

City of Houston, Texas, Ordinance No. 2019 - 988

**AN ORDINANCE APPROVING A FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN FOR REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS (GREATER GREENSPPOINT ZONE); AUTHORIZING THE CITY SECRETARY TO DISTRIBUTE SUCH PLANS; EXTENDING THE DURATION OF THE ZONE TO DECEMBER 31, 2050; CONTAINING FINDINGS AND OTHER PROVISIONS RELATED TO THE FOREGOING SUBJECT; AND DECLARING AN EMERGENCY.**

\* \* \* \* \*

**WHEREAS**, by City Ordinance No. 1998-713, adopted on August 26, 1998 ("Creation Ordinance"), the City Council of the City of Houston, Texas ("City") created Reinvestment Zone Number Eleven, City of Houston, Texas ("Zone"), pursuant to Chapter 311 of the Texas Tax Code, as amended ("Code"), for the purposes of redevelopment in the area of the City generally referred to as the Greater Greenspoint; and

**WHEREAS**, the Board of Directors of the Zone ("Board") adopted, and the City approved, by City Ordinance No. 1999-793 on July 28, 1999, the Project Plan and Reinvestment Zone Financing Plan for the Zone ("Plans"); and

**WHEREAS**, the Code authorizes the Board to adopt amendments to the Plans, subject to, and effective upon, approval thereof by the City; and

**WHEREAS**, the Board previously adopted and recommended amendments to the Plans, which the City approved by City Ordinance No. 1999-826 on August 11, 1999, ("First Amendment"), Ordinance No. 2008-421 on May 14, 2008 ("Second Amendment"), and Ordinance No. 2015-1163 on December 2, 2015 ("Third Amendment"); and

**WHEREAS**, the Board, at its November 14, 2019 board meeting, considered and adopted a proposed fourth amendment to the Plans ("Fourth Amendment"), and recommended approval thereof by the City; and

**WHEREAS**, the City previously enlarged the boundaries of the Zone by City Ordinance No. 2019-987 on December 4, 2019<sup>1</sup>; and

**WHEREAS**, the Board, at its November 14, 2019 board meeting, approved the enlargement of the boundaries of the Zone ("Enlarged Area") and has requested the City's approval of the boundary enlargement; and

**WHEREAS**, the Fourth Amendment includes projects for the Enlarged Area; and

**WHEREAS**, before the Board may implement the Fourth Amendment, the City must approve the Fourth Amendment; and

**WHEREAS**, a public hearing on the Fourth Amendment is required to be held pursuant to Section 311.011 of the Code; and

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

**WHEREAS**, the City Council conducted a public hearing on the proposed Fourth Amendment on December 4, 2019; and

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

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<sup>1</sup> Ordinance number of the ordinance enlarging the boundaries of the Zone to be inserted by the City Secretary.

**WHEREAS**, in the Creation Ordinance, the effective date specified for the Zone was January 1, 1999, and the termination date specified for the Zone was December 31, 2028, establishing a 30-year duration period for the Zone; and

**WHEREAS**, pursuant to the Third Amendment, the termination date for the Zone was extended by nine (9) years, to December 31, 2037; and

**WHEREAS**, pursuant to the Fourth Amendment, the Zone's projects have been expanded, requiring additional time to implement the projects in the Plans, rendering inadequate the established 39-year duration for the Zone; and

**WHEREAS**, the addition of thirteen (13) more years to the duration of the Zone, furtherly extending the Zone duration to December 31, 2050, will permit the Zone to complete the purposes for which it was established under current conditions and circumstances, and to implement the Fourth Amendment; and

**WHEREAS**, pursuant to Code Section 311.007(c) and Section 311.017(a)(1), the City Council may, by ordinance, extend a reinvestment zone's termination date to a date later than the date originally established for termination of a zone; and

**WHEREAS**, the Zone's Board of Directors has requested the City Council to extend the termination date of the Zone for an additional thirteen (13) years; and

**WHEREAS**, the findings contained in the Creation Ordinance continue to apply to the Zone and all terms and conditions of the Creation Ordinance, except as modified herein, remain in full force and effect; and

**WHEREAS**, the City desires to approve the Fourth Amendment and to extend the Zone's termination date for an additional thirteen (13) years as described herein; **NOW, THEREFORE,**

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

**Section 1.** Findings and Recitals. That the findings and recitals contained in the preamble of this Ordinance are found and declared to be true and correct and are adopted as part of this Ordinance for all purposes.

**Section 2.** Approval of the Fourth Amendment. That the existing Plans are hereby amended by adding Part "E", attached to this Ordinance as Exhibit "A." The Fourth Amendment is hereby determined to be feasible and is approved. The appropriate officials of the City are authorized to take all steps reasonably necessary to implement the Fourth Amendment.

**Section 3.** Distribution to Taxing Units. That the City Secretary is directed to provide copies of the Fourth Amendment to each taxing unit levying ad valorem taxes in the Zone.

**Section 4.** Extension of the Duration of the Zone. That the termination date of the Zone is hereby extended to December 31, 2050 (or such earlier or later date designated by subsequent ordinance of the City, or the date on which all project costs, tax increment bonds, and the interest on those bonds, and other obligations have been paid in full). Except as provided in the preceding sentence of this Ordinance, the Creation Ordinance shall continue in full force and effect.

**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 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 4th day of December, 2019.

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 10 2019.

Pat J. Haney  
City Secretary **Assistant**

Prepared by Legal Dept. Arnold D. Howard  
AH/ems 11-26-19 Senior Assistant City Attorney  
Requested by Andrew F. Icken  
Chief Development Officer, Office of the Mayor  
L.D. File No. 0420700074011

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CAPTION PUBLISHED IN DAILY COURT  
REVIEW  
DATE: DEC 10 2019

AYE	NO	
✓		<b>MAYOR TURNER</b>
••••	••••	<b>COUNCIL MEMBERS</b>
✓		STARDIG
✓		DAVIS
✓		COHEN
✓		BOYKINS
✓		MARTIN
✓		LE
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		LASTER
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		EDWARDS
✓		CHRISTIE
CAPTION	ADOPTED	

**EXHIBIT A**

**FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING  
PLAN (PART "E")**

**REINVESTMENT ZONE NUMBER ELEVEN**

**CITY OF HOUSTON, TEXAS**

**FOURTH AMENDED PROJECT PLAN AND  
REINVESTMENT ZONE FINANCING PLAN**

**November 17, 2019**



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### **Maps**

Map 1 – Proposed Annexation

Map 2 – Existing and Proposed Land Use

### **Exhibits**

Exhibit 1: Project Costs of Part A, Part B, Part C, Part D and Part E Plans

Exhibit 2: Transfer Schedule – All Jurisdictions

Exhibit 3A: Revenue Schedule – Original Area City of Houston

Exhibit 3B: Revenue Schedule – 2019 Annexation City of Houston

Exhibit 4: Revenue Schedule – Spring ISD (Original Area)

Exhibit 5: Revenue Schedule – Aldine ISD (Original Area)

Exhibit 6: Revenue Schedule – Lone Star College (Original Area)

Exhibit 5: Boundary Description (Part E Plan)

## REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS

### FOURTH AMENDED PROJECT PLAN AND REINVESTMENT ZONE FINANCING PLAN

#### Introduction

The Reinvestment Zone Number Eleven, City of Houston (the "Zone"), was created by the City Council of the City of Houston, Texas (the "City") on August 26, 1998, by Ordinance No. 98-713. The Zone encompasses approximately 3,500 acres in an area of the City generally referred to as Greenspoint. On July 28, 1999, the City Council approved a Project Plan and Reinvestment Zone Financing Plan (the "Part A Plan"), which was subsequently amended on August 11, 1999 through Ordinance 99-826 (the "Part B Plan") and again on May 14, 2008 through Ordinance 08-421 (the "Part C Plan") (collectively the "Original Plans"). On July 7, 1999, Houston City Council by Resolution No. 99-40 approved the creation of the Greater Greenspoint Redevelopment Authority (the "Authority"). The Authority was established to assist the City and the Zone Board in implementing the Zone Project Plan and Refinancing Plan. Together these entities were created to facilitate the revitalization of Greenspoint from a blighted area suffering from significant social and economic stress to a viable mixed-use community through the financing of public infrastructure, parks and recreation projects, cultural and educational facilities projects, retail and multifamily repositioning initiatives, public parking, flood control, workforce housing and environmental remediation and mitigation projects.

#### Section One

##### The Part A Plan

In July 1999 the City approved the Zone's first Project Plan and Reinvestment Zone Financing Plan (the "Part A Plan") which set out to accomplish four primary objectives; the revitalization of the Airline Corridor, repositioning of multifamily developments associated with the Archon Project, repositioning of Greenspoint Mall, and facilitate the development and infill of raw land/vacant property located within the boundaries of the Zone. The aforementioned goals were to be achieved primarily through the financing of Non-Educational and Educational Projects including:

##### Non-Educational Projects:

- Water, wastewater, and drainage facilities
- Redevelopment initiatives aimed at identified projects
- Construction of new roadways, bridges and streets
- Expansion through construction and acquisition of new parks and related public open space initiatives
- Landscaping and improved pedestrian amenities on existing roadways and streets
- Construction of an ISD convocation/Conference Center
- Retail repositioning and development
- Construction of a parking facility

##### Educational Projects:

- Multi-purpose community center
- North Harris Montgomery College District higher education facility
- Convocation Center
- Educational facilities and related infrastructure

Three of the five taxing authorities cover the entire area of the Zone, however, the two school districts, Aldine and Spring ISD do not. Aldine ISD encompasses the entire Zone except for the far northwest section; Spring ISD covers this portion. In order to clearly identify to each school district the activities undertaken on their behalf, and for the purposes of planning, the Zone was divided into five sub-areas: Spring/Rankin, Greens Crossing/Northborough, Greens Landing, Greenspoint Central and Airline/Aldine. Dividing the Zone into these particular areas allowed for an easy way of organizing the project costs listed in the Part A Plan.

#### The Part B Plan

Adopted by the City on August 11, 1999, the Part B Plan mirrored the goals and objectives as stated in the Part A Plan. The intent of the Part B Plan was to clarify anticipated Educational Projects to be constructed by the TIRZ on behalf of Aldine ISD and associated Captured Appraised Value (CAV) Revenue Schedules included in the Part A Plan. Educational project costs were increased, and non-educational project costs were decreased as part of the Part B Plan.

#### The Part C Plan

Adopted by the City on May 14, 2008, the Part C Plan highlighted the relevant synergies and differences from the Original Plans. The Part C Plan covers the same geographic area covered by the Original Plan. Together the Part A, B and Part C Plans provide the tools needed to help alleviate blight by promoting redevelopment through the financing and construction of public infrastructure projects, parks and recreation projects, public educational and cultural facilities, retail, multifamily and workforce housing initiatives, and environmental remediation.

The Zone has made significant strides to reverse deterioration and spur economic development within the boundaries of the Zone. This is evident by the completion of projects including the construction of two major parks, the repositioning of 5,000 apartment units via a developer reimbursement with Archon Development, a division of Goldman Sachs, the beautification of areas between Sam Houston Parkway and the North Freeway (in conjunction with TxDOT), land acquisition for the construction of the new Aldine ISD Bussey Elementary School, and numerous landscape and public open/green-space initiatives in the Aldine, Airline, Greens Crossing, and Greenspoint Central sub-areas. The Part C Plan provided the financing tools necessary to encourage sound growth, which in turn is critical to the long-term economic health of the Zone and City.

#### The Part D Plan

On December 8, 2015 City Council approved the Third Amendment to the Project Plan and Financing Plan. The third amendment extended the life of the Zone until 2037 to allow for the financing of improvements and for the Zone to continue to expand the original vision of providing the tools needed to alleviate blight by promoting redevelopment through the financing and construction of public infrastructure, construction and operation of parks and recreation projects, public and cultural facilities, retail, multifamily and workforce housing initiatives and environmental remediation.

## Section Two

### Part E Plan

The Zone and the City now propose a fourth amendment to the Zone's Plans, the Part E Plan. The Part E Plan provides for the enhancement of and improvements to approximately 266 acres of land added to the boundaries with this fourth amendment, and includes the areas covered by the Part A, Part B, Part C and Part D Plans. Additionally, the Part E Plan realigns project costs with the Zone's goals and extends the life of the Zone until 2050. The Part E Plan proposes to continue redevelopment efforts in the original zone as well as the newly expanded area through targeted infrastructure and blight removal projects, parks and recreation improvements and pedestrian enhancements. Projects proposed as part of this plan may include, but are not limited to, the following:

- Streets, drainage, and intersections improvements
  - Greens Road
  - Imperial Valley
  - North Chase
  - Northborough
  - Glenborough
  - Meadowfern
  - Rankin
  - Gears Road
  - Greens Crossing
- Under Crossings
  - Rankin at Kuykendahl
  - West Road at I-45
  - Aldine Bender at I-45
- Blight Removal
  - Greenspoint Mall
  - Areas prone to flooding
- Streetscape, Sidewalks and Pedestrian Amenities
  - Sidewalks as part of the Safe Route to Schools Program
- Public Safety
  - HPD North Belt Division Station on Gears

### **Summary of Redevelopment Efforts**

Significant reinvestment has occurred in the Zone since its inception. Improvements to the area, as intended with creation and expansion of the Zone, have served as a catalyst for private reinvestment in the Zone. Over the years, Zone projects have included infrastructure and roadway improvements including the reconstruction of Greenspoint Drive, construction of two bridges, improvements and development of parks and recreational facilities including the Skate Park and Bike Park, public art installments, construction of Fire Station No. 84 and reimbursement agreements with developers for infrastructure improvements. These projects have resulted in redevelopment and new development in the Zone and a resulting increase in investment and property values.

As the Zone continues to serve as a catalytic focal point for reinvestment in the area, it has further capacity to improve the commercial, residential and public environments for surrounding

neighborhoods, commercial centers and areas of employment, thereby further bolstering private investment and the overall economic condition of the Greenspoint Area.

### **Redevelopment Plan Concepts and Goals**

The redevelopment concepts and goals of the Part E Plan restate the prior redevelopment concepts and goals, updated based on the results of the Zone's redevelopment efforts. To the extent that prior statements of redevelopment concepts conflict with the concepts and goals articulated in the Part E Plan, the concepts and goals outlined below control.

#### Goal 1: Enhance public infrastructure, facilities and services throughout the Zone

Public infrastructure including public streets and public utility systems are required to create an environment that will stimulate private investment in retail, residential, multi-family and commercial developments. Reconstruction (major and minor) of key streets and utility systems enhance the level of service in the area, improve functionality, replace aged facilities, and increase aesthetics. Expansion of the Zone will continue to allow for enhancements to the physical infrastructure and public facilities within the Zone to provide adequate capacity and to enhance provision of critical public services. Removal of blighted conditions will occur through public infrastructure improvements, land acquisition, and demolition of dilapidated or obsolete structures. This will allow for continued economic development and improvement of public services in the Zone. All improvements will be coordinated with the street reconstruction programs of the City, Harris County, METRO, TxDOT, and other public entities. Attention will be placed on the leveraging of TIRZ monies through the funding of elements not addressed by the CIP programs of sister agencies.

#### Goal 2: Greens Bayou Flood Control Projects

Further improvements in the Greens Bayou floodplain are important to alleviate flooding and promote economic development in the area. The Zone will work with Harris County Flood Control District and other entities as appropriate in improving drainage and alleviating flooding in the area through land acquisition of flood prone properties, development of retention/detention facilities, improvements to Greens Bayou and other drainage/infrastructure improvements.

#### Goal 3: Develop and enhance open green space, construct and operate parks, plazas, and other similar improvements within the Zone

The Zone will develop green space opportunities for the creation of cohesive and vibrant communities within the Zone. There is an established need for public open spaces consisting of parks, plaza, public squares, natural areas, recreational amenities, cultural amenities and landscaping in public rights-of-way. Parks and plazas help foster social interactions that define the public realm and urban culture. The continued construction and operation of the parks and recreational facilities in the Zone are critical to the success of these facilities as well as the economic development of the surrounding commercial and residential areas of the Zone. The Zone will implement a plan to construct and operate and keep the parks and recreational facilities in working order. To implement the Zone's parks and recreational facilities and public infrastructure programs, the Zone may dedicate up to 5% of its annual revenues for anticipated use of expenditures for the renewal, replacement, maintenance, and operation for capital project costs of the Zone.

Goal 4: Enhance streetscapes, pedestrian amenities, bike and hike trails and transit related improvements within the Zone

The Zone will continue to work towards development and construction of on road and off-road hike and bike trails including sidewalks, lighting, street trees, landscaping, way finding signage, benches, street furniture, public art and other pedestrian amenities. When possible, Zone funds will be leveraged with METRO funded public transit systems to provide for streetscape upgrades, enhancement programs, public areas and other transit related pedestrian amenities.

Goal 5: Promote the development and enhancement of cultural and public facilities within the Zone

Given the different taxing entities participation in the Zone, opportunities exist to provide and enhance educational, cultural and other public facilities in partnership with the other entities including the City and Lone Star College. Facilities could include, but are not limited to, educational facilities, community centers, public safety facilities and multipurpose centers. As part of the Part E Plan, the Zone, in partnership with the City, will construct a public safety facility that will house approximately 150 police officers.

Goal 6: Land acquisition to support economic development initiatives within the Zone

The Zone will engage in the purchase and assembly of land for the purposes of repositioning properties and encouraging redevelopment of sites, for construction of public facilities, parks, drainage facilities and right-of-way acquisition.

Goal 7: Develop and implement an affordable workforce housing initiative

Develop and implement an affordable workforce housing initiative that may include land acquisition and construction. The purpose of this program is to enhance the public welfare by insuring that the housing needs of the Greenspoint area are addressed. It is the intent of this program to encourage the provision and maintenance of residential workforce housing units to meet the needs of income-qualified households for the workforce, students, and special housing target groups through the development of well planned and livable affordable housing communities with key amenities such as community parks, neighborhood retail, pedestrian paths and bikeways, landscaped streets and common areas, and other amenities.

**Authorized Projects and Project Costs**

The amended and restated project costs are detailed in Exhibit 1. The dollar amounts of each category are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council through the annual Zone budget approval process.

**Project Plan**

Existing and Proposed Uses of Land (Texas Tax Code § 311.011(b)(1)): Map 2, attached hereto, depicts the existing and proposed land uses in the original and annexed areas of the Zone. Proposed land uses shall include similar, but enhanced, residential, commercial retail, office, hotel and travel related activity, public and institutional, transportation, park and open spaces with increasingly diminished undeveloped land over time.

Proposed Changes of Zoning Ordinances, Master Plan of Municipality, Building Codes, and Other Municipal Ordinances (Texas Tax Code § 311.011(b)(2)): All construction will be performed in conformance with the City's existing rules and regulations. There are no proposed changes to any City ordinance, master plan or building code.

Estimated Non-Project Costs (Texas Tax Code § 311.011(b)(3)): The project costs referenced in Exhibit 1 are inclusive of project costs to be incurred by the Zone only. The costs that would otherwise be project costs but are derived from other parties, such as the Texas Department of Transportation or private sources, are non-project costs. Projects identified in this Plan will be leveraged to acquire non-project funding when appropriate and available.

Method of Relocating Persons to be Displaced, if any, as a Result of Implementing the Plan (Texas Tax Code § 311.011(b)(4)): It is not anticipated that any residents will be displaced or relocated as a result of the Part E Plan.

### **Reinvestment Zone Financing Plan**

Estimated Project Costs (Texas Tax Code § 311.011(c)(1)): Exhibit 1 details proposed public improvements to be funded utilizing resources from the Zone. The dollar amounts are approximate and may be amended from time to time by the Board of Directors of the Zone with approval of the City Council through the annual Zone budget approval process. The financing costs are a function of the project financing needs and will vary with market conditions from the estimates shown on Exhibit 1.

Proposed Kind, Number and Location of all Proposed Public Works or Public Improvements to be financed in the Zone (Texas Tax Code § 311.011(c)(2)): These details are described in the Part E Plan, including but not limited to those presented in Map 1, such as roadway, parks, streetscape, pedestrian and overall enhancements in the Zone and may include infrastructure improvements throughout the Zone.

Economic Feasibility (Texas Tax Code § 311.011(c)(3)): Exhibits 2 through 6 are updated revenue estimates for the Zone. These estimates detail the expected total appraised value, the captured appraised value and the net revenue from each taxing entity participating in the Zone over the life of the Zone. The incremental revenue estimates are projected to be sufficient to cover the costs of the proposed redevelopment and infrastructure improvements in the Zone, and projects will be implemented based on actual available funding. The Part E Plan estimates total project costs of \$502.9 million. The Zone and the City find and determine that the Part A, Part B, Part C, Part D and Part E Plans are economically feasible.

Estimated Amount of Bond Indebtedness; Estimated Time When Related Cost or Monetary Obligations Incurred (Texas Tax Code § 311.011(c)(4) § 311.011(c)(5)): Bonds or other debt instruments would be issued as necessary to fund the projects described in the Part E Plan. The value and timing of the issuance of notes or bonds will correlate to debt capacity as derived from the attached revenue and project schedules, as well as market conditions for the issue and sale of such notes and bonds. The Zone will explore other financing methods as well, including developer agreement financing and collaboration with other entities for grant funding and partnerships.

Methods and Sources of Financing Project Costs and Percentage of Increment from Taxing Units Anticipated to Contribute Tax Increment to the Zone (Texas Tax Code § 311.011(c)(6)): Methods and

sources of financing include the issuance of notes and bonds; as well as collaboration with developers and other entities for grant funding and partnerships.

As outlined in Exhibits 2 through 6, approximately \$400 million of increment is estimated to be generated by the Zone for use in funding project costs. This figure is calculated using an estimated collection rate of 98% and a City contribution of \$0.56792/\$100 of assessed valuation in the Original Area and Annexed areas, a Spring ISD contribution of \$0.86/\$100 of assessed valuation in the Original Area, a Aldine ISD contribution of \$0.86/\$100 of assessed valuation in the Original Area and a Lone Star College contribution of \$0.1078/\$100 of assessed valuation in the Original Area.

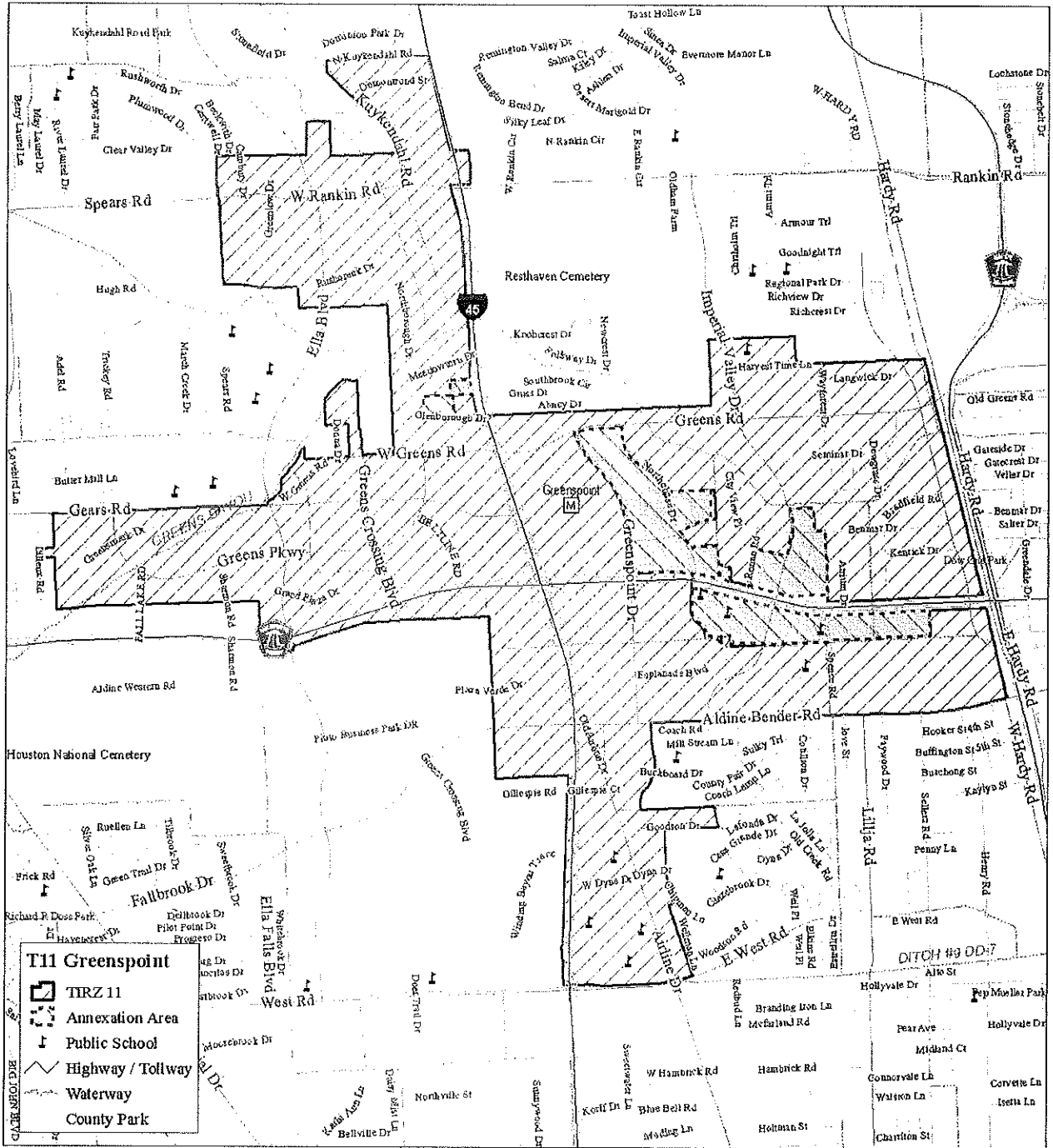
Current Total Appraised Value of Taxable Real Property (Texas Tax Code § 311.011(c)(7)): As of November 2019, the current appraised value of taxable real property is \$1,487,389,758. The current value of the property proposed to be annexed into the Zone is \$299,649,258.

Estimated Captured Appraised Value of Zone During Each Year of Existence (Texas Tax Code § 311.011(c)(8)): The estimated captured appraised value of the Part E Plan is contained in Exhibit 2.

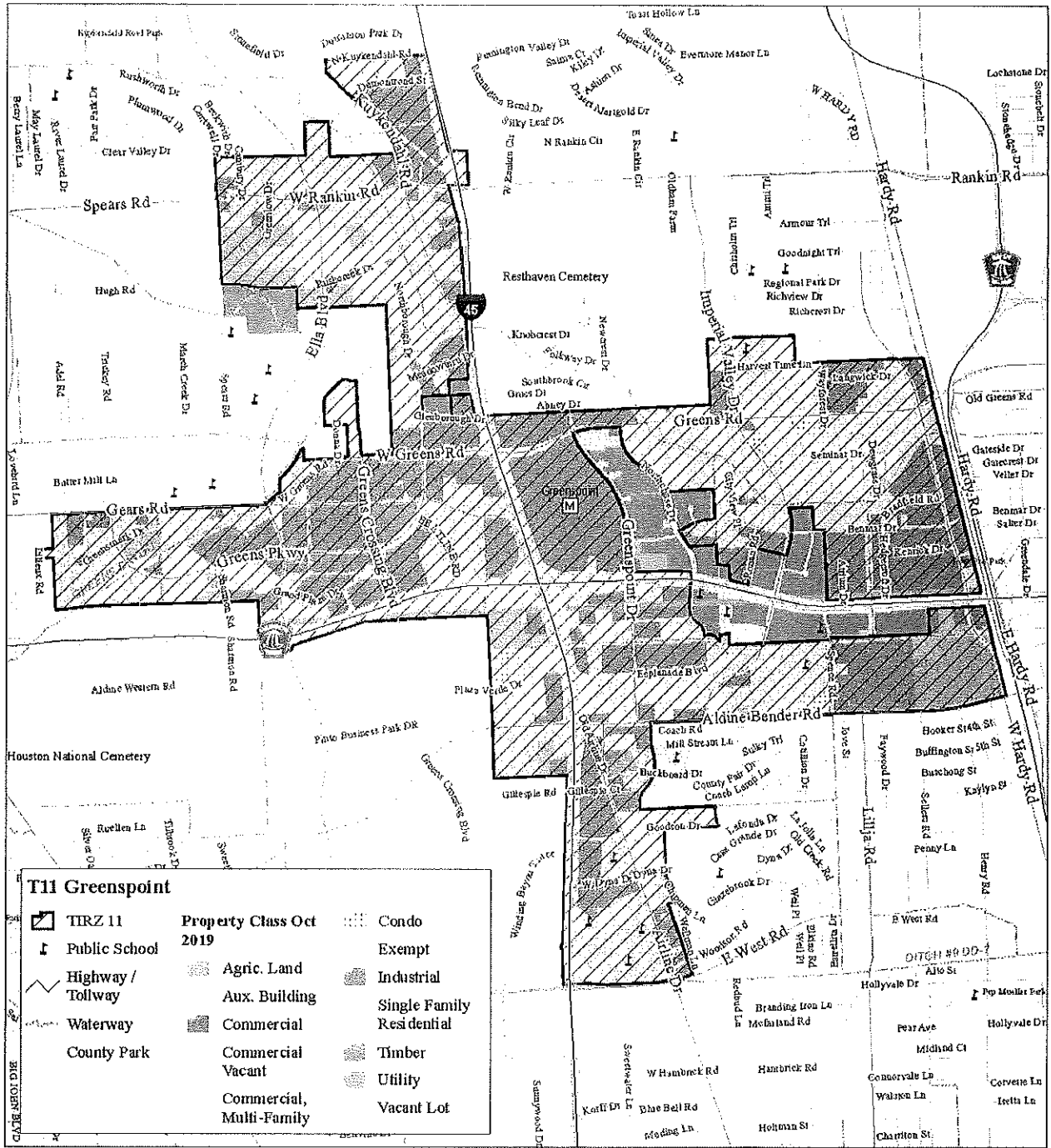
Zone Duration (Texas Tax Code § 311.011(c)(9)): As part of the Part E Plan, the life of the Zone will be extended until December 31, 2050.



# Map 1 Proposed Annexation Areas



## Map 2 Existing and Proposed Land Uses



0 0.5 Miles

Data Source: HCAD Oct. 2019  
USDA NAIP 2016



Map Source: Hawes Hill and Associates LLP | Nov. 2019

**Exhibit 1**  
**Project Costs**

Project Costs Part A, Part B, Part C, Part D and Part E Plans

	1999 (A) Plan Estimated Costs	1999 (B) Plan Estimated Costs	2008 (C) Plan Estimated Costs	2015 (D) Plan Estimated Costs	2019 (E) Plan Estimated Costs	Total Plan	Costs through 06/30/19	Remaining Costs
<b>Infrastructure Improvements</b>								
<b>Public Infrastructure and Utilities</b>								
Public Infrastructure								
Street Projects	\$ 25,400,000	\$ 25,400,000	\$ 20,000,000	\$ 44,000,000	\$ 80,000,000	\$ 80,000,000	\$ 30,286,180	\$ 49,713,820
Sidewalk Improvements								
Sidewalks, Lighting, and Landscaping	\$ 19,525,710	\$ 19,525,710	\$ 10,000,000	\$ 15,000,000	\$ 30,000,000	\$ 30,000,000	\$ 4,503,543	\$ 25,496,457
Blight Removal								
Blight Removal, Land Acquisition, and Demolition			\$ 10,000,000	\$ 48,000,000	\$ 60,000,000	\$ 60,000,000	\$ 10,584,059	\$ 49,415,941
<b>Total Public Infrastructure and Utilities</b>	<b>\$ 44,925,710</b>	<b>\$ 44,925,710</b>	<b>\$ 40,000,000</b>	<b>\$ 107,000,000</b>	<b>\$ 170,000,000</b>	<b>\$ 170,000,000</b>	<b>\$ 45,373,782</b>	<b>\$ 124,626,218</b>
<b>Flood Control Projects</b>								
Flood Control/Bank Stabilization	\$ 12,000,000	\$ 12,000,000	\$ 6,000,000	\$ 3,000,000	\$ 50,000,000	\$ 50,000,000		\$ 50,000,000
<b>Total Flood Control Projects</b>	<b>\$ 12,000,000</b>	<b>\$ 12,000,000</b>	<b>\$ 6,000,000</b>	<b>\$ 3,000,000</b>	<b>\$ 50,000,000</b>	<b>\$ 50,000,000</b>		<b>\$ 50,000,000</b>
<b>Total Infrastructure Improvements</b>	<b>\$ 56,925,710</b>	<b>\$ 56,925,710</b>	<b>\$ 46,000,000</b>	<b>\$ 110,000,000</b>	<b>\$ 220,000,000</b>	<b>\$ 220,000,000</b>	<b>\$ 45,373,782</b>	<b>\$ 174,626,218</b>
<b>Other Project Costs:</b>								
<b>Parks, Plazas, and Related Transit Amenities</b>								
Off Street Hike and Bike Trails	\$ 3,300,000	\$ 3,300,000	\$ 2,000,000	\$ 2,061,629	\$ 10,000,000	\$ 10,000,000	\$ 2,198,097	\$ 7,801,903
Parks and Recreation Facilities	\$ 22,400,000	\$ 22,400,000	\$ 20,000,000	\$ 33,849,884	\$ 90,000,000	\$ 90,000,000	\$ 35,382,219	\$ 54,617,781
<b>Total Parks, Plazas and Related Transit Amenities</b>	<b>\$ 25,700,000</b>	<b>\$ 25,700,000</b>	<b>\$ 22,000,000</b>	<b>\$ 35,911,513</b>	<b>\$ 100,000,000</b>	<b>\$ 100,000,000</b>	<b>\$ 37,580,316</b>	<b>\$ 62,419,684</b>
<b>Cultural and Public Facility Improvements</b>								
Multi-purpose Community Center/Cultural Center	\$ 11,600,000	\$ 11,600,000	\$ 15,000,000	\$ 8,000,000	\$ 10,000,000	\$ 10,000,000		\$ 10,000,000
NH/MCC District Higher Education Facility	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	2,862,561	\$ 4,637,439
Convocation center	\$ 15,000,000	\$ 15,000,000						
ASD Educational Facilities Cost		\$ 33,213,452		\$ 33,213,452	\$ 33,213,452	\$ 33,213,452	\$ 13,085,856	\$ 20,127,596
Public Safety Facilities		\$ 10,000,000	\$ 12,318,067	\$ 12,318,067	\$ 22,000,000	\$ 22,000,000	\$ 7,318,067	\$ 14,681,933
<b>Total Cultural and Public Facility Improvements</b>	<b>\$ 34,100,000</b>	<b>\$ 67,313,452</b>	<b>\$ 32,500,000</b>	<b>\$ 61,031,519</b>	<b>\$ 72,713,452</b>	<b>\$ 72,713,452</b>	<b>\$ 23,266,484</b>	<b>\$ 49,446,968</b>
<b>Economic Development</b>								
HCFCD Multi-purpose Detention/Athletic Facility		\$ 5,000,000	\$ 5,000,000	\$ 150,116	\$ 150,116	\$ 150,116	\$ 150,116	
<b>Total Economic Development Grant</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ 150,116</b>	<b>\$ 150,116</b>	<b>\$ 150,116</b>	<b>\$ 150,116</b>	<b>\$ -</b>
<b>Affordable/Workforce Housing</b>								
Affordable/Workforce Housing		\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 14,081	\$ 9,985,919
<b>Total Affordable Workforce Housing</b>	<b>\$ 59,800,000</b>	<b>\$ 93,013,452</b>	<b>\$ 69,500,000</b>	<b>\$ 107,093,148</b>	<b>\$ 182,863,568</b>	<b>\$ 182,863,568</b>	<b>\$ 61,010,997</b>	<b>\$ 121,852,571</b>
<b>Education Facilities Set Aside</b>								
USD Set Aside	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 22,324,455	\$ 37,675,545
<b>Total Educational Facilities Set Aside Costs</b>	<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>	<b>\$ 60,000,000</b>	<b>\$ 22,324,455</b>	<b>\$ 37,675,545</b>
<b>Financing Costs</b>								
Financing Costs (a)	\$ 12,282,002	\$ 12,282,002	\$ 12,282,002	\$ 12,282,002	\$ 25,000,000	\$ 25,000,000	\$ 13,963,221	\$ 11,036,779
<b>Total Financing Costs</b>	<b>\$ 12,282,002</b>	<b>\$ 12,282,002</b>	<b>\$ 12,282,002</b>	<b>\$ 12,282,002</b>	<b>\$ 25,000,000</b>	<b>\$ 25,000,000</b>	<b>\$ 13,963,221</b>	<b>\$ 11,036,779</b>
<b>Zone Administration</b>								
Zone Administration	\$ 3,550,000	\$ 3,550,000	\$ 6,420,000	\$ 10,625,000	\$ 15,000,000	\$ 15,000,000	\$ 6,667,525	\$ 8,332,475
<b>Total Zone Administration Costs</b>	<b>\$ 3,550,000</b>	<b>\$ 3,550,000</b>	<b>\$ 6,420,000</b>	<b>\$ 10,625,000</b>	<b>\$ 15,000,000</b>	<b>\$ 15,000,000</b>	<b>\$ 6,667,525</b>	<b>\$ 8,332,475</b>
<b>Creation Costs</b>								
Creation Costs	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Creation Costs</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ 300,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>PROJECT PLAN TOTAL</b>	<b>\$ 192,857,712</b>	<b>\$ 226,071,164</b>	<b>\$ 194,502,002</b>	<b>\$ 300,000,150</b>	<b>\$ 502,863,568</b>	<b>\$ 502,863,568</b>	<b>\$ 149,339,980</b>	<b>\$ 353,523,588</b>

(a) Actual costs will be based on market conditions and debt financing options undertaken by the TIRZ/Authority  
 \*Pursuant to Goal 3 of the Part D Plan, up to 5% of all project costs for the Zone may be used for capital maintenance, replacement and renewal of projects completed with project costs regardless of category.

**Exhibit 2**  
**Transfer Schedule – All Jurisdictions**

Tax Year	Incremental Revenue					Transfers/Administrative Fees					Net Revenues (Total Increment Revenues less Total Transfers)		
	City	Aldine ISD	Spring ISD	Lone Star	Total Increment	City Admin	Aldine ISD Set Aside	Aldine ISD Admin	Spring ISD Admin	Lone Star Admin		Total Admin/Transfers	
2019	\$ 5,310,496	\$ 7,015,605	\$ 1,094,325	\$ 1,009,925	\$ 14,370,351	\$	\$ 2,338,535	\$ 25,000	\$ 25,000	\$ 25,000	\$ 2,679,060	\$ 11,691,292	
2020	\$ 5,509,416	\$ 7,234,795	\$ 1,065,926	\$ 1,041,393	\$ 14,851,530	\$	\$ 2,411,598	\$ 25,000	\$ 25,000	\$ 25,000	\$ 2,762,069	\$ 12,089,461	
2021	\$ 5,712,313	\$ 7,458,368	\$ 1,098,159	\$ 1,073,491	\$ 15,342,331	\$	\$ 2,486,123	\$ 25,000	\$ 25,000	\$ 25,000	\$ 2,846,738	\$ 12,495,593	
2022	\$ 5,919,269	\$ 7,686,413	\$ 1,131,036	\$ 1,106,231	\$ 15,842,949	\$	\$ 2,562,138	\$ 25,000	\$ 25,000	\$ 25,000	\$ 2,933,101	\$ 12,909,848	
2023	\$ 6,130,364	\$ 7,919,020	\$ 1,164,571	\$ 1,139,625	\$ 16,353,580	\$	\$ 2,639,673	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,021,191	\$ 13,332,388	
2024	\$ 6,345,681	\$ 8,156,278	\$ 1,198,776	\$ 1,173,688	\$ 16,874,423	\$	\$ 2,718,759	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,111,043	\$ 13,763,379	
2025	\$ 6,565,304	\$ 8,398,281	\$ 1,233,666	\$ 1,208,431	\$ 17,405,682	\$	\$ 2,799,427	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,202,692	\$ 14,202,990	
2026	\$ 6,789,320	\$ 8,645,124	\$ 1,269,254	\$ 1,243,870	\$ 17,947,567	\$	\$ 2,881,708	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,296,174	\$ 14,651,393	
2027	\$ 7,017,816	\$ 8,896,905	\$ 1,305,553	\$ 1,280,017	\$ 18,500,290	\$	\$ 2,965,635	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,391,526	\$ 15,108,764	
2028	\$ 7,250,882	\$ 9,153,721	\$ 1,342,578	\$ 1,316,887	\$ 19,064,067	\$	\$ 3,051,240	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,488,784	\$ 15,575,283	
2029	\$ 7,488,609	\$ 9,415,673	\$ 1,380,344	\$ 1,354,495	\$ 19,639,120	\$	\$ 3,138,558	\$ 25,000	\$ 25,000	\$ 25,000	\$ 3,587,988	\$ 16,051,132	
2030	\$ 7,731,090			\$ 1,392,854	\$ 9,123,945	\$	\$ 386,555			\$ 25,000	\$ 411,555	\$ 8,712,390	
2031	\$ 7,978,422			\$ 1,431,981	\$ 9,410,403	\$	\$ 388,921			\$ 25,000	\$ 423,921	\$ 8,986,482	
2032	\$ 8,230,700			\$ 1,471,891	\$ 9,702,590	\$	\$ 411,535			\$ 25,000	\$ 436,535	\$ 9,266,055	
2033	\$ 8,488,023			\$ 1,512,598	\$ 10,000,621	\$	\$ 424,401			\$ 25,000	\$ 449,401	\$ 9,551,220	
2034	\$ 8,750,493			\$ 1,554,120	\$ 10,304,613	\$	\$ 437,525			\$ 25,000	\$ 462,525	\$ 9,842,089	
2035	\$ 9,018,213			\$ 1,596,472	\$ 10,614,685	\$	\$ 450,911			\$ 25,000	\$ 475,911	\$ 10,138,774	
2036	\$ 9,291,286			\$ 1,639,672	\$ 10,930,958	\$	\$ 464,564			\$ 25,000	\$ 489,564	\$ 10,441,394	
2037	\$ 9,569,822			\$ 1,683,735	\$ 11,253,557	\$	\$ 478,491			\$ 25,000	\$ 503,491	\$ 10,750,065	
2038	\$ 9,853,928			\$ 1,728,679	\$ 11,582,607	\$	\$ 492,696			\$ 25,000	\$ 517,696	\$ 11,064,911	
2039	\$ 10,143,716			\$ 1,774,523	\$ 11,918,239	\$	\$ 507,186			\$ 25,000	\$ 532,186	\$ 11,386,053	
2040	\$ 10,439,300			\$ 1,821,283	\$ 12,260,583	\$	\$ 521,965			\$ 25,000	\$ 546,965	\$ 11,713,618	
2041	\$ 10,740,795			\$ 1,868,979	\$ 12,609,774	\$	\$ 537,040			\$ 25,000	\$ 562,040	\$ 12,047,734	
2042	\$ 11,048,321			\$ 1,917,628	\$ 12,965,948	\$	\$ 552,416			\$ 25,000	\$ 577,416	\$ 12,388,532	
2043	\$ 11,361,997			\$ 1,967,250	\$ 13,329,247	\$	\$ 568,100			\$ 25,000	\$ 593,100	\$ 12,736,147	
2044	\$ 11,681,946			\$ 2,017,865	\$ 13,699,811	\$	\$ 584,097			\$ 25,000	\$ 609,097	\$ 13,090,714	
2045	\$ 12,008,294			\$ 2,069,492	\$ 14,077,787	\$	\$ 600,415			\$ 25,000	\$ 625,415	\$ 13,452,372	
2046	\$ 12,341,170			\$ 2,122,152	\$ 14,463,322	\$	\$ 617,058			\$ 25,000	\$ 642,058	\$ 13,821,263	
2047	\$ 12,680,703			\$ 2,175,865	\$ 14,856,568	\$	\$ 634,035			\$ 25,000	\$ 659,035	\$ 14,197,532	
2048	\$ 13,027,026			\$ 2,230,652	\$ 15,257,678	\$	\$ 651,351			\$ 25,000	\$ 676,351	\$ 14,581,327	
2049	\$ 13,380,276			\$ 2,286,535	\$ 15,666,811	\$	\$ 669,014			\$ 25,000	\$ 694,014	\$ 14,972,797	
2050	\$ 13,740,592			\$ 2,343,535	\$ 16,084,127	\$	\$ 687,030			\$ 25,000	\$ 712,030	\$ 15,372,097	
	\$ 291,545,581	\$ 89,980,182	\$ 13,224,188	\$ 51,555,813	\$ 446,305,764	\$	\$ 14,577,279	\$ 29,993,394	\$ 275,000	\$ 275,000	\$ 800,000	\$ 45,920,673	\$ 400,385,091

**Exhibit 3A**

**Revenue Schedule – Original Area City of Houston**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2019	\$ 533,228,330	\$ 1,487,389,758	\$ 954,161,428	2019	2020	0.56792	\$ 5,310,496	\$ 265,525	\$ 5,044,971	\$ 5,044,971
2020	\$ 533,228,330	\$ 1,517,137,553	\$ 983,909,223	2020	2021	0.56792	\$ 5,476,061	\$ 273,803	\$ 5,202,258	\$ 10,247,229
2021	\$ 533,228,330	\$ 1,547,480,304	\$ 1,014,251,974	2021	2022	0.56792	\$ 5,644,937	\$ 282,247	\$ 5,362,690	\$ 15,609,919
2022	\$ 533,228,330	\$ 1,578,429,910	\$ 1,045,201,580	2022	2023	0.56792	\$ 5,817,191	\$ 290,860	\$ 5,526,331	\$ 21,136,250
2023	\$ 533,228,330	\$ 1,609,998,509	\$ 1,076,770,179	2023	2024	0.56792	\$ 5,992,889	\$ 299,644	\$ 5,693,245	\$ 26,829,495
2024	\$ 533,228,330	\$ 1,642,198,479	\$ 1,108,970,149	2024	2025	0.56792	\$ 6,172,102	\$ 308,605	\$ 5,863,497	\$ 32,692,992
2025	\$ 533,228,330	\$ 1,675,042,448	\$ 1,141,814,118	2025	2026	0.56792	\$ 6,354,899	\$ 317,745	\$ 6,037,154	\$ 38,730,146
2026	\$ 533,228,330	\$ 1,708,543,297	\$ 1,175,314,967	2026	2027	0.56792	\$ 6,541,352	\$ 327,068	\$ 6,214,284	\$ 44,944,430
2027	\$ 533,228,330	\$ 1,742,714,163	\$ 1,209,485,833	2027	2028	0.56792	\$ 6,731,534	\$ 336,577	\$ 6,394,957	\$ 51,339,387
2028	\$ 533,228,330	\$ 1,777,568,446	\$ 1,244,340,116	2028	2029	0.56792	\$ 6,925,519	\$ 346,276	\$ 6,579,243	\$ 57,918,631
2029	\$ 533,228,330	\$ 1,813,119,815	\$ 1,279,891,485	2029	2030	0.56792	\$ 7,123,385	\$ 356,169	\$ 6,767,215	\$ 64,685,846
2030	\$ 533,228,330	\$ 1,849,382,212	\$ 1,316,153,882	2030	2031	0.56792	\$ 7,325,207	\$ 366,260	\$ 6,958,947	\$ 71,644,793
2031	\$ 533,228,330	\$ 1,886,369,856	\$ 1,353,141,526	2031	2032	0.56792	\$ 7,531,066	\$ 376,553	\$ 7,154,513	\$ 78,799,306
2032	\$ 533,228,330	\$ 1,924,097,253	\$ 1,390,868,923	2032	2033	0.56792	\$ 7,741,042	\$ 387,052	\$ 7,353,990	\$ 86,153,296
2033	\$ 533,228,330	\$ 1,962,579,198	\$ 1,429,350,868	2033	2034	0.56792	\$ 7,955,218	\$ 397,761	\$ 7,557,457	\$ 93,710,753
2034	\$ 533,228,330	\$ 2,001,830,782	\$ 1,468,602,452	2034	2035	0.56792	\$ 8,173,677	\$ 408,684	\$ 7,764,993	\$ 101,475,746
2035	\$ 533,228,330	\$ 2,041,867,398	\$ 1,508,639,068	2035	2036	0.56792	\$ 8,396,506	\$ 419,825	\$ 7,976,680	\$ 109,452,427
2036	\$ 533,228,330	\$ 2,082,704,746	\$ 1,549,476,416	2036	2037	0.56792	\$ 8,623,791	\$ 431,190	\$ 8,192,601	\$ 117,645,028
2037	\$ 533,228,330	\$ 2,124,358,841	\$ 1,591,130,511	2037	2038	0.56792	\$ 8,855,621	\$ 442,781	\$ 8,412,840	\$ 126,057,868
2038	\$ 533,228,330	\$ 2,166,846,017	\$ 1,633,617,687	2038	2039	0.56792	\$ 9,092,089	\$ 454,604	\$ 8,637,484	\$ 134,695,353
2039	\$ 533,228,330	\$ 2,210,182,938	\$ 1,676,954,608	2039	2040	0.56792	\$ 9,333,285	\$ 466,664	\$ 8,866,621	\$ 143,561,974
2040	\$ 533,228,330	\$ 2,254,386,596	\$ 1,721,158,266	2040	2041	0.56792	\$ 9,579,306	\$ 478,965	\$ 9,100,341	\$ 152,662,315
2041	\$ 533,228,330	\$ 2,299,474,328	\$ 1,766,245,998	2041	2042	0.56792	\$ 9,830,247	\$ 491,512	\$ 9,338,735	\$ 162,001,049
2042	\$ 533,228,330	\$ 2,345,463,815	\$ 1,812,235,485	2042	2043	0.56792	\$ 10,086,207	\$ 504,310	\$ 9,581,896	\$ 171,582,946
2043	\$ 533,228,330	\$ 2,392,373,091	\$ 1,859,144,761	2043	2044	0.56792	\$ 10,347,286	\$ 517,364	\$ 9,829,922	\$ 181,412,867
2044	\$ 533,228,330	\$ 2,440,220,553	\$ 1,906,992,223	2044	2045	0.56792	\$ 10,613,586	\$ 530,679	\$ 10,082,907	\$ 191,495,774
2045	\$ 533,228,330	\$ 2,489,024,964	\$ 1,955,796,634	2045	2046	0.56792	\$ 10,885,213	\$ 544,261	\$ 10,340,952	\$ 201,836,727
2046	\$ 533,228,330	\$ 2,538,805,463	\$ 2,005,577,133	2046	2047	0.56792	\$ 11,162,272	\$ 558,114	\$ 10,604,159	\$ 212,440,885
2047	\$ 533,228,330	\$ 2,589,581,573	\$ 2,056,353,243	2047	2048	0.56792	\$ 11,444,873	\$ 572,244	\$ 10,872,629	\$ 223,313,514
2048	\$ 533,228,330	\$ 2,641,373,204	\$ 2,108,144,874	2048	2049	0.56792	\$ 11,733,125	\$ 586,656	\$ 11,146,469	\$ 234,459,983
2049	\$ 533,228,330	\$ 2,694,200,668	\$ 2,160,972,338	2049	2050	0.56792	\$ 12,027,142	\$ 601,357	\$ 11,425,785	\$ 245,885,768
2050	\$ 533,228,330	\$ 2,748,084,682	\$ 2,214,856,352	2050	2051	0.56792	\$ 12,327,040	\$ 616,352	\$ 11,710,688	\$ 257,596,456
							<b>\$ 271,154,164</b>	<b>\$ 13,557,708</b>	<b>\$ 257,596,456</b>	

**Notes/Assumptions:**

Assumes 2% annual growth

Assumes 98% collection rate

**Exhibit 3B**

**Revenue Schedule – 2019 Annexation City of Houston**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (2019)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2019	\$299,649,258	\$ 299,649,258	\$ -	2019	2020	0.56792	\$ -	\$ -	\$ -	\$ -
2020	\$ 299,649,258	\$ 305,642,243	\$ 5,992,985	2020	2021	0.56792	\$ 33,355	\$ 1,668	\$ 31,687	\$ 31,687
2021	\$ 299,649,258	\$ 311,755,088	\$ 12,105,830	2021	2022	0.56792	\$ 67,376	\$ 3,369	\$ 64,008	\$ 95,695
2022	\$ 299,649,258	\$ 317,990,190	\$ 18,340,932	2022	2023	0.56792	\$ 102,079	\$ 5,104	\$ 96,975	\$ 192,669
2023	\$ 299,649,258	\$ 324,349,994	\$ 24,700,736	2023	2024	0.56792	\$ 137,475	\$ 6,874	\$ 130,601	\$ 323,270
2024	\$ 299,649,258	\$ 330,836,993	\$ 31,187,735	2024	2025	0.56792	\$ 173,579	\$ 8,679	\$ 164,900	\$ 488,170
2025	\$ 299,649,258	\$ 337,453,733	\$ 37,804,475	2025	2026	0.56792	\$ 210,405	\$ 10,520	\$ 199,885	\$ 688,055
2026	\$ 299,649,258	\$ 344,202,808	\$ 44,553,550	2026	2027	0.56792	\$ 247,968	\$ 12,398	\$ 235,570	\$ 923,625
2027	\$ 299,649,258	\$ 351,086,864	\$ 51,437,606	2027	2028	0.56792	\$ 286,282	\$ 14,314	\$ 271,968	\$ 1,195,593
2028	\$ 299,649,258	\$ 358,108,601	\$ 58,459,343	2028	2029	0.56792	\$ 325,362	\$ 16,268	\$ 309,094	\$ 1,504,687
2029	\$ 299,649,258	\$ 365,270,773	\$ 65,621,515	2029	2030	0.56792	\$ 365,224	\$ 18,261	\$ 346,963	\$ 1,851,650
2030	\$ 299,649,258	\$ 372,576,189	\$ 72,926,931	2030	2031	0.56792	\$ 405,883	\$ 20,294	\$ 385,589	\$ 2,237,239
2031	\$ 299,649,258	\$ 380,027,713	\$ 80,378,455	2031	2032	0.56792	\$ 447,356	\$ 22,368	\$ 424,988	\$ 2,662,227
2032	\$ 299,649,258	\$ 387,628,267	\$ 87,979,009	2032	2033	0.56792	\$ 489,657	\$ 24,483	\$ 465,175	\$ 3,127,401
2033	\$ 299,649,258	\$ 395,380,832	\$ 95,731,574	2033	2034	0.56792	\$ 532,805	\$ 26,640	\$ 506,165	\$ 3,633,566
2034	\$ 299,649,258	\$ 403,288,449	\$ 103,639,191	2034	2035	0.56792	\$ 576,816	\$ 28,841	\$ 547,975	\$ 4,181,541
2035	\$ 299,649,258	\$ 411,354,218	\$ 111,704,960	2035	2036	0.56792	\$ 621,707	\$ 31,085	\$ 590,622	\$ 4,772,163
2036	\$ 299,649,258	\$ 419,581,302	\$ 119,932,044	2036	2037	0.56792	\$ 667,496	\$ 33,375	\$ 634,121	\$ 5,406,284
2037	\$ 299,649,258	\$ 427,972,928	\$ 128,323,670	2037	2038	0.56792	\$ 714,200	\$ 35,710	\$ 678,490	\$ 6,084,774
2038	\$ 299,649,258	\$ 436,532,387	\$ 136,883,129	2038	2039	0.56792	\$ 761,839	\$ 38,092	\$ 723,747	\$ 6,808,521
2039	\$ 299,649,258	\$ 445,263,035	\$ 145,613,777	2039	2040	0.56792	\$ 810,430	\$ 40,522	\$ 769,909	\$ 7,578,430
2040	\$ 299,649,258	\$ 454,168,295	\$ 154,519,037	2040	2041	0.56792	\$ 859,994	\$ 43,000	\$ 816,994	\$ 8,395,424
2041	\$ 299,649,258	\$ 463,251,661	\$ 163,602,403	2041	2042	0.56792	\$ 910,548	\$ 45,527	\$ 865,021	\$ 9,260,444
2042	\$ 299,649,258	\$ 472,516,694	\$ 172,867,436	2042	2043	0.56792	\$ 962,114	\$ 48,106	\$ 914,008	\$ 10,174,453
2043	\$ 299,649,258	\$ 481,967,028	\$ 182,317,770	2043	2044	0.56792	\$ 1,014,711	\$ 50,736	\$ 963,975	\$ 11,138,428
2044	\$ 299,649,258	\$ 491,606,369	\$ 191,957,111	2044	2045	0.56792	\$ 1,068,360	\$ 53,418	\$ 1,014,942	\$ 12,153,369
2045	\$ 299,649,258	\$ 501,438,496	\$ 201,789,238	2045	2046	0.56792	\$ 1,123,081	\$ 56,154	\$ 1,066,927	\$ 13,220,297
2046	\$ 299,649,258	\$ 511,467,266	\$ 211,818,008	2046	2047	0.56792	\$ 1,178,898	\$ 58,945	\$ 1,119,953	\$ 14,340,249
2047	\$ 299,649,258	\$ 521,696,612	\$ 222,047,354	2047	2048	0.56792	\$ 1,235,830	\$ 61,792	\$ 1,174,039	\$ 15,514,288
2048	\$ 299,649,258	\$ 532,130,544	\$ 232,481,286	2048	2049	0.56792	\$ 1,293,902	\$ 64,695	\$ 1,229,206	\$ 16,743,495
2049	\$ 299,649,258	\$ 542,773,155	\$ 243,123,897	2049	2050	0.56792	\$ 1,353,134	\$ 67,657	\$ 1,285,478	\$ 18,028,972
2050	\$ 299,649,258	\$ 553,628,618	\$ 253,979,360	2050	2051	0.56792	\$ 1,413,552	\$ 70,678	\$ 1,342,874	\$ 19,371,846
							<b>\$ 20,391,417</b>	<b>\$ 1,019,571</b>	<b>\$ 19,371,846</b>	

**Notes/Assumptions:**  
 Assumes 2% annual growth  
 Assumes 98% collection rate

**Exhibit 4**  
**Revenue Schedule – Spring ISD (Original Area)**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Rate	Increment Revenue	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2019	\$ 64,749,430	\$ 187,474,311	\$ 122,724,881	0.86	\$ 1,034,325	\$ 25,000	\$ 1,009,325	\$ 1,009,325
2020	\$ 64,749,430	\$ 191,223,797	\$ 126,474,367	0.86	\$ 1,065,926	\$ 25,000	\$ 1,040,926	\$ 2,050,251
2021	\$ 64,749,430	\$ 195,048,273	\$ 130,298,843	0.86	\$ 1,098,159	\$ 25,000	\$ 1,073,159	\$ 3,123,410
2022	\$ 64,749,430	\$ 198,949,239	\$ 134,199,809	0.86	\$ 1,131,036	\$ 25,000	\$ 1,106,036	\$ 4,229,446
2023	\$ 64,749,430	\$ 202,928,223	\$ 138,178,793	0.86	\$ 1,164,571	\$ 25,000	\$ 1,139,571	\$ 5,369,017
2024	\$ 64,749,430	\$ 206,986,788	\$ 142,237,358	0.86	\$ 1,198,776	\$ 25,000	\$ 1,173,776	\$ 6,542,793
2025	\$ 64,749,430	\$ 211,126,524	\$ 146,377,094	0.86	\$ 1,233,666	\$ 25,000	\$ 1,208,666	\$ 7,751,459
2026	\$ 64,749,430	\$ 215,349,054	\$ 150,599,624	0.86	\$ 1,269,254	\$ 25,000	\$ 1,244,254	\$ 8,995,713
2027	\$ 64,749,430	\$ 219,656,035	\$ 154,906,605	0.86	\$ 1,305,553	\$ 25,000	\$ 1,280,553	\$ 10,276,266
2028	\$ 64,749,430	\$ 224,049,156	\$ 159,299,726	0.86	\$ 1,342,578	\$ 25,000	\$ 1,317,578	\$ 11,593,844
2029	\$ 64,749,430	\$ 228,530,139	\$ 163,780,709	0.86	\$ 1,380,344	\$ 25,000	\$ 1,355,344	\$ 12,949,188
2030								
2031								
2032								
2033								
2034								
2035								
2036								
2037								
2038								
2039								
2040								
2041								
2042								
2043								
2044								
2045								
2046								
2047								
2048								
2049								
2050								
					<b>\$ 13,224,188</b>	<b>\$ 275,000</b>	<b>\$ 12,949,188</b>	

**Notes/Assumptions:**  
Assumes 2% annual growth  
Assumes 98% collection rate

**Exhibit 5**  
**Revenue Schedule -- Aldine ISD (Original Area)**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (1998)	Projected Taxable Valuation	Captured Appraised Value (increment)
2019	\$ 467,950,800	\$ 1,300,367,119	\$ 832,416,319
2020	\$ 467,950,800	\$ 1,326,374,461	\$ 858,423,661
2021	\$ 467,950,800	\$ 1,352,901,951	\$ 884,951,151
2022	\$ 467,950,800	\$ 1,379,959,990	\$ 912,009,190
2023	\$ 467,950,800	\$ 1,407,559,189	\$ 939,608,389
2024	\$ 467,950,800	\$ 1,435,710,373	\$ 967,759,573
2025	\$ 467,950,800	\$ 1,464,424,581	\$ 996,473,781
2026	\$ 467,950,800	\$ 1,493,713,072	\$ 1,025,762,272
2027	\$ 467,950,800	\$ 1,523,587,334	\$ 1,055,636,534
2028	\$ 467,950,800	\$ 1,554,059,080	\$ 1,086,108,280
2029	\$ 467,950,800	\$ 1,585,140,262	\$ 1,117,189,462
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			

Tax Year	Coll Year	Tax Rate	Increment Revenue	Aldine ISD Set Aside	Admin Fee (5%)	Net Revenues to Zone	Cumulative Revenues to Zone
2019	2020	0.86	\$ 7,015,605	\$ 2,338,535	\$ 25,000	\$ 4,652,070	\$ 4,652,070
2020	2021	0.86	\$ 7,234,795	\$ 2,411,598	\$ 25,000	\$ 4,798,196	\$ 9,450,266
2021	2022	0.86	\$ 7,458,368	\$ 2,486,123	\$ 25,000	\$ 4,947,246	\$ 14,397,512
2022	2023	0.86	\$ 7,686,413	\$ 2,562,138	\$ 25,000	\$ 5,099,276	\$ 19,496,787
2023	2024	0.86	\$ 7,919,020	\$ 2,639,673	\$ 25,000	\$ 5,254,346	\$ 24,751,134
2024	2025	0.86	\$ 8,156,278	\$ 2,718,759	\$ 25,000	\$ 5,412,518	\$ 30,163,652
2025	2026	0.86	\$ 8,398,281	\$ 2,799,427	\$ 25,000	\$ 5,573,854	\$ 35,737,506
2026	2027	0.86	\$ 8,645,124	\$ 2,881,708	\$ 25,000	\$ 5,738,416	\$ 41,475,922
2027	2028	0.86	\$ 8,896,905	\$ 2,965,635	\$ 25,000	\$ 5,906,270	\$ 47,382,192
2028	2029	0.86	\$ 9,153,721	\$ 3,051,240	\$ 25,000	\$ 6,077,480	\$ 53,459,673
2029	2030	0.86	\$ 9,415,673	\$ 3,138,558	\$ 25,000	\$ 6,252,115	\$ 59,711,788
2030	2031						
2031	2032						
2032	2033						
2033	2034						
2034	2035						
2035	2036						
2036	2037						
2037	2038						
2038	2039						
2039	2040						
2040	2041						
2041	2042						
2042	2043						
2043	2044						
2044	2045						
2045	2046						
2046	2047						
2047	2048						
2048	2049						
2049	2050						
2050	2051						

**\$ 89,980,182 \$ 29,993,394 \$ 275,000 \$ 59,711,788**

**Notes/Assumptions:**

Assumes 2% annual growth

Assumes 98% collection rate



**Exhibit 6**  
**Revenue Schedule – Lone Star College (Original Area)**

**Projected Assessed Valuation**

**Projected Revenue**

Tax Year	Base Year Valuation (1999)	Projected Taxable Valuation	Captured Appraised Value (Increment)	Tax Year	Coll Year	Tax Rate	Increment Revenue	Admin Fee	Net Revenues to Zone	Cumulative Net Revenues to Zone
2019	\$ 533,387,040	\$ 1,489,357,178	\$ 955,970,138	2019	2020	0.1078	\$ 1,009,925	\$ 25,000	\$ 984,925	\$ 984,925
2020	\$ 533,387,040	\$ 1,519,144,322	\$ 985,757,282	2020	2021	0.1078	\$ 1,041,393	\$ 25,000	\$ 1,016,393	\$ 2,001,319
2021	\$ 533,387,040	\$ 1,549,527,208	\$ 1,016,140,168	2021	2022	0.1078	\$ 1,073,491	\$ 25,000	\$ 1,048,491	\$ 3,049,810
2022	\$ 533,387,040	\$ 1,580,517,752	\$ 1,047,130,712	2022	2023	0.1078	\$ 1,106,231	\$ 25,000	\$ 1,081,231	\$ 4,131,040
2023	\$ 533,387,040	\$ 1,612,128,107	\$ 1,078,741,067	2023	2024	0.1078	\$ 1,139,625	\$ 25,000	\$ 1,114,625	\$ 5,245,666
2024	\$ 533,387,040	\$ 1,644,370,669	\$ 1,110,983,629	2024	2025	0.1078	\$ 1,173,688	\$ 25,000	\$ 1,148,688	\$ 6,394,353
2025	\$ 533,387,040	\$ 1,677,258,083	\$ 1,143,871,043	2025	2026	0.1078	\$ 1,208,431	\$ 25,000	\$ 1,183,431	\$ 7,577,784
2026	\$ 533,387,040	\$ 1,710,803,244	\$ 1,177,416,204	2026	2027	0.1078	\$ 1,243,870	\$ 25,000	\$ 1,218,870	\$ 8,796,654
2027	\$ 533,387,040	\$ 1,745,019,309	\$ 1,211,632,269	2027	2028	0.1078	\$ 1,280,017	\$ 25,000	\$ 1,255,017	\$ 10,051,671
2028	\$ 533,387,040	\$ 1,779,919,695	\$ 1,246,532,655	2028	2029	0.1078	\$ 1,316,887	\$ 25,000	\$ 1,291,887	\$ 11,343,558
2029	\$ 533,387,040	\$ 1,815,518,089	\$ 1,282,131,049	2029	2030	0.1078	\$ 1,354,495	\$ 25,000	\$ 1,329,495	\$ 12,673,052
2030	\$ 533,387,040	\$ 1,851,828,451	\$ 1,318,441,411	2030	2031	0.1078	\$ 1,392,854	\$ 25,000	\$ 1,367,854	\$ 14,040,906
2031	\$ 533,387,040	\$ 1,888,865,020	\$ 1,355,477,980	2031	2032	0.1078	\$ 1,431,981	\$ 25,000	\$ 1,406,981	\$ 15,447,888
2032	\$ 533,387,040	\$ 1,926,642,321	\$ 1,393,255,281	2032	2033	0.1078	\$ 1,471,891	\$ 25,000	\$ 1,446,891	\$ 16,894,778
2033	\$ 533,387,040	\$ 1,965,175,167	\$ 1,431,788,127	2033	2034	0.1078	\$ 1,512,598	\$ 25,000	\$ 1,487,598	\$ 18,382,376
2034	\$ 533,387,040	\$ 2,004,478,670	\$ 1,471,091,630	2034	2035	0.1078	\$ 1,554,120	\$ 25,000	\$ 1,529,120	\$ 19,911,496
2035	\$ 533,387,040	\$ 2,044,568,244	\$ 1,511,181,204	2035	2036	0.1078	\$ 1,596,472	\$ 25,000	\$ 1,571,472	\$ 21,482,969
2036	\$ 533,387,040	\$ 2,085,459,609	\$ 1,552,072,569	2036	2037	0.1078	\$ 1,639,672	\$ 25,000	\$ 1,614,672	\$ 23,097,640
2037	\$ 533,387,040	\$ 2,127,168,801	\$ 1,593,781,761	2037	2038	0.1078	\$ 1,683,735	\$ 25,000	\$ 1,658,735	\$ 24,756,375
2038	\$ 533,387,040	\$ 2,169,712,177	\$ 1,636,325,137	2038	2039	0.1078	\$ 1,728,679	\$ 25,000	\$ 1,703,679	\$ 26,460,054
2039	\$ 533,387,040	\$ 2,213,106,420	\$ 1,679,719,380	2039	2040	0.1078	\$ 1,774,523	\$ 25,000	\$ 1,749,523	\$ 28,209,577
2040	\$ 533,387,040	\$ 2,257,368,549	\$ 1,723,981,509	2040	2041	0.1078	\$ 1,821,283	\$ 25,000	\$ 1,796,283	\$ 30,005,860
2041	\$ 533,387,040	\$ 2,302,515,920	\$ 1,769,128,880	2041	2042	0.1078	\$ 1,868,979	\$ 25,000	\$ 1,843,979	\$ 31,849,839
2042	\$ 533,387,040	\$ 2,348,566,238	\$ 1,815,179,198	2042	2043	0.1078	\$ 1,917,628	\$ 25,000	\$ 1,892,628	\$ 33,742,467
2043	\$ 533,387,040	\$ 2,395,537,563	\$ 1,862,150,523	2043	2044	0.1078	\$ 1,967,250	\$ 25,000	\$ 1,942,250	\$ 35,684,717
2044	\$ 533,387,040	\$ 2,443,448,314	\$ 1,910,061,274	2044	2045	0.1078	\$ 2,017,865	\$ 25,000	\$ 1,992,865	\$ 37,677,582
2045	\$ 533,387,040	\$ 2,492,317,280	\$ 1,958,930,240	2045	2046	0.1078	\$ 2,069,492	\$ 25,000	\$ 2,044,492	\$ 39,722,074
2046	\$ 533,387,040	\$ 2,542,163,626	\$ 2,008,776,586	2046	2047	0.1078	\$ 2,122,152	\$ 25,000	\$ 2,097,152	\$ 41,819,226
2047	\$ 533,387,040	\$ 2,593,006,899	\$ 2,059,619,859	2047	2048	0.1078	\$ 2,175,865	\$ 25,000	\$ 2,150,865	\$ 43,970,091
2048	\$ 533,387,040	\$ 2,644,867,037	\$ 2,111,479,997	2048	2049	0.1078	\$ 2,230,652	\$ 25,000	\$ 2,205,652	\$ 46,175,743
2049	\$ 533,387,040	\$ 2,697,764,377	\$ 2,164,377,337	2049	2050	0.1078	\$ 2,286,535	\$ 25,000	\$ 2,261,535	\$ 48,437,278
2050	\$ 533,387,040	\$ 2,751,719,665	\$ 2,218,332,625	2050	2051	0.1078	\$ 2,343,535	\$ 25,000	\$ 2,318,535	\$ 50,755,813
							<b>\$ 51,555,813</b>	<b>\$ 800,000</b>	<b>\$ 50,755,813</b>	

**Notes/Assumptions:**

Assumes 2% annual growth  
 Assumes 0.8% collection rate

**Exhibit 7**  
Boundary Description (Part E Plan)

**LEGAL DESCRIPTION OF PROPOSED ANNEXATION INTO  
REINVESTMENT ZONE NUMBER ELEVEN (GREENSPOINT)**

**Tract 1 of 5 being a +/- 51.07 acre tract** of land situated north of intersection of N Sam Houston Tollway E and Imperial Valley Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way of N Sam Houston Tollway E westbound access road and east right-of-way of Imperial Valley Dr; THENCE, west by north along north right-of-way of N Sam Houston Tollway E westbound access road to east right-of-way of Ronan Rd; THENCE north by east along east right-of-way of Ronan Rd to northwest corner of 3.785 acre GREENBRIAR PLACE RES A; THENCE, east by south along north boundary of said 3.785 acre tract and projecting a line to east right-of-way of Imperial Valley Dr; THENCE, north along east right-of-way of Imperial Valley, across Benmar Dr to northwest corner of 5.968 acre GREENBRIAR NORTH SEC 7 RES A 2, THENCE, east along north boundary of 5.968 acre tract to northeast corner of said tract; THENCE, south along east boundary of 5.968 acre tract to southeast corner of said tract, same being north right-of-way of Benmar Dr; THENCE, east along north right-of-way of Benmar Dr to a point north of northeast corner of 5.1553 acre GREENBRIAR PLAZA RES D BLK 2; THENCE, south across Benmar Dr and along east boundary of said 5.1553 acre tract, and continuing along east boundary of GREENBRIAR PLAZA RES E1 BLK 2 and RES E BLK 2 to southeast corner of RES E BLK 2, THENCE, west and west by north along south boundary of said RES E BLK 2, and GREENBRIAR PLAZA RES A BLK 2 to west corner of said RES A BLK 2, and east right-of-way Imperial Valley Dr, same being point of beginning of +/- 51.07 acre tract 1 of 5.

**Tract 2 of 5 being a +/- 114 acre tract** of land situated due east of Greenspoint Mall in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of north right-of-way of N Sam Houston Tollway E westbound access road and west right-of-way of Greenspoint Dr; THENCE, generally north along west right-of-way of Greenspoint Dr to south right-of-way of Greens Rd; THENCE, east along south right-of-way of Greens Rd to west right-of-way of Northchase Dr; THENCE, south along west right-of-way of Northchase Dr to a point west of northeast corner of 2.8767 acre GREENSPOINT SEC 1 RES E1 E5A-1 E10-A & E11-A BLK 3; THENCE, east across across Northchase Dr to northwest corner of 1.203 acre GREENSPOINT SEC 1 RES F2 BLK 2; THENCE, east along north boundary of said 1.203 acre tract, continuing along 3.732 acre GREENSPOINT SEC 1 RES F1 BLK 2, and 6.4718 acre GREENSPOINT SEC 1 RES F3 BLK 2 to northeast corner of said 6.4718 acre tract; THENCE south along east boundary of said 6.4718 acre tract to southeast corner of said 6.4718 acre tract, same being north right-of-way Benmar Dr; THENCE, west southwest along north right-of-way of Benmar Dr to east right-of-way of Northchase Dr; THENCE, southeast by south along east right-of-way of Northchase Dr to northwest corner of 3.1248 acre GREENSPOINT SEC 1 RES H2 BLK 5; THENCE, generally east along north boundary of said 3.2148 acre tract to northeast corner of said 3.2148 acre tract; THENCE, south along east boundary of said 3.2148 acre tract, and 4.44 acre GREENSPOINT SEC 1 RES H1 BLK 5 to southeast corner of said 4.44 acre tract, same being north right-of-way of N Sam Houston Tollway E westbound access road; THENCE west along north right-of-way of N Sam Houston Tollway E westbound access road to west right-of-way of Greenspoint Dr, same being point of beginning of +/- 114 acre tract 2 of 5.

**Tract 3 of 5 being a +/- 11.77 acre tract** of land situated northeast of intersection of Northborough Dr and Glenborough Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at intersection of south right-of-way of Glenborough Dr and east right-of-way line of Northborough Dr; THENCE, north along east right-of-way of Northborough Dr and west boundary of 3.5251 acre NORTHBOROUGH

SEC 1 RES B1 to northwest corner of said 3.5251 acre tract; THENCE, east along north boundary of said 3.5251 acre tract and 3.3523 acre NORTHBOROUGH SEC 1 RES B2 to southwest corner of 3.908 acre NORTHBOROUGH SEC 1 RES B4-A; THENCE, north along west boundary of said 3.908 acre tract to northwest corner of said 3.908 acre tract; THENCE, east along north boundary of said 3.908 acre tract to northeast corner of said tract; THENCE south along east boundary of said 3.908 acre tract to southeast corner of said tract; THENCE west along south boundary of said 3.908 acre tract to northeast corner of 3.3523 acre NORTHBOROUGH SEC 1 RES B2; THENCE south along east boundary of said 3.3523 acre tract to intersection with south right-of-way of Glenborough Dr; THENCE west along south right-of-way of Glenborough St to intersection with east right-of-way of Northborough Dr, same being point of beginning of +/- 11.77 acre tract 3 of 5.

**Tract 4 of 5 being a +/- 89.7 acre tract** situated south of intersection of N Sam Houston Tollway E and Imperial Valley Dr in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at east right-of-way line of Imperial Valley Dr and south right-of-way of N Sam Houston Tollway E eastbound access road; THENCE, east along south right-of-way of N Sam Houston Tollway E eastbound access road to northeast corner of 2.6549 acre GREENBRIAR NORTH SEC 5 RES B2-1; THENCE, south along east boundary of said 2.6549 acre tract to southeast corner of said 2.6549 acre tract; THENCE, west along south right-of-way 2.6549 acre tract and GREENBRIAR NORTH SEC 5 RES B1, RES B3 and RES B4, and ABST 699 W SEVEY TR 9, GREENBRIAR NORTH SEC 1 RES H4 and RES H tracts to southwest corner of RES H, same being east right-of-way Spence Rd; THENCE, southwest across Spence Rd to southeast corner of 4.6878 acre GREENBRIAR NORTH SEC 1 RES G3; THENCE, west along said 4.6878 acre tract and 6.965 acre GREENBRIAR NORTH SEC 1 RES G1 & G2 to southwest corner of said 6.965 acre tract; THENCE, west by north across Imperial Valley Dr to southeast corner of 8.321 acre GREENBRIAR NORTH SEC 1 RES F2, same being west right-of-way of Imperial Valley Dr; THENCE, west, north and west along south boundary of said 8.321 acre tract to east boundary of 2.656 acre NORTHPOINT SEC 1 R/P RES F BLK 4; THENCE, south along east boundary of said 2.656 acre tract to southeast corner of said 2.656 acre tract; THENCE, west along south boundary of said 2.656 acre tract to southwest corner of said tract and projecting a line to centerline of Northchase Dr; THENCE, generally north along centerline of Northchase Dr to south right-of-way line of N Sam Houston Tollway E eastbound access road; THENCE, generally east along south right-of-way of N Sam Houston Tollway E eastbound access road to east right-of-way of Imperial Valley Dr, same being point of beginning of +/- 89.7 acre tract 4 of 5.

**Tract 5 of 5 being a 1.584 acre tract** located at 307 N Sam Houston Tollway E between Northchase Dr and Ronan Road in the City of Houston, Harris County, Texas and being more particularly described as follows: BEGINNING at north right-of-way of N Sam Houston Tollway E westbound access road and southwest corner of 1.584 acre tract GREENBRIAR NORTH SEC 1 RES D2, THENCE, north along west boundary of said 1.584 acre tract to northwest corner of said tract, same being boundary of TIRZ No. 11 Greenspoint; THENCE, east north boundary of said 1.584 acre tract to northeast corner of said tract, same being boundary of TIRZ No. 11 Greenspoint; THENCE, south along east boundary of said 1.584 acre tract to southeast corner of said tract, same being north right-of-way of N Sam Houston Tollway E westbound access road; THENCE west by north along north right-of-way of N Sam Houston Tollway E westbound access road to southwest corner of said 1.584 acre tract, same being point of beginning of +/- 1.584 acre tract 5 of 5.