

AN ORDINANCE ENLARGING THE BOUNDARIES OF REINVESTMENT ZONE NUMBER TEN, CITY OF HOUSTON, TEXAS (LAKE HOUSTON ZONE); 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 Ten, City of Houston, Texas, (the "Lake Houston Zone") by Ordinance No. 97-1589, adopted December 17, 1997; and

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

WHEREAS, the Board of Directors of the Zone has requested that the City add into the Zone certain areas contiguous to the Zone pursuant to the provisions of Chapter 311, 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 the area is predominantly open and, because of obsolete platting, deteriorating site improvements and other factors, including the lack of public water distribution, wastewater collection and storm drainage facilities, substantially impairs or arrests the sound growth of the City; and

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) of the Texas Tax 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 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 Humble 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 Ten, 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. 97-1589 and beginning January 1, 2000, shall include the tax increment base attributable to the land added to the Zone by this Ordinance, which shall be January 1, 1999.

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 (Vernon 1994); 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 17th day of August, 1999.

APPROVED this _____ day of _____, 1999.

CITY OF HOUSTON, TEXAS

Mayor of the City of Houston

Pursuant to Article VI, Section 6, Houston City Charter, the effective date of the foregoing Ordinance is AUG 17 1999.



City Secretary

(Prepared by Legal Dept. Doreen F. K. Boyle)
(DFM/dfm August 9, 1999) Sr. Assistant City Attorney
(Requested by Robert M. Litke, Director, Planning and Development)
(L.D. File No. ~~34-94360-29~~)
61-97067-09

**Tax Increment Reinvestment Zone No. 10 (Lake Houston)
Proposed Annexation**

Tracts of land proposed for annexation into Tax Increment Reinvestment Zone No. 10 are summarized in the following table:

Tract	Description	Location	Approx. Acreage
1	Kingwood Lakes South	S of Kingwood Dr, E of Woodland Hills Dr.	196.3
2	North Tract	Harris County line at Mills Branch Dr.	56.0
3	Woodstream Forest	N of Mills Branch Dr.near North Park Dr.	67.5
4	Riverchase Village	N & S of Hamblen Road	108.0
5	Mills Branch Dr.	North Park Dr. to Kingwood Drive	27.5
6	North Park Drive	Mills Branch Dr. to Lake Houston Parkway	20.1
7	Kingwood Drive	Mills Branch Dr. to Willow Terrace Dr.	13.8
8	Woodland Hills Drive	Kingwood Drive to Hamblen Road	<u>19.1</u>
Total			508.3 Acres

The proposed annexation includes approximately 508.3 acres of land described in eight tracts on the following pages.

Tract 1

Kingwood Lakes South

Metes and Bounds Description

TRACT "A"

82.821 Acres (3,607,664 Sq. Ft.)

John W. Asbury Survey, A-91

Elijah Votaw Survey, A-823

P. Whitty Survey, A-1458

Harris County, Texas

Being a tract containing 82.821 acres (3,607,664 square feet) of land situated in the John W. Asbury Survey, A-91, the Elijah Votaw Survey, A-823 and the P. Whitty Survey, A-1458 all of Harris County, Texas and being portions of the same land described as Tracts 1,3 and 9 in deed from Foster Lumber Company to King Ranch, Inc. and recorded in Volume 7036, Page 323 of the Harris County Deed Records (H.C.D.R.). Said 82.821 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the Texas Coordinate System, South Central Zone:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found marking the most westerly corner of a called 18.180 acre tract conveyed to Kingwood Service Association and described as Parcel 3 in deed recorded under File Number F456347, Film Code Number 185-20-0697 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.) also being a point in a City of Houston Take Line for Lake Houston as described in deed recorded in Volume 2211, Page 39 of the Harris County Deed Records (H.C.D.R.);

THENCE, along said Take Line the following courses:

North 42°01'45" West, a distance of 398.13 feet (call = North 42°00'00" West) to a 5/8-inch iron rod found for corner;

South 60°28'15" West, a distance of 1,230.00 feet (call = South 60°30'00" West) to a 5/8-inch iron rod found for corner;

North 73°51'55" West, a distance of 359.20 feet (call = North 73°50'10" West) to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 04°44'10" West, a distance of 150.28 feet (call = South 04°45'55" West) to an iron rod with aluminum cap found for corner in an easterly right-of-way line of Woodland Hills Drive (varying width) as conveyed to Harris County and described as Parcel One in deed recorded under File Number M369043, Film Code Number 159-80-2230 of said H.C.O.P.R.R.P.;

THENCE, North 31°23'19" West, along said easterly right-of-way line, a distance of 1,353.36 feet (called 1354.96 feet) to a 5/8-inch iron rod with aluminum cap found for the beginning of a tangent curve to the right;

THENCE, at an arc length of 1,712.58 feet pass the most northerly corner of said Parcel One and continuing along the easterly right-of-way line of Woodland Hills Drive as shown on the plat of Trailwood Village Section Four, a subdivision of record in Volume 217, Page 1 of said H.C.M.R. for a total of 1713.27 feet along the arc of said curve to the right (Central Angle = $17^{\circ}50'52''$; Radius = 5,500.00 feet; Chord Bearing and Distance = North $22^{\circ}27'51''$ West, 1706.35 feet) to a 5/8-inch iron rod found for the southwest corner of a called 29.225 gross acre tract described in deed to Transamerican Natural Gas Corporation and recorded under File Number P579649, Film Code Number 194-47-3717 of said H.C.O.P.R.R.P.;

THENCE, North $86^{\circ}42'56''$ East, departing said right-of-way line and along a southerly line of said 29.225 gross acre tract, a distance of 1,145.60 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for the most westerly corner of a called 81.375 acre tract conveyed to Kingwood Country Club, Inc. and described in deed recorded under File Number F980848, Film Code Number 121-82-2447 of said H.C.O.P.R.R.P.;

THENCE, along the exterior lines of said 81.375 acre tract the following courses:

South $10^{\circ}34'17''$ East, a distance of 530.54 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South $12^{\circ}54'35''$ East, a distance of 559.65 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South $54^{\circ}18'30''$ East, a distance of 289.64 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South $59^{\circ}53'13''$ East, a distance of 1044.57 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South $87^{\circ}35'43''$ East, a distance of 199.41 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South $48^{\circ}43'24''$ East, a distance of 602.50 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON, INC." found for corner;

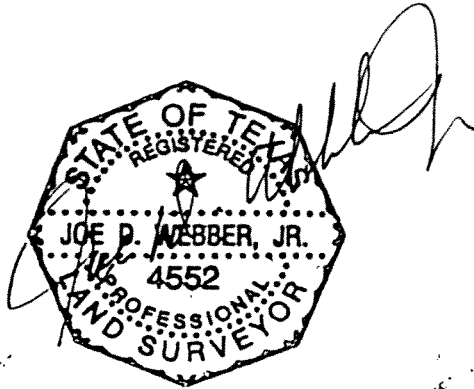
THENCE, North $85^{\circ}27'52''$ East, a distance of 29.84 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found in a northwesterly line of the aforementioned 18.180 acre Kingwood Service Association Parcel 3 tract;

THENCE, along said northwesterly lines of Parcel 3 the following courses:

South $26^{\circ}11'45''$ West, a distance of 251.16 feet (call = South $26^{\circ}11'41''$ West) to a 5/8-inch iron rod with plastic cap stamped "SURVCON, INC." found for the beginning of a tangent curve to the right;

54.38 feet, along the arc of said curve to the right (Central Angle = $01^{\circ}35'53''$; Radius = 1,949.86 feet; Chord Bearing and Distance = South $27^{\circ}00'18''$ West, 54.38 feet [call = South $27^{\circ}00'16''$ West]) to the POINT OF BEGINNING and containing a computed area of 82.821 acres (3,607,664 square feet) of land.

Compiled by:
SURVCON INC.
Job No. 5861-14
October, 1994
Revised: January, 1998
82.821.doc



Metes and Bounds Description
TRACT "B"
113.433 Acres (4,941,139 Sq. Ft.)
John W. Asbury Survey, A-91
Harris County, Texas

Being a tract containing 113.433 acres (4,941,139 square feet) of land situated in the John W. Asbury Survey, A-91 of Harris County, Texas and being a portion of a called 119.433 acre tract the same land saved and excepted from a conveyance from Friendswood Development to Kingwood Country Club, Inc. described in deed recorded under File Number F980848, Film Code Number 121-82-2447 of the Harris County Official Public Records of Real Property (H.C.O.P.R.R.P.) also being a portion of a called 38.8980 acre effluent irrigation field released to Friendswood Development Company by deed recorded under File Number G512981, Film Code Number 156-85-1618 of said H.C.O.P.R.R.P. Said 113.433 acre tract being more particularly described as follows with all bearings referenced to the Texas Coordinate System, South Central Zone:

COMMENCING for reference at a copperweld rod in concrete stamped 2346 found marking the south corner of the P. Whitty Survey, A-1458 and being in the easterly line of the Elijah Votaw Survey, A-823 and in a westerly line of the aforementioned Asbury Survey all of Harris County, Texas;

THENCE, North 33°15'04" East, along the line common to said Asbury and Whitty Surveys, a distance of 286.35 feet to a point for corner;

THENCE, South 56°44'56" East, leaving said common survey line, a distance of 244.80 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON, INC." found for the POINT OF BEGINNING of the herein described tract;

THENCE, along the northerly lines of the aforementioned save and except tract and the herein described tract the following courses:

North 80°19'55" East, a distance of 416.43 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 85°59'34" East, a distance of 496.28 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 88°39'41" East, a distance of 430.08 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 54°28'41" East, a distance of 129.04 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 80°32'19" East, a distance of 1094.77 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 75°04'37" East, a distance of 465.80 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON, INC." found for corner from which a found 5/8-inch iron rod bears North 47°34'56" West, 1.17 feet;

North 32°56'42" East, a distance of 321.67 feet to 3/4-inch iron rod found for corner;

South 41°11'09" East, a distance of 797.06 feet to a 5/8- inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 71°28'25" East, a distance of 105.62 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for a corner;

THENCE, South 11°17'29" East, departing said northerly lines, a distance of 934.68 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner in a southerly line of the aforementioned save and except tract;

THENCE, along the southerly and westerly lines of the aforementioned save and except tract the following courses:

North 80°05'09" West, a distance of 824.70 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 86°04'42" West, a distance of 608.05 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 69°28'27" West, at 83.38 feet pass the present City of Houston City Limit Line (Ordinance No. 73-2455, dated December 19, 1973) and continuing for a total distance of 699.19 feet to 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

South 49°19'11" West, a distance of 514.06 feet to a 5/8- iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 22°49'20" West, at a distance of 360.57 feet pass the aforementioned City Limit Line and continuing for a total distance of 361.24 feet to a 5/8-inch iron rod found for corner;

South 52°34'30" West, a distance of 358.39 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 68°30'26" West, a distance of 188.67 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

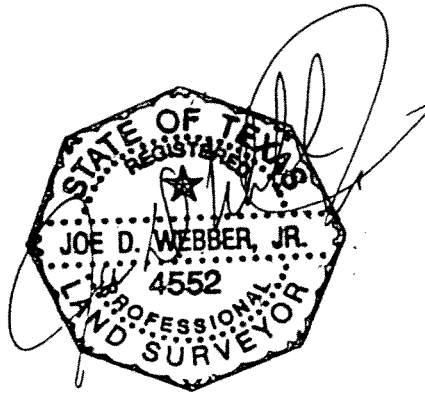
North 61°37'40" West, a distance of 434.75 feet to an "X" found cut into a concrete cart path for corner;

North 56°00'44" West, a distance of 425.30 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 65°32'53" West, a distance of 231.78 feet to a 5/8-inch iron rod with plastic cap stamped "SURVCON INC." found for corner;

North 04°07'16" East, a distance of 787.71 feet to the POINT OF BEGINNING and containing a computed area of 113.433 acres (4,941,139 square feet) of land.

Compiled by;
SURVCON INC.
Job No. 5861-14
January, 1998
113.433.doc



Tract .2
North Tract

Exhibit A
Legal Description

A TRACT OR PARCEL OF LAND CONTAINING 60.4682 ACRES OR 2,633,997 SQUARE FEET SITUATED IN THE THOMAS S. FOSTER SURVEY, ABSTRACT NO. 1720, THE RICHARD WILLIAMS SURVEY, ABSTRACT NO. 1721 AND THE M.H. SHORT SURVEY, ABSTRACT NO. 1722, ALL IN HARRIS COUNTY AND MONTGOMERY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN CALLED 100 ACRE TRACT AS DESCRIBED IN VOLUME 225, PAGE 98 OF THE MONTGOMERY COUNTY DEED RECORDS:

BEGINNING AT A 5/8 INCH ROD FOUND MARKING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF SAID 100 ACRE TRACT, THE SOUTHWESTERLY CORNER OF LOT 14 IN BLOCK 36 AND A POINT OF INTERSECTION OF LOT 3 IN BLOCK 36 OF ELM GROVE VILLAGE SECTION THREE, AS RECORDED UNDER VOLUME 308, PAGE 56 OF THE HARRIS COUNTY MAP RECORDS:

THENCE SOUTH 87 DEGREES 05 MINUTES 08 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID 100 ACRE TRACT AND THE NORTHERLY LINE OF SAID ELM GROVE VILLAGE SECTION THREE, A DISTANCE OF 807.28 FEET TO AN ALUMINUM CAP FOUND MARKING A POINT OF INTERSECTION;

THENCE SOUTH 85 DEGREES 23 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 287.13 FEET TO AN ALUMINUM CAP FOUND MARKING A POINT OF INTERSECTION,

THENCE SOUTH 87 DEGREES 06 MINUTES 45 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 687.02 FEET TO A FENCE POST MARKING A POINT OF INTERSECTION;

THENCE SOUTH 87 DEGREES 48 MINUTES 28 SECONDS WEST, CONTINUING ALONG SAID LINE, A DISTANCE OF 606.93 FEET TO A 5/8 INCH IRON ROD SET IN THE EASTERLY LINE OF THE HARRIS COUNTY UTILITY DISTRICT NO. 8 DRAINAGE EASEMENT AS DESCRIBED UNDER HARRIS COUNTY CLERK'S FILE NO. F-856410 MARKING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWESTERLY CORNER OF SAID 100 ACRE TRACT, THE MOST NORTHERLY NORTHWEST CORNER OF SAID ELM GROVE VILLAGE SECTION THREE AND THE SOUTHWESTERLY CORNER OF THAT CERTAIN CALLED 7-1/7 ACRE TRACT PARTITIONED FROM SAID 100 ACRE TRACT AND BEING DESCRIBED UNDER VOLUME 401, PAGE 117 OF THE MONTGOMERY COUNTY DEED RECORDS,

THENCE NORTH 02 DEGREES 39 MINUTES 32 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID 100 ACRE TRACT AND THE EASTERLY LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 493.83 FEET TO A 5/8 INCH IRON ROD SET IN THE DIVISION LINE BETWEEN HARRIS COUNTY AND MONTGOMERY COUNTY MARKING A POINT OF INTERSECTION AND MARKING THE NORTHEASTERLY CORNER OF SAID DRAINAGE EASEMENT, SAME BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN CALLED 544.781 ACRE TRACT DESCRIBED UNDER MONTGOMERY COUNTY CLERK'S FILE NO. 9432490;

THENCE NORTH 02 DEGREES 41 MINUTES 08 SECONDS WEST, CONTINUING ALONG THE WESTERLY LINE OF SAID 100 ACRE TRACT AND THE EASTERLY LINE OF SAID 544.781 ACRE TRACT, A DISTANCE OF 553.31 FEET TO A 5/8 INCH IRON ROD SET MARKING THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWESTERLY CORNER OF SAID 7-1/7 ACRE TRACT PARTITION;

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THENCE NORTH 88 DEGREES 35 MINUTES 34 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID 7.17 ACRE TRACT PARTITION, A DISTANCE OF 348.88 FEET TO A 5/8 INCH IRON ROD SET IN THE NORTHWESTERLY LINE OF A 70 FOOT WIDE TRANSCONTINENTAL GAS PIPE CORPORATION EASEMENT AS DESCRIBED UNDER VOLUME 2077, PAGE 390, VOLUME 2044, PAGE 685, VOLUME 3976, PAGE 58, VOLUME 8077, PAGE 304, ALL OF THE HARRIS COUNTY DEED RECORDS AND VOLUME 291, PAGE 516, VOLUME 292, PAGE 619, VOLUME 296, PAGE 120, VOLUME 302, PAGE 171, VOLUME 479, PAGE 173, VOLUME 479, PAGE 179, VOLUME 479, PAGE 192, ALL OF THE MONTGOMERY COUNTY DEED RECORDS MARKING A POINT OF INTERSECTION;

THENCE NORTH 88 DEGREES 02 MINUTES 41 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID 70 FOOT WIDE PIPE LINE EASEMENT, A DISTANCE OF 1097.95 FEET TO A 5/8 INCH IRON ROD SET MARKING A POINT OF INTERSECTION;

THENCE NORTH 63 DEGREES 13 MINUTES 47 SECONDS EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 341.10 FEET TO A 5/8 INCH IRON ROD SET IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HAMBLER ROAD, 80 FEET IN WIDTH AS DESCRIBED UNDER VOLUME 4992, PAGE 238 OF THE HARRIS COUNTY DEED RECORDS MARKING THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 56 DEGREES 52 MINUTES 32 SECONDS EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 461.65 FEET TO A 5/8 INCH IRON ROD SET IN THE EASTERLY LINE OF SAID 100 ACRE TRACT MARKING THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE MOST NORTHERLY CORNER OF SAID ELM GROVE VILLAGE SECTION THREE;

THENCE SOUTH 02 DEGREES 32 MINUTES 43 SECONDS EAST, ALONG THE MOST EASTERLY LINE OF SAID 100 ACRE TRACT AND THE MOST EASTERLY WEST LINE OF SAID ELM GROVE VILLAGE SECTION THREE, A DISTANCE OF 1274.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 60.4682 ACRES OR 2,633,997 SQUARE FEET OF LAND.

Save and except approximately 4.5 acres of land within Montgomery County resulting in a tract of land containing 56.0 acres of land, more or less.

Tract 3
Woodstream Forest

DESCRIPTION OF A 67.539 ACRE TRACT OF LAND OUT OF THE J.W. ASBURY SURVEY,
ABSTRACT 91, HARRIS COUNTY, TEXAS.

A tract of land containing 67.539 acres situated in the J.W. Asbury Survey, Abstract 91, Harris County, Texas, being a combination of three parcels; the first being "Unrestricted Reserve B" of "Woodstream Reserve" as recorded in Film Code No. 388023 of the Harris County Map Records (H.C.M.R.); the second being Lot 1 of "Oak Manor", an unrecorded subdivision; the third being a called 65.945 acre tract as recorded in Film Code No. 511-44-2280 of the Harris County Deed Records (H.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron rod, being the Southeast corner of Block 5 of "Mills Creek Village, Section 1" a subdivision recorded at Volume 355, Page 12 of the H.C.M.R. and being the most Northeasterly corner of the herein described tract;

THENCE SOUTH 32° 43' 24" WEST, along the common line between the aforementioned 65.945 acre tract and a 28 acre tract recorded at Harris County Clerk's File (H.C.C.F.) No. E066673, Harris County Film Code (H.C.F.C.) No 173-28-0854 of the H.C.D.R., a distance of 1633.20 feet to a found 3/8-inch iron rod, being the Northeast corner of a 60 foot wide ingress and egress easement serving the aforementioned 65.945 acre tract, and being the most Southeasterly corner of the herein described tract;

THENCE NORTH 57° 03' 49" WEST, along the common line between the aforementioned 65.945 acre tract and a 28 acre tract and the Northeasterly line of the aforementioned "Oak Manor", passing at 60 feet the Northwest corner of the said 60 foot wide ingress and egress easement in all a total distance of 758.66 feet to a found 1-inch iron pipe, being the Northeast corner of Lot 1 of said "Oak Manor", and being an interior corner of the herein described tract;

THENCE SOUTH 32° 36' 15" WEST, along the common line between Lot 1 and Lot 2 of said "Oak Manor", a distance of 250.29 feet (called 251.97 feet) to a found 5/8-inch on the Northerly right-of-way of Mills Branch Drive (Hamblen Road);

THENCE Northwesterly along the Northerly right-of-way of Mills Branch Road, on the arc of a curve to the left, passing at 105.13 feet of found 5/8-inch iron rod marking the Southwest corner of the common line between the aforementioned "Unrestricted Reserve B", and said Lot 1 of "Oak Manor", a total distance of 212.90 feet, said curve having a Radius of 5779.58 feet, a central angle of 02° 06' 38", and chord bearing and distance of NORTH 54° 21' 11" WEST, 212.89 feet to a set 5/8-inch iron rod;

THENCE NORTH 30° 41' 57" EAST, along the common line between said "Unrestricted Reserves A & B" of "Woodstream Reserve", a distance of 241.18 feet to a set 5/8-inch iron rod, being an interior corner of the herein described tract;

THENCE NORTH 56° 57' 53" WEST, along the common line between said "Unrestricted Reserve A" and the aforementioned 65.945 acre tract, a distance of 782.61 feet to a set 5/8-inch iron rod on the common line between the said 65.945 acre tract and Block 3 of the aforementioned "Mills Creek Village" being the most southwesterly corner of the herein described tract;

THENCE NORTH 32° 43' 47" EAST, along the common line between the said 65.945 acre tract and Block 3 of the said "Mills Creek Village", a distance of 1645.66 feet to a found 5/8-inch iron rod, being an interior corner of said "Mills Branch Village", and being the most Northwesterly corner of the herein described tract;

THENCE SOUTH 56° 35' 20" EAST, along the common line between the said 65.945 acre tract and said "Mills Creek Village", being basis of bearing line for this survey, a distance of 1761.81 feet to the POINT OF BEGINNING and containing a computed 67.539 Acres of land.

Act 4 - A
Riverchase Village

DESCRIPTION

94.807 acres of land situated in the John W. Ashbury Survey, Abstract Number 91, Harris County, Texas, being a portion of that certain called 100 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number R390395, said 94.807 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron pipe found in the Northerly right-of-way line of Hamblen Road (80 foot right-of-way) for the Southeasterly corner of that certain called 7.883 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number S329074;

Thence, N 32° 38' 48" E, along the Easterly line of said 7.883 acres and the Easterly line of that certain called 44.2339 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number E066674, a distance of 4,182.38 feet to a 5/8 inch iron rod set for corner;

Thence, approximately along the 45 foot contour line the following courses and distances:

N 78° 16' 59" E, a distance of 198.30 feet;

N 74° 35' 01" E, a distance of 269.04 feet;

N 72° 27' 11" E, a distance of 146.04 feet;

S 89° 37' 04" E, a distance of 129.05 feet;

S 87° 55' 44" E, a distance of 92.91 feet;

S 63° 31' 56" E, a distance of 50.70 feet;

S 50° 59' 15" E, a distance of 72.36 feet;

S 40° 21' 58" E, a distance of 189.27 feet to a point in the Easterly line of said 100 acre tract and the Westerly line of that certain called 2.1 acres as described in deed and recorded under Volume 2824, Page 199 of the Harris County Deed Records;

Thence, S 32° 40' 26" W, along the Easterly line of said 100 acre tract, a distance of 108.64 feet to a point for corner;

Thence, approximately along the 45 foot contour line the following courses and distances:

S 72° 36' 48" W, a distance of 319.44 feet;

N 10° 22' 49" E, a distance of 55.54 feet;

N 84° 56' 03" W, a distance of 155.09 feet;

S 48° 17' 52" W, a distance of 140.32 feet;

S 43° 36' 24" W, a distance of 150.36 feet;

S 24° 30' 43" W, a distance of 270.17 feet;

S 50° 03' 56" W, a distance of 63.80 feet;

S 24° 12' 17" W, a distance of 45.28 feet;

N 43° 49' 02" E, a distance of 91.81 feet;

N 28° 06' 19" E, a distance of 286.15 feet;
N 45° 52' 55" E, a distance of 140.10 feet;
N 48° 18' 40" E, a distance of 125.31 feet;
S 84° 57' 29" E, a distance of 111.65 feet;
S 05° 41' 09" E, a distance of 42.58 feet;
S 50° 19' 20" E, a distance of 17.13 feet;
S 06° 23' 08" E, a distance of 60.07 feet;
N 57° 42' 41" E, a distance of 26.54 feet;
N 12° 08' 03" W, a distance of 25.26 feet;
N 76° 45' 43" E, a distance of 243.71 feet to a copperweld
rod in concrete with aluminum cap found for the Northwesterly
corner of that certain called 165.3 acres of land as described
in deed and recorded in the Official Public Records of Real
Property of Harris County, Texas under County Clerk's File
Number S728502;

Thence, S 32° 40' 26" W, along the Westerly line of said 165.3
acres and the Westerly line of that certain called Greentree
Village, Section Nine, a subdivision as shown on map or plat and
recorded under Film Code Number 353096 of the Harris County Map
Records, a distance of 4,527.47 feet to a 5/8 inch iron rod set in
the Northerly line of said Hamblen Road;

Thence, N 54° 24' 03" W, along the Northerly line of said Hamblen
Road, a distance of 906.49 feet to the POINT OF BEGINNING and
containing 94.807 acres of land.

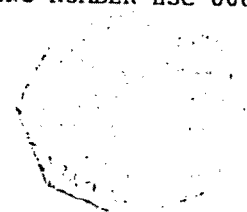
BEARING ORIENTATION BASED ON GREENTREE VILLAGE, SECTION SEVEN, AS
RECORDED UNDER VOLUME 346, PAGE 138 OF THE HARRIS COUNTY MAP
RECORDS

TRACT BEING SHOWN ON MAP (DRAWING NUMBER HSC 00605-E)

HOVIS SURVEYING COMPANY

BY: 

Date: December 23, 1998
Job No: 98-096-00
Dwg No: HSC 00605-E
File No: A98-096.00D



Sheet 4 - B
Riverchase Village

DESCRIPTION

13.162 acres of land situated in the John W. Ashbury Survey, Abstract Number 91, Harris County, Texas, being a portion of that certain called 100 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number R390395, said 13.162 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the Southerly line of Hamblen Road for the Northeasterly corner of that certain called 0.9645 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number T347793;

Thence, S 54° 24' 03" E, along the Southerly line of said Hamblen Road, a distance of 906.14 feet to a 5/8 inch iron rod set for corner;

Thence, S 32° 39' 49" W, along the Westerly line of that certain called Greentree Village, Section Seven, a subdivision as shown on map or plat and recorded under Volume 346, Page 138 of the Harris County Map Records, a distance of 610.47 feet to a 5/8 inch iron rod found for corner;

Thence, N 57° 20' 23" W, along the Northerly line of said Greentree Village, Section Seven and the Northerly line of that certain called Greentree Village, Section Six, a subdivision as shown on map or plat and recorded under Volume 345, Page 1 of the Harris County Map Records, a distance of 904.55 feet to a 5/8 inch iron rod found for the Southeasterly corner of that certain called 2.8769 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number M552140;

Thence, N 32° 37' 45" E, along the Easterly line of said 2.8769 acres, the Easterly line of that certain called 2.90 acres of land as described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas under County Clerk's File Number S519111 and the Easterly line of said 0.9645 acres, a distance of 656.93 feet to the POINT OF BEGINNING and containing 13.162 acres of land.

BEARING ORIENTATION BASED ON GREENTREE VILLAGE, SECTION SEVEN AS RECORDED UNDER VOLUME 346, PAGE 138 OF THE HARRIS COUNTY MAP RECORDS

TRACT BEING SHOWN ON MAP (DRAWING NUMBER HSC 00605-E)

HOVIS SURVEYING COMPANY

BY: 

Date: December 23, 1998
Job No: 98-096-00
Dwg No: HSC 00605-E
File No: B98-096.00D

Tract 5
Mills Branch Drive

Mills Branch Drive right of way, varying in width, extending 8,000 feet from North Park Drive to Kingwood Drive containing 27.5 acres of land, more or less.

Tract 6
North Park Drive

North Park Drive right of way, varying in width, extending 5,000 feet from Mills Branch Drive to Lake Houston Parkway containing 20.1 acres of land, more or less

Tract 7
Kingwood Drive

Kingwood Drive right of way, varying in width, extending 3,000 feet from Mills Branch Drive to Willow Terrace Drive containing 13.8 acres of land, more or less

Tract 8
Woodland Hills Drive

Woodland Hills Drive right of way, 100 feet in width, extending 8,300 feet from Kingwood Drive to Hamblen Road containing 19.1 acres of land, more or less

REQUEST FOR COUNCIL ACTION

RCA #

TO: Mayor via City Secretary

SUBJECT: Ordinance Enlarging the Boundaries of Reinvestment Zone Number Ten, City of Houston, Texas (also known as Lake Houston)

Category #

Page 1 of 1

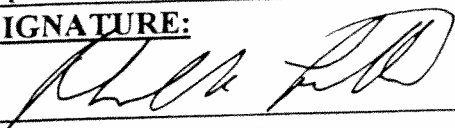
Agenda Item#

FROM: (Department or other point of origin):

Origination Date

Agenda Date

Planning & Development Department

DIRECTOR'S SIGNATURE:

Council Districts affected:

District E -- CM Rob Todd

For additional information contact:

Robert M. Litke

Phone: 837-7708

Bill Calderon

Phone: 837-7787

Date and identification of prior**authorizing Council Action:** Ord. 97-1589, Dec. 17, 1997; Ord. 99-387, April 21, 1999**RECOMMENDATION:** (Summary)

That City Council adopt an ordinance enlarging the boundaries of Reinvestment Zone Number Ten, City of Houston, Texas, also known as the Lake Houston tax increment reinvestment zone.

Amount of Funding:

Not Applicable

F & A Budget:**SOURCE OF FUNDING:** ☐ General Fund ☐ Grant Fund ☐ Enterprise Fund☐ Other (Specify)**SPECIFIC EXPLANATION:**

On April 21, 1999, City Council approved the Project Plan and Reinvestment Zone Financing Plan for Reinvestment Zone Number Ten. On July 29, 1999, the Board of Directors of Reinvestment Zone Number Ten adopted an amendment to the project plan and reinvestment zone financing plan for consideration by City Council. The changes include expanding the original boundaries of the Zone from 1,351 acres to 1,859 acres. The additional 427.8 acres consists of four vacant tracts of land and 80.5 acres of right-of-way.

These tracts do not have access to public utilities essential for development. The proposed annexation will facilitate the construction of 1,224 single-family units valued at an estimated \$299.2 million and will generate a cumulative tax increment (City and Humble ISD) of \$99.4 million.

cc: Agenda Director
Anthony Hall, City Attorney
Anna Russell, City Secretary

REQUIRED AUTHORIZATION

F&A Director: