Then west along south boundary of said 1.26 acre tract to west corner of said 1.26 acre tract and southeast corner of 0.2032 acre parcel (SOUTHCREST SEC 1 LT 4 BLK 7);

Then north northwest along west boundary of said 1.26 acre tract, and 0.693 acre tract (ABST 306 C GOODRICH TR 23), 0.4 acre tract (ABST 306 C GOODRICH TR 22) to northwest corner of said 0.4 acre tract;

Then east northeast along north boundary of said 0.4 acre tract to southwest corner of 0.2032 acre parcel (SOUTHCREST SEC 1 LT 11 BLK 7);

Then north northwest along west boundary of said 0.2032 acre parcel, across ROW of Southcrest St to south ROW of Southcrest St. and south boundary of 0.1641 acre parcel (SOUTHCREST SEC 1 LT 2 BLK 1);

Then east northeast along north ROW of Southcrest St., and said 0.1641 acre parcel, and 0.1783 acre parcel (SOUTHCREST SEC 1 LT BLK 1) to southwest corner of 0.3556 acre tract (ABST 306 C GOODRICH TRS 12 & 17);

Then north along west boundary of said 0.3556 acre tract to northwest corner of said tract;

Then east northeast along north boundary of said 0.3556 acre tract to northeast corner of said tract and west ROW of Mykawa Rd.;

Then north along west ROW of Mykawa Rd. to south ROW of Interstate 610 Frontage road (eastbound);

Then generally east along south ROW of Interstate 610 Frontage road (eastbound) to west ROW of Woodridge Dr. and coincident boundary of TIRZ No. 8;

Then east southeast across ROW of Woodridge Dr. and along boundary of TIRZ No. 8 to west ROW of Evergreen Dr. and boundary of TIRZ No. 8 ADDITION;

Then south southwest along west ROW of Evergreen Dr. and boundary of TIRZ No. 8 ADDITION to north ROW of Southway Dr.;

Then southwest across ROW of Southway Dr. and along west ROW of Evergreen Dr., and boundary of TIRZ No. 8 ADDITION to a point northwest of 0.157 ac. parcel (FAIRWAY LANDING LT 4 BLK 1);

Then southeast across ROW of Evergreen Dr., to north easement of Pine Gully and boundary of TIRZ No. 8 ADDITION;

Then east northeast along north easement of Pine Gully and boundary of TIRZ No. 8 ADDITION to east ROW of Reveille St./Tx Hwy. 35 N. and point of beginning of approx. 7,769 acre tract;

1 *SAVE and EXCEPT* approx. 1,329 acre tract situated over Garden Villas, Overbrook Sec 1-7, 9-10 and Bayou Oaks Subdivisions with point of beginning at west ROW of Telephone Rd./Tx Hwy. 35 S. and south ROW of Belfort Ave.;

Then south along west ROW of Telephone Rd. to north ROW of Fauna St.;

Then generally southwest along north ROW of Fauna St. to north ROW of Airport Blvd;

Then west southwest along north ROW of Airport Blvd to east boundary of 0.3285 acre parcel (GARDEN VILLAS LTS 11 & 12 BLK 34);

Then north northwest along east boundary of said 0.3285 acre parcel, and GARDEN VILLAS LTS 1 & 10 BLK 34) to north ROW of Evans St.;

Then southwest along north ROW of Evans St., across ROW of Station Dr. and ATSF rail easement 2.9922 acre tract (ABST 812 T TOBY TR R10) to east ROW of Mykawa Rd.;

Then north northwest along east ROW of Mykawa Rd. to south ROW of Belfort St.;

Then generally east along south ROW of Belfort Ave. to east ROW of Ledbetter St.;

Then south southeast along east ROW of Ledbetter St. and west boundary of 0.1377 acre parcel (EASTMOOR LT 26 BLK 6) to southwest corner of said parcel;

Then generally east along the south boundary of said 0.1377 acre parcel to southeast corner of said parcel and northwest corner of 0.1377 acre parcel (EASTMOOR LT 3 BLK 6);

Then south southeast along west boundary of said 0.1377 acre parcel, and 0.1377 acre parcels (EASTMOOR LTS 4-7 BLK 6) to southwest corner of EASTMOOR LT 7 BLK 6;

Then generally east along south boundary of 0.1377 acre parcel to southeast corner of said parcel and west ROW of Heffernan St;

Then south southeast along west ROW of Heffernan St to north ROW of Westover St;

Then northeast along north ROW of Westover St. to the south corner of 0.4234 acre parcel (EASTMOOR LTS 10 11 & 12 BLK 3);

Then southeast across ROW of Westover St., and along west boundary of 0.155 acre parcel (BAYOU OAKS LT 1 BLK 1) to south corner of said 0.155 acre parcel;

Then generally northeast along south boundary of said 0.155 acre parcel, and BAYOU OAKS LTS 1-11 BLK 1, and BAYOU OAKS LTS 1-16 BLK 2; and BAYOU OAKS LTS 1-15 BLK 3, and BAYOU OAKS LTS 1-12 BLK 4 to east corner of 0.313 acre parcel (BAYOU OAKS LTS 11 & 12 BLK 4);

Then northwest along north boundary of said 0.313 acre parcel to north corner of said parcel and south ROW of Bellfort Ave;

Then northeast along south ROW of Bellfort Ave. to west corner of 0.1581 acre parcel (BAYOU OAKS LT 15 BLK 4);

Then southeast along west boundary of said 0.1581 acre parcel to south corner of said parcel;

Then northeast along the south boundary of said 0.1581 acre parcel, and 0.1612 acre parcel (BAYOU OAKS LT 16 BLK 4) to east corner of said 0.1613 acre parcel and west ROW of Hemingway Dr.;

Then northwest along the west ROW of Hemingway Dr. to the south ROW of Bellfort Ave;

Then generally east along south ROW of Bellfort St. to west ROW of Telephone Rd./Tx Hwy. 35 S. and point of beginning of approx. 1,329 acre tract;

2 SAVE and EXCEPT approx. 779 acre tract centered on the intersection of Waltrip St. and Kingsway Dr. with point of beginning at west ROW Reveille St./Tx Hwy. 35 S. and south ROW of Dixie Dr.;

Then south along west ROW of Reveille St./Tx Hwy. 35 S. to north easement of Sims Bayou;

Then southwest along north easement of Sims Bayou to north ROW of Bellfort Ave.;

Then west along north ROW of Bellfort Ave to southeast corner of 11.4431 acre tract (ABST 56 H B PRENTISS TRS 12C-1 12D 12E & 12F);

Then north along east boundary of said 11.4431 acre tract to northeast corner of said tract;

Then west southwest along north boundary of said 11.4431 acre tract, and 2.6025 acre tract (ABST 56 H B PRENTISS TR 22) to northwest corner of said 2.6025 acre tract and east boundary of 3.4679 acre tract (ABST 56 H B PRENTISS TR 12C-2);

Then northwest along east boundary of said 3.4679 acre tract to north corner of said tract and south ROW of Westover St.;

Then southwest along south ROW of Westover St. to north ROW of Bellfort Ave.;

Then west southwest along north ROW of Bellfort Ave. to west ROW of Waltrip St.;

Then north northwest along west ROW of Waltrip St to southeast corner of 0.6918 acre parcel (ANDOVER PLACE SEC 3 RES A5 BLK 13);

Then southwest along south boundary of said 0.6918 acre parcel to southwest corner of said parcel and east boundary of 0.2123 acre parcel (ANDOVER PLACE SEC 3 LT BLK 13);

Then south along east boundary of 0.2123 acre parcel to southeast corner of said parcel and south boundary of 0.1809 acre parcel (ANDOVER PLACE LT 11 BLK 13);

Then southwest along south boundary of said 0.1809 acre parcel, and ANDOVER PLACE LTS 1-11 BLK 13 to west ROW of Plainview St.;

Then southeast along west ROW of Plainview St. to north ROW of Bellfort Ave.;

Then southwest along north ROW of Bellfort Ave. to southeast corner of 0.9137 acre parcel (HUTTON RES A BLK 1);

Then northwest along east boundary of said 0.9137 acre parcel, and 7.1046 acre tract (ABST 56 H B PRENTISS TRS 7D & 7E) to northeast corner of said tract;

Then west southwest along north boundary of said 7.1046 acre tract to west ROW of Nunn St.;

Then south along west ROW of Nunn St to northeast corner of 1.5723 acre parcel (35 FT OF LTS 8 & 21 & N 20 FT OF LTS 14 & 15 BLK 1 EASTMOOR LTS 9 THRU 13 & 16 THRU 20 & S);

Then west southwest along north boundary of said 1.5723 acre parcel to west ROW of Luce St.;

Then south along west ROW of Luce St. to north ROW of Bellfort Ave.;

Then west southwest along north ROW of Bellfort Ave. to east ROW of Hogue St.;

Then north northwest along east ROW of Hogue St. to a point east northeast of 0.0712 acre parcel (EASTMOOR W 1/2 OF LT 11 BLK 9);

Then west southwest along across ROW of Hogue St. and north boundary of said 0.0712 acre parcel, 0.1607 acre parcel (EASTMOOR LT 18 BLK 9) to east boundary of 0.1641 acre parcel (OVERBROOK SEC 8 LT 21 BLK 4) and west ROW of Northdale St.;

Then south southeast along west ROW of Northdale St. to southeast corner of said 0.1641 acre parcel;

Then west southwest along south boundary of said 0.1641 acre parcel, and OVERBROOK SEC 8 LTS 1-20 BLK 4, and 0.1804 acre parcel (OVERBROOK SEC 8 LT 1 BLK 1) to southwest corner of said 0.1804 acre parcel and east boundary of 2.9922 acre tract (ABST 812 T TOBY TR R10);

Then south southeast along east boundary of said 2.9922 acre tract to north ROW of Belfort Ave.;

Then west southwest along north ROW of Belfort Ave. to east ROW of Mykawa Rd.;

Then north northwest along east ROW of Mykawa Rd. to south ROW of Dixie Dr.;

Then east along south ROW of Dixie Dr. to east ROW of Nunn St.;

Then south southeast along east ROW of Nunn St and west boundary of 1.7975 acre tract (DIXIE ACRES LT 3 & TR 4A BLK 3) to southwest corner of said tract;

Then east northeast along south boundary of said 1.7975 acre tract, and DIXIE ACRES LTS 1-3 BLK 3, and DIXIE ACRES LTS 1-6 BLK 2 to east ROW of Waltrip St.;

Then north northwest along east ROW of Waltrip St. to south ROW of Dixie Dr.;

Then east northeast and east along south ROW of Dixie Dr. to west ROW of Reveille St./Tx Hwy. 35 S. and point of beginning of approx. 779 acre tract;

3 SAVE and EXCEPT approx. 70 acre tract situated over Glenbrook Valley Sec 1-3 with point of beginning at east ROW of Broadway Blvd. and south easement of Sims Bayou, coincident north boundary of Glenbrook Valley Sec 5 R/P;

Then east along south easement of Sims Bayou and coincident north boundary of Glenbrook Valley Sec 5 R/P, Glenbrook Valley Sec 2 to northeast corner 0.6337 acre parcel (GLENBROOK VALLEY SEC 2 LT 9 BLK 5);

Then southeast along east boundary of said 0.6337 acre parcel, and Glenbrook Valley Sec 2 Subdivision, across ROW of Santa Elena St., and Glenbrook Valley Sec 1 to northeast corner of 0.3171 acre parcel (GLENBROOK VALLEY SEC 1 LT 7 BLK 1);

Then south along east boundary of said 0.3171 acre parcel, and Glenbrook Valley Sec 1 to north ROW of Belfort Ave.;

Then southwest and west along north ROW of Belfort Ave. to southwest corner of 0.2617 acre parcel (GLENBROOK VALLEY SEC 3 LT 9 BLK 8);

Then north along west boundary of said 0.2617 acre parcel, and Glenbrook Valley Sec 3, Glenbrook Valley Sec 1 to northeast corner of 2.65 acre parcel (ABST 27 J R HARRIS TR 32E);

Then west along north boundary of said 2.65 acre tract to east ROW of Broadway Blvd.;

Then north along east ROW of Broadway Blvd. to south easement of Sims Bayou and coincident north boundary of Glenbrook Valley Sec 5 R/P and point of beginning of approx. 70 acre tract;

4 SAVE and EXCEPT approx. 76 acre tract situated over Glenbrook Valley Sec 4 and 6 with point of beginning at south ROW of Belfort Ave. and northeast corner of 0.3522 acre parcel (GLENBROOK VALLEY SEC 3 LT 1 BLK 12);

Then south along east boundary of Glenbrook Valley Sec 3, Sec 4, Sec 6 and Sec 10 to southeast corner of 0.3487 acre parcel (GLENBROOK VALLEY SEC 10 LT 43 BLK 12) and north ROW of Rockhill St.;

Then west along north ROW of Rockhill St. to southeast corner of 8.9222 acre tract (ABST 27 J R HARRIS TR 36);

Then north along east boundary of said 8.922 acre tract to northeast corner of said tract;

Then west along north boundary of said 8.922 acre tract to northwest corner of said tract and east ROW of Broadway Blvd;

Then north along east ROW of Broadway Blvd. to southwest corner of 5.02 acre tract (ABST 27 J R HARRIS TR 35C);

Then east along south boundary of said 5.02 acre tract to southeast corner of said tract and west boundary of Glenbrook Valley Sec 4;

Then north along west boundary of Glenbrook Valley Sec 4 to northwest corner of 0.3306 acre parcel (GLENBROOK VALLEY SEC 3 LT 1 BLK 9) and south ROW of Belfort Ave.;

Then generally east along south ROW of Belfort Ave. to northeast corner of 0.3522 acre parcel (GLENBROOK VALLEY SEC 3 LT 1 BLK 12) and east boundary of Glenbrook Valley Sec 3 and point of beginning of approx. 76 acre tract;

5 SAVE and EXCEPT approx. 210 acre tract situated over Meadowbrook Freeway Sec 1-3, Gulf Freeway Oaks Sec 1-2 and Wyndell Subdivisions with point of beginning at west ROW of Stone St. and north corner of 0.2066 acre parcel (MEADOWBROOK FREEWAY LT 1 BLK 1);

Then southeast along west ROW of Stone St. to southeast corner of 0.1437 acre parcel (MEADOWBROOK FREEWAY LT 2 BLK 4) and coincident north boundary of 3.518 acre tract (GRANITE PARK TR B);

Then west along north boundary of said 3.518 acre tract to northwest corner of said tract;

Then south along west boundary of said 3.518 acre tract, and 1.6617 acre tract (GRANITE PARK TRS B1 & B3) to southwest corner of said 1.6617 acre tract and northwest corner of Gulf Freeway Oaks Sec 2 Subdivision;

Then east along north boundary of Gulf Freeway Oaks Sec 2 Subdivision to northeast corner of subdivision and west ROW of Monroe Rd;

Then south along west ROW of Monroe Rd, Gulf Freeway Oaks Sec 1-2, and Wyndell Subdivision to southeast corner of said subdivision;

Then west along south boundary of Wyndell Subdivision to southwest corner of said subdivision and coincident east boundary of MEADOWBROOK FREEWAY SEC 4;

Then north along east boundary of Meadowbrook Freeway Sec 4 to northeast corner of said subdivision and coincident southeast corner of Meadowbrook Freeway Sec 3;

Then west along south boundary of Meadowbrook Freeway Sec 3 to southwest corner of said subdivision;

Then north along west boundary of said subdivision, and Meadowbrook Freeway Sec 2, Meadowbrook Acres U/R TR 29 BLK 11; and Meadowbrook Freeway to northwest corner of 0.3094 acre parcel (MEADOWBROOK FREEWAY LTS 1 & 2 BLK 12);

Then northeast along north boundary of said 0.3094 acre parcel and Meadowbrook Freeway Subdivision to west ROW of Stone St., north corner of 0.2066 acre parcel (MEADOWBROOK FREEWAY LT 1 BLK 1) and point of beginning of approx. 210 acre tract;

6 SAVE and EXCEPT approx. 192 acre tract situated over Glenbrook Valley Sec 7 and 9, and Pecan Villas Subdivisions with point of beginning at north ROW of Pecan Villas Dr. and southwest corner of 0.2249 acre parcel (PECAN VILLAS LT 6 BLK 1);

Then north along west boundary of said 0.2249 acre parcel to northwest corner of said parcel;

Then east along north boundary of said 0.2249 acre parcel, and Pecan Villas Subdivision (BLK 1-2) to northeast corner of 0.2951 acre parcel (PECAN VILLAS LT 13 & TR A BLK 2) and west boundary of Glenbrook Valley Sec 7 Subdivision;

Then north along west boundary of said subdivision to northwest corner of 0.3936 acre parcel (GLENBROOK VALLEY SEC 7 LT 1 BLK 27);

Then east southeast along north boundary of said 0.3936 acre parcel, and Glenbrook Valley Sec 7 to northeast corner of 0.1821 acre parcel (GLENBROOK VALLEY SEC 7 LT 13 BLK 29);

Then south along east boundary of said 0.1821 acre parcel, Glenbrook Valley Sec 7, to southwest corner of 6.6541 acre tract (BLDGS 1 THRU 17 TR 34 WOODLEN GLEN APTS SEC 2 ABST 27 J R HARRIS);

Then east along south boundary of said 6.6541 acre tract to southeast corner of said tract and west ROW of Broadway Blvd;

Then south along west ROW of Broadway Blvd to northeast corner 6.048 acre tract (ABST 27 J R HARRIS TR 37A);

Then west along north boundary of said 6.048 acre tract to northwest corner of said tract and east boundary of Glenbrook Valley Sec 7 Subdivision;

Then south along east boundary of Glenbrook Valley Sec 7 Subdivision; Sec 7 R/P, Sec 9 to southeast corner of 0.183 acre parcel (GLENBROOK VALLEY SEC 9 LT 10 BLK 55);

Then west along south boundary of GLENBROOK VALLEY SEC 9 to southwest corner of 0.2069 acre parcel (SEC 9 LT 13 BLK 57 GLENBROOK VALLEY);

Then north along west boundary of GLENBROOK VALLEY SEC 9 to northwest corner of 0.1671 acre parcel (GLENBROOK VALLEY SEC 9 LT 3 BLK 48) and south boundary of 0.1656 acre parcel (GLENBROOK VALLEY SEC 9 LT 5 BLK 48);

Then west along south boundary of said 0.1656 acre parcel, and GLENBROOK VALLEY SEC 9 LTS 6-12 BLK 48, and GLENBROOK VALLEY SEC 9 LTS 1-6 BLK 47 to southwest corner of 0.1736 acre parcel (GLENBROOK VALLEY SEC 9 LT 6 BLK 47) and east boundary of 20.9163 acre tract (SOUTHEAST MIDDLE SCHOOL RES A BLK 1);

Then north along west boundary of said 0.1736 acre parcel, and east boundary of said 20.9163 acre tract to northwest corner of said 0.1736 acre parcel;

Then generally north northwest along east boundary of said 20.9163 acre tract and west boundary of GLENBROOK VALLEY SEC 9 to southwest corner of 0.3368 ac. parcel/tract (GLENBROOK VALLEY SEC 7 EXTN LT 29 BLK 47);

Then northwest along west boundary of said 0.3368 acre parcel, and west boundary of GLENBROOK VALLEY SEC 7 EXTN to south ROW of Drouet St.;

Then northeast along south ROW of Drouet St. to northeast corner of 0.2767 ac. parcel/tract (GLENBROOK VALLEY SEC 7 EXTN LT 18 BLK 38);

Then north across ROW of Drouet St. and along east boundary of BARKERWOOD BLK 2 to northeast corner of 0.2813 acre parcel (BARKERWOOD LT 4 BLK 2) and south ROW of Broadview Dr.;

Then west along south ROW of Broadview Dr. to a point south of southwest corner of 0.5985 acre tract (BROADVIEW TRS 2A & 2A-1);

Then north across ROW of Broadview Dr. and along west boundary of said 0.5985 acre tract, 0.2104 acre tract (TR 2B BROADVIEW TR 4A BLK 4 & PECAN VILLAS), across ROW of Pecan Villas Dr. to south boundary of 0.4242 acre tract (PECAN VILLAS LTS 4 & 5 BLK 1);

Then east along south boundary of said 0.4242 acre tract and north ROW of Pecan Villas Dr. to southwest corner of 0.2249 acre parcel (PECAN VILLAS LT 6 BLK 1) and point of beginning of approx. 192 acre tract;

7 SAVE and EXCEPT approx. 227 acre tract situated over Belfort Park Sec 2, 5 and 6, Edgewood Terrace Sec 2, 4 Subdivisions with point of beginning at west ROW of Belgard St. and south ROW of Belarbor St.;

Then south along west ROW of Belgard St. to north ROW of Vasser St.;

Then west along north ROW of Vasser St to west ROW of Crestmont St.;

Then south along west ROW of Crestmont St. to south ROW of Hirondel St. and north boundary of 0.1722 acre parcel (EDGEWOOD TERRACE SEC 4 LT 3 BLK 15);

Then east along north boundary of said 0.1722 acre parcel to northeast corner of said parcel and west boundary of 92.2735 acre tract (ABST 614 J ONERY TRS 1 & 2);

Then south along west boundary of said 92.2735 acre tract, and east ROW of Crestmont St. to a point east of southeast corner of 0.1787 acre parcel (EDGEWOOD TERRACE SEC 4 LT 18 BLK 20);

Then west across ROW of Crestmont St. and along south boundary of EDGEWOOD TERRACE SEC 4 to southwest corner of said subdivision;

Then north along west boundary of said subdivision to northwest corner of said subdivision and 0.2366 acre parcel LT 27 BLK 9 in said subdivision and coincident south boundary of 0.4763 acre parcel (EDGEWOOD TERRACE SEC 2 RES B BLK 9);

Then east along south boundary of said 0.4763 acre parcel to southeast corner of said parcel;

Then north along east boundary of said parcel, across ROW of Reed Road and along east boundary of 1.2162 acre parcel (EDGEWOOD TERRACE SEC 2 RES A BLK 7) to northeast corner of said parcel;

Then west along north boundary of said 1.2162 acre parcel, and 0.4878 acre tract (EDGEWOOD TERRACE SEC 1 RES A BLK 7) to northwest corner of said tract and east ROW of MLK Jr. Blvd;

Then north along east ROW of MLK Jr. Blvd. to south ROW of Belarbor St.;

Then east along south ROW of Belarbor St. to west ROW of Southbank St.;

Then south along west ROW of Southbank St. to a point west of northwest corner of Belfort Park Sec 6 Subdivision;

Then east along north boundary of Belfort Park Sec 6 Subdiv., to east ROW of Crestmont St.;

Then north along east ROW of Crestmont St. to south ROW of Belarbor St.;

Then east along south of ROW of Belarbor St. to west ROW of Belgard St. and point of beginning of approx. 227 acre tract;

8 SAVE and EXCEPT approx. 53 acre tract situated over Crestmont Park Sec 1 Subdivision with point of beginning at south ROW of South Acres Dr. and east ROW of MLK Jr. Blvd.;

Then east along south ROW of South Acres Dr. to northeast corner of 0.202 acre parcel (CRESTMONT PARK SEC 1 LT 1 BLK 7);

Then south along east boundary of said 0.202 acre parcel and CRESTMONT PARK SEC 1 LT 2-9, 11 BLK 7 to north boundary of 0.197 acre parcel (CRESTMONT PARK SEC 1 LT 11 BLK 7);

Then east along north boundary of said 0.197 acre parcel, and CRESTMONT PARK SEC 1 LT 12-19 BLK 7 to northeast corner of 0.1641 acre parcel (CRESTMONT PARK SEC 1 LT 19 BLK 7) and west ROW of N. 8th St.;

Then south along west ROW of N. 8th St. to southeast corner of 0.2146 acre parcel (CRESTMONT PARK SEC 1 LT 27 BLK 8);

Then west along south boundary of said 0.2146 acre parcel, 0.1469 acre parcel (CRESTMONT PARK SEC 1 LT 28 BLK 8) to southwest corner of said 0.1469 acre parcel and east boundary of 0.1491 acre parcel (CRESTMONT PARK SEC 1 LT 31 BLK 8);

Then south along east boundary of said 0.1491 acre parcel, and CRESTMONT PARK SEC 1 LTS 32-34 BLK 8) to southeast corner of 0.1883 acre parcel (CRESTMONT PARK SEC 1 LT 34 BLK 8) and north ROW of Selinsky Rd.;

Then west along north ROW of Selinsky Rd. to southwest corner of 0.1616 acre parcel (CRESTMONT PARK SEC 1 LT 9 BLK 15);

Then generally north northwest along west boundary of said 0.1616 acre parcel, and CRESTMONT PARK SEC 1 LTS 1-9 BLK 15) to west boundary of 0.2689 acre parcel (CRESTMONT PARK SEC 1 LT 1 BLK 15) and east ROW of MLK Jr. Blvd.;

Then generally north along east ROW of MLK Jr. Blvd. to south ROW of South Acres Dr. and point of beginning of approx. 53 acre tract;

9 SAVE and EXCEPT approx. 81 acre tract centered on Meyer and Eppes Streets located in the Golfcrest Subdivision with point of beginning at west ROW of Carothers St. and south ROW of Fairway Dr.;

Then generally south along west ROW of Carothers St to southeast corner of 0.197 acre parcel (GOLFCREST LT 9 BLK 26);

Then generally southwest along south boundary of said 0.197 acre parcel, and east boundary of 0.2656 acre parcel (GOLFCREST LT 10 BLK 26) to southeast corner of said 0.2656 acre parcel;

Then south across ROW of Kinney St. to northeast corner of 0.2656 acre parcel (GOLFCREST LT 7 BLK 31);

Then generally southeast along east boundary of said 0.2656 acre parcel, and east boundary of 0.0851 acre parcel (GOLFCREST N 55FT OF LT 8 BLK 31) to northeast corner of said 0.0851 acre parcel;

Then south along east boundary of said 0.0851 acre parcel to southeast corner of said parcel and coincident northeast corner of 0.1119 acre parcel (GOLFCREST S 75FT OF LT 8 BLK 31) and west ROW of Carothers St.;

Then south along west ROW of Carothers St. to southeast corner of 0.194 acre parcel (GOLFCREST LT 9 BLK 34);

Then west along south boundary of GOLFCREST LTS 1-9 BLK 34, LTS 1-11 BLK 33, across ROW of Chaffin St. to west ROW of Chaffin St and east boundary of 0.2548 acre parcel (GOLFCREST LT 20 BLK 4);

Then southwest along west ROW of Chaffin St to south corner of 0.2548 acre parcel;

Then west northwest along south boundary of said 0.2548 acre parcel to west corner of said parcel and coincident east boundary of 54.467 acre tract (GOLFCREST TRS 1 & 1A);

Then generally north along east boundary of said 54.467 acre tract, and 61.1097 acre tract (BARNETT BUS FACILITY RES A BLK 1) to northeast corner of 61.1097 acre tract and south ROW of Fairway Dr.;

Then east southeast along south ROW of Fairway Dr. to west ROW of Carothers St. and point of beginning of approx. .81 acre tract;

10 SAVE and EXCEPT approx. .53 acre tract located in the Park Place Country Club ADDITION with point of beginning at south ROW of River Dr. and east ROW of Lynn St.;

Then generally southeast along south ROW of River Dr. to southeast corner of 0.2724 acre parcel (PARK PLACE COUNTRY CLUB LT 13 BLK 72);

Then southwest along south boundary of said 0.2724 acre parcel, and 0.2858 acre parcel (PARK PLACE COUNTRY CLUB LT 14 BLK 72), and 0.2962 acre parcel (PARK PLACE COUNTRY CLUB LT 15 BLK 72) to a point northwest of north corner of 1.0042 acre parcel (PARK PLACE COUNTRY CLUB TRS 17A & 18A BLK H);

Then southeast across ROW of River Dr. and along northeast boundary of said 1.0042 acre parcel to southeast corner of said parcel and north easement of Sims Bayou;

Then southwest along south boundary of PARK PLACE COUNTRY CLUB TRS 17A, 18A, 19-23 BLK H and north easement of Sims Bayou to south corner of 0.815 acre tract (PARK PLACE COUNTRY CLUB TR 23 BLK H);

Then northwest along west boundary of said 0.815 acre tract to northwest corner of said tract and south ROW of River Dr.;

Then southwest along south ROW of River Dr. to a point southeast of south corner of 0.1831 acre tract (PARK PLACE COUNTRY CLUB TRS 14A & 15A BLK 71);

Then northwest across ROW of River Dr. and along west boundary of said 0.1831 acre tract to northwest corner of said tract and east boundary of 0.3826 ac. parcel/tract (PARK PLACE COUNTRY CLUB TRS 1A 2 & 3B BLK 71);

Then northeast along north boundary of said 0.3826 acre tract to east corner of said tract;

Then northwest along east boundary of said 0.3826 acre tract, 0.2275 acre tract (PARK PLACE COUNTRY CLUB TRS 1 2A & 3A BLK 71), across ROW of Ogden St., and 0.2961 acre tract (PARK PLACE COUNTRY CLUB TRS 14A & 15 BLK 81) to north corner of said 0.2961 acre tract;

Then southwest along north boundary of said 0.2961 acre tract, and coincident 0.2962 acre parcel (PARK PLACE COUNTRY CLUB LT 2 BLK 81) to south corner of said 0.2962 acre parcel;

Then northwest along west boundary of said 0.2962 acre parcel, across ROW of Niles St., 0.2962 acre parcel (PARK PLACE COUNTRY CLUB LT 15 BLK 91) to west corner of said parcel;

Then northeast along north boundary of said 0.2962 acre parcel to north corner of said parcel and coincident south corner of 0.2962 acre parcel (PARK PLACE COUNTRY CLUB LT 3 BLK 91);

Then northwest along west boundary of said 0.2962 acre parcel, across ROW of Glenbrook Dr. and along west boundary 0.2962 ac. parcel/tract (PARK PLACE COUNTRY CLUB LT 14 BLK 101) to west corner of said parcel and south boundary of 1.332 acre tract (ROYAL GULF PLAZA RES A1 BLK 1);

Then northeast along south boundary of said 1.332 acre tract to east corner of said tract;

Then northwest along east boundary of said 1.332 acre tract to north corner of said tract and east ROW of Lynn St.;

Then northeast along east ROW of Lynn St. to south ROW of River Dr. an point of beginning of approx. 53 acre tract;

11 SAVE and EXCEPT approx. 59 acre tract located in the Belfort Park Sec. 1 with point of beginning at south ROW of Belarbor St. and west ROW of Mykawa Rd.;

Then south southeast along west ROW of Mykawa Rd. to north ROW of Vasser St.;

Then west along the north ROW of Vasser St; to east ROW of Belbay St;

Then north along east ROW of Belbay St. to south ROW of Belarbor St.;

Then generally east along the south ROW of Belarbor St to west ROW of Mykawa Rd. and point of beginning of approx. 59 acre tract;

12 SAVE and EXCEPT approx. 103 acre tract centered on the intersection of De Leon and Oak Vista Streets, with point of beginning at southeast corner of 0.2961 acre parcel (PARK PLACE LT 15 BLK 31) and west ROW of Broadway Blvd.;

Then south along west ROW of Broadway Blvd to north easement of Sims Bayou;

Then generally west along the north easement of Sims Bayou to east ROW of Reveille St./Tx Hwy. 35 N.;

Then north along east ROW of Reveille St./Tx Hwy. 35 N. to south ROW of Dixie Dr.;

Then east along the south ROW of Dixie Dr. to northwest corner of 0.2961 acre parcel (PARK PLACE LT 15 BLK 31);

Then south along west boundary of said 0.2961 acre parcel to southwest corner of said parcel;

Then east along south boundary of said 0.2961 acre parcel to southeast corner and west ROW of Broadway Blvd. and point of beginning of approx. 103 acre tract;

EXHIBIT "B"

MAP OF BOUNDARIES AS ENLARGED

Map 2: Project Corridors

