

City of Houston, Texas, Ordinance No. 2007- 1142

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER FIVE, CITY OF HOUSTON, TEXAS, (MEMORIAL HEIGHTS); CONTAINING FINDINGS AND 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, created Reinvestment Zone Number Five, City of Houston, Texas, (the "Zone") by Ordinance No. 96-1337 passed December 18, 1996; and

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

WHEREAS, the City Council finds that the area proposed to be included in the Zone is located wholly within the corporate limits of the City of Houston 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 meets the requirements of Section 311.005 of the Texas Tax Code because:

- (1) 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:

- (a) The predominance of defective or inadequate sidewalk and street layout;
- (b) Unsafe and unsanitary conditions;
- (c) The deterioration of site or other improvements; and
- (d) The existence of conditions that endanger life or property by fire or other cause.

WHEREAS, less than ten percent (10%) of the property proposed to be included in the enlarged Zone, excluding property dedicated to public use, is used for residential purposes as described in Section 311.006(d); and

WHEREAS, the total appraised value of taxable real property in the enlarged Zone and in any other existing reinvestment zones does not exceed fifteen percent (15%) 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 enlarged Zone does not contain more than fifteen percent (15%) of the total appraised value of real property taxable by Harris County or the Houston Independent School District, within those boundaries the Zone, as enlarged, is located; and

WHEREAS, the proposed improvements in the enlarged zone will significantly enhance the value of all taxable real property in the proposed 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 hereby 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 under and in accordance with the provisions of Chapter 311, Texas Tax Code, including Sections 311.005, 311.006 and 311.007(a), does hereby enlarge Reinvestment Zone Number Five, City of Houston, Texas, by adding the areas described in Exhibit "A" and depicted in the map attached hereto as Exhibit "B".

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. 96-1337 and beginning January 1, 2008, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which tax increment base year shall be January 1, 2007.

Section 5. 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 unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 6. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; 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. 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 the Mayor fails to sign this Ordinance within five (5) days after its passage and adoption it shall take effect in accordance with Article VI, Section 6, Houston City Charter.

PASSED AND ADOPTED this 10th day of October, 2007.

APPROVED this _____ day of _____, 2007.

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is OCT 16 2007.



City Secretary

(Prepared by Legal Dept. DERORAH F. ALABAC)
 (DFM/dfm October 8, 2007) Senior Assistant City Attorney
 (Requested by Judy Gray Johnson, Director, Finance and Administration Department)
 (L.D. File No. 034960037035)

AYE	NO	
✓		MAYOR WHITE
••••	••••	COUNCIL MEMBERS
✓		LAWRENCE
✓		JOHNSON
✓		CLUTTERBUCK
✓		EDWARDS
	ABSENT DUE TO BEING ILL	WISEMAN
✓		KHAN
✓		HOLM
✓		GARCIA
✓		ALVARADO
✓		BROWN
✓		LOVELL
✓		NORIEGA
✓		GREEN
	ABSENT	BERRY
CAPTION	ADOPTED	

MAY 017 Rev.1/04

EXHIBIT "A"

LEGAL DESCRIPTION OF AREA TO BE ADDED TO MEMORIAL HEIGHTS REINVESTMENT
ZONE

PROPOSED CITY OF HOUSTON
REINVESTMENT ZONE – SOUTH PARCEL

EXHIBIT A-1

DESCRIPTION
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

BEING a tract of land situated in the John Austin Survey, Abstract No. 1 the Obedience Smith Survey, Abstract No. 696, and the John Reinerman Survey Abstract No. 642, City of Houston, Harris County, Texas and being more particularly described as follows:

BEGINNING at a point in the North right-of-way line of Memorial Drive (based on a width of 120 feet), same being an interior North line of the Buffalo Bayou Management District on the Southerly extension of the West line of QUARTERS AT MEMORIAL APARTMENTS, a subdivision per plat of map recorded under Film Code No. 450095, Harris County Map Record (H.C.M.R.), same being the Southeast corner of the Memorial Heights Reinvestment Zone No 5;

THENCE, Northerly along and with said Southerly extension, same being the East line of said Reinvestment Zone No. 5, same further being an Easterly line of said Buffalo Bayou Management District, a distance of approximately 100 feet to a point in the North line of a City of Houston Park Area as described in Volume 2921, Page 396, Harris County Deed Records (H.C.D.R.) for the Southeast corner of said QUARTERS OF MEMORIAL APARTMENTS, same being the Southwest corner of Washington Cemetery as described in Volume 36, Page 489, H.C.D.R.;

THENCE, Southeasterly, along and with the North line of said City of Houston Park Area, 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, Southerly, 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 said Memorial Drive, same being an interior North line of said Buffalo Bayou Management District;

THENCE, Easterly, along and with the North right-of-way of said Memorial Drive, same being on 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, Northeasterly and Southeasterly, along and 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, Northeasterly, 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 No. 13;

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THENCE, Easterly, along and with the North right-of-way line of said 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 to a point in the North right-of-way line 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, Easterly, 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 No. 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, Southerly, along and with the West right-of-way line of said Sabine Street, and partly the East line of the City of Houston Central Water Plant, a distance of approximately 790 feet to the Southeast corner of Block 437 of said W. R. BAKER ADDITION;

THENCE, Southeasterly, over and across the Sabine Street right-of-way to a point in the East right-of-way line of said Sabine Street for the Southwest corner of SABINE ISLAND, a subdivision per plat or map recorded under Film Code No. 447021, H.C.M.R.;

THENCE, Easterly, Northerly, and Westerly, along and with the South, East and North lines of said SABINE ISLAND, a distance of approximately 1,322.2 feet to a point in the East right-of-way line of said Sabine Street for the Northwest corner of said SABINE ISLAND;

THENCE, Northerly, along with the East right-of-way line of said Sabine Street, same being partly the West line of the City of Houston Fonde Recreation Center, an approximate distance of 480 feet to a point in the South line of said Old Sixth Ward Reinvestment Zone No. 13, same being the North right-of-way line of said Memorial Way for the Southwest corner of Block 455 of said W. R. BAKER ADDITION;

THENCE, Easterly, 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, Southerly, 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;

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THENCE, Southwesterly, 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, Westerly, along and with the South right-of-way line said Allen Parkway, a distance of approximately 10,830 feet to the Northeast corner of the approximate 17.5 acre residue of the old City of Houston Tuberculosis Hospital Tract, same being the Northwest corner of the residue of a tract described in 1.014 acres in a conveyance to Leo A. Kissner, Tr. And recorded under H.C.C.F. No. K154101;

THENCE, Southerly, along and with the East line of said old City of Houston Tuberculosis Hospital Tract, same being the West line of said 1.014 acre tract, a distance of approximately 418.63 feet to a point in the North line of a tract described as 2 acres in a conveyance to the Harris County Association For the Blind recorded in Volume 2690, Pg. 191, H.C.D.R. for the Southwest corner of said 1.014 acre tract;

THENCE, Easterly, along and with the North line of said Harris County Association For the Blind tract, same being the South line of said 1.014 acre tract, a distance of approximately 106.92 feet to a point in the West right-of-way line of Tirrell Street for the Northeast corner of said Harris County Association For the Blind tract, same being the Southeast corner of said 1.014 acre tract;

THENCE, Southerly, along and with the West right-of-way line of said Tirrell Street and the Southerly projection of said West right-of-way line to a point in the South right-of-way line of West Dallas Avenue, same being the South line of said Buffalo Bayou Management District, same further being the North line of a 4.1 acre tract described as Parcel "D" in a conveyance to Allen House Associates L.P. recorded under H.C.C.F. No. K515157;

THENCE, Westerly, along and with the South right-of-way line of West Dallas Avenue, same being the South line of said Buffalo Bayou Management District, same further being the North line of said 4.1 acre tract, a distance of approximately 143 feet to the Northeast corner of the residue of the College Park Cemetery, same being the Northwest corner of said 4.1 acre tract;

THENCE, Southerly, along and with the East line of said College Park Cemetery, same being the West line of said 4.1 acre tract, a distance of approximately 562 feet to a point in the North line of HYDE PARK COURT, a subdivision per plat or map recorded in Volume 725, Page 700, H.C.D.R. for the common South corner of said College Park Cemetery and said 4.1 acre tract;

THENCE, Westerly, partly along and with the North line of said HYDE PARK COURT, same being the South line of College Park Cemetery, a distance of approximately 425 feet to the Northeast corner of COLLEGE COURT, a subdivision per plat or map recorded in Volume 006, Page 71, H.C.M.R., same being the Southwest corner of said College Park Cemetery;

THENCE, Northerly, along and with the West line of said College Park Cemetery, a distance of approximately 560 feet to a point in the South right-of-way line of West Dallas Avenue, same being the south line of said Buffalo Bayou Management District;

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THENCE, Westerly, along and with the South right-of-way line of West Dallas Avenue, same being the South line of said Buffalo Bayou Management District, a distance of approximately 805 feet to a point in the West right-of-way line of Shepherd Drive;

THENCE, Northerly, along and with the West right-of-way line of said Shepherd Drive, same being the West line of said Buffalo Bayou Management District a distance of approximately 1,315 feet to the South line of Harris County Flood Control District right-of-way for Buffalo Bayou for the Northeast corner of RIVER OAKS SECTION 12, a subdivision per plat or map recorded in Volume 22, Page 60, H.C.M.R.;

THENCE, Westerly, along and with the South line of Harris County Flood Control right-of-way for Buffalo Bayou, same being the North line of said RIVER OAKS SECTION 12, Buffalo Bayou Management District, a distance of approximately 1,580 feet to the East line of BAYOU ON THE BEND, a subdivision per plat or map recorded under Film Code No. 539002, H.C.M.R.;

THENCE, Northerly, along and with the East line of said BAYOU ON THE BEND to a point in the South right-of-way line of said Memorial Drive, same being the South line of said Buffalo Bayou Management District for the Northeast corner of said BAYOU ON THE BEND;

THENCE, Westerly, along and with the South right-of-way line of said Memorial Drive same being the South line of said Buffalo Bayou Management District to the most Northerly Northwest corner of said BAYOU ON THE BEND;

THENCE, Northwesterly, over and across the right-of-way of said Memorial Drive, same being the North line of said Buffalo Bayou Management District, a distance of approximately 154 feet to a point in the North right-of-way line of said Memorial Drive for the Southeast corner of the Park Memorial Condominiums, same being the Southwest corner of the Hillside Townhouses;

THENCE, Easterly, along and with the North right-of-way line of said Memorial Drive, same being the North line of said Buffalo Bayou Management District, at a distance of approximately 1,730 feet pass the West right-of-way line of said Shepherd Drive, same being an angle point in the North line of said Buffalo Bayou Management District, continuing for a total distance of approximately 3,935 feet to the most Southerly corner of Houston Cleveland Park;

THENCE, Northwesterly and Northerly, along and with the Southwest and West lines, and the Northerly projection of the West line of said Cleveland Park, a distance of approximately 920 feet to a point in the North right-of-way line of Scotland Street;

THENCE, Easterly, along and with the North right-of-way line of said Scotland Street, a distance of approximately 960 feet to the West right-of-way line of Jackson Hill Street (based on width of 50 feet);

THENCE, Northerly, along and with the West right-of-way line of said Jackson Hill Street, a distance of approximately 80 feet to the Westerly projection of the South line of a tract described as 28,456 square feet in a conveyance to 300 Jackson Hill Limited and recorded under H.C.C.F. No. L05113;

THENCE, Easterly and Northerly, along and with said Westerly projection and the South and East lines of said 28,456 square feet tract, a distance of approximately 255 feet to the most Westerly Southeast corner of JACKSON HILL PLACE, a subdivision per plat or map recorded under Film Code No. 495022, H.C.M.R.;

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THENCE, Northerly and Easterly, along and with the South line of said JACKSON HILL PLACE, a distance of approximately 343.54 feet to a point in the Northwesterly right-of-way line of Memorial Drive/Waugh Drive Interchange;

THENCE, Northeasterly, along and with the Northwesterly right-of-way line of said Memorial Drive/Waugh Drive Interchange and the West right-of-way line of Waugh Drive, a distance of approximately 1,160 feet to a point in the North right-of-way line of Feagan Street;

THENCE, Easterly, along and with the North right-of-way line of said Feagan Street, to the West right-of-way line of Heights Boulevard;

THENCE, Northerly, along and with the West right-of-way line of said Heights Boulevard, a distance of approximately 300 feet to the Westerly projection of the North right-of-way line of Avie Street (based on a width of 50 feet);

THENCE, Easterly, along and with the Westerly projection of the North right-of-way line of said Avie Street, a distance of approximately 120 feet to the East right-of-way of said Heights Boulevard, same being the West line of said Memorial Heights Reinvestment Zone No. 5;

THENCE, Southerly, along and with the East right-of-way line of said Heights Boulevard, same being the West line of said Memorial Heights Reinvestment Zone No. 5, a distance of approximately 1,400 feet to the North right-of-way line of said Memorial Drive;

THENCE, Easterly, along and with the North right-of-way line of said Memorial Drive, same being the South line of said Memorial Heights Reinvestment Zone No. 5, a distance of approximately 2,240 feet to the **POINT OF BEGINNING.**

PROPOSED CITY OF HOUSTON
REINVESTMENT ZONE – NORTH PARCEL

EXHIBIT A-2

DESCRIPTION
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

BEING a tract of land situated in the John Austin Survey, Abstract No.1, the J. Reinerman Survey, Abstract No. 642, and the H. Reinerman Survey, Abstract No. 644, City of Houston, Harris County Texas and being more particularly described as follows:

BEGINNING at a point in the North line of the Memorial Heights Reinvestment Zone No. 5, at the intersection of the North right-of-way line of Washington Avenue with the East right-of-way line of Studemont Street and being located in a Westerly direction, along and with said North right-of-way line, a distance of approximately 774 feet from the North projection of the West line of Washington Cemetery Volume 36, Page 489, Harris County Deed Records (H.C.D.R) for the Northeast corner of said Reinvestment Zone No. 5;

THENCE, Northerly, along and with the East right-of-way line of said Studemont Street, a distance of approximately 410 feet to a point in the South line of Lot 14, Block 12 of the JOHN BRASHEAR ADDITION, a subdivision per plat or map recorded in Volume 37, Page 143, H.C.D.R.;

THENCE, Easterly, along and with the South line of said Lot 14, same being the South line of a tract owned by the City of Houston and described as Lots 4 and 5, Tracts 3A, 6, 7A, 13 and 14, Block 12, JOHN BRASHEAR ADDITION, a distance of approximately 75 feet to the Southeast corner of said City of Houston Tract;

THENCE, Northerly, along and with the East line of said City of Houston Tract, same being the East line of said Lots 13 and 14 of said Block 12, and the Northerly projection said East line, a distance of approximately 200 feet to the East right-of-way line of said Studemont Street;

THENCE, Northerly, along and with the East right-of-way line of said Studemont Street, to the South right-of-way line of Interstate Highway No. 10;

THENCE, Easterly, along and with the South right-of-way line of said Interstate No.10, a distance of approximately 600 feet to the Southwest right-of-way line of the old M.K.&T. Railroad, also known as Spring Street;

THENCE, Southeasterly and Easterly, along and with the Southwest and South right-of-way line of said old M.K.&T. Railroad/Spring Street to a point in the West line of the Hardy/Near Northside Reinvestment Zone No. 21 within the right-of-way of Interstate Highway No. 45;

THENCE, Northerly, along and with the West line of said Hardy/Near Northside Reinvestment Zone No. 21, to the North right-of-way line of said old M.K.&T. Railroad/Spring Street;

THENCE, Westerly, along and with the North right-of-way line of said old M.K.&T. Railroad/Spring Street to a point in the East right-of-way line of Sabine Street;

THENCE, Northerly, along and with the East right-of-way line of said Sabine Street, a distance of approximately 50 feet to the North right-of-way of said Spring Street, same being the South line of SHEARN ADDITION, a subdivision per plat or map recorded in Volume 5, Page 26, H.C.D.R.;

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THENCE, Westerly, along and with the North right-of-way of said Spring Street, same being the South line of Block 302 of said SHEARN ADDITION, a distance of approximately 400 feet to the West right-of-way line of Silver Street;

THENCE, Southerly, along and with the West right-of-way line of Silver Street, a distance of approximately 40 feet to the North right-of-way line of said old M.K.&T. Railroad/Spring Street;

THENCE, Westerly, along and with the North right-of-way line of said old M.K.&T. Railroad/Spring Street, a distance of approximately 300 feet to the East right-of-way line of White Street;

THENCE, Northerly, along and with the East right-of-way line of said White Street, a distance of approximately 40 feet to the North right-of-way line of said Spring Street, same being the South line of said SHEARN ADDITION;

THENCE, Westerly, along and with the North right-of-way of said Spring Street, same being the South line of Block 318 of said SHEARN ADDITION, a distance of approximately 360 feet to the West right-of-way line of Henderson Street;

THENCE, Northerly, along and with the East right-of-way line of said Henderson Street, a distance of approximately 90 feet to the Northeast corner of said right-of-way, same being the Northwest corner of said Block 318;

THENCE, Westerly, along and with the Northerly line of said Henderson Street right-of-way, a distance of approximately 50 feet to the Northwest corner of said right-of-way, same being the Northeast corner of Block 333 of said SHEARN ADDITION;

THENCE, Southerly, along and with the West right-of-way of said Henderson Street, a distance of approximately 140 feet to the North right-of-way line of said old M.K.&T. Railroad/Spring Street for the Southeast corner of said Block 333;

THENCE, Westerly and Northwesterly, along and with the North and Northeasterly right-of-way line of said old M.K.&T. Railroad/Spring Street to the South right-of-way line of said Interstate Highway No. 10;

THENCE, Easterly, along and with the South right-of-way line of said Interstate Highway No. 10 to the East right-of-way line of Houston Avenue;

THENCE, Northerly, along and with the East right-of-way of said Houston Avenue to the North right-of-way line of said Interstate No. 10;

THENCE, Easterly, along and with the North right-of-way line of said Interstate No. 10 to the West right-of-way line of said Interstate No. 45;

THENCE, Northerly, along and with the West right-of-way line of said Interstate No. 45 to the South right-of-way line of Maufferd Avenue;

THENCE, Westerly and Northerly, along and with the South and West right-of-way line of said Maufferd Avenue to the South right-of-way line of Wrightwood Avenue;

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THENCE, Northwesterly, over and across said Wrightwood Avenue to the Southwest corner of Lot 26 of WRIGHTWOOD, a subdivision per plat or map recorded in Volume 357, Page, 37, H.C.D.R.;

THENCE, Northerly, along and with the West line of said Lot 26, a distance of approximately 100 feet to the Northwest corner of said Lot 26;

THENCE, Easterly, along and with the North line of Lots 21 through 26 of said WRIGHTWOOD, a distance of approximately 300 feet to a point in the West right-of-way line of said Interstate No. 45 for the Northeast corner of said Lot 21;

THENCE, Northerly, Westerly, and Easterly, along and with the West right-of-way line of said Interstate No. 45, a distance of approximately 1,375 feet to a point in the South line of the MC DOW ADDITION;

THENCE, Westerly and Northerly, along and with the South and West lines of said MC DOW ADDITION, a distance of approximately 220 feet to a point in the South right-of-way line of Parkview Street;

THENCE, Westerly, along and with the South right-of-way line of said Parkview Street to the East right-of-way line of said Houston Avenue;

THENCE, Southerly, along and with the East right-of-way line of said Houston Avenue, a distance of approximately 892 feet to the Northwest corner of said Lot 33 of said WRIGHTWOOD;

THENCE, Easterly, along and with the North lines of Lots 27 through 33 of said WRIGHTWOOD, a distance of approximately 420 feet to the Northeast corner of said Lot 27;

THENCE, Southerly, along and with the East line of said Lot 27 and a Southerly projection of said East line crossing the right-of-way of said Parkview Avenue, a distance of approximately 160 feet to a point in the South right-of-way line of said Parkview Avenue;

THENCE, Westerly, along and with the South right-of-way line of said Parkview Avenue, a distance of approximately 8 feet to the Northeast corner of Lot 35 of said WRIGHTWOOD;

THENCE, Southerly, along and with the East line of said Lot 35, a distance of approximately 145 feet to the Southeast corner of the residue of said Lot 35;

THENCE, Westerly, along and with the South line of the residue of Lots 34 and 35 and a Westerly projection of said South line, a distance of approximately 310 feet to a point in the North right-of-way line of White Oak Drive;

THENCE, Westerly, along and with the North right-of-way line of said White Oak Drive to the North right-of-way line of Usener Boulevard;

THENCE, Westerly, along and with the North right-of-way line of said Usener Boulevard, a distance of approximately 870 feet to the Northerly projection of the West right-of-way line of Forrester Street;

THENCE, Southerly, along and with the West right-of-way line of said Forrester Street to the North right-of-way line of Voight Street;

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THENCE, Westerly, along and with the North right-of-way line of said Voight Street, distance of approximately 12 feet to a Northerly projection of the East line of the residue of Lot 9 of USENER ADDITION, a subdivision per plat or map recorded in Volume 474, Page 224, H.C.D.R.;

THENCE, Southerly, along and with said Northerly projection, and along and with the East line of the residue of said Lot 9, a distance of approximately 175 feet to the Southeast corner of the residue of said Lot 9;

THENCE, Westerly, along and with the South line of Lots 6 through 9 of said USENER ADDITION, a distance of approximately 200 feet to a point in the East line of Lot 11 of said USENER ADDITION;

THENCE, Southwesterly, along and with the Southeast line of said Lot 11, same being the Southeast line of said USENER ADDITION, at a distance of approximately 75 feet pass the North right-of-way line of Stude Street, at a distance of approximately 120 feet, pass a point in the South right-of-way line of Stude Street for the Northeast corner of that tract described in a conveyance to Maurice Dale Buell recorded under Harris County Clerk's File (H.C.C.F) No. S535147, continuing along and with the Southeast line of said Buell tract for a total distance of approximately 245 feet to the Southeast corner of said Buell tract;

THENCE, Northwesterly, along and with the Southwest line of said Buell tract to the East right-of-way line of said Studemont or Studewood Street;

THENCE, Northerly, along and with the East right-of-way line of said Studemont or Studewood Street, a distance of approximately 25 feet to the Easterly projection of the South line of tract described as 0.945 acres in a conveyance to Jeffrey B. Dymont recorded under H.C.C.F. No. S802786;

THENCE, Westerly, along and with said Easterly projection over and across the right-of-way of said Studemont or Studewood Street, at a distance of approximately 100 feet pass the West right-of-way line of said Studemont or Studewood Street, same being the Southeast corner of said 0.945 acre tract, continuing along and with the South line of said 0.945 acre tract for a total distance of approximately 400 feet to a point in the centerline of a gully, same being in the East line of a tract described as 4.6612 acres in a conveyance to Hardwood Lumber Co. and recorded under H.C.C.F. No. F571732 for the Southwest corner of said 0.945 acre tract;

THENCE, Southerly, along and with the centerline of said gully, same being the East line of said 4.6612 acre tract, a distance of approximately 75 feet to a point in the centerline of White Oak Bayou for the Southeast corner of said 4.6612 acre tract;

THENCE, Westerly, along and with the centerline of said White Oak Bayou, same being the South line of said 4.6612 acre tract to a point in the Northwest line of the old M.K.&T. Railroad right-of-way for the most Southerly corner of said 4.6612 acre tract;

THENCE, Northwesterly along and with the Northeasterly line of said old M.K.&T. Railroad right-of-way to the South right-of-way line of East 5 ½ Street;

THENCE, Easterly, along and with the South right-of-way of said East 5 ½ Street to the South to the Southeast corner of said right-of-way in the West line of the FREELAND ADDITION;

THENCE, Northerly, along and with the East line of said East 5 ½ Street right-of-way, same being the West line of said FREELAND ADDITION to the Northeast corner of said right-of-way;

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THENCE, Westerly, along and with the North right-of-way of said East 5 ½ Street to the Northeasterly line of said old M.K.&T. Railroad right-of-way;

THENCE, Northwesterly, along and with the Northeasterly line of said old M.K.&T. Railroad right-of-way to the South right-of-way line of East 7th Street;

THENCE, in a Southwesterly direction, over and across said old M.K.&T. Railroad right-of-way to the East right-of-law line of Courtlandt Street;

THENCE, Southeasterly along and with the Southwesterly line of said old M.K.&T Railroad right-of-way to the most Easterly corner of a tract described as 1.3148 acres in a conveyance to Heights Reserve Venture and recorded under H.C.C.F No. W164852;

THENCE, Southerly, along and with the Southeasterly line of said 1.3148 acre tract and along and with the Easterly line of ALEXAN HEIGHTS, a subdivision per plat or map recorded under Film Code No. 522061, Harris County Map Records (H.C.M.R), a distance of approximately 675 feet to the North right-of-way of said Interstate No. 10;

THENCE, Westerly, along and with the North right-of-way line of said Interstate No.10, a distance of approximately 680 feet to the Northerly projection of the East line of the J.R. BISBEE ADDITION, a subdivision per plat or map recorded in Volume 167, Page 136, H.C.D.R., same being the West line of the Olivewood Cemetery;

THENCE, Southerly, along and with said Northerly projection, over and across said Interstate No. 10 to the South right-of-way of said Interstate No. 10, same being the Northerly right-of-way line of a Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE, Westerly, along and with the South right-of-way of said Interstate No. 10 to a point in the East line of Block 309 of HOUSTON HEIGHTS, a subdivision per plat or map recorded in Volume 1A, Page 116, H.C.M.R., same being the Northerly right-of-way line of said Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE, Southwesterly and Westerly, along and with the Northerly right-of-way line of said Harris County Flood Control District right-of-way for White Oak Bayou to the intersection of the South right-of-way line of said Interstate No. 10 with said Northerly right-of-way line;

THENCE, Westerly, along and with the South right-of-way line of said Interstate No. 10, a distance of approximately 145 feet to the East right-of-way line of Yale Street;

THENCE, Northwesterly, over and across the right-of-way of said Interstate No. 10 to the intersection of the North right-of-way line of said Interstate No. 10 with the Northerly right-of-way line of said Harris County Flood Control District right-of-way for White Oak Bayou, same being the most Southerly corner of the residue of Block 315 of said HOUSTON HEIGHTS;

THENCE, Northerly and Westerly, along and with the Northerly right-of-way line of said Harris County Flood Control District right-of-way for White Oak Bayou to the East right-of-way line of North Durham Drive;

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THENCE, Northerly, along and with the East right-of-way line of said North Durham Drive, a distance of approximately 510 feet to the North line of the old M.K.&T. Railroad right-of-way;

THENCE, Westerly, along and with the North line of said old M.K.&T. Railroad right-of-way, a distance of approximately 2,025 feet to the East right-of-way line of T.C. Jester Boulevard;

THENCE, Northerly, along and with the East right-of-way line of T.C. Jester Boulevard to the intersection of the North right-of-way line of West 11th Street with the East right-of-way line of said T.C. Jester Boulevard, same being the most Southerly Southeast corner of the City Park Reinvestment Zone No. 12;

THENCE, Westerly, along and with the North right-of-way line of said West 11th Street, same being the most Southerly line of said City Park Reinvestment Zone No. 12, a distance of approximately 120 feet to the intersection of the West right-of-way line of said T.C. Jester Boulevard with said North right-of-way line, same being the most Southerly Southwest corner of said City Park Reinvestment Zone No. 12;

THENCE, Northwesterly, along and with the Southwesterly right-of-way line of said T.C. Jester Boulevard and West T.C. Jester Boulevard, same being the Southwesterly line of said City Park Reinvestment Zone No. 12, a distance of approximately 1,100 feet to a Southwesterly corner of said City Park Reinvestment Zone No. 12;

THENCE Northerly, along and with the Westerly line of said City Park Reinvestment Zone No. 12, a distance of approximately 120 feet to an interior corner of said City Park Reinvestment Zone No. 12 in the North right-of way line of said West T.C. Jester Boulevard;

THENCE, Northwesterly, along and with the Northeasterly right-of-way line of said West T.C. Jester Boulevard and partly along and with the Southwesterly line of said City Park Reinvestment Zone No. 12 to the South right-of-way line of West 18th Street;

THENCE, Easterly, along and with the South right-of-way line of said West 18th Street to the Northeast corner of MELJO/MATSAM PROJECT, REPLAT, a subdivision per plat or map recorded under Film Code No. 379011, H.C.M.R. in the common West line of said City Park Reinvestment Zone No. 12 and the West line of said Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE Northerly, along and with the common West line of said City Park Reinvestment Zone No. 12 and said Harris County Flood Control District right-of-way for White Oak Bayou right-of-way, a distance of approximately 100 feet to an interior Northwest corner of said City Park Reinvestment Zone No. 12 in the North right-of-way line of said West 18th Street;

THENCE, Westerly, along and with the North right-of-way line of said West 18th Street, a distance of approximately 500 feet to the Northeasterly right-of-way line of said West T.C. Jester Boulevard;

THENCE, Northwesterly, along and with the Northeasterly right-of-way line of said West T.C. Jester, a distance of approximately 467 feet to the East right-of-way line of Ella Boulevard;

THENCE, Northerly, along and with the East right-of-way line of said Ella Boulevard, a distance of approximately 54 feet to the Northwest corner of Reserve "B" of LAZYBROOK SECTION 6, a subdivision per plat or map recorded in Volume 53, Page 72, H.C.M.R and being in the South line of said Harris County Flood Control District right-of-way for White Oak Bayou;

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THENCE, Easterly and Southeasterly, along and with the Southerly and Southwesterly line of said Harris County Flood Control District right-of-way for White Oak Bayou, a distance of approximately 1,030 feet to the last described interior Northwest corner of said City Park Reinvestment Zone No. 12 in the North right-of-way line of said West 18th Street;

THENCE, Easterly, along and with the North right-of-way line of said West 18th Street, same being an interior North line of said City Park Reinvestment Zone No. 12 to the Southwest right-of-way line of East T.C. Jester Boulevard;

THENCE Northwesterly, along and with the common Southwesterly right-of-way line of said East T.C. Jester Boulevard and along and with the Southwesterly line of said City Park Reinvestment Zone No. 12 to the East right-of-way line of said Ella Boulevard and being the most Northerly Southwest corner of said City Park Reinvestment Zone No. 12;

THENCE, Northerly, along and with the East right-of-way line of said Ella Boulevard, same being the West line of said City Park Reinvestment Zone No. 12, a distance of approximately 116 feet to the most Northerly corner of said City Park Reinvestment Zone No. 12 in the Northeasterly right-of-way line of said East T.C. Jester Boulevard;

THENCE, Northwesterly, along and with the Northeasterly right-of-way line of said East T.C. Jester Boulevard, a distance of approximately 3,800 feet to the Southerly end of a cutback in the intersection of the Southeasterly right-of-way line of Interstate No 610 (North Loop) with said Northeasterly right-of-way line;

THENCE, Southwesterly, along and with the Southeasterly right-of-way line of said North Loop to the Westerly end of a cutback in the intersection of the Southwesterly right-of-way line of said West T.C. Jester Boulevard with said Southeasterly right-of-way line and being the most Westerly corner of the herein described tract;

THENCE, Easterly, along and with said cutback, a distance of approximately 22 feet to the Southwesterly right-of-way line of said West T.C. Jester Boulevard;

THENCE, Southeasterly, along and with the Southwesterly right-of-way line of said West T.C. Jester Boulevard to the West right-of-way line of Bryce Street;

THENCE, Southeasterly, along and with the Westerly and Southwesterly right-of-way line of said Bryce Street and a Southerly projection of the Westerly right-of-way line of said Bryce Street, a distance of approximately 994 feet to the South right-of-way line of said West 11th Street;

THENCE, Easterly, along and with the South right-of-way line of said West 11th Street, a distance of approximately 869 feet to the West right-of-way line of said T.C. Jester Boulevard;

THENCE, Southerly, along and with the West right-of-way line of said T.C. Jester Boulevard to the North line of said old M.K.&T. Railroad right-of-way;

THENCE, Westerly along and with the North line of said old M.K.&T. Railroad right-of-way, a distance of approximately 120 feet to the Northerly projection of the West right-of-way line of said T.C. Jester Boulevard South of said old M.K.&T. Railroad right-of-way;

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THENCE, Southerly, along and with said Northerly projection, a distance of approximately 100 feet to the intersection of the South line of said old M.K.&T. Railroad right-of-way with the West right-of-way line of said T.C. Jester Boulevard;

THENCE, Easterly, along and with the South line of said old M.K.&T. Railroad right-of-way to the Northerly projection of the West line of COTTAGE OAKS, a subdivision per plat or map recorded in Volume 42, Page 16, H.C.M.R., same being the East right-of-way line of Reinerman Avenue;

THENCE, Southerly, along and with said Northerly projection, same being the East right-of-way line of said Reinerman Avenue, a distance of approximately 325 feet to the Northeast corner of said COTTAGE OAKS;

THENCE, Easterly and Southeasterly, along and with the Northerly line of said COTTAGE OAKS, a distance of approximately 1,135 feet to the West right-of-way line of said North Durham Drive;

THENCE, Southerly, along and with the West right-of-way line of said North Durham Drive to the South right-of-way line of Darling Street;

THENCE, Easterly, along and with the South right-of-way line of said Darling Street, a distance of approximately 368 feet to the Southwest line of said Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE, in a generally Easterly direction, along and with the Southerly line of said Harris County Flood Control District right-of-way for White Oak Bayou to the West right-of-way line of Patterson Street;

THENCE, Southerly, along and with the West right-of-way line of said Patterson Street, a distance of approximately 830 feet to a Northwesterly projection of the North right-of-way line of said Interstate 10 East of said Patterson Street;

THENCE, Easterly, along and with said Northwesterly projection and the North right-of-way line of said Interstate No. 10, a distance of approximately 720 feet to the Northerly projection of the East right-of-way line of Thompson Street and being a Southeast corner of said Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE, Northerly, Easterly, and Southerly, along and with the Southerly line of said Harris County Flood Control District right-of-way for White Oak Bayou to the intersection of the East line of the residue of SESSUMS TRACT, an addition to the City of Houston with the North right-of-way line of said Interstate No. 10;

THENCE Southeasterly, over and across the right-of-way of said Interstate No. 10, a distance of approximately 483 feet to the intersection of the South right-of-way line of said Interstate No. 10 with the Southwesterly line of said Harris County Flood Control District right-of-way for White Oak Bayou and being the most Northerly corner of the residue of Lot 45 of said SESSUMS TRACT;

THENCE, Southeasterly, along and with the Southwesterly line of said Harris County Flood Control District right-of-way for White Oak Bayou, same being the northeast line of the residue of said Lot 45, a distance of approximately 410 feet to the West line of the old Southern Pacific Railroad running along the West side of said Yale Street;

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THENCE, Southerly, along and with the West line of the old Southern Pacific Railroad running along the West side of said Yale Street, a distance of approximately 325 feet to the North right-of-way line of Koehler Street;

THENCE, East, along and with the North right-of-way line of said Koehler Street, a distance of approximately 50 feet to the West right-of-way line of said Yale Street;

THENCE, Northerly, along and with the West right-of-way line of said Yale Street to the South line of said Harris County Flood Control District right-of-way for White Oak Bayou;

THENCE, Easterly, along and with the South line of said Harris County Flood Control District right-of-way for White Oak Bayou to the South right-of-way line of East 2nd Street;

THENCE, Easterly, along and with the South right-of-way line of said East 2nd Street, a distance of approximately 400 feet to the West right-of-way line of Court Street;

THENCE, Southerly, along and with the West right-of-way of said Court Street, a distance of approximately 125 feet to the Northeast corner of Lot 1 of said J.R. BISBEE ADDITION;

THENCE, Easterly, along and with the North line of said Lot 1, same being a South right-of-way line of said Court Street, a distance of approximately 29 feet to the Northeast corner of said Lot 1;

THENCE, Southerly, along and with the East line of said Lot 1, same being the West right-of-way line of said Court Street, a distance of approximately 50 feet to the Southeast corner of said Lot 1 and being the most Southerly Southwest corner of the right-of-way line of said Court Street;

THENCE, Easterly, along and with the South line of the right-of-way of said Court Street, at a distance of approximately 6.5 feet pass the Southwest corner of Lot 2 of said J.R. BISBEE ADDITION, same being an angle point in the West line of said Olivewood Cemetery, continuing for a total distance of approximately 22 feet to an angle point in the West line of said Cemetery;

THENCE, Southerly, along and with the West line of said Olivewood Cemetery, a distance of approximately 160 feet to the Southwest corner of said Cemetery;

THENCE, Easterly, along and with the South line of said Olivewood Cemetery to the Southeast corner of said Cemetery;

THENCE, Northerly, along and with the East line of said Olivewood Cemetery to a point in the South line of the Harris County Flood Control District right-of-way for White Oak Bayou for the Northeast corner of said Cemetery;

THENCE, Easterly, along and with the South line of said Harris County Flood Control District right-of-way to the West right-of-way line of said Studemont Street;

THENCE, Southerly, along and with the West right-of-way line of said Studemont Street approximately 1,890 feet to the North line of Block 12 of said JOHN BRASHEAR ADDITION, same being the South right-of-way line of the old H.&T.C Railroad;

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THENCE, Westerly, along and with the North line of said Block 12, same being the South line of said old H.&T.C. Railroad, a distance of approximately 66 feet to the Northeast corner of Block 11 of said JOHN BRASHEAR ADDITION;

THENCE, Southerly, along and with the East line of said Block 11, a distance of approximately 165 feet to the West right-of-way line of said Studemont Street;

THENCE, Southerly, along and with the West right-of-way line of said Studemont Street, a distance of approximately 450 to the North right-of-way line of said Washington Avenue;

THENCE, Easterly, along and with the North right-of-way line of said Washington Avenue, over and across the right-of-way of said Studemont Street to the POINT OF BEGINNING.

Within this field note description where calls are made to the limits “of said Harris County Flood Control District right-of-way for White Oak Bayou”, the intent is to include only that land owned in fee by the Harris County Flood Control District and not to include any adjacent land that may be within a drainage easement.

It is the intent of this field note description not to include that land bounded on the North and East by the South line of said Harris County Flood Control District right-of-way for White Oak Bayou, bounded on the South by the North right-of-way line of West 18th Street, bounded on the Southwest by the Northeast right-of-way line of West T.C. Jester Boulevard, and bounded on the West by the East right-of-way line of Ella Boulevard.

SAVE AND EXCEPT THE FOLLOWING 3 TRACTS ALL SITUATED IN SAID JOHN AUSTIN SURVEY, ABSTRACT NO. 1:

TRACT I:

All of or all of the remainder of Lots 12, 13, 14, 15, 16, 17, 18, and 19, Block G of FOREST PARK ANNEX, a subdivision per plat or map recorded in Volume 1, Page 26, H.C.M.R. and being that land bounded on the East by the West right-of-way line of Court Street, bounded on the South by the North right-of-way line of East 2nd Street, bounded on the West by the East right-of-way line of Wichman Street, and bounded on the North by the South line of Lot 11 of said Block G.

TRACT II:

All of or all of the remainder of Lots 6, 7, 8, 9, 10, 11, 12, 13, and 14, Block I of said FOREST PARK ANNEX and being that land bounded on the East by the West right-of-way line of Wichman Street, bounded on the South by the North right-of-way line of East 2nd Street, bounded on the West and the Northwest by the Southeast line of said Harris County Flood Control District right-of-way for White Oak Bayou.

TRACT III:

All of or all of the remainder of Tracts 1, 3, and 4, Block 10 of SPENCER, an addition to the City of Houston and all of or all of the remainder of Tracts 1B and 1C, Block 9 of said SPENCER and being that land bounded on the East by the Southerly line of said Harris County Flood Control District right-of-way for White Oak Bayou, bounded on the South by an interior Northerly line of said Harris County Flood Control District right-of-way for White Oak Bayou and the North line of Tract 10, Block 10 of said SPENCER, bounded on the West by the East line of Block 4 of BOOKER, an addition to the City of Houston, and bounded on the North by Tract 2, Block 10 of said SPENCER and the Southerly line of said Harris County Flood Control District right-of-way for White Oak Bayou.

EXHIBIT "B"

MAP OF AREA TO BE ADDED TO MEMORIAL HEIGHTS REINVESTMENT ZONE

EXHIBIT B

