

City of Houston, Texas, Ordinance No. 2020 - 1066

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

* * * * *

WHEREAS, the City of Houston, Texas ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Twelve, City of Houston, Texas ("Zone"), by Ordinance No. 1998-1112, passed and adopted by City Council on December 8, 1998; and

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

WHEREAS, the City desires to enlarge the boundaries of the Zone by adding into the Zone approximately 593 acres of land ("Annexation Area") described in Exhibit "A" and depicted in Exhibit "B," attached to this Ordinance; and

WHEREAS, the City Council finds that the Annexation Area is located wholly within the corporate limits of the City; and

WHEREAS, the City Council finds that the Annexation Area meets the requirements of Section 311.005(a)(1)(b) and Section 311.005(a)(2) of the Code because the Annexation Area (i) substantially impairs and arrests the sound growth of the City because of the predominance of defective or inadequate sidewalk or street layout; and (ii) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; and

WHEREAS, less than thirty percent (30%) of the property within the Annexation Area, 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 within the enlarged Zone and in any other existing reinvestment zones does not exceed twenty-five percent (25%) of the total appraised value of taxable real property within 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 proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property within the Zone and will be of general benefit to the City; **NOW, THEREFORE**,

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

Section 1. That the findings 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 for all purposes.

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

Section 3. That the Zone shall be enlarged as of the effective date of this Ordinance.

Section 4. That the tax increment base for the enlarged Zone shall include the tax increment base established by Ordinance No. 1998-1112, and beginning January 1, 2021, 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. 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 be 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. 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.

PASSED AND ADOPTED this 9th day of December, 2020.

APPROVED this _____ day of _____, 2020.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is DEC 14 2020.

Pat J. Hanuel
 City Secretary

Prepared by Legal Department *Nancy Balle*
 MFB/ems December 1, 2020 Senior Assistant City Attorney
 Requested by Andrew F. Icken
 Chief Development Officer, Office of the Mayor
 L.D. File No. 0421300072007

AYE	NO	
✓		MAYOR TURNER
....	COUNCIL MEMBERS
✓		PECK
		ABSENT-ON PERSONAL BUSINESS DAVIS
✓		KAMIN
✓		EVANS-SHABAZZ
✓		MARTIN
✓		THOMAS
✓		TRAVIS
✓		CISNEROS
✓		GALLEGOS
✓		POLLARD
✓		MARTHA CASTEX-TATUM
✓		KNOX
✓		ROBINSON
✓		KUBOSH
✓		PLUMMER
✓		ALCORN
CAPTION	ADOPTED	

CAPTION PUBLISHED IN DAILY COURT
 REVIEW
 DATE: **DEC 14 2020**

EXHIBIT "A"

**LEGAL DESCRIPTION OF ANNEXATION AREA
REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS
(CITY PARK ZONE)**

(see legal description immediately following this page)

1 This description is comprised of the following tract of land (Tract 1) to be annexed into
2 Reinvestment Zone Number Twelve, City of Houston, Texas (City Park Zone), save and except five
3 separate tracts of land (Tracts 2 through 6) that are excluded from the annexation (each tract as
4 further described herein), being situated in Harris County, Texas, and being more particularly
5 described as follows:
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7 **TRACT 1**

8
9 BEGINNING, at the southeast corner of a Lot described as Tract 118C & 119B, Eureka Acres, same
10 being the intersection of the western right-of-way line of Mangum Road and the northern right-
11 of-way line of West 18th Street, and proceeding in a westerly direction to the southwest corner of
12 a Lot described as Reserve A, Block 1, HISD Delmar Stadium Complex;
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14 THENCE, proceeding in an easterly direction along the southern boundary of said Reserve A, Block
15 1, HISD Delmar Stadium Complex, to the southeast corner of said Reserve A, Block 1, HISD Delmar
16 Stadium Complex, same being the intersection of the northern right-of-way line of West 18th
17 Street, and the western right-of-way line of U.S. Route 290;
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19 THENCE, proceeding in an easterly direction to the southerly-most southwest corner of a Lot
20 described as Reserve A1, Broadstone at West 18th Street, same being the intersection of the
21 norther right-of-way line of West 18th Street and the eastern right-of-way of Texas Interstate 610;
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23 THENCE, proceeding in an easterly direction along the southern boundary of said Reserve A1,
24 Broadstone at West 18th Street, to the southeast corner of said Reserve A1, Broadstone at West
25 18th Street;
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27 THENCE, proceeding in a southwesterly direction to the northeast corner of a Lot described as
28 Tract 6A, ABST 644 H Reinerman;
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30 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract 6A, ABST
31 644 H Reinerman, to the southeast corner of said Tract 6A, ABST 644 H Reinerman, same being
32 the northeast corner of a Lot described as Tracts 6 & 6A-1, ABST 644 H Reinerman;
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34 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 6 & 6A-1,
35 ABST 644 H Reinerman, to the southeast corner of said Tracts 6 & 6A-1, ABST 644 H Reinerman,
36 same being the northeast corner of a Lot described as Tracts 6B & 6C, ABST 644 H Reinerman;
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38 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 6B & 6C,
39 ABST 644 H Reinerman, to the southeast corner of said Tracts 6B & 6C, ABST 644 H Reinerman,
40 same being the northern right-of-way line of Minimax Drive;
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42 THENCE, proceeding in an easterly direction along the northern right-of-way line of Minimax
43 Drive to the intersection of the northern right-of-way line of Minimax Drive and the eastern right-

44 of-way line of Greengrass Drive, same being the northwest corner of a Lot described as Lot 1,
45 Block 1, Highland Industrial Park North;
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47 THENCE, proceeding in an easterly direction to the northeast corner of said Lot 1, Block 1,
48 Highland Industrial Park North, same being the western right-of-way line of Seamist Drive;
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50 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as Lot 18,
51 Block 54, Timbergrove Manor Section 10, same being the eastern right-of-way line of Seamist
52 Drive;
53
54 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Seamist Drive
55 to the southwest corner of a Lot described as Lot 1, Block 1, Timbergrove Court, same being the
56 intersection of the eastern right-of-way line of Seamist Drive and the northern right-of-way line
57 of 12th Street;
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59 THENCE, proceeding in an easterly direction along the northern right-of-way line of 12th Street to
60 the southwest corner of a Lot described as Tract 39F, ABST 642 J Reinerman;
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62 THENCE, proceeding in a northerly direction along the western boundary of said Tract 39F, ABST
63 642 J Reinerman, to the westerly-most northwest corner of said Tract 39F, ABST 642 J Reinerman;
64
65 THENCE, proceeding in an easterly direction along the northern boundary of said Tract 39F, ABST
66 642 J Reinerman, a distance of approximately 135 feet, to easterly-most northwest corner of said
67 Tract 39F, ABST 642 J Reinerman;
68
69 THENCE, proceeding in a northerly direction along the western boundary of said Tract 39F, ABST
70 642 J Reinerman, a distance of approximately 8.5 feet, to the northern boundary of said Tract
71 39F, ABST 642 J Reinerman;
72
73 THENCE, proceeding in an easterly direction along the northern boundary of said Tract 39F, ABST
74 642 J Reinerman, a distance of approximately 24 feet;
75
76 THENCE, proceeding in a northerly direction by projecting a line a distance of approximately 17
77 feet to the southwest corner of a Lot described as Tract 61B, ABST 642 J Reinerman;
78
79 THENCE, proceeding in a northerly direction along the western boundary of said Tract 61B, ABST
80 642 J Reinerman, to the northwest corner of said Tract 61B, ABST 642 J Reinerman, same being
81 the southern right-of-way line of Grovewood Lane;
82
83 THENCE, proceeding in an easterly direction along the southern right-of-way line of Grovewood
84 Lane to the northeast corner of a Lot described as Tract 61A, ABST 642 J Reinerman, same being
85 the intersection of the southern right-of-way line of Grovewood and the western right-of-way
86 line of Ella Boulevard;
87

88 THENCE, proceeding in an easterly direction to the northwest corner of a Lot described as Lot 1,
89 Block 40, Timbergrove Manor Section 6, same being the intersection of the southern right-of-
90 way line of Grovewood and the eastern right-of-way line of Ella Boulevard;
91
92 THENCE, proceeding in a southerly direction along the eastern right-of-way line of Ella Boulevard,
93 to the southwest corner of a Lot described as Lot 5, Block 39, Timbergrove Manor, Section 6,
94 same being the intersection of the eastern right-of-way line of Elle Boulevard and the northern
95 right-of-way line of West 11th Street;
96
97 THENCE, proceeding in an easterly direction along the northern right-of-way line of West 11th
98 Street to the southeast corner of a Lot described as Lot 13, Block 28, Timbergrove Manor Section
99 6, same being the intersection of the northern right-of-way line of West 11th Street and the
100 western right-of-way line of Bryce Street, same being the boundary of TIRZ 5 Annex 1;
101
102 THENCE, proceeding in a southerly direction along the boundary of TIRZ 5 Annex 1, to the
103 southern right-of-way line of West 11th Street, same being the northern boundary of a Lot
104 described as Tract 21D, ABST 642 J Reinerman;
105
106 THENCE, proceeding in a westerly direction along the northern boundary of said Tract 21D, ABST
107 642 J Reinerman, same being the southern right-of-way line of West 11th Street, to the northeast
108 corner of a Lot described as Tract 57A, ABST 642 J Reinerman;
109
110 THENCE, proceeding in a southerly direction along the western boundary of said Tract 57A, ABST
111 642 J Reinerman, to the southeast corner of said Tract 57A, ABST 642 J Reinerman, same being
112 the northern boundary of a Lot described as Tracts 63 100B & 100C, ABST 642 J Reinerman;
113
114 THENCE, proceeding in an easterly direction along the northern boundary of said Tracts 63 100B
115 & 100C, ABST 642 J Reinerman, to the easterly-most northwest corner of a Lot described as Tract
116 R100A-2, ABST 642 J Reinerman;
117
118 THENCE, proceeding in an easterly direction along the northern boundary of said Tract R100A-2,
119 ABST 642 J Reinerman, to the northeast corner of said Tract R100A-2, ABST 642 J Reinerman;
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121 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract R100A-2,
122 ABST 642 J Reinerman, to the southeast corner of said Tract R100A-2, ABST 642 J Reinerman,
123 same being the northeast corner of a Lot described as Tracts 63, 100B & 100C, ABST 642 J
124 Reinerman;
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126 THENCE, proceeding in a southerly direction along the eastern boundary of said Tracts 63, 100B
127 & 100C, ABST 642 J Reinerman, to the southeast corner of said Tracts 63, 100B & 100C, ABST 642
128 J Reinerman;
129
130 THENCE, proceeding in a southerly direction to the northeast corner of a Lot described as Reserve
131 A, Block 1, Grace Bible Church Amend;

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133 THENCE, proceeding in a southerly direction along the eastern boundary of said Reserve A, Block
134 1, Grace Bible Church Amend, to the southeast corner of said Reserve A, Block 1, Grace Bible
135 Church Amend, same being the northeast corner of a Lot described as Tract 31B, 31E, 32 & 33,
136 ABST 642 J Reinerman;

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138 THENCE, proceeding in a southerly direction along the eastern boundary of said Tract 31B, 31E,
139 32 & 33, ABST 642 J Reinerman, to the southwest corner of a Lot described as Lot 11, Block 22,
140 Timbergrove Manor Section 5 Amend;

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142 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 11, Block
143 22, Timbergrove Manor Section 5 Amend, to the southeast corner of said Lot 11, Block 22,
144 Timbergrove Manor Section 5 Amend;

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146 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 1,
147 Block 21, Timbergrove Manor, Section 5 Amend;

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149 THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 3,
150 Block 21, Timbergrove Manor, Section 5 Amend;

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152 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 3, Block 21
153 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 3, Block 21,
154 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as
155 Lot 4, Block 21, Timbergrove Manor, Section 5 Amend;

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157 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 4, Block 21,
158 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 4, Block 21,
159 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as
160 Lot 5, Block 21, Timbergrove Manor, Section 5 Amend;

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162 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 5, Block 21,
163 Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 5, Block 21,
164 Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as
165 Lot 6 & Tract 7A, Block 21, Timbergrove Manor, Section 5 Amend;

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167 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 6 & Tract
168 7A, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 6 & Tract
169 7A, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot
170 described as Lot 8 & Tract 7B, Block 21, Timbergrove Manor, Section 5 Amend;

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172 THENCE, proceeding in an easterly direction along the southern boundary of said Lot 8 & Tract
173 7B, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 8 & Tract
174 7B, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot
175 described as Lot 9, Block 21, Timbergrove Manor, Section 5 Amend;

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THENCE, proceeding in an easterly direction along the southern boundary of said Lot 9, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 9, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 10, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 10, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 10, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 11, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 11, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 11, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 12, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 12, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 12, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 13, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 13, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 13, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 14, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 14, Block 21, Timbergrove Manor, Section 5 Amend, to the southwest corner of a Lot described as Lot 16, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 16, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 16, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 17, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 17, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 17, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 18, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 18, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 18, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 19, Block 21, Timbergrove Manor, Section 5 Amend;

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THENCE, proceeding in an easterly direction along the southern boundary of said Lot 19, Block 21, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 19, Block 21, Timbergrove Manor, Section 5 Amend, same being the southwest corner of a Lot described as Lot 20, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 20, Block 21, Timbergrove Manor, Section 5 Amend to the southeast corner of said Lot 20, Block 21, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction to the southwest corner of a Lot described as Lot 20, Block 20, Timbergrove Manor, Section 5 Amend;

THENCE, proceeding in an easterly direction along the southern boundary of said Lot 20, Block 20, Timbergrove Manor, Section 5 Amend, to the southeast corner of said Lot 20, Block 20, Timbergrove Manor, Section 5 Amend, same being the western boundary of a Lot described as Reserve A, Block 1, Stonewood Apartments R/P;

THENCE, proceeding in a southerly direction along the western boundary of said Reserve A, Block 1, Stonewood Apartments R/P, to the southwest corner of said Reserve A, Block 1, Stonewood Apartments R/P, same being the northern boundary of a Lot described as Tracts 33, 34A, 35, 46 & 47 (IMPS*0440820000725 & 0745) ABST 642 J Reinerman;

THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 33, 34A, 35, 46 & 47 (IMPS*0440820000725 & 0745) ABST 642 J Reinerman, to the northwest corner of said Tracts 33, 34A, 35, 46 & 47 (IMPS*0440820000725 & 0745) ABST 642 J Reinerman, same being the northeast corner of a Lot described as Tracts 34C, ABST 642 J Reinerman;

THENCE, proceeding in a westerly direction to the southeast corner of a Lot described as Tract R10, ABST 642 J Reinerman, same being the intersection of the northern right-of-way line of Old Katy Road and the western right-of-way line of Hempstead Road;

THENCE, proceeding in a northwesterly direction along the southern right-of-way line of Hempstead Road, to the intersection of the southern right-of-way line of Hempstead Road and the southern right-of-way line of West 12th Street, same being the northwest corner of said Lot Tract R10, ABST 642 J Reinerman;

THENCE, proceeding in a southwesterly direction along the southern right-of-way line of West 12th Street to the northeast corner of a Lot described as Tract 4, ABST 642 J Reinerman;

THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Tract 10K, ABST 642 J Reinerman;

263 THENCE, proceeding in a northeasterly direction along the northern right-of-way line of West 12th
264 Street to the intersection of the northern right-of-way line of West 12th Street and the southern
265 right-of-way line of Hempstead Road;
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267 THENCE, proceeding in a northwesterly direction along the western right-of-way line of
268 Hempstead Road to the northeast corner of a said Tract R10, ABST 642 J Reinerman, same being
269 the intersection of the southern right-of-way line of Hempstead Road and the eastern right-of-
270 way line of Interstate Loop 610;
271
272 THENCE, proceeding in a northwesterly direction to the southerly-most northeast corner of a Lot
273 described as Tract 10C-3, ABST 642 J Reinerman, same being the western right-of-way line of
274 Interstate Loop 610;
275
276 THENCE, proceeding in a northeasterly direction along the western right-of-way line of Interstate
277 Loop 610 to the intersection of the western right-of-way line of Interstate Loop 610 and the
278 southern right-of-way line of Hempstead Road;
279
280 THENCE, proceeding in a northwesterly direction along the southern right-of-way line of
281 Hempstead Road to the intersection of the southern right-of-way line of Hempstead Road and
282 the eastern right-of-way line of North Post Oak Road;
283
284 THENCE, proceeding in a northwesterly direction to the intersection of the southern right-of-way
285 line of Hempstead Road and the western right-of-way line of North Post Oak Road;
286
287 THENCE, proceeding in a northwesterly direction a distance of approximately 1,170 feet;
288
289 THENCE, proceeding in a northerly direction by projecting a line to the southeast corner of a Lot
290 described as Tract 20 (PC IMPS*06418700003000) Eureka Acres, same being the intersection of
291 the northern right-of-way line of Hempstead Road and the western right-of-way line of Mangum
292 Road;
293
294 THENCE, proceeding in a northerly direction along the eastern boundary of said Tract 20 (PC
295 IMPS*06418700003000) Eureka Acres, to the northeast corner of said Tract 20 (PC
296 IMPS*06418700003000) Eureka Acres, same being the intersection of the western right-of-way
297 line of Mangum Road and the southern right-of-way line of West 18th Street;
298
299 THENCE, proceeding in a northerly direction to the southeast corner of a Lot described as Tracts
300 118C & 119B, Eureka Heights, same being the intersection of the western right-of-way line of
301 Mangum Road and the and the northern right-of-way line of West 18th Street, THE POINT OF
302 BEGINNING.
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304 SAVE AND EXCEPT THE FOLLOWING FIVE TRACTS OF LAND:
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306 **TRACT 2**

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308 BEGINNING, at the northwest corner of a Lot described as Lot 61, Block 1, Maxroy Mews, same
309 being the southern right-of-way of Hurst Street and proceeding in an easterly direction to the
310 northeast corner of a Lot described as Lot 56, Block 1, Maxroy Mews;

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312 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 56, Block 1,
313 Maxroy Mews, to the easterly-most northwest corner of a Lot described as Lot 51, Block 1;

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315 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 51, Block 1,
316 to the northeast corner of said Lot 51, Block 1, same being the northwest corner of a Lot
317 described as Lot 52, Block 1, Maxroy Mews, and proceeding in an easterly direction to the
318 northeast corner of a Lot described as Lot 55, Block 1, Maxroy Mews, same being the western
319 right-of-way of Maxroy Street;

320

321 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 55, Block 1,
322 Maxroy Mews, same being the western right-of-way of Maxroy Street, to the southeast corner
323 of a Lot described as Lot 9, Block 1, Maxroy Mews, same being the intersection of the western
324 right-of-way of Maxroy Street and the northern right-of-way line of Toledo Street;

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326 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 9, Block 1,
327 Maxroy Mews, same being the northern right-of-way line of Toledo Street to the southwest
328 corner of a Lot described as Lot 1, Block 1, Maxroy Street;

329

330 THENCE, proceeding in a northerly direction along the western boundary of said Lot 1, Block 1,
331 Maxroy Street to the northwest corner of a Lot described as Lot 61, Block 1, Maxroy Mews, THE
332 POINT OF BEGINNING.

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334 **TRACT 3**

335

336 BEGINNING, at the northeast corner of a Lot described as Lot 5, Block 1, Maxroy Street Gardens,
337 same being the western boundary of a Lot described as Tracts 31A,31A-1,31C, 31D,31F & Tracts
338 A (PVT ST) & Tracts 19A & 44, Warnecke, ABST 624 J Reinerman, and proceeding in a southerly
339 direction along the western boundary of said Tracts 31A,31A-1,31C, 31D,31F & Tracts A (PVT ST)
340 & Tracts 19A & 44, Warnecke, ABST 624 J Reinerman, to the southeast corner of a Lot described
341 as Lot 19, Block 1, Maxroy Street Gardens;

342

343 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 19, Block 1,
344 Maxroy Street Gardens to the southwest corner of said Lot 19, Block 1, Maxroy Street Gardens;

345

346 THENCE, proceeding in a northerly direction along the western boundary of said Lot 19, Block 1,
347 Maxroy Street Gardens, same being the eastern right-of-way line of Maxroy Street to the
348 northwest corner of a Lot described as Lot 1, Block 1, Maxroy Street Gardens, same being the
349 intersection of the southern right-of-way line of Toledo Street and the eastern right-of-way line
350 of Maxroy Street;

351

352 THENCE, proceeding in an easterly direction along the northern boundary of said Lot 1, Block 1,
353 Maxroy Street Gardens, same being the southern right-of-way line of Toledo Street, to the
354 northeast corner of a Lot described as Lot 5, Block 1, Maxroy Street Gardens, THE POINT OF
355 BEGINNING.

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357 **TRACT 4**

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359 BEGINNING, at the northeast corner of a Lot described as Lot 1, Block 1, Maxroy Street Terrace
360 Amend, same being the intersection of the southern right-of-way line of Letein Street and the
361 western right-of-way line of Maxroy Street, and proceeding in a southerly direction to the
362 southeast corner of a Lot described as Lot 1, Block 1, Eureka Vista Amend, same being the
363 intersection of the western right-of-way line of Maxroy Street and the northern right-of-way line
364 of Eureka Street.

365

366 THENCE, proceeding in a westerly direction along the southern boundary of said Lot 1, Block 1,
367 Eureka Vista Amend, same being the northern right-of-way line of Eureka Street, to the
368 southwest corner of a Lot described as Lot 3, Block 1, Riverway on Eureka, same being the
369 intersection of the northern right-of-way line of Eureka Street and the eastern right-of-way line
370 of Rawls Street;

371

372 THENCE, proceeding in a northerly direction along the western boundary of said Lot 3, Block 1,
373 Riverway on Eureka, same being the eastern right-of-way line of Rawls Street, to the northwest
374 corner of a Lot described as Lot 1, Block 1, Riverway on Eureka, same being the southern
375 boundary of a Lot described as Tracts 1A & 2B, Block 2, Letien;

376

377 THENCE, proceeding in a westerly direction along the southern boundary of said Tracts 1A & 2B,
378 Block 2, Letien, to the southwest corner of said Tracts 1A & 2B, Block 2, Letien;

379

380 THENCE, proceeding in a northerly direction along the western boundary of said Tracts 1A & 2B,
381 Block 2, Letien, same being the eastern right-of-way line of Rawls Street to the northwest corner
382 of said Tracts 1A & 2B, Block 2, Letien;

383

384 THENCE, proceeding in an easterly direction along the northern boundary of said Tracts 1A & 2B,
385 Block 2, Letien, same being the southern right-of-way line of Letein Street, to the northeast
386 corner of a Lot described as Lot 1, Block 1, Maxroy Street Terrace Amend, THE POINT OF
387 BEGINNING.

388

389 **TRACT 5**

390

391 BEGINNING, at the northwest corner of a Lot described as Tracts 40P & 40S, ABST 642 J
392 Reinerman, same being the southern right-of-way line of West 11th Street, and proceeding in a
393 southerly by southeasterly direction along the western boundary of said Tracts 40P & 40S, ABST
394 642 J Reinerman, to the westerly-most northeast corner of a Lot described as Lot 1, Block 2,
395 Kensington Green;

396

397 THENCE, proceeding in a southeasterly direction along the northern boundary of said Lot 1, Block
398 2, Kensington Green, to the easterly-most northeast corner of said Lot 1, Block 2, Kensington
399 Green, same being the northern right-of-way line of Hurst Street;

400

401 THENCE, proceeding in a westerly direction along the northern right-of-way line of Hurst Street
402 to the northeast corner of a Lot described as Lot 6, Block 1, Reserve at Washington Section 2;

403

404 THENCE, proceeding in a southerly direction along the eastern boundary of said Lot 6, Block 1,
405 Reserve at Washington Section 2, same being the western boundary of a Lot described as Lots 23
406 thru 34 & Tracts 35, 36B & 36D & 41 & Tract 28A, ABST 642 J Reinerman, to the northerly-most
407 northwest corner of a Lot described as Tract 61, ABST 642 J Reinerman, same being the southerly-
408 most southeast corner of a Lot described as Lot 17, Block 1, Reserve at Washington Section 2;

409

410 THENCE, proceeding in a southwesterly direction along the eastern boundary of said Lot 17, Block
411 1, Reserve at Washington Section 2, to the southeast corner of said Lot 17, Block 1, Reserve at
412 Washington Section 2;

413

414 THENCE, proceeding in a northwesterly direction along the southern boundary of said Lot 17,
415 Block 1, Reserve at Washington Section 2, same being the northern right-of-way line of
416 Hempstead Road;

417

418 THENCE, proceeding in a northwesterly direction along the southern boundary of said Lot 17,
419 Block 1, Reserve at Washington Section 2, same being the northern right-of-way line of

420 Hempstead Road to the southwest corner of a Lot described as Lot 14, Block 1, Reserve at
421 Washington Section 1;
422
423 THENCE, proceeding in a northeasterly direction along the western boundary of said Lot 14, Block
424 1, Reserve at Washington Section 1, to the northwest corner of said Lot 14, Block 1, Reserve at
425 Washington Section 1;
426
427 THENCE, proceeding in a northward direction by projecting a line to the southerly-most
428 southwest corner of a Lot described as Lot 18, Block 1, Timbergrove Point;
429
430 THENCE, proceeding in a northwesterly direction to the northerly-most northwest corner of said
431 Lot 18, Block 1, Timbergrove Point, same being the northerly boundary of a Lot described as
432 Reserve A, Block 1, Somerset Lofts;
433
434 THENCE, proceeding in a northwesterly direction along the northern boundary of said Reserve A,
435 Block 1, Somerset Lofts, to the southwest corner of a Lot described as Lot 30, Block 1,
436 Timbergrove Point;
437
438 THENCE, proceeding in a northwesterly direction along the western boundary of said Lot 30,
439 Block 1, Timbergrove Point, to the northwest corner of said Lot 30, Block 1, Timbergrove Point,
440 same being the southerly-most northwest corner of a Lot described as Lot 31, Block 1,
441 Timbergrove Point;
442
443 THENCE, proceeding in a northwesterly direction, a distance of approximately 15.14 feet to the
444 northerly-most northwest corner of said Lot 31, Block 1, Timbergrove Point, same being the
445 southern right-of-way line of West 11th Street;
446
447 THENCE, proceeding in an easterly direction along the southern right-of-way line of West 11th
448 Street to the northwest corner of a Lot described as Tracts 40P and 40S, ABST 642 J Reinerman,
449 THE POINT OF BEGINNING.

450
451 **TRACT 6**

452
453 BEGINNING, at the northwest corner of a Lot described as Reserve A, Block 1 (Landscape/Open
454 Space), Villas on Hempstead Amend, same being the southern boundary of a Lot described as
455 Tract R55, ABST 642 J Reinerman, and proceeding in an easterly direction along the southern
456 boundary of said Tract R55, ABST 642 J Reinerman, to the northeast corner of a Lot described as

457 Lot 15, Block 1, Villas on Hempstead Amend, same being the western boundary of a Lot described
458 as Tract 6Q, Spur from 11th Street to T & N O Spur, ABST 642 J Reinerman;

459

460 THENCE, proceeding in a southeasterly direction along the western boundary of said Tract 6Q,
461 Spur from 11th Street to T & N O Spur, ABST 642 J Reinerman, to the southeast corner of a Lot
462 described as Lot 27, Block 1, Villas on Hempstead Amend, same being the northeast corner of a
463 Lot described as Tracts 40D & 40D-1, ABST 642 J Reinerman;

464

465 THENCE, proceeding in a westerly direction along the northern boundary of said Tracts 40D &
466 40D-1, ABST 642 J Reinerman, to the southwest corner of a Lot described as Reserve B, Block 1
467 (Landscape/Open Space) Villas on Hempstead Amend, same being the eastern right-of-way line
468 of Hempstead Road;

469

470 THENCE, proceeding in a northwesterly direction along the eastern right-of-way line of
471 Hempstead Road to the northwest corner of a Lot described as Reserve A, Block 1,
472 (Landscape/Open Space) Villas on Hempstead Amend, THE POINT OF BEGINNING.

473





EXHIBIT "B"

**MAP OF ANNEXATION AREA AND BOUNDARIES AS ENLARGED
REINVESTMENT ZONE NUMBER TWELVE, CITY OF HOUSTON, TEXAS
(CITY PARK ZONE)**

(see map immediately following this page)

City Of Houston City Park Proposed Annexation

Legend

-  Parcels
-  Proposed Annexation
-  City Park
-  Water Line

Source: GIS Services Division
 Date: May 2019
 Reference: P120700_Annexation

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

