

City of Houston, Texas, Ordinance No. 2011- 988

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

* * * * *

WHEREAS, the City Council of the City of Houston ("City"), pursuant to the provisions of Chapter 311, Texas Tax Code, as amended ("Code"), created Reinvestment Zone Number Three, City of Houston, Texas ("Zone"), by Ordinance No. 1995-1323 adopted December 13, 1995; and

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

WHEREAS, the City Council previously enlarged the boundaries of the Zone by Ordinance No. 1998-1204 on December 16, 1998, and again by Ordinance No. 2005-1049 on December 14, 2005, and by Ordinance No. 2007-1422 on December 12, 2007; and

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

WHEREAS, the City Council finds that the area proposed for addition to the Zone is unproductive, underdeveloped or blighted; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone meets the requirements of Section 311.005(a)(1) of the Code because the area to be added substantially impairs and arrests the sound growth of the City, retards the provision of housing accommodations, constitutes an economic and social liability and is a menace to the public health, safety, morals and welfare in its present condition and use because of the presence of deteriorating site and other improvements, and conditions that endanger life or property by fire or other cause; and

WHEREAS, the City Council finds that the area proposed for addition to the Zone also meets the requirements of Section 311.005(a)(2) of the Code because the area to be added is predominantly open or undeveloped and, due to a variety of factors, substantially impairs or arrests the sound growth of the City; and

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

WHEREAS, the total appraised value of taxable real property in 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 in the City and in the industrial districts created by the City; and

WHEREAS, the proposed improvements in the enlarged Zone will significantly enhance the value of all taxable real property in 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 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, specifically, Sections 311.005, 311.006, and 311.007, does hereby enlarge Reinvestment Zone Number Three, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted on the maps 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. 1995-1323, Ordinance No. 1998-1204, Ordinance No. 2005-1049, and Ordinance No. 2007-1422, and beginning January 1, 2012, 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

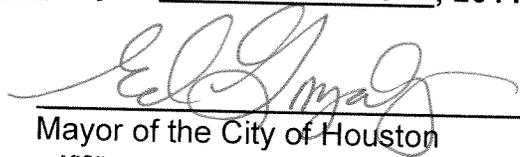
any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. That the City Council officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the law governing open meetings, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Ordinance and the subject matter thereof was discussed, considered, and acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 7. 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 16th day of November, 2011.

APPROVED this 16th day of November, 2011.



Mayor of the City of Houston
VICE MAYOR PRO TEM

(Prepared by Legal Department _____
(DRC:drc November 8, 2011) Donna Capps)
Assistant City Attorney

(Requested by Andrew F. Icken, Chief Development Officer)
(L.D. File No. 0619500030074)

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CAPTION PUBLISHED IN DAILY COURIER
REVIEW
DATE: NOV 22 2011

AYE	NO	
		ABSENT-OUT OF CITY CITY BUSINESS MAYOR PARKER
••••	••••	COUNCIL MEMBERS
✓		STARDIG
✓		JOHNSON
		ABSENT-OUT OF CITY ON PERSONAL BUSINESS GLUTTERBUCK
		ABSENT-OUT OF CITY CITY BUSINESS ADAMS
		ABSENT-CITY BUSINESS SULLIVAN
✓		HOANG
✓		PENNINGTON
✓		VICE MAYOR PRO TEM PRESIDING GONZALEZ
✓		RODRIGUEZ
✓		COSTELLO
✓		LOVELL
		ABSENT-OUT OF CITY ON PERSONAL BUSINESS NORIEGA
✓		BRADFORD
✓		JONES
CAPTION	ADOPTED	

EXHIBIT "A"

**LEGAL DESCRIPTION OF AREA PROPOSED TO BE ADDED
TO REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS
(MAIN STREET/MARKET SQUARE ZONE)**

TRACT 1

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING, at the southwest corner of a lot described as Tract 4B of the Tracts 1B, 3B & 4B, Abst 1 J Austin, same being the intersection of the east right-of-way line of Shepherd Drive with the north right-of-way line of Allen Parkway;

THENCE, proceeding in a northerly direction, along and with the east right-of-way line of said Shepherd Drive, a distance of approximately 543(c) feet to the western-most northwest corner of lot described as Tract 2B of the Tracts 2B, 7, 8M 32 & 32A Tract 1, Approx 31.6 Acs, Block 3, Hollingsworth U/R, Abst 1 J Austin;

THENCE, proceeding in a northeasterly direction for a distance of approximately 34.53(c) feet to the northern-most northwest corner of said Tract 2B of the Tracts 2B, 7, 8M 32 & 32A Tract 1, Approx 31.6 Acs, Block 3, Hollingsworth U/R, Abst 1 J Austin, same being the south right-of-way line of Memorial Drive;

THENCE, proceeding in an easterly direction, along and with the south right-of-way line of said Memorial Drive, a distance of approximately 2,773.21(c) feet to the northern-most northeast corner of a lot described as Tract 32A of the Tracts 2B, 7, 8M 32 & 32A Tract 1 Approx 31.6 Acs, Block 3, Hollingsworth U/R, Abst 1 J Austin, same being the intersection of the south right-of-way line of said Memorial Drive with the west right-of-way line of Waugh Drive;

THENCE, proceeding in an easterly direction, along and with the south right-of-way line of said Memorial Drive, to the northern-most northwest corner of a lot described as Tract 7 of the Tracts 2B, 7, 8M 32 & 32A, Tract 1 Approx 31.6 Acs, Block 3, Hollingsworth U/R, Abst 1 J Austin;

THENCE, proceeding in a northeasterly direction, along and with the south right-of-way line of said Memorial Drive a distance of approximately 1,042.27(c) feet to the northeast corner of said Tract 7 of the Tracts 2B, 7, 8M 32 & 32A Tract 1 Approx 31.6 Acs, Block 3, Hollingsworth U/R, Abst 1 J Austin;

THENCE, proceeding in a northerly direction by projecting a line to a point on the north right-of-way line of said Memorial Drive, same being the western-most southwest corner of a lot described as Tract 1A of the Tracts 1A & 6C, Abst 1 J Austin;

THENCE, proceeding in a northwesterly direction, along and with the north right-of-way line of said Memorial Drive, a distance of approximately 75(c) feet, to the southeast corner of a lot described as Tract 1A of the Tracts 1 & 1A, Hollingsworth U/R, Abst 1 J Austin;

THENCE, proceeding in a northwesterly, northerly and northeasterly direction, along and with the west property line of said Tract 1A of the Tracts 1 & 1A, Hollingsworth U/R, Abst 1 J Austin, same being the north right-of-way line of said Memorial Drive, the east right-of-way line of Heights Boulevard and the south right-of-way line of Willia Street, to the northern-most corner of said Tract 1A of the Tracts 1 & 1A, Hollingsworth U/R, Abst 1 J Austin, same being the northwest corner of a lot described as Reserve A, Block 1, Wortham YMCA;

THENCE, proceeding in a northerly direction, along and with the east right-of-way line of Heights Boulevard to the southern-most southeast corner of a lot described as Reserve A, Block 1 Memorial Heights Redevelopment, same being the north right-of-way line of Willia Street;

THENCE, proceeding in an easterly direction, along and with the north right-of-way line of Willia Street to the northern-most northwest corner of a private street described as ROW Private Streets, Memorial Heights Section 7;

THENCE, proceeding in a southerly direction, along and with the west line of said ROW Private Streets, Memorial Heights Section 7, to the northern-most northeast corner of a lot described as Tract E of the Tracts D & E (Abandoned Wagner Street)(061) Butler M;

THENCE, proceeding in a southerly direction, along and with the east line of said Tract E of the Tracts D & E (Abandoned Wagner Street)(061) Butler M to the southeast corner of said Tract E of the Tracts D & E (Abandoned Wagner Street)(061) Butler M, same being the northeast corner of a lot described as Tract D of the Tracts D & E (Abandoned Wagner Street)(061) Butler M;

THENCE, proceeding in a southerly direction, along and with the east line of said Tract D of the Tracts D & E (Abandoned Wagner Street)(061) Butler M to the southeast corner of said Tract D of the Tracts D & E (Abandoned Wagner Street)(061) Butler M, same being the eastern-most northeast corner of a lot described as Tract 1 of the Tracts 1 & 1A, Hollingsworth U/R, Abst 1 J Austin, and same further being the west line of a lot described as Reserve C, Block 2, Memorial Heights Section 3;

THENCE, proceeding in a southerly direction, along and with the east property line of said Tract 1 of the Tract 1 & 1A, Hollingsworth U/R, Abst 1 J Austin, to the eastern-most northeast corner of Tract 1A of the Tracts 1A & 6C, Abst 1 J Austin, same being the northwest corner of a lot described as Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin;

THENCE, proceeding in an easterly direction, along and with the north property line of said Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin, to a point at which said Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin, intersects the west right-of-way line of Studemont Street;

THENCE, proceeding in an easterly direction, over and across Studemont Street to the north property line of said Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin;

THENCE, proceeding in an easterly direction, along and with the north property line of said Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin, to the eastern-most northeast corner of said Tract 6C of the Tracts 1A & 6C, Abst 1 J Austin, same being the northwest corner of a lot described as Tract 10R, Butler St to Buffalo Bayou, Abst 1 J Austin;

THENCE, proceeding in an easterly direction for a distance of approximately 25 feet to the northern-most northeast corner of said Tract 10R, Butler St to Buffalo Bayou, Abst 1 J Austin;

THENCE, proceeding in southerly direction for a distance of approximately 34.87 feet along and with the east property line of said Tract 10R, Butler St to Buffalo Bayou, Abst 1 J Austin;

THENCE, proceeding in an easterly direction for a distance of approximately 25 feet to the eastern-most northeast corner of said Tract 10R, Butler St to Buffalo Bayou, Abst 1 J Austin, same being the southwest corner of a lot described as Buildings 1 Thru 8, Quarters at Memorial Apts, and same being the northern-most northwest corner of a lot described as Tract 5B, Abst 1 J Austin;

THENCE, proceeding in a easterly direction, along and with the south property line of said Buildings 1 Thru 8, Quarters at Memorial Apts, to the southeast corner of said Buildings 1 Thru 8, Quarters at Memorial Apts, same being the southwest corner of Washington Cemetery as described in Volume 36, Page 489, H.C.D.R.;

THENCE, proceeding in a southeasterly direction, along and with the north line of a City of Houston Park area as described in Volume 2921, Page 396, Harris County Map Record (H.C.D.R.), same being the South line of said Washington Cemetery to a point in the west line of a 70.3225 acre tract also known as Glenwood Cemetery for the southeast corner of said Washington Cemetery, same being the northeast corner of said City of Houston Park Area;

THENCE, proceeding in an southerly direction, along and with the west line of said Glenwood Cemetery, same being the east line of said City of Houston Park Area, a distance of approximately 90 feet to a point of the north right-of-way line of Memorial Drive, same being an interior north line of the Buffalo Bayou Management District;

THENCE, proceeding in an easterly direction, along and with the north right-of-way line of said Memorial Drive, same being the interior north line of said Buffalo Bayou Management District, a distance of approximately 680 feet to a point in the west line of Harris County Flood control District right-of-way for Buffalo Bayou;

THENCE, proceeding in a northeasterly and southeasterly direction, along with the meanders of said Harris County Flood Control District right-of-way for Buffalo Bayou, same being the southerly line of said Glenwood Cemetery, same further being an interior north line of said Buffalo Bayou Management District, a distance of approximately 2,420 feet to the intersection of the east line of said Harris County Flood Control District right-of-way for Buffalo Bayou and the north right-of-way for Buffalo Bayou and the north right-of-way line of said Memorial Drive;

THENCE, proceeding in a northeasterly direction, along and with the north right-of-way line of said Memorial Drive, same being the interior north line of said Buffalo Bayou Management District a distance of approximately 226 feet to the point in the west right-of-way line of Sawyer Street for the Southeast corner of said Glenwood Cemetery, same being the southwest corner of the Old Sixth Ward Reinvestment Zone Number 13;

THENCE, proceeding in an easterly direction, along and with the north right-of-way line of said Memorial Drive, same being the interior north line of said Buffalo Bayou Management District, same further being the south line of said Old Sixth Ward Reinvestment Zone Number 13 to a point in the north right-of-way of Memorial Way (based on a width of 70 feet), same being the south line of Block 414 of the W.R. BAKER ADDITION NORTH SIDE BUFFALO BAYOU;

THENCE, proceeding in an easterly direction, along and with the north right-of-way line of said Memorial Way, same being an interior north line of said Buffalo Bayou Management District, same further being the common south line of said W.R. BAKER ADDITION and said Old Sixth Ward Reinvestment Zone Number 13, a distance of approximately 1,070 feet to a point in the west right-of-way line of Sabine Street for the southeast corner of Block 440 said W.R. BAKER ADDITION;

THENCE, proceeding in an easterly direction, along and with the north right-of-way line of said Memorial Way, same the south line of said Old Sixth Ward Reinvestment Zone Number 13, to the east right-of-way line of said Sabine Street, same being the west line of a lot described as Tract 1 of the Tracts 1 & 2A Block 455, BAKER W. R. NSBB;

THENCE, proceeding in a southerly direction, along and with the east right-of-way line of said Sabine Street, same being the west line of said Tract 1 of the Tracts 1 & 2A Block 455, BAKER W. R. NSBB, to the southwest corner of said Tract 1 of the Tracts 1 & 2A Block 455, BAKER W. R. NSBB;

THENCE, proceeding in an easterly direction, along and with the east right-of-way line of said Memorial Way or Memorial Drive, same being an interior north line of said Buffalo Bayou Management District, same further being the south line of said Old Sixth Ward Reinvestment Zone No. 13, same also being partly the south line of Block 455 of said W.R. BAKER ADDITION and partly the south line of Block 2 of the MARY JOHNSON ADDITION, subdivision per plat or map recorded in Volume 15, Page 21, H.C.D.R., a distance of approximately 923 feet to a point in the west right-of-way line of Houston Avenue for the common southeast corner of said Old Sixth Ward Reinvestment Zone No. 13 and said Block 2, same further being the most westerly northwest corner of the Main Street/Market Square Reinvestment Zone No. 3;

THENCE, proceeding in a southerly direction, along and with the west line of said Main Street/Market Square Reinvestment Zone No 3, same being a southerly extension of the west right-of-way line of said Houston Avenue, over and across the right-of-way of Interstate No. 45, a distance of approximately 1,020 feet to a point in the southeasterly right-of-way line of said Interstate No. 45, same being the northwest line of Sam Houston Park;

THENCE, proceeding in a southwesterly direction, along and with the west line of said Main Street/Market Square Reinvestment Zone No. 3, same being the northwesterly line of said Sam Houston Park, same further being the southeasterly right-of-way of said Interstate No. 45, at a distance of approximately 95 feet pass a point in the south right-of-way line of Walker Avenue for the southwest corner of said Main Street/Market Square Reinvestment Zone No. 3, continuing for a total distance of approximately 580 feet to a point on the easterly projection of the south right-of-way line Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, over and across the right-of-way of said Interstate No. 45 to the northern-most northeast corner of a lot described as Reserve A, Block 2, Allen Parkway Village;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northern-most northwest corner of said Reserve A, Block 2, Allen Parkway Village;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway to the northern-most northeast corner of a lot described as Reserve D, Block 1, Allen Parkway Village;

THENCE, proceeding in a northwesterly and westerly direction, along and with the south right-of-way line of said Allen Parkway, a distance of approximately 2,179.22 feet to the northwest corner of a lot described as Tract 3A, Abst 1 J Austin, same being the intersection of the east right-of-way line of Gillette Street with the south right-of-way line of said Allen Parkway, and same being the north line of the Fourth Ward Reinvestment Zone No. 14;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northern-most northeast corner of a lot described as Reserve A, Block 1, Houston Branch Federal Reserve Bank of Dallas, same being the intersection of the west right-of-way line of Gillette Street with the south right-of-way line of said Allen Parkway, and same being the north line of the Fourth Ward Reinvestment Zone No. 14;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Tract 1 of the Lots 2 & 3 & Tract 1, Block 10, Temple Terrace, same being the intersection of the east right-of-way line of Taft Street, with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northeast corner of a lot described as Tract 11 of the Lots 7, 8, 9 & 10 & Tracts 11, 12 & 13, Block 9, Temple Terrace, same being the intersection of the west right-of-way line of Taft Street, with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly and southerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Reserve A, Block 1, Temple Terrace, same being the intersection of the east right-of-way line of Stanford Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the eastern-most northeast corner of a lot described as Reserve B, Block 1, Townes of Buffalo Bayou, same being the intersection of the west right-of-way line of Stanford Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly and northerly direction, along and with the south right-of-way line of said Allen Parkway, to the northern-most northwest corner of a lot described as Reserve A, Block 1, Village at Allen Parkway Section 1, same being the intersection of the east right-of-way line of Montrose Boulevard with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northeast corner of a lot described as Reserve A, Block 1,

American General Center Section 1, same being the intersection of the west right-of-way line of Montrose Boulevard with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, for a distance of approximately 1,832.71 feet to the eastern-most northeast corner of said Reserve A, Block 1, American General Center Section 1, same being the intersection of the east right-of-way line of Waugh Drive with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a southwesterly direction, along and with the south right-of-way line of said Allen Parkway, to the east property line of a lot described as Lot 7 of the Lots 1-7 & 14 & 15 & Tract 13A, Block 2, North Rosemont, same being the intersection of the west right-of-way line of Waugh Drive with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a northerly and westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Lot 8 of the Lots 8-12 & Tract 13, Block 2, North Rosemont, same being the intersection of the east right-of-way line of Rosine Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northeast corner of a lot described as Tract 43, Abst 1 J Austin, same being the intersection of the west right-of-way line said Rosine Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Reata at River Oaks Condo, same being the intersection of the east right-of-way line of Rochow Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northern-most northeast corner of a lot described as Royalton at River Oaks Condo 3rd Amend, same being the intersection of the west right-of-way line of Rochow Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly and southerly direction, along and with the south right-of-way line of said Allen Parkway, to the southern-most southwest corner of a lot described as Lot 8 of the Lots 6 Thru 10 & Tract 5 & 11A, Block 2 & Tract 11, Block 1, Baker NSBB, same being the intersection of the north right-of-way line of Damico Avenue with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Tract 35A, Abst 1 J

Austin, same being the northwest corner of a lot described as Tract 35 of the Tracts 32, 33, 34 & 35 Abst 1 J Austin, same being the intersection of the south right-of-way line of said Damico Avenue with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Allen Parkway, to the northwest corner of a lot described as Tract 34 of the Tracts 32, 33, 34 & 35 Abst 1 J Austin, same being the intersection of the east right-of-way line of Dunlavy Street with the south right-of-way line of said Allen Parkway;

THENCE, proceeding in a northerly direction by projecting a line to the southwest corner of a lot described as Tract 66, Abst 1 J Austin, same being the north right-of-way line of said Allen Parkway;

THENCE, proceeding in a southwesterly direction, along and with the north right-of-way line of said Allen Parkway, to the eastern-most southeast corner of a lot described as Tract 1, Block 1 of the Lot 8 & Tract 1, Block 1, Lots 1 & 8, Block 2 & Lot 1 & Tract 8, Block 3, Tract 67A, Abst 1 J Austin, Houston Baptist Academy;

THENCE, proceeding in a westerly direction, along and with the north right-of-way line of said Allen Parkway, to the southwest corner of a lot described as Tract 4B of the Tracts 1B, 3B & 4B, Abst 1 J Austin, same being the intersection of the east right-of-way line of Shepherd Drive with the north right-of-way line of Allen Parkway, and same further being the POINT-OF-BEGINNING.

TRACT 2

Being a tract of land situated in City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING, at the northeast corner of a lot described as Tract 5A, Block G, Evans, same being the intersection of the south right-of-way line of Preston Avenue with the west right-of-way line of Artesia Street, same being a west line of the Main Street/Market Square Reinvestment Zone Number 3;

THENCE, proceeding in a northwesterly direction, along and with the south right-of-way line of said Preston Avenue to the northwest corner of a lot described as Tract 17 of the Tracts 16, 17 & 28, Block G, Evans, same being the northeast corner of a lot described as Tract 18, Block G, Evans;

THENCE, proceeding in a northerly direction by projecting a line to the intersection of the north right-of-way line of Washington Avenue with the west right-of-way line of Goliad Street;

THENCE, proceeding in a northerly direction, along and with the west right-of-way line of said Goliad Street to the intersection of the south right-of-way line of Morin Street with the west right-of-way line of said Goliad Street;

THENCE, proceeding in a westerly direction along and with the south right-of-way line of said Morin Street to the east property line of a lot described as Reserve A, Block 1, Trinity Lutheran Church Downtown;

THENCE, proceeding in a northerly direction along and with the west right-of-way line of said Morin Street to the southwest corner of a lot described as Tract 7 of the Tract 7 & 7A, Block J & M, Evans, same being the east property line of said Reserve A, Block 1, Trinity Lutheran Church Downtown;

THENCE, proceeding in a northerly direction, along and the west property line of said Tract 7 of the Tract 7 & 7A, Block J & M, Evans, a distance of approximately 264.87 feet to the northwest corner of said Tract 7 of the Tract 7 & 7A, Block J & M, Evans, same being the east property line of said Reserve A, Block 1, Trinity Lutheran Church Downtown, and same further being the south line of a railroad right-of-way described as Tract R40, Blocks N, O & P, Evans;

THENCE, proceeding in a northeasterly direction by projecting a line to the southeast corner of a lot described as Tract 1, Block O, Evans, same being the west right-of-way line of said Goliad Street; and same being a north line of said railroad right-of-way Tract R40, Blocks N, O & P, Evans;

THENCE, proceeding in an easterly direction, along and with the north line of said railroad right-of-way Tract R40, Blocks N, O & P, Evans, to the eastern most northeast corner of said railroad right-of-way Tract R40, Blocks N, O & P, Evans, same being the southeast corner of a lot described as Tract 1, Block N, Evans, and same being the west line of a lot described as Tract 15A, Block L, Evans NSBB of the Lots 6 Thru 10 & Tracts 11A & 12A, Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A, Block L, Evans NSBB;

THENCE, proceeding in a northerly direction to the northwest corner of said Tract 15A Block L, Evans NSBB of the Lots 6 Thru 10 & Tracts 11A & 12A Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A Block L, Evans NSBB, same being the south right-of-way line of Girard Street;

THENCE, proceeding in an easterly direction, along and with the south right-of-way line of said Girard Street to the northeast corner of a lot described as Tract 15A, Block 476, Baker W R NSBB of the Lots 6 Thru 10 & Tracts 11A & 12A, Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A, Block L, Evans NSBB, same being the intersection of the south right-of-way line of said Girard Street with the west right-of-way line of Elder Street;

THENCE, proceeding in a southerly direction, along and with the east line of said Tract 15A, Block 476, of the Lots 6 thru 10 & Tracts 11A & 12A, Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A, Block L, Evans NSBB, to the southeast corner of said Tract 15A, Block 476, of the Lots 6 thru 10 & Tracts 11A & 12A, Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A, Block L, Evans NSBB, same being the northwest corner of a property described as Adj 80X143 Ft of Elder Street, Block 23, NSBB of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB;

THENCE, proceeding in a southerly direction, along and with the west line of said Adj 80X143 Ft of Elder Street, Block 23, NSBB of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, to the southwest corner of said Adj 80X143 Ft of Elder Street, Block 23, NSBB of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, same being the southeast corner of a lot described as Tract 11A of said Lots 6 Thru 10 & Tracts 11A & 12A, Block 22 & Tract 15A, Block 476, Baker W R NSBB & Tract 15A, Block L, Evans NSBB, and same being the northwest corner of a lot described as Tract 13B, Block 23, of the Lots 1, 2, 3, 4 & 7 Thru 11, Tracts 5, 6 & 12, Block 20 & Lots 1 Thru 5, Tracts 11 & 13B, Block 23 & Adj St N S B B;

THENCE, proceeding in an easterly direction, along and with the south line of said Adj 80X143 FT of Elder Street, of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, to the southeast corner of said Adj 80X143 FT of Elder Street, of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, same being the southwest corner of a lot described as Tract 12A of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB;

THENCE, proceeding in an easterly direction along and with the south line of said Tract 12A of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, to the eastern-most southeast corner of said Tract 12A of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, same being the southwest corner of a lot described as Tract 11A of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, same being the western-most northwest corner of a lot described as Tract 11, Block 23 of the Lots 1, 2, 3, 4 & 7 Thru 11, Tracts 5, 6 & 12, Block 20 & Lots 1 Thru 5, Tracts 11 & 13B Block 23 & Adj St N S B B;

THENCE, proceeding in an easterly direction to the eastern-most southeast corner of said Tract 11A of the Lots 6 Thru 10 & Tracts 11A, 12A & Adj 80X143 FT of Elder Street, Block 23, NSBB, same being the northeast corner said Tract 11, Block 23 of the Lots 1, 2, 3, 4 & 7 Thru 11, Tracts 5, 6 & 12, Block 20 & Lots 1 Thru 5, Tracts 11 & 13B Block 23 & Adj St N S B B, and same being the east right-of-way line of Interstate No. 45;

THENCE, proceeding in an easterly direction, over and across said Interstate No. 45 to the northwest corner of a block described as Block 25 of the Blocks 22, 25, 26, 27, 28 & Pt Block 13 Inc Adj STS Depot Tr & NSBB, same being the intersection of the east right-of-way line of said Interstate No. 45 with the south right-of-way line of said Girard Street;

THENCE, proceeding in a northeasterly direction by projecting a line to the southwest corner of a lot described as Tract 4 of the Tracts 1, 2, 3, 4 & 13C, Block 32, NSBB, same being the north right-of-way of said Girard Street, and same further being the south right-of-way line of Interstate No. 10;

THENCE, proceeding in an easterly direction, along and with the south right-of-way line of said Interstate No. 10 to the northeast corner of a block described as Pt Block 13, Inc Adj STS Depot Tr & NSBB of said Block 22, 25, 26, 27, 28 & Pt Block 13 Inc Adj STS Depot Tr & NSBB, same being the intersection of the south right-of-way line of said Interstate No. 10 with the west right-of-way line of Milam Street;

THENCE, proceeding in a southerly direction, along and with the west right-of-way line of said Milam Street to the north line of the Main Street/Market Square Reinvestment Zone Number 3;

THENCE, proceeding in a westerly direction, along and with the north line of the Main Street/Market Square Reinvestment Zone Number 3, to the northeast corner of a lot described as Tract 15, Block 15 of the Lots 3 Thru 7 & Tracts 8, 10, 11, 14 & 15, Block 15 & Tract 1A, Block 16 & Tract 5A, Block 28, NSBB, same being the west right-of-way line of Louisiana Street;

THENCE, proceeding in a southerly and westerly direction, along and with the north line of the Main Street/Market Square Reinvestment Zone Number 3, to the southeast corner of a lot described as Tract 1A of the Lot 10 & Tracts 1A, 2A, 9 & 11A, Block 45B, NSBB, same being the intersection of the west right-of-way line of Bagby Street with the north right-of-way line of Franklin Street;

THENCE, proceeding in a northerly direction, along and with the west right-of-way line of Bagby Street to the northeast corner of a lot described as Lot 10 of said Lot 10 & Tracts 1A, 2A, 9 & 11A, Block 45B, NSBB, same being the intersection of the west right-of-way line of Bagby Street with the south right-of-way line of Washington Avenue;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of Washington Avenue to the northwest corner of a lot described as Tract 9 of said Lot 10 & Tracts 1A, 2A, 9 & 11A, Block 45B, NSBB, same being the intersection of the east right-of-way line of Interstate No. 45 with the south right-of-way line of said Washington Avenue;

THENCE, proceeding in a westerly direction, over and across said Interstate No. 45 to the northeast corner of a lot described as Lot 10 of the Lots 10 & 11, Block 44A, NSBB, same being the intersection of the west right-of-way line of Interstate No. 45 with the south right-of-way line of said Washington Avenue;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of said Washington Avenue to the northwest corner of a lot described as Lot 6 of the Lots 6, 7 & 12, Block 44A, NSBB;

THENCE, proceeding in a southerly direction to the southwest corner of a lot described as Tract 5 of the Tracts 4 & 5, Block 44A, NSBB, same being the north right-of-way line of said Franklin Avenue, and same being a north line of the Main Street/Market Square Reinvestment Zone Number 3;

THENCE, proceeding in a westerly direction, along and with the north line of the Main Street/Market Square Reinvestment Zone Number 3, to the southeast corner of a lot described as Tract 1 of the Tracts 1, 3, 3B & 5B, Block C, NSBB;

THENCE, proceeding in a northerly direction to the northeast corner of a lot described as Tract 2, Block C, NSBB, same being the south right-of-way line of said Washington Avenue;

THENCE, proceeding in a westerly direction, along and with the south right-of-way line of Washington Avenue to the northwest corner of a lot described as Tract 3B of said Tracts 1, 3, 3B & 5B, Block C, NSBB, same being the northeast corner of a lot described as Tract 3A of the Tracts 3A, 4, 5, 5A & 6, Block C, NSBB;

THENCE, proceeding in a southerly direction, along and with the east property line of Tracts 3A, 5 & 5A of said Tracts 3A, 4, 5, 5A & 6, Block C, NSBB, a distance of approximately 130.18 feet to the southeast corner of Tract 5A of said Tracts 3A, 4, 5, 5A & 6, Block C, NSBB, same being the southwest corner of Tract 3B of said Tracts 1, 3, 3B & 5B, Block C, NSBB, and same being the north right-of-way line of Preston Avenue;

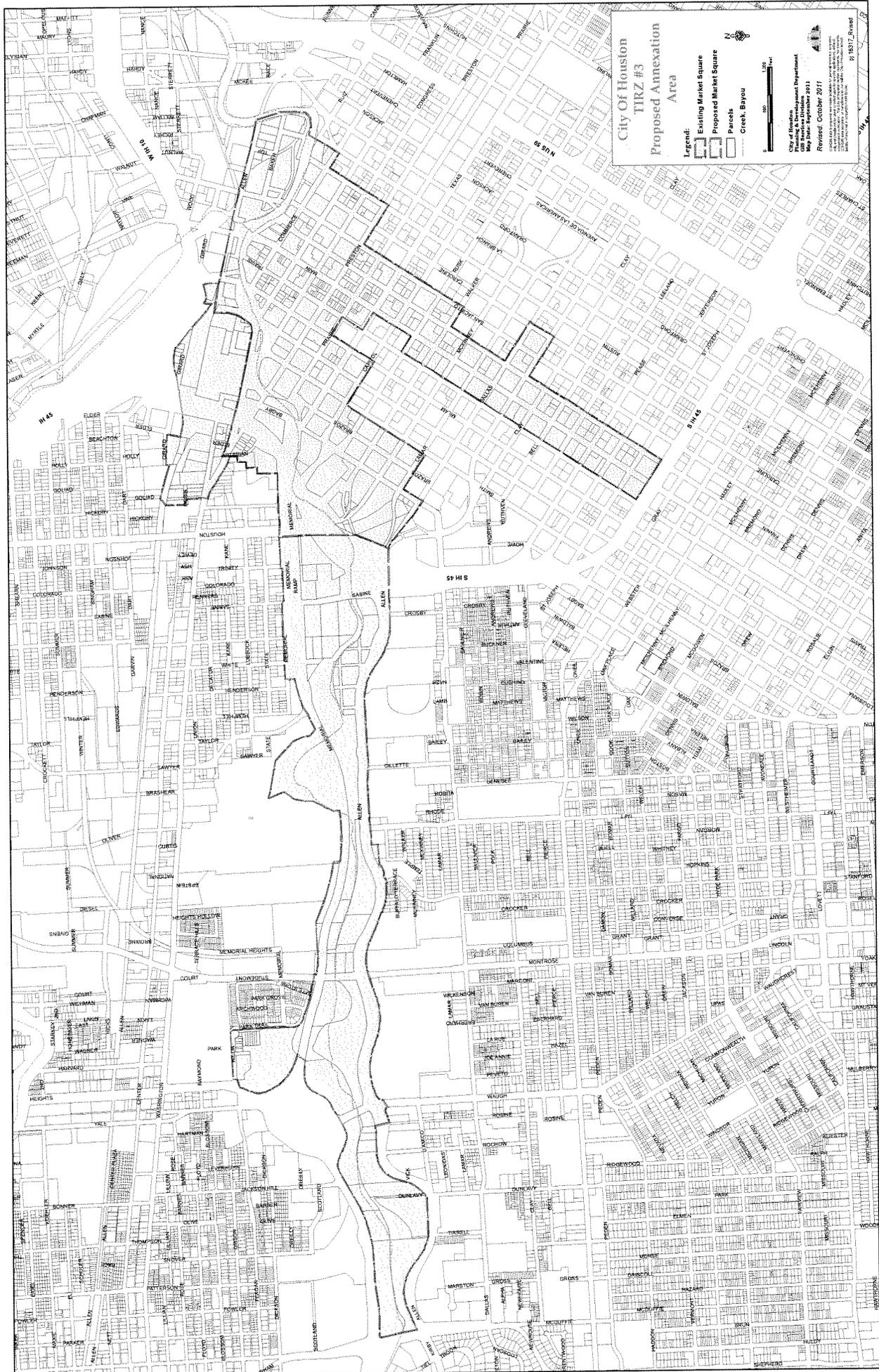
THENCE, proceeding in an easterly direction, along and with the north right-of-way line of Preston Avenue to the intersection of said Preston Avenue with the west line of the Main Street/Market Square Reinvestment Zone Number 3;

THENCE, proceeding in a southerly direction, along and with the west line of the Main Street/Market Square Reinvestment Zone Number 3, to the northeast corner of a lot described as Tract 5A, Block G, Evans, same being the intersection of the south right-of-way line of said Preston Avenue with the west right-of-way line of Artesia Street, and same being the POINT OF BEGINNING.

EXHIBIT "B"

**MAP OF AREA TO BE ADDED
TO REINVESTMENT ZONE NUMBER THREE, CITY OF HOUSTON, TEXAS
(MAIN STREET/MARKET SQUARE ZONE)**

(see map(s) immediately following this page)



City of Houston
 TIRZ #3
 Proposed Annexation
 Area

Legend:

- Existing Market Square
- Proposed Market Square
- Parcels
- Crest Bayou

City of Houston
 Planning & Development Department
 May Date: September 2011
 Revised: October 2017

Scale: 1" = 100'

North Arrow

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